



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING - MONDAY, NOVEMBER 4, 2024
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:30 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/83081135055?pwd=EMLNIGUSwthnKpHPRtleNlRkb0Fxp.1>

Meeting ID:

830 8113 5055

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Pledge of Allegiance
2. Introductions and Seating of Alternates
3. Public Participation (Non-Pending Applications)
4. Call to Order
5. Approval of Minutes
 - a. Regular Meeting - October 7, 2024
6. Public Hearings
 - a. Application #2041 – Wetlands application for regrading rear property at 31 Royal Drive; Assessor's Map 64, Lot 8; Mel Maffei, applicant (Public Hearing continued from October 7, 2024 meeting).

- b. Application #2043 – Wetlands application for excavation and installation of 5' wide ADA compliant concrete sidewalks including ADA compliance for planned exercise circuits at Rockwell Park; Assessor's Map 11, Lot 208; City of Bristol, Parks Department, applicant.

7. New Applications

- a. Application #2044 – Wetlands application for the Cambridge Park rehabilitation project consisting of full depth replacement of roadway and existing parking spaces, reconstruction of roadway and new parking spaces including sidewalks with handicap accessibility, rehabilitation of buildings and demolition of 8 residential buildings at 98 Jerome Avenue; Assessor's Map 53, Lot 129; The Housing Authority of the City of Bristol, applicant.

8. Old Business

9. New Business

10. Staff Reports

- a. IWWA Report – October 2024
- b. Information Update – New Britain Water Project
- c. IWWA Regulations Workshop

11. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, December 2, 2024

MINUTES
REGULAR MEETING OF MONDAY, OCTOBER 7, 2024
INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY, OCTOBER 7, 2024

By: Chairman Fisk

Time: 6:30 P.M.

Place: City Hall
Council Chambers
111 North Main St.
First Floor

Chairman Fisk called the meeting to order at 6:30 P.M.

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	
	Daniel Massaro, Jr.	X	
	James Ritchie	X	
	Faye Duquette	X	
ALTERNATE MEMBERS	Greg Klimek	X	
	Laura Valentino	X	
STAFF	Anthony Lorenzetti,	X	

1. Pledge of Allegiance
2. Introductions and Seating of Alternate Commissioners

Chairman Fisk designated regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks and Fisk as voting members tonight.

3. Public Participation (Non-Pending Applications)

Michael J. Dudko, 116 Lewis Road, presented and read into record a letter regarding the sale of lot # 3 in southeast Bristol business park.

4. Approval of Minutes

- a. Regular Meeting – September 9, 2024

MOTION: Move to approve the minutes of the September 9, 2024, regular meeting, as amended.

By: Massaro

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

b. On-Site Meeting – September 23, 2024

MOTION: Move to approve the minutes of the September 23, 2024, onsite meeting, as amended.

By: Massaro

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

5. Public Hearings

- a. Application #2040 – Wetlands application for construction of a new mixed-use commercial development at 37 Main Street; Assessor's Map 30, Lot 61+61-1/+61-3; Gold Coast Properties, LLC, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only)
- d. Drainage Report, date August 27, 2024, Prepared by R.R. Hiltbrand Engineers & Surveyors, LLC
 - ee. Link to drainage report dated August 27, 2024
- e. Proposed restriping plan, dated August 27, 2024
- f. Wetland Delineation report, dated September 23, 2024, from David Lord, CSS & EC, to Robert Hiltbrand, PE
- g. GIS - Wetland Delineations, Wetland Impact Evaluations and Environmental Planning map, print date May 31, 2024, of 37 Main St.

MOTION: Move to open the public hearing for #Application 2040.

By: Rooks

Seconded: NAME.

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The public hearing is open.

Attorney James Ziogas, 104 Bellevue Ave., representing the application, stated this will be a mixed- use building with retail and business. A variance was granted to allow the building to be 13 feet from the street line and granted by the zoning board of appeals. This site was 100% paved and we have taken the paved site and reduced the impervious surface to 68%. The unnamed brook on the property has been improved and is between concrete walls. We are also reducing the runoff of each storm event from a two year to 100-year storm event.

Robert Hildebrandt, DuFour Surveying, 575 North Main Street, representing the applicant, explained the project in regards to utilities services on site and is on Main St and highly available to connect to. The elevation was picked up slightly to provide for a seating area along the road in front of the unit. Our primary goal is to reduce impervious to 69% and to provided a storm system to treat and reduce the amount of water that accesses the main street system which goes to the brook.

Anthony Lorenzetti, City Engineer, asked if there was a drainage report submitted as part of the application.

Attorney Ziogas, 104 Bellevue Ave., stated that there were two originally submitted and a third one just recently to planning and zoning.

Chairman Fisk asked about snow removal being done and where it would be put.

Robert Hildebrandt, Dufour Surveying, 575 North Main Street, stated that it would be removed off site.

Chairman Fisk asked what the landscape plan is for along the brook.

Robert Hildebrandt, Dufour Surveying, 575 North Main Street, stated it is in there, but it will be grass and some architectural stones.

Commissioner Massaro, asked if the guardrail was going to stay there.

Robert Hildebrandt, Dufour Surveying, 575 North Main Street, yes there will be a guiderail there.

Anthony Lorenzetti, City Engineer, asked about the fill on the back side on the other parking lot.

Robert Hildebrandt, Dufour Surveying, 575 North Main St. stated those are landscape berms for landscape planting.

Anthony Lorenzetti, City Engineer, asked about the infiltration system and how high is the bottom of the system in relation to the bottom of the watercourse.

Robert Hildebrandt, Dufour Surveying, 575 North Main St., stated it is about 30 to 36 inches above high ground water.

MOTION: to close the public hearing

By: Carros

Seconded: Massaro

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The public hearing is closed.

MOTION: Move to approve Application #2040 – Wetlands application for construction of a new mixed-use commercial development at 37 Main Street; Assessor's Map 30, Lot 61+61-1/+61-3; Gold Coast Properties, LLC, applicant, in accordance with the plot plan and information submitted with standard stipulations and confirmation that the storm water detention system is above the elevation of the water course.

By: Carros

Seconded: Massaro

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The application is approved.

- b. Application #2041 – Wetlands application for regrading rear property at 31 Royal Drive; Assessor's Map 64, Lot 8; Mel Maffei, applicant, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Map Lot 8, 31 Royal Dr., Maffei property
- d. Map of areas to be filled
- e. Letter dated April 9, 2020, regarding Wetlands permit for regulated activities a 7 Royal Drive
- f. E-Mail dated April 21, 2020, regarding drainage sketch, from Carol Noble, former Environmental Engineer, City of Bristol

- g. Map, Proposal for drainage plan, dated Nov. 23, 2019, regarding 2020 Plan from Bristol Town Engineer to connect to new storm drain in cul-de-sac
- h. Letter dated October 7, 2020, from Nancy Levesque, P.E., former City Engineer, to Inland Wetlands and Watercourses Commission, regarding grading plan for 7 Royal Dr.
- i. Three photographs, dated 092024; 092024; and 11272020, respectively.
- j. Map of Royal Dr., Lot 8

MOTION: Move to open the public hearing for #Application 2041.

By: Carros

Seconded: Rooks

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The public hearing is opened.

Mel Maffei, 31 Royal Dr., stated that the commission did the site walk, he spoke about the revised plan that was submitted. The plan is to put in a swale to divert water from the lawn to the back of the property and the flow of water will go to the cul de sac.

Jason Sirko, 175 Lake Avenue, Touch of Pride Landscaping LLC, explained the project to the board. There will be some trees removed in the back near the swale and the water will be diverted into the woods at lot #7. There will be fill put in at the low spots of the yard due to water just sitting there.

Mel Maffei, 31 Royal Dr, also stated that he has been watching the water to see what happens. I do have permission from his neighbor who is aware that the water will be flowing down behind his property. We are confident that this will work well. The water should flow from lot #8 to #7 down to #6.

Chairman Fisk, stated that there should be a letter of approval submitted from the neighbor stating this was ok.

Mel Maffei, 31 Royal Dr, asked if this had to be a legal letter.

Anthony Lorenzetti, City Engineer, stated the letter should say, formal right to drain onto the property.

Commissioner Rooks, asked if the water is coming from the gold course or is it natural.

Mel Maffei, 31 Royal Drive, stated that it is natural not coming from the golf course.

Casey Tobacco, 7 Royal Drive, is asking if how much water is coming to my property.

Jason Sirko, 175 Lake Avenue, Touch of Pride Landscaping, LLC, stated that most of it will say will behind # 8 and if any comes it will come to the swale.

Casey Tobacco, 7 Royal Drive, stated that now his property is going to take #9 and #8 all onto my property. Is there a statute that there can be a drain from the swale to the road?

Commissioner Rooks, stated, this all stems from the swale put on his property. The agreement was that the other properties would discharge there.

Casey Tobacco, 7 Royal Drive, stated no it was just the next- door neighbor. He stated that you cannot discharge water onto someone else property.

Commissioner Rooks, asked Casey Tobacco, why is it okay for him to back up everybody else property due to taking out a drain pipe on his property but they can't drain to his property to fix the issue.

Casey tobacco, 7 Royal Drive, stated he did dig up the pipe as it was his property. That has nothing to do with water draining to my property.

Raymond Rogozinski, P.E., Director of Public Works, stated that water runs downhill and will continue to drain downhill. The concern is the concentration of the flow. From the staff perspective is how the flow is once it hits the next lot over and that the water flows in the same area it does now onto Casey Tobacco property.

Commissioner Massaro, asked if the swale adequately drains the water that comes down and is it your contention that the water will now be coming from the two neighbor that the swale will not handle it.

Casey Tobacco, 7 Royal Drive, stated yes, it runs swale to swale and now it will divert into my yard instead of all the yards naturally. It is a stream through my yard and now we are forcing the water. My swale was to take the water from my neighbor's yard not three other properties.

Chairman Fisk asked, isn't it taking the water now, its still going to the swale. You are still getting the same amount of water.

Commissioner Robinson, asked if the swale on the Tobacco property adequate enough to handle the water flow.

Jason Sirko, Touch of Pride Landscaping stated that the water is already going to the neighbor's yard, we are just putting a swale to concentrate it.

Casey Tobacco, 7 Royal Drive stated, yes it flows through all the yards but it is not a rush of water. This was engineered to come from Alan's yard to the swale out to the cul de sac

Jason Sirko, 175 Lake Ave, Touch of Pride Landscaping, stated, all we did from Alan's yard was lift it up to push it back. It sits in the woods more than it moves. With more water it will do the same thing. I don't see a river flow thru it.

Casey Tobacco, 7 Royal Drive, asked for it to be engineered like he had to do.

Commissioner Rooks asked if he felt it was fine for his neighbors have pools of water in their yard but not his.

Casey Tobacco, 7 Royal Drive, stated Chipanees put a big berm up and is pushing the water to my yard.

Commissioner Rooks, stated that was what you agreed to. That Chipannee would do a berm. Your berm was supposed to be grass and not rocks.

Casey Tobacco, 7 Royal Drive, that was not what it was agreed to. He asked if we can we pull up the minutes because that was not the agreement.

Mel Maffei, 31 Royal Dr, stated the city engineer recommended an upslope that should grade back the properties. The water is going to flow anyway and we are just trying to follow the engineer recommendations.

Casey Tobacco, 7 Royal Drive, stated you cannot discharge your water to someone else's property.

Commissioner Rooks asked is it going onto your property. Did you approval when you did the work?

Greg Klimek, stated you cannot discharge to a neighbor's yard and I agree with Mr. Rooks, this should have a deeper look at this.

Mel Maffei, 31 Royal Drive, stated that I am trying to cooperate with the plan the city came up with. The original plan was a pipe to run out to the city storm drains. I would rather keep my money and not do the work, but the water is a problem.

Commissioner Robinson, stated that an engineer should review the swale to determine is everything was done as it was supposed to be. A swale should be a grass not rocks. Once it gets looked at, the other properties would have resolution as well should.

Commissioner Klimek, stated that by putting rocks into the swale you are slowing the water down. If earth was there, it's would seep in. I would also like to see an engineering study on this.

Mel Maffei, 31 Royal Drive, stated in the original study by the city they were calling for a pipe to be dropped to lead the water to the cul-de-sac area. When the city comes up as a plan for a solution, does the wetland commission have the jurisdiction to mandate that or just a suggestion.

Chairman Fisk, stated that we need to take the time to review what happened there and if gravel was put in and shouldn't have been we can have the swale put in like it was supposed to be, and work our way up to the other property. Our action would be to continue the public hearing until next meeting and review minutes and other sources of information regarding the swale that was put in and have engineering review the property.

Anthony Lorenzetti, City Engineer, stated that he is not familiar with this and feels it should be looked at more and the design that was proposed. He also stated he would like to look at Mr. Tobacco's property is he would allow it.

MOTION: to continue the public hearing until next meeting and review minutes and other sources of information regarding the swale that was put in and have engineering review the property.

By: Robinson

Seconded: Rooks

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The application is continued.

- c. Application #2042 – Wetlands application for excavation and installation of 5' wide ADA compliant concrete sidewalks at Memorial Boulevard Park; Assessor's Map 30 & 30A, Lots 115 & 18; City of Bristol, Public Works Department, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Map from City of Bristol, Department of Public Works

MOTION: Move to open the public hearing for application 2042.

By: Massaro

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The public hearing is opened.

Lukasz Burkacki, Civil Engineer, Public Works Dept., 111 North Main St., representing the applicant, Reviewed the plans of the application. Public Works is looking to install 5-foot-wide sidewalks and a restroom on the Boulevard. This project will start next spring and Public Works will be looking to go out to bid or do the work in house.

MOTION: Move to close the public hearing

By: Rooks

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The public hearing is closed.

MOTION: Move to approve Application #2042 – Wetlands application for excavation and installation of 5’ wide ADA compliant concrete sidewalks at Memorial Boulevard Park; Assessor’s Map 30 & 30A, Lots 115 & 18; City of Bristol, Public Works Department, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Massaro

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The application is approved.

6. New Applications

- a. Application #2043 – Wetlands application for excavation and installation of 5’ wide ADA compliant concrete sidewalks including ADA compliance for planned exercise circuits at Rockwell Park; Assessor’s Map 11, Lot 208; City of Bristol, Parks Department, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor’s Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Site Plan Map from City of Bristol, Department of Public Works, Rockwell Park Facility Improvements, Construction of ADA Compliant Sidewalks, dated September 27, 2024

Raymond Rogozinski, P.E., Director of Public Works, stated that the application is complete and asking the commission to declare this a significant activity and scheduled a site walk and public hearing.

MOTION: Move to receive #Application 2043.

By: Massaro

Seconded: Rooks

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The application is received.

MOTION: Move to declare Application #2043 a significant activity and set a public hearing for November 4, 2024 meeting and schedule an onsite inspection for October 28, 2025 at 5:00 p.m.

By: Massaro

Seconded: Rooks

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The application was declared a non-significant activity.

No one else spoke in favor of the application.

8. Old Business

a. Cease & Correct – 465 Emmett Street

The Commission received the following items in their electronic packets:

- a. Landscaping Plan, approved by Ginny Patsun, North Central Conservation District, undated.

Peter Plewa, 465-467 Emmett St., representing the applicant addressed the Commission regarding the updated plan he submitted. He has planted trees and will be taking out sediments to replant in the spring.

Raymond Rogozinski, P.E., Director of Public Works, stated that the staff recommends approval with remediation and removal of the material that is on the city embankment. The new landscape would have to be a subsequent plan for additional work being done after the remediation plan. The second plan will not be processed at this time, the commission could approve the remediation plan and removal of the material at the city embankment.

Commissioner Klimek stated that he drives by the property and it does look 100% better than when we originally saw it and feels the property owner is making an earnest effort to do it right and we should not have any more problems down there.

Chairman Fisk stated after hearing from engineering and the progress ongoing it sounds like a good plan. I do not want to lift the cease and correct until its done, but a motion to approve the work as presented here.

Commissioner Massaro asked if it would be inspected by the enforcement officer to be sure the proper amount of material be removed from the easement.

MOTION Move to approve the mediation plan as presented as well as inspections by the Inland/Wetland Enforcement Officer during the project to ensure the proper amount of material is removed from the easement.

By: Massaro

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

b. Cease & Correct – 42 Paul Street

The Commission received the following items in their electronic packets:

- a. The Commission received the following items in their electronic packets: a letter dated June 12, 2024, from Matthew Maynard, P.E., Towne Engineering, Inc., regarding proposal for professional consultation regarding wetlands issue
- b. A letter dated August 5, 2024, from Matthew Maynard, P.E., Towne Engineering, Inc., regarding Cease and Correct Order, dated April 15, 2024, Douglas Towne, Landowner, #42 Paul Street

Douglas Towne, 42 Paul Street, explained that after last month's meeting, he spoke to Ray and he did receive a call from Zach and did meet with him and Tony at his property. He stated that he was then told that the engineer did not see the photos that other neighbors presented to the board and he had to have his engineer do another report once those were seen. He did ask his engineer to amend however he sees fit, but I guess to this date he has not sent anything to Tony.

Anthony Lorenzetti, City Engineer, stated that he did receive an update from the engineer late today he and read it into record.

Dan Strahowski, 253 Mark Street, stated that he has a hard time believing what he just heard from the letter written based on the photos we saw last meeting. Nancy Levesque had those photos from day one and doesn't understand why they didn't get in here until the last meeting and those photos could have been addressed much

sooner. There is a question that has never been answered, and its why are all the pipes laid underneath there. Who makes a horseshoe put where you would rip apart your backyard and all these pipes underground? There is no answer to why these pipes are there. Why do you need this for a horseshow pit, this is a far cry from that? Everyone in the area is getting more water than they ever had. The commission really needs to come to terms with those photographs and see what is really going on. Thank you for your time.

Randy Linstrom, 261 Mark Street, stated he has lived here for 27 years and have never has never seen anything like this. My backyard is now a river. The amount of water that goes thru my backyard is unbelievable. The last heavy rain, I videotaped it and it comes directly from Mr. Towne's yard. It is obvious that back has been built up. In the first rain after he did this, I had red water, which was from all the red mulch that he has put in. He stated that Doug told him he bought 100 bags of mulch. The first load of gravel he purchased looked to be 10 yards or better. He did not have a permit, but did get one after. There was a second load of 5 yards of gravel and then a third load of gravel. Zach went over and told him he went over the amount of material and could not put down any more, but he did use it, whatever was left over he dumped into the horseshoe pit. Maybe he can show some proof of how much material he brought in. When Nancy Levesque looked at the property and the pictures, she stated, that is no horseshow pit, and she said it in front of four people. The pipes, the drainage, why would a horseshoe pit go all the way to each end of the property, and why bury gravel. Everything in my yard has sunk, the shed, stepping stones, gardens. I don't deny we had heavy rains this past year, but what he is done has made a difference. Nancy Levesque is an engineer and she said totally different. Four neighbors are here for this, we need an advocate. I cannot afford the repairs anymore; I can bring the receipts. \$13,000 I have spent on repairs.

Commissioner Klimek, asked if Mr. Rogozinski was familiar with this.

Raymond Rogozinski, P.E., Director of Public Works, stated he was familiar with it when Nancy was here. Tony Lorenzetti did go look at it and is probably recently more familiar.

Anthony Lorenzetti, City engineer, stated that water runs downhill and it seems like the amount of material went above the permit. Part of the water he gets comes from other properties as he is down gradient to his and the other neighbors. I looked through the pictures and the water is definitely coming down.

Commissioner Klimek asked in his professional opinion, was he getting water earlier and did this aggravate the situation.

Anthony Lorenzetti, stated, he certainly was getting water earlier. He discussed what happens when changes are done and it may cause more of an impact. I walked Mr. Townes property but not the neighbors, but I am willing to do that.

Commissioner Massaro stated he has never seen a horseshoe pit like this and is baffled by this whole thing.

Anthony Lorenzetti, stated he the area was certainly bult up and maybe the applicant can explain that and what the pipes are for.

Doug Towne, 42 Paul Street, stated he can level it out, but they were concerned that it may cause more damage and it was recommended I hire an engineer. My engineer says that water is still coming. I have a resource for equipment and can haul out as much dirt you want or level everything down to fence height. The pipe is for holding water. It is level and goes nowhere. The engineer I hired told me to remove 10 feet and capped it so I did that. I put it in there thinking it would cause the water to spread faster and dissipate.

Commissioner Carros, asked how deep is it and how much gravel and the type.

Douglas Towne, 42 Paul Street, stated it is gravel, timbers and on top a combo of processed stone.

Commissioner Massaro, asked if the horseshoe pit existed at ambient grade without timbers or anything, then stated that the water seems to be being displaced by the structure.

Douglas Towne, 42 Paul Street, stated it would probably have water on it.

Commissioner Massaro, stated that the water is displaced by it. I understand the engineering report, but personally I understand why an engineer would look at that, but pragmatically I look at that and see the structure and the water is being displaced by that structure.

Douglas Towne, 42 Paul Street, stated again, if you want me to level it, I can do that. The soil I took out from the porch because of the rat problem I had, I just put in the yard; I don't need it but Zach said I was basically net zero. I just need a direction, I am at the same point in April, just \$2000.00 poorer.

Commissioner Massaro, stated, we are sympathetic to that, but personally, I think it would be up to the city to have you remove it, but I am expressing my personal views, and I can't help think that it's dispersing water.

Commissioner Klimek, stated by doing what you did has diverted water which is why your neighbors are suffering. Water runs down hill and looking at this the water is now spread out to two different directions.

Doug Towne, 42 Paul Street, stated, that he is still asking what he is supposed to do. The order is to cease and correct, so what is my direction. My engineer and my opinion are the water is still going to come.

Chairman Fisk asked if the water sit there previously and pool where the horseshoe put was.

Douglas Towne, 42 Paul Street, stated It came down the hill, pond and eventually dissipate, but now it disappears faster.

Anthony Lorenzetti, City Engineer, stated that in the pictures submitted, when the excavation was going on it showed a pretty high ground water table. If you did fill above the ground water table at the horseshoe pits, by raising them up you are taking them above the water table.

David Towne, 42 Paul Street, stated yes, I guess I am above the water table. I just need direction. Coming here every month doesn't help me or my neighbors. I have the resources to haul it out and level it.

Anthony Lorenzetti, City Engineer, stated that we hear earlier how much material they thought you brought in, I hear 10 yards plus 5 yards, plus maybe 5 more yard and stone and gravel.

Douglas Towne, 42 Paul Street, stated initial engineer was counting the wood chips

Anthony Lorenzetti, City engineer, stated people do use wood chip in yards, but does the 20 cubic yards make sense

Doug Towne, 42 Paul Street, stated we moved a lot of material, I can't honestly say what the math would be, but if you want me to remove 20 cubic yards, I can get a measurement of the trailer and photo every load I take out and level it.

Anthony Lorenzetti, City Engineer, stated that's the way I'm leaning towards, but the concern is the direction of the water may not be the way it used to be. It may not solve the neighbor's problem.

Commissioner Rooks, stated that in his personal opinion, if we have the material removed, it may get worse. You stated you put a pipe in and capped one end. But the whole issue is you took a structure and put it in where the water was flowing. If we tell you to remove it, we don't know if that will correct the issue or make it worse. We are trying to figure out how to fix it and go back the other way. We have to figure out the best for all the neighbors, you and everybody downstream. Your engineer doesn't know what you took out, we don't know what you took out. I have a hard time believe that as this horseshoe pit is huge.

Dan Strahowski, 253 Mark Street, stated the water traveled through the backyard before this was done. It was in all our backyards from the flow. By the groundwater getting raised, I think the ground water is coming underneath and now the yard is a swamp as is everyone else's.

Commissioner Carros stated that in the engineer report it talked about not blocking run off or surface water. That area had water running thru it and to put the bocce court in was like putting a big block in and the water

had no where else to go. I don't know if everything came out would it solve the problem because we don't know what was in there before.

Dan Strahowski, 253 Mark Street, stated he sympathized with Doug as he has had lakes in his yard before anything was done. But you cannot try to fix that by diverting to other people's yard. I blame the city a little by not watching the process step by step, but being a high- water table area and wetlands, a little more diligence on their part would have been helpful for Doug as well as us.

Anthony Lorenzetti, City Engineer asked is they tried to approach the city about running drainage out to the street.

Dan Strahowski, 253 Mark Street, stated no. I have mentioned that if the city would do something to the back of all the yards.

Anthony Lorenzetti, City Engineer, stated the applicant's property is partly in wetlands, but the people directly below him are entirely in the wetlands. The properties have high water tables.

Commissioner Klimek stated that these houses were built in the 50's. There was no wetlands commission until 1973 so you could do whatever you wanted. It should have been checked with the city to see if it was wetlands and then proceed on how to do it the right way.

Anthony Lorenzetti, City Engineer, stated that the regulations allow for an administrative permit for less than 10 cubic yards, and when the application came in, they thought it was fairly insignificant in the wetland area, but it turned out to be more than 10 cubic yards.

Chairman Fisk stated that is does have to be rectified.

Anthony Lorenzetti, City Engineer, stated that if material was put in and caused the problem, then it should be taken out, but we don't know where the material was put in and where do we remove it from. The water is going to go somewhere. There are high water tables in this area. It would be desirable to have somewhere to discharge that water to.

Raymond Rogozinski, P.E., Director of Public Works, recommends that DPW engineering make an appointment with the property owners for a site inspection and report back to the commission.

Randy Linstrom, 261 Mark Street, stated that the last flood that it had it came up over my basement windows. My feeling is a lot of that stuff needs to be removed and the displacement is the huge amount he buried, the gravel. I don't know who ok'd the gravel but it was way over the 10 yards. I would like to see the back barrier taken down. All the fill taken out and some of the side gravel should be removed. I am tired of all the water. My sump pump ran up until September.

MOTION: for the City Engineer to do a site walk at the properties on October 28, 2024 at 5:00 p.m. and to schedule a special meeting on October 28, 2024 at 6:00 p.m.

By: Rooks

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

9. Staff Reports

a. IWWC Report – September 2024

The Commission received the following items in their electronic packets:

- a. The Inland Wetlands Environmental Protection Technician, Monthly Report, dated September 27, 2024, from Zachary Norton

MOTION Move to file the report from the Inland Wetlands Zoning Enforcement Officer.

By: Massaro

Seconded: Rooks

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The report is filed.

7. New Business

a. Discussion of Future Meeting for Regulation Review

Chairman Fisk is asking for the commission to come together for a workshop to review the new regulations at the regular meeting in November.

Raymond Rogozinski, Director of Public Works, 111 North Main St., stated that he supports the workshop and will be having staff review these as well. Staff will be reviewing the new wetland maps to amend as well.

MOTION Move to workshop the item at the regular November Meeting.

By: Rooks

Seconded: Ritchie

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The report is filed.

10. Communications

a. Letter – Lake Avenue Solar Development

The Commission received the following items in their electronic packets:

- a. Letter dated September 25, 2024, from Lee Hoffman of Pullman & Comley, regarding development of Solar Project to be located at Lake Avenue

Raymond Rogozinski, P.E., Director of Public Works, reviewed the Solar Project that will be located at Lake Avenue.

MOTION Move to file the report.

By: Massaro

Seconded: Rooks

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The report is filed.

Chairman Fisk, stated that the calendar for 2025 is here for review.

MOTION: to approve the 2025 calendar dates

By: Massaro

Seconded: Ritchie

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

11. Adjournment

MOTION: Move to adjourn at 9:00 P.M.

By: Rooks

Seconded: Ritchie

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

This meeting was recorded.

Zachary Fisk, Chairman
Inland Wetlands & Watercourses Agency
of the Conservation Commission of the City of Bristol

David Rooks, Secretary

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. **2041**
DATE FILED: **08-29-24**
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: mel maffei Signature: *[Signature]*
Address: 31 Royal Drive City: Bristol CT 06010 State: _____ Zip: _____
Telephone No.: 860-582-1593 ☐ home ☐ work Email: melmaffei118@gmail.com

2. PROPERTY OWNER(S):

Name: mel maffei Signature: *[Signature]*
Address: 31 royal drive City: Bristol State: CT Zip: 06010
Telephone No.: 860-582-1593 ☐ home ☐ work Email: melmaffei118@gmail.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 1/2 acre residential property at 31 Royal Drive
Assessor's Map No.: _____ Assessor's Lot No.(s): lot# 8

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

Back section of lot has been subjected to water buildup since 2019 due to interruption of natural water flow. Because the flow cannot proceed properly as in past years through lots 6 and 7 there is a need to use a berm/swale solution to assure that water buildup can flow to the back portions of lots 6, 7 where ground levels are lower and will ensure a natural flow out to the cul-de-sac's new storm drains.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

The solution to "push" water to the back of lots 6,7,8 was proposed by the City of Bristol in 2020 by town engineers (Nancy and Carol) and will serve as the best practical strategy to eliminate water buildup which resulted from Lot 6 unauthorized alterations of that lot as adjudicated by the wetlands commission in file 1897 where the city solution was imposed on the owner in order to satisfy 5 unregulated activities on lot 6.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☐ c. The proposed activity is a regulated activity and will occur:
- | | |
|--|---|
| ☒ in a wetlands or watercourse; | area of impact: _____ SF (_____) acres) |
| ☐ within 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____) acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____) acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☐ no

If "yes", see instructions for submission requirements.

Application #2041
Location

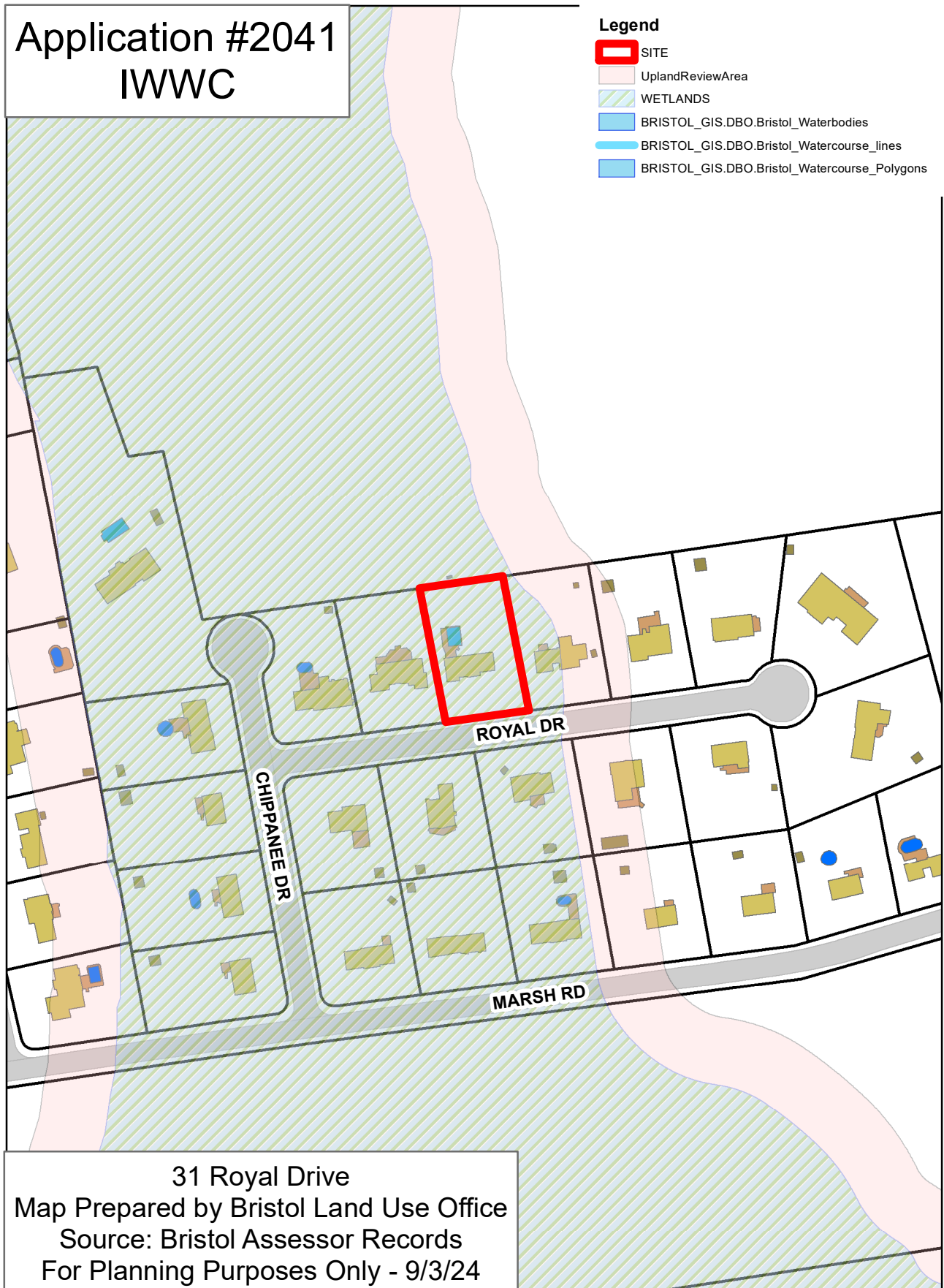


31 Royal Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2041 IWWC

Legend

-  SITE
-  UplandReviewArea
-  WETLANDS
-  BRISTOL_GIS.DBO.Bristol_Waterbodies
-  BRISTOL_GIS.DBO.Bristol_Watercourse_lines
-  BRISTOL_GIS.DBO.Bristol_Watercourse_Polygons

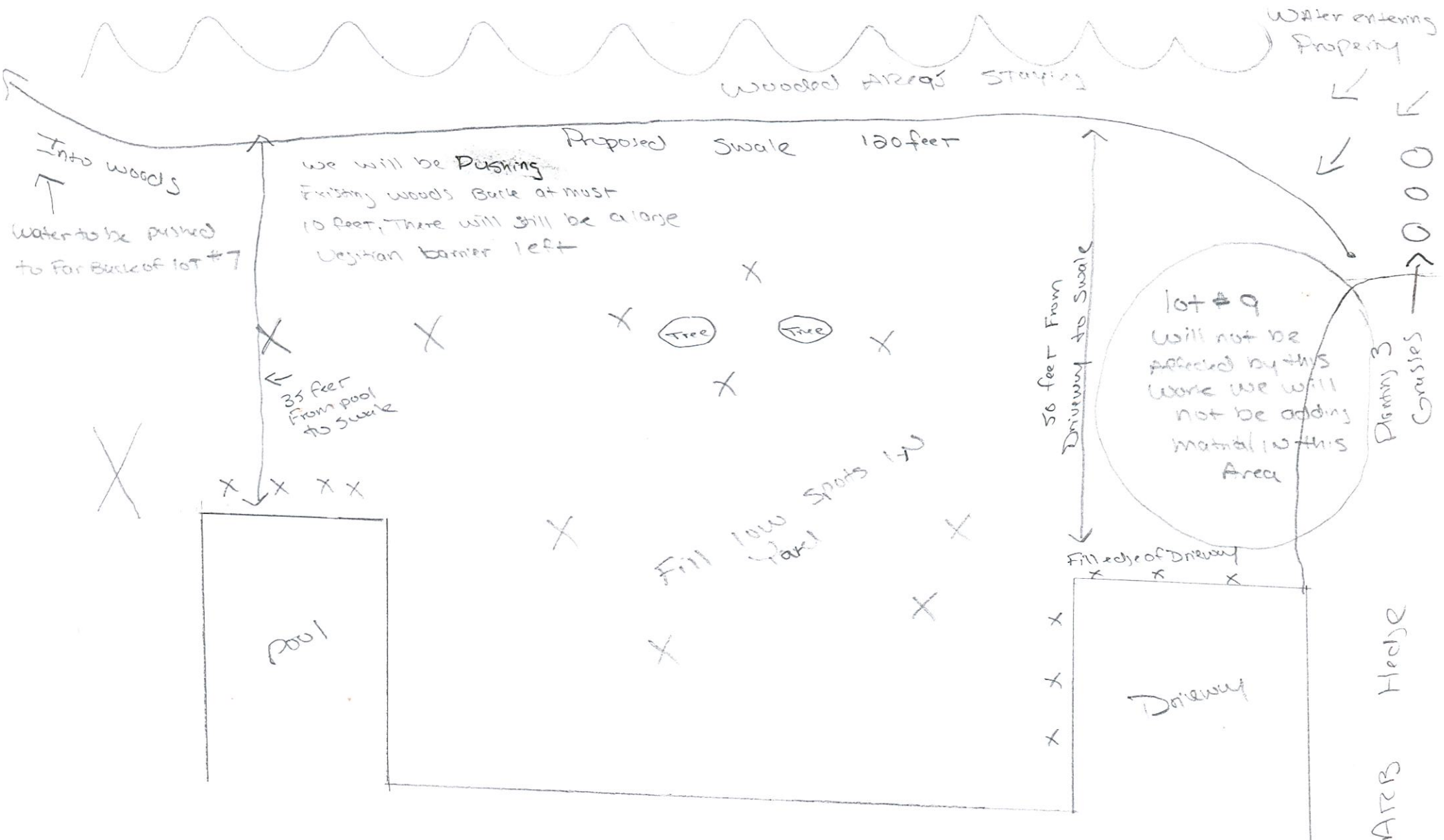


31 Royal Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2041
Aerial



31 Royal Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24



X Marks Areas to Be Filled with topsoil
To Stop standing water + to push water
to Back of property.

Any Areas Damaged by Equipment will also
be topsoiled + hydroseeded

House

Estimated 40 yards topsoil
6 tons 3/4 inch Rock for
Swale
+ hydroseed



April 9, 2020

Casey and Danielle Tobacco
7 Royal Drive
Bristol, CT 06010

RE: Wetlands permit for regulated activities at 7 Royal Drive, Bristol, CT

Dear Property Owner:

In response to your permit request for new shed and continuing drainage concerns in the vicinity, Bristol Engineering representatives conducted a site visit on April 7, 2020. The site visit revealed that numerous alterations to the property have been made that are considered regulated activities, including: the shed, stone trenching and apparent fill, pool, basketball court, and Chippanee Drive driveway curb cut and gravel. Since the property is located in a regulated wetland area, these alterations are subject to wetlands permit in accordance with the City of Bristol wetland regulations. The attached 2016 and 2019 aerial maps demonstrate the property conditions.

The Bristol Wetland regulation Section 4.4 allows for permitted or non-regulated activities of a wetlands or watercourse to be carried out by a City agent, provided sufficient information is submitted, prior to commencement of the activity, to properly make that determination. Because notifications were not made prior to the property alterations, this determination was not made. Additionally, the alterations may potentially cause negative impacts by increasing impervious area, decreasing stormwater storage areas and/or potentially blocking historic drainage flow through the property.

You are requested to submit a wetland permit application (attached) for consideration by the Bristol Inland Wetlands Commission for the shed and other constructed alterations. Please submit the application by noon on April 27 so that the information may be distributed for Wetland Commission for review at its May 6 meeting. If you are unable to submit for that meeting, please contact me before April 27. Your prompt consideration is appreciated.

Sincerely,

A handwritten signature in blue ink that reads 'Carol Noble'.

Carol Noble, P.E.
Environmental Engineer

CN/nk

c: Inland Wetlands Commission
City Engineer
Environmental Protection Tech
Zoning Code Enforcement Officer

Enclosures: Bristol GIS aerial topography wetlands map, application

Admonition By Bristol
Town Engineer of
adverse effects of
Lot #6 alterations

Carol Noble

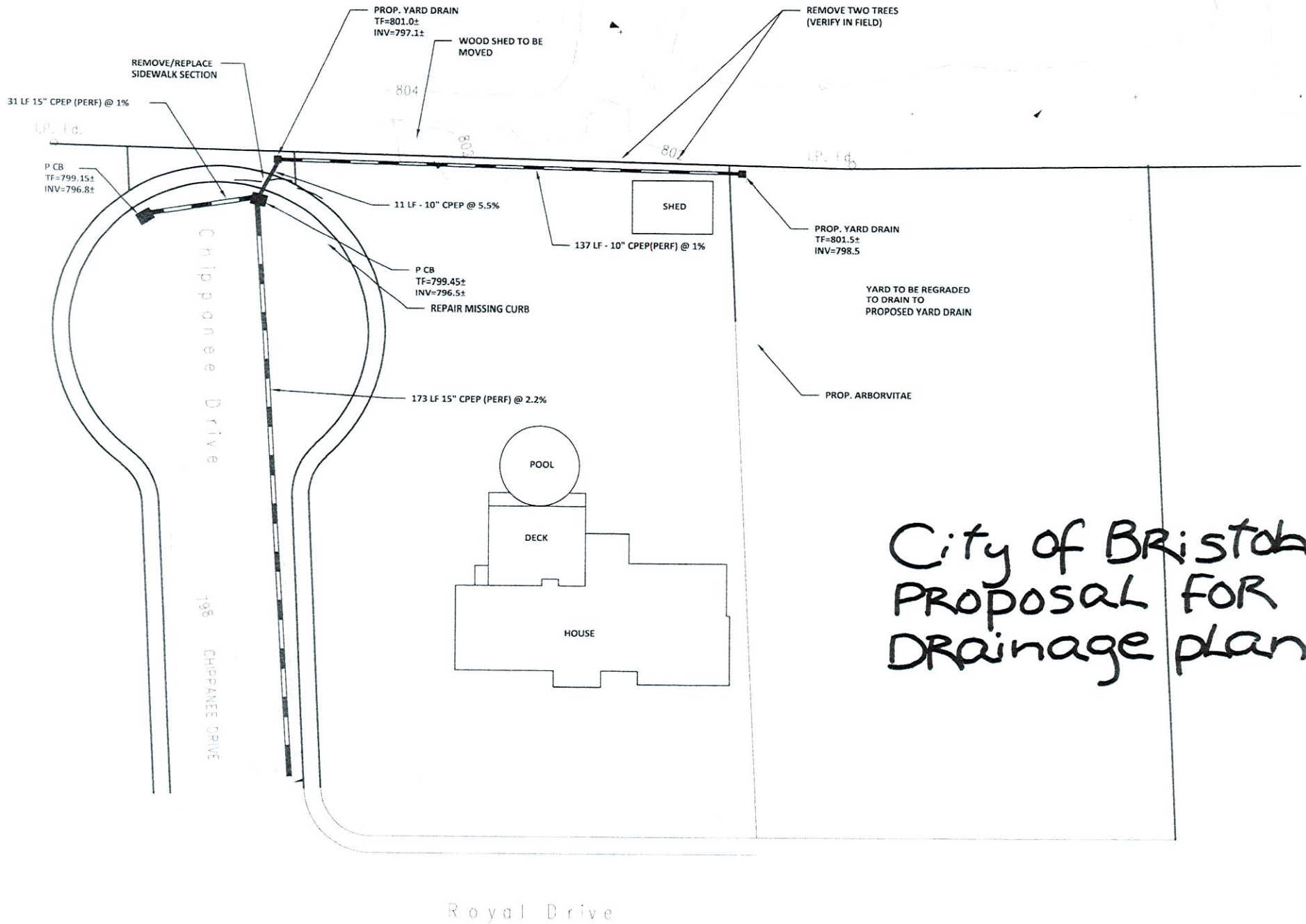
From: Carol Noble
Sent: Tuesday, April 21, 2020 11:00 AM
To: kctabac@gmail.com; samadore@sbcglobal.net
Cc: Nancy Levesque
Subject: Drainage sketch
Attachments: Drainage Sketch.pdf

Good morning, Danielle, Casey, Shirley, Alan,

In order to improve the road drainage and provide an opportunity for you to improve your property drainage, the City is willing to extend the storm drain system to the Chippanee cul-de-sac end. A sketch is attached. The sketch shows (in blue shades) how you may consider to convey drainage from your properties to the extended system. Please note that your own private property drainage design, wetland and connection permits will be required for any proposed work, in accordance with City regulations. The sketch is provided for your discussion and will be included for the May 6 Bristol Wetland Commission meeting.

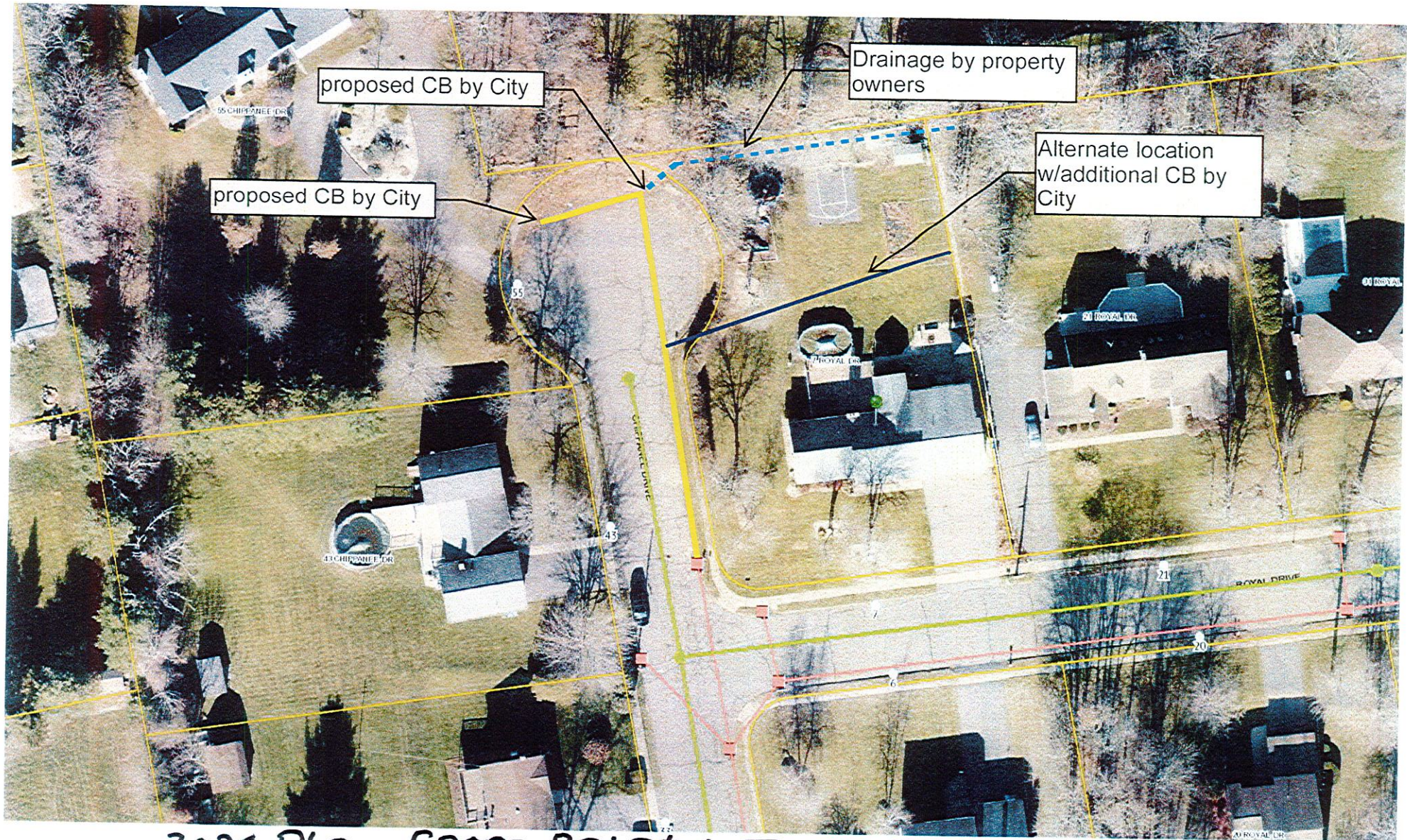
For your information, the City has also been in contact with Chippanee golf course about the drainage conditions. That communication can be provided upon request and we are waiting for a response on the schedule for berm stabilization and drainage system repair.

Please let me know if I may provide the City Stormwater Connection agreement or provide any other assistance related to wetlands permits. Thank you for your consideration. Carol Noble, P.E.



City of Bristol
 PROPOSAL FOR
 DRAINAGE plan

7 Royal



2020 Plan from Bristol Town Engineer to connect to new storm drains in Cul-de-Sac



MEMORANDUM

DATE: October 7, 2020

TO: Inland Wetlands and Watercourses Commission

FROM: Nancy Levesque, P.E., City Engineer 

RE: Grading Plan, 7 Royal Drive

Based upon my review of the information provided by Robert Green Associates, LLC on Monday, October 5, 2020; the proposed swale is sufficient to support the drainage per the calculations provided. The drainage area includes the rear yards for the properties upslope of 7 Royal Drive. Additional grading in the neighbor's yard will be required for their yard to drain. Plans shall be submitted and reviewed under separate application.

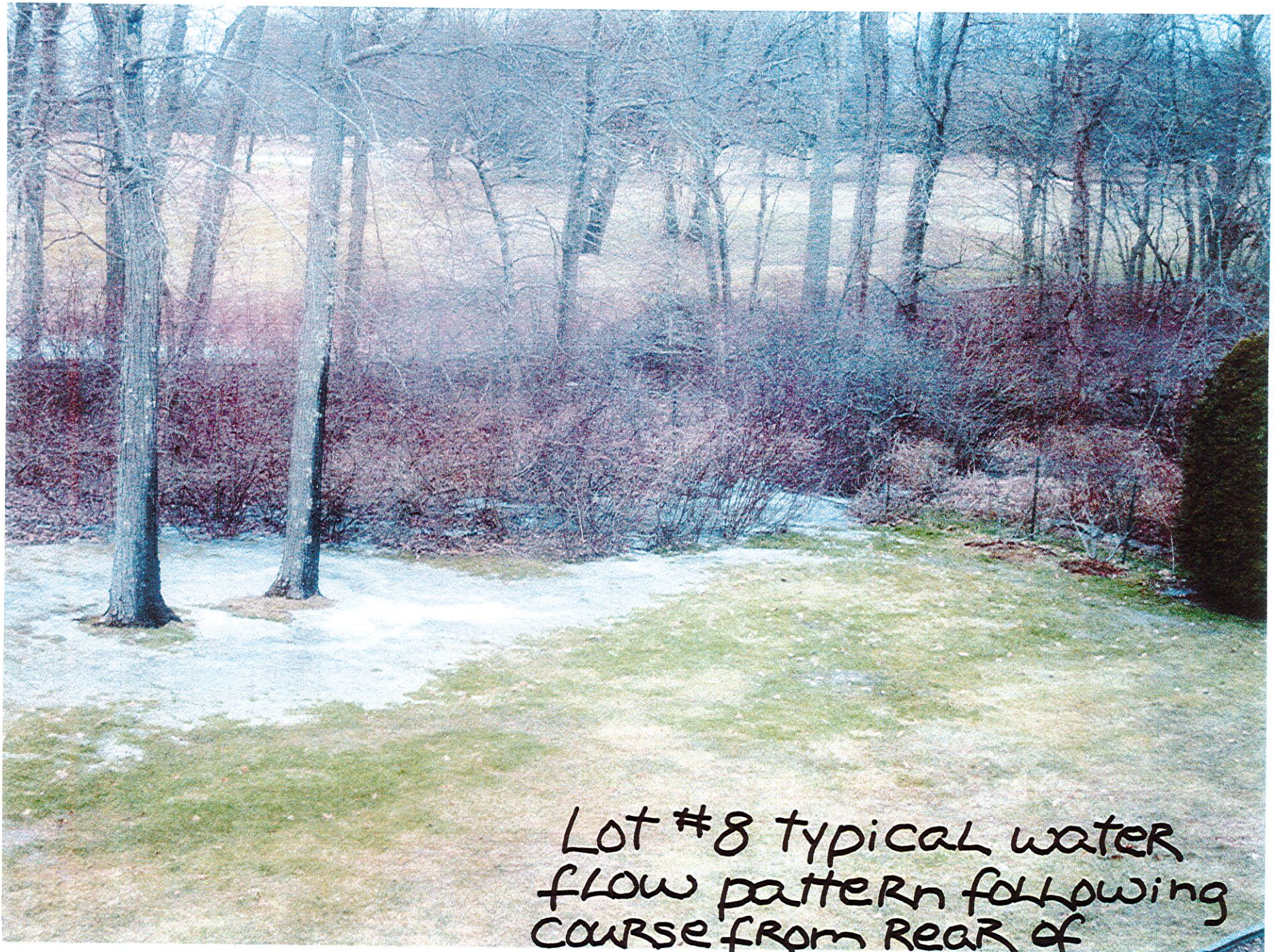
With regards to the May 20, 2020 Chippanee Golf Course email:

1. All work is to be performed on the property in question, work is no longer proposed on the golf course property.
2. No trees on club property are proposed to be removed.
3. The applicant will provide a copy of the plan to the golf club.
4. The wood shed has been removed from club property. All remaining debris will be removed during the construction of the swale.
5. Decorative trees may be planted but are not required as part of the application.
6. The applicant will be responsible for all costs associated with this application.

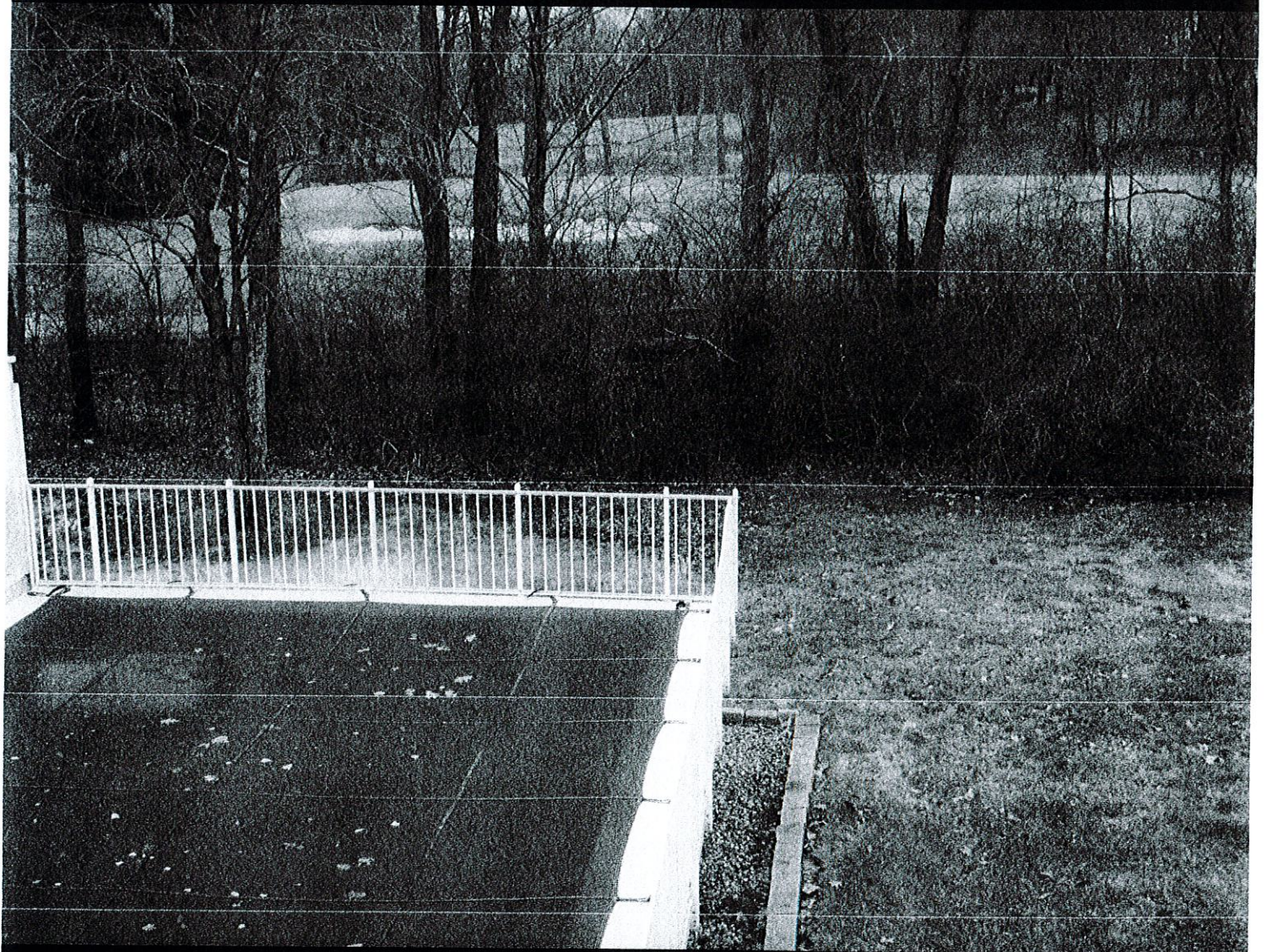
Per a site visit on Tuesday, October 7, the drainage installation was complete on Chippanee Drive including permanent patch. Per the request of the applicant's engineer, the proposed yard drain was changed to a CL-CB. Curbing, loam and seed remain to be done. The applicant may perform the swale construction upon approval.

Please feel free to contact me with any questions or concerns at 860-584-6125.

City engineer includes properties upslope of 7 Royal DR in city plan for proper drainage



Lot #8 typical water
flow pattern following
course from rear of
Lot #9



From: 8609894678@mms.att.net
Subject:
Date: November 27, 2020 at 8:30 AM
To: melmaffei118@gmail.com

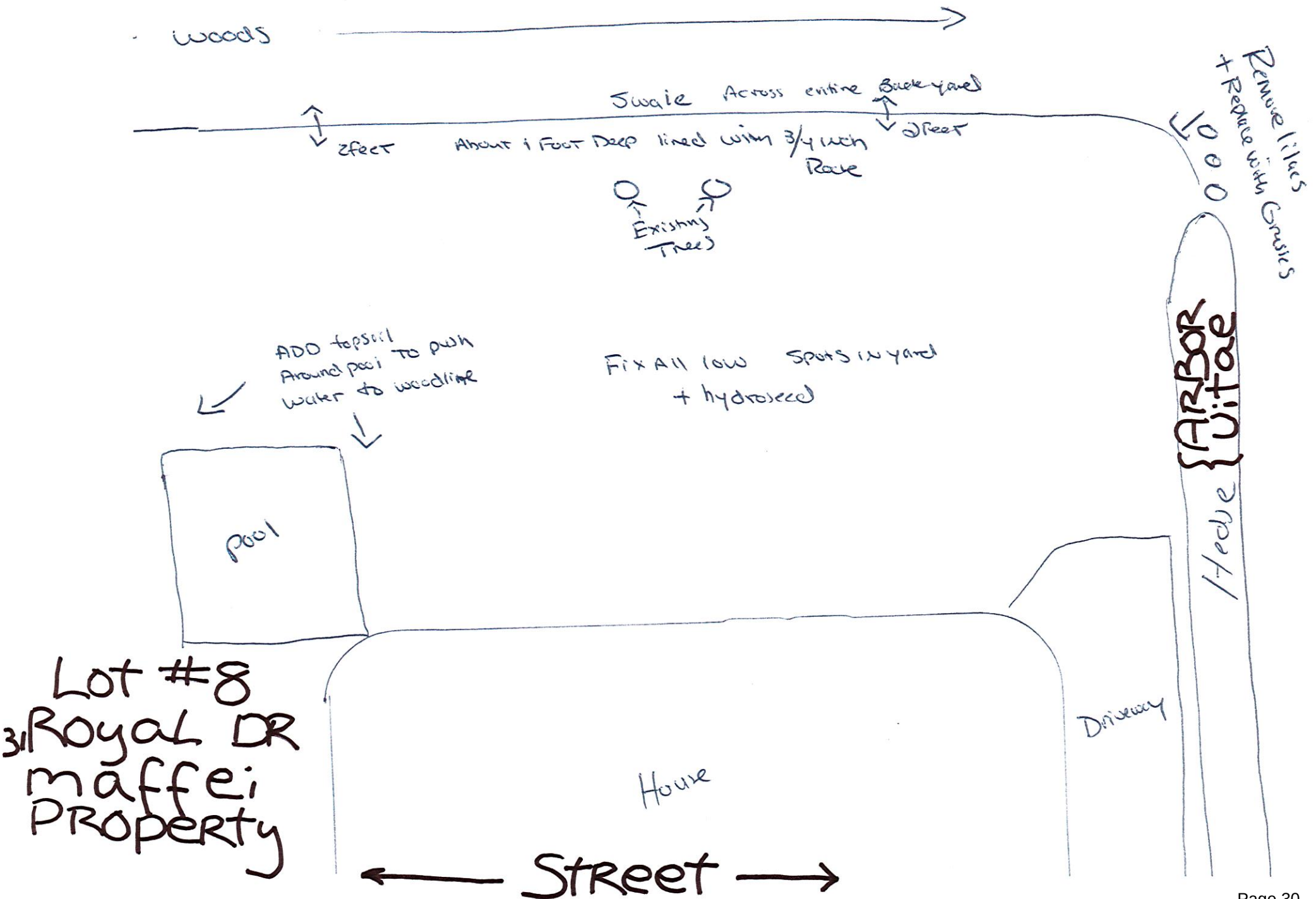
Hold pix

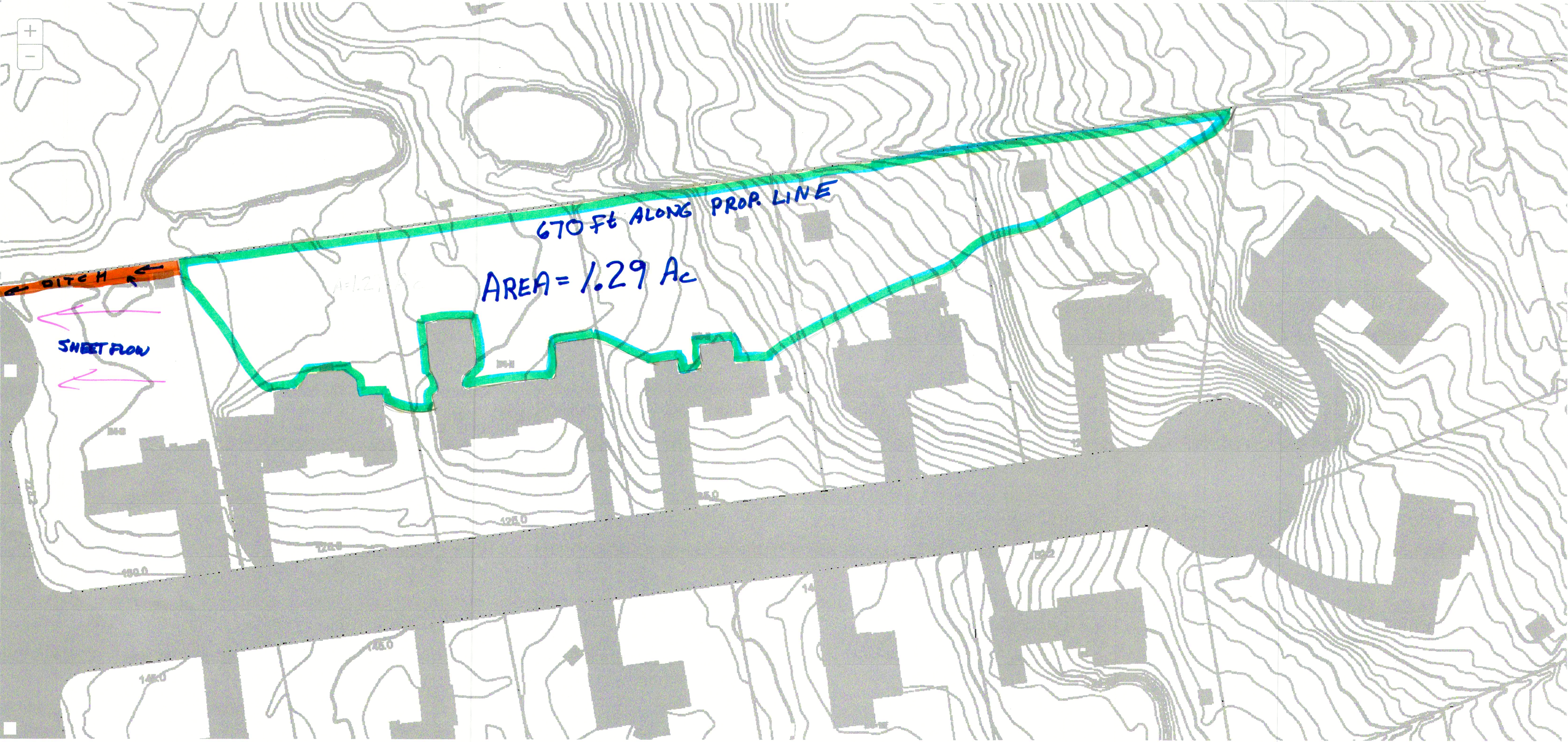


PRIOR TO 2020 WATER WOULD FOLLOW
A NATURAL COURSE THRU REAR
SECTIONS OF LOTS #6, 7, 8 TO THE
CUL-DE-SAC. LOT #8 WOULD DRY OUT
BY THE END OF MAY.



← Chippanee Golf Course →





7 ROYAL DR, BRISTOL

9-30-20

7 ROYAL DRIVE

COMPUTATIONS FOR A 3' WIDE DITCH SOUTH OF THE REAR PROPERTY LINE. EASTERN END BOTTOM ELEVATION 801.5 WHICH IS 0.4 FT BELOW EXISTING GRADE BEHIND THE EXISTING GARAGE.

THE GRADE OF THE DITCH VARIES FROM 1.1% BEHIND THE GARAGE, TO 1.56% ACROSS THE REAR OF THE PROPERTY (TO ELEV. 800.0), TO 1.2% INTO THE PROPOSED TYPE 'C-L' CB (BY OTHERS)

DRAINAGE AREA = 1.29 AC (BASED ON CITY GIS MAPPING CALC.)

CN = 45 MIX OF WOODED AREA AND LAWN AREA

TIME OF CONCENTRATION

$L = 700 \text{ FT}$ $S = 6\%$ $K = 3.0$

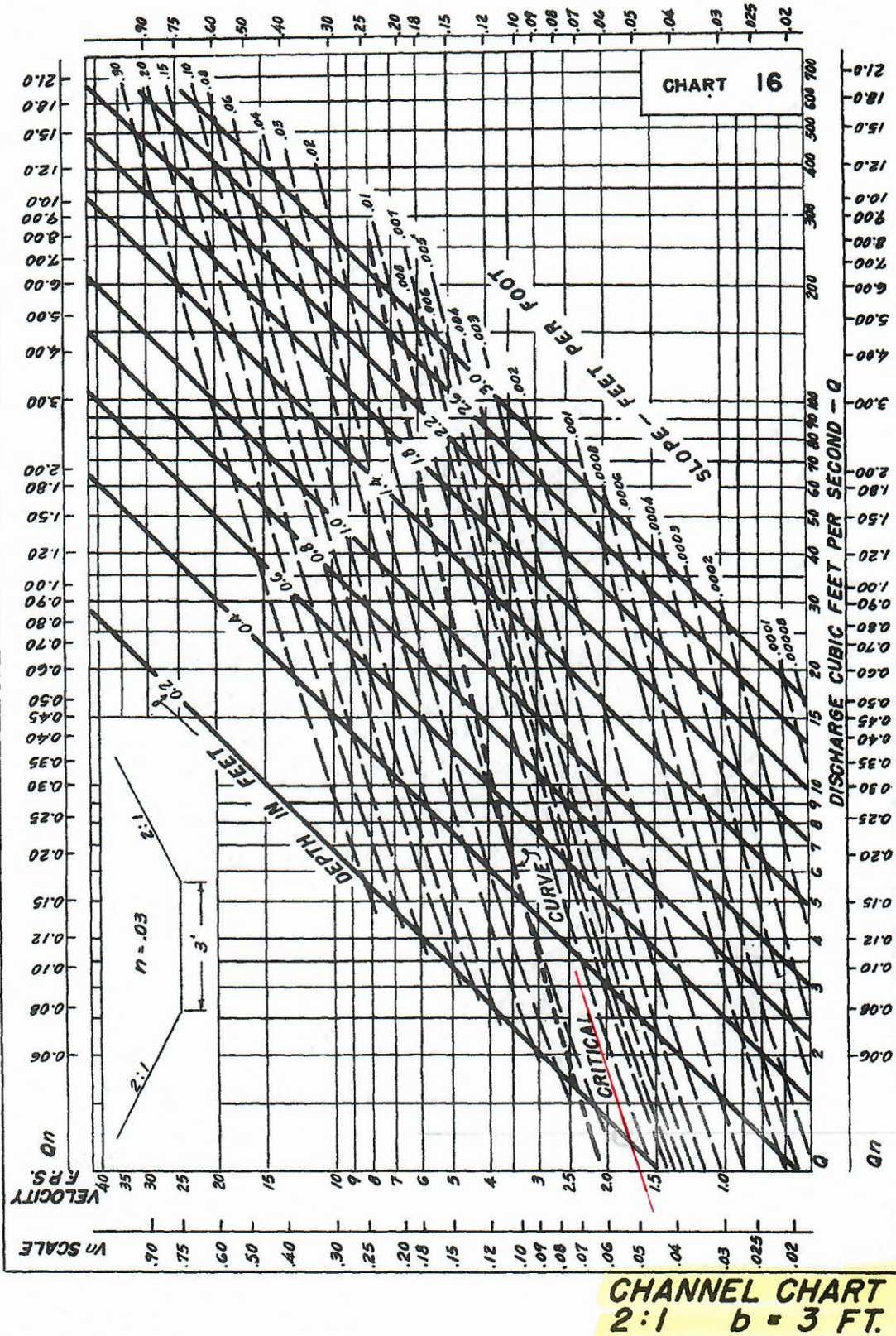
$$T_C = 3.0 \times 700^{(.37)} / 6^{.2} = 24 \text{ MINUTES}$$

(COMPARABLE TO NUMBERS USED FOR THE GOLF COURSE COMPUTATIONS)

$$Q_{10} = 0.42 \text{ cfs}$$

$$Q_{25} = 0.96 \text{ cfs SAY } 1.0 \text{ cfs}$$

$$Q_{100} = 2.03 \text{ cfs} \quad \sim \text{MAX GRATE CAPACITY OF SINGLE C-L CB}$$



$Q_{25} = 1.0$ cfs $V = 1.7$ fps $depth = 0.2$ ft

FIGURE A-3. (Chart 16) Channel charts for the solution of Manning's equation. (Courtesy of U.S. Department of Commerce, Bureau of Public Roads, Design Charts for Open-Channel Flow.)

9-30-20
7 ROYAL DRIVE

FROM THE CHANNEL CHART $W=3\text{ FT}$ SLOPES 2:1

	Q (cfs)	Slope (%)	Depth (ft)	Velocity (fps)
Q_{10}	0.4	1.3 Avg	~	
Q_{25}	1.0	"	0.2 ft	1.7 fps
Q_{100}	2.0	"	0.3 ft	2 fps

DITCH LINING

$$\bar{C} = \gamma R S$$

$$\gamma = 62.4 \text{ lb/ft}^3 \quad S = 0.015 \text{ ft/ft}$$

$$R = 0.178 \text{ ft}$$

$$\bar{C} = 62.4 \times 0.178 \times 0.015 = 0.17 \text{ lb/sf}$$

CLASS C TURF ESTABLISHMENT $\bar{C}_{max} = 1.0$

1-Inch Stone

$$\bar{C}_{max} = 0.33$$

USE $3/4"$ STONE BEHIND SHED

USE GRASS LINED DITCH FOR BALANCE
OF DITCH

Other Calculators

- ➔ [Air Flow Conversion Calculator](#)
- ➔ [Atmospheric Calculator](#)
- ➔ [Block Wall Calculator](#)
- ➔ [Concrete Column Calculator](#)
- ➔ [Concrete Volume Calculator](#)
- ➔ [Energy Conversion Calculator](#)
- ➔ [Isentropic Flow Relations Calculator](#)
- ➔ [Laser Real Time Unit Converter](#)
- ➔ [Normal Flow Relations Calculator](#)
- ➔ [Oblique Flow Relations Calculator](#)
- ➔ [Open-channel Flow Calculator](#)
- ➔ [Properties of Welds Treated as Lines Calculator](#)
- ➔ [Shaft Speed Calculator](#)
- ➔ [Torque Transmitted by Clutch Calculator](#)
- ➔ [Water Pump Engineering](#)
- ➔ [Back to ENGINEERING.com](#)

Open-Channel Flow

This calculator uses Chézy and Manning's formula to calculate the wetted perimeter, hydraulic radius, flow area, Chézy coefficient and flow velocity.

For experimental values of Manning's n factor, [click here](#)

Required Information

Enter the Slope:	.015	Enter the Channel Top Width (ft):	7
Enter the Channel Bottom Width (ft):	3	Enter the Channel Height (ft):	1.5
Enter the Flow Depth (ft):	.2	Enter the n value:	.03

Results

The wetted perimeter is 3.66666	ft	The flow is 1.258406	ft ³ /s
The flow area is 0.65333	ft ²	The flow is 564.772964	gal/min
The hydraulic radius is 0.17818	ft	The velocity is 1.926132	ft/s
The C value is 37.25708			

TIME OF CONCENTRATION CALCULATIONS For assessment of Ditch

$$T_c = KL^{0.37}/S^{0.20}$$

$$K = 3.503 \text{ (Forest Litter)}$$

$$K = 2.718 \text{ (Average Grass)}$$

$$K = 1.565 \text{ (Gravel)}$$

$$K = 0.814 \text{ (Building)}$$

$$K = 0.814 \text{ (Pavement)}$$

Area:

Wooded and yards

Most remote point to limit of area is approximately 700 feet.

Slope = 6.0%

$$T_c = KL^{0.37}/S^{0.20} = 3.0(700 \text{ feet})^{0.37}/(6.0\%)^{0.20} = 23.7 \text{ minutes} - \text{ Say } 24 \text{ minutes}$$

Hydrograph 2-yr Summary

Project Name: Ditch for Tobacco

Hydrology Studio v 1.0.0.0

10-02-2020

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Area #1	0.016	14.83	444	----		

Hydrograph Report

Project Name: Ditch for Tobacco

Hydrology Studio v 1.0.0.0

10-02-2020

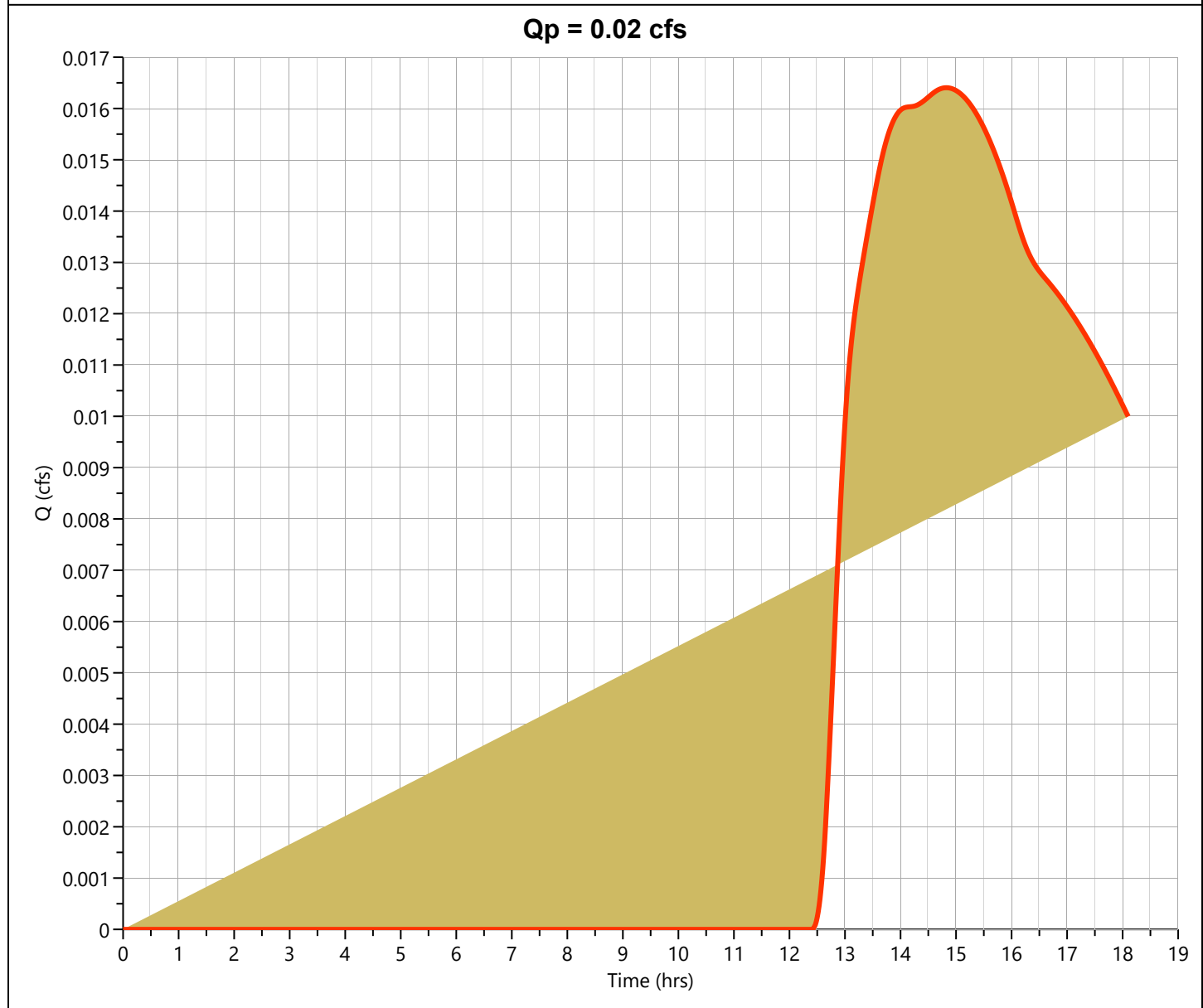
Area #1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.016 cfs
Storm Frequency	= 2-yr	Time to Peak	= 14.83 hrs
Time Interval	= 1 min	Runoff Volume	= 444 cuft
Drainage Area	= 1.29 ac	Curve Number	= 45*
Tc Method	= User	Time of Conc. (Tc)	= 24.0 min
Total Rainfall	= 3.57 in	Design Storm	= Type III
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet

AREA (ac)	CN	DESCRIPTION
1.29	45	Wooded / Backyards
1.29	45	Weighted CN Method Employed



Hydrograph 25-yr Summary

Project Name: Ditch for Tobacco

Hydrology Studio v 1.0.0.0

10-02-2020

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Area #1	0.955	12.40	5,880	----		

Hydrograph Report

Project Name: Ditch for Tobacco

Hydrology Studio v 1.0.0.0

10-02-2020

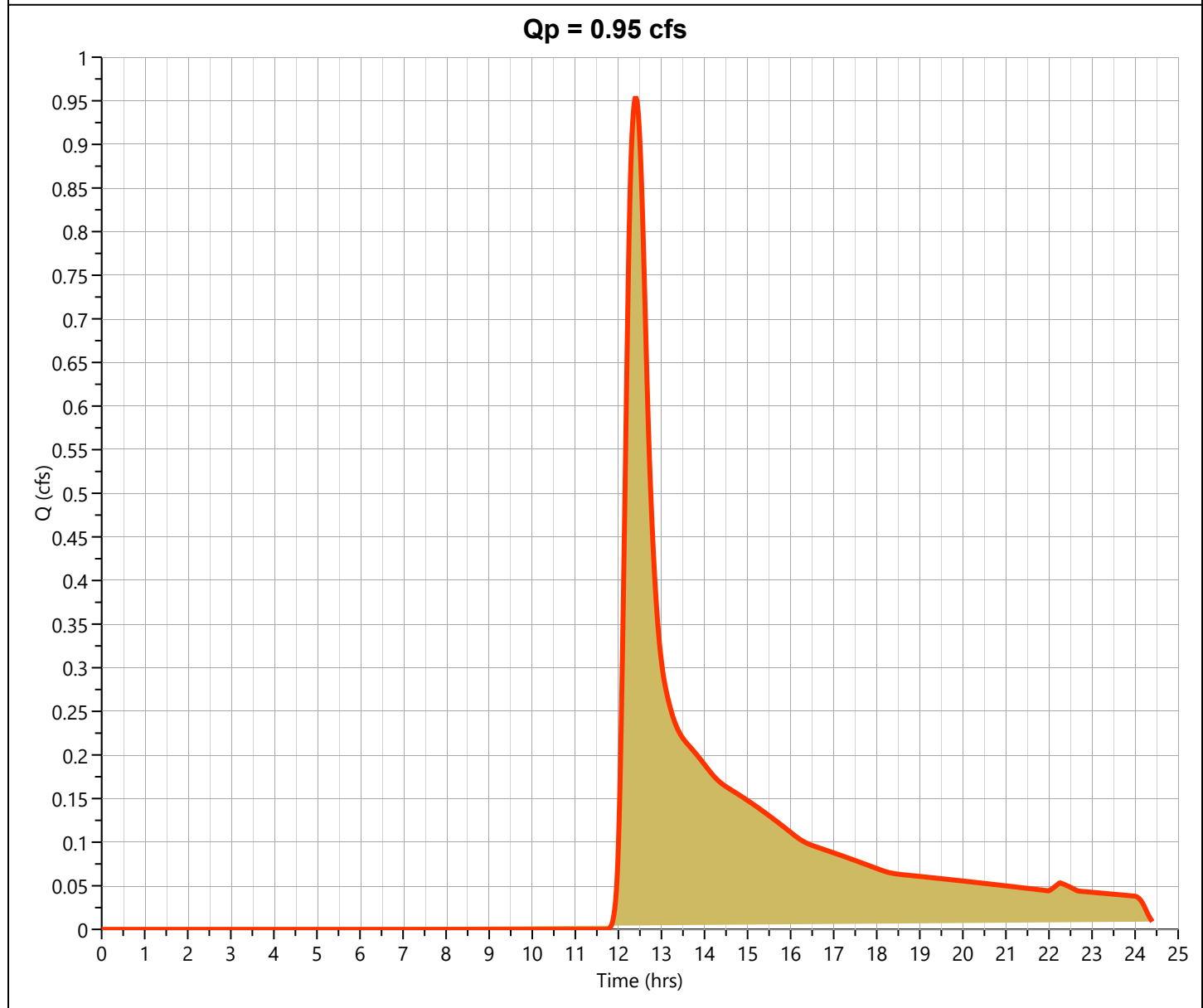
Area #1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.955 cfs
Storm Frequency	= 25-yr	Time to Peak	= 12.40 hrs
Time Interval	= 1 min	Runoff Volume	= 5,880 cuft
Drainage Area	= 1.29 ac	Curve Number	= 45*
Tc Method	= User	Time of Conc. (Tc)	= 24.0 min
Total Rainfall	= 7.04 in	Design Storm	= Type III
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet

AREA (ac)	CN	DESCRIPTION
1.29	45	Wooded / Backyards
1.29	45	Weighted CN Method Employed



Hydrograph 100-yr Summary

Project Name: Ditch for Tobacco

Hydrology Studio v 1.0.0.0

10-02-2020

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Area #1	2.029	12.35	10,961	----		

Hydrograph Report

Project Name: Ditch for Tobacco

Hydrology Studio v 1.0.0.0

10-02-2020

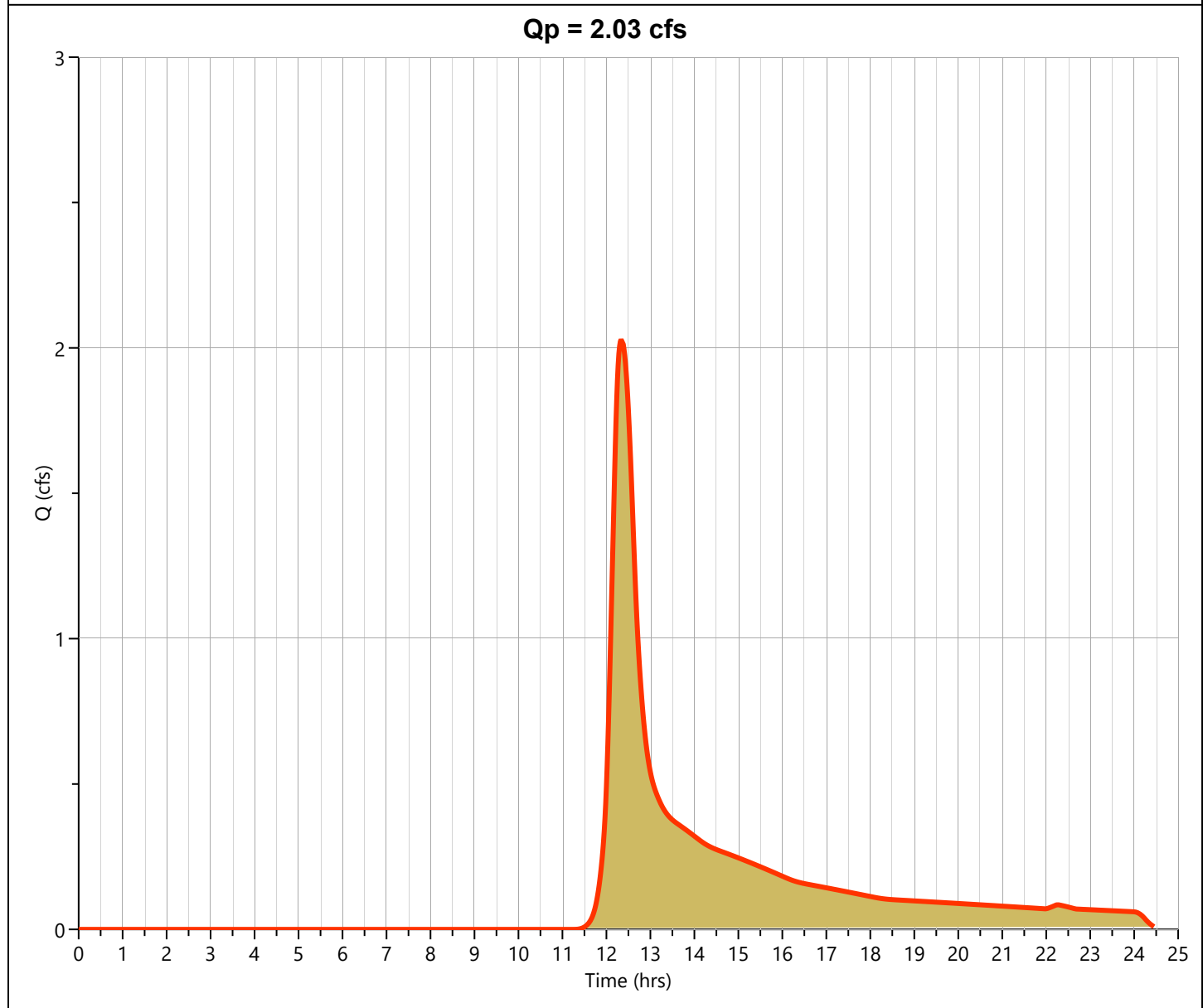
Area #1

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.029 cfs
Storm Frequency	= 100-yr	Time to Peak	= 12.35 hrs
Time Interval	= 1 min	Runoff Volume	= 10,961 cuft
Drainage Area	= 1.29 ac	Curve Number	= 45*
Tc Method	= User	Time of Conc. (Tc)	= 24.0 min
Total Rainfall	= 9.09 in	Design Storm	= Type III
Storm Duration	= 24 hrs	Shape Factor	= 484

* Composite CN Worksheet

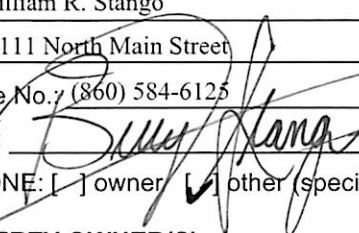
AREA (ac)	CN	DESCRIPTION
1.29	45	Wooded / Backyards
1.29	45	Weighted CN Method Employed



**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only	
APPLICATION NO.	_____
DATE FILED:	_____
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: William R. Stango
Address: 111 North Main Street City: Bristol State: CT Zip 06010
Telephone No.: (860) 584-6125 ☐ home ☒ work E-Mail: williamstango@bristolct.gov
Signature:  Signature – (Printed/Typed) William R. Stango
CHECK ONE: ☐ owner ☒ other (specify): DPW - Engineering

2. PROPERTY OWNER(S):

Name: City of Bristol - Parks Department
Address: 51 High Street City: Bristol State: CT Zip 06010
Telephone No.: (860) 584 - 6160 ☐ home ☒ work E-Mail: joshmedeiros@bristolct.gov
Signature: _____ Signature – (Printed/Typed) _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Rockwell Park
Assessor's Map No.: 11 Assessor's Lot No.(s): 208
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): The area to be disturbed is part of an upland review area for an adjacent unnamed pond and Bristol GIS mapped wetland. The existing site is an old soccer soccer field within Rockwell Park. The area to be disturbed is a landscaped grassy field approximately 0.1323 ac.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: The proposed project is to excavate for and install 5' wide concrete sidewalks. The proposed sidewalks will be ADA compliant walking surfaces intended to create an accessible exercise circuit which will connect 4 existing exercise stations within the park.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection _____ of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|-------------------------|
| ☐ in a wetlands or watercourse | area: _____ |
| ☒ within the upland review area | area: <u>0.132 Acre</u> |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?
☐ yes ☒ no

If "yes", see instructions for submission requirements.

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

Address or location of property: Rockwell Park

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) _____

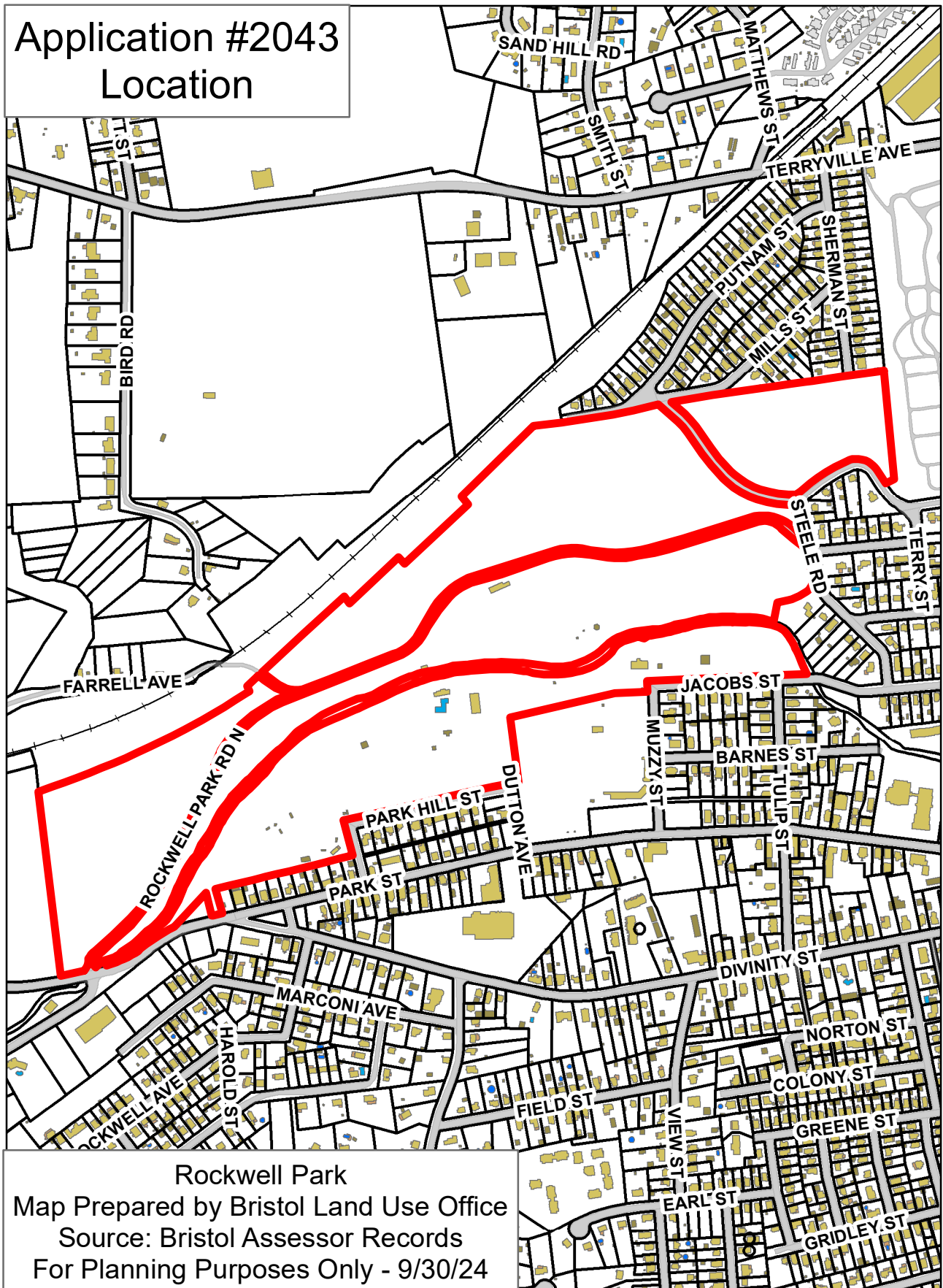
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

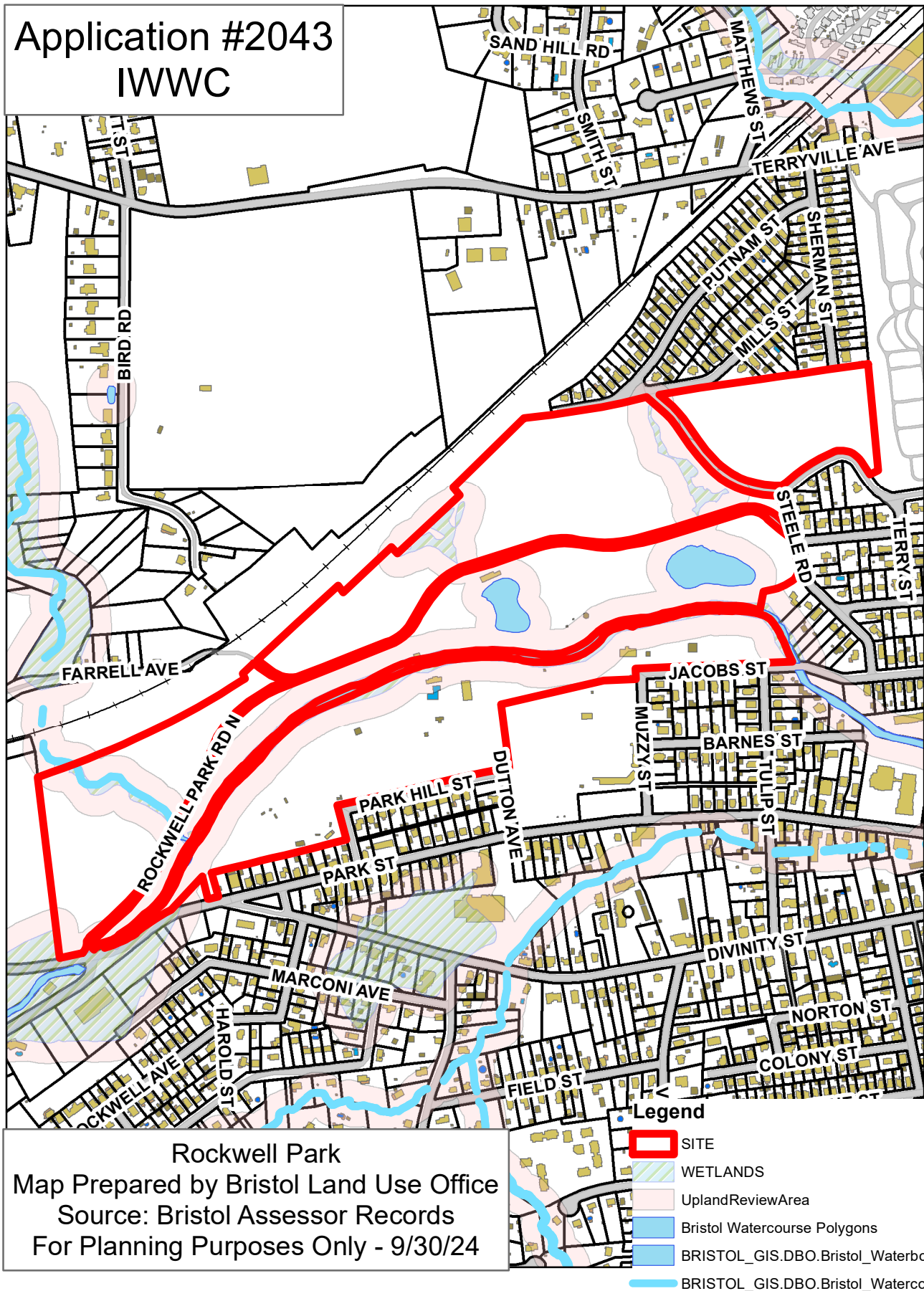
Telephone No.: _____ E-Mail: _____

Application #2043
Location



Rockwell Park
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/30/24

Application #2043 IWWC



Rockwell Park
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/30/24

Application #2043
Aerial



Rockwell Park
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/30/24

Application #2043
Aerial #2



Rockwell Park
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/30/24

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. 2044
DATE FILED: 10-17-2024
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: The Housing Authority of the City of Bristol

Signature: [Signature] 10/15/24

Address: 164 Jerome Ave

City: Bristol

State: CT

Zip 06010

Telephone No.: 860-582-6313



home



work

Email: mrowe@bristolhousing.org

2. PROPERTY OWNER(S):

Name: The Housing Authority of the City of Bristol

Signature: [Signature] 10/15/24

Address: 164 Jerome Ave

City: Bristol

State: CT

Zip 06010

Telephone No.: 860-582-6313



home



work

Email: mrowe@bristolhousing.org

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Jerome Ave, Davis Drive, and Quaker Lane

Assessor's Map No.: 53-129

Assessor's Lot No.(s): _____

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): The wetland boundary shown on the plans is from the City of Bristol's Inland Wetlands and Watercourses Map. This affordable housing development is on a 39.95 acre parcel and has been occupying an area noted to be partially within the city wetland boundaries since its construction in 1942. The current rehabilitation project will have disturbance to areas currently observed to be lawn, sidewalk, roads, and residential apartment buildings. The survey shows a noted flagged wetland line that appears to be the edge of observable wetland features and there is no project disturbance beyond this line. The maximum amount of disturbance within the city wetland boundary is approximately 71,028 sf/ 1.63 acres and the disturbance within 100 ft is approximately 43,146 sf/ 0.99 ac.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: The Cambridge Park Rehabilitation project consists of improving the roadway and existing parking spaces with a full-depth pavement reconstruction, adding new parking spaces to be more in compliance with residential parking ratios, new sidewalks alongside the roadway for handicap accessibility, reconstruction of the sidewalks throughout the site, rehabilitation of 75 multi-unit residential buildings and the demolition of 8 residential buildings to de-densify the site. The project does not include any new building construction, the rehabilitated buildings will retain their foundations. Site utilities will be updated, gas service is to be discontinued, and the stormwater system will remain and will be fixed where noted to be currently damaged.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:



a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*



b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*



c. The proposed activity is a regulated activity and will occur:



in a wetlands or watercourse;



within 100 feet of a wetlands or watercourse;



beyond 100 feet of a wetlands or watercourse;

area of impact: 77,424 SF (1.78 acres)

area of impact: 47,972 SF (1.10 acres)

area of impact: 94,074 SF (2.16 acres)

Note: Plans show alternate lower disturbance numbers for the option where not all sidewalks are to be replaced.

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?



yes



no

If "yes", see instructions for submission requirements.

The watercourse shown on the City of Bristol's Inland Wetland and Watercourses map shows a watercourse on the subject property at a distance of more than 800 ft away from the proposed disturbance.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol"

Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

Modification of Existing Permit

total project size: one acre or less – \$135

total project size: more than one acre – \$160

NOTE: Application filing fees include \$60 state fee.

- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency

LETTER OF TRANSMITTAL

To: City of Bristol
Conservation Commission and Inland
Wetlands Agency
111 North Main Street
Bristol, CT 06010

Date: 10-17-24

DPI Project No. 5059

Re: Cambridge Park Rehabilitation
Jerome Ave, Davis Dr, Quaker Lane
Wetlands Permit Application

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings ☒ Prints ☐ Renderings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☒ check and thumbdrive

COPIES	DATE	NO.	DESCRIPTION
1	10/15/24		Check for Application fee- \$1,745 (\$185 plus 39 acres @\$40/acre)
1	10/17/24		Thumbdrive with application and Site Plan pdfs.
1	10/15/24		Form IW-1- Wetlands Permit Application
1	10/17/24		Site Plan Application 24x36 set with survey (28 pages total)

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☒ For review and comment ☐ No exceptions taken
☒ For your use ☐ For bids due ☐ Make corrections
☐ As requested ☐ Prints returned after loan to us ☐ Make corrections

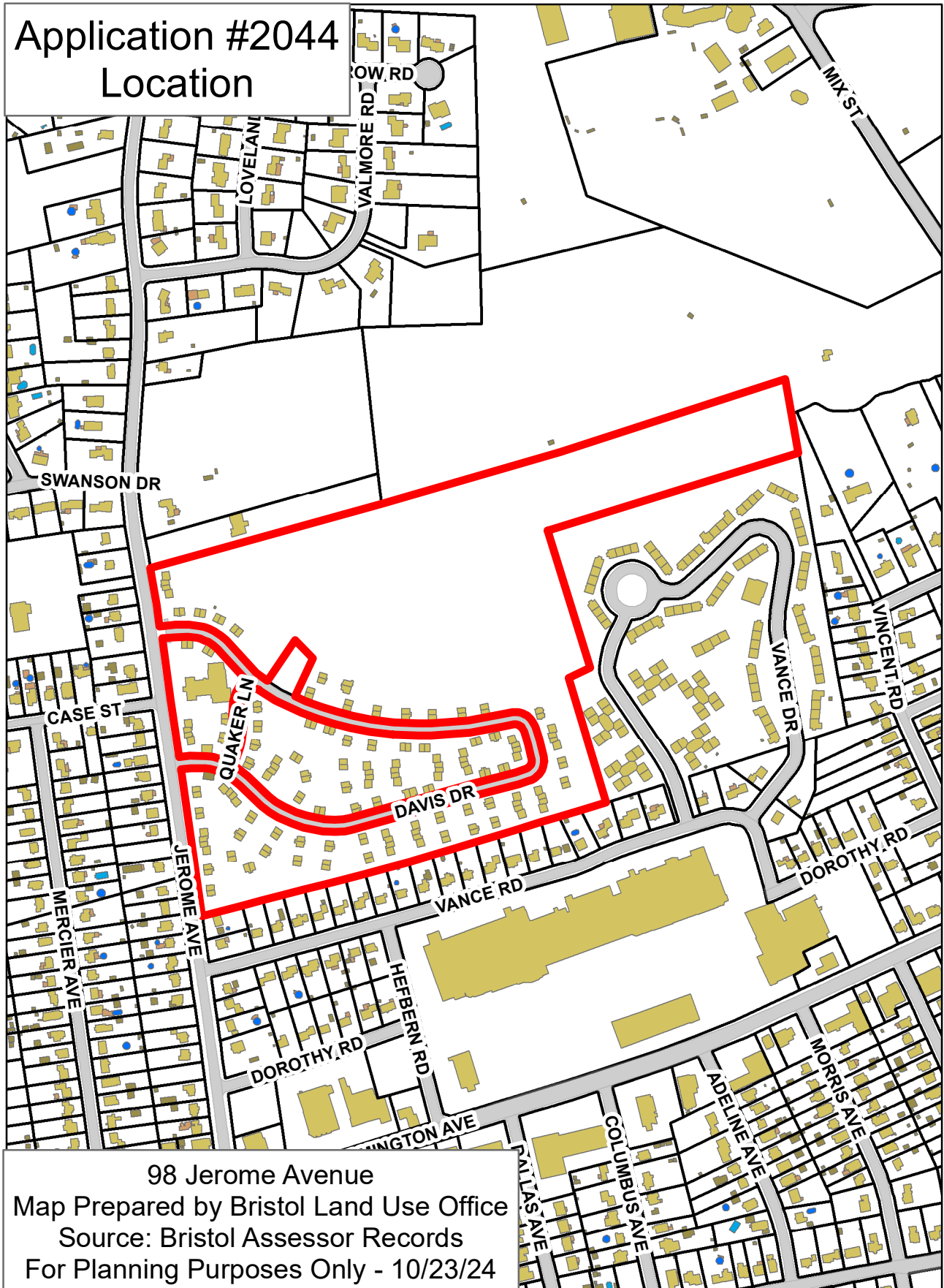
REMARKS:

BSchmitt@designprofessionalsinc.com

SIGNED: Barbara Schmitt **CC:** _____

Barbara Schmitt PLA, LEED AP

Application #2044
Location



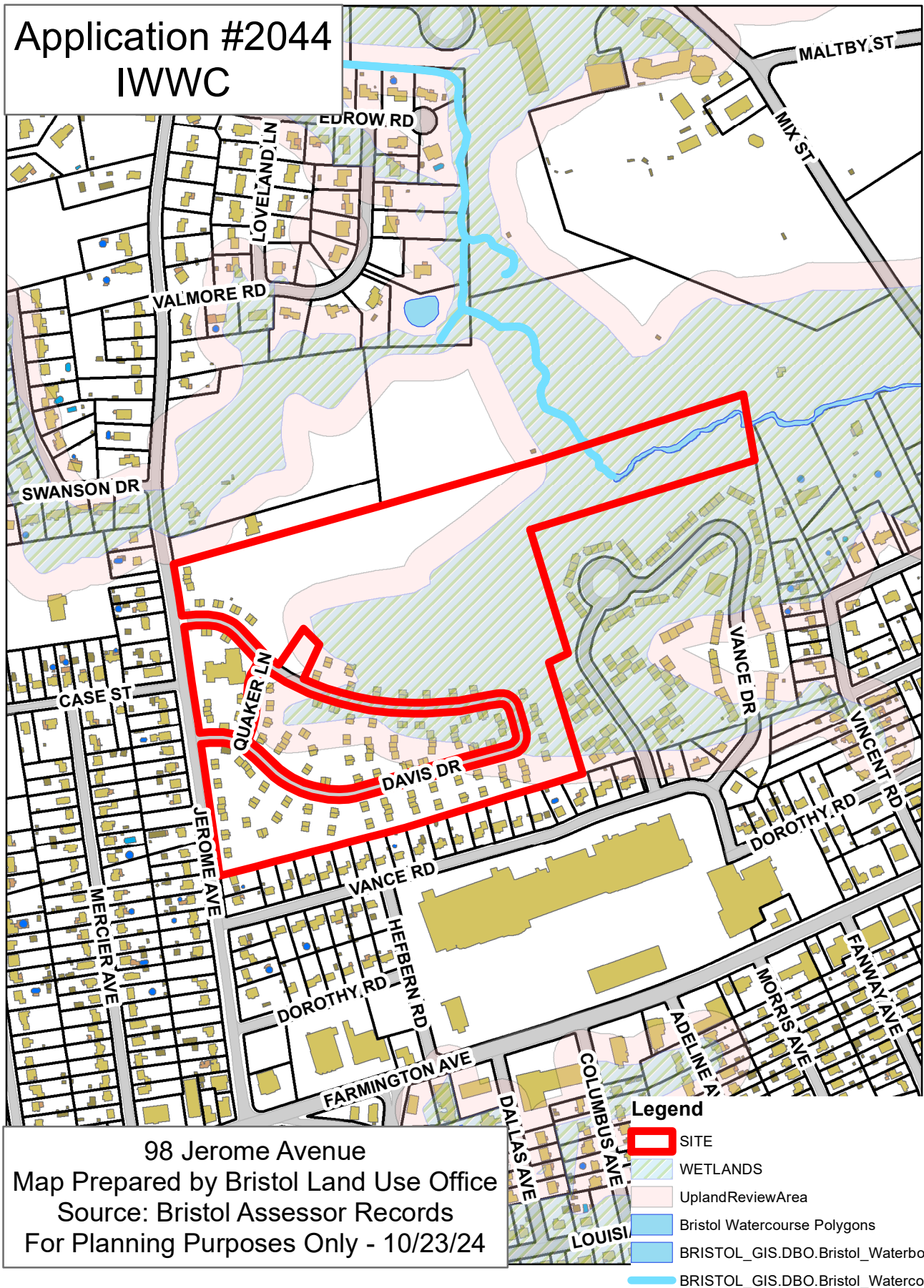
98 Jerome Avenue

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 10/23/24

Application #2044 IWWC



Application #2044
Aerial



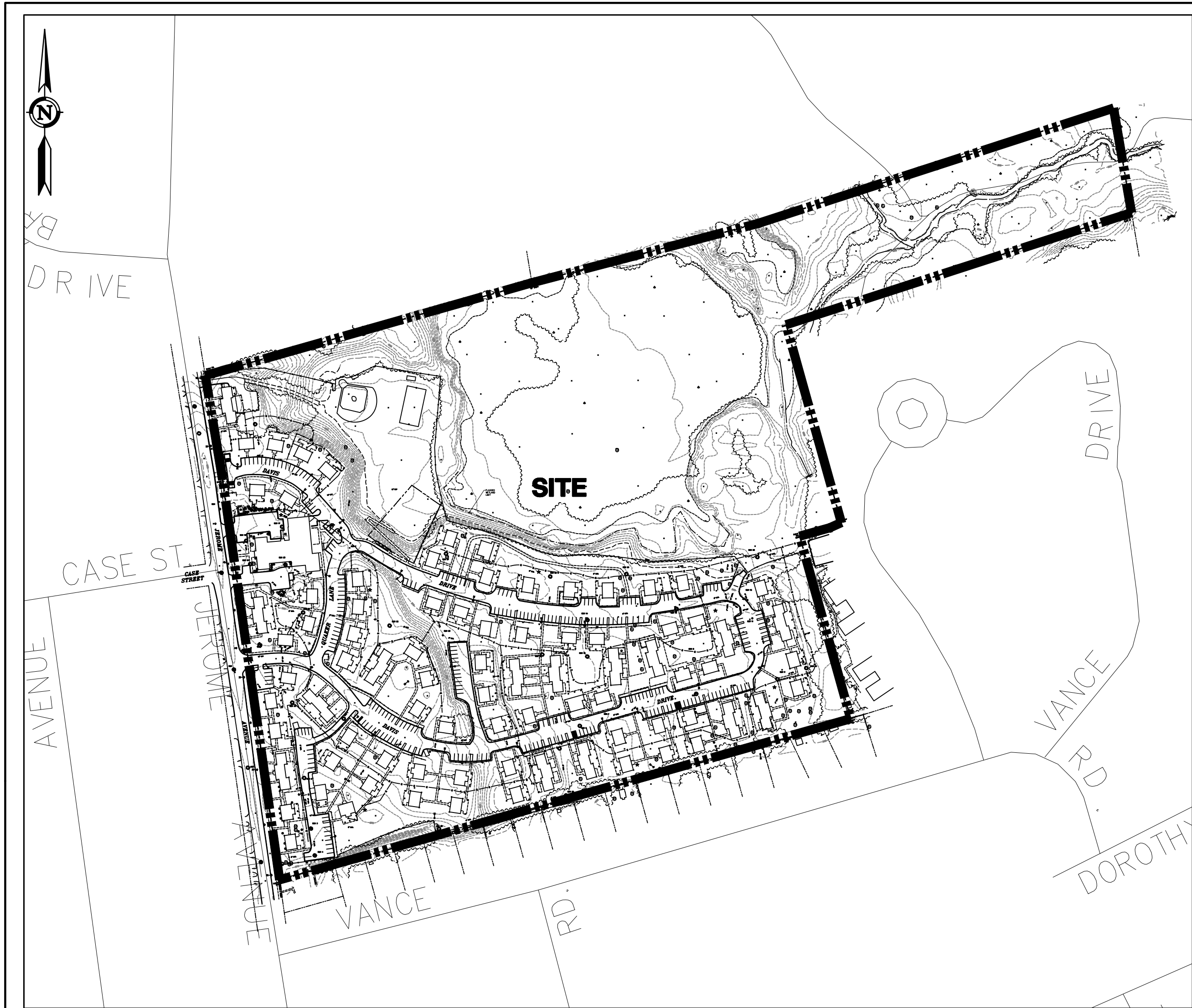
98 Jerome Avenue
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 10/23/24

CAMBRIDGE PARK REHABILITATION

SITE PLAN APPLICATION

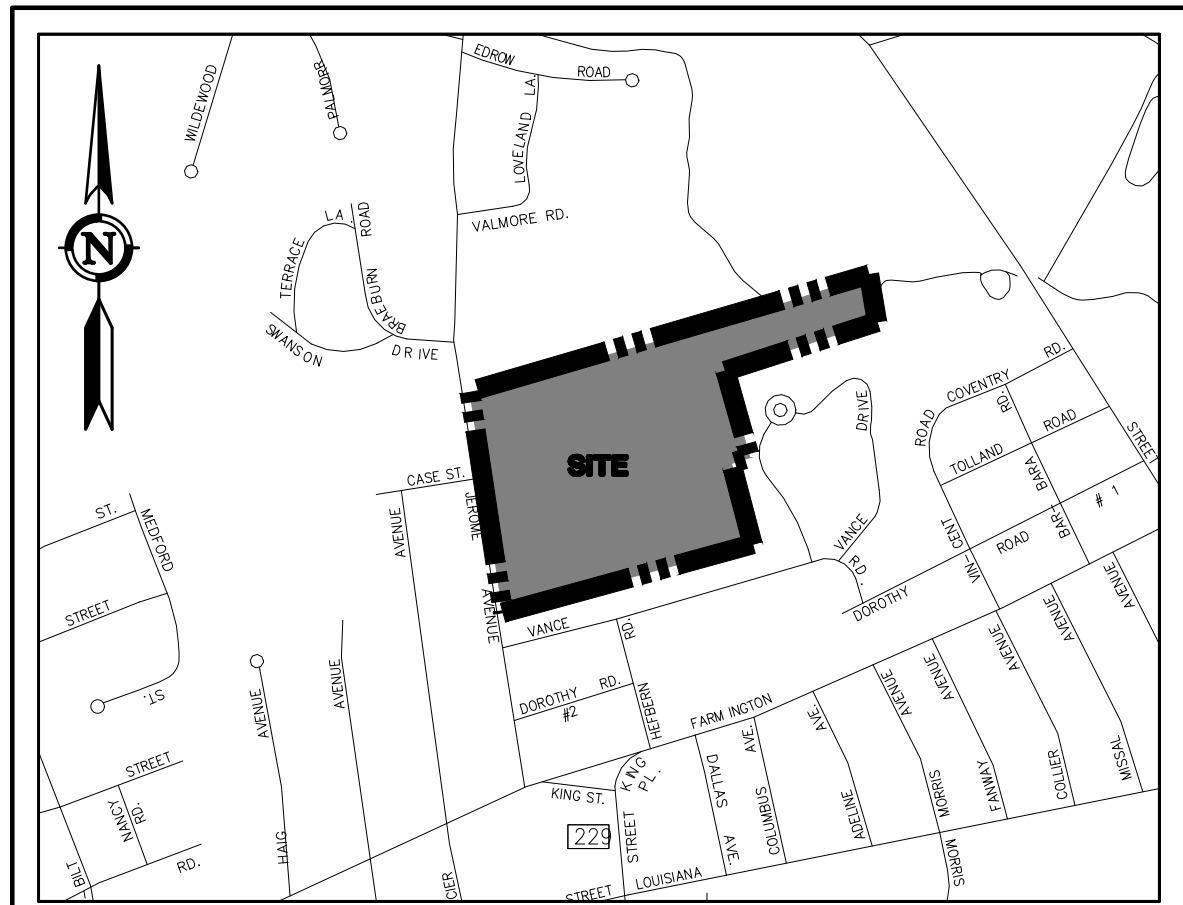
JEROME AVENUE, DAVIS DRIVE, QUAKER LANE
BRISTOL, CONNECTICUT
PARCEL NUMBER: 53-129

ABUTTERS LIST		
Parcel ID	Site Address	Owner Name
53-129-1	171 VANCE RD	BRISTOL HOUSING AUTHORITY
53-141	181 MIX ST	CITY OF BRISTOL
53-130	208 JEROME AVENUE	TANSKI WOJCIECH
53-7	25 VANCE RD	JJAKIRA JOSEPHINE N
53-29	69 VANCE RD	MCKISSICK ROBERT W + ELIZABETH SURV
53-38	133 VANCE RD	BRETON ANTHONY + KELLY
53-12	63 VANCE RD	ARANDA-DURAN FRANCISCA DE LOURDES
53-35	109 VANCE RD	BRISTOL NEIGHBORHOOD DEVELOPMENT CORP
53-121-E	135 VINCENT RD	TOMPKINS VINCENT A
53-32	87 VANCE RD	LEWIS AUBREY R
53-5	84 JEROME AVE	LAFERRIERE KATHRYN
53-37	125 VANCE RD	LOPEZ NILSA M
53-11	55 VANCE RD	ARIGONI GABRIELLE
53-33	93 VANCE RD	BERMUDEZ RUTH V + CUASCUT ALEXANDER
53-30	75 VANCE RD	MCKENNEY JOHN L
53-9	37 VANCE RD	DUDLEY CHARLOTTE
53-6	19 VANCE RD	201907WY-26 LLC
53-8	33 VANCE RD	NISKI PATRICIA A
53-34	101 VANCE RD	VILLA FERNANDO
53-36	115 VANCE RD	PARKER VICTOR + TRACEY L JOINT TENANTS
53-31	81 VANCE RD	LOPEZ DAVID + IRIS M JOINT TEN



LOCATION MAP
SCALE: 1"=200'

SHEET INDEX		
C-T1	TITLE SHEET	1 of 22
C-KEY	KEY MAP	2 of 22
C-ES1 - C-ES3	EROSION & SEDIMENTATION CONTROL PLAN	3-5 of 22
C-DM1 - C-DM3	DEMOLITION PLAN	6-8 of 22
C-SP1 - C-SP3	SITE PLAN	9-11 of 22
C-SP4	SITE PLAN - BUILDING ENLARGEMENTS	12 of 22
C-GD1 - C-GD3	GRADING & UTILITIES	13-15 of 22
C-LS1 - C-LS3	LANDSCAPE PLAN	16-18 of 22
C-LS4	LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS	19 of 22
C-D1	NOTES, DETAILS, & LEGEND	20 of 22
C-D2 - C-D3	DETAILS	21-22 of 22
	PRE-ALTA/NSPS LAND TITLE SURVEY - KEY MAP	1 OF 1
	PRE-ALTA/NSPS LAND TITLE SURVEY	1-5 OF 5



LOCATION MAP
SCALE: 1"=1,000'

**PRELIMINARY
NOT FOR CONSTRUCTION**
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

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LANDSCAPE ARCHITECT:**
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South Windsor, CT 06074
Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

ARCHITECT:
David Holmes
Capital Studio Architects, LLC
1379 Main Street
East Hartford, CT 06108
860-289-3262 X101
www.capitalstudio.net

PROPERTY OWNER:
THE HOUSING AUTHORITY OF THE CITY OF BRISTOL
164 JEROME AVENUE
BRISTOL, CT 06010

APPLICANT:
THE HOUSING AUTHORITY OF THE CITY OF BRISTOL
164 JEROME AVENUE
BRISTOL, CT 06010

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.:
10/17/24
DATE:
10/17/24
DESIGN BY:
BMS
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**CAMBRIDGE PARK
REHABILITATION**
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO. DATE REVISIONS BY

TITLE SHEET

SHEET
C-T1
CIVIL SHEET 1 OF 22



EROSION & SEDIMENTATION CONTROL PLAN NOTES:

1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

SEE E+S DETAILS SHEET C-ES3

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1"=30'

NO.

DATE

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BY

C-ES2

CIVIL SHEET 4 OF 22

PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
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EAST HARTFORD, CT 06108

PROJECT NO.

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10/17/24

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10/17/24

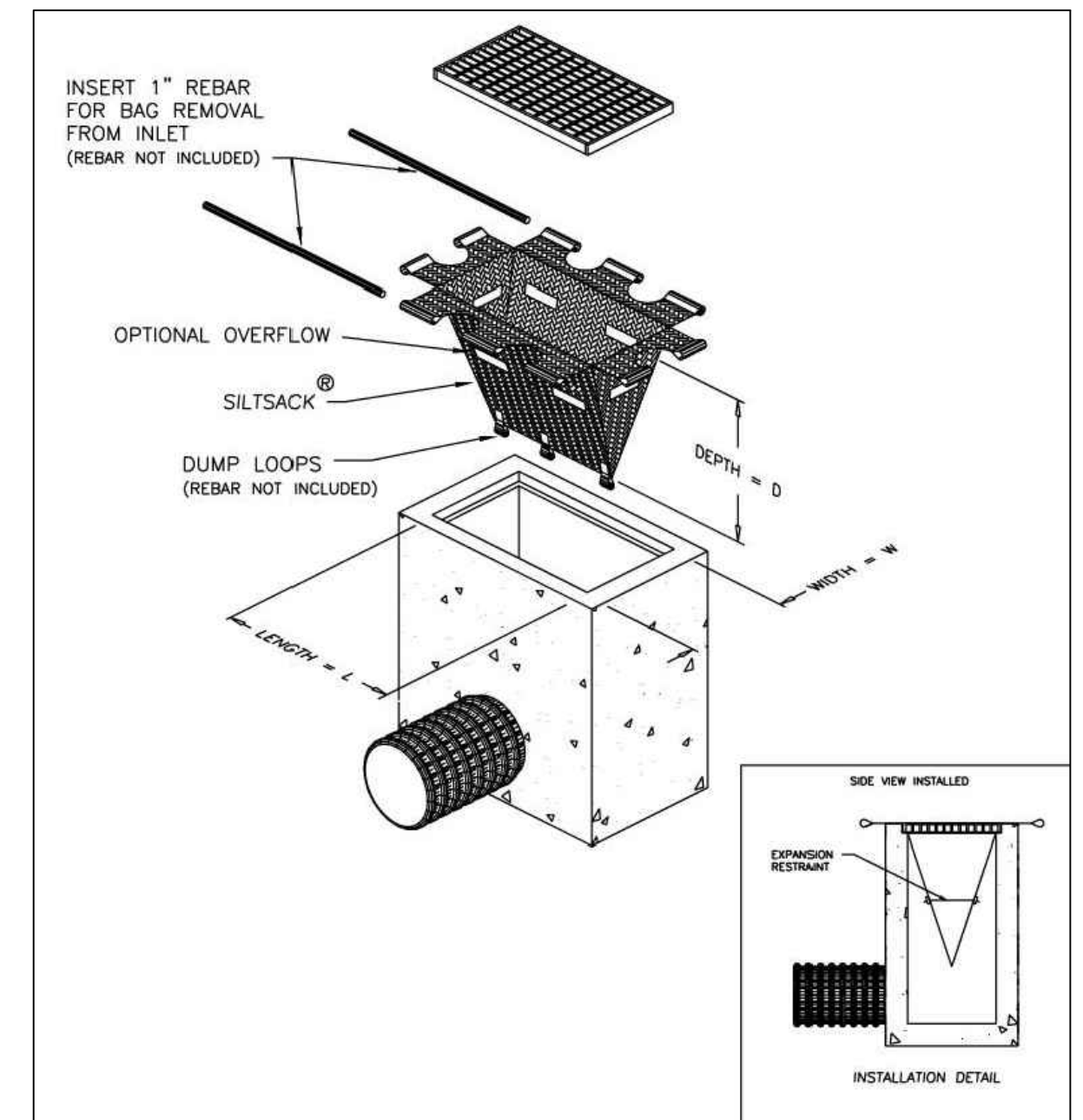
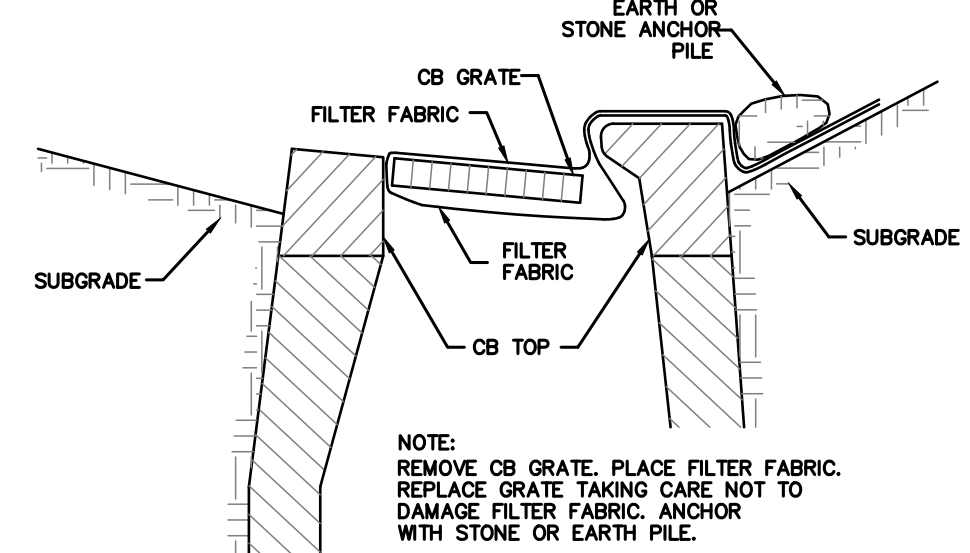
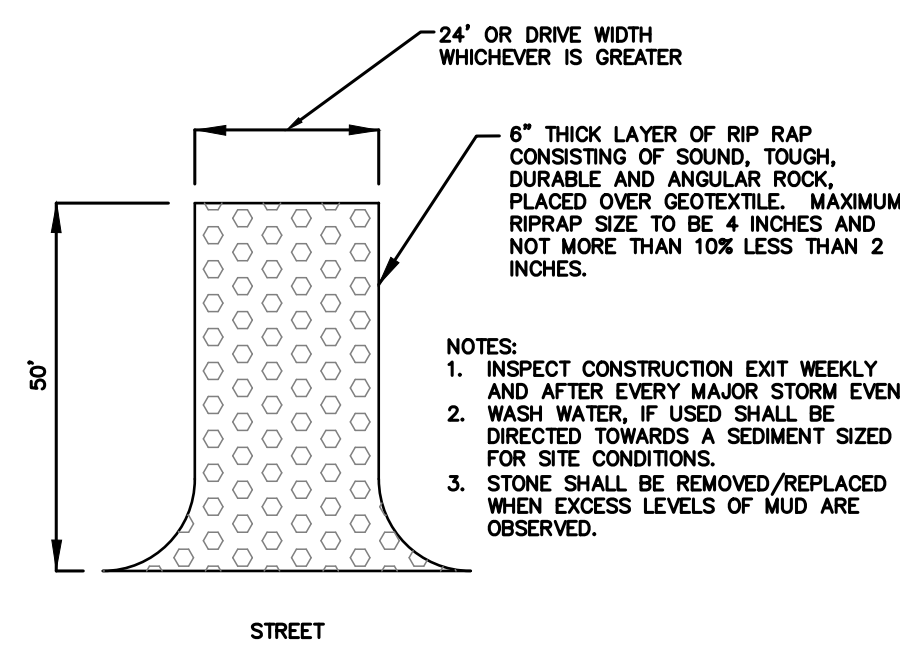
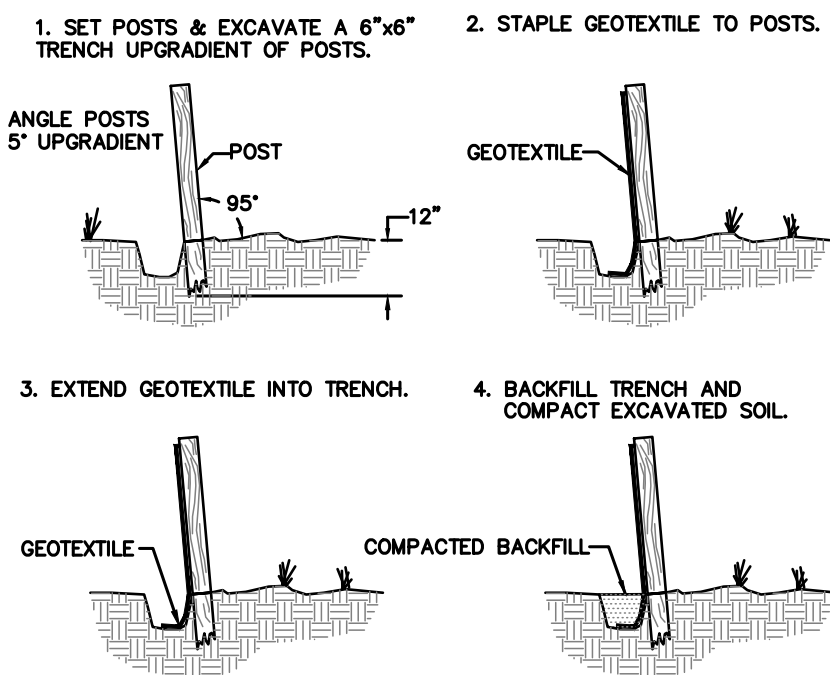
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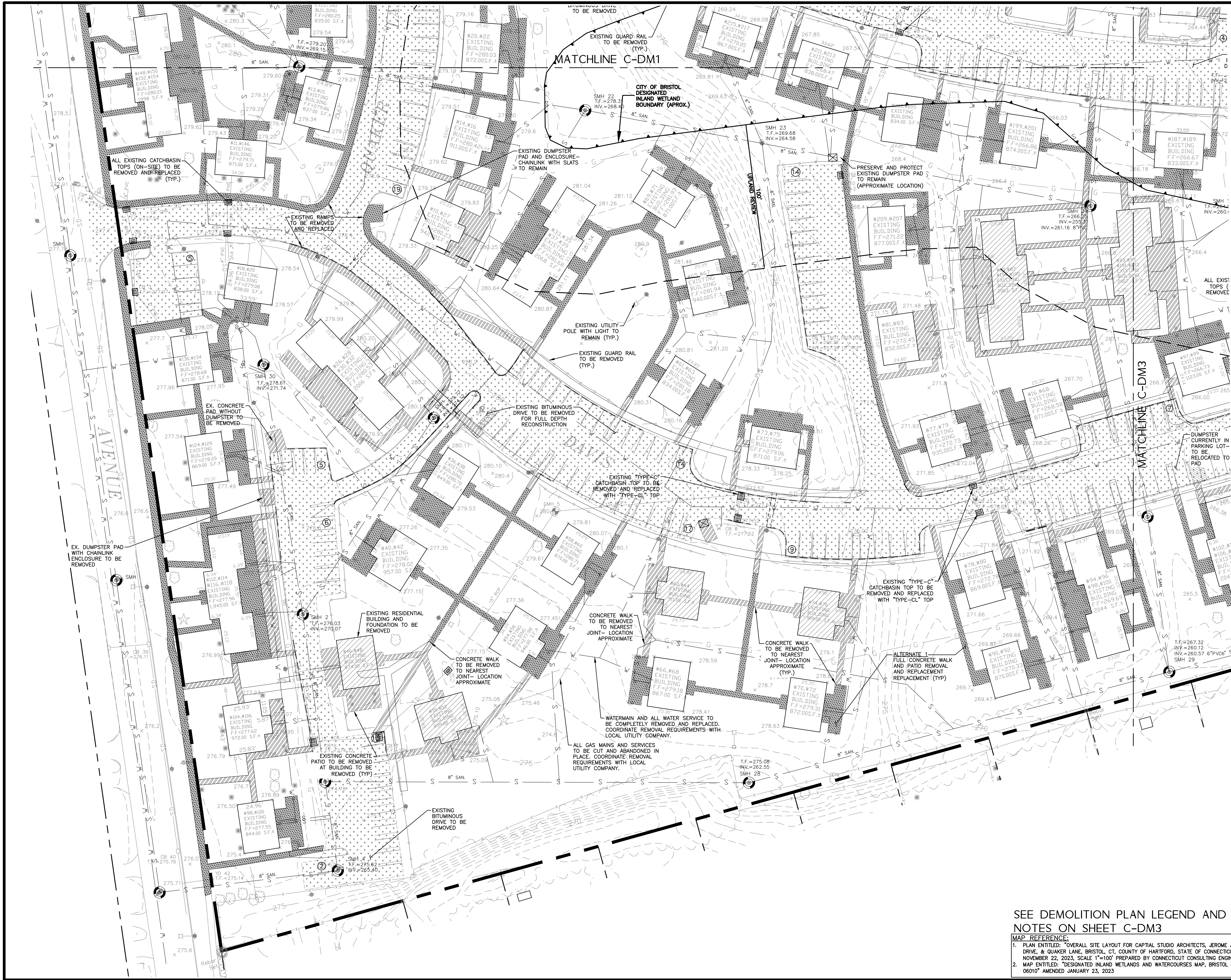
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DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
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EROSION & SEDIMENTATION CONTROL PLAN
SHEET
C-ES3
CIVIL SHEET 5 OF 22

NO. DATE REVISIONS BY

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut





DEMO PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- CONCRETE TO BE REMOVED TO NEAREST EXPANSION JOINT (ALTERNATE 2)
- BITUMINOUS TO BE REMOVED FOR FULL DEPTH RECONSTRUCTION
- ALL CONCRETE WALK AND PATIO REMOVAL (ALTERNATE 1)

- DEMOLITION PLAN NOTES:
- DEMOLITION PLAN IS A GENERAL REPRESENTATION OF ITEMS THAT NEED TO BE REMOVED IN ORDER TO ACCOMMODATE THE PROPOSED IMPROVEMENTS, BUT MAY NOT BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PERFORM A THOROUGH SITE INVESTIGATION AND INCLUDE IN THEIR BID ANY WORK REQUIRED TO BE DEMOLISHED, TEMPORARILY OR PERMANENTLY RELOCATED, OR REPLACED IN ORDER TO ACCOMMODATE THE PROPOSED WORK.
 - 'CALL BEFORE YOU DIG' - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
 - THIS PLAN SHALL BE USED FOR DEMOLITION PURPOSES ONLY.
 - REFER TO NOTES, DETAILS, AND LEGEND SHEET C-D1 FOR CONSTRUCTION NOTES.
 - ALL EXISTING UTILITIES TO BE REMOVED OR ABANDONED SHALL BE DONE SO IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANIES GUIDELINES AND REQUIREMENTS.

- EXISTING CONDITIONS NOTES:
- EXISTING PARKING STRIPING AND SPEED BUMPS AS OBSERVED IN FIELD AND IN AERIAL - CT ECO ORTHOPHOTOGRAPHY
 - CURBING TYPES ADDED PER SURVEY LAYER DENOTATION AND AS OBSERVED IN FIELD.
 - FENCE TYPES NOTED AS OBSERVED- NOT SPECIFIED IN SURVEY.
 - STORM INFO FROM PREVIOUS CCE SURVEY DATED 10-12-23.
 - SANITARY TF AND INV INFORMATION FROM PREVIOUS SURVEY CCE DATED 9/6/23. TOP OF FRAMES ALSO CONFIRMED BY SPOT ELEVATION IN ALTA SURVEY DATED 11-24-23.

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS LLC.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

DESIGN professionals CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR: DAVID HOLMES CAPITAL 1379 MAN STREET EAST HARTFORD, CT 06108

PROJECT NO: 10/17/24
DATE: 10/17/24
DRAWN BY: BMS
CHECKED BY: BMS

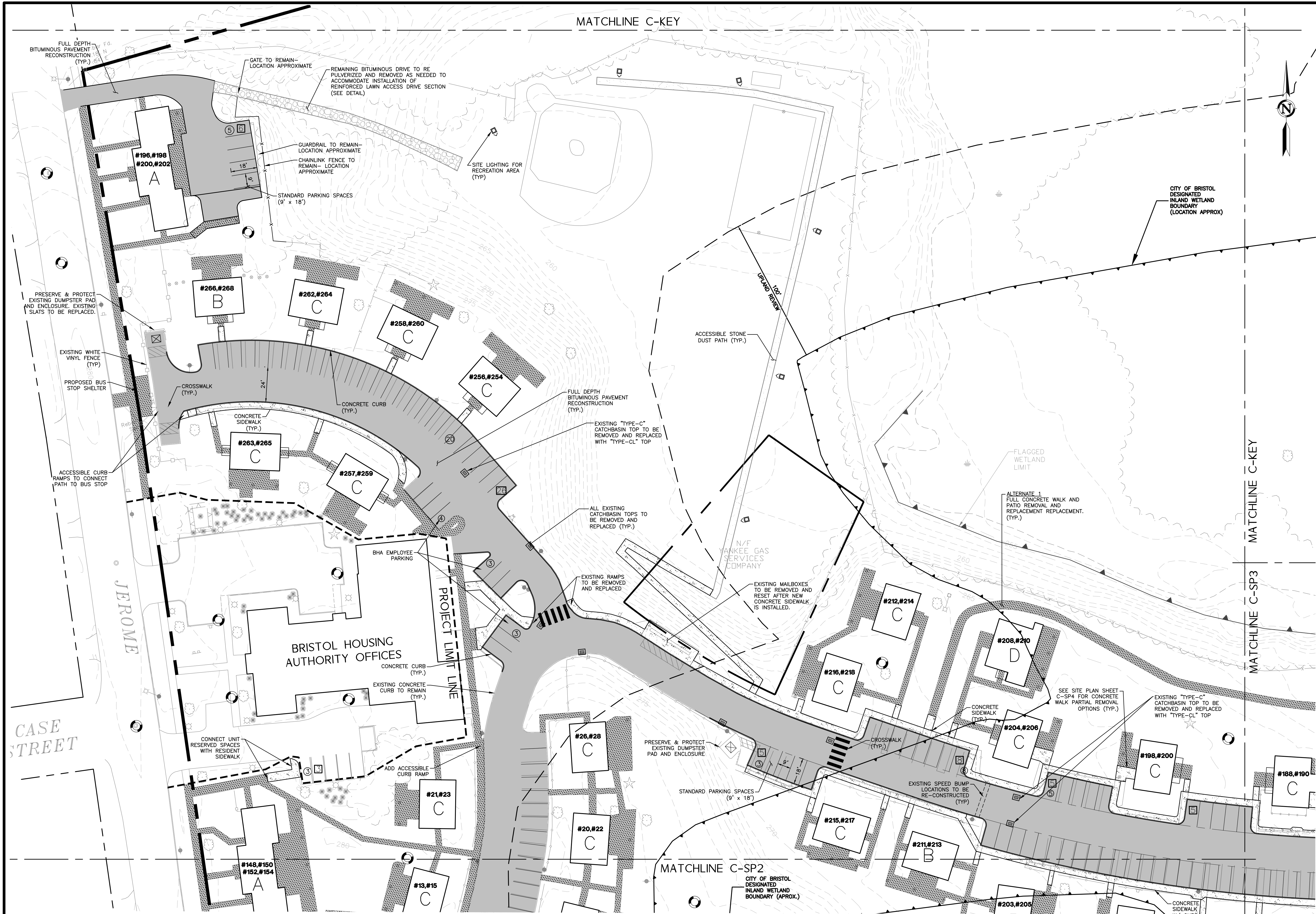
NO. DATE REVISIONS

DEMOLITION PLAN
SCALE: 1"=30'
60'
30'
0'

SHEET
C-DM3
CIVIL SHEET 8 OF 22

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SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

MAP REFERENCE:
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2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

PREPARED FOR:
**DAVID HOLMES
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108**

PROJECT NO.:
10/17/24
DATE:
10/17/24
DESIGN BY:
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CHECKED BY:
BMS

**CAMBRIDGE PARK
REHABILITATION**
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

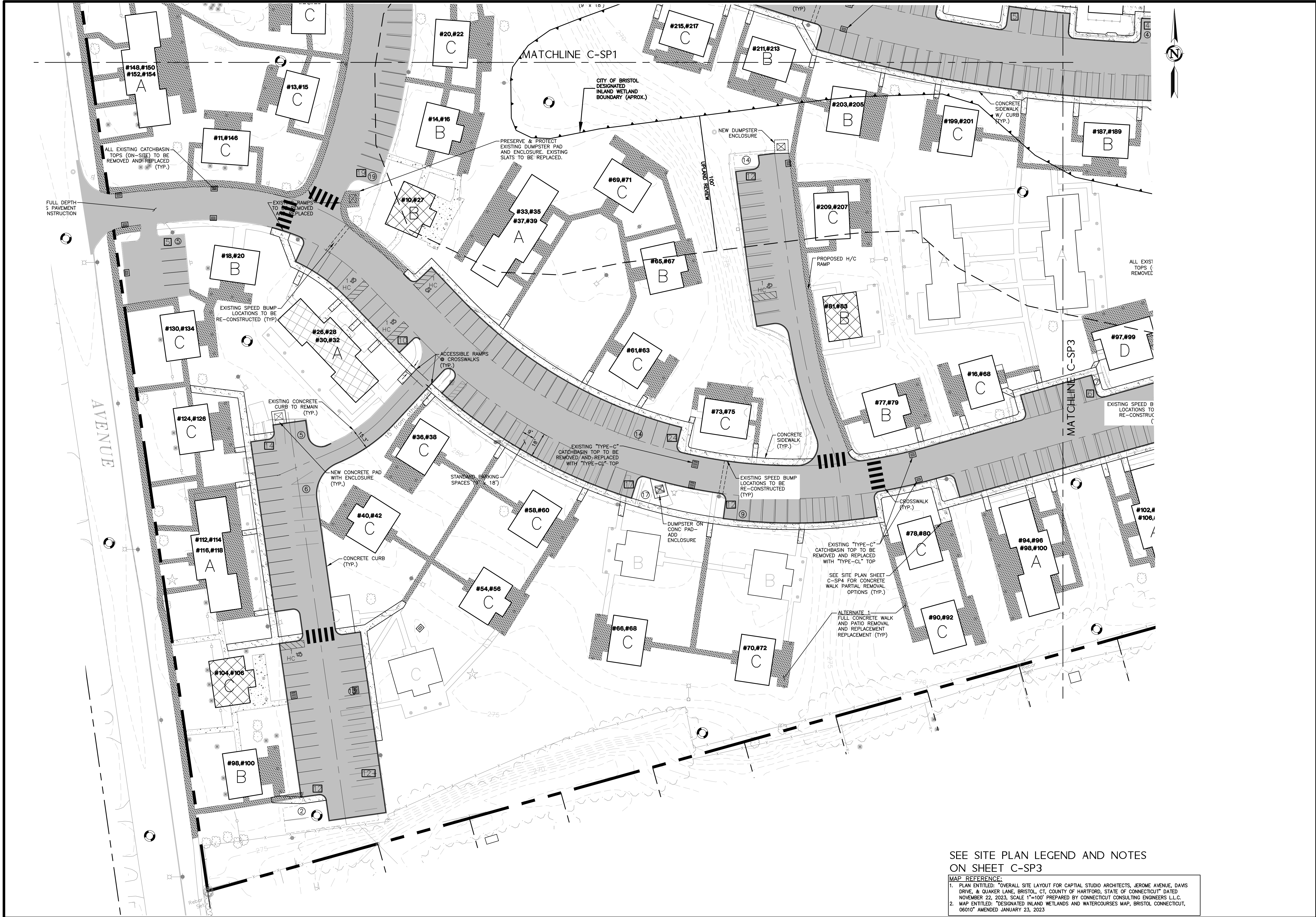
SITE PLAN
SCALE: 1" = 30'
60'
30'
15'

C-SP1
SHEET
CIVIL SHEET 9 OF 22

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SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

MAP REFERENCE:
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2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

PROJECT NO.
10/17/24

DATE
10/17/24

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BMS

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

CAMBRIDGE PARK
REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

SCALE:
1" = 30'

60'
30'
15'

C-S-P2

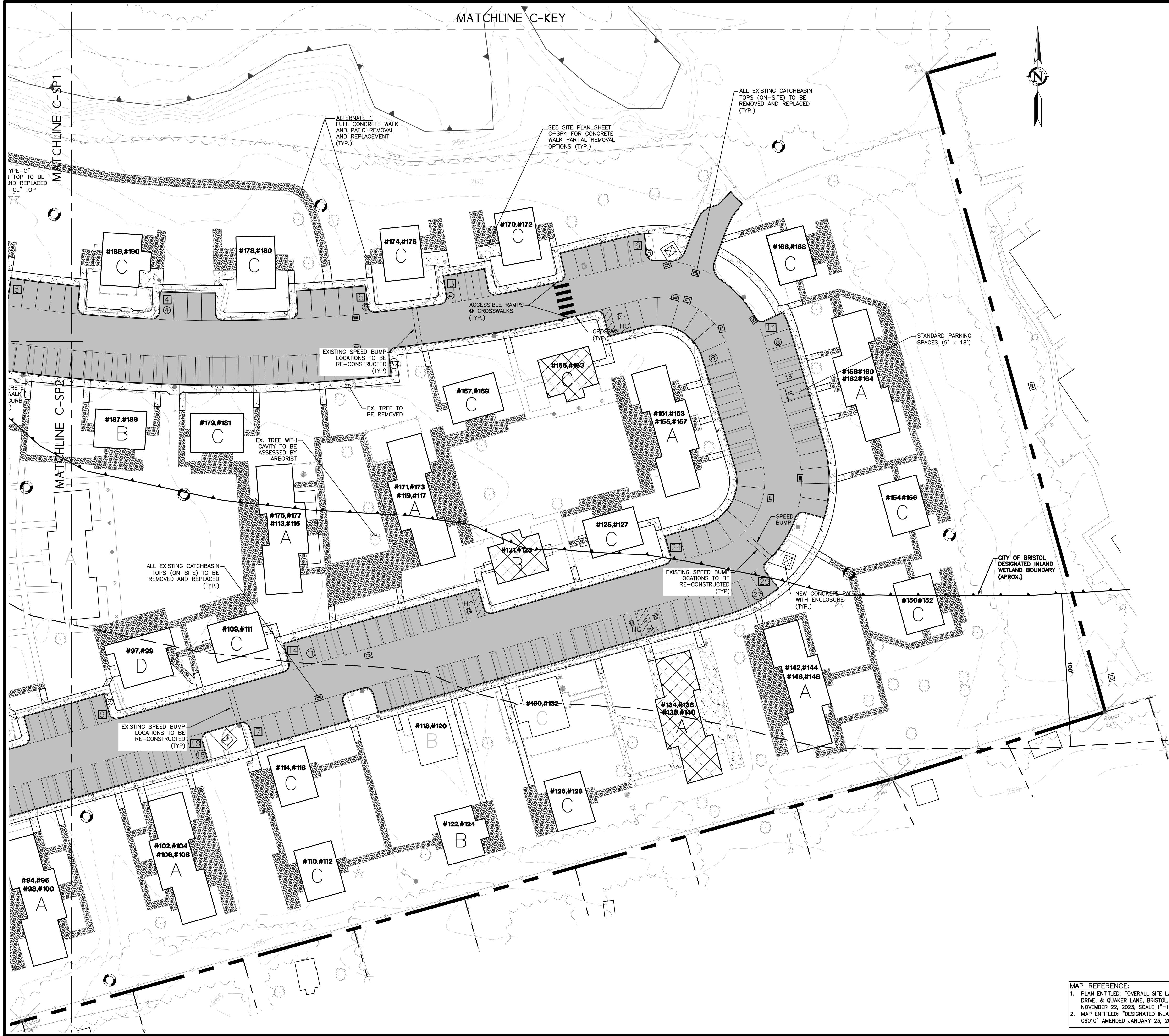
CIVIL SHEET 10 OF 22

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SITE PLAN NOTES:

1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES
4. LAUNDRY POLES TO REMAIN WHERE PRACTICAL
5. FOR EXISTING WALKS TO REMAIN- GRIND OR REPLACE ANY WALKWAYS THAT DO NOT MEET ACCESSIBILITY REQUIREMENTS IF ASSOCIATED WITH AN ACCESSIBLE UNIT OR ROUTE- TO HAVE SLOPES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL OR LESS THAN 2%.
6. REPLACE ANY CONCRETE WALKS THAT ARE DAMAGED/ UNSAFE.
7. CURB RAMPS TO BE INSTALLED/ CONNECTED TO EXISTING CONC WALKS WHERE ACCESSIBLE SPACES ARE LOCATED AND ALONG ACCESSIBLE ROUTES TO COMMON AREAS/ DESTINATIONS.
- ROUTE.
- NEW ACCESSIBLE ROADWAY SIDEWALK TO BE ALONG ONE SIDE OF ROADWAY.

EXISTING CONDITIONS NOTES:

- EXISTING PARKING STRIPING AND SPEED BUMPS AS OBSERVED IN FIELD AND IN AERIAL - CT ECO ORTHOPHOTOGRAPHY
- CURBING TYPES ADDED PER SURVEY LAYER DENOTATION AND AS OBSERVED IN FIELD.
- FENCE TYPES NOTED AS OBSERVED- NOT SPECIFIED IN SURVEY.
- STORM INFO FROM PREVIOUS CCE SURVEY DATED 10-12-23.
- SANITARY IF AND INV INFORMATION FROM PREVIOUS SURVEY CCE DATED 9/6/23. TOP OF FRAMES ALSO CONFIRMED BY SPOT ELEVATION IN ALTA SURVEY DATED 11-24-23.

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS
- EXISTING PARKING NUMBER
- PROPOSED PARKING NUMBER
- DUMPSTER
- EXISTING BUILDING UNIT NUMBERS
- EXISTING BUILDING UNIT TYPE

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL, CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

PROJECT NO: 0559
DATE: 10/17/24
DESIGN BY: BMS
CHECKED BY: DJ

PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06008

**CAMBRIDGE PARK
REHABILITATION**
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO. DATE REVISIONS

SITE PLAN
SCALE: 1" = 30'
60'
30'
15'

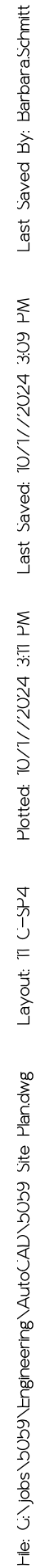
SHEET
C-SP3
CIVIL SHEET 11 OF 22

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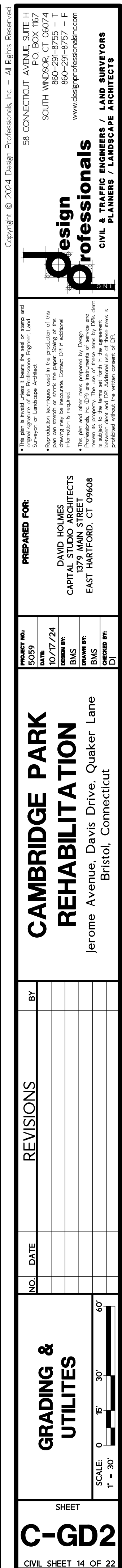
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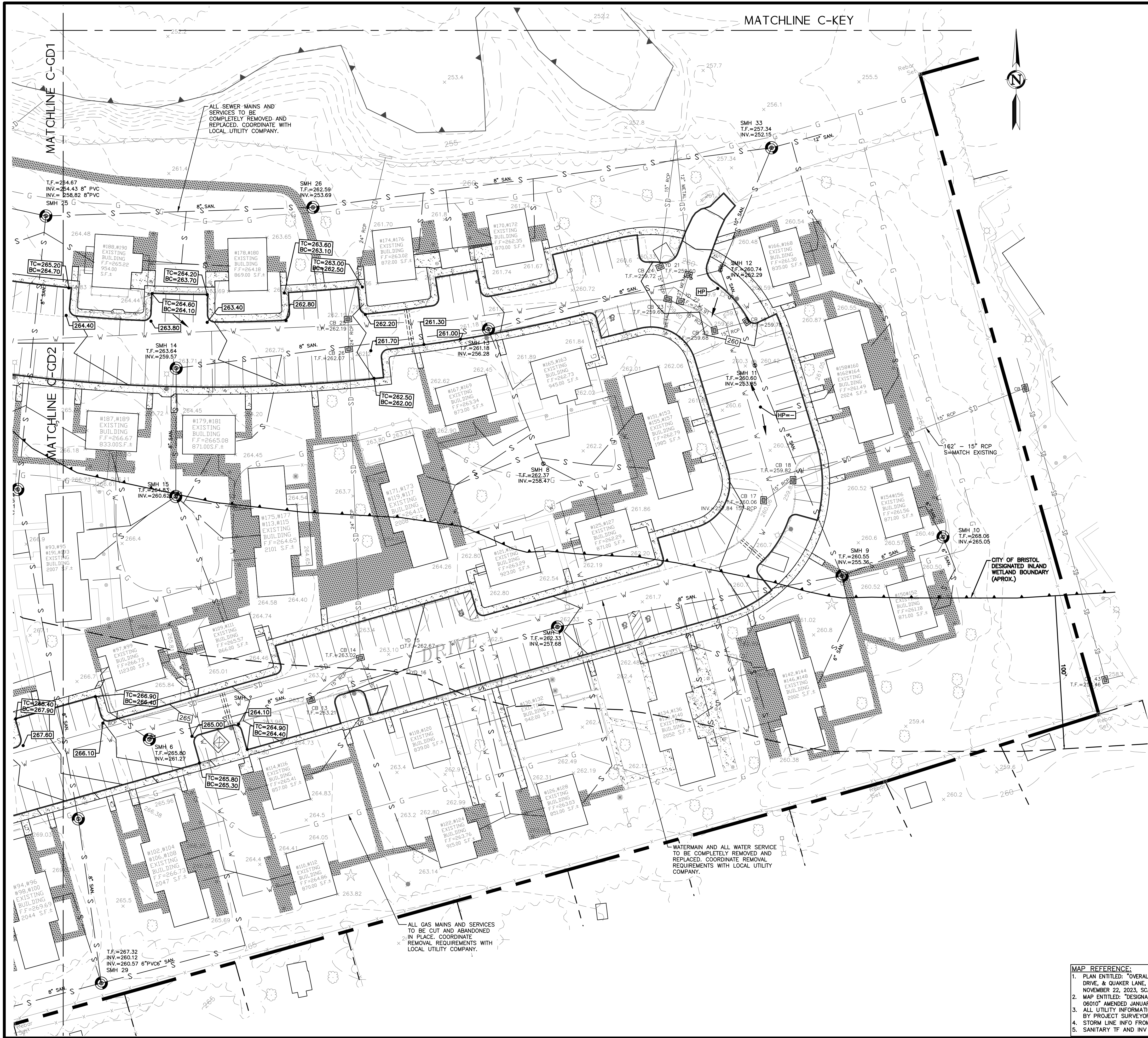
- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS



- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS
- TO INCLUDE REPLACEMENT OF CONCRETE WALKS AND LAUNDRY POLES AS NEEDED FOR REPAIR OR AS NOTED ON SITE PLAN
- CONC. WALKS TO ALL ACCESSIBLE UNITS TO BE REPLACED

Page 6





GRADING NOTES:

- FOR CONC WALKS TO REMAIN- GRIND OR REPLACE ANY WALKWAYS THAT DO NOT MEET ACCESSIBILITY REQUIREMENTS IF ASSOCIATED WITH AN ACCESSIBLE UNIT OR ROUTE- TO HAVE SLOPES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL OR LESS THAN 2%.
- NEW CIRCULATION SIDEWALKS ALONG ROAD AND PARKING AREAS TO HAVE GRADES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL TO OR LESS THAN 2%.
- WALKWAYS AND ROADS CONNECTED TO ACCESSIBLE UNITS AND THEIR ASSOCIATED HANDICAP PARKING SPACE SHALL BE GRADED FOR ACCESSIBILITY.

UTILITY NOTES:

- 'CALL BEFORE YOU DIG' - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
- REFER TO NOTES SHEET FOR UTILITY NOTES.
- ELECTRICAL SERVICE UPGRADES FOR RESIDENTIAL UNITS TO BE ASSESSED FOR POTENTIAL UNDERGROUND CONNECTIONS.
- ANY WATER/ SANITARY DISRUPTIONS SHALL BE COORDINATED TO OCCUR WHEN BUILDINGS ARE NOT OCCUPIED, TO BE COORDINATED WITH BRISTOL HOUSING AUTHORITY.
- WATER SERVICE REPLACEMENTS TO BE COORDINATED WITH UTILITY COMPANY.
- HYDRANTS TO MEET CURRENT STANDARD. LOOP WATER SYSTEMS/ CLEAN VALVES.
- SANITARY SYSTEMS TO BE UPGRADED WHERE NEEDED. COORDINATE WITH LOCAL UTILITY COMPANY.
- GAS SERVICE IS DISCONTINUED- COORDINATE WITH UTILITY COMPANY.

UTILITY LINE LEGEND

— G —	GAS LINE
— W —	WATER LINE
— SD —	STORM DRAIN LINE
— S —	SANITARY SERVICE LINE

MAP REFERENCE:

- PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
- MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL, CONNECTICUT, 06010" AMENDED JANUARY 23, 2023
- ALL UTILITY INFORMATION BASED ON SURVEY AND BEST AVAILABLE REFERENCES PROVIDED BY PROJECT SURVEYORS. TO BE CONFIRMED IN FIELD AND APPROPRIATE UTILITY COMPANY.
- STORM LINE INFO FROM PREVIOUS CCE SURVEY DATED 9/6/23
- SANITARY TF AND INV INFORMATION FROM CCE SURVEYS DATED 9/6/23 AND 11/24/23.

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PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO:

10/17/24

DATE:

10/17/24

DESIGNED BY:

BMS

CHECKED BY:

BMS

DATE:

10/17/24

REVISIONS

NO.	DATE	BY

GRADING & UTILITIES

SCALE: 1"=30'

60'

30'

15'

0'

SHEET

C-GD3

CIVIL SHEET 15 OF 22





SITE PLANTING PALETTES

TREES						
	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS STREET TREES						
	AF		Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	3" cal.	B&B
	SR		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2.5" cal.	B&B
	ZS		Zelkova serrata	Japanese Zelkova	3" cal.	B&B
EVERGREEN TREES						
	PA		Picea abies	Norway Spruce	6'-8' ht.	B&B
	PP		Picea pungens 'Glauca'	Colorado Blue Spruce	6'-8' ht.	B&B
	TO		Thuja occidentalis 'Nigra'	Nigra Arborvitae	4'-6' ht.	B&B
ORNAMENTAL STREET TREES						
	CC		Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" cal.	B&B
	CF		Cornus florida	Flowering Dogwood	2" cal.	B&B
	CK		Cornus kousa	Kousa Dogwood	2" cal. or multi-stem	B&B Multi or Single Stem—choose for quality

SITE SHRUBS FOR SCREENING / DELINEATION / GROUNDCOVER

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
BROADLEAF EVERGREEN SHRUBS							
	AD		Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3	CONT.	5' O.C. MIN.
	PJ		Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3	CONT.	6' O.C. MIN.
	RM		Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3-4' ht.	CONT.	6' O.C. MIN.
DECIDUOUS SHRUBS							
	CA		Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3	CONT.	6' O.C. MIN.
	FG		Fothergilla gardenii	Fothergilla— Legend of the Fall / Blue Shadow varieties	No. 3	CONT.	5' O.C. MIN.
	HM		Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea— varieties	No. 3	CONT.	5' O.C. MIN.
	IV		Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	No. 3	CONT.	5' O.C. Males 1 per 6
	VP		Viburnum p. tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	No. 3	CONT.	6' O.C. MIN.
GRASSES							
	CA		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.
	MS		Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2	CONT.	3' O.C.
PERENNIALS / GROUNDCOVER / SMALL GRASS							
	EP		Echinacea purpurea— varieties	Coneflower varieties	No. 2	CONT.	2.5' O.C.
	HH		Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.
	PA		Pennisetum alopecuroides 'Harnell'	Dwarf Fountain Grass	No. 1	CONT.	2.5' O.C.
	RA		Rhus aromatica 'Gro-Low'	Gro-La Fragrant Sumac	No. 3	CONT.	5' O.C. MIN.
	RF		Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2	CONT.	2' O.C.

* FOR BUILDING SPECIFIC PLANTINGS, SEE SHEET C-LS4 TYPICAL BUILDING PLANTINGS

LANDSCAPE PLAN
SHEET
C-L53
CIVIL SHEET 18 OF 22

NO. DATE REVISIONS BY

PROJECT NO. 58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
DESIGNED BY: JDA
CHECKED BY: JDA
DATE: 10/17/24
DRAWN BY: JDA
DATE: 10/17/24
PROJECT NO. 58
PROJECT NAME: CAMBRIDGE PARK REHABILITATION
PROJECT LOCATION: Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

PREPARED FOR:
DAVID HOLMES
CAPITAL PROJECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

DESIGNED BY: JDA
CHECKED BY: JDA
DATE: 10/17/24
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PROJECT NO. 58
PROJECT NAME: CAMBRIDGE PARK REHABILITATION
PROJECT LOCATION: Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SCALE: 1" = 30'
0 15 30 60'

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LANDSCAPE NOTES:

1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.

3. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH, WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.

4. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK. PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.

5. BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRN, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOTED BALLS ARE NOT ACCEPTABLE.

5.A. BARE-ROOT PLANTS: DIG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORM THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN POST STRAW OR PEAT MOSS.

5.B. CONTAINER STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.

5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.

5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.

5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. FOR AT LEAST ONE YEAR.

6. CONTRACTOR RESPONSIBLE TO MAINTAIN PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.

7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.

8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR SURVIVAL. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.

9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TOGETHER WITH PROPOSAL FOR EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.

9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.

10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.

11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
A. BARK MULCH/COMPOST 50%
B. COARSE SAND 40-45%
C. TOPSOIL 46-50%

12. PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.

12.A. LIFE SHALL BE PELLETED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).

12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.

12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS.

12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING HEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETEIORATION.

12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.

13. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.

15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.

16. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURERS OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.

17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.

17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.

17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.

17.D. INSPECTION CERTIFICATES REQUIRED BY LAH SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.

17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.

18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. THE MINIMUM SIZE LARGER THAN STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.

19. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.

20. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.

21. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.

22. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPARATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

24. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID, ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.

25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
25.A. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
25.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
26. MULCH TO BE APPLIED AS FOLLOWS:
26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
30. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-422-4465 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- Diagram 1: TREE PLANTING DETAIL. The diagram shows a tree being planted in a hole. Key components and instructions include:
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 2MM (MM) 1/2" HIGHER IN SLOPLY DRAINING SOILS.
- MULCH RING: 180MM (8") DIA. MIN. 200MM (8") DIA. PREFERRED.
- 100MM (4") HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL. REMOVE COMPLETELY IF SYNTHETIC IS USED.
- BASKET AROUND ROOT BALL CUT THE WIRE BASKET IN FOUR PLACES AND TOL DOWN 200MM (8") INTO PLANTING HOLE.
- PLACE ROOT BALL ON UNDECAVATED OR TAMPED SOIL.
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE. ROOT BALL DOESN'T SHIFT.
- 2MM (7/16") MULCH DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MIN. OF THREE YEARS AFTER PLANTING.
- NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE SOIL IMPROVEMENT DETAILS.
- NOTES:
1. NO MULCH WITHIN 2" OF TREE TRUNK.
2. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.
- 1 TREE PLANTING DETAIL Not to Scale
- Diagram 2: SHRUB & GROUND COVER PLANTING DETAIL. The diagram shows a shrub being planted in a hole. Key components and instructions include:
- 3" HIGH EARTH SAUCER (TYP.)
- 2" SHREDDED BARK MULCH
- REMOVE BURLAP AND TIES FROM TOP 1/3 BALL
- 2" SHREDDED BARK MULCH
- GROUND COVER BEDS
- COMPACTED SUBGRADE (TYP.)
- PLANTING SOIL MIXTURE (TYP.)
- BALL DIAMETER + 12"
- 2 SHRUB & GROUND COVER PLANTING DETAIL Not to Scale
- Diagram 3: TREE PROTECTION DETAIL. The diagram shows a tree with labels for various components and instructions:
- ELEVATION
- PLAN
- Drip Line
- 3' MIN. HIGH ORANGE CONSTRUCTION FENCE
- GRADE
- METAL OR WOOD STAKE (TYP.) 5' O.C.
- TREE TRUNK
- NOTE: CONTRACTOR SHALL REFER TO SITE PLANS FOR LOCATIONS OF TREE PROTECTION
- 3 TREE PROTECTION DETAIL Not to Scale
- SEEDING NOTES:
1. SEEDING MIXTURE TYPE 1 (LAWN AREAS):
BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
CHEENING RED FESCUE 30% OF MIXTURE
PERENNIAL RYEGRASS 20% OF MIXTURE
APPLICATION RATE: 450LBS. PER 1000 S.F.
- STREET TREE NOTES:
1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.

2. ALL ROPE OR TWINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA. BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.

3. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED AFTER THE TREE IS PLACED IN THE PLANTING AREA.

4. ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.

5. ALL TWINE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.

6. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF THE ROOT BALL.

7. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.

8. WHEN BACK FILLING TREES, GROUND MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.

9. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.

10. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.

11. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.

12. ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.

13. TREES SHALL NOT BE STAKED OR GUYED UNLESS DICTATED BY THE TREE WARDEN.

14. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.

15. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.

16. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE WARDEN.

17. NO FERTILIZERS OR WATER POLYTHERS SHALL BE APPLIED AT PLANTING.
- TYPICAL BUILDING PALETTE
SHRUB / PERENNIALS / GRASSES
- | | KEY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|--|--|--|---|------------|-------------------|
| ACCENT PLANTINGS- CORNERS AND BETWEEN WINDOW AREAS | | | | | |
| | AD | Azalea x 'Delaware Valley White' | Delaware Valley White Azalea | No. 3 | |
| | CA | Clethra alnifolia 'Ruby Spice' | Ruby Spice Clethra | No. 3 | |
| | FG | Fothergilla gardenii | Fothergilla- Legend of the Fall / Blue Shadow varieties | No. 3 | |
| | HM | Hydrangea macrophylla 'Endless Summer' | Endless Summer Hydrangea- varieties | No. 3 | |
| | HP | Hydrangea paniculata 'Strawberry Sundae' | Strawberry Sundae Hydrangea | No. 3 | |
| | HS | Hibiscus syriacus 'Blue Satin' | Blue Satin Rose of Sharon | No. 3 | Seedless variety |
| | MS | Miscanthus sinensis 'Morning Light' | Morning Light Maiden Grass | No. 2 | |
| | PJ | Pieris japonica 'Mountain Fire' | Mountain Fire Pieris | No. 3 | |
| | RM | Rhododendron 'Nova Zembla' | Nova Zembla Rhododendron | 3-4' ht. | |
| | FOUNDATION / ENTRANCE SHRUBS | | | | |
| | BC | Buxus x 'Green Gem' | Green Gem Boxwood | 18-24" ht. | |
| | IC | Ilex crenata 'Helleri' | Helleri Japanese Holly | No. 1 | |
| | SJ | Spirea japonica 'Double Play Candy Corn' | Candy Corn Spirea- double play varieties | No. 3 | |
| | FOUNDATION / ENTRANCE PERENNIALS & SMALL GRASSES | | | | |
| | CV | Coreopsis verticillata 'Moonbeam' | Moonbeam Coreopsis | No. 2 | |
| | EP | Echinacea purpurea- varieties | Coneflower varieties | No. 2 | Foundation filler |
| | HH | Hemerocallis 'Happy Returns' | Happy Returns Daylily | No. 1 | |
| | LM | Liriope muscari 'Variegata' | Variegated Lily Turf | No. 1 | |
| | NR | Nepeta racemosa - varieties | Catmint- Cat's Meow / Walker's Low | No. 2 | |
| | PA | Pennisetum alopecuroides 'Hameln' | Hameln Dwarf Fountain Grass | No. 1 | |
| | RF | Rudbeckia fulgida var. sullivantii 'Goldsturm' | Goldsturm Black Eyed Susan | No. 2 | |
| | ST | Sedum telephium 'Autumn Fire' | Autumn Fire Sedum | No. 2 | |
- PLANTING OPTIONS FOR TYPICAL BUILDING TYPES
- Diagram showing planting options for building types. The diagram includes three building footprints with different entrance configurations:
- 'A BUILDING TYPES WITH ENTRANCE OPTIONS': Shows a building with a central entrance and side entrances. Plants are placed around the building, including along the front entrance porch and side entrances.
- 'B/C/D BUILDING TYPES WITH FRONT ENTRANCE': Shows a building with a front entrance porch. Plants are placed around the building, including along the front entrance porch and side entrances.
- 'B/C/D BUILDING TYPES WITH SIDE ENTRANCES': Shows a building with side entrances. Plants are placed around the building, including along the side entrances and front entrance porch.
Labels include 'CONC WALK', 'COVERED PORCH', and 'FRONT ENTRANCES WITH COVERED PORCH'.
- NOTES:
- SEE ARCH PLANS FOR BUILDING TYPES AND PORCH OPTIONS
- BUILDING FACADES ALONG ROADWAYS TO HAVE MIX OF ACCENT AND FOUNDATION PLANTINGS
- BUILDING ENTRANCES TO HAVE MINIMUM OF 2 PLANTS THROUGHOUT SITE
- 58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-298-8325
860-298-8757 - F
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DAVID HOLMES
CAPITAL PROJECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.:
10/17/24
DATE:
10/17/24
BY:
BMS
CHECKED BY:
DJ

LANDSCAPE DETAILS
& TYPICAL BUILDING
PLANTINGS

REVISIONS
NO. DATE
BY

SHEET
C-L54
CIVIL SHEET 19 OF 22
- Page 75

CONSTRUCTION NOTES:

1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
4. The contractor must comply, to the fullest extent, with the latest Occupational Health and Safety (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect or the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
18. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
19. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

20. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
21. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
22. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
23. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
24. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also be responsible for all notification, inspection, monitoring or testing as may be required.
25. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.
26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
28. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
29. All materials and work shall conform to the state Department of Transportation standard specifications (latest edition, and any amendments or revisions thereto), unless otherwise specified in these plans.
30. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.
31. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
32. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
33. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
34. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:

Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.

RCP Class V pipe shall be used in paved areas with less than 1 ft. of cover or in locations noted on the plans.

High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.

Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
35. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
36. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
37. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.

38. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
39. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.
40. The contractor shall ensure that all work located in existing pavement be required in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.
41. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
42. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
43. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
45. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.
46. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
47. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
49. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

- The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.

Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).

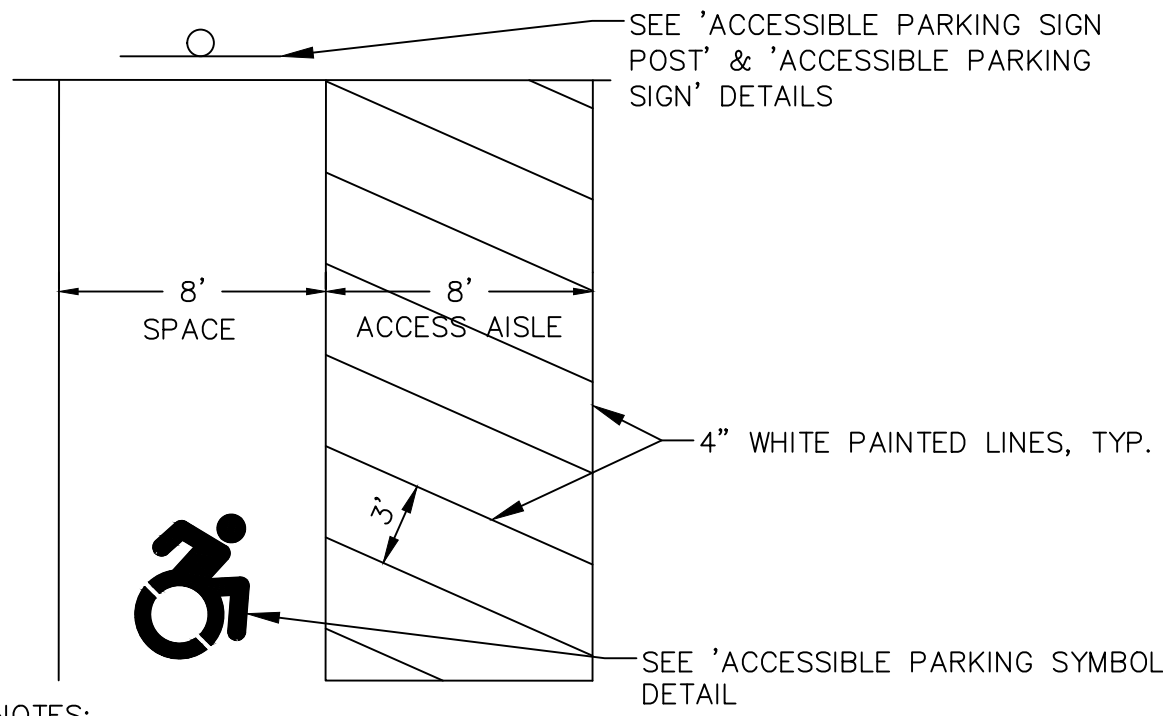
Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.

A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.

Curb ramps-- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.

The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
	COMMUNICATION	
	UNDERGROUND COMMUNICATION LINES	
	DOMESTIC WATER	
	WATER MAIN	
	WATER SERVICE	
	FIRE SERVICE LINE	
	NON-POTABLE WATER LINE	
	WATER VALVE / FIXTURES	
	FIRE HYDRANT	
	LIQUID FUEL	
	MAIN LIQUID FUEL LINE	
	LIQUID FUEL SERVICE LINE	
	LIQUID FUEL LINE, ABANDONED	
	IRRIGATION	
	IRRIGATION LINES	
	LIGHTING	
	POLE / GROUND MOUNTED LIGHT	
	NATURAL GAS	
	GAS MAIN	
	GAS SERVICE LINE	
	POWER	
	ELECTRICAL LINES, OVERHEAD	
	ELECTRICAL LINES, UNDERGROUND	
	UTILITY POLE	
	PROPERTY	
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	
	MONUMENT	
	ROADS	
	GUARD RAIL	
	EROSION CONTROL	
	SILT FENCE	
	SITE FEATURES	
	4" DOUBLE SOLID YELLOW LINE	
	4" SINGLE SOLID WHITE LINE	
	BIT. CONC. LIP CURB	
	PRECAST CONCRETE CURB	
	SANITARY SEWER	
	SANITARY SEWER MAIN	
	SANITARY SEWER SERVICE LINE	
	SANITARY SEWER MANHOLE	
	STORM SEWER	
	STORM DRAIN PIPE	
	ROOF LEADER	
	UNDERDRAIN	
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
	TOPOGRAPHY	
	CONTOUR	
	SPOT ELEVATION	
	RAMP	
	LANDSCAPE AREA	

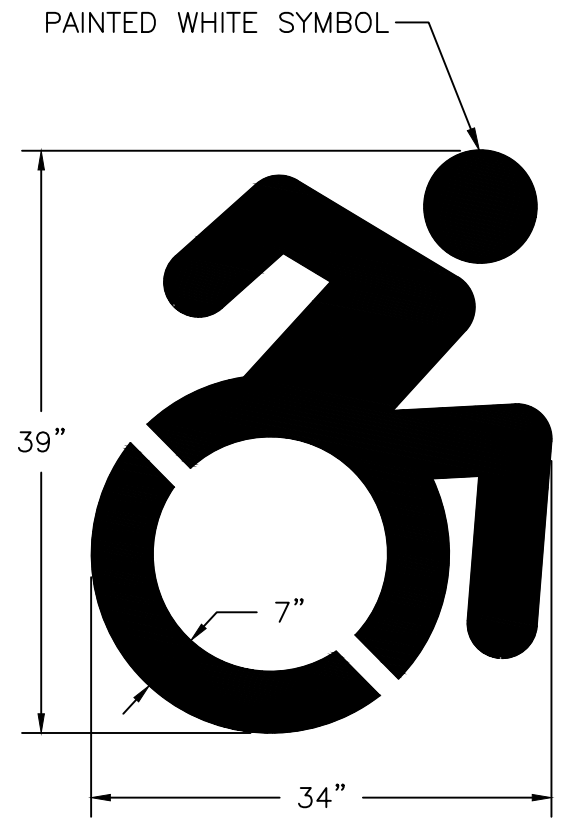


NOTES:

1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
2. TWO CAR ACCESSIBLE SPACES MAY SHARE AN 8' ACCESS AISLE.
3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

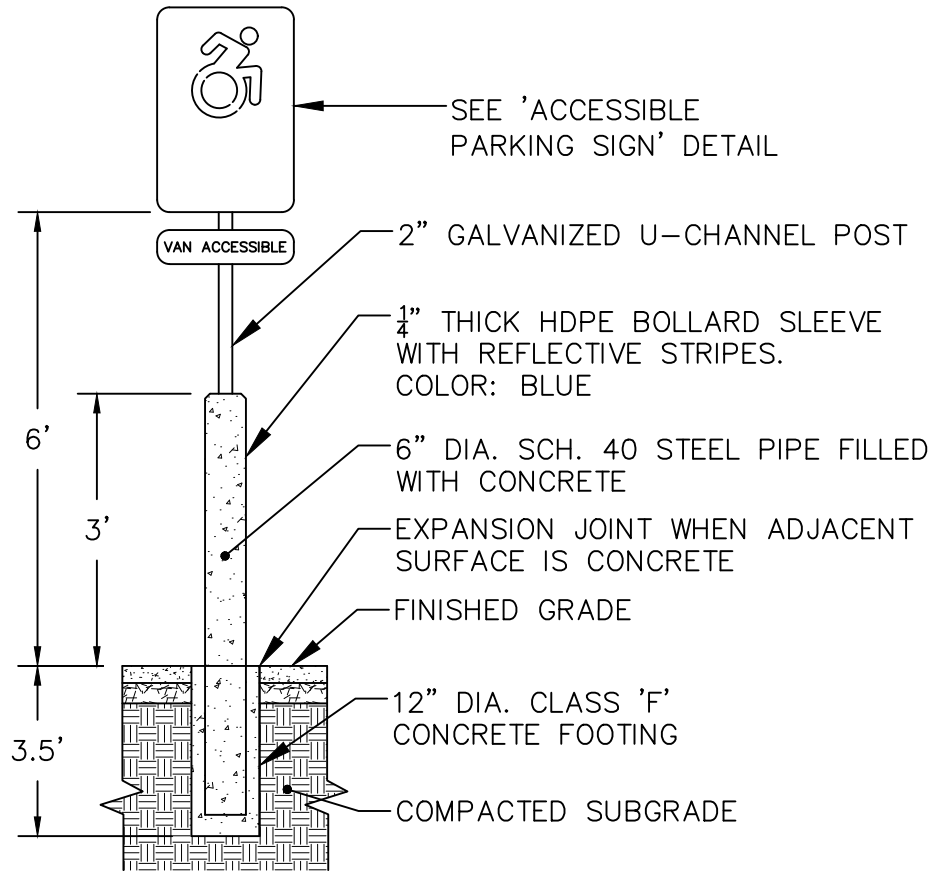
4 VAN ACCESSIBLE PARKING SPACE

Not to Scale



1 ACCESSIBLE PARKING SYMBOL

Not to Scale

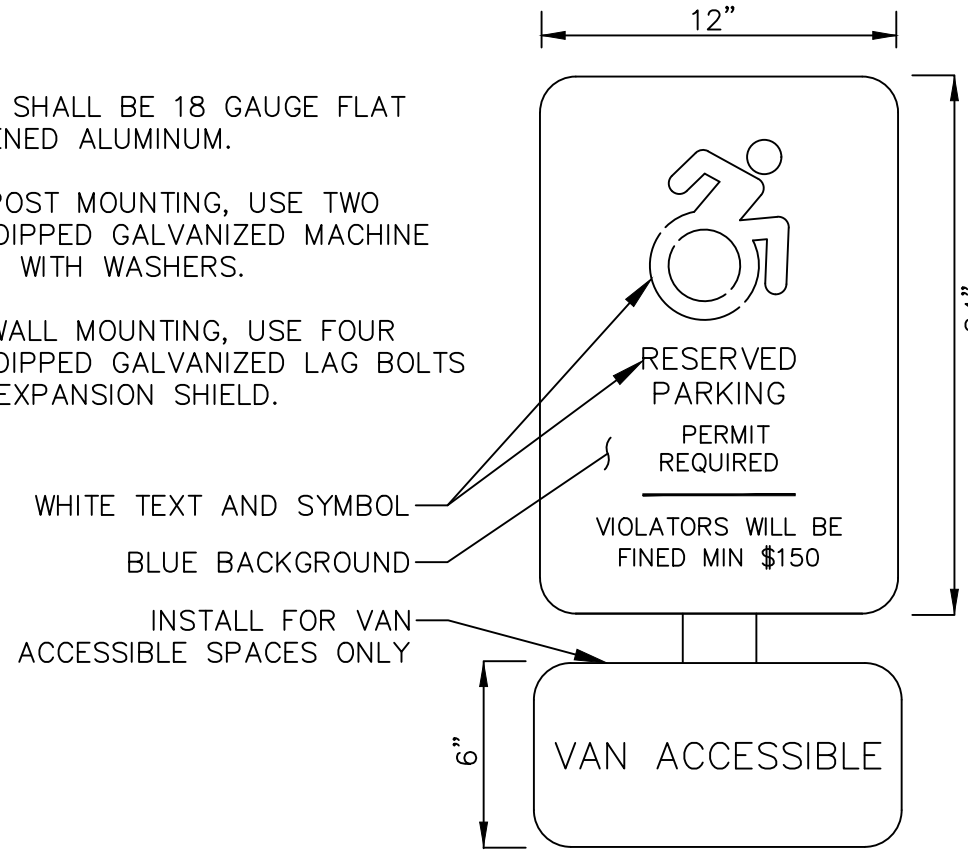


2 ACCESSIBLE PARKING SIGN POST

Not to Scale

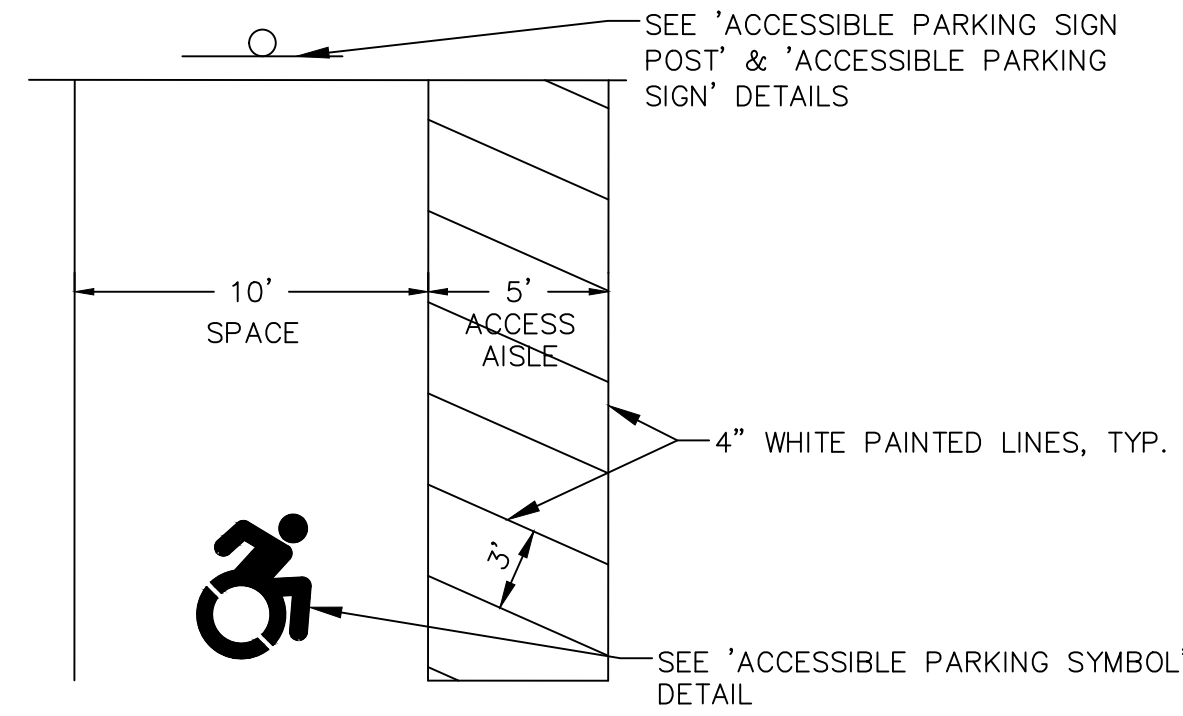
NOTES:

1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM.
2. FOR POST MOUNTING, USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.



3 ACCESSIBLE PARKING SIGN

Not to Scale



NOTES:

1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
2. TWO CARS SPACES MAY SHARE AN 8' ACCESS AISLE.
3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

5 AUTOMOBILE ACCESSIBLE PARKING SPACE

Not to Scale

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
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PREPARED FOR:
DAVID HOLMES
CAPITAL PROJECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

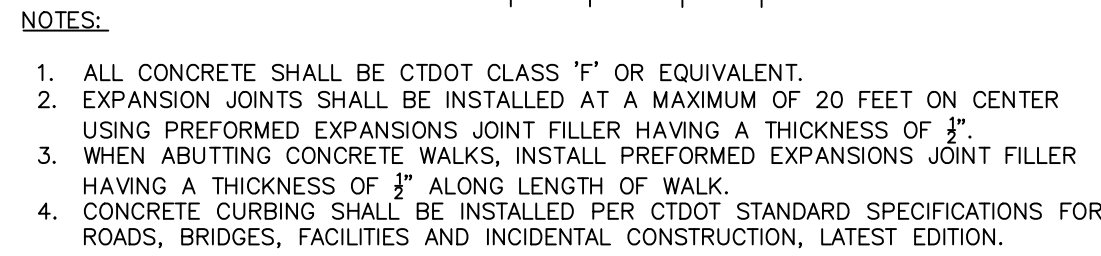
PROJECT NO.:
DATE:
10/17/24
DRAWN BY:
CHECKED BY:
BMS
C-D1

REVISIONS

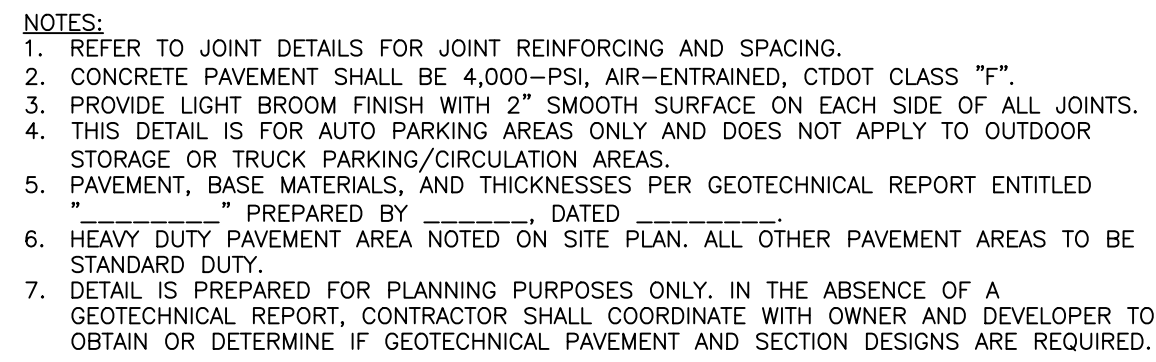
NO. DATE

NOTES, LEGEND, & DETAILS

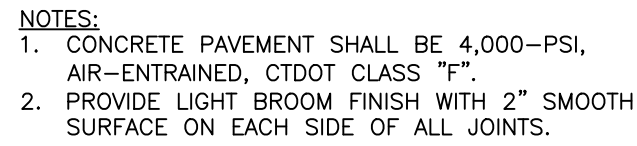
SHEET
C-D1
CIVIL SHEET 20 OF 22



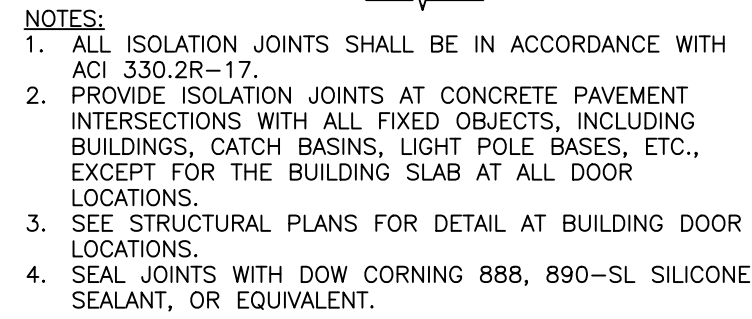
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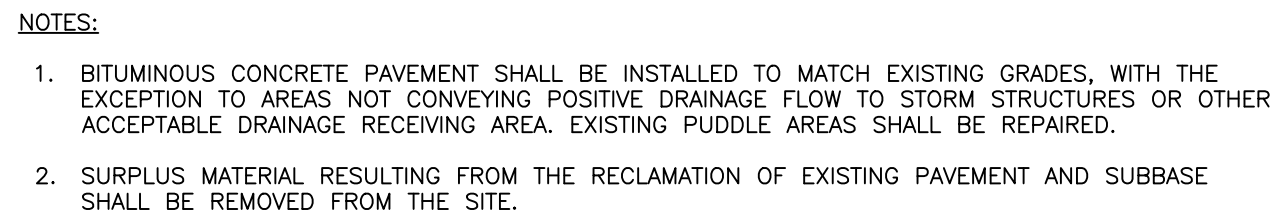
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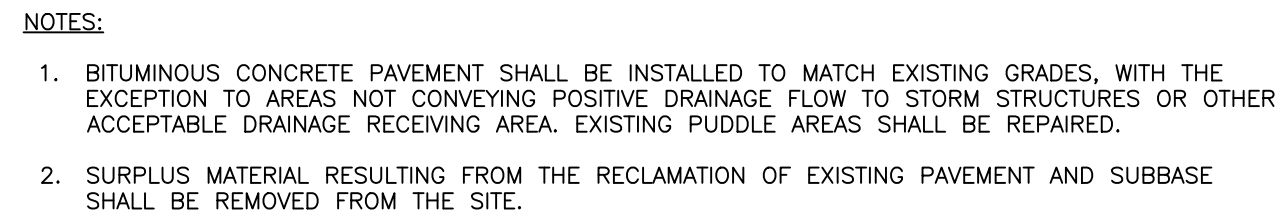
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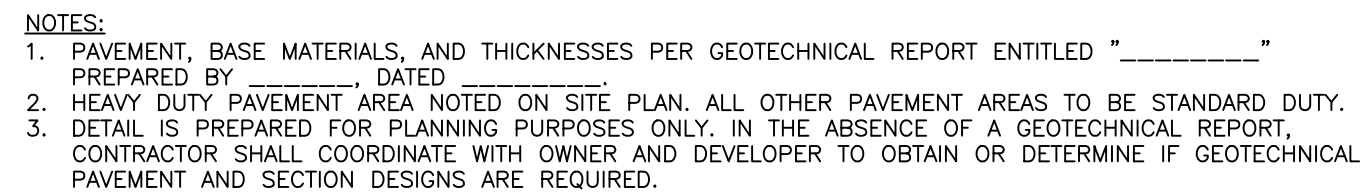
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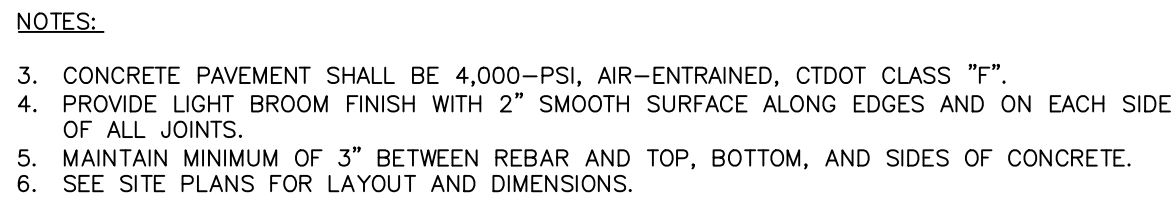
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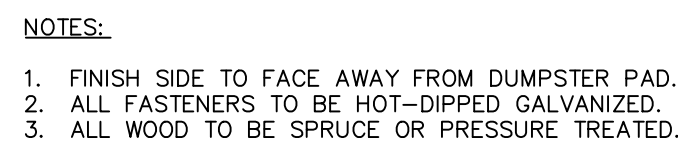
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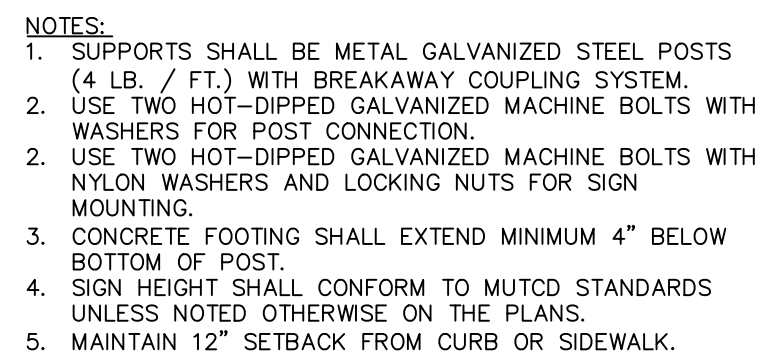


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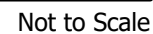
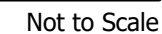
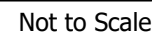


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1. SUPPORT SHALL EXTEND A MINIMUM OF 1.5' IN EITHER DIRECTION OF CROSSING.

Not to Scale



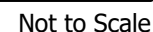
1. CONCRETE ENCASEMENT NOT REQUIRED IF CLEAR DISTANCE BETWEEN PIPES IS GREATER THAN 18".
2. PIPES MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATING DURING PLACEMENT OF CONCRETE
3. ALL CONCRETE ENCASEMENTS SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT.
4. CONCRETE SHALL EXTEND 1.5' IN EITHER DIRECTION OF CROSSING EXCEPT FOR WATER/SEWER CROSSINGS WHICH SHALL EXTEND 10' IN EITHER DIRECTION OF CROSSING.

Not to Scale



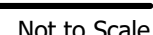
1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO M 170 CLASS IV WITH SILT TIGHT JOINTS.
2. RCP CLASS V PIPE SHALL BE USED IN PAVED AREAS WITH LESS THAN 1 FT. OF COVER OR IN LOCATIONS NOTED ON THE PLANS.
3. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M 294, TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKETS FOR SILT TIGHT JOINTS.
4. POLYVINYL CHLORIDE (PVC) PIPE FOR ROOF DRAIN CONNECTIONS SHALL BE SDR 35 GASKET PIPE.

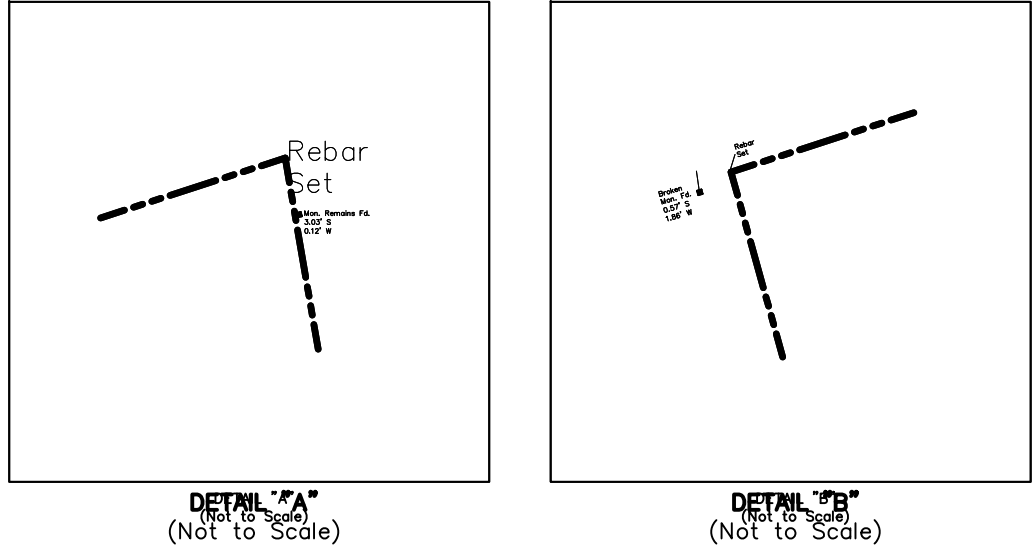
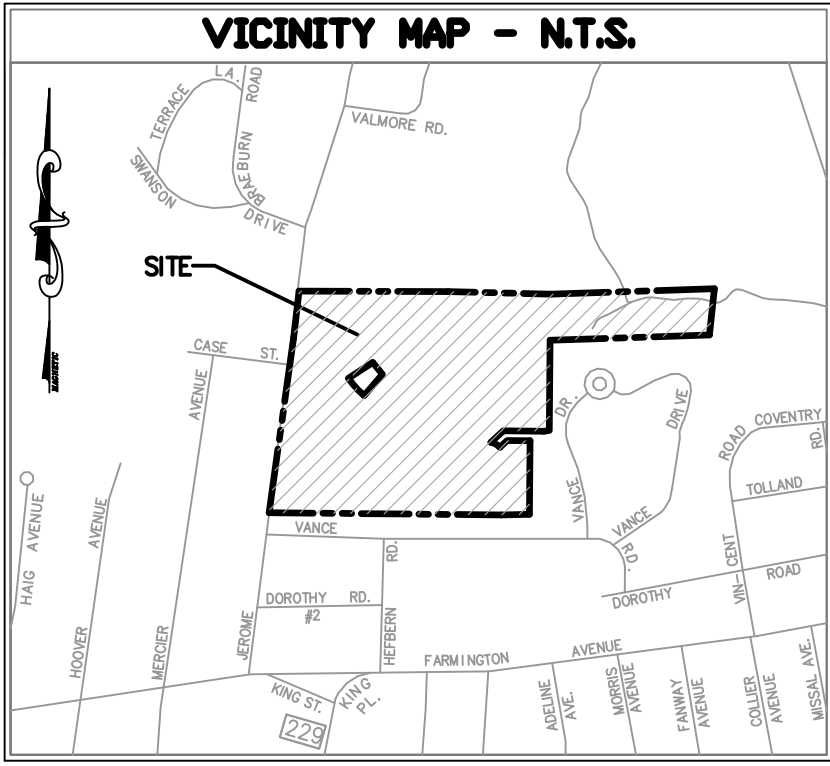
5



1. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT, WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.
2. SANITARY SEWER MANHOLES SHALL BE EQUIPPED WITH VENT HOLE IN CENTER.

Not to Scale







MISCELLANEOUS NOTES

1. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. THERE WAS NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. THERE WAS NO EVIDENCE OF CEMETERIES, GRAVESTONES, AND BURIAL GROUNDS.
4. THERE APPEARS TO BE WETLANDS LOCATED ON THE PROPERTY, HOWEVER ONLY A CERTIFIED SOIL SCIENTIST CAN VERIFY THE EXISTENCE OF WETLANDS.
5. DAVIS DRIVE & QUAKER LANE ARE NOT PUBLICLY ACCEPTED STREETS.

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FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 090023, MAP NUMBER 0900300458F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND A PORTION OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE. HTTP://MSC.FEMA.GOV/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

STATEMENT OF ENCROACHMENTS

"AT THE TIME OF THE SURVEY NO ENCROACHMENTS WERE OBSERVED."

UTILITY NOTES

THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE & BEST AVAILABLE INFORMATION.

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

1. CAMBRIDGE PARK, OWNER: - UNITED STATES OF AMERICA, CITY OF BRISTOL, CONNECTICUT, SCALE 1"=40', SEPTEMBER 13, 1947, NO. 6091, NEW ENGLAND SURVEY SERVICE INC.
2. CAMBRIDGE PARK, CONN. 6091, LAYOUTS OF DAVIS DRIVE & QUAKER LANE, BRISTOL, CONNECTICUT, SEPTEMBER 20, 1943, SCALE 1"=40', CHARLES A. MAGUIRE AND ASSOCIATES.
3. COMPILED PROPERTY LINE PLAN, CONN.-23-1, CONN.-23-2, REMAINDER OF CONN.-6091, LOCATED IN BRISTOL, CONNECTICUT, SCALE 1"=80', JULY 24, 1961, ADRIAN M. MATTHEWS, REG. LAND SURVEYOR.
4. MAP SHOWING PROPERTY BELONGING TO UNITED STATES OF AMERICA, BRISTOL, CONN., DEC. 1957, SCALE 1"=200', C.M. PFENNIG, CITY ENGR.
5. CONTOUR MAP, LAND IN BRISTOL, CONN., PROPERTY OF THE UNITED STATES OF AMERICA, PROPOSED SITE FOR FEDERAL ELDERLY HOUSING PROGRAM, TO BE DEVELOPED BY THE HOUSING AUTHORITY OF THE CITY OF BRISTOL, SCALE 1"=40', APRIL 8, 1961, ADRIAN M. MATTHEWS, P.E. & L.S.
6. PHA AIDED LOW-RENT HOUSING PROJECT CONN. 23-2, HOUSING AUTHORITY OF THE CITY OF BRISTOL, CAMBRIDGE PARK, BRISTOL, CONN., AS BUILT STREET PLAN, SCALE: 1"=40', NOV. 1963, A.W.C. KRATZER, CIVIL ENGINEER & LAND SURVEYOR.
7. MAP SHOWING SEWER RIGHT OF WAY ACROSS PROPERTY OF THE UNITED STATES OF AMERICA, BRISTOL, CONN., JAN. 1950, SCALE 1"=200', DEPT. OF ENG. CITY OF BRISTOL.
8. MAP SHOWING LOCATION OF STORM WATER EASEMENT THRU PROPERTY OF THE UNITED STATES OF AMERICA, BRISTOL, CONN., SCALE 1"=40', JAN. 18, 1957, L.J. BARIBAUT, C.E.
9. DEVELOPMENT PLAN, PROPERTY OF THE HEFURN CORPORATION, BRISTOL, CONN., MAY 1946, SCALE 1"=40', A.W. BACON, CIVIL ENGINEER MAP OF BRISTOL ACRES, DEVELOPED BY A.G.A. DEVELOPMENT CORP., BRISTOL, CONN., SCALE 1"=40', OCT. 1955, L.J. BARIBAUT, C.E.
10. MAP OF BRISTOL ACRES, SECTION TWO, DEVELOPED BY A.G.A. DEVELOPMENT CORP., BRISTOL, CONN., SCALE 1"=40', DEC. 1955, TIES ADDED 1 DEC. '58, H.B.'S SET 3 DEC. '58, L.J. BARIBAUT, C.E.
11. MAP SHOWING VANCE DRIVE, FROM VANCE ROAD NORTH TO CIRCLE, BRISTOL, CONN., SCALE 1"=40', AUGUST 1969, SHEET 1 OF 1, F.N. WHITEMORE JR., L.S.
12. MAP OF FARMINGTON GREENS, BRISTOL, CONN., OWNED AND DEVELOPED BY J.T. DONOVAN AND W.J. PHELAN, AUGUST 1926, REVISED JUNE 1937, REVISED OCTOBER 1951, SCALE 1"=100', SPERRY & BUELL, INC. (SEE ALSO FIELD NOTES N.B. 554, PG. 64)
13. MAP SHOWING PROPERTY BELONGING TO HARRY C. BARNES, MIX STREET, BRISTOL, CONN., NOV. 1928, SCALE: 1"=100', SPERRY & BUELL, INC.
14. MAP SHOWING STREET LINES OF JEROME AVENUE, BRISTOL, CONN., SCALE 1"=50', ENGINEERING DEPARTMENT, CITY OF BRISTOL.
15. MAP ENTITLED, "BOUNDARY STAKEOUT SURVEY, CAMBRIDGE PARK", OWNED BY BRISTOL HOUSING AUTHORITY a.k.a. THE HOUSING AUTHORITY OF THE CITY OF BRISTOL, JEROME AVENUE", SCALE: 1"=100', DATED: JUNE 6, 2016, PREPARED BY ROBERT GREEN ASSOCIATES, LLC.
16. MAP ENTITLED, "SITE DEMOLITION PLAN, CITY OF BRISTOL HOUSING AUTHORITY AT CAMBRIDGE PARK, BRISTOL, CONNECTICUT", SCALE: 1"=80', DATED: JULY 22, 2013, REVISED: OCTOBER 27, 2016, PREPARED BY CAPITAL STUDIO ARCHITECTS, LLC.
17. CITY OF BRISTOL ENGINEERING DEPART SEWER MAPS FOR DAVIS DRIVE OUTLET, SCALE HORIZ. = 1"=40', VERTICAL = 8'.

SURVEYOR'S GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. 1996
- 2) THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY, SEE NOTES HEREON.
- 4) THIS SURVEY CONFORMS TO A CLASS "A-2" SURVEY.

"TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

I HEREBY CERTIFY TO CAPITAL STUDIO ARCHITECTS; CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY THAT THIS SURVEY WAS ACTUALLY MADE BY INSTRUMENT SURVEY UPON THE GROUND AND THAT THIS SURVEY FULLY AND CORRECTLY REPRESENTS THE PROPERTY, INCLUDING ALL BUILDINGS, VISIBLE STRUCTURES, VISIBLE IMPROVEMENTS AND PARKING AREAS THEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLOT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 8, 9, 11A, 12, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOV. 13, 2023.

SCOTT D. PORTER, REGISTERED LAND SURVEYOR NO. 19299

IN THE STATE OF CONNECTICUT

DATE OF SURVEY: NOV. 24, 2016

DATE OF LAST REVISION:

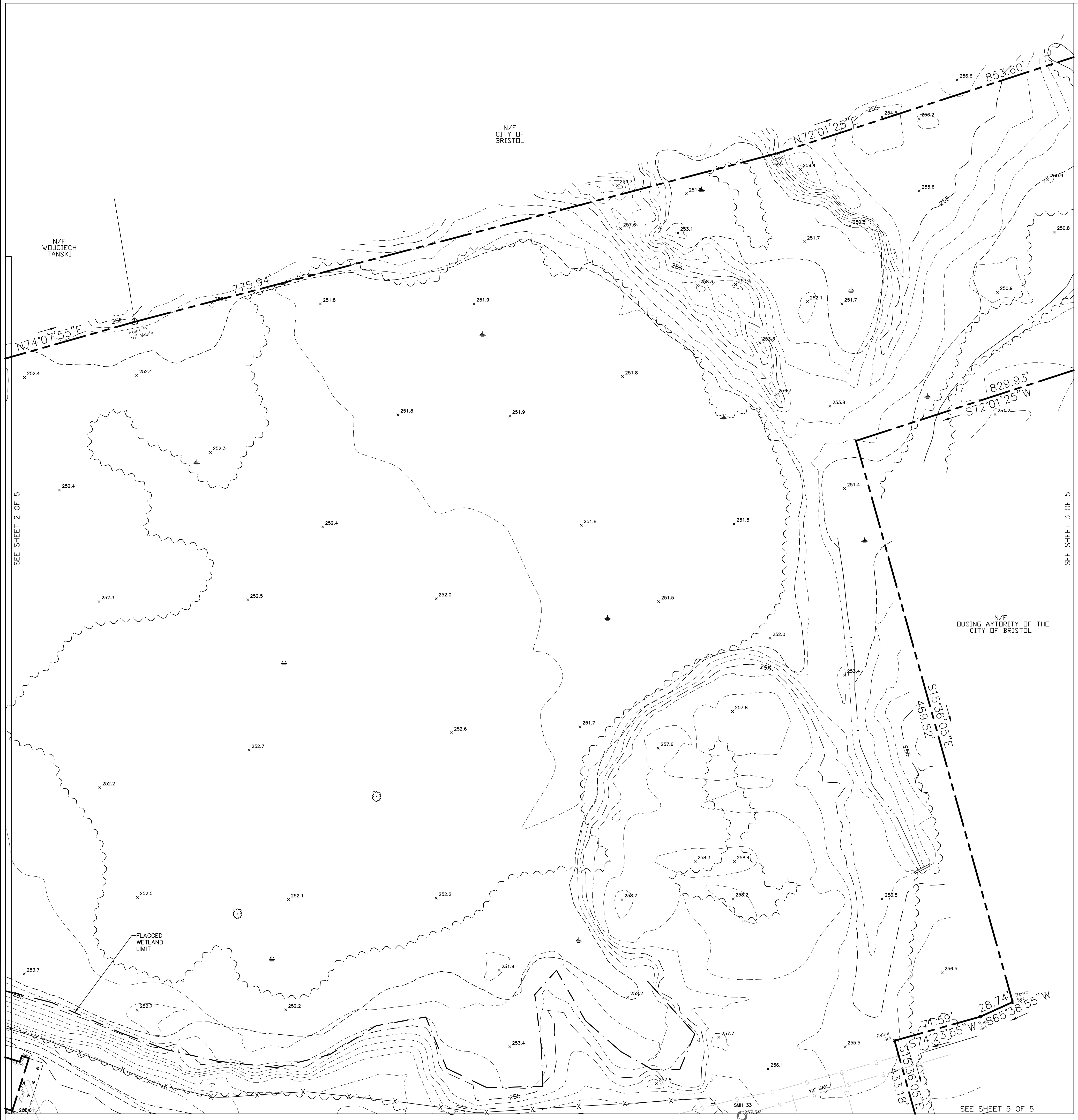
PRE-ALTA/NSPS LAND TITLE SURVEY FOR CAPITAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS, LLC
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8836
MERIDEN, CT. 06450
FAX 203-639-0022



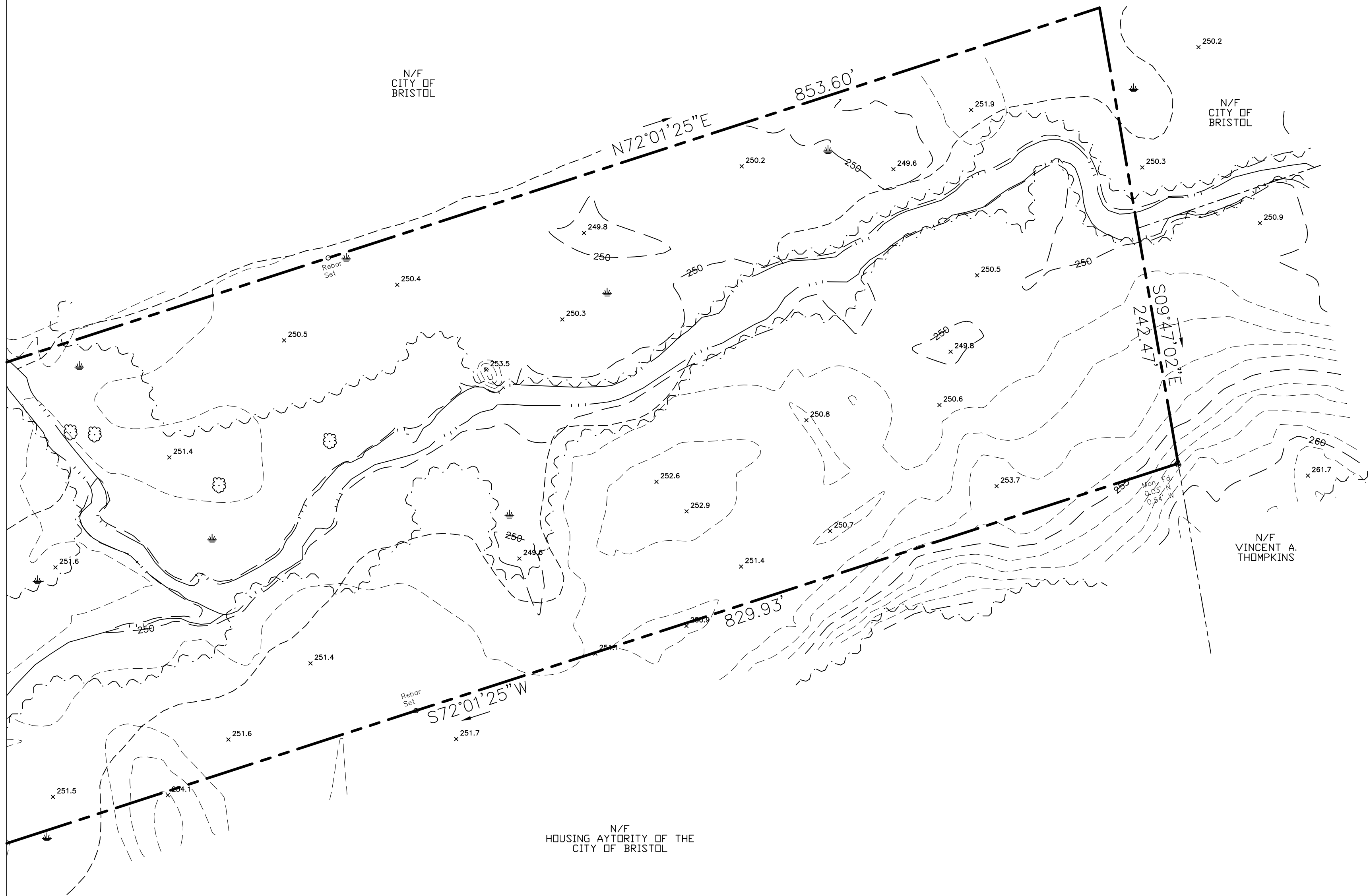
PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
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SEE SHEET 3 OF 5



PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
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SEE SHEET 5 OF 5

PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
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SEE SHEET 2 OF 5

SEE SHEET 4 OF 5

PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS, LLC.
CIVIL ENGINEERS & SURVEYORS

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SUITE 110
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MERIDEN, CT. 06450
FAX 203-639-0022





City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

October 28, 2024

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	10/3, 10/10, 10/24	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	10/3, 10/10, 10/24	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	10/3, 10/10, 10/24	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	10/2, 10/9, 10/23	Inact
#1878	134 Terryville Road	Regrade and establish parking area (20241002)	10/3, 10/10, 10/24	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	10/3, 10/10, 10/24	Inact
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	10/3, 10/10, 10/24	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	10/3, 10/10, 10/24	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	10/3, 10/10, 10/24	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	10/2, 10/9, 10/23	Inact
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	10/2, 10/9, 10/23	Inact

No.	Location	Description	Inspection Dates	Status
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	10/3, 10/10, 10/24	Act
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	10/2, 10/9, 10/23	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	10/2, 10/9, 10/23	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	10/2, 10/9, 10/23	Inact
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	10/2, 10/9, 10/23	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	10/2, 10/9, 10/23	Inact
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	10/3, 10/10, 10/24	Inact
#1907	115 Lakewood Circle	Construct 20x40 addition (20251007)	10/3, 10/10, 10/24	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	10/2, 10/9, 10/23	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	10/2, 10/9, 10/23	Inact
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	10/2, 10/9, 10/23	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	10/2, 10/9, 10/23	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	10/2, 10/9, 10/23	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	10/2, 10/9, 10/23	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	10/2, 10/9, 10/23	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	10/2, 10/9, 10/23	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	10/2, 10/9, 10/23	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	10/3, 10/10, 10/24	Inact

No.	Location	Description	Inspection Dates	Status
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	10/2, 10/9, 10/23	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	10/2, 10/9, 10/23	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	10/3, 10/10, 10/24	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	10/2, 10/9, 10/23	Inact
#1951	Lot 7B 1-2 Marsh	Construct single family home (20261103)	10/2, 10/9, 10/23	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	10/2, 10/9, 10/23	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	10/2, 10/9, 10/23	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	10/2, 10/9, 10/23	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	10/2, 10/9, 10/23	Act
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	10/2, 10/9, 10/23	Inact
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	10/3, 10/10, 10/24	Inact
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	10/3, 10/10, 10/24	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	10/2, 10/9, 10/23	Act
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	10/3, 10/10, 10/24	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	10/3, 10/10, 10/24	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	10/3, 10/10, 10/24	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	10/2, 10/9, 10/23	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	10/3, 10/10, 10/24	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	10/2, 10/9, 10/23	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	10/2, 10/9, 10/23	Inact

No.	Location	Description	Inspection Dates	Status
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	10/2, 10/9, 10/23	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	10/2, 10/9, 10/23	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	10/3, 10/10, 10/24	Act
#2004	Mellen Street Bridge	Bridge replacement (20280206)	10/2, 10/9, 10/23	Inact
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	10/3, 10/10, 10/24	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	10/3, 10/10, 10/24	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	10/3, 10/10, 10/24	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	10/3, 10/10, 10/24	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	10/2, 10/9, 10/23	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	10/3, 10/10, 10/24	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	10/3, 10/10, 10/24	Inact
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	10/2, 10/9, 10/23	Inact
#2018	East Street Bridge	Replacement of Bridge	10/2, 10/9, 10/23	Act
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	10/2, 10/9, 10/23	Inact

No.	Location	Description	Inspection Dates	Status
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	10/2, 10/9, 10/23	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	10/3, 10/10, 10/24	Act
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	10/2, 10/9, 10/23	Inact
#2029	315-350 Divinity Street	Replacement of Culvert (10/7/2029)	10/3, 10/10, 10/24	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	10/2, 10/9, 10/23	Act
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	10/3, 10/10, 10/24	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	10/3, 10/10, 10/24	Inact
#2038	632 Village Street	Pool (10/7/2029)	10/2, 10/9, 10/23	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	10/3, 10/10, 10/24	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	10/3, 10/10, 10/24	Inact
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	10/2, 10/9, 10/23	Inact

SPECIAL INSPECTION:

Lot 13-1 Waterbury Road- 20220417 - During a drive by of the property, it was discovered that clearing of trees was being done in a regulated area, EPT called the current property owner and set up a meeting. 20220418 - EPT met with the property owners and explained that their property was in a regulated area, P/O agreed to install temporary silt fence at the bottom of the slope, and then immediately stop all work until they obtain a wetlands permit- **Pending**

C. O. INSPECTIONS:

62-8 Perkins Street

86 Field Rock Road

NOTICE AND NOTICE OF VIOLATION LETTERS: