City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, DECEMBER 9, 2024
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/84649046855?pwd=KFQkVlg4xiGYral7jpw6g3IPnV6bfi.1
Meeting ID:
846 4904 6855
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Approval of Minutes

   a. Special Meeting - November 14, 2024

   b. Regular Meeting - November 18, 2024

3. ZEO Report

   a. November 2024

4. Receipt of New Applications

   a. Application #2512 – Special Permit for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72-71, 73-70, 74-69, 75-68 & 76-67 Earl Street; R-15/RM (Single Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

b. Application #2513 – Site Plan for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72-71, 73-70, 74-69, 75-68 & 76-67 Earl Street; R-15/RM (Single Family Residential/ Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

c. Application #2514 – Special Permit for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.

d. Application #2515 – Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.

5. Public Hearings

a. Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

b. Application #2505 – Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

c. Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

d. Application #2511 – Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road - Unit B; Assessor's Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray's Carstar Auto Body, applicants.

6. Old Business

7. New Business

8. Staff Reports

9. Communications

10. Adjournment

<u>REMINDER: The next Regular Meeting of the Zoning Commission is Monday, January 13, 2025</u>

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY NOVEMBER 18, 2024

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

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

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, December 9, 2024.

2. Approval of Minutes
Special Meeting - October 10, 2024, Special Meeting - October 17, 2024 and Regular Meeting - October 21, 2024.

Chairman White designated himself with alternate Commissioners DeRoehn, Mangiafico and Caruso to vote on the October 10, 2024, special meeting minutes.

MOTION: Move to approve the minutes of the October 10, 2024, special meeting.

By: White Seconded: DeRoehn.

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

Chairman White designated himself, regular Commissioners Marra and Harlow with alternate Commissioners DeRoehn and Mangiafico to vote on the October 17, 2024, special meeting minutes.

MOTION: Move to approve the minutes of the October 17, 2024, special meeting.

By: White Seconded: DeRoehn.

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

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on the October 21, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the October 21, 2024, regular meeting.

By: White Seconded: DeRoehn.

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

3. Receipt of New Applications

a. Application #2511 – Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road - Unit B; Assessor's Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray's Carstar Auto Body, applicants.

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on Application #2511.

MOTION: Move to schedule Application #2511 for a public hearing for the December 9, 2024, regular meeting of the Commission.

By: Marra Seconded: Harlow.

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

The application is scheduled for public hearing.

4. Public Hearings

a. Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single- Family Residential) zone; New Britain Water Department, applicant – Public Hearing continued from October 21, 2024.

b. Application #2505 – Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Public Hearing continued from October 21, 2024.

Chairman White explained that Application #2504 and #2505 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Harlow, LaFreniere and Marra with alternate Commissioner Caruso to vote on Applications #2504 and #2505.

Sebastian Amenta, C.E., 1 Hartford Square, New Britain, representing the applicant, verified the comments were updated this afternoon with Staff. Mr. Amenta reviewed the four outstanding comments. The engineer indicated the Commission had to resolve the proximity to Collins St. The engineer noted there was a recommendation to improve the site lines adjacent to Maltby St. and to clear cut some trees. Mr. Amenta said the proposed staging area plan would be submitted to Staff by the contractor for signoff. The engineer said the engineered wall was a segmented block wall that varied in height from 2 ft. to 7 ft.

Mr. Amenta explained the two bonds were $300,000 for the road and sedimentation control bond and a restitution bond. The engineer spoke with the City Engineer that said the bond may be reduced since everything is not worked on at once. Mr. Amenta would provide the bond list that may be more than $300,000. The engineer noted the comments did not list the Commission had to approve removal of trees larger than 5 inches.

Staff suggested to close the public hearings and deliberate at the December meeting to prepare the stipulations and bonding amounts. Staff requested the applicant to remove the public hearing signs if the public hearings are closed this evening.

Staff reviewed the documents for the applications.

Staff inquiry: Mr. Amenta reviewed the definition of a turbidity curtain.

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

The hearing #2504 is closed.

By: Marra Seconded: White.

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

MOTION: Move that Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single- Family Residential) zone; New Britain Water Department, applicant, be closed and continue the deliberations until the December 9, 2024, regular meeting of the Commission.

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

The application #2505 is closed.

By: Marra Seconded: White.

MOTION: Application #2505 – Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Public Hearing continued from October 21, 2024, be closed and continue the deliberations until the December 9, 2024, regular meeting of the Commission.

c. Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single- Family Residential) zone; New Britain Water Department, applicant – Public Hearing continued from October 21, 2024.

Chairman White designated himself, regular Commissioners Harlow, LaFreniere and Marra with alternate Commissioner Caruso to vote on Applications #2504 and #2505.

The following persons represented the applicant: Sebastian Amenta, C.E., 1 Hartford Square, New Britain and Attorney Joseph Hammer of MacDermid, Reynolds & Glissman, PC, 110 Whitney Ave., New Haven.

Mr. Amenta said the concern of the comments was the buffer was not 100 ft. but 85 ft. from the property line. The concern included the excavation near the property line, but the houses were hundreds of feet from the property. The engineer requested to waive the 100 ft. buffer. Mr. Amenta stated this location was selected for the compensatory

storage for construction above the floodplain. Mr. Amenta noted trucks and equipment had to be brought on site. The engineer noted the comments are the same as for Applications 2504 and 2505.

Staff explained the engineer was trying to say the Regulations do not allow for excavation within 100 ft. of a residential property.

Attorney Hammer verified the work would be done during dry weather on the buffer. The attorney clarified only a part of the request was less than 100 ft. away from the property line. Attorney Hammers' view was the Regulations allowed for less than a 100 ft. buffer, which was sufficient. Attorney Hammer made clear the feasibility of the plan was extremely important to have the project in this location to provide a strong water source to the residents. The attorney requested approval for the application.

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

The application #2506 is closed.

By: Marra Seconded: Harlow.

MOTION: Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single- Family Residential) zone; New Britain Water Department, applicant, be closed and continue the deliberations until the December 9, 2024, regular meeting of the Commission.

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

d. Application #2509 – Special Permit for parking on a separate lot under different ownership at 37 Main Street and 149 Church Street; Assessor's Map 30, Lots 61, 61-1 & 61-3; 49, 50, 61-1A & 61-2; BD-1 & BD-2 (Downtown Business) zones; Gold Coast Properties, LLC, applicant.

e. Application #2510 – Site Plan for a Mixed Use Development and parking on a separate lot under different ownership at 37 Main Street and 149 Church Street; Assessor's Map 30, Lots 61, 61-1 & 61-3; 49, 50, 61-1A & 61-2; BD-1 & BD-2 (Downtown Business) zone; Gold Coast Properties LLC, applicant.

Chairman White explained Applications #2509 and #2510 would be heard concurrently but voted on separately. Chairman White designated himself, regular Commissioners Harlow, LaFreniere and Marra with alternate Commissioner Caruso to vote on Applications #2509 and #2510.

The following item was submitted into the record: a letter undated, from Bristol Health, Kurt Barwis, FACHE, to 37 Main St., LLC, regarding support of the project (submitted by Attorney James Ziogas.)

The following persons represented the applicant: Attorney James Ziogas, 104 Bellevue Ave.; Robert Hiltbrant, P.E., of R.R. Hiltbrant Engineering, 575 North Main St. and Charles Nyberg of Schadler Selnau Associates, 5 Waterville Rd., Farmington.

Attorney Ziogas presented the request to construct a new 7,000 sq. ft. building with 4 floors, 28 dwelling units and first-floor retail uses. Attorney Ziogas said the existing building was demolished from a fire. The attorney reported an Inland Wetlands Commission approval was received for the site. For the special permit, Attorney Ziogas explained 21 parking spaces would be leased from the City. The attorney reviewed the State application for financing for workforce housing for the Bristol Hospital. Attorney Ziogas described the approved Variances to setback construction 15.5 ft. and a reduced building fenestration. Attorney Ziogas added the ZBA requested a patio be constructed in front of the building. The attorney noted there is an existing sidewalk to the parking lot.

Mr. Hiltbrant reviewed the site design, underground detention system and the parking areas. The engineer said the impervious surface would be improved by 30%. Mr. Hiltbrant stated the parking on the frontage cannot be included in the calculations. The engineer explained the applicant worked with the Public Works Director on parking because of the tentative grant fund for parking in the downtown. Mr. Hiltbrant noted some water and sewer lines had to be disconnected. The engineer was unable to address comments this evening but would do so this week. Commission inquiry: The engineer said the designated tenant parking was behind the building.

Mr. Nyberg reviewed the building design, elevator and residential units. The architect said there were 3 retail spaces but no restaurants unless requested. Mr. Nyberg reviewed the ADA accessible unit requirements. The architect indicated the podium construction on the first floor was continuing to be reviewed. Mr. Nyberg said the street façade had non-accessible balconies and awnings to improve the building fenestration and design. Mr. Nyberg verified the roof equipment would be screened.

Commission and Staff inquiries: Attorney Ziogas confirmed the dwelling units were not specifically for Bristol Hospital employees. The attorney noted the snow removal was the City responsibility. The attorney would update the sewer laterals and the building height on the plans. Attorney Ziogas said EVC stations were not required. The attorney noted there was no designated employee parking. Attorney Ziogas indicated there was an onsite inspection with the Inland Wetlands Commission.

Attorney Ziogas concluded the building met the Regulations and the second set of comments were able to be resolved.

Mr. Flanagan read into the record the updated comments. Staff compared the building fenestration for the prior plan versus the proposed plan.

Chairman White read into the record the opening of the public hearing for Application #2510 at this time.

Attorney Ziogas requested to incorporate the Special Permit comments into record for the Site Plan application.

In response to the Commission, Mr. Nyberg explained a restaurant was not out of the possibility with the new technology.

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

The hearing #2509 is closed.

By: Marra Seconded: Harlow.

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

MOTION: Move that Application #2509 – Special Permit for parking on a separate lot under different ownership at 37 Main Street and 149 Church Street; Assessor's Map 30, Lots 61, 61-1 & 61-3; 49, 50, 61-1A & 61-2; BD-1 & BD-2 (Downtown Business) zones; Gold Coast Properties, LLC, applicant, be approved.

By: Marra Seconded: Harlow.

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

The application #2509 is approved.

The hearing #2510 is closed.

By: Marra Seconded: Harlow.

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

MOTION: Move that Application #2510 – Site Plan for a Mixed Use Development and parking on a separate lot under different ownership at 37 Main Street and 149 Church Street; Assessor's Map 30, Lots 61, 61-1 & 61-3; 49, 50, 61-1A & 61-2; BD-1 & BD-2 (Downtown Business) zone; Gold Coast Properties LLC, applicant, be approved with the following stipulations:

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

2. The individual lots depicted on the survey shall be merged into one lot, fronting on Main Street.

3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Marra Seconded: Harlow.

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

The application #2510 is approved with stipulations.

5. Old Business

There was no old business.

6. New Business

a. Discussion on Non-Conformities at 881 Farmington Avenue (formerly Frank's Transmission); Assessor's Map 53, Lot 1; BG (General Business) zone; 881 Farmington Associates Corp., owner; Jonas Lima, agent.

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner Caruso to vote on the Discussion on Non-Conformities at 881 Farmington Avenue (formerly Frank's Transmission.)

Mr. Flanagan explained Mr. Aziz was the operator of the property and Mr. Lima represented the owner of Frank's Transmission. Staff said the site was limited by a floodway, floodplain, inland wetlands, upland review and an aquifer protection area. Staff received documents from the applicant's attorney. Staff did not speak with the former ZEO but he believed he said the auto use was grandfathered in. Mr. Flanagan noted the concern was to decide the level of non-conformity for the certificate. Staff said the applicant may file an application to make the site conforming. Staff pointed out the non-conformities cannot be expanded.

Staff read into the record the narrative for the property.

Jonas Lima of 881 Farmington Associates Corp., 881 Farmington Ave., representing the applicant, verified no more than 10 vehicles at once would be on the site. The representative verified 10 parking spaces were just restriped. Mr. Lima verified the applicant wanted to keep the number of vehicles low.

Staff clarified that the vehicle storage in the building was not included in the vehicle count. The Chairman and Staff spoke earlier and felt 15 vehicles was satisfactory.

Commission inquiries: Staff explained the application specifications for the Aquifer Protection Area would be heard later this evening. Staff clarified the Riparian Area Zone would grandfather in for the existing structures.

MOTION: Move that the Discussion on Non-Conformities at 881 Farmington Avenue (formerly Frank's Transmission); Assessor's Map 53, Lot 1; BG (General Business) zone; 881 Farmington Associates Corp., owner; Jonas Lima, agent, be subject to the following stipulations with respect to the non-conforming use on the above property:

1. The total number of vehicles allowed for repair on this property is fifteen (15), inclusive of employee vehicles; any increase beyond this limit will be considered an expansion of the non-conformity and is not allowed.

2. The storage of vehicles not undergoing repairs is not allowed.

By: Marra Seconded: Caruso.

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

The application is approved with stipulations.

7. Communications

There were no communications.

8. Adjournment

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner Caruso to vote on the adjournment.

MOTION: Move to adjourn at 7:56 P.M.

By: White Seconded: Harlow.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman Richard Goodwin, Secretary

2024 ZONING ENFORCEMENT REPORT

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

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**2**	**2**	**0**	**4**	**8**	**10**	**5**	**10**	**3**	**9**	**2**		**55**
Year (23):	*3*	*1*	*3*	*0*	*4*	*3*	*1*	*12*	*2*	*4*	*4*		*37*
Illegal Business:	**0**	**1**	**1**	**4**	**2**	**2**	**0**	**4**	**1**	**6**	**3**		**24**
Year (23):	*1*	*0*	*2*	*2*	*0*	*0*	*0*	*2*	*2*	*0*	*1*		*10*
Lack of Permit:	**3**	**0**	**0**	**0**	**2**	**1**	**1**	**2**	**14**	**24**	**12**		**59**
Year (23):	*1*	*0*	*1*	*1*	*4*	*2*	*3*	*3*	*0*	*1*	*1*		*17*
Accessory Structure:	**1**	**0**	**1**	**0**	**1**	**2**	**0**	**1**	**0**	**1**	**0**		**7**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*1*	*2*	*0*		*4*
Illegal Fence:	**1**	**0**	**0**	**2**	**0**	**2**	**0**	**0**	**0**	**2**	**1**		**8**
Year (23):	*0*	*0*	*0*	*1*	*1*	*0*	*0*	*2*	*1*	*2*	*1*		*8*
Illegal Sign:	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**		**2**
Year (23):	*1*	*1*	*1*	*3*	*0*	*2*	*0*	*0*	*0*	*0*	*1*		*9*
Fowl:	**0**	**1**	**1**	**1**	**0**	**0**	**0**	**5**	**1**	**1**	**0**		**10**
Year (23):	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*1*	*0*	*0*	*0*		*2*
Blight:	**2**	**2**	**0**	**6**	**1**	**1**	**0**	**5**	**5**	**4**	**11**		**37**
Year (23):	*9*	*6*	*6*	*3*	*6*	*1*	*1*	*9*	*4*	*1*	*1*		*47*
Sightline:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**		**2**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*		*0*
Lighting:	**0**	**0**	**0**	**1**	**1**	**1**	**0**	**1**	**0**	**1**	**0**		**5**
Year (23):	*0*	*0*	*0*	*0*	*1*	*0*	*0*	*1*	*0*	*0*	*0*		*2*
Site Plan:	**1**	**15**	**7**	**6**	**3**	**3**	**0**	**1**	**0**	**0**	**1**		**37**
Year (23):	*3*	*1*	*1*	*0*	*2*	*4*	*0*	*0*	*3*	*0*	*1*		*15*
Illegal Rentals:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**		**4**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*		*1*
Miscellaneous:	**3**	**0**	**1**	**4**	**4**	**0**	**0**	**5**	**3**	**0**	**1**		**21**
Year (23):	*2*	*6*	*1*	*1*	*1*	*2*	*0*	*5*	*3*	*2*	*1*		*24*
2023 TOTAL:	**13**	**21**	**11**	**28**	**18**	**20**	**6**	**36**	**10**	**36**	**31**		**230**
Year (23):	*20*	*16*	*15*	*15*	*19*	*14*	*5*	*36*	*16*	*12*	*12*		*180*
ABATEMENTS:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
Year (23):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*3*	*0*	*0*		*3*
CITATIONS:	**6**	**2**	**3**	**0**	**3**	**0**	**1**	**1**	**3**	**11**	**25**		**55**
Year (23):	*11*	*10*	*7*	*4*	*8*	*13*	*3*	*6*	*4*	*5*	*5*		*76*
PERMITS ISSUED:	**275**	**234**	**250**	**300**	**351**	**335**	**339**	**296**	**389**	**425**	**300**		**3494**
Year (23):	*256*	*273*	*351*	*321*	*363*	*371*	*321*	*404*	*327*	*340*	*304*		*3631*

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
December 3rd, 2024

For Office Use Only	
APPLICATION NO.	2512
DATE FILED:	11-15-2024
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 9.2.3 of the Bristol Zoning Regulations for the following Special Permit use: Unified Residential Development

Address or Location of the Property: Earl Street, east of Crown Street and West of Melrose Street

Assessor's Map No.: 14 Assessor's Lot No.(s): 72, 73, 74, 75, and 76

Zone of the Property: R-15 / RM Size of the Property (in acres or square feet): .96 acres

Reason for the Special Permit: To construct a Unified Residential Development containing 15 Residential Dwelling Units and associated site improvements

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

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

Other comments: _____

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

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

Name: DGG Development LLC

Address: 21 Cobbs Road City: West Hartford State: Ct Zip: 06105

Telephone No.: (860) 841-6008 E-Mail: nimanjeff@icloud.com

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

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

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

Name: Same as applicant

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2512

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2512

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Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Maon Street Suite 207 City: Bristol State: Ct Zip: 06010

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

08/17 - LUO

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Connecticut Department of Public Health

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

Narrative

Project Narrative

Project Title: ECM Gardens

General Information

Project Name: ECM Gardens	**Developer:** DGG Development LLC
Project Location: Earl Street between Crown and Melrose	**Site Engineer:** Robert Green Associates LLC
Zone: R-15 / RM	**Architectural Design:** Development Planning Solutions LLC
Project Type: Unified Residential Development	**Landscape Design:** Development Planning Solutions LLC
Date Submitted: May 2, 2024	**Lighting Design:** Wattsaver Lighting Products
Variances Required: None	**Project Consultant:** Development Planning Solutions LLC
Wetlands Approval Required: No	**Legal Representative:** Attorney Timothy Furey
Special Permit Required: Yes	
Site Plan Approval Required: Yes	

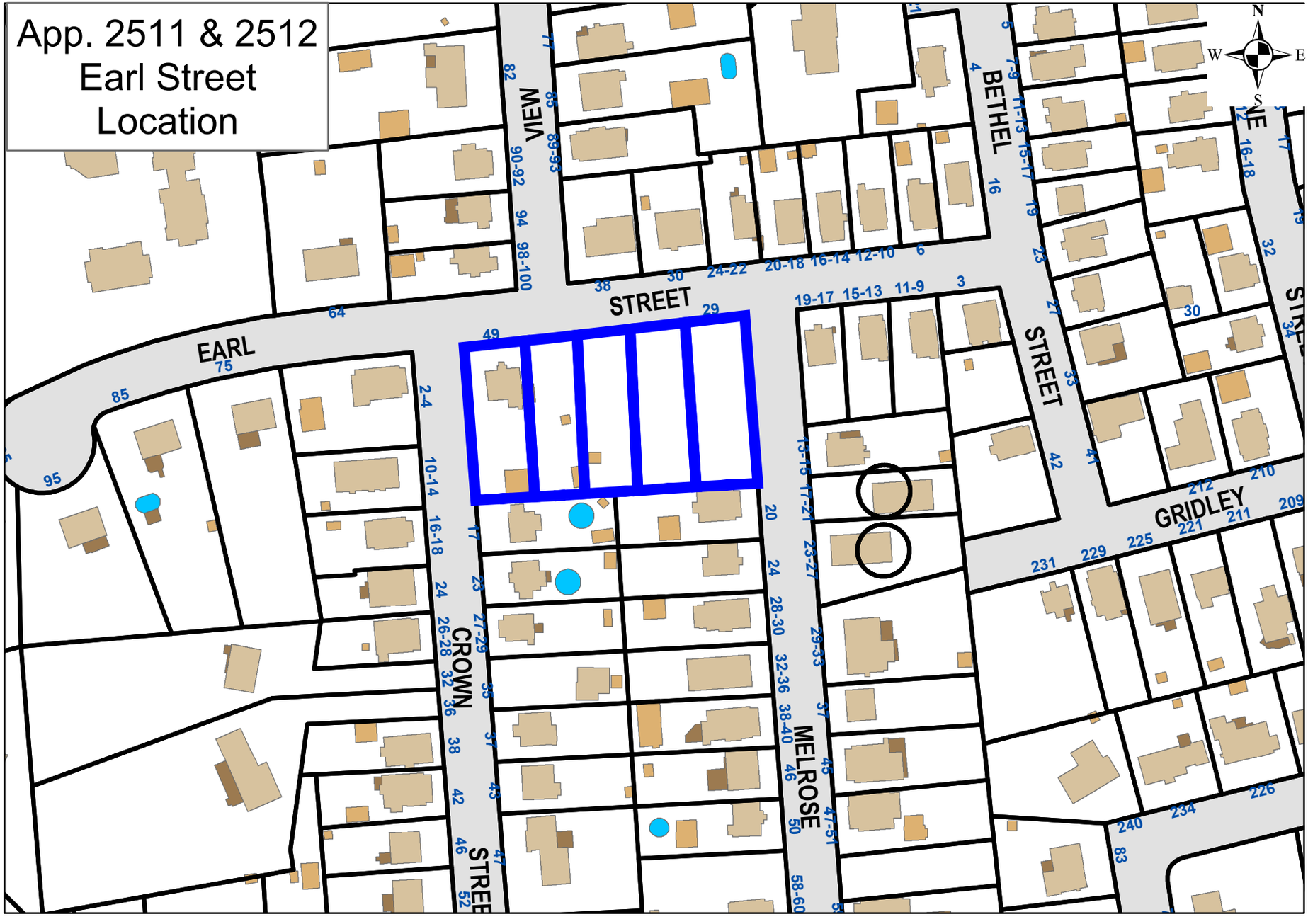
Project Overview

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

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

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

This project will be a phased development beginning in 2025 and have a total construction time of 3 years for all phases.


App. 2511 & 2512
Earl Street
Location
EARL
STREET
CROWN
MELROSE
GRIDLEY
BETHEL
VIEW
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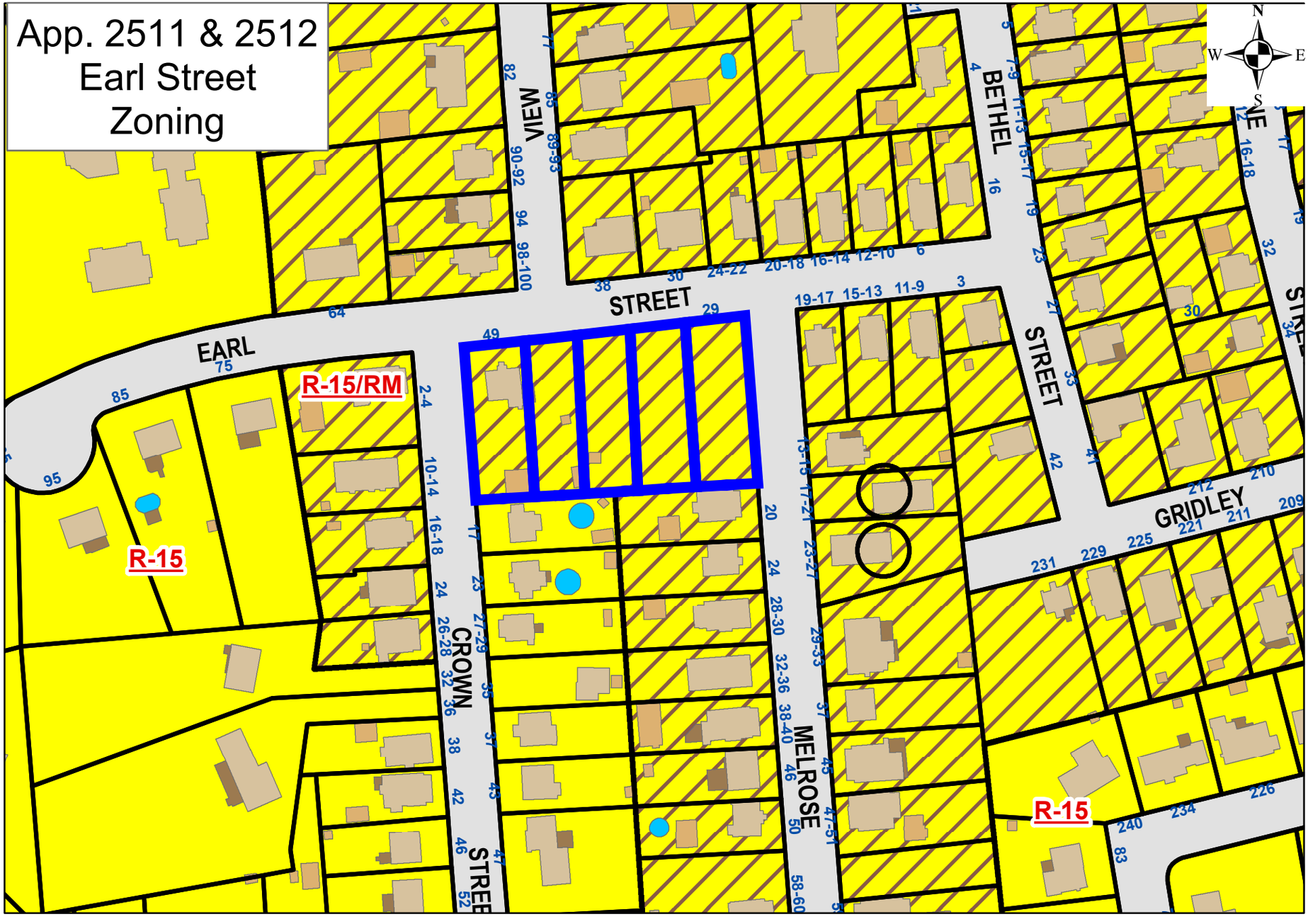
App. 2511 & 2512
Earl Street
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R-15/RM
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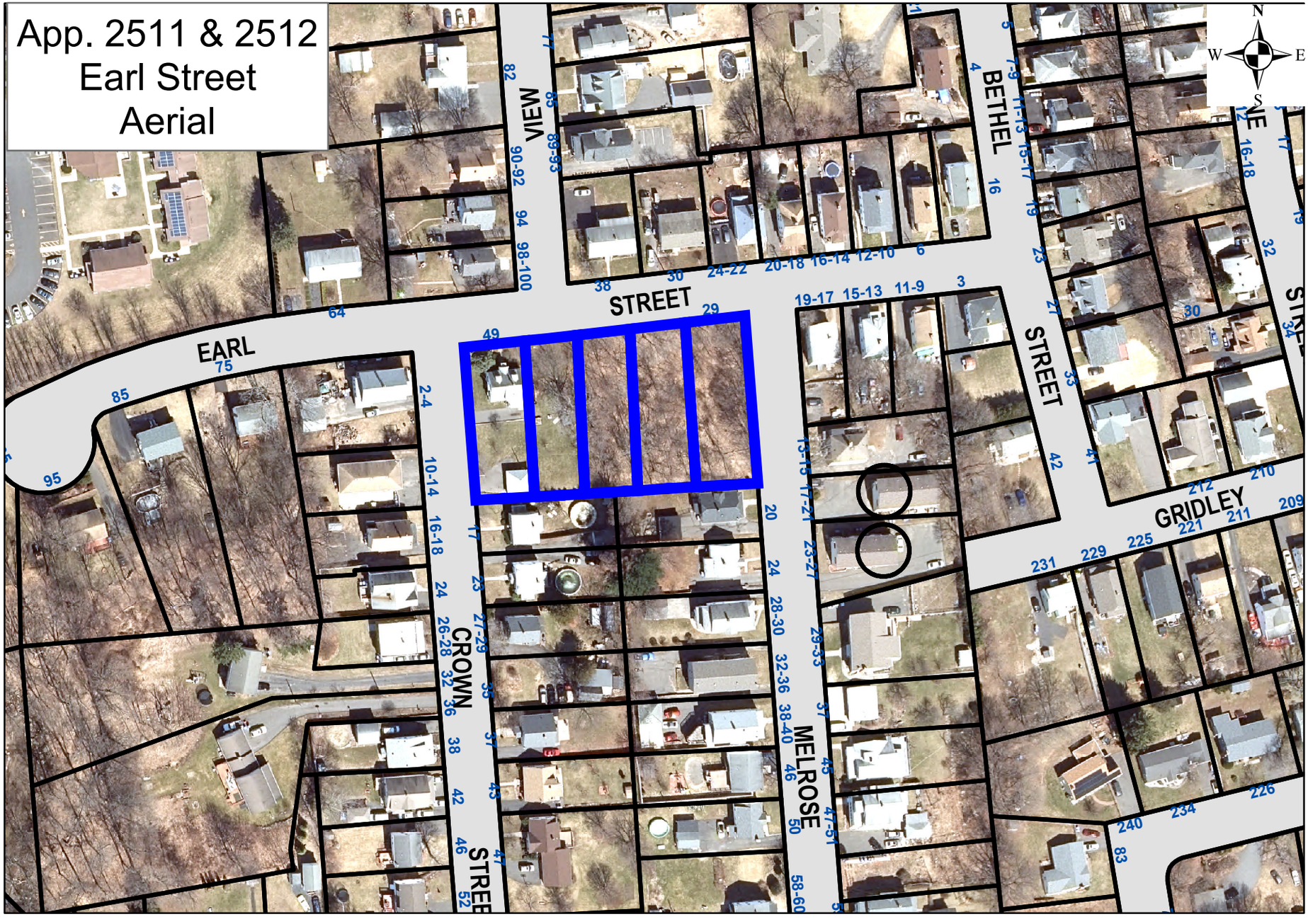
R-15


App. 2511 & 2512
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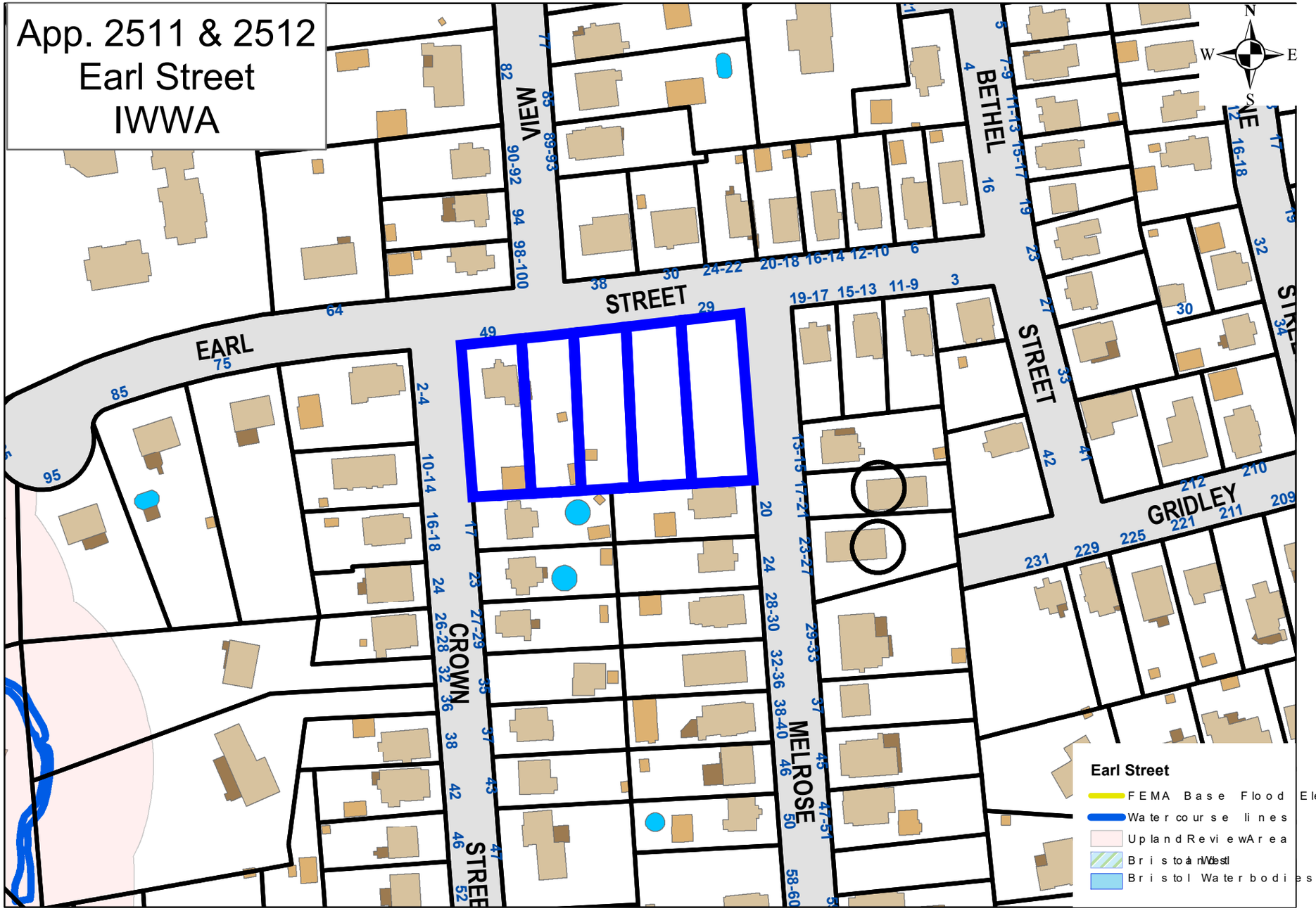
CROWN
MELROSE


App. 2511 & 2512
Earl Street
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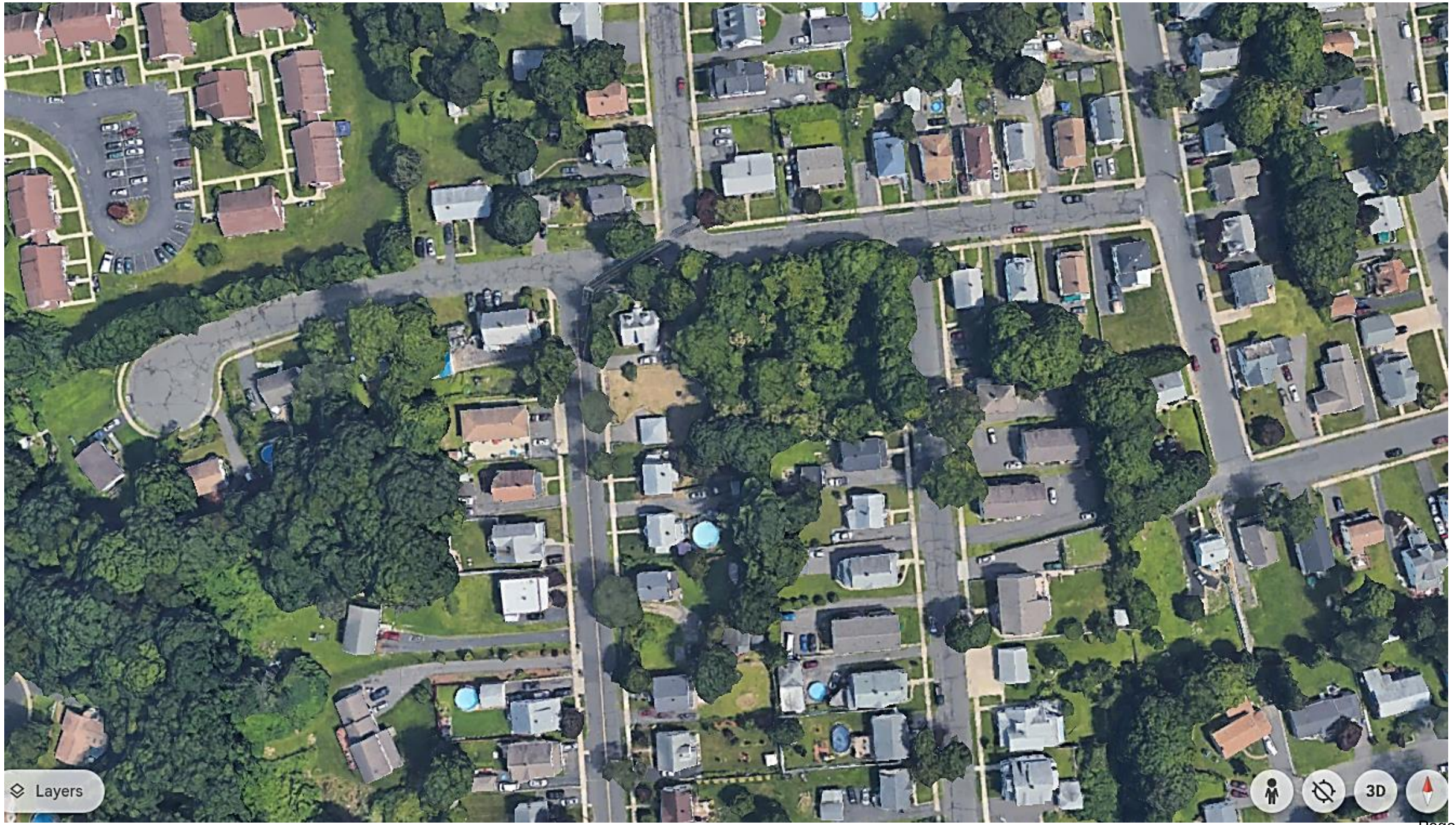
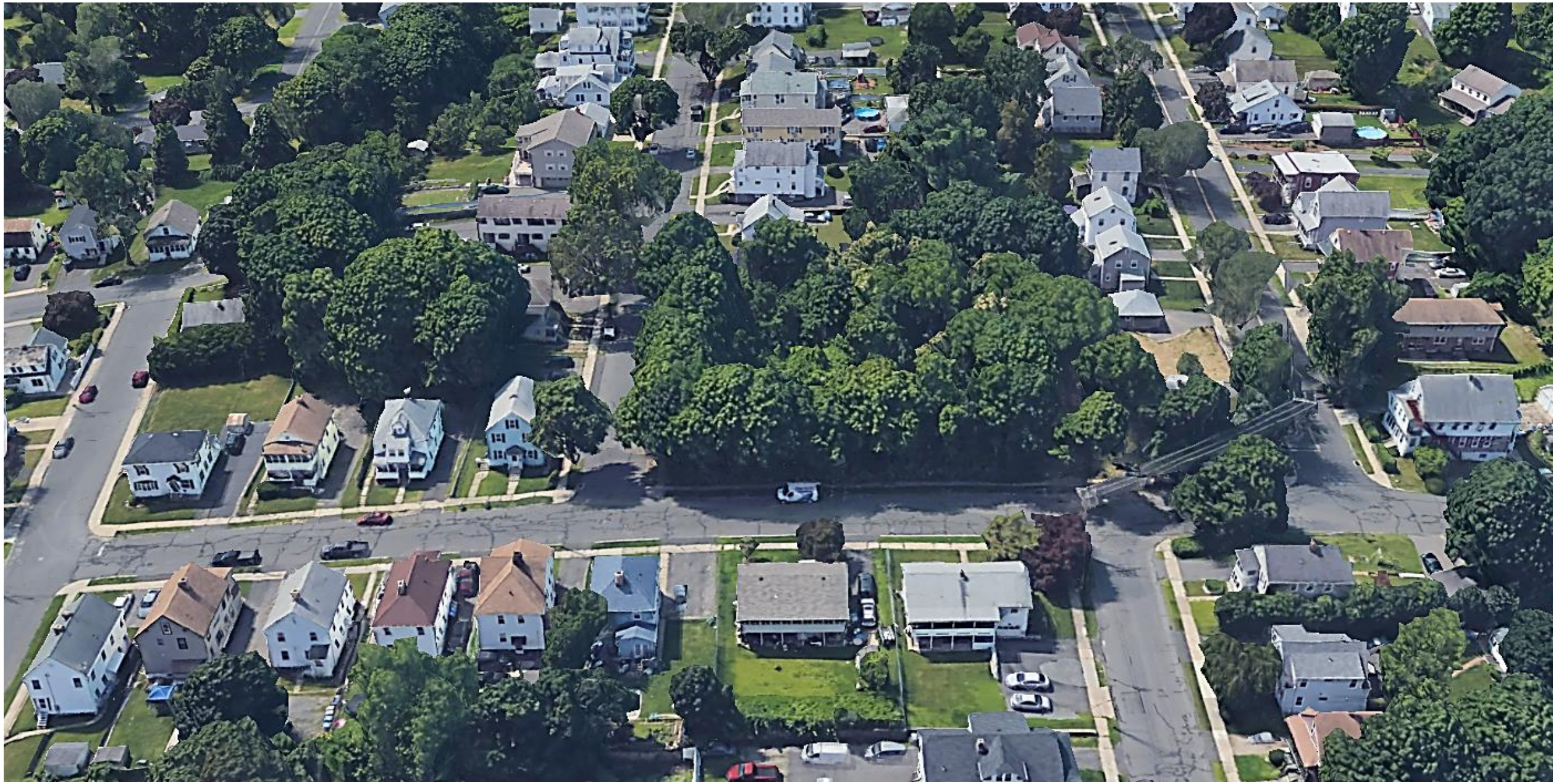
EARL
STREET
BETHEL
VIEW
CROWN
MELROSE
GRIDLEY
Earl Street
FEMA Base Flood Elevations
Water course lines
Upland Review Area
Bristol and West
Bristol Waterbodies

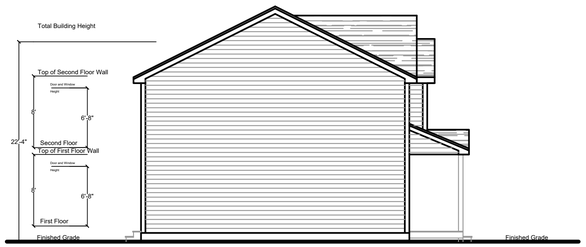
Google Earth


Layers
3D

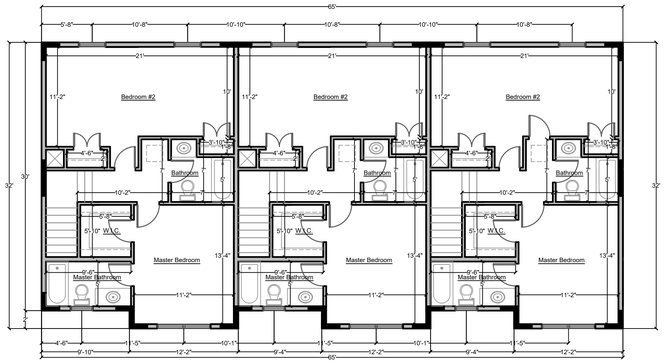
Layers
3D



Elevation Drawings

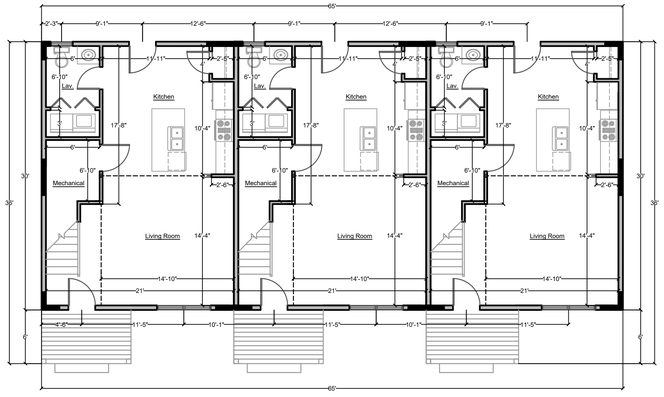


Side Elevation



Second Floor Plan

Front Elevation



First Floor Plan

Attached Single Family Residences
Building 1
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET | Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

Drawing Index

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

Code Data

The basis for design is the following:

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

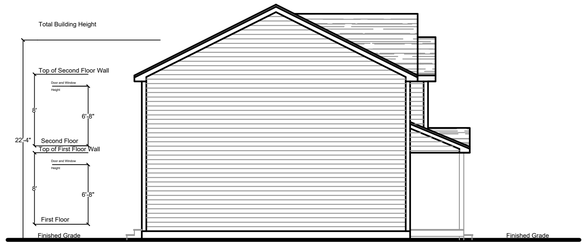
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

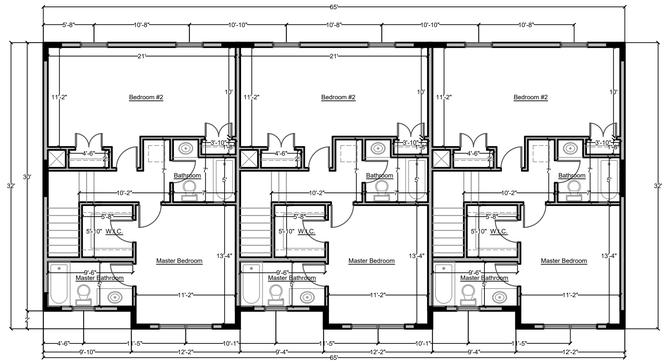
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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

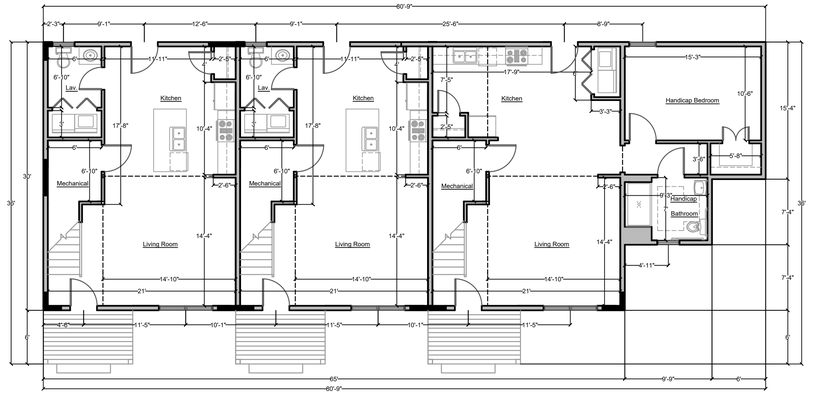


Side Elevation



Second Floor Plan

Front Elevation



First Floor Plan

Attached Single Family Residences
Building 2
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

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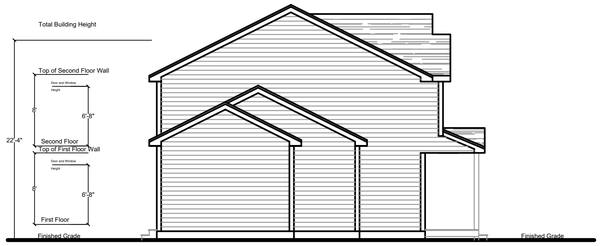
Schematic Design

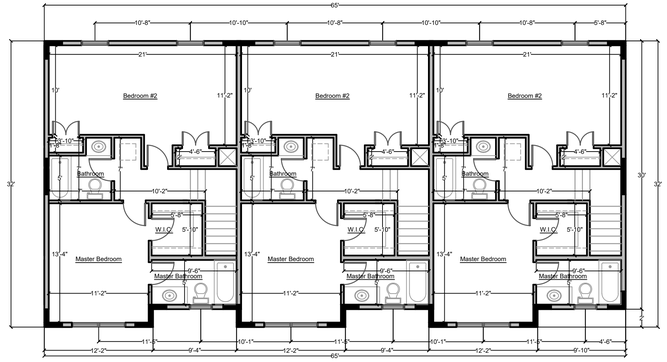
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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

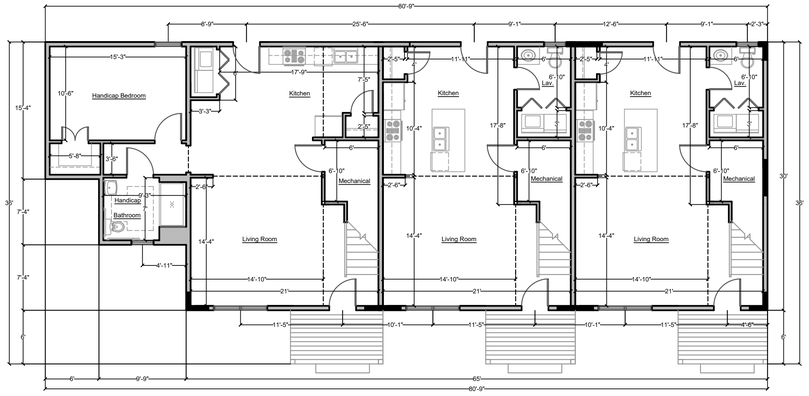


Side Elevation



Second Floor Plan

Front Elevation



First Floor Plan

Attached Single Family Residences
Building 3
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET | Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	Aug. 16, 2024
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SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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

Site Plan Dated: 8/12/24

ECM GARDENS

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

EARL STREET, CROWN STREET & MELROSE STREET

BRISTOL, CONNECTICUT

MAY 1, 2024

APPLICATION: #2494

SPECIAL PERMIT FOR A UNIFIED RESIDENTIAL DEVELOPMENT (15 UNITS)

GRANTED:

APPLICATION: #2495

SITE PLAN FOR A UNIFIED RESIDENTIAL DEVELOPMENT (15 UNITS)

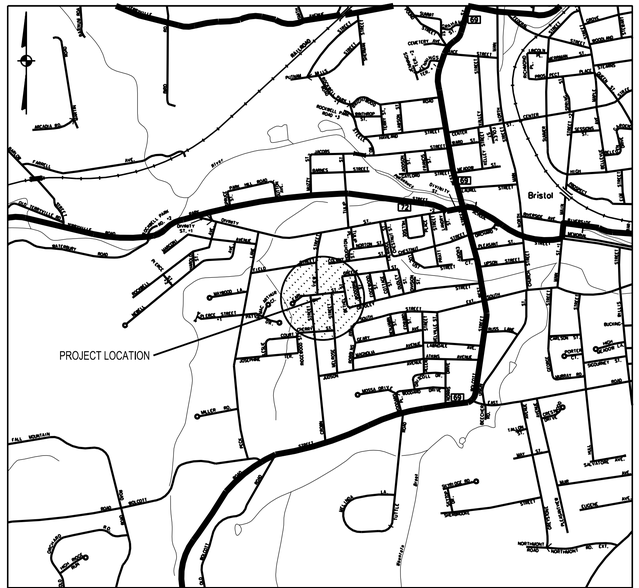
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

LEGEND

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



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

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

Applicant:

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

Surveyor/Civil Engineer:

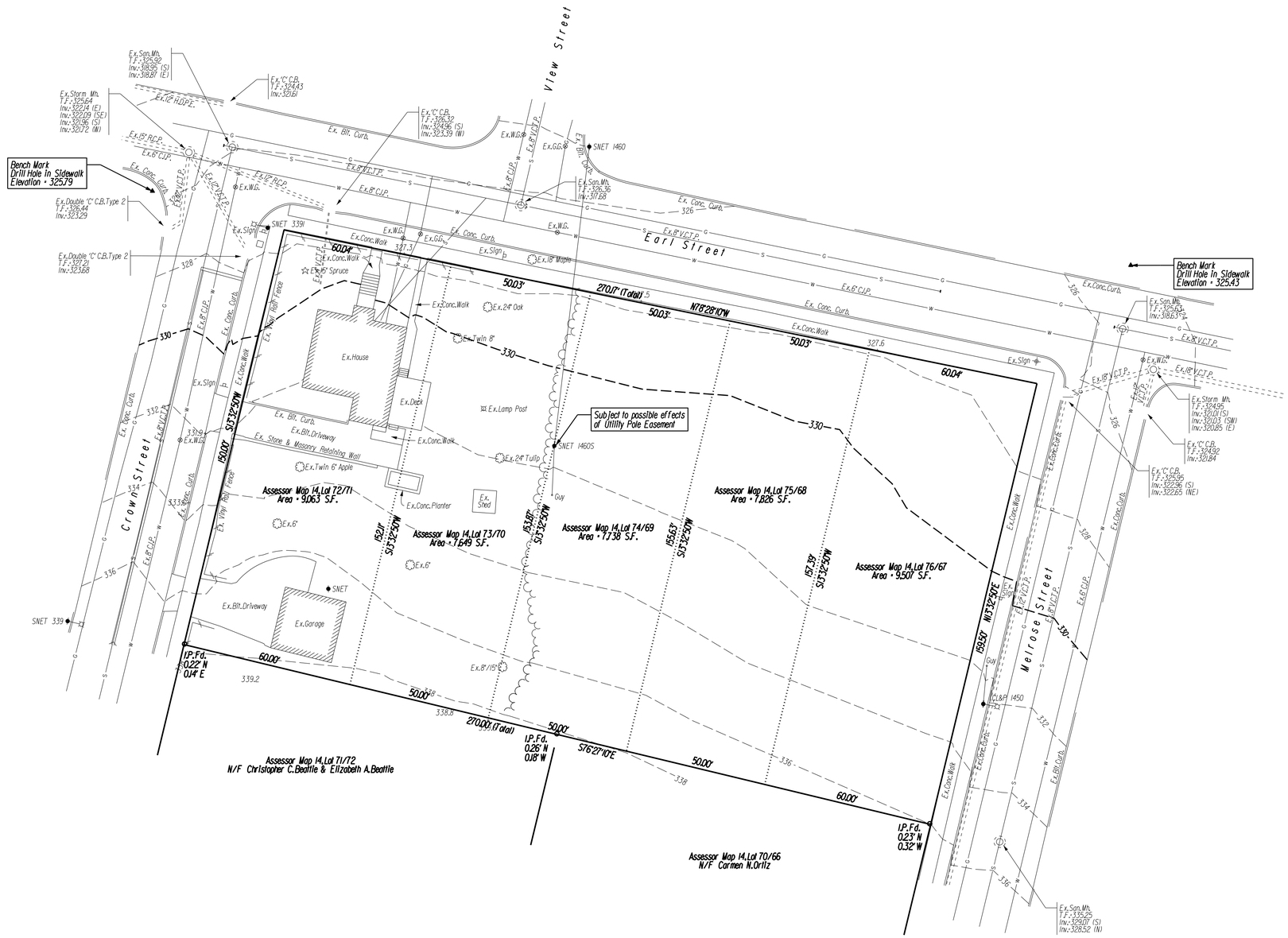
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

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

Lighting:

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



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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

SURVEYOR SIGNATURE/BLOCK:

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.

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

PROJECT TITLE:

SITE PLAN

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

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

DRAWING NO.: V-001

DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO.: 2

GENERAL NOTES:

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

2. PROPERTY ADDRESS: 29-49 EARL STREET

3. OWNER NAME: D.G.G.DEVELOPMENT LLC

4. PREPARED FOR: D.G.G.DEVELOPMENT LLC

5. ZONE: R-15/RM

6. ASSESSORS LOT 72/71 REVISED AREA * 7,341 S.F.
ASSESSORS LOT 73/70 REVISED AREA * 8,822 S.F.
ASSESSORS LOT 74/69 REVISED AREA * 8,814 S.F.
ASSESSORS LOT 75/68 REVISED AREA * 8,822 S.F.
ASSESSORS LOT 76/67 REVISED AREA * 7,983 S.F.

* SUBSEQUENT TO SITE PLAN APPROVAL BY LOCAL AGENCIES AND PRIOR TO ISSUANCE OF A ZONING PERMIT,THE OWNER SHALL COMBINE LOT'S 72/71,73/70,74/69,75/68,76/67

7. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

8. BASED ON FLOOD INSURANCE RATE MAP,HARTFORD COUNTY,CONNECTICUT (ALL JURISDICTIONS), PANEL 468 OF 675,MAP NUMBER 09003C0468F,EFFECTIVE DATE:SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA

10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS

11. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER

12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION.THE LOCATIONS ARE APPROXIMATE, ALL UTILITIES MAY NOT BE SHOWN,THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK. WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.

13. CONTRACTOR SHALL VERFIY ALL DIMENSIONS,ELEVATIONS,QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS,BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.

PARKING CALCULATION:

PROPOSED USE: THREE FAMILY DWELLING

PARKING REQUIREMENT: 2 PER DWELLING UNIT
15 DWELLING UNITS x 2 PER = 30 SPACES

PARKING PROPOSED: 31 SPACES

SITE BASED AMENITIES:

1) ENERGY EFFICIENT LIGHTING

2) LOW-IMPACT STORMWATER MANAGEMENT: GROUNDWATER RECHARGE & STORMWATER QUALITY STRUCTURES

FUNCTIONAL OPEN SPACE CALCULATION:

REQUIRED: 250 S.F./ DWELLING UNIT
15 UNITS x 250 S.F.= 3,750 S.F.

LAWN AREA/GARDENS NOT EXCEEDING 5% = 4,275 S.F.

DECKS OR PATIOS = 525 S.F.

TOTAL PROVIDED: 4,800 S.F.

Unified Residential Developments (R15/RM)
Area and Dimensional Requirements

Standard		Proposed
a) Maximum Density (units per acre)	18	15.6
b) Minimum Lot Area (acres)	0.5	0.96
c) Minimum Lot Frontage (ft)	75	150
d) Minimum Front Yard (ft)	6	11.5
e) Minimum Side Yard (ft)	6	6.5
f) Minimum Rear Yard (ft)	15	NA
g) Maximum Building Height (ft)	35	25
h) Maximum Building Coverage (%)	40	25.6
i) Maximum Impervious Coverage (%)	80	67.6
j) Minimum Building Spacing (ft)	18	19.8

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.

2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER,ENGINEER,CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.

3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.

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

5. INSTALL CONSTRUCTION ENTRANCE PAD.

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

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

8. REMOVE ALL ITEMS PER REMOVALS PLAN.

9. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.

10. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING'S TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE PROPOSED BUILDING FOR THE CONSTRUCTION ACTIVITIES.

11. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING'S.

12. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES,INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE,REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.

13. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.

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

15. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

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

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

18. UPON SUBSTANTIAL COMPLETION OF THE PROPOSED BUILDING'S,COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.

19. WHEN ALL OTHER WORK HAS BEEN COMPLETED,REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.

20. INSTALL FINAL COURSE OF PAVEMENT.

21. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT,NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING,AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.

3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)

4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2 " OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES
STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.

2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

https://www.conleches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31-143259-453

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED,IN PART,BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.

2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

3. MANHOLES,CATCH BASINS,CLEANOUTS,VALVE BOXES,FRAMES,COVERS,GRATES,ETC.TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.

4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED,STOCKPILED,PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED,REPLACED,ETC.IS INTENDED TO REMAIN.

6. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR,ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.

7. SIDEWALKS TO BE REPLACED SHALL BE REPLACED TO THE NEAREST JOINT.

8. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.

9. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS,HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.

2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.

3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.

2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.

3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.

4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.

2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.

3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS" (OR APPROVED EQUAL) WITH THE STANDARD D.I. FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.

5. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS,INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT PAUL KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK,BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.

6. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.

7. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING'S, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.

8. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.

9. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.

10. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY,THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.

11. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS.HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC.22-19(F) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)

2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.

3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.

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

5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES; BOTH DURING AND AFTER CONSTRUCTION.

6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.

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

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE,CONTROL OF RUNOFF,SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.

2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.

5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.

6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS,TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
- APPLY LIMESTONE AT 90# / 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL

B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER,LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES,REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

C) SEED MIX:
- CREEPING RED FESCUE 49# / ACRE
- TALL FESCUE 20# / ACRE

D) MULCHING:
- IMMEDIATELY FOLLOWING SEEDING,MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
- PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.

E) TREE PROTECTION:
- LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO AND TREES THAT ARE TO BE PROTECTED,WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION,RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER,ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.

8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.

9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT,OR AS DIRECTED BY THE ENGINEER.

10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE,THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.

11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED,THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g.CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.

12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE,OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.

14. TEMPORARY PERVIOUS BARRIERS,USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES,SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.

15. JEFFERY NIMAN OR HER DULY AUTHORIZED AGENT (860) 841-6008 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

16. JEFFERY NIMAN OR HIS DULY AUTHORIZED AGENT (860) 841-6008 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES,INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN,NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX.10FT FROM THE TOE OF SLOPE.

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS,WATER COURSES DRAINAGE WAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE,DIVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT SPILL OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS,REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED,PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

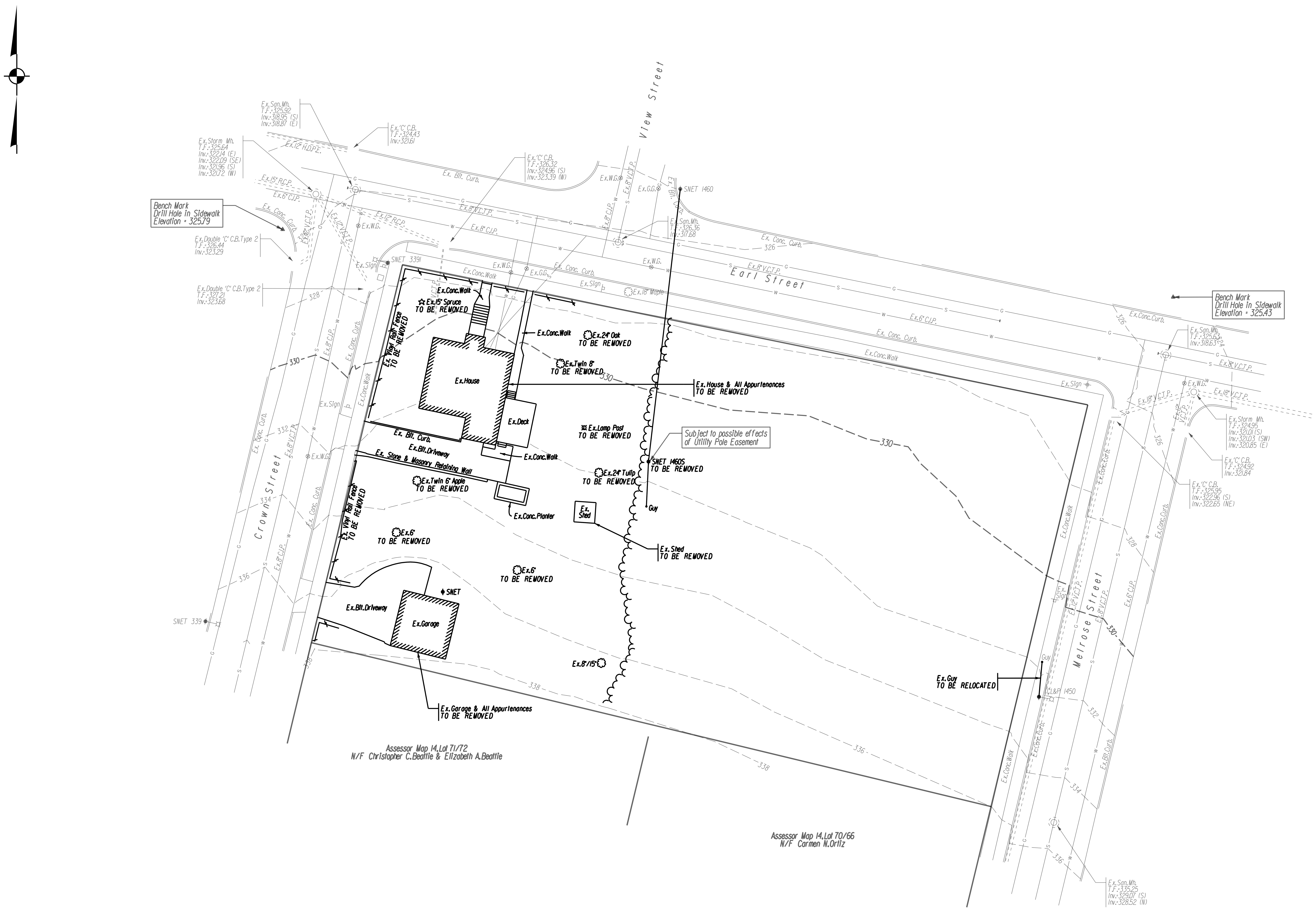
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE: SITE PLAN

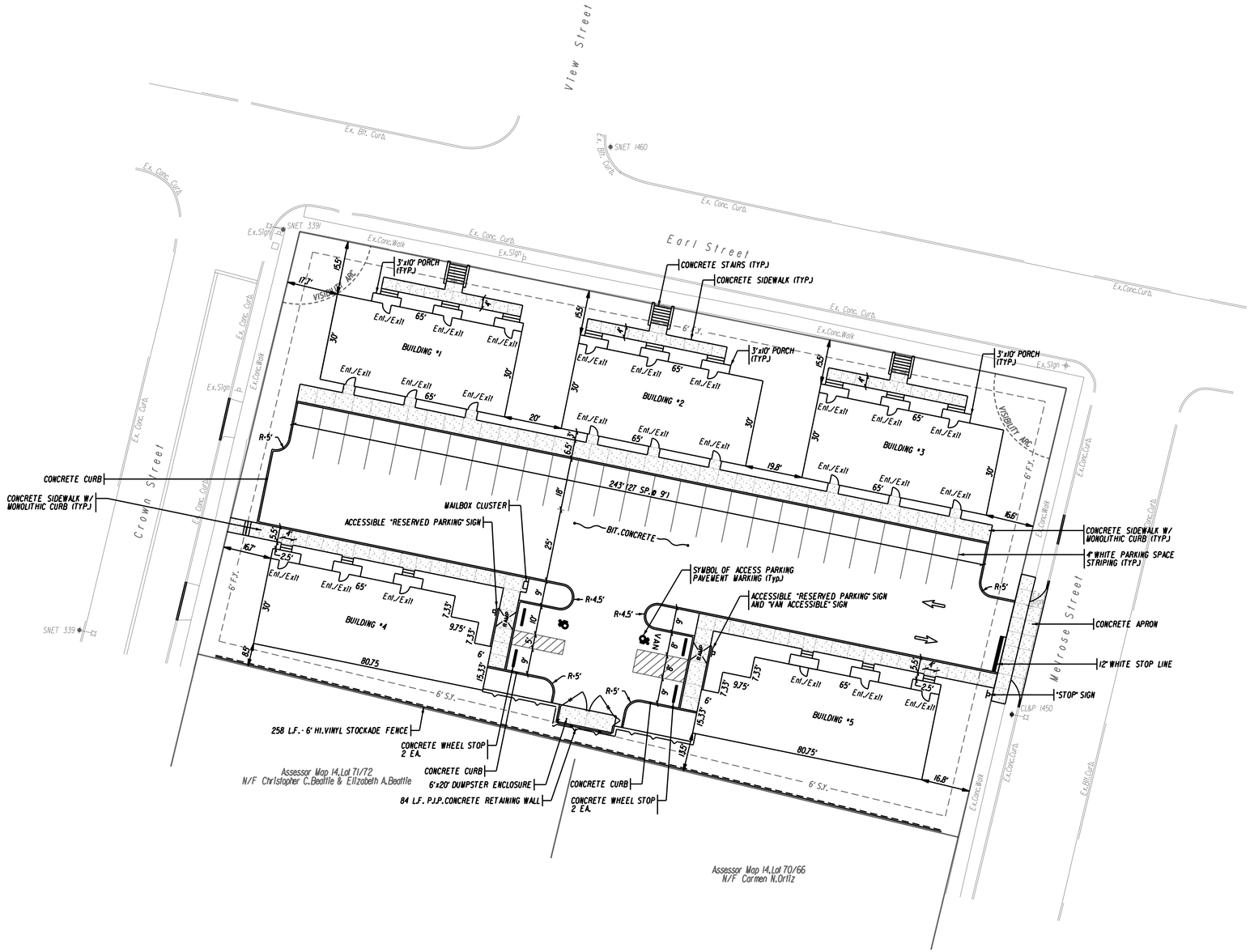
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO. RMV-001

DRAWING TITLE: SITE REMOVALS PLAN

SHEET NO. 4



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

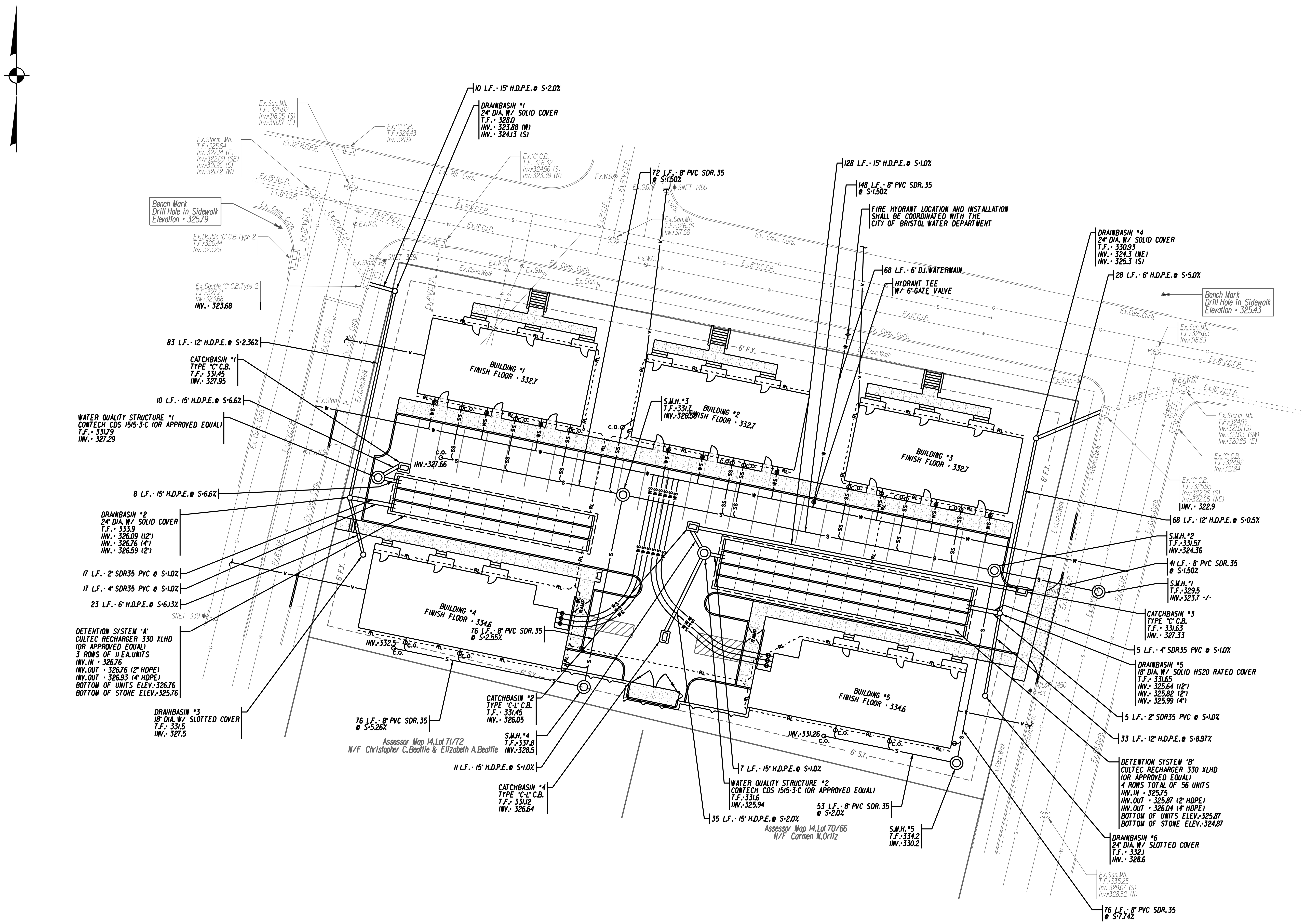
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO. PLN-001

DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO. 5



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026292 — LICENSED PROFESSIONAL ENGINEER

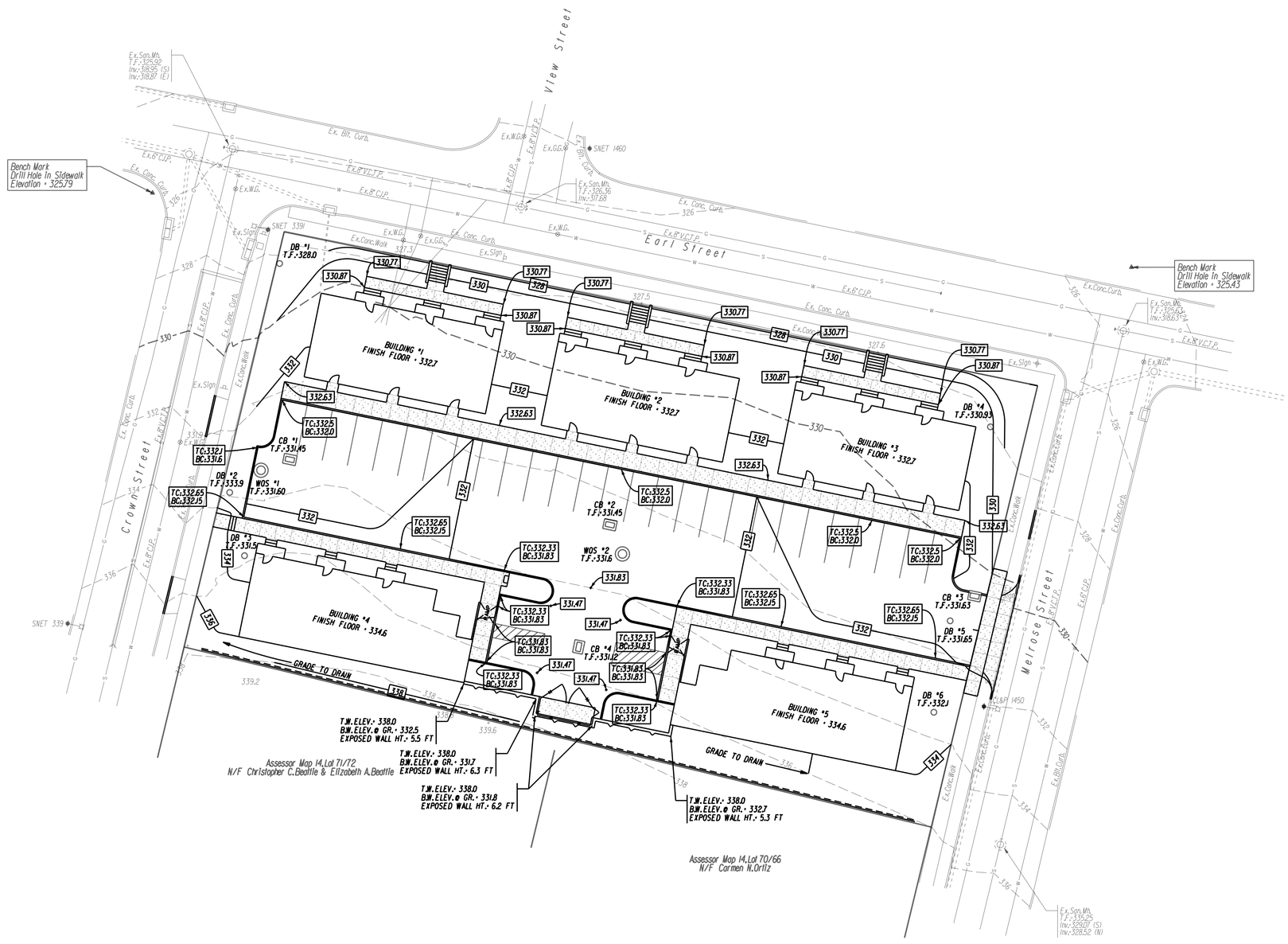
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE: DRAINAGE AND UTILITIES PLAN

DRAWING NO. UTIL-001

SHEET NO. 6



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0028233 · LICENSED PROFESSIONAL ENGINEER

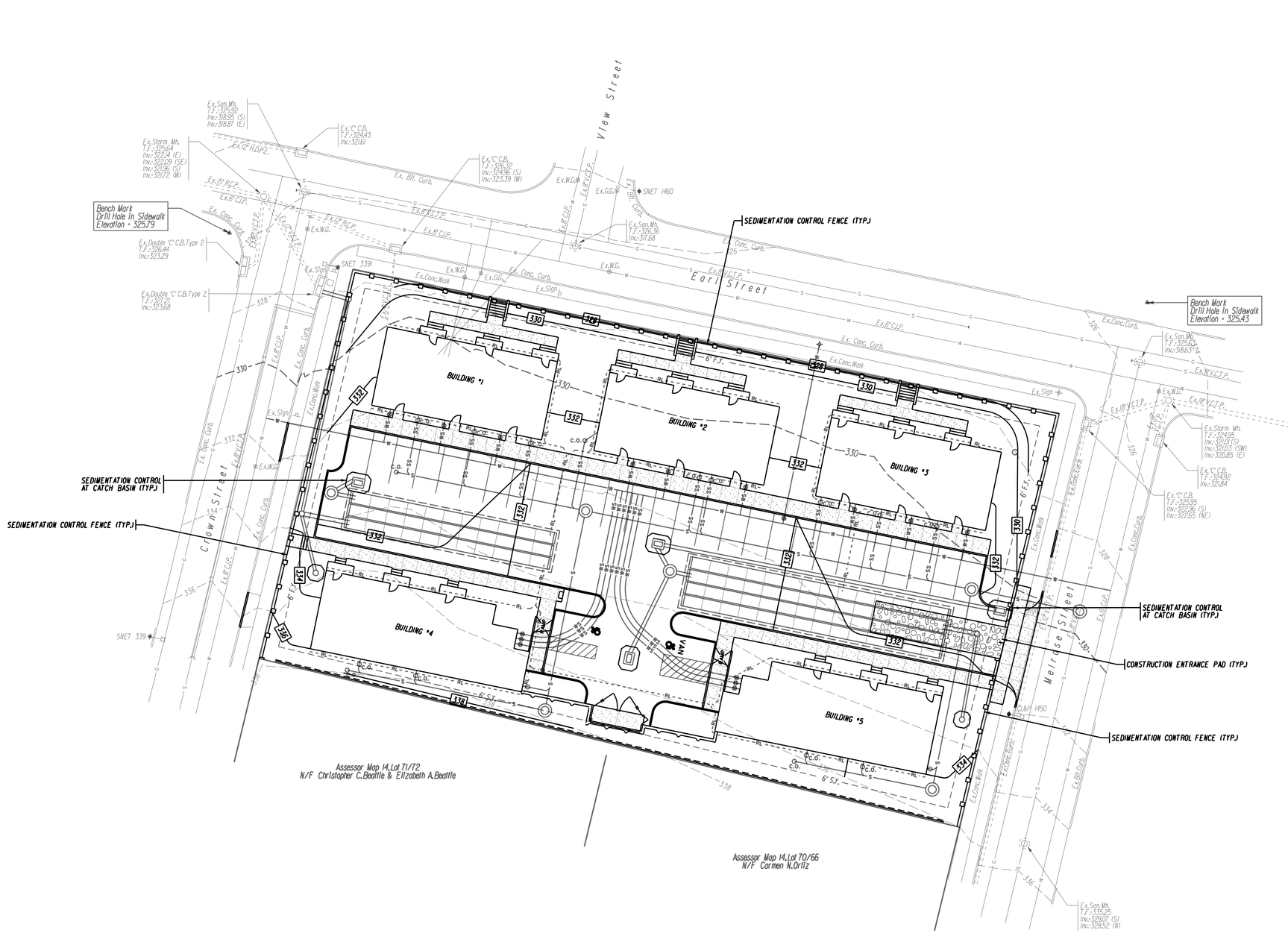
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: GRA-001

DRAWING TITLE: GRADING PLAN

SHEET NO.: 7



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

Robert Green Associates L.L.C.
Surveyors and Engineers
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Phone: (860)-589-0135 Fax: (860)-589-1342

ENGINEER SIGNATURE/BLOCK:

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

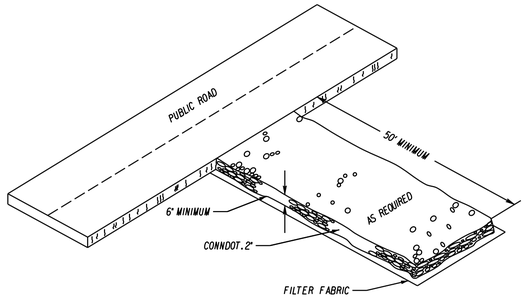
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

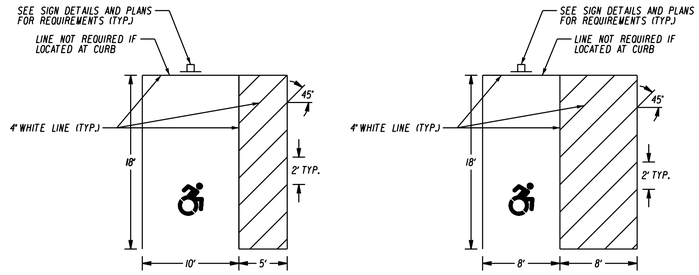
DRAWING NO. E&S-001

DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO. 8



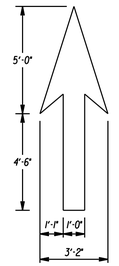
CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



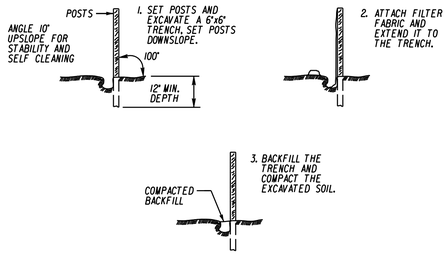
NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

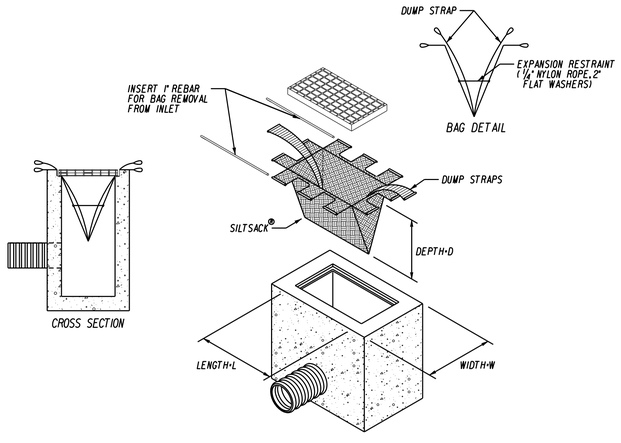
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING
PERMIT REQUIRED
VIOLATORS WILL BE FINED $100 MINIMUM

LEGEND - WHITE
BACKGROUND - BLUE

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

VAN ACCESSIBLE

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

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

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

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

SCALE: AS NOTED

Robert Green Associates L.L.C
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Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

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

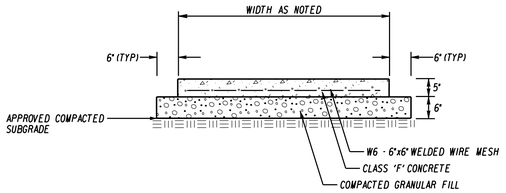
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO. MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

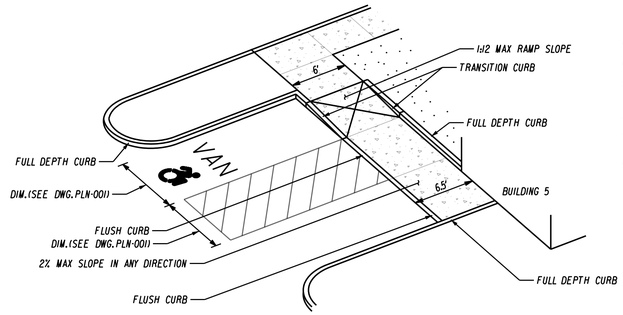
SHEET NO. 9



CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

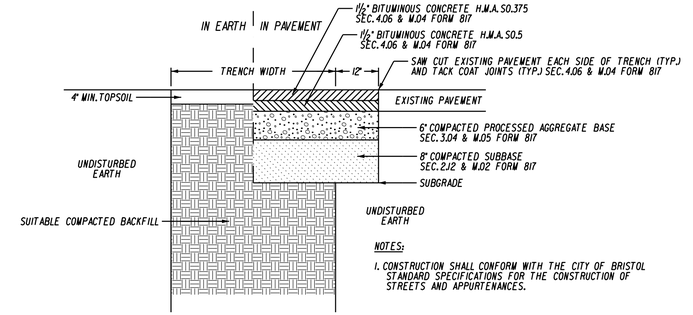
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



ACCESSIBLE PARKING SITE
NOT TO SCALE

NOTES:

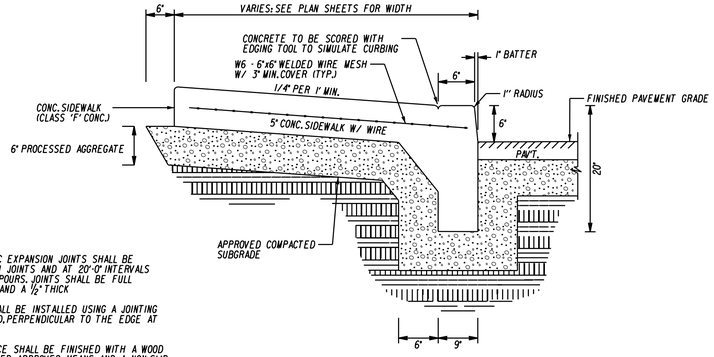
1. 2% MAX SIDEWALK CROSS SLOPE.
2. ADJOINING PAVEMENT SLOPE SHALL BE 2% MAX IN ANY DIRECTION.
3. SEE DWG. PLN-001 FOR DIMENSIONS
4. ACCESSIBLE PARKING SHALL BE MIRRORED AT BUILDING 4 AND PER DIMENSIONS SHOWN ON DWG. PLN-001
5. SEE DWG. GRA-001 FOR TOP AND BOTTOM OF CURB ELEV.'S



NOTES:

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

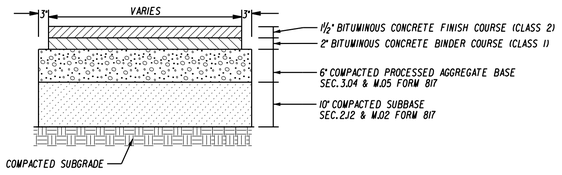
TRENCH RESTORATION DETAIL
NOT TO SCALE



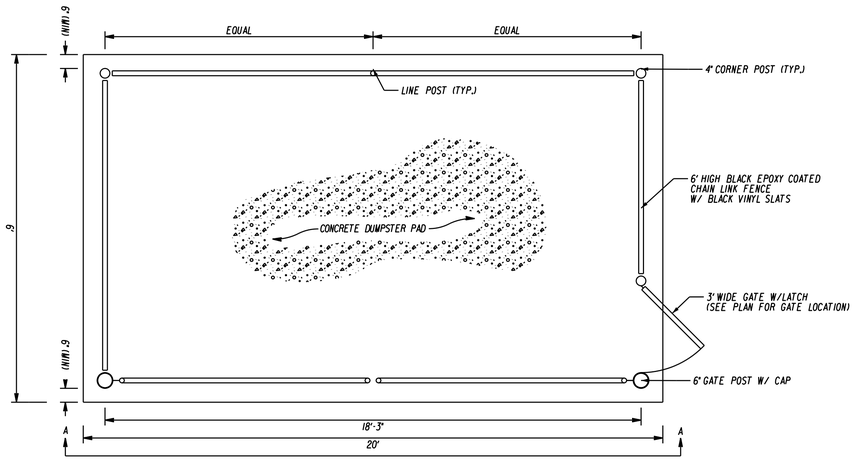
W/ 6" CURB REVEAL

NOTES:

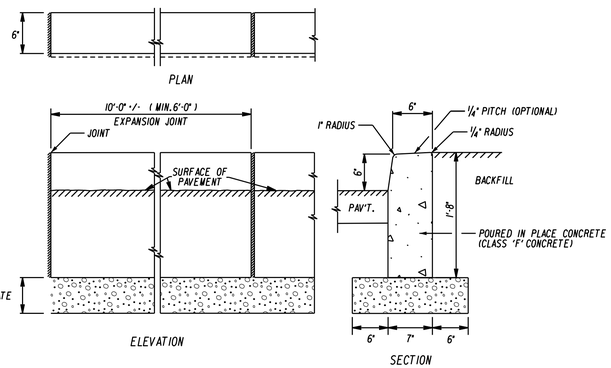
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



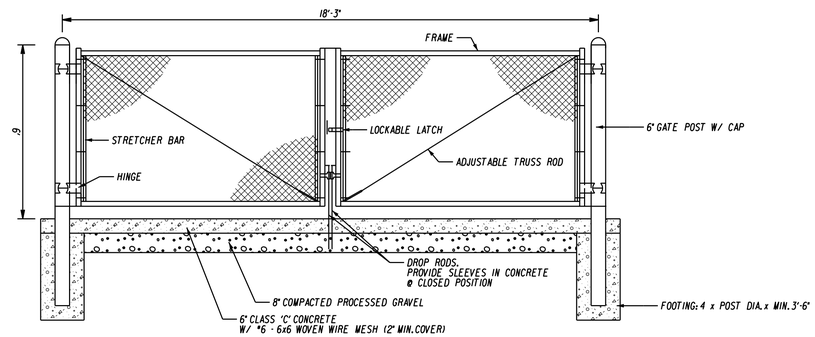
BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



PLAN



CONCRETE CURBING
NOT TO SCALE



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

SCALE: AS NOTED

Robert Green Associates L.L.C
Surveyors and Engineers
6 Old Waterbury Rd. Terryville, CT. 06786
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ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0020232 LICENSED PROFESSIONAL ENGINEER

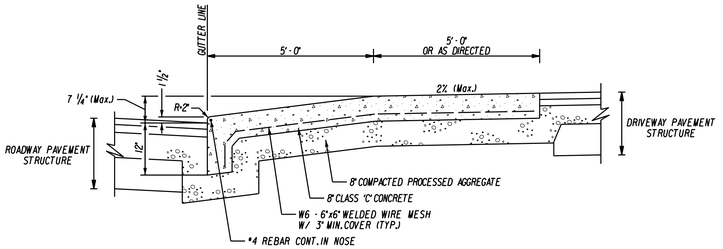
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

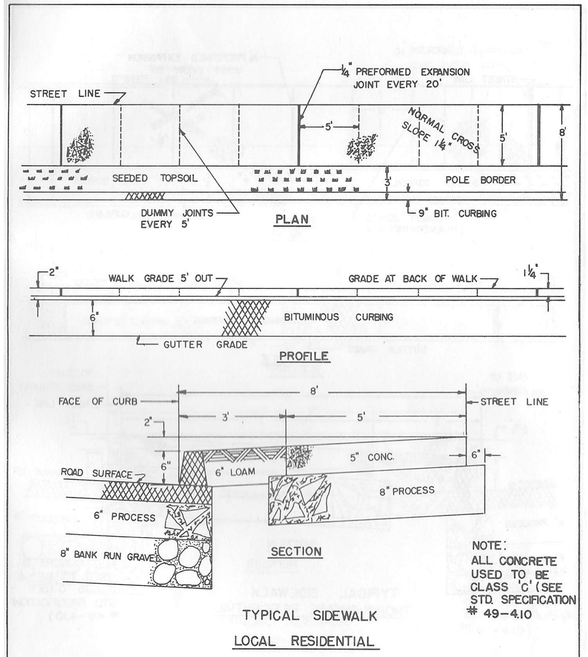
DRAWING NO.: MISC-002

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 10



CONCRETE APRON SECTION
(NOT TO SCALE)



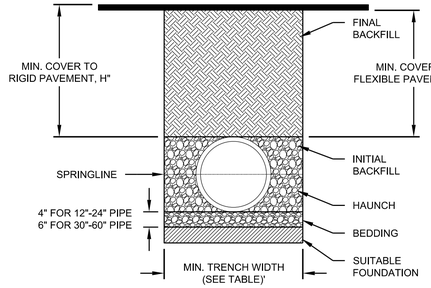
NOTE:
ALL CONCRETE USED TO BE CLASS 'C' (SEE STD. SPECIFICATION # 49-4.10

TYPICAL SIDEWALK
LOCAL RESIDENTIAL

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

PREPARED BY ENGINEERING DEPT.

5-10



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

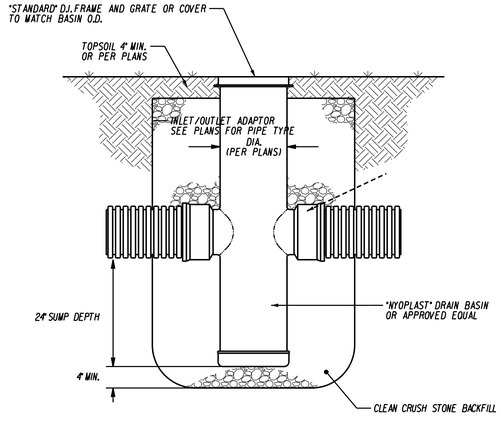
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDINGTO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



YARD DRAIN
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

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

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

DRAWING NO.: MISC-003

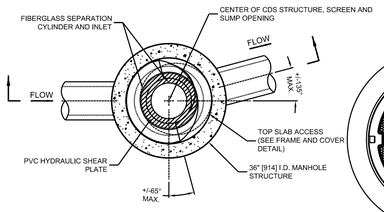
DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 11

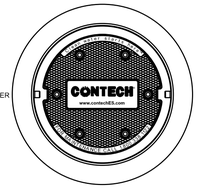
CDS1515-3-C DESIGN NOTES

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

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



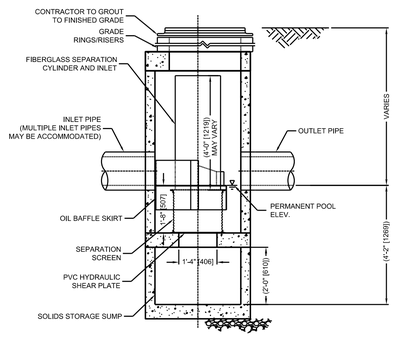
PLAN VIEW B-B
N.T.S.



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

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #1
WATER QUALITY FLOW RATE (cfs [L/s])			0,08 cfs
PEAK FLOW RATE (cfs [L/s])			2,23 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			331,79
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	327,29	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	327,29	HDPE	15"
NOTES / SPECIAL REQUIREMENTS:			

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #2
WATER QUALITY FLOW RATE (cfs [L/s])			0,31 cfs
PEAK FLOW RATE (cfs [L/s])			2,08 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			331,6
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	325,94	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	325,94	HDPE	15"
NOTES / SPECIAL REQUIREMENTS:			



ELEVATION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: U.S. PATENTS 5,788,848 AND 6,641,720, AND RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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

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

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

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

M:\STORMWATER\JOBS\CTOWN\SLAMM_SDR DESIGN TOOLS_STANDARD DETAILS\CDS\CDS1515-3-C-DTL.DWG 8/6/2018 4:16 PM

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS. 5/23/24

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0028232 LICENSED PROFESSIONAL ENGINEER

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

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

DRAWING NO.: MISC-004

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 12

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

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

CULTEC NO. 4800™ WOVEN GEOTEXTILE

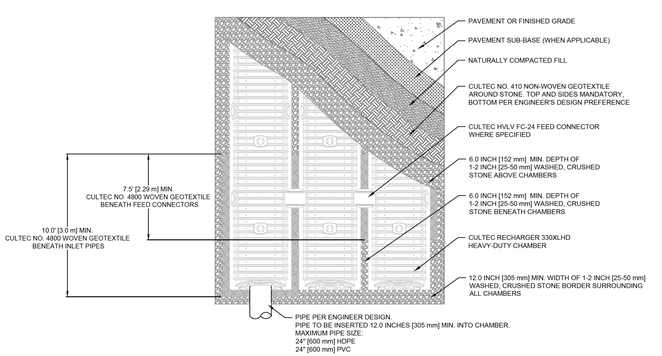
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT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

GEOTEXTILE PARAMETERS

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

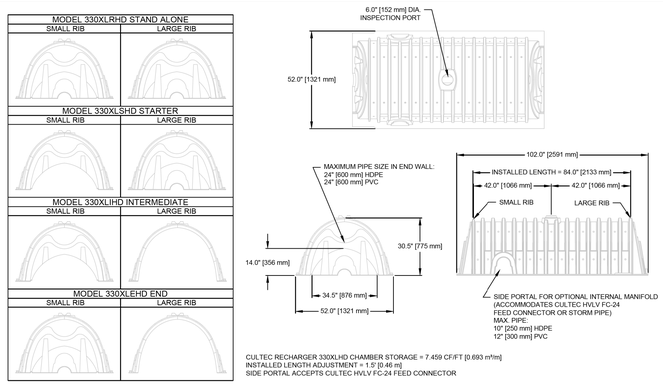
330XLHD 1.0

GENERAL NOTES



330XLHD 6.0

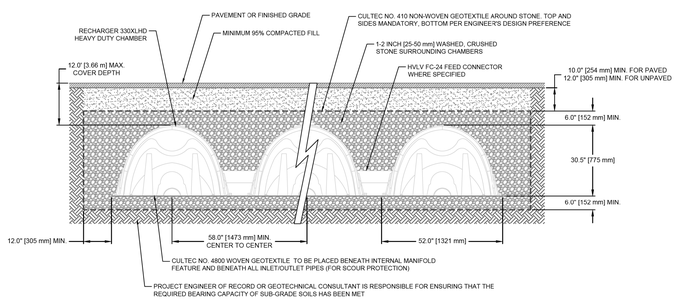
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



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

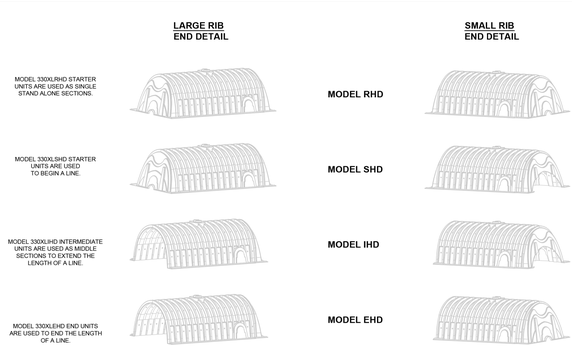
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



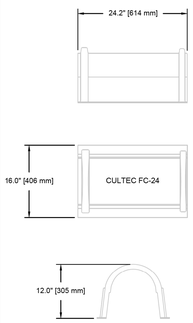
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



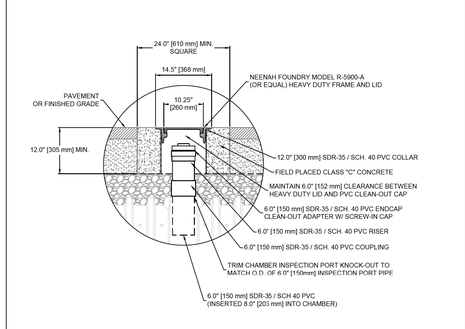
330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



330XLHD 7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

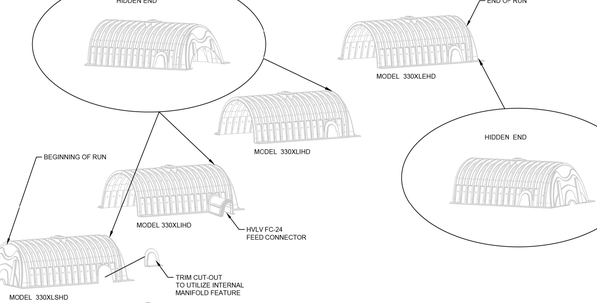


330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL

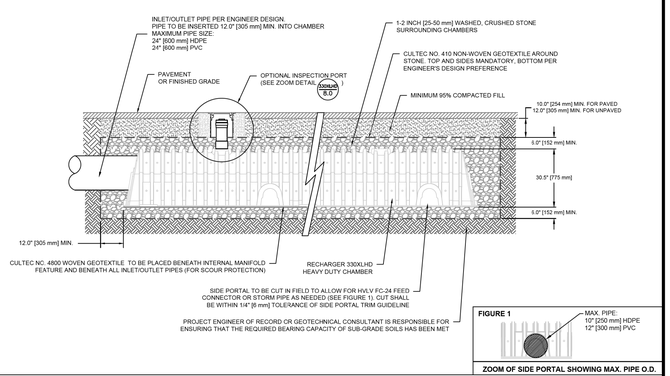
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



330XLHD 9.0

CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL



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

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

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

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

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. P.E.N. 0026232 — LICENSED PROFESSIONAL ENGINEER

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

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

DRAWING NO.: MISC-005

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

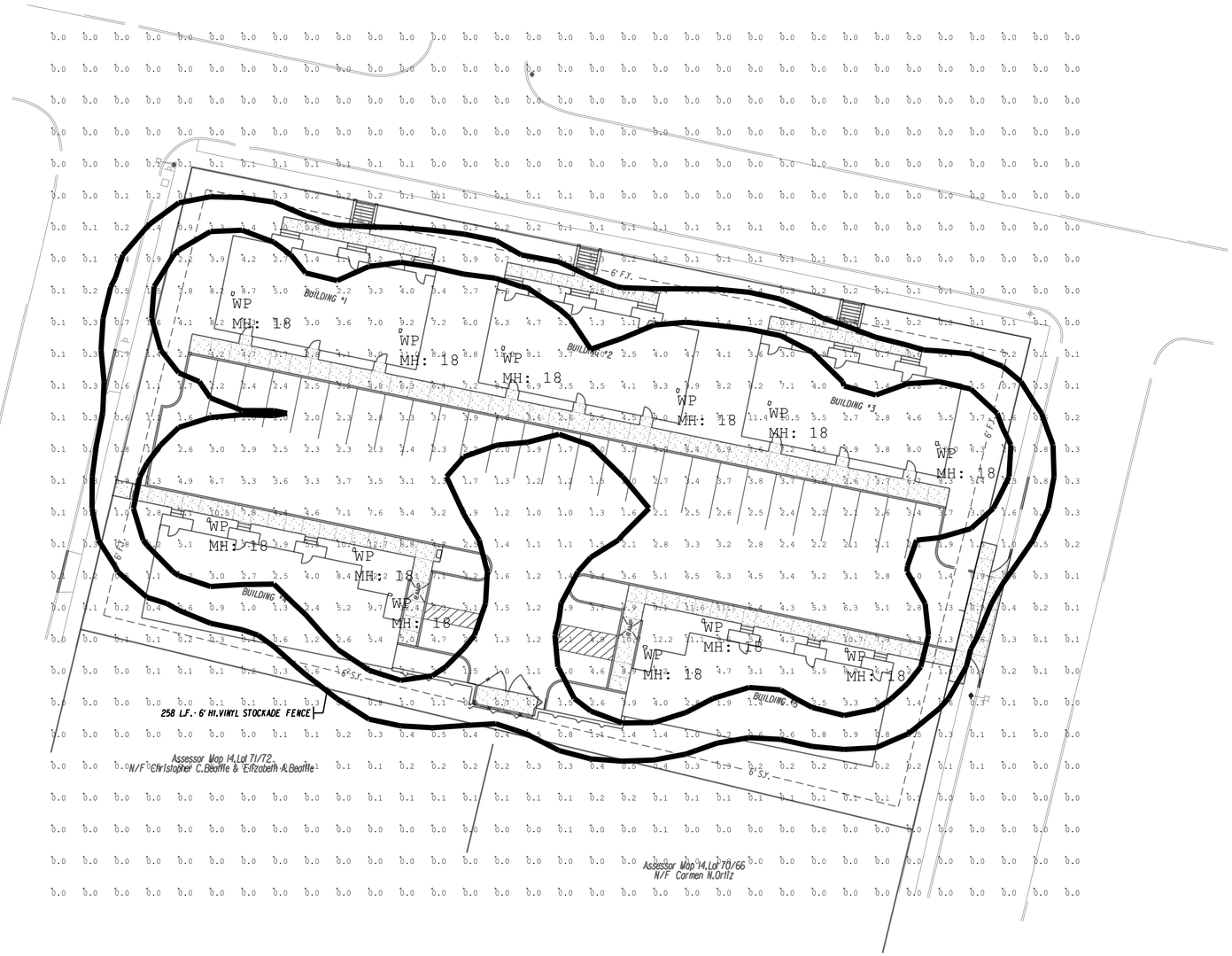
SHEET NO.: 13

Photometric Plan

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	12	WP	SINGLE	WPC100UT4-WCSBPCCR

Designed by Wattsaver Lighting - JC

Blue - 2fc
Red - .5fc



LIGHTING NOTES:

1. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES WHICH MAY BE IN CONFLICT WITH THE INDICATED LAYOUT. ANY CONFLICTS WHICH MAY OCCUR SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE LOCATIONS CAN BE DETERMINED.

2. ALL LIGHTS WILL BE PROVIDED WITH INTERNAL CUTOFFS TO PREVENT LIGHT TRESSPASS ONTO ADJOINING PROPERTIES.

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

Greg Cate
Wattsaver Lighting Products
22 Thomas Street
East Hartford, CT 06108
Phone: 860-282-1818
Website: www.wattsaverlighting.com

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

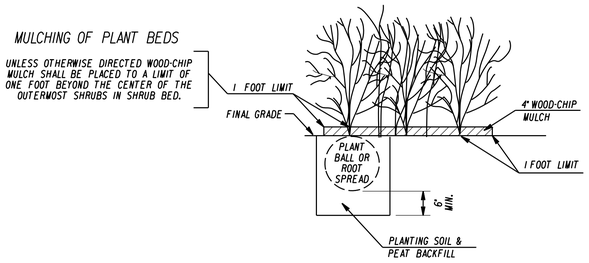
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE: LIGHTING PLAN

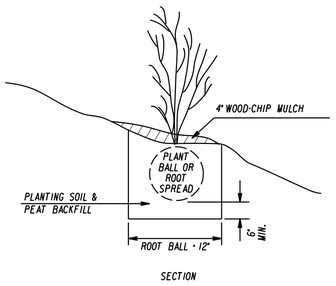
DRAWING NO.

SHEET NO. L1.0

Landscaping Plan



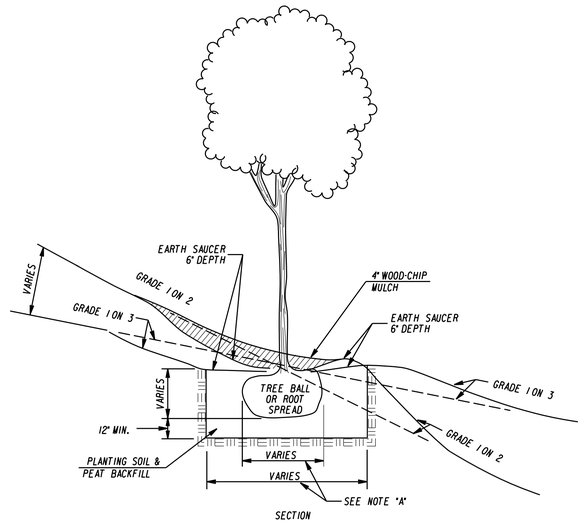
SHRUB PLANTING IN BEDS



SHRUB PLANTING

LANDSCAPE NOTES:

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



TREE PLANTING

Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition	Notes
AV	12	Thuja Occidentals Emerald Arborvitae	4 Foot	Height	
BP	4	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper	
AZ	8	Rodedendron / Robelzea Autumn Bonfire Azalea / Deleware Wine Valley Azalea	3	Gallon	
R	2	Rhododendron Catawbiense Album	3	Gallon	
AP	38	Thuja Occidentals American Pillar	4-5 Foot	Height	
DL	42	Hermerocallis Daylily Stella De Oro	1	Gallon	

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

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

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

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

DRAWING NO.:

DRAWING TITLE: LANDSCAPE PLAN

SHEET NO.: L2.0

For Office Use Only
APPLICATION NO. 2513
DATE FILED: 11-15-2024
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Unified Residential Development, a [ ] permitted use [✓] Special Permit use

under Section(s) 9.2.3 of the Bristol Zoning Regulations.

Address or Location of the Property: Earl Street, east of Crown Street and West of Melrose Street

Assessor's Map No.: 14 Assessor's Lot No.(s): 72, 73, 73, 75, and 76

Zone of the Property: R-15 / RM Size of the Property (in acres or square feet): .96 acres

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

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

Other comments: _____

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

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

Name: DGG Development LLC

Address: 21 Cobbs Road City: West Hartford State: Ct Zip: 06010

Telephone No.: (860) 841-6008 E-Mail: nimanjeff@icloud.com

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

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2513

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Earl Street, east of Crown Street and West of Melrose Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 589-4343 E-Mail: tfurey@fureydonovan.com

1/24 - LUO

Narrative

Project Narrative

Project Title: ECM Gardens

General Information

Project Name: ECM Gardens **Project Location:** Earl Street between Crown and Melrose **Zone:** R-15 / RM **Project Type:** Unified Residential Development **Date Submitted:** May 2, 2024 **Variances Required:** None **Wetlands Approval Required:** No **Special Permit Required:** Yes **Site Plan Approval Required:** Yes	**Developer:** DGG Development LLC **Site Engineer:** Robert Green Associates LLC **Architectural Design:** Development Planning Solutions LLC **Landscape Design:** Development Planning Solutions LLC **Lighting Design:** Wattsaver Lighting Products **Project Consultant:** Development Planning Solutions LLC **Legal Representative:** Attorney Timothy Furey

Project Overview

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

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

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

This project will be a phased development beginning in 2025 and have a total construction time of 3 years for all phases.

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Stormwater Report

Updated to: 8/12/24

SUPPORTING DOCUMENTS

MAP 14, LOTS 72/71, 73/70, 74/69, 75/68, 76/67

EARL STREET, MELROSE STREET AND CROWN STREET

BRISTOL, CONNECTICUT

July 29, 2023
Rev. July 1, 2024
Rev. August 12, 2024

Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786

Joseph M. Green P.E.
Reg. No. 0026292

Hyperlink for Updated (081224) Stormwater Report:

https://www.bristolct.gov/DocumentCenter/View/47452/2024_08_12_Earl-Street-Report_Total

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Connecticut Department of Public Health

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

Traffic Impact Statement

July 2024

Hyperlink for Traffic Impact Statement:

https://ct-bristol2.civicplus.com/DocumentCenter/View/47467/8--Hesketh-report-2024

Hesketh

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

F. A. Hesketh & Associates, Inc.

July 30, 2024

Development Planning Solutions, LLC
225 North Main Street, Suite 207
Bristol, CT 06010

Attn: Mr. Charlie Talmadge

RE: Traffic Impact Statement
Earl Street Residential
Bristol, CT
Our File: 24063

Dear Mr. Talmadge:

Pursuant to your request our office has prepared this statement outlining the potential traffic generation and potential impact of a proposed 15-unit single family attached residential development proposed for property on Earl Street between Crown Street and Melrose Street in the Town of Bristol, CT. The site location with respect to the surrounding roadway network is presented in Figure 1. This letter presents our findings.

The site proposed for development consists of five residential lots, only one of which is currently occupied by a single-family residence. The five properties front Earl Street and occupy the entire block between Crown Street and Melrose Street. Access to the singe residence is from Crown Street. The current proposal is to demolish the existing residential structure and to construct five new buildings with three single family units each. Three buildings will be constructed along Earl Street, and two buildings will be constructed across the rear of the parcel. A parking lot will be constructed in the center of the site with a total of 31 spaces, including four accessible spaces. Access to the site is proposed to Melrose Street, approximately 100 feet south of Earl Street.

The development site is located on the south side of Earl Street between Crown Street and Melrose Street. Earl Street originates at an unsignalized intersection with Bethel Street and extends in a westerly direction past Melrose Street, the subject site, and Crown Street then continues another 400 feet to its terminus at a cul-de-sac. Earl Street provides 30 feet of

6 Creamery Brook • East Granby, CT 06026

Tel 860.653.8000 • Fax 860.844.8600
www.fahesketh.com

Site Plan Comments Dated: 10/25/24

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Rd. • Terryville, CT 06786
Telephone: (860) 589-0135 • Fax: (860) 589-1342
e-mail: green@rga-ct.com

To: Robert M. Flanagan, City Planner

From: Robert Green Associates

Re: Applicant responses for Application #2495 – "ECM Gardens" Unified Residential Development (15 Units) at Earl Street, East of Crown Street and West of Melrose Street. (Second Review)

Date: October 25, 2024

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

Note: A full plan set dated 8/12/24, was submitted to the office on 9/4/24.
This plan set will be part of a forthcoming Third Review by the Committee.

****

ENGINEERING/PUBLIC WORKS (Ray Rogozinski/Anthony Lorenzetti):

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

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

   8/21/24 City Response: The removal of wall on Earl Street addressed several concerns, however the revised plans show sloping to the street at a four to one slope. While normally a four to one slope is not a huge concern, there are no provisions for how stormwater will be handled comping toward the street/sidewalk between buildings 1, 2 and 3 and along the edges of buildings 1and 3. Alternative landscaping to simply planting should be considered due to the relatively small grassed area between the proposed sidewalks and the street.

9/6/24 Updated City Response: Comment partially addressed in revised plans and landscaping sheet, however have not seen revised sheet 6.

11/6/2024 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan, sheet 7 Grading Plan and Landscaping Plan L2.0.

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

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

   8/21/24 City Response: see response above.

   9/6/24 Updated City Response: Walls no longer on plan, comment addressed excluding revisions to drainage sheet 6.

   11/6/2024 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan.

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

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

   8/21/24 City Response: There seems to be a missing 330 contour on the grading plan (sheet 7) along Earl Street, there also seems to be some drainage features along Earl Street that might have been turned off in the electronic document.

   9/6/24 Updated City Response: Partially addressed, need updated sheet 6.

   11/6/2024 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan and revised sheet 7 Grading Plan, that have the missing items turned on.

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

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

8/21/24 City Response: Repairing sidewalks is the property owner's responsibility per city ordinance. The response only addresses sidewalks that are damaged due to construction, the comment was not fully addressed.

11/6/2024 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan.

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

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

   8/21/24 City Response: OK

   9/6/24 Updated City Response: None

   11/6/2024 Applicant Response: Entrance moved to Melrose, see attached revised sheet 3 and sheet 11.

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

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

   8/21/24 City Response: Not fully addressed there is still piping shown as smaller.

   9/6/24 Updated City Response: None

   11/6/2024 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan.

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

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

   8/21/24 City Response: The proposed curbing replacement does not include the whole area.

   9/6/24 Updated City Response: Damaged city sidewalk is the responsibility of property owner; walks would still require repair on Crown Street

   11/6/2024 Applicant Response: Driveway moved to Melrose, Applicant will request an on-site meeting with Public Works Staff to verify applicable impacts.

8. Provide phasing plan (if applicable).

   7/31/24 Applicant Response: Will do.

   8/21/24 City Response: The revised submission includes a brief phasing narrative but does not does not include a phasing plan.

   9/6/24 Updated City Response: Comment remains.

   11/6/2024 Applicant Response: Will do.

9. Recommend increasing planting on proposed landscaping plan.

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

   8/21/24 City Response: Provide on plans.

   9/6/24 Updated City Response: Plans submitted Ok.

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

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

    8/21/24 City Response: OK

    9/6/24 Updated City Response: None

    11/6/2024 Applicant Response: No further response needed

11. Provide location for mail boxes.

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

    8/21/24 City Response: OK

    9/6/24 Updated City Response: None

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

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

    8/21/24 City Response: OK

    9/6/24 Updated City Response: None.

13. Note section 13.3 EV parking requirements.

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

    8/21/24 City Response: Not shown

    9/6/24 Updated City Response: Not shown.

    11/6/2024 Applicant Response: Will do.

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

    7/31/24 Applicant Response: Will do.

    8/21/24 City Response: Provide updated drainage report and test hole data for installation of subsurface retention system.

    9/6/24 Updated City Response: Not included.

    11/6/2024 Applicant Response: See attached.

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

    7/31/24 Applicant Response: Will do.

    8/21/24 City Response: NA

    9/6/24 Updated City Response: None.

    11/6/2024 Applicant Response: Retaining Wall near dumpster may require engineering. Engineered shop drawings will be provided to the Building Department prior to construction if required.

New Comments 9/6/24

16. On sheet 5 the ramp locations are shown as blocked by the wheel stop's, the ramps should be placed in the hatched area.

    11/6/2024 Applicant Response: Wheel stops prevent vehicle overhang onto ramp. See accessible parking site detail, sheet 11.

17. Revisions are not stamped and sealed.

    11/6/2024 Applicant Response: Will do.

18. The revised has a revised retaining wall on the south side of the site between the buildings, there is no revised bottom grade and the wall has increased in height, based upon the lower wall elevation this wall may require fence or railings to prevent falls.

    11/6/2024 Applicant Response: Per City of Bristol Building Department Interpretation, retaining walls that are not adjacent to "walking surfaces" do not require guardrails. In addition, Arborvitaes planted at the top of the wall provide fall protection.

19. The traffic study recommends improvements, it is not clear who would be responsible for these improvements if the city accepts the recommendations in the report.

    11/6/2024 Applicant Response: Regardless of development, the traffic study highlights deficiencies for traffic flow at these city intersections. Applicant will not assume responsibility for work in the city right of way that is not on the site plan as being proposed by the applicant.

20. A revised drainage plan sheet 6 and drainage report have not been attached for review.

    11/6/2024 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan and drainage report.

21. The revised site access onto Melrose Street is acceptable.

    11/6/2024 Applicant Response: OK

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

   11/6/2024 Applicant Response: There is 1 visitor space.

   9/6/24 City Response: Although the parking requirement has been met, it does not appear that visitor parking would be sufficient to accommodate the number of bedrooms proposed

   11/6/2024 Applicant Response: Proposed plan shows parking in excess of the 2 per dwelling unit requirement as stated in Section 9.2.3.b.6.

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

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

   9/6/24 City Response: Comment addressed.

3. Provide landscaping along Earl Street.

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

   9/6/24 City Response: Comment remains

11/6/2024 Applicant Response: Revised landscaping plan shows additional planting beds along the front of buildings 1, 2, and 3 facing Earl Street.

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

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

9/6/24 City Response: Comment remains.

11/6/2024 Applicant Response: Retaining Wall near dumpster may require engineering. Engineered shop drawings will be provided to the Building Department prior to construction if required.

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

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

9/6/24 City Response: Comment remains. Discuss with Commission.

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

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

9/6/24 City Response: Provide details. Comment remains.

11/6/2024 Applicant Response: See functional open space calculation on Sheet 3.

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

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

9/6/24 City Response: Show ramp on site plan. Curb appears to still be shown across both ramp accessways on "Sheet 5". The detail sheets referenced were not included with the revised plan set.

11/6/2024 Applicant Response: See accessible parking site detail, sheet 11.

8. How many stories is each building?

7/31/24 Applicant Response: Two stories.

9/6/24 City Response: Comment addressed.

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

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

9/6/24 City Response: Noted. The question re-phrased is, does the internal pathway provide access to the public sidewalks?

11/6/2024 Applicant Response: Sidewalks in front of buildings 4 and 5 connect to the city sidewalks on Crown and Melrose.

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

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

9/6/24 City Response: Please indicate which units will be "Type B" accessible on the site plan. Will these units be adapted for accessibility at the time of construction? If not, can they be adapted years into the future if a new tenant necessitates the accessibility adaptability?

11/6/2024 Applicant Response: At the time of this response, unit numbers have not been assigned. The eastern most unit of building 4 and the western most unit of building 5 will be built as Type B Adaptable Units. They are intended to be developed for future adaptation.

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

7/31/24 Applicant Response: Will revise.

9/6/24 City Response: Comment remains. A revised Landscape plan was not submitted.

11/6/2024 Applicant Response: See attached revised Landscaping Plan L2.0.

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

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

9/6/24 City Response: Comment remains. No detail sheets were submitted with the revised plan set.

11/6/2024 Applicant Response: See dumpster enclosure detail, sheet 10 and Landscape Plan. Landscape Plan includes Arborvitae plantings behind the wall.

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

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

9/6/24 City Response: Comment remains

11/6/2024 Applicant Response: Will do, Sign detail to be provided

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

7/31/24 Applicant Response: No

9/6/24 City Response: Comment addressed.

15. Where will mailboxes be located?

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

9/6/24 City Response: Comment addressed.

16. Provide details of proposed stoops.

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

9/6/24 City Response: Comment remains.

11/6/2024 Applicant Response: Stoops will be pressure treated wood porches.

17. Show corner lot visibility triangles on site plan.

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

9/6/24 City Response: Comment addressed.

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

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

9/6/24 City Response: Comment remains. Show these changes on plan.

11/6/2024 Applicant Response: Will do.

19. Will this project be phased?

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

9/6/24 City Response: Comment remains.

11/6/2024 Applicant Response: Will do.

New Comments 9/6/24

20. What are the number of bedrooms proposed?

11/6/2024 Applicant Response: Original Application was for 47 Bedrooms, currently 32 Bedrooms proposed.

21. What are the number of parking spaces proposed?

11/6/2024 Applicant Response: 31 Spaces.

22. The existing parking requirements for a Unified Residential Development would potentially provide adequate parking; the new parking regulation in the RM calls out its own requirement.

    11/6/2024 Applicant Response: Proposed plan shows parking in excess of the 2 per dwelling unit requirement as stated in Section 9.2.3.b.6.

23. Provide 20' ft. landscape buffer or request waiver.

    11/6/2024 Applicant Response: Applicant is requesting a waiver of the 20' buffer. In lieu of the 20' buffer the applicant is proposing a 6 foot vinyl privacy fence and a row of American Pillar Arborvitae.

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

    11/6/2024 Applicant Response: Applicant is proposing a 6 foot vinyl privacy fence and a row of American Pillar Arborvitae and additional plantings as shown on the Landscape Plan.

25. Provide updated floor plans and elevation drawings to reflect the revised configuration of proposed bedrooms.

    11/6/2024 Applicant Response: Included with Response

BUILDING/ZONING ENFORCEMENT (Richard Brown)

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

New Comments 9/6/24

None

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comment at this time.

New Comments 9/6/24

2. Where will overflow and visitor traffic park? It appears that there are not enough parking spaces to allow for visitors to park within the lot.

   11/6/2024 Applicant Response: Proposed plan shows parking in excess of the 2 per dwelling unit requirement as stated in Section 9.2.3.b.6.

3. If they are allowed to park parallel to the curb within the parking lot, a large vehicle may be unable to enter the lot, ie: fire truck

   11/6/2024 Applicant Response: Access to the site for fire apparatus was not a concern raised by the Fire Marshal. No Parking signs will be placed along the internal curb as requested.

4. I concur with normalizing the intersection of Melrose Street at Earl Street by adding double yellow, stop bar and stop sign to the end of Melrose Street, which would mirror other roadways in the neighborhood.

11/6/2024 Applicant Response: The adjoining streets are publicly owned and maintained. The City of Bristol can normalize the improvements within those streets at any time at their discretion.

FIRE MARSHAL (Kristopher Lambert):

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

7/31/24 Applicant Response: Hydrant Locations being evaluated.

9/6/24 City Response: Until a consensus has been reached on the fire hydrant location, there are no additional comments at this time.

11/6/2024 Applicant Response: See Sheet 6 for Hydrant Location

New Comments 9/6/24

None

WATER DEPARTMENT (Paul Keegan/Rob Longo)

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

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

9/6/24 City Response: OK

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

7/31/24 Applicant Response: Acknowledged.

9/6/24 City Response: We have not seen a change in plan to address this.

11/6/2024 Applicant Response: Will do.

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

7/31/24 Applicant Response: Acknowledged.

9/6/24 City Response: OK

11/6/2024 Applicant Response: Done. See sheet 6, Drainage and Utilities Plan.

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

7/31/24 Applicant Response: Plan to be revised.

9/6/24 City Response: (Water) The service to the existing service must be disconnected at the main for demo permit.

11/6/2024 Applicant Response: Agreed, Will do.

New Comments 9/6/24

9/6/24 New comment (Water): If there is no fire hydrant for this project, a blow will be required.

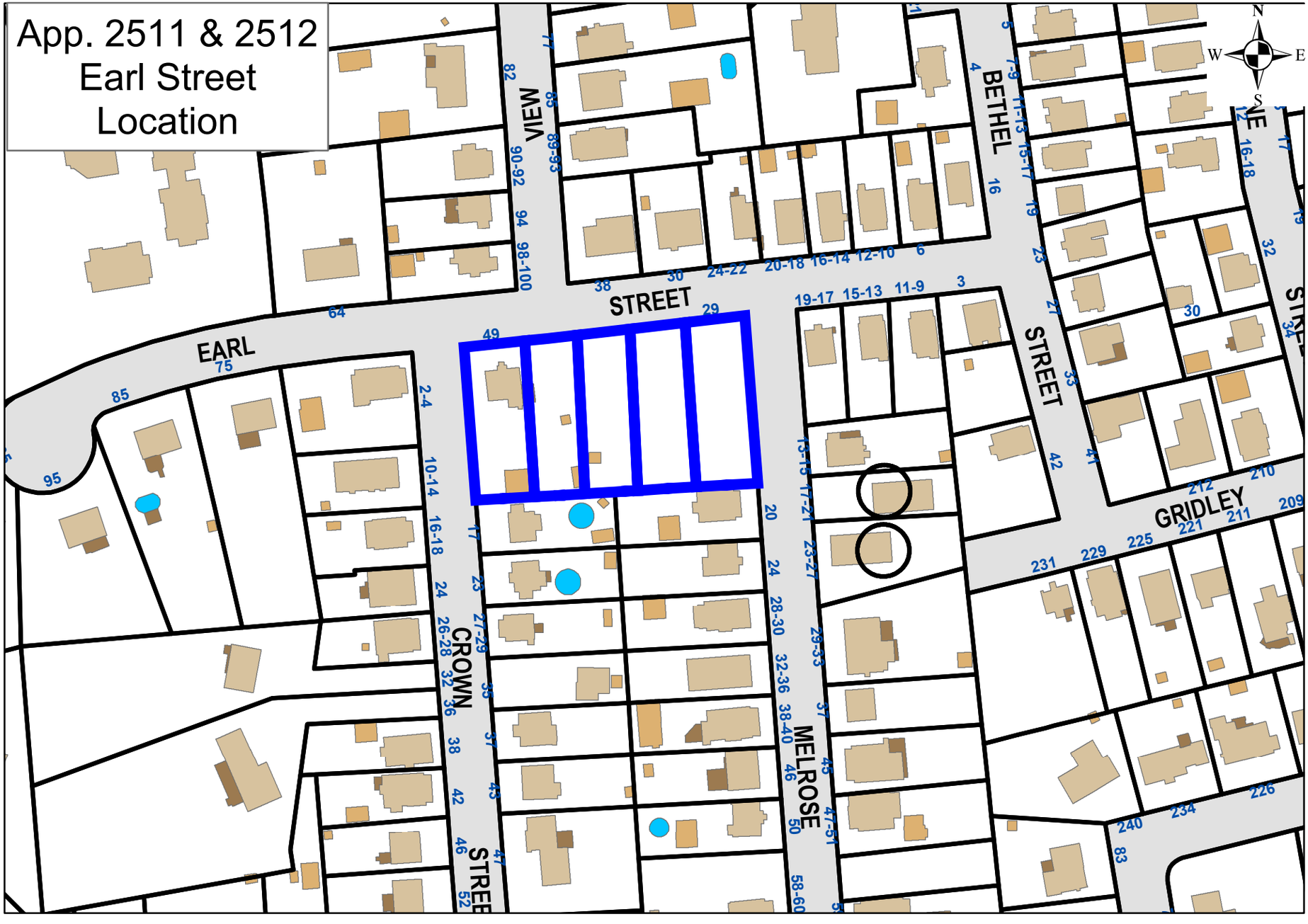
11/6/2024 Applicant Response: Done. See sheet 6, Drainage and Utilities Plan for hydrant location.

9/6/24 New comment (Water): Have the water services for building 4 and 5 been considered to come from Earl Street based on limited space?

11/6/2024 Applicant Response: The neighborhood roads have recently been resurfaced and the applicant would prefer to leave the connections on-site as shown on Sheet 6, Drainage and Utilities Plan.

9/6/24 New comment (Sewer): Man hole required at the beginning of the main between building 1 and 4.

11/6/2024 Applicant Response: Will do


App. 2511 & 2512
Earl Street
Location
EARL
STREET
VIEW
BETHEL
STREET
GRIDLEY
CROWN
MELROSE
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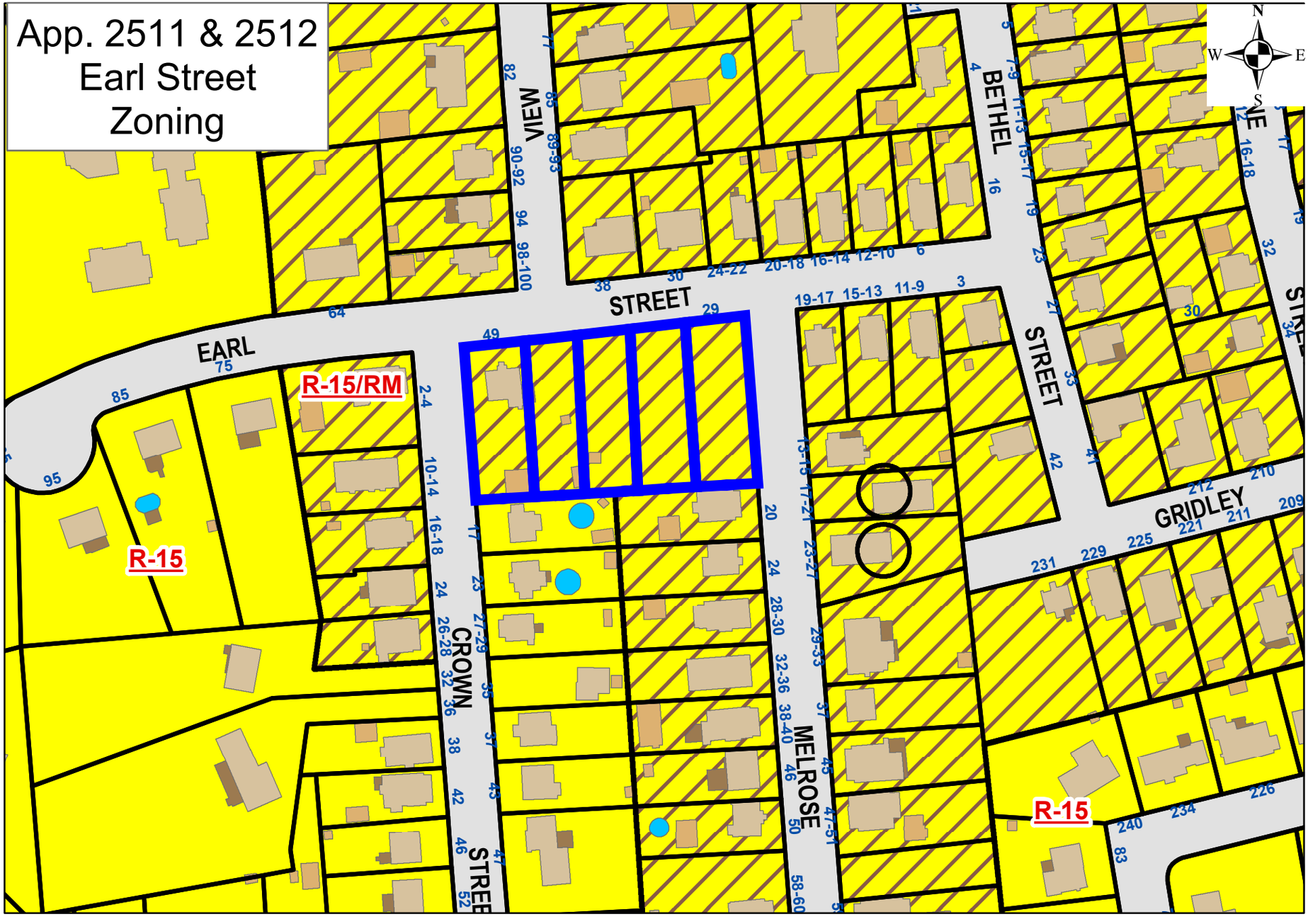
App. 2511 & 2512
Earl Street
Zoning
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STREET
VIEW
BETHEL
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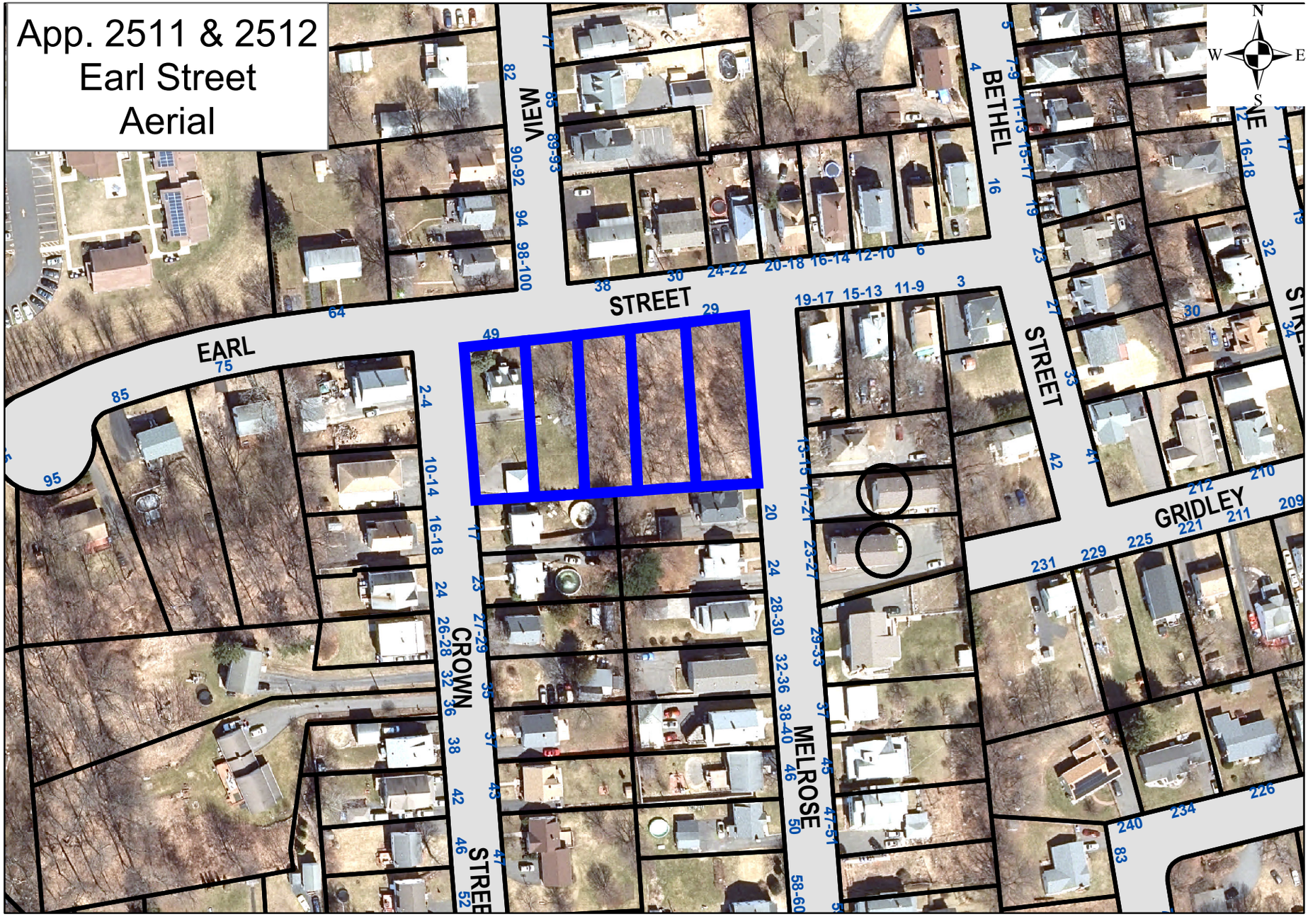
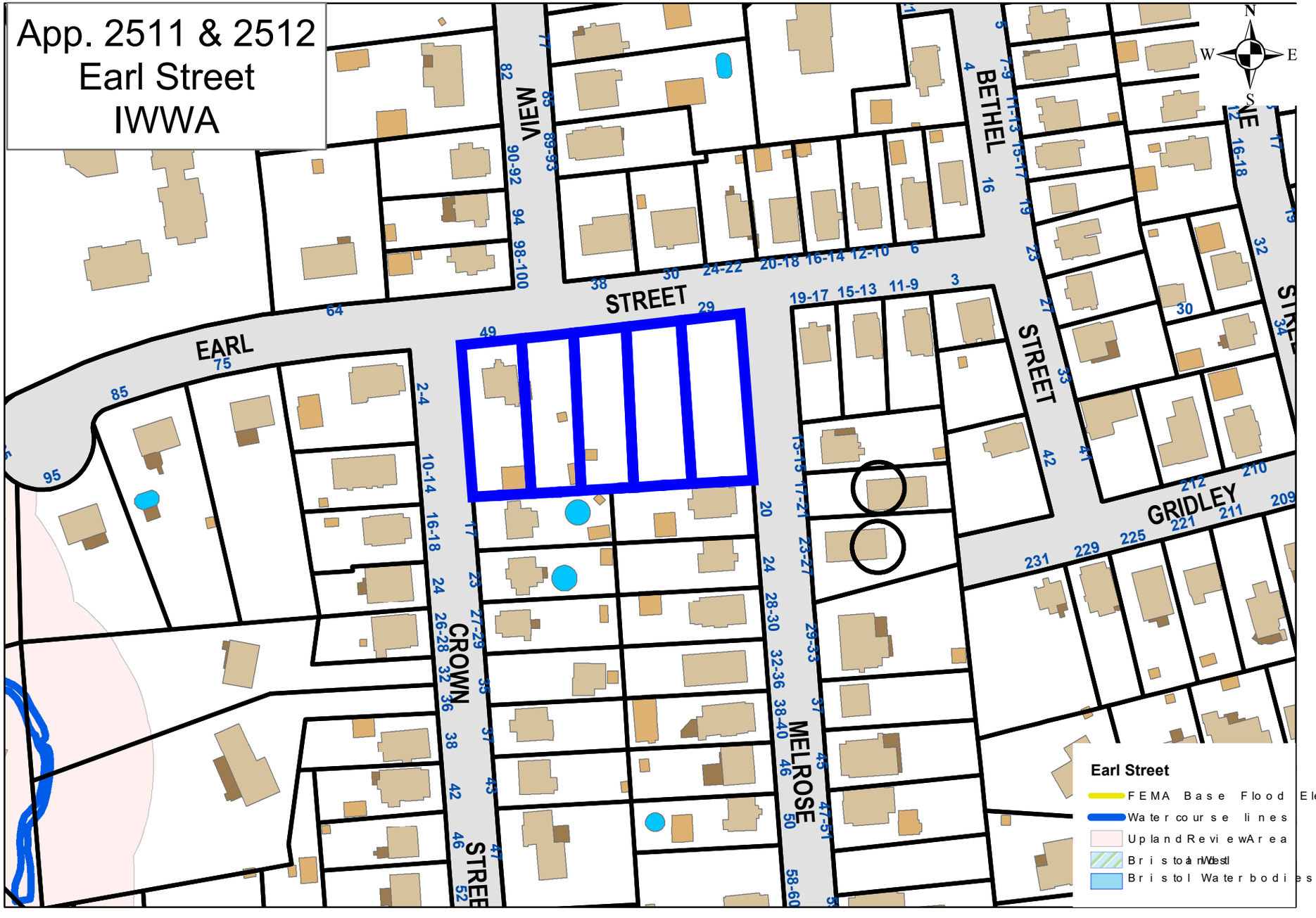
CROWN
MELROSE
R-15/RM
R-15
R-15

App. 2511 & 2512
Earl Street
Aerial




App. 2511 & 2512
Earl Street
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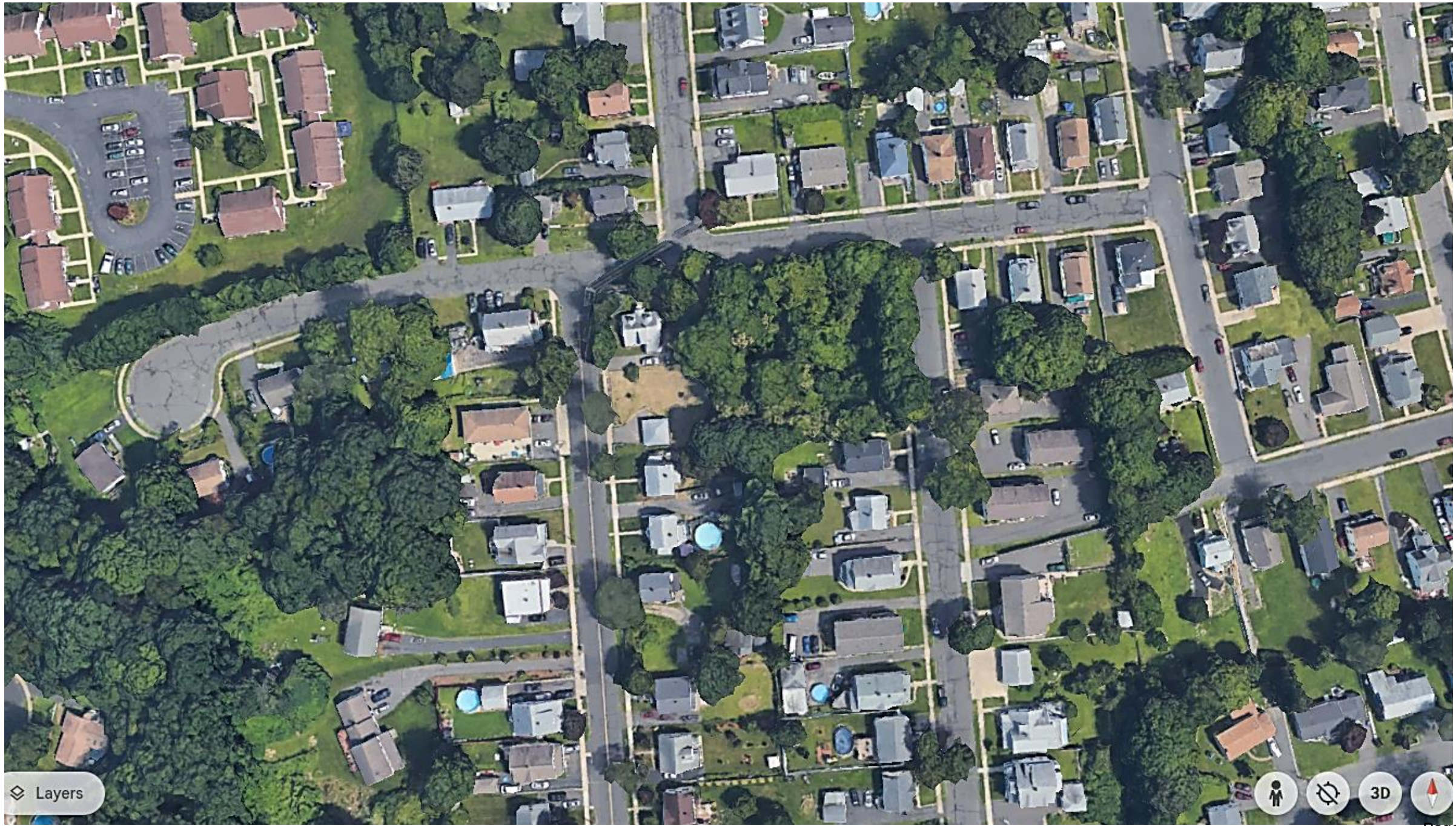
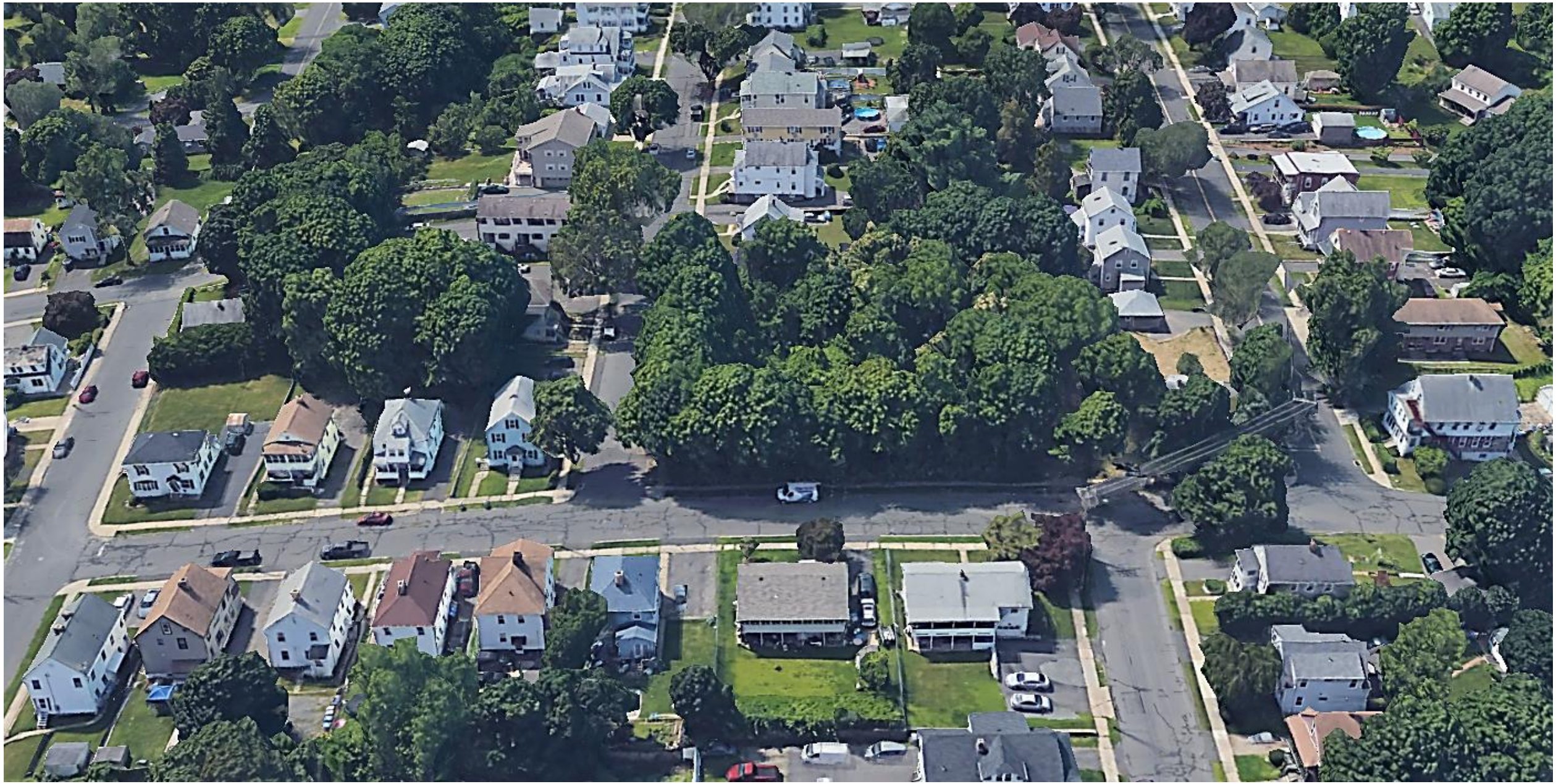
STREET
BETHEL
VIEW
CROWN
MELROSE
GRIDLEY
Earl Street
FEMA Base Flood Elevations
Water course lines
Upland Review Area
Bristol and Wetl
Bristol Waterbodies

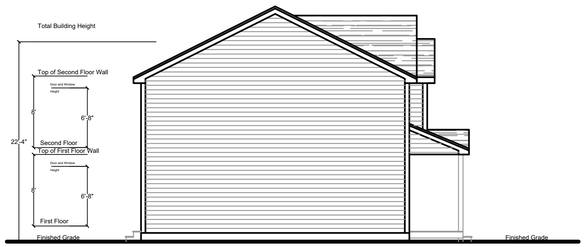
Google Earth


Layers
3D

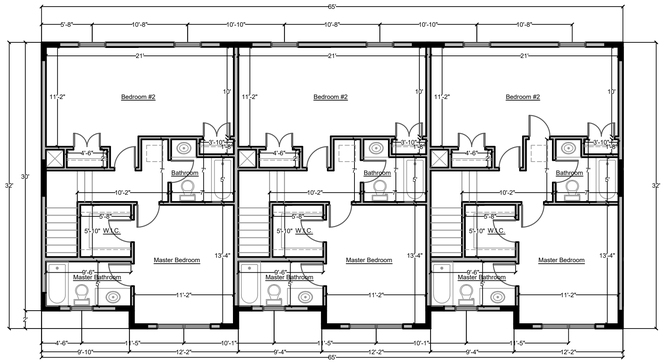
Layers
3D



Elevation Drawings

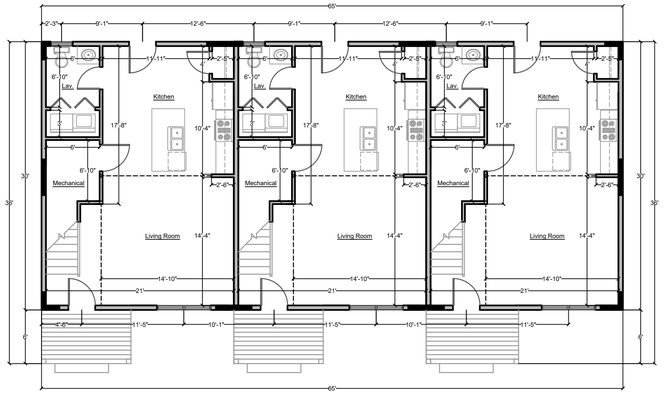


Side Elevation



Second Floor Plan

Front Elevation



First Floor Plan

Attached Single Family Residences
Building 1
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET | Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

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

Drawing Index

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

Code Data

The basis for design is the following:

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

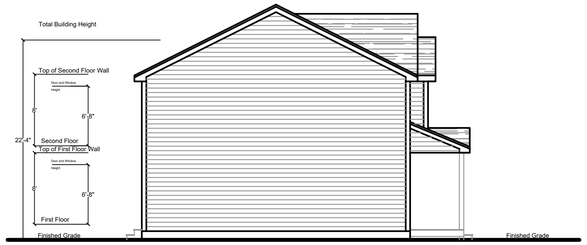
The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable

Schematic Design

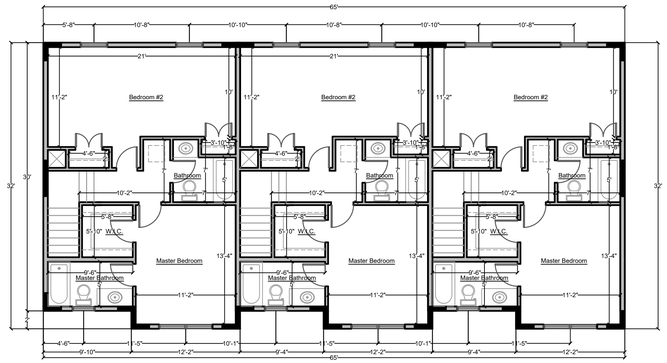
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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

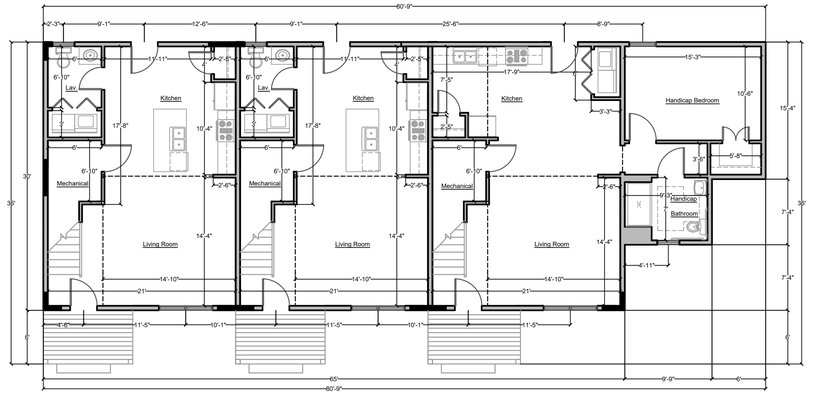


Side Elevation



Second Floor Plan

Front Elevation



First Floor Plan

Attached Single Family Residences
Building 2
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET

Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	Aug. 16, 2024
Mar. 14, 2023	
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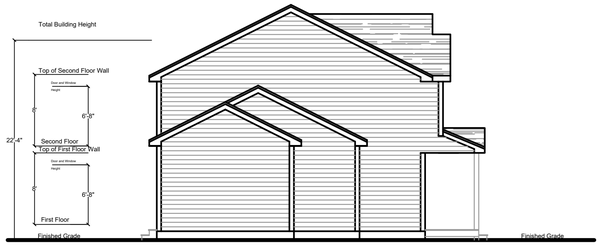
Schematic Design

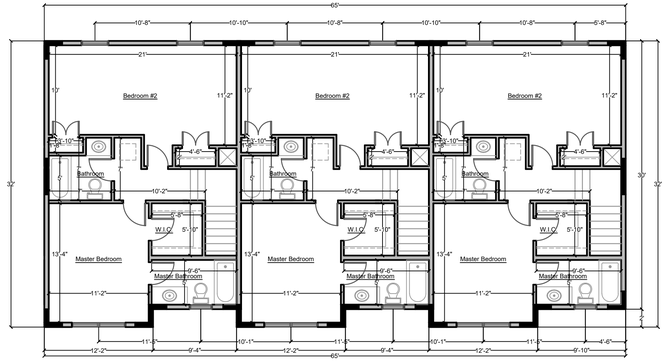
SCALE
$\frac{1}{8}" = 1'-0"$

SHEET
A.1

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

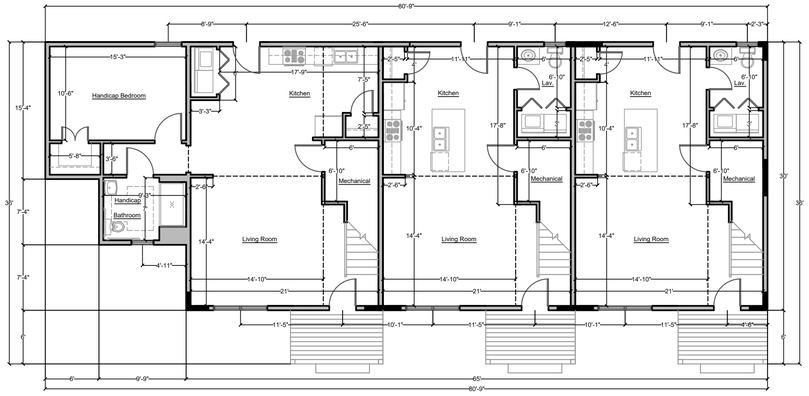


Side Elevation



Second Floor Plan

Front Elevation



First Floor Plan

Attached Single Family Residences
Building 3
Earl Street
Bristol Connecticut

DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET | Project Number 2022-07

Issue Date
Oct. 30, 2022

Revisions

Jan. 12, 2023	Mar. 19, 2024
Jan. 16, 2023	Aug. 16, 2024
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Schematic Design

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

SHEET
A.1

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

Site Plan Dated: 8/12/24

ECM GARDENS

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

EARL STREET, CROWN STREET & MELROSE STREET

BRISTOL, CONNECTICUT

MAY 1, 2024

APPLICATION: #2494

SPECIAL PERMIT FOR A UNIFIED RESIDENTIAL DEVELOPMENT (15 UNITS)

GRANTED:

APPLICATION: #2495

SITE PLAN FOR A UNIFIED RESIDENTIAL DEVELOPMENT (15 UNITS)

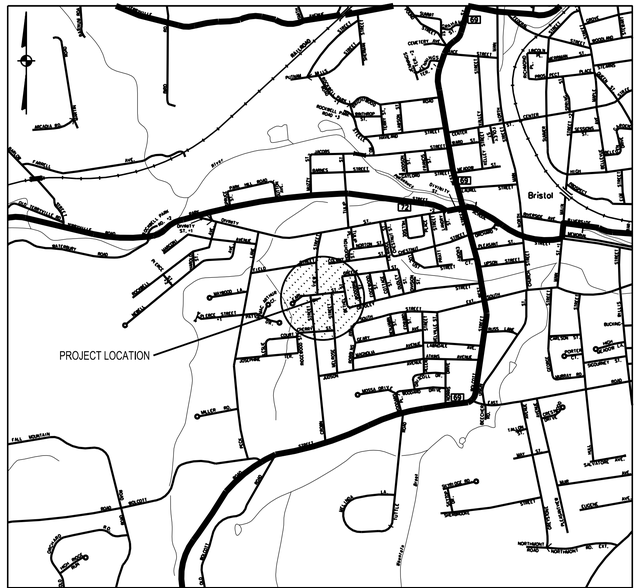
GRANTED:

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

LEGEND

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



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

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

Applicant:

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

Surveyor/Civil Engineer:

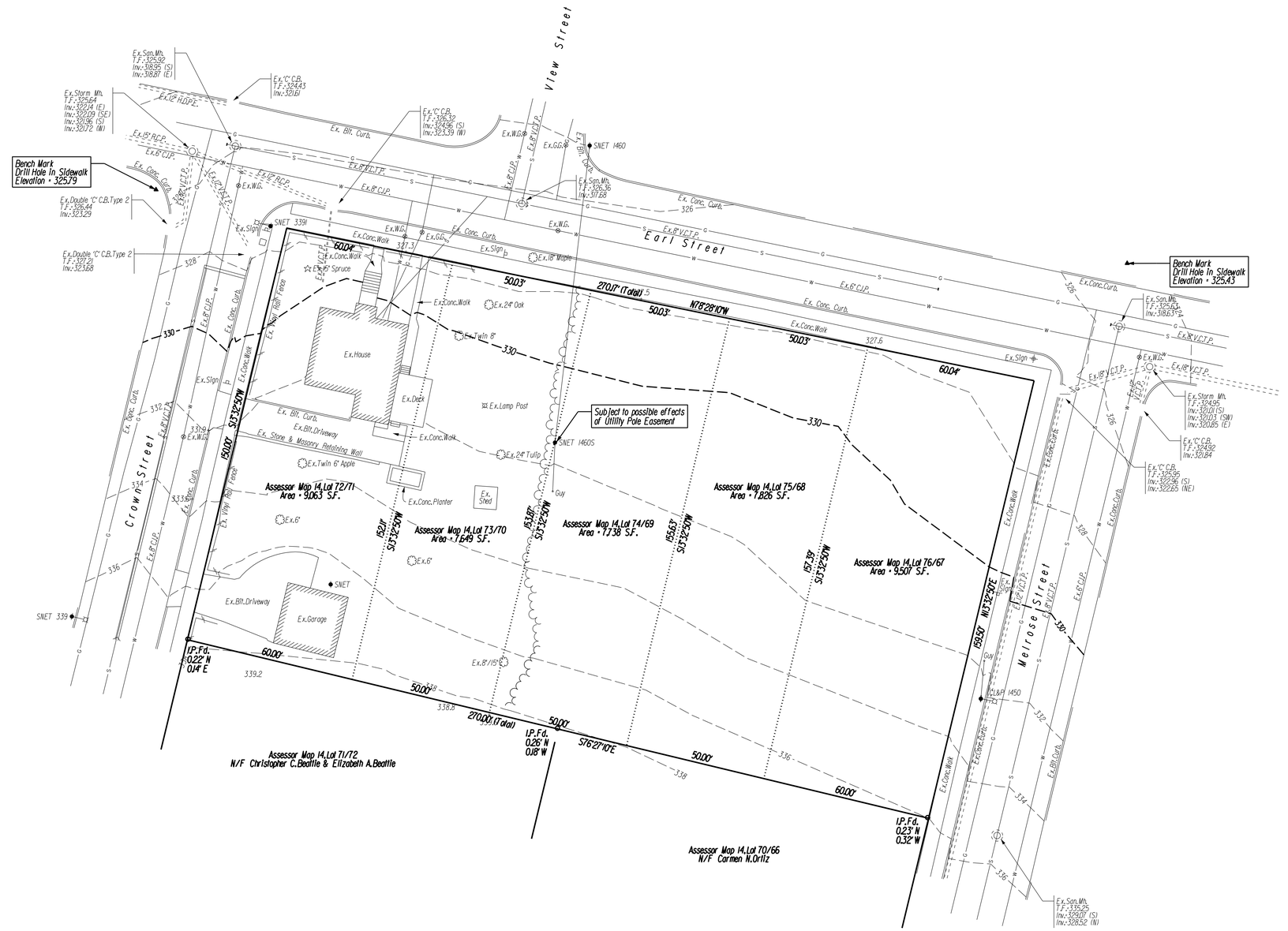
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

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

Lighting:

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



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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

SURVEYOR SIGNATURE/BLOCK:

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

PROJECT TITLE:

SITE PLAN

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

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

DRAWING NO.: V-001

DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO.: 2

GENERAL NOTES:

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

2. PROPERTY ADDRESS: 29-49 EARL STREET

3. OWNER NAME: D.G.G.DEVELOPMENT LLC

4. PREPARED FOR: D.G.G.DEVELOPMENT LLC

5. ZONE: R-15/RM

6. ASSESSORS LOT 72/71 REVISED AREA * 7,341 S.F.
ASSESSORS LOT 73/70 REVISED AREA * 8,822 S.F.
ASSESSORS LOT 74/69 REVISED AREA * 8,814 S.F.
ASSESSORS LOT 75/68 REVISED AREA * 8,822 S.F.
ASSESSORS LOT 76/67 REVISED AREA * 7,983 S.F.

* SUBSEQUENT TO SITE PLAN APPROVAL BY LOCAL AGENCIES AND PRIOR TO ISSUANCE OF A ZONING PERMIT,THE OWNER SHALL COMBINE LOT'S 72/71,73/70,74/69,75/68,76/67

7. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

8. BASED ON FLOOD INSURANCE RATE MAP,HARTFORD COUNTY,CONNECTICUT (ALL JURISDICTIONS), PANEL 468 OF 675,MAP NUMBER 09003C0468F,EFFECTIVE DATE:SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA

10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS

11. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER

12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION.THE LOCATIONS ARE APPROXIMATE, ALL UTILITIES MAY NOT BE SHOWN,THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.

13. CONTRACTOR SHALL VERFIY ALL DIMENSIONS,ELEVATIONS,QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS,BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.

PARKING CALCULATION:

PROPOSED USE: THREE FAMILY DWELLING

PARKING REQUIREMENT: 2 PER DWELLING UNIT
15 DWELLING UNITS x 2 PER = 30 SPACES

PARKING PROPOSED: 31 SPACES

SITE BASED AMENITIES:

1) ENERGY EFFICIENT LIGHTING

2) LOW-IMPACT STORMWATER MANAGEMENT: GROUNDWATER RECHARGE & STORMWATER QUALITY STRUCTURES

FUNCTIONAL OPEN SPACE CALCULATION:

REQUIRED: 250 S.F./ DWELLING UNIT
15 UNITS x 250 S.F.= 3,750 S.F.

LAWN AREA/GARDENS NOT EXCEEDING 5% = 4,275 S.F.

DECKS OR PATIOS = 525 S.F.

TOTAL PROVIDED: 4,800 S.F.

Unified Residential Developments (R15/RM)
Area and Dimensional Requirements

Standard		Proposed
a) Maximum Density (units per acre)	18	15.6
b) Minimum Lot Area (acres)	0.5	0.96
c) Minimum Lot Frontage (ft)	75	150
d) Minimum Front Yard (ft)	6	11.5
e) Minimum Side Yard (ft)	6	6.5
f) Minimum Rear Yard (ft)	15	NA
g) Maximum Building Height (ft)	35	25
h) Maximum Building Coverage (%)	40	25.6
i) Maximum Impervious Coverage (%)	80	67.6
j) Minimum Building Spacing (ft)	18	19.8

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.

2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER,ENGINEER,CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.

3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.

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

5. INSTALL CONSTRUCTION ENTRANCE PAD.

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

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

8. REMOVE ALL ITEMS PER REMOVALS PLAN.

9. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.

10. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING'S TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE PROPOSED BUILDING FOR THE CONSTRUCTION ACTIVITIES.

11. BEGIN CONSTRUCTION OF THE PROPOSED BUILDING'S.

12. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES,INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE,REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.

13. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.

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

15. INSTALL PROCESS AGGREGATE IN PARKING AREAS.

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

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

18. UPON SUBSTANTIAL COMPLETION OF THE PROPOSED BUILDING'S,COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.

19. WHEN ALL OTHER WORK HAS BEEN COMPLETED,REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.

20. INSTALL FINAL COURSE OF PAVEMENT.

21. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT,NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING,AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.

3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)

4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2 " OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.

2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

https://www.conleches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31-143259-453

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED,IN PART,BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.

2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

3. MANHOLES,CATCH BASINS,CLEANOUTS,VALVE BOXES,FRAMES,COVERS,GRATES,ETC.TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.

4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED,STOCKPILED,PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED,REPLACED,ETC.IS INTENDED TO REMAIN.

6. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR,ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.

7. SIDEWALKS TO BE REPLACED SHALL BE REPLACED TO THE NEAREST JOINT.

8. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.

9. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS,HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.

2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.

3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.

2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.

3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.

4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.

2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.

3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS" (OR APPROVED EQUAL) WITH THE STANDARD D.I. FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.

5. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS,INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT PAUL KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK,BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.

6. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.

7. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING'S, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.

8. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.

9. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.

10. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY,THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.

11. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS.HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC.22-19(F) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)

2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.

3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.

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

5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES; BOTH DURING AND AFTER CONSTRUCTION.

6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.

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

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE,CONTROL OF RUNOFF,SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.

2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.

5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.

6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS,TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
- APPLY LIMESTONE AT 90# / 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL

B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER,LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES,REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

C) SEED MIX:
- CREEPING RED FESCUE 49# / ACRE
- TALL FESCUE 20# / ACRE

D) MULCHING:
- IMMEDIATELY FOLLOWING SEEDING,MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
- PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.

E) TREE PROTECTION:
- LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO AND TREES THAT ARE TO BE PROTECTED,WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION,RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER,ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.

8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.

9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT,OR AS DIRECTED BY THE ENGINEER.

10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE,THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.

11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED,THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g.CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.

12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE,OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.

14. TEMPORARY PERVIOUS BARRIERS,USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES,SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.

15. JEFFERY NIMAN OR HER DULY AUTHORIZED AGENT (860) 841-6008 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

16. JEFFERY NIMAN OR HIS DULY AUTHORIZED AGENT (860) 841-6008 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES,INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN,NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX.10FT FROM THE TOE OF SLOPE.

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS,WATER COURSES DRAINAGE WAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE,DIVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT SPILL OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS,REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED,PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

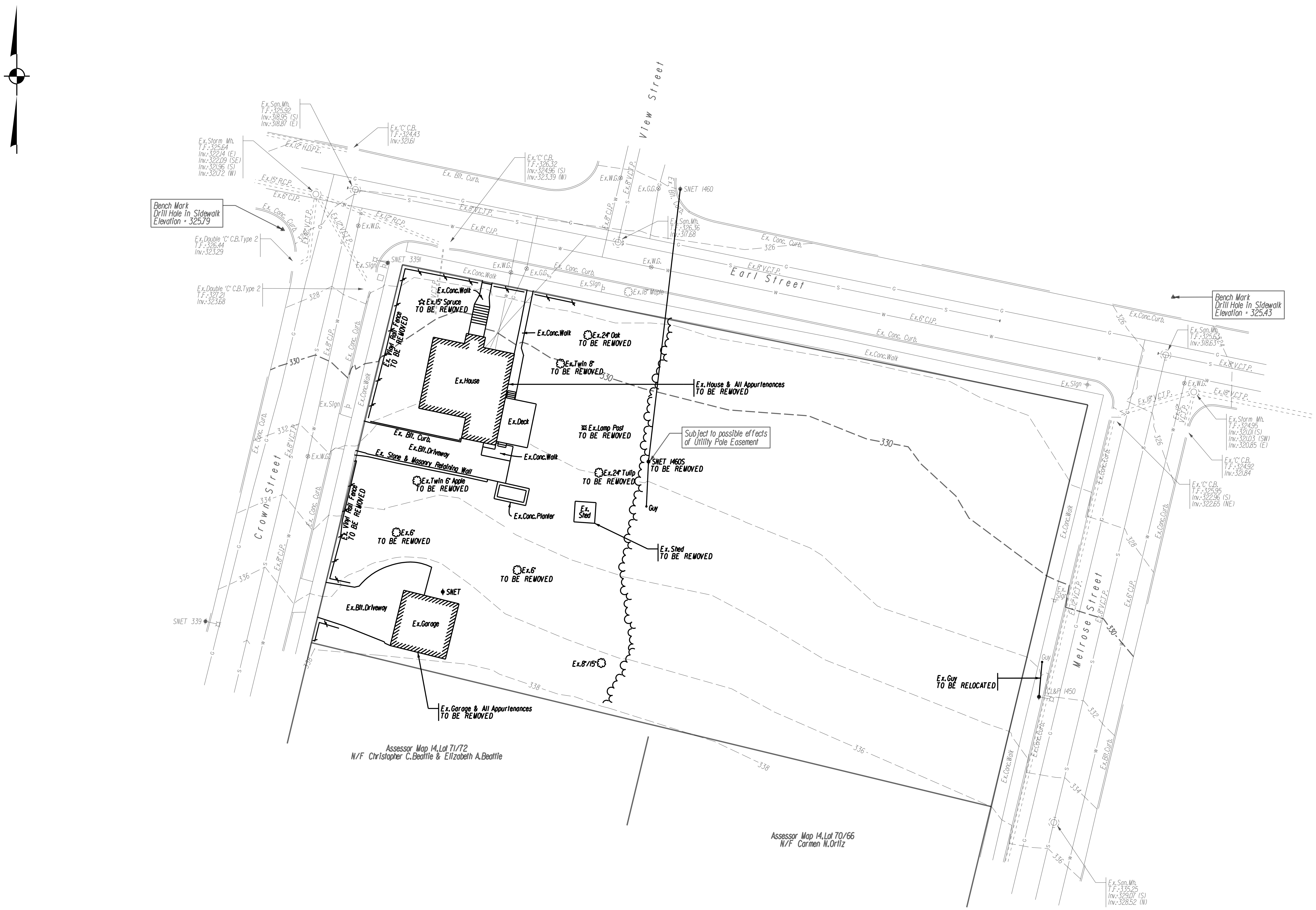
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

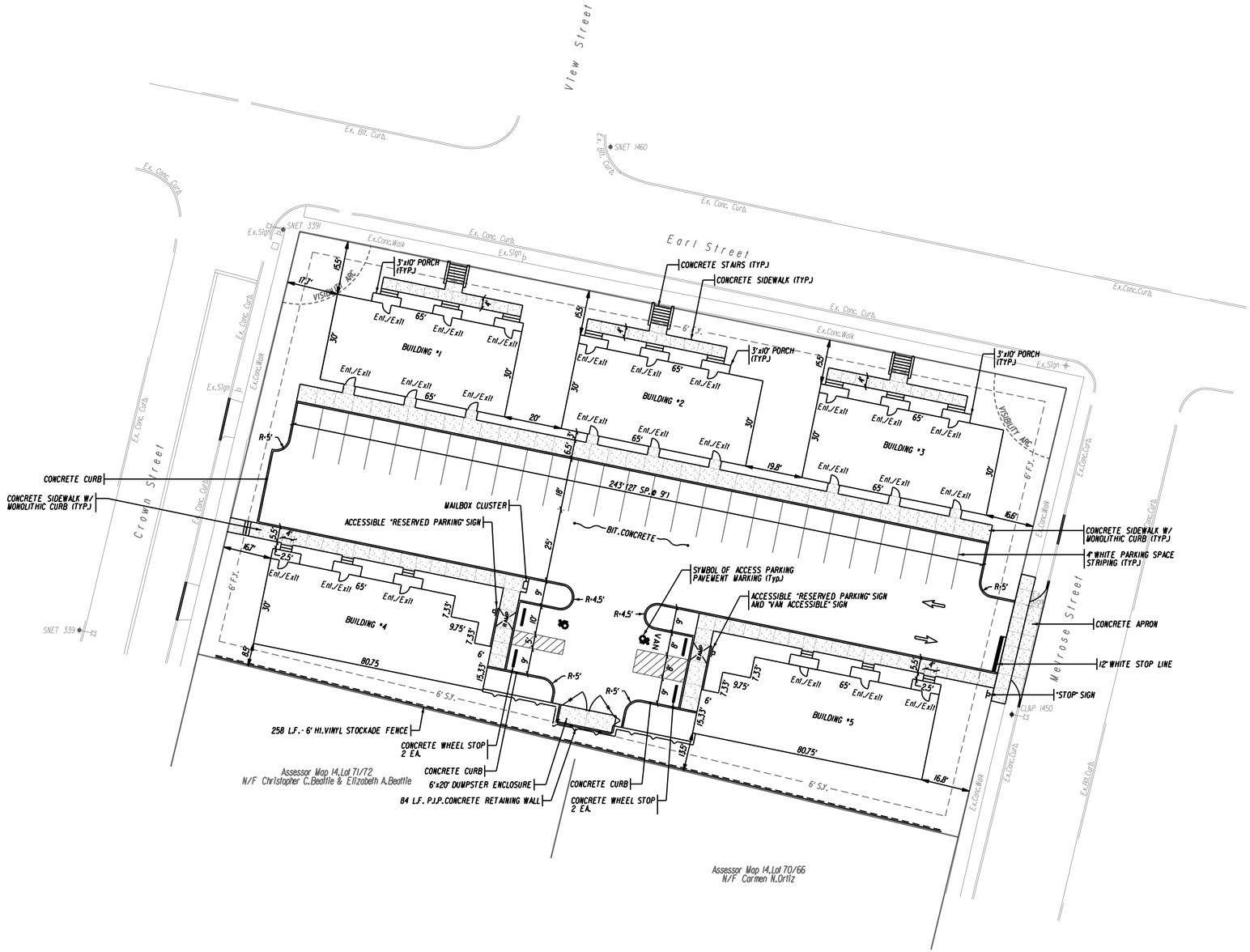
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE: SITE REMOVALS PLAN

DRAWING NO. RMV-001

SHEET NO. 4



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK:

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

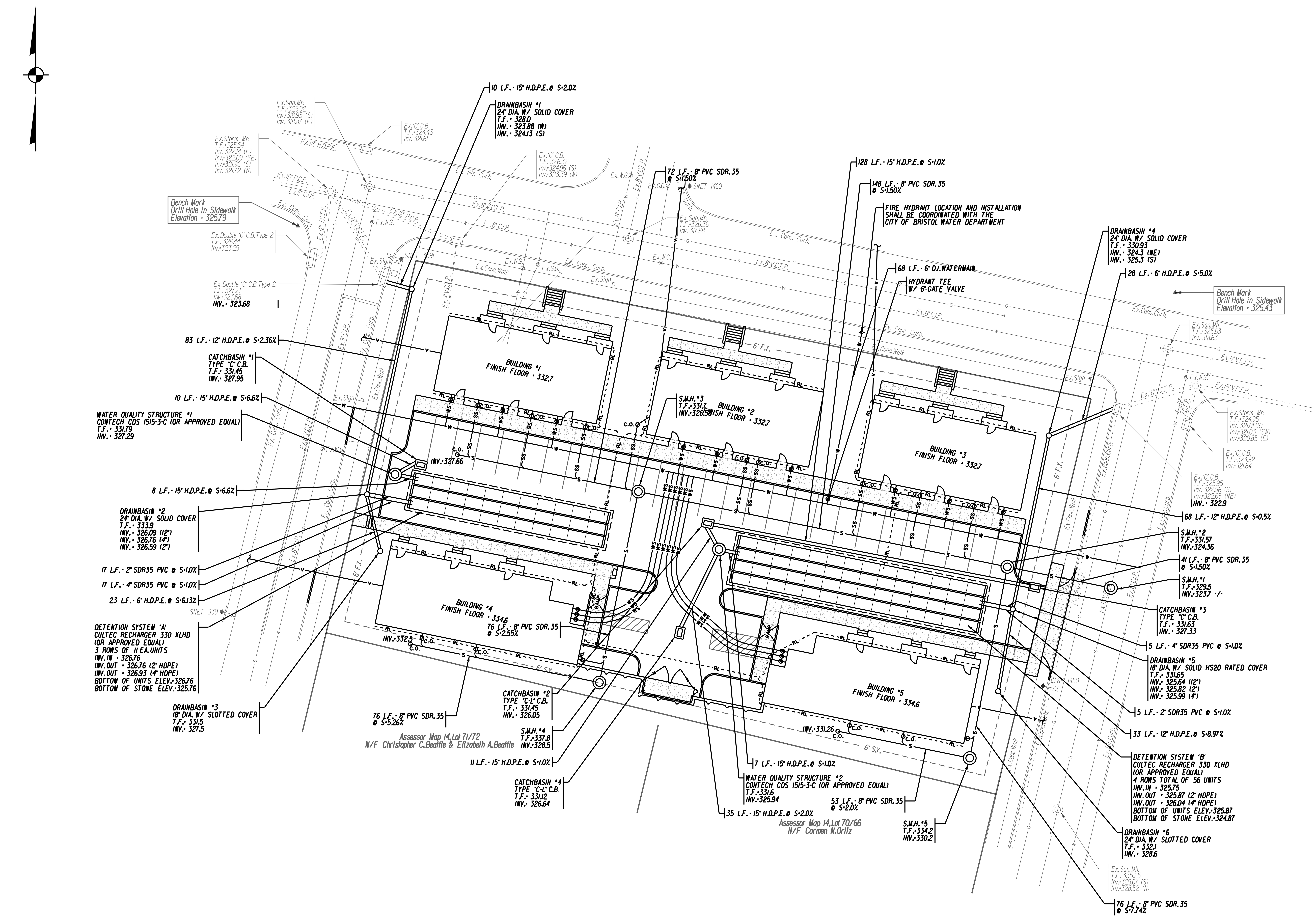
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO. PLN-001

DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO. 5



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

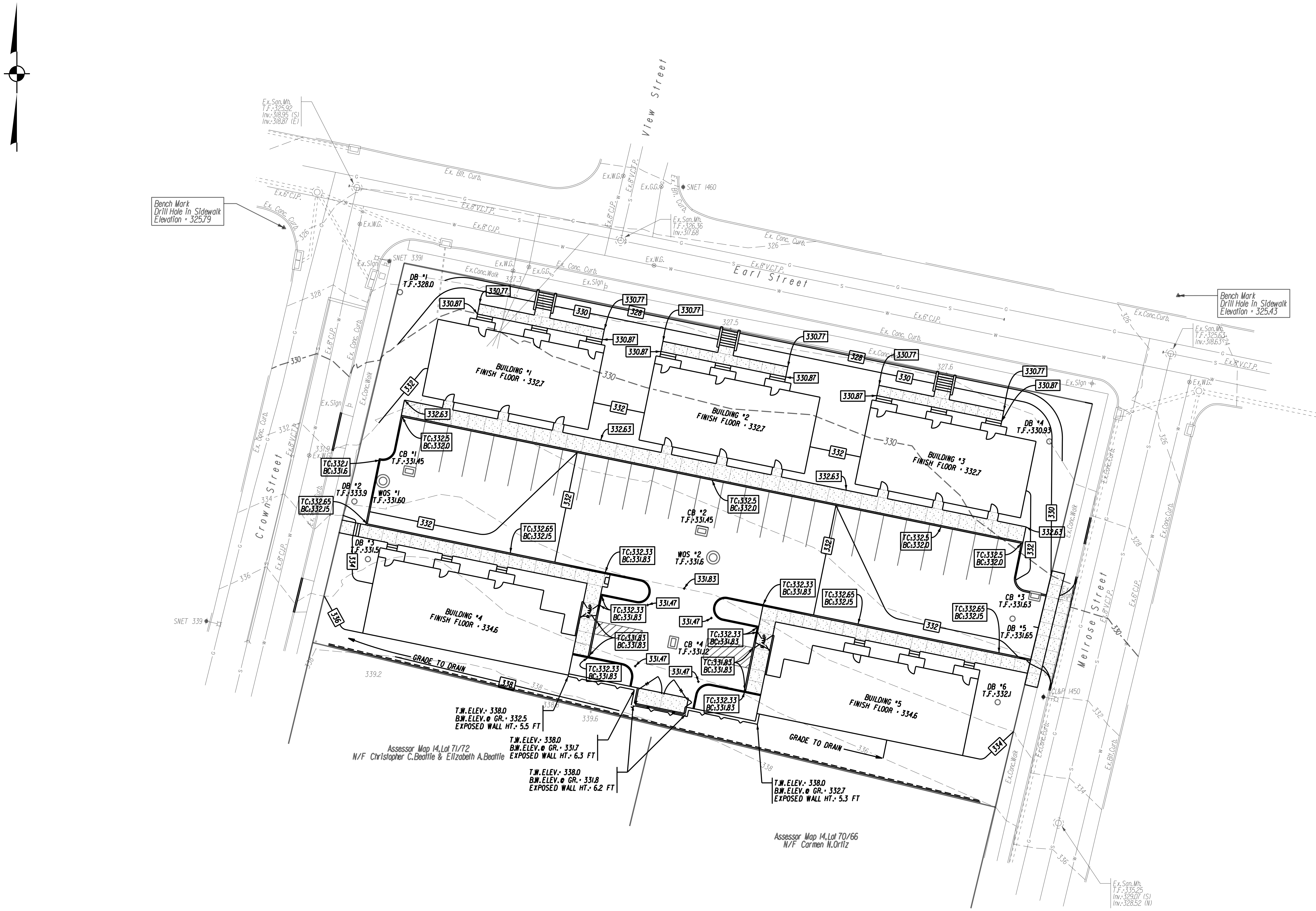
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE: DRAINAGE AND UTILITIES PLAN

DRAWING NO. UTIL-001

SHEET NO. 6



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
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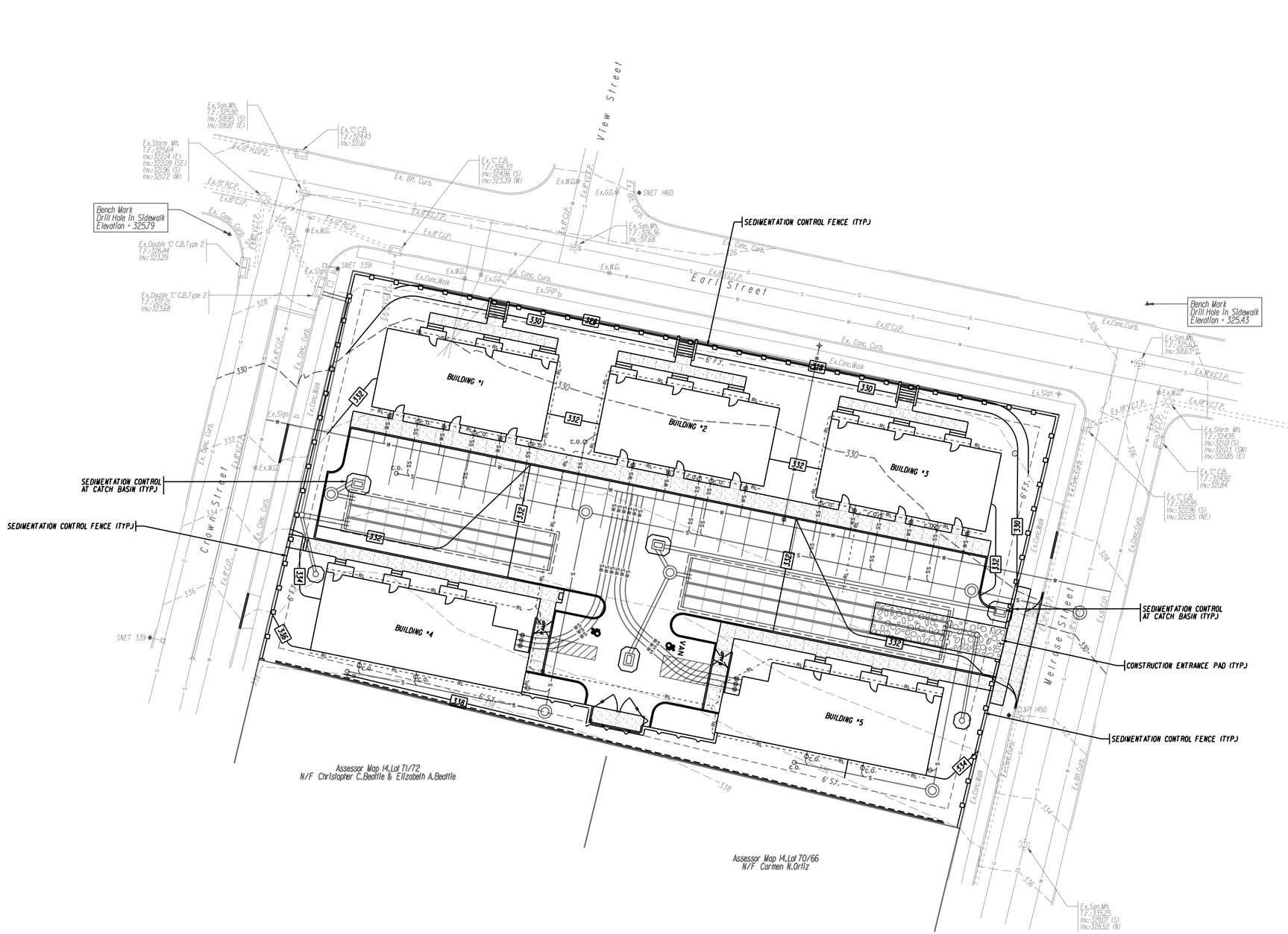
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING TITLE: GRADING PLAN

DRAWING NO. GRA-001

SHEET NO. 7



REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

Robert Green Associates L.L.C.
Surveyors and Engineers
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Phone: (860)-589-0135 Fax: (860)-589-1342

ENGINEER SIGNATURE/BLOCK:

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

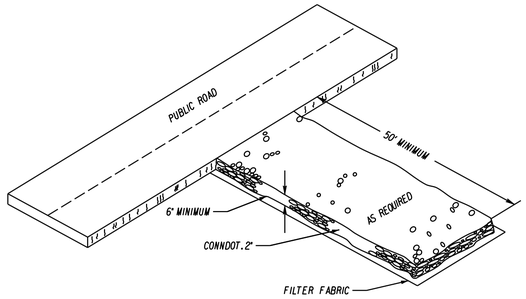
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

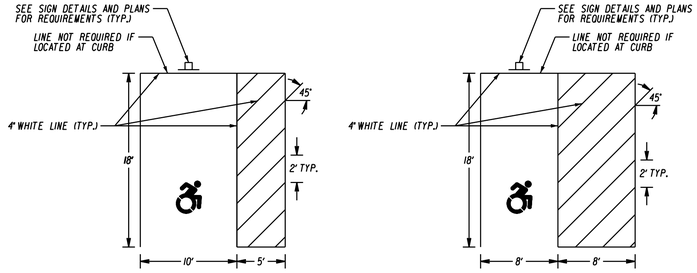
DRAWING NO. E&S-001

DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO. 8



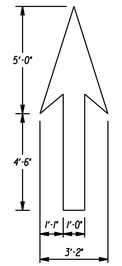
CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



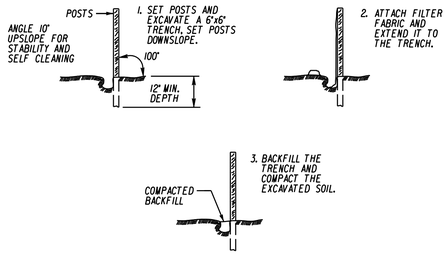
NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

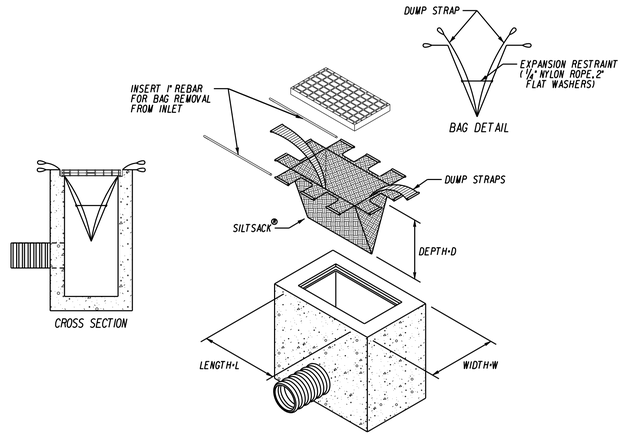
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING
PERMIT REQUIRED
VIOLATORS WILL BE TOWED AT OWNER'S EXPENSE

LEGEND - WHITE
BACKGROUND - BLUE

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

VAN ACCESSIBLE

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

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

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

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

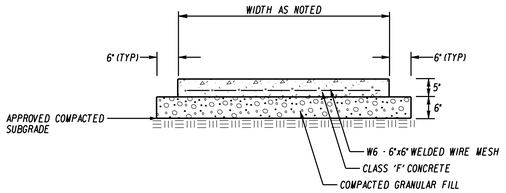
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

DRAWING NO. MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

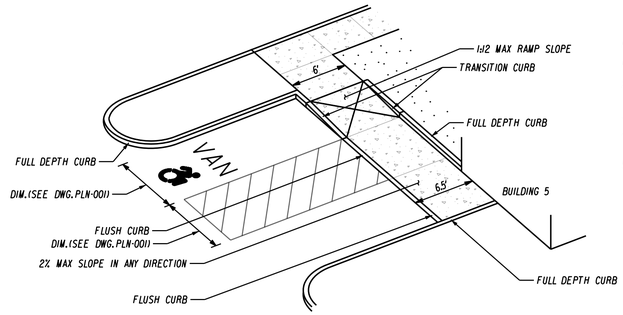
SHEET NO. 9



CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

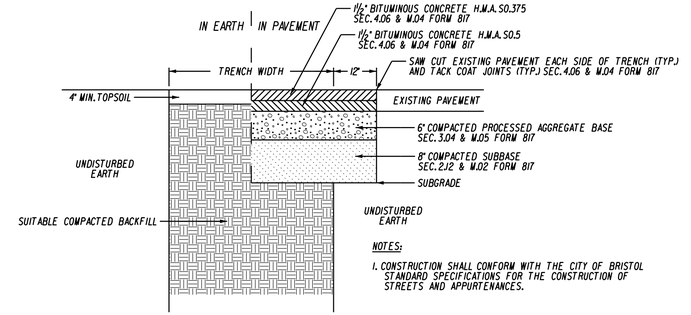
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



ACCESSIBLE PARKING SITE
NOT TO SCALE

NOTES:

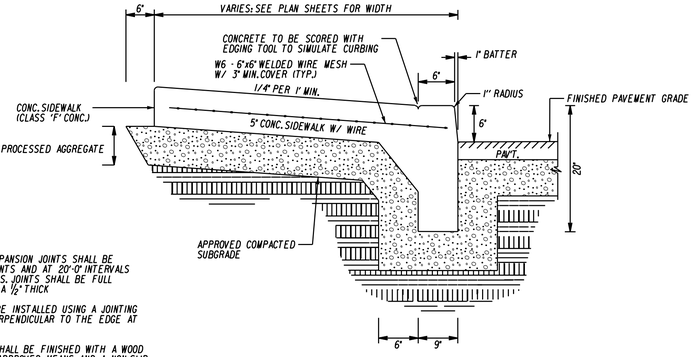
1. 2% MAX SIDEWALK CROSS SLOPE.
2. ADJOINING PAVEMENT SLOPE SHALL BE 2% MAX IN ANY DIRECTION.
3. SEE DWG. PLN-001 FOR DIMENSIONS
4. ACCESSIBLE PARKING SHALL BE MIRRORED AT BUILDING 4 AND PER DIMENSIONS SHOWN ON DWG. PLN-001
5. SEE DWG. GRA-001 FOR TOP AND BOTTOM OF CURB ELEV.'S



NOTES:

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

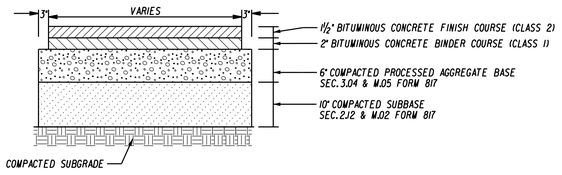
TRENCH RESTORATION DETAIL
NOT TO SCALE



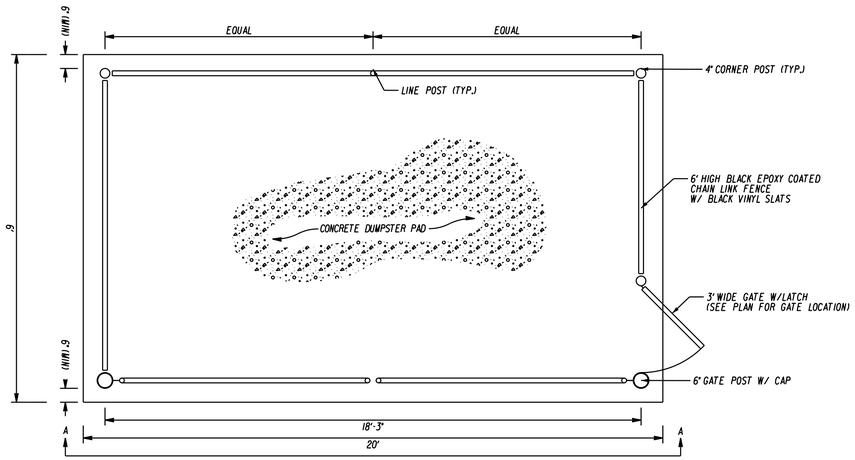
W/ 6" CURB REVEAL

NOTES:

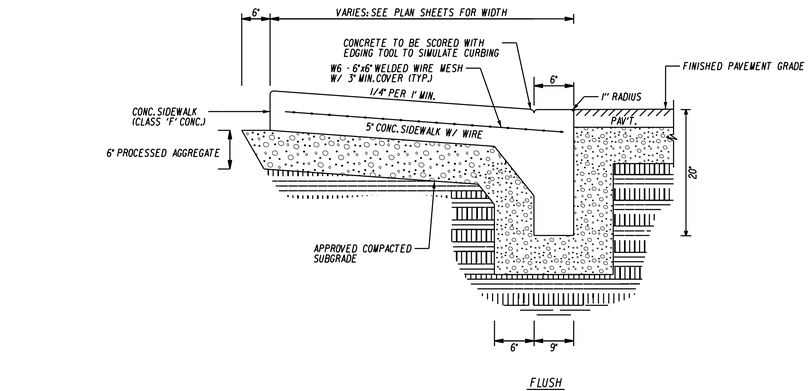
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE

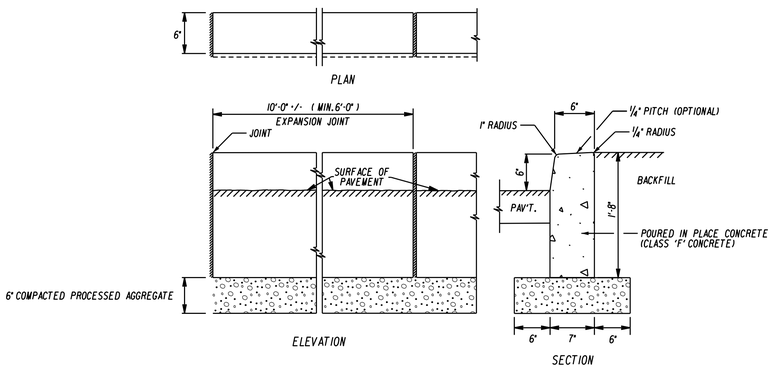


PLAN

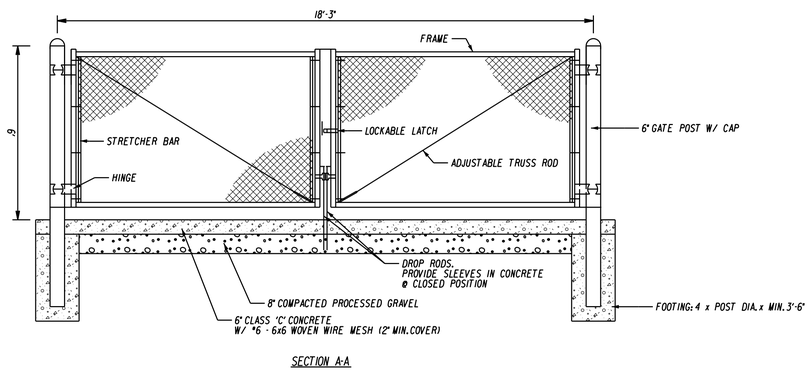


FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE



CONCRETE CURBING
NOT TO SCALE



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0020232 LICENSED PROFESSIONAL ENGINEER

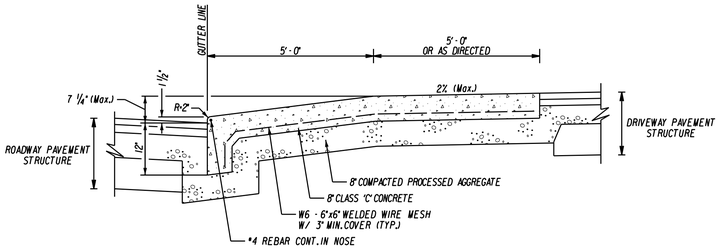
PROJECT TITLE:
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

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

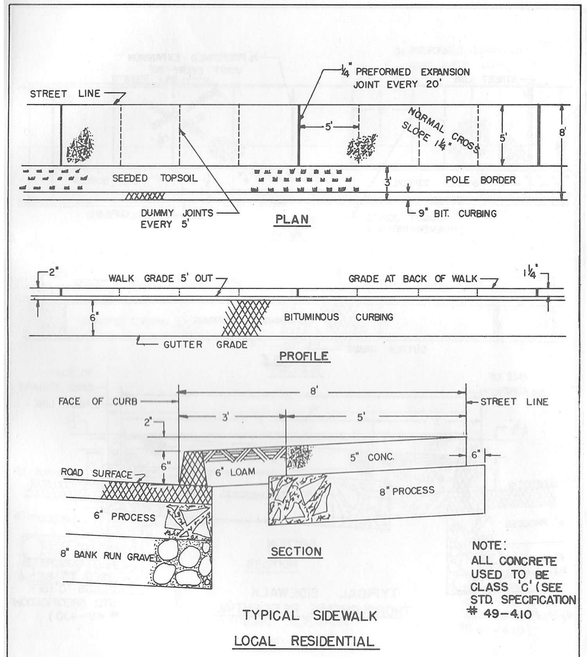
DRAWING NO.: MISC-002

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 10

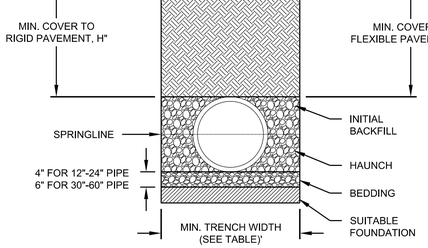


CONCRETE APRON SECTION
(NOT TO SCALE)



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

TYPICAL SIDEWALK
LOCAL RESIDENTIAL



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

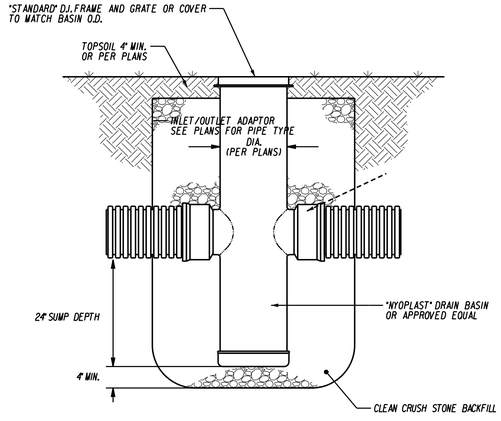
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDINGTO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



YARD DRAIN
NOT TO SCALE

PREPARED BY ENGINEERING DEPT.

5-10

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

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

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

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

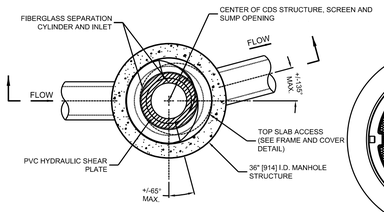
DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

DRAWING NO.: MISC-003
SHEET NO.: 11

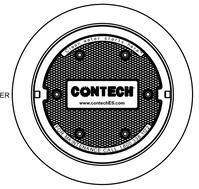
CDS1515-3-C DESIGN NOTES

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

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



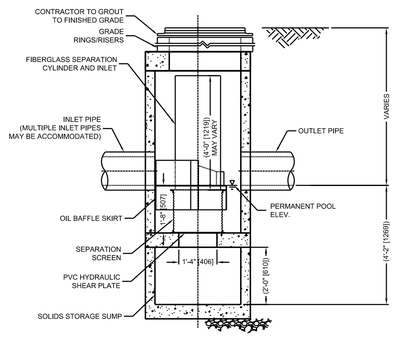
PLAN VIEW B-B
N.T.S.



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

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #1
WATER QUALITY FLOW RATE (cfs [L/s])			0,08 cfs
PEAK FLOW RATE (cfs [L/s])			2,23 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			331,79
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	327,29	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	327,29	HDPE	15"
NOTES / SPECIAL REQUIREMENTS:			

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #2
WATER QUALITY FLOW RATE (cfs [L/s])			0,31 cfs
PEAK FLOW RATE (cfs [L/s])			2,08 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			331,6
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	325,94	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	325,94	HDPE	15"
NOTES / SPECIAL REQUIREMENTS:			



ELEVATION A-A
N.T.S.

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

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

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: U.S. PATENTS 5,788,848 AND 6,641,720. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

M:\STORMWATER\JOBS\CTOWNS\BAMN_SDE DESIGN TOOLS_STANDARD DETAILS\CDS\CDS1515-3-C-DTL.DWG 8/6/2018 4:16 PM

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

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

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

DRAWING NO.: MISC-004

DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 12

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

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

CHAMBER PARAMETERS

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

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

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

CULTEC NO. 4800™ WOVEN GEOTEXTILE

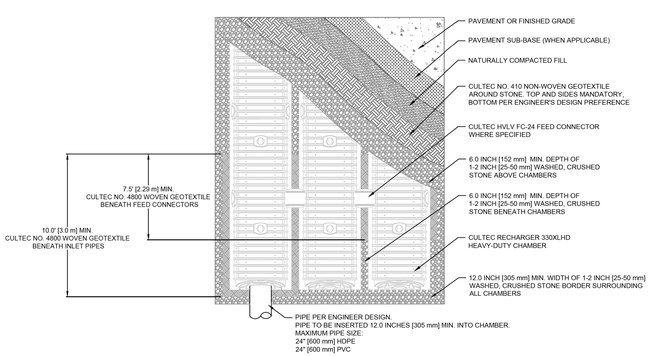
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT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

GEOTEXTILE PARAMETERS

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

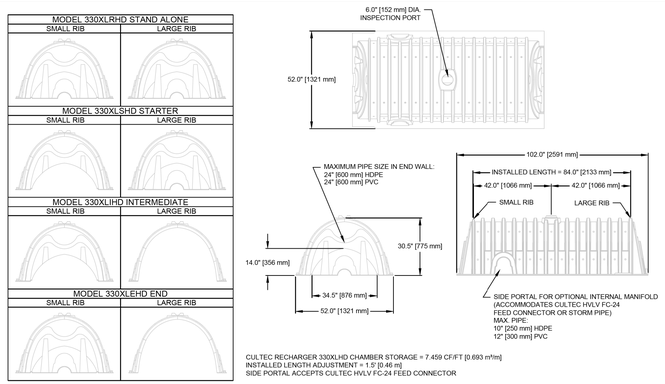
330XLHD 1.0

GENERAL NOTES



330XLHD 6.0

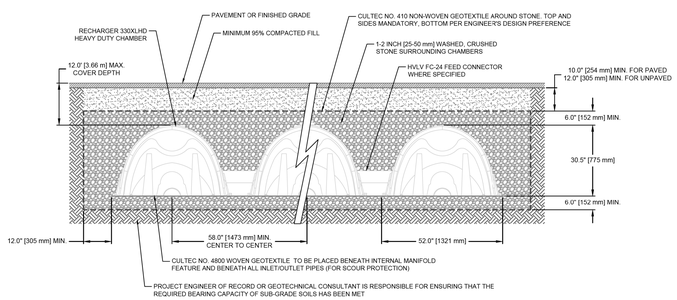
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



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

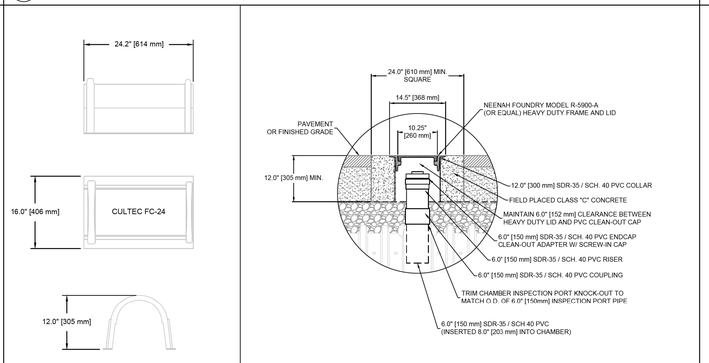
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



330XLHD 7.0

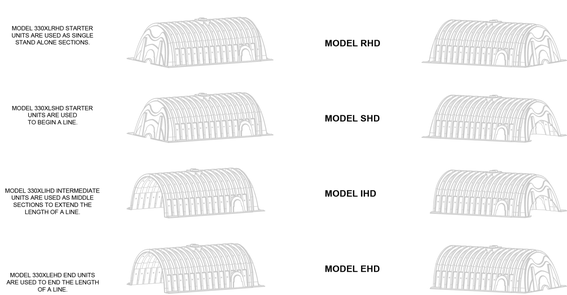
CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL

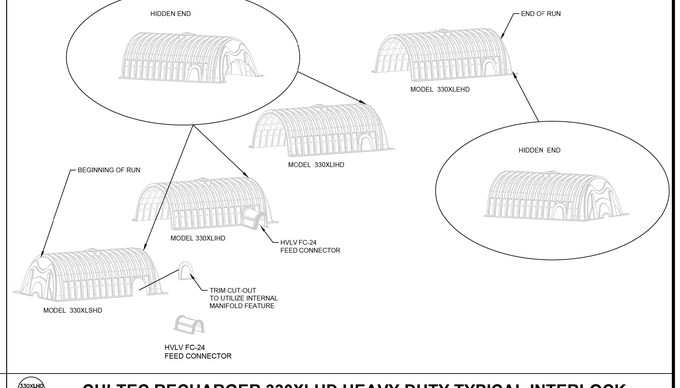
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



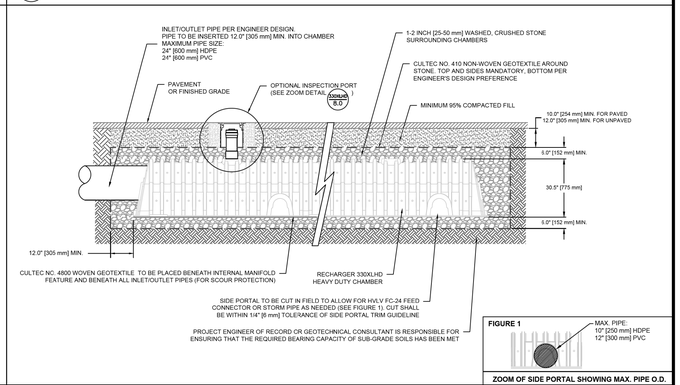
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



330XLHD 9.0

CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL



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

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

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

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

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N.0026232 LICENSED PROFESSIONAL ENGINEER

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

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

DRAWING NO.: MISC-005

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

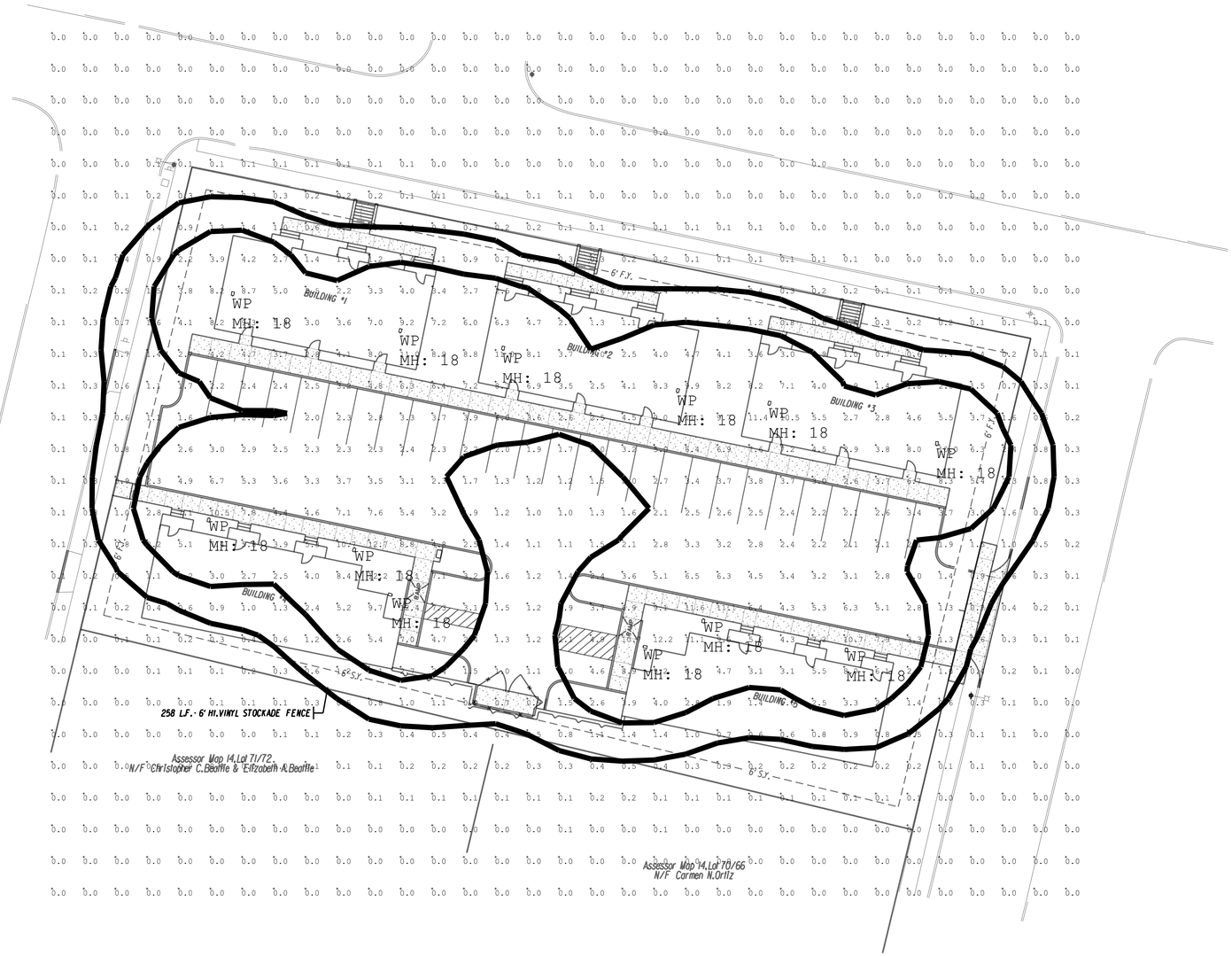
SHEET NO.: 13

Photometric Plan

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	12	WP	SINGLE	WPC100UT4-WCSBPCCR

Designed by Wattsaver Lighting - JC

Blue - 2fc
Red - .5fc



LIGHTING NOTES:

1. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES WHICH MAY BE IN CONFLICT WITH THE INDICATED LAYOUT. ANY CONFLICTS WHICH MAY OCCUR SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE LOCATIONS CAN BE DETERMINED.

2. ALL LIGHTS WILL BE PROVIDED WITH INTERNAL CUTOFFS TO PREVENT LIGHT TRESSPASS ONTO ADJOINING PROPERTIES.

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

Greg Cate
Wattsaver Lighting Products
22 Thomas Street
East Hartford, CT 06108
Phone: 860-282-1818
Website: www.wattsaverlighting.com

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

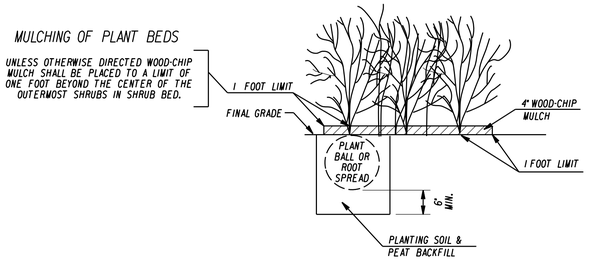
ASSESSOR'S MAP/LOT: 14/72/71 , 14/73/70, 14/74/69, 14/75/68 & 14/76/67

DRAWING TITLE: LIGHTING PLAN

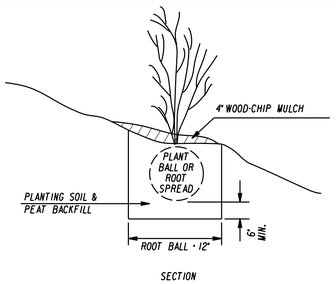
DRAWING NO.

SHEET NO. L1.0

Landscaping Plan



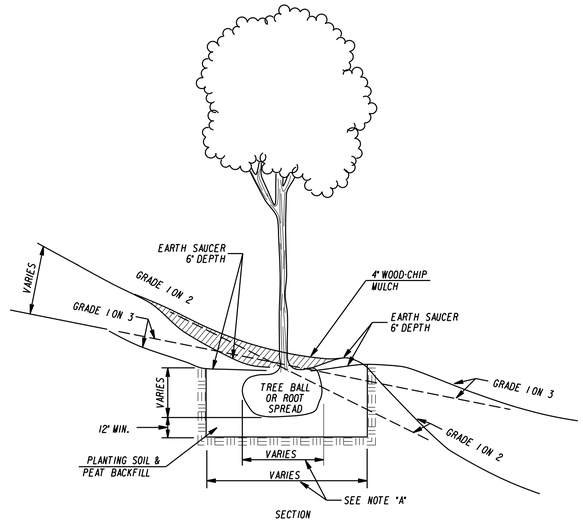
SHRUB PLANTING IN BEDS



SHRUB PLANTING

LANDSCAPE NOTES:

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



TREE PLANTING

Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition	Notes
AV	12	Thuja Occidentals Emerald Arborvitae	4 Foot	Height	
BP	4	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper	
AZ	8	Rodedendron / Robelzea Autumn Bonfire Azalea / Deleware Wine Valley Azalea	3	Gallon	
R	2	Rhododendron Catawbiense Album	3	Gallon	
AP	38	Thuja Occidentals American Pillar	4-5 Foot	Height	
DL	42	Hermerocallis Daylily Stella De Oro	1	Gallon	

REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE: MAY 1, 2024

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

DPS
DEVELOPMENT PLANNING SOLUTIONS LLC

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

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

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

DRAWING NO.

DRAWING TITLE:
LANDSCAPE PLAN

SHEET NO.
L2.0

For Office Use Only	
APPLICATION NO.	2514
DATE FILED:	11/27/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II Section 4 of the Bristol Zoning Regulations for the following Special Permit use: Non-Profit Housing

Address or Location of the Property: 98 Jerome Ave- Property (inclusive of Davis Dr and Quaker Lane)

Assessor's Map No.: 53 Assessor's Lot No.(s): 129

Zone of the Property: A Size of the Property (in acres or square feet): 39.95 AC

Reason for the Special Permit: This Bristol Housing Authority development is being rehabilitated and had not yet received a Special Permit for Non-Profit Housing Use in the A Zone.

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 10/17/24 [ ] no

Other comments: Public hearing is scheduled on December, 2 2024.

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

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

Name: The Housing Authority of the City of Bristol

Address: 164 Jerome Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860-582-6313 E-Mail: mrowe@bristolhousing.com

Signature: [signature] *Signature – (Printed/Typed)* Mitzy Rowe by Melissa A. Green Acting CEO

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

Narrative

design professionals INC
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Narrative Statement
Special Permit and Site Plan Applications
Cambridge Park Rehabilitation
98 Jerome Avenue
Bristol, Connecticut
DPI Proj. No. 5059
November 27, 2024

The Bristol Housing Authority (BHA/Applicant) is the owner of the Cambridge Park affordable housing development, a 39.95± acre property located at 98 Jerome Avenue inclusive of Davis Drive and Quaker Lane. The property currently consists of approximately 196 affordable housing apartment units contained within a combination of 15 four-unit buildings and 68 duplex buildings. The Bristol Housing Authority office building is located on the subject property at 164 Jerome Avenue but is not part of the rehabilitation project.

The Cambridge Park Rehabilitation includes comprehensive interior and exterior repair work, as well as improvements of existing housing structures and associated infrastructure and site work, utility improvements, improvements to existing roads and sidewalks, new parking spaces and sidewalks, and new site lighting in the recreation area. Since the property is currently in the A-Zone and has not officially received a Special Permit for the current non-profit housing use, the Site Plan application is accompanied by a Special Permit application.

The site is in the A Multi-Family Residential Zone and is surrounded by a mix of single-family residential zones and an A-Zone, Bristol Housing Authority property to the east. The project is in compliance with the bulk requirements for this zone, except for the front and side yard setbacks that are an existing non-conformance. There is an interior 0.33± acre property on Davis Drive, owned by the Yankee Gas Services Company, that will have site improvements. There are existing wetlands in the large, undeveloped northerly portion of the site. The Polkville Avenue Brook crosses at the northeastern corner of the site.

To de-densify the site and create more community green space, the project includes the demolition of eight buildings (two four-units and six duplexes). There will also be a small unit reduction from the conversion of two of the four-unit buildings to be accessible with two accessible units on the first floor in a three-unit building. There are also five duplex buildings that will have an accessible unit on the first floor. Overall, there is a proposed unit reduction of 22 units resulting in 174 units, including nine accessible, in 75 total buildings to be rehabilitated.

Each accessible unit will have an accessible parking space in the closest available parking area with an accessible sidewalk to their unit and back patio. A sidewalk is being proposed around the site and connected by crosswalks to provide an accessible route to the mailbox area and the Bristol Housing Authority building.

The existing housing development has approximately 196 units and 286 parking spaces at a ratio of 1.46 spaces per unit. With the proposed 174 units and 366 parking spaces, the ratio of spaces per unit is approximately 2.10. The proposed amount of parking is an improvement for the development and was previously discussed to be a functional ratio.

The additional parking spaces also create more opportunities for any required Electric Vehicle (EV) capable parking spaces. According to current zoning requirements, the 366 parking spaces may require 10% (37 spaces) to be EV capable. Potential sections of EV capable parking have been noted in five different areas where parking ratios were highest and located so that they didn't replace the most convenient parking spaces for nearby residents.

We also have an increase of impervious area; even with buildings that are to be demolished, there is new parking and sidewalks. A review of the onsite hydrology was conducted to determine the change to the peak stormwater runoff leaving the site as a result of the proposed improvements. The analysis results indicated that due to a 1.1%± increase in impervious coverage on site, there would be a small increase in the peak stormwater flow leaving the property for the design storms considered. The increase was observed to be less than 5% when compared to the existing site conditions. To improve water quality onsite, 4 hydrodynamic separators are proposed to remove sediment from runoff. The 4 existing outfalls are also proposed to be improved with new riprap preformed scour holes to dissipate the energy from flows leaving the pipe. The increase in flow will result in a negligible impact to the receiving area downstream of the site and overall water quality will be improved. The stormwater management report for the site was submitted with other documentation in support of the application and will also be reviewed at the Inland Wetlands Commission Public hearing on December 2, 2024.

Although we are increasing the site by 80 parking spaces, the entire development has a proposed parking count of 366 spaces. Since this is a housing development with over 200 spaces, this triggers the need for an Office of the State Traffic Administration (OSTA) Administrative Decision on this property and is currently in process.

The site also lies within the Aquifer Protection zone and will require Aquifer Protection Registration with the Department of Public Health.

Currently, the site is served with water, sewer, gas, and overhead electrical public utility services. All water and sewer mains and services are proposed to be removed and replaced in kind. All gas services will be disconnected and abandoned in place. Heating for all the units will be provided via electrical heating elements. Electrical services to each unit will be updated to underground electrical services.

The street lighting throughout the site is currently maintained by Eversource and has recently been upgraded to LED fixtures. There are no current plans to change the existing street lighting. The area that has been identified to need lighting is the recreational area with the basketball court and ballfield. New light pole fixtures are proposed to light the infield of the ballfield, the basketball court, and along the proposed accessible stone dust path where it connects to the proposed improved concrete walkway with the grade change up to Davis Drive.

There are many large existing trees on site noted to remain. Being that the site work is mostly improving upon existing site elements, with the exception of new parking areas and accessible sidewalks, there is only one large oak tree noted to be removed in the plans due to its proximity to the new edge of road and sidewalk, and there is no disturbance of any existing site features to the north of this existing residential community. In addition to the existing trees, there are many proposed shade, evergreen, and ornamental trees proposed across the site. There are proposed trees along the perimeters and ends of parking rows where practical, and some trees in lawn areas between buildings. Parking area shrub locations have been chosen to assist in delineation of parking areas but is limited due to concerns over visibility and maintenance. There are foundation planting options proposed for the different unit types and designed to be flexible, simple, and hardy. There are also shrubs placed near proposed dumpster enclosure locations for potential screening options.

The Cambridge Park Rehabilitation will be a great improvement to the site, the residents, and the neighborhoods surrounding it.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Connecticut Department of Public Health

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

Stormwater Report

Storm Drainage Computations
Cambridge Park Housing
164 Jerome Avenue
Bristol, CT

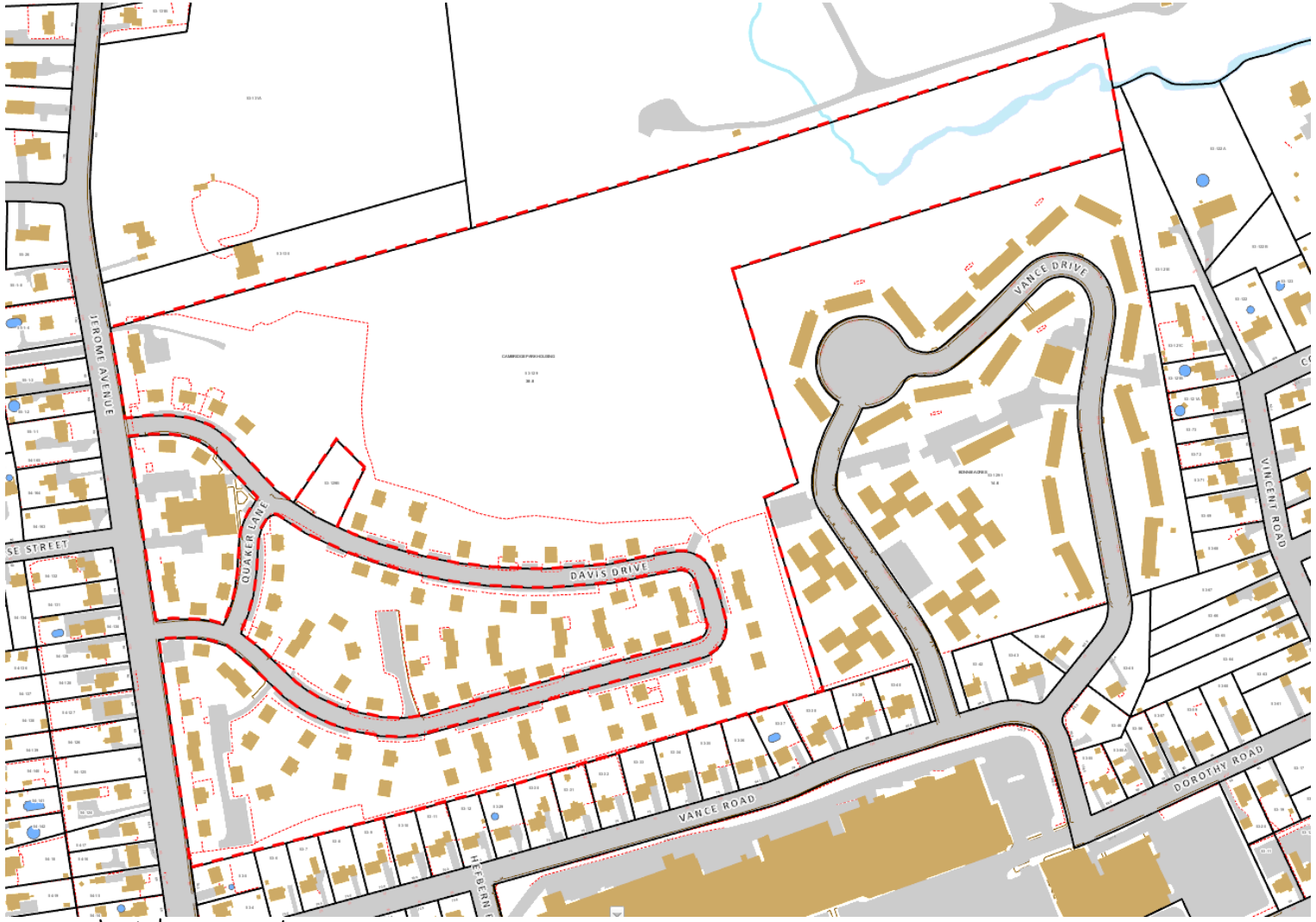
Prepared by:

Design Professionals, Inc.
58 Connecticut Avenue, Suite H, PO Box 1167
South Windsor, CT 06074

November 11, 2024

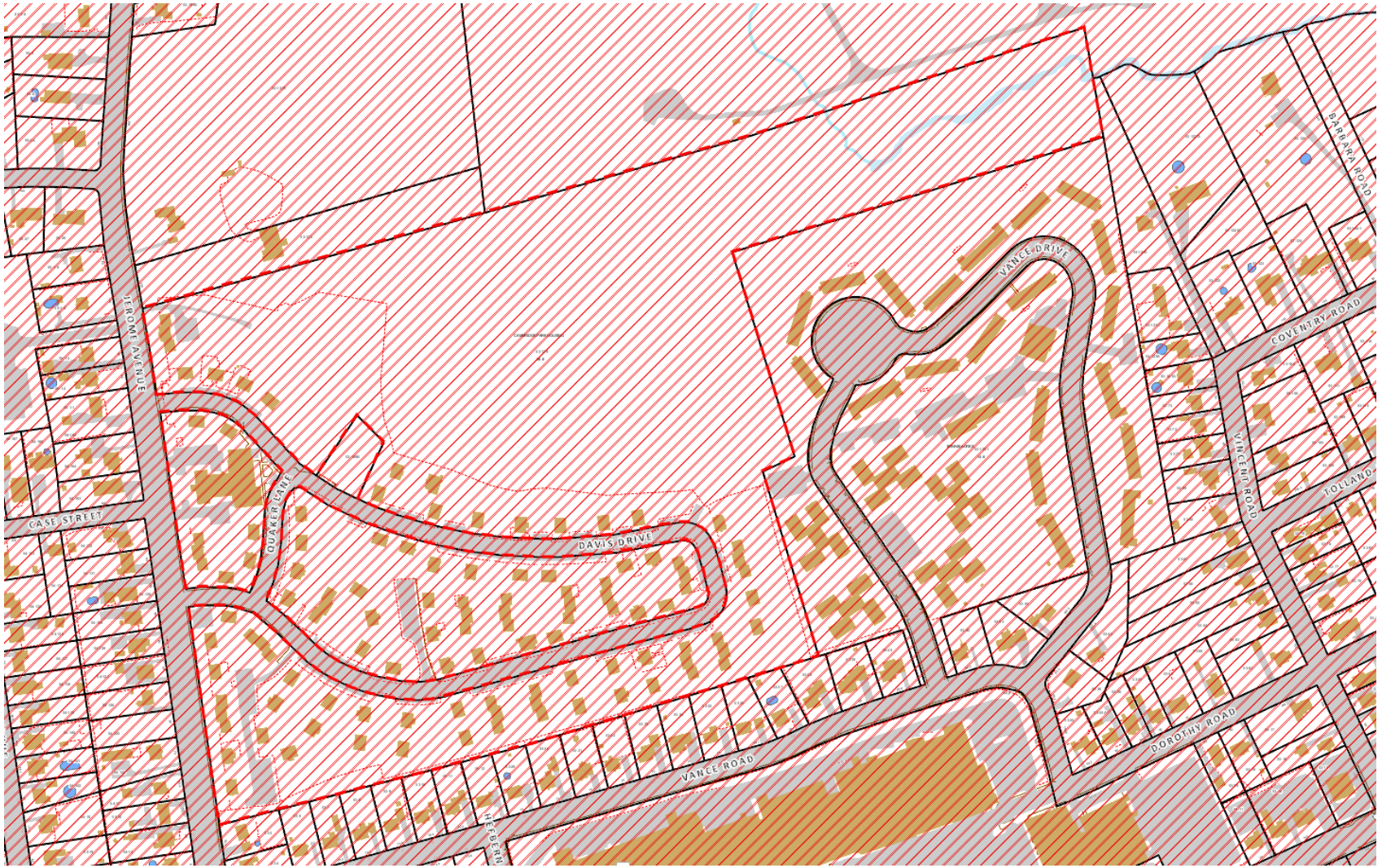
Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/48007/5059-Storm-Drainage-Report



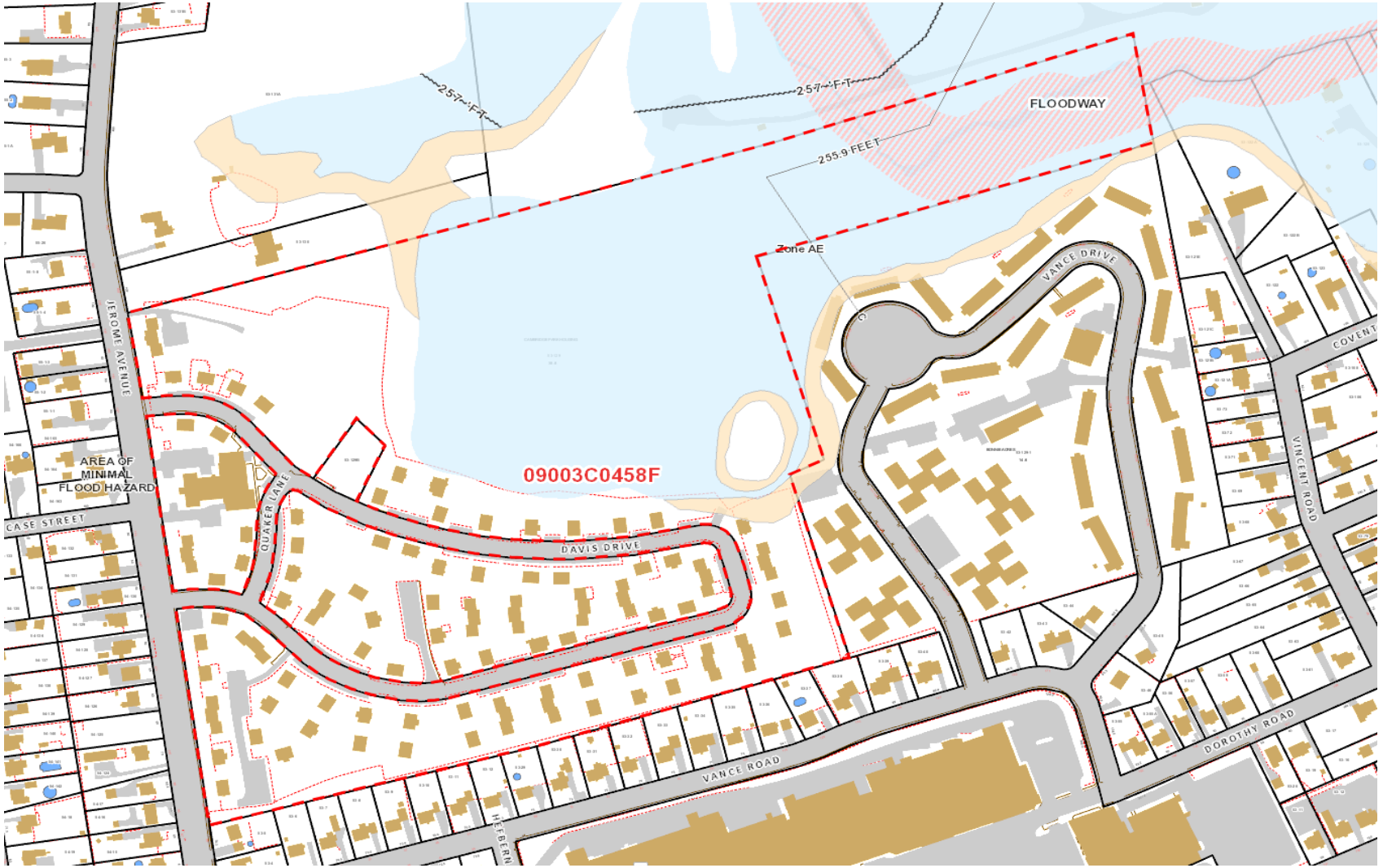
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Location Map



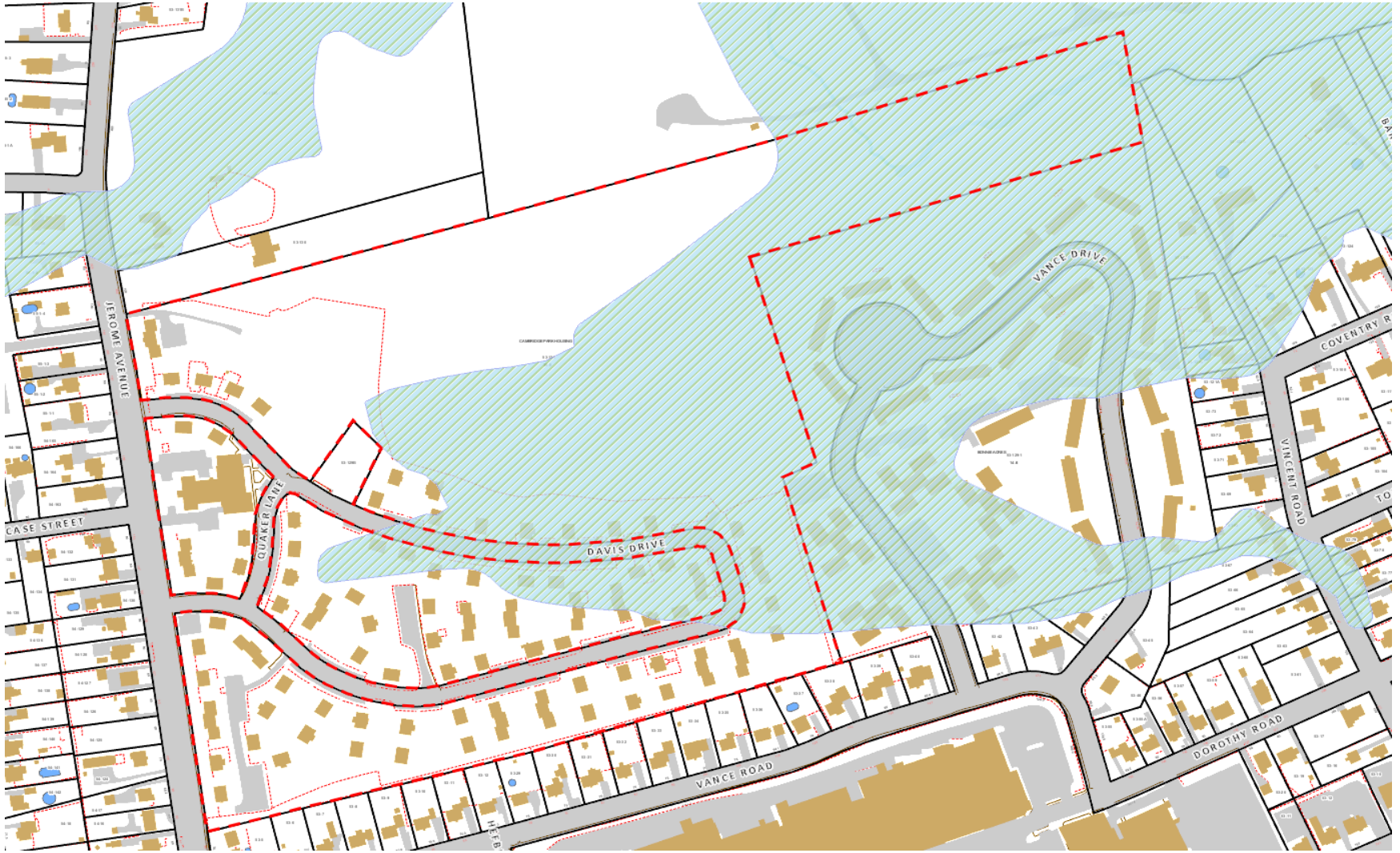
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Aquifer Map

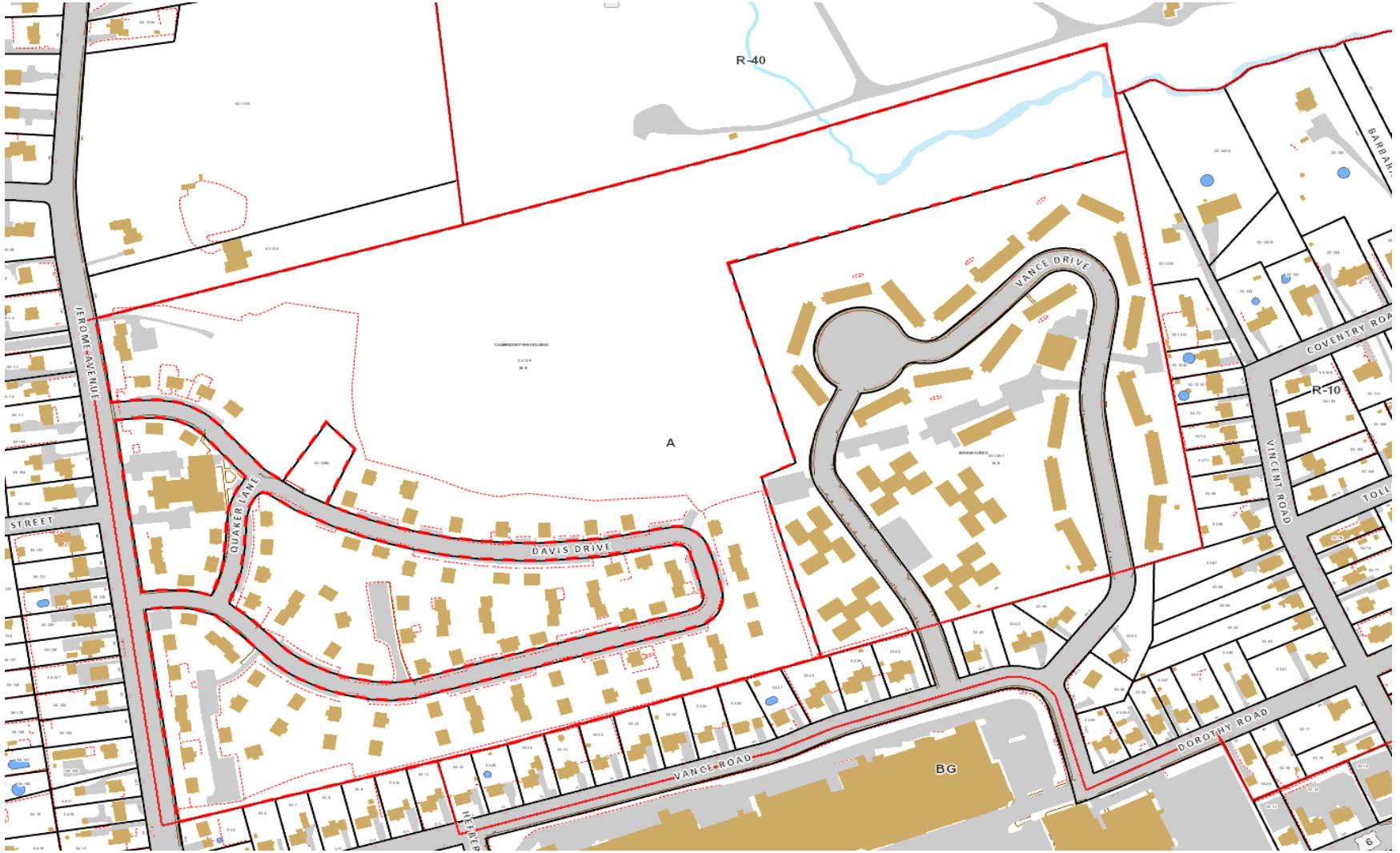


Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Floodplain Map



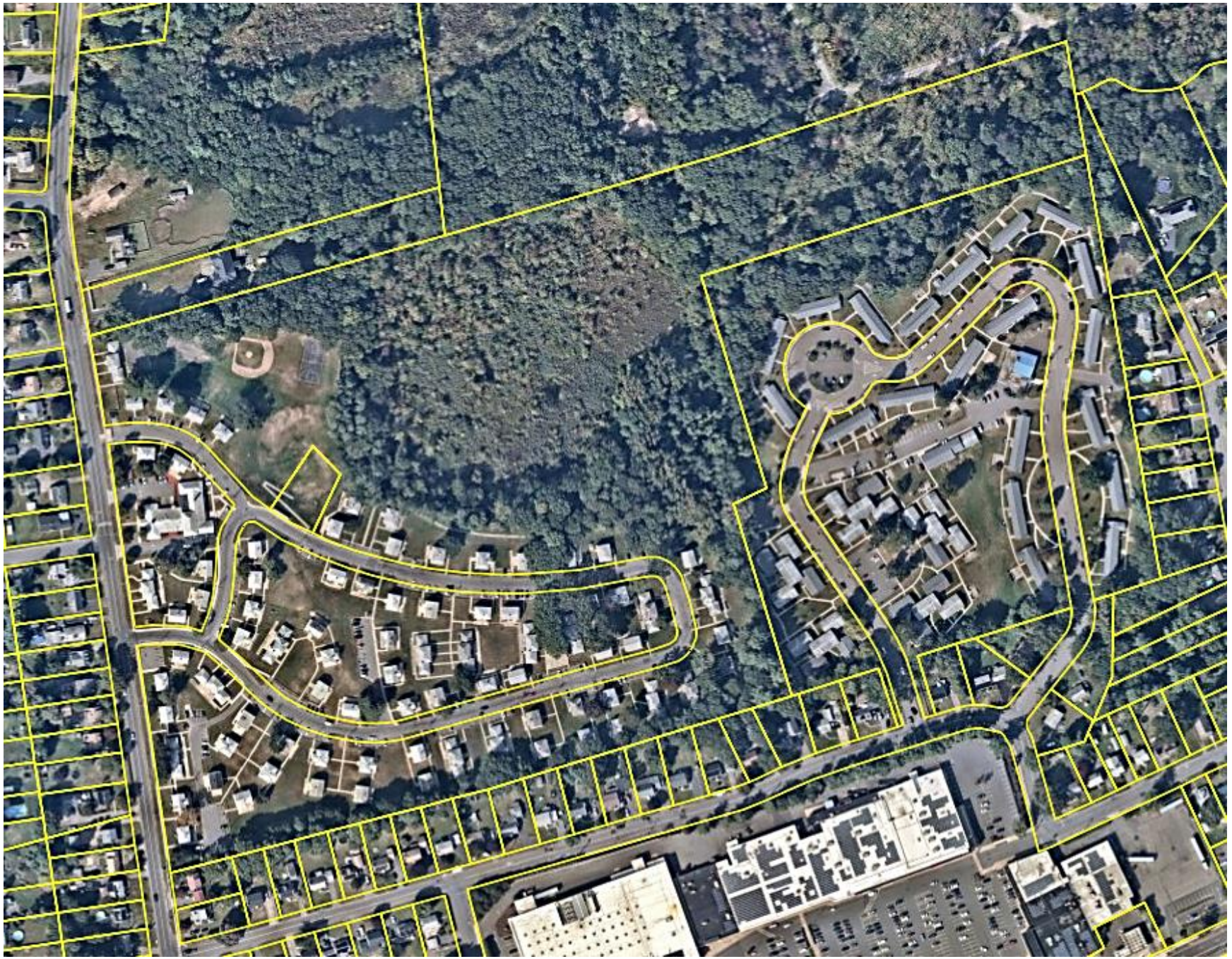
Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone
Wetland Map



Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Zoning Map

Google Earth



Site Plan

CAMBRIDGE PARK REHABILITATION

SITE PLAN

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		
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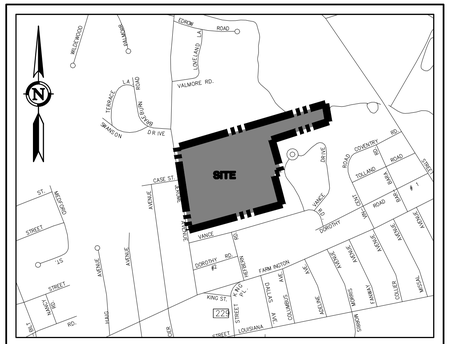
C-KEY	KEY MAP	2 of 23
C-ES1 - C-ES3	EROSION & SEDIMENTATION CONTROL PLAN	3-5 of 23
C-DM1 - C-DM3	DEMOLITION PLAN	6-8 of 23
C-SP1 - C-SP3	SITE PLAN	9-11 of 23
C-SP4	SITE PLAN - BUILDING ENLARGEMENTS	12 of 23
C-GD1 - C-GD3	GRADING & UTILITIES	13-15 of 23
C-LS1 - C-LS3	LANDSCAPE PLAN	16-18 of 23
C-LS4	LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS	19 of 23
C-LT	LIGHTING PLAN	20 OF 23
C-D1	NOTES, DETAILS, & LEGEND	21 of 23
C-D2 - C-D3	DETAILS	22-23 of 23
	PRE-ALTA/NSPS LAND TITLE SURVEY - KEY MAP	1 OF 1
	PRE-ALTA/NSPS LAND TITLE SURVEY	1-5 OF 5
	ARCHITECTURAL PLANS	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.

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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
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.	5059
DATE	10/7/24
DESIGNED BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

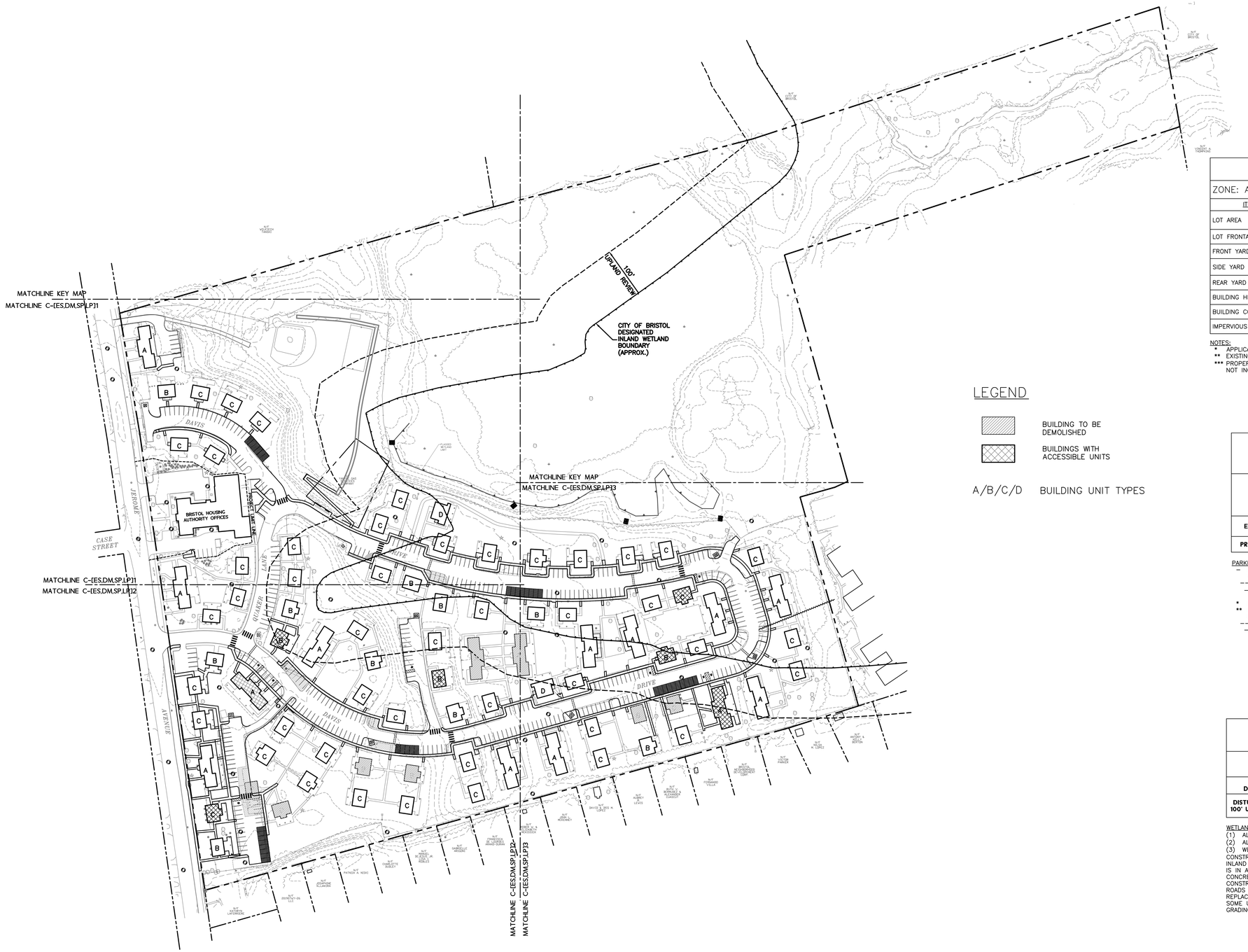
REVISIONS			
NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

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

TITLE SHEET

SHEET
C-T1
CIVIL SHEET 1 OF 23

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Title Sheet.dwg Layout: 01 C-T1 Plotted: 11/27/2024 9:28 AM Last Saved 11/27/2024 9:22 AM Last Saved By: RowanDowney



ZONING TABLE

ZONE: A – MULTI–FAMILY RESIDENTIAL

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC MIN	38.8 AC***	39.95 AC***
LOT FRONTAGE	50' MIN	1,165'	1,165'
FRONT YARD	40'	±25'**	±25'**
SIDE YARD	25'/50'*	±24'**	±24'
REAR YARD	25'/50'*	±77'	±72'
BUILDING HEIGHT	40' MAX	±23'	±23'
BUILDING COVERAGE	30% MAX.	±9.6%	±8.5%
IMPERVIOUS COVERAGE	40% MAX.	20.83%	22%

NOTES:
* APPLICABLE TO YARDS ABUTTING A SINGLE–FAMILY RESIDENTIAL ZONING DISTRICT
** EXISTING NON–CONFORMING SIDE YARD AND REAR YARD
*** PROPERTY IS SHOWN AS 38.8 AC PER CITY OF BRISTOL GIS W/ CITY ROADS NOT INCLUDED. PARCEL SIZE INCLUDING INTERIOR ROADS IS 39.95.

LEGEND

BUILDING TO BE DEMOLISHED

BUILDINGS WITH ACCESSIBLE UNITS

A/B/C/D BUILDING UNIT TYPES

PARKING & UNITS TABLE

	TOTAL RESIDENTIAL BUILDING UNITS	TOTAL PARKING FOR RESIDENTIAL UNITS	SPACES / UNIT
EXISTING	196	282	1.5*
PROPOSED	176	366	2.1**

PARKING NOTES:
– PROPOSED TOTAL PARKING INCLUDES 9 HANDICAP SPACES WITH 2 VAN ACCESSIBLE SPACES.
–– PER THE CITY OF BRISTOL ZONING REGULATIONS:
––– SECTION 13.3 10% / 37 PARKING SPACES SHALL BE EV CAPABLE.
* EXISTING NON–CONFORMING PARKING FOR MULTI–FAMILY RESIDENTIAL
** PROPOSED PARKING RATIO TO REQUIRE WAIVER AT 2.1 SPACES PER UNIT
–– PER THE CITY OF BRISTOL ZONING REGULATIONS:
––– SECTION 13.2 – AMOUNT OF OFF–STREET PARKING REQUIRED MINIMUM PARKING SPACES FOR MULTI–FAMILY DWELLINGS IS 2.5 PARKING SPACES PER DWELLING UNIT.

WETLANDS TABLE

	DISTURBANCE ALT 1(1)	DISTURBANCE ALT 2(2)
WETLANDS DISTURBANCE(3)	77,424 SF 1.78 AC	61,404 SF 1.41 AC
DISTURBANCE WITHIN 100' UPLAND REVIEW(3)	47,972 SF 1.10 AC	42,285 SF 0.97 AC

WETLAND NOTES:
(1) ALT 1 CONSISTS OF COMPLETE REPLACEMENT OF SIDEWALKS.
(2) ALT 2 CONSISTS OF PARTIAL REPLACEMENT OF SIDEWALKS.
(3) WETLANDS AND 100 FT UPLAND REVIEW DISTURBANCE REFERS TO THE CONSTRUCTION ACTIVITIES WITHIN THE BOUNDARY OF THE CITY OF BRISTOL'S INLAND WETLAND AND WATERCOURSES MAP AS REFERENCED. THIS DISTURBANCE IS IN AREAS CURRENTLY OBSERVED TO BE LAWN, RESIDENTIAL BUILDINGS, CONCRETE SIDEWALKS, AND ROAD AND PARKING SPACE PAVEMENT. THESE CONSTRUCTION ACTIVITIES WILL CONSIST OF FULL DEPTH REPLACEMENT OF THE ROADS AND PARKING AREAS, ADDING NEW PAVEMENT FOR ADDITIONAL PARKING, REPLACEMENT OF CONCRETE SIDEWALKS, NEW CONCRETE SIDEWALKS AND PATIOS, SOME UNDERGROUND UTILITY REPLACEMENT, NEW DUMPSTER PADS, AND MINOR GRADING FOR HANDICAP ACCESSIBILITY AND DRAINAGE.

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/17/24
DRAWN BY: BMS
DESIGN BY: BMS
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

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

KEY MAP

SCALE: 1" = 100'
0 50' 100' 200'

SHEET
C-KEY
CIVIL SHEET 2 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Planning Layout: 01 C-KEY Plotted: 11/27/2024 9:29 AM Last Saved: 11/27/2024 9:22 AM Last Saved By: RowanDowney

MATCHLINE C-KEY

CONSTRUCTION ENTRANCE

SF

#196,#198 #200,#202 EXISTING BUILDING F.F=279.81 2008 S.F.±

#266,#268 EXISTING BUILDING F.F=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F=278.51 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F=277.71 870.00 S.F.±

#254,#256 EXISTING BUILDING F.F=277.00 869.00 S.F.±

#263,#265 EXISTING BUILDING F.F=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F=278.38 871.00 S.F.±

PROPOSED SILT FENCE (TYP)

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

#148,#150 #152,#154 EXISTING BUILDING F.F=280.21 1998 S.F.±

#13,#15 EXISTING BUILDING F.F=279.86 837.00 S.F.±

#21,#23 EXISTING BUILDING F.F=280.25 835.00 S.F.±

#20,#22 EXISTING BUILDING F.F=280.03 872.00S.F.±

#26,#28 EXISTING BUILDING F.F=279.62 835.00S.F.±

MATCHLINE C-ES2

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

100' FROM WETLAND BOUNDARY

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

FLAGGED WETLAND LIMIT

PROPOSED SILT FENCE (TYP)

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

#212,#214 EXISTING BUILDING F.F=267.65 822.00S.F.±

#208,#210 EXISTING BUILDING F.F=267.55 1,121.00S.F.±

#216,#218 EXISTING BUILDING F.F=268.96 872.00S.F.±

#204,#206 EXISTING BUILDING F.F=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#215,#217 EXISTING BUILDING F.F=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F=269.47 838.00S.F.±

#203,#205 EXISTING BUILDING

MATCHLINE C-ES3

SEE E+S DETAILS SHEET C-ES3

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.

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	DATE
5059	
DATE	
10/7/24	
DRAWN BY:	
BMS	
DRAWN BY:	
BMS	
CHECKED BY:	
DJ	

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

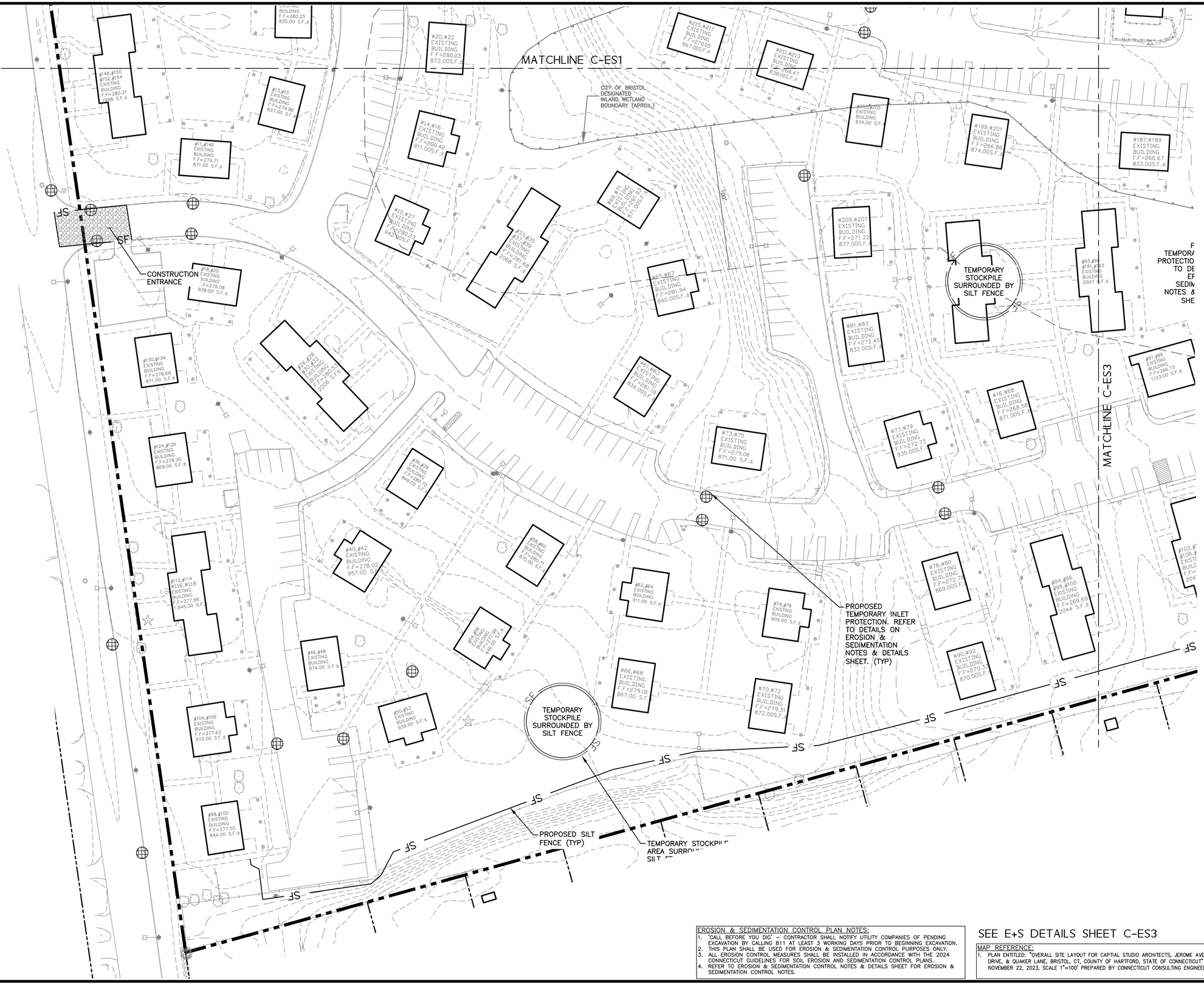
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES1
CIVIL SHEET 3 OF 23

File: C:_jobs\5059\Engineering\AutoCAD\5059 E+S Planview Layout: 02 C-ES1 Plotted: 11/27/2024 9:29 AM Last Saved: 11/25/2024 3:52 PM Last Saved By: RowanDowney



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.
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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 CAPTIAL 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.

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

REVISIONS			
NO	DATE		BY
1	11/02/2024	Impervious Coverage Calculation Modification	RLD

PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 TRUMBULL ROAD
EAST HARTFORD, CT 06108

PROJECT NO.	5059
DATE	9/27/24
DESIGNED BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES2
CIVIL SHEET 4 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 E+S Pending.dwg Layout: 03 C-ES2 Plotted: 11/27/2024 9:29 AM Last Saved: 11/25/2024 3:52 PM Last Saved By: RowanDowney

MATCHLINE C-KEY

MATCHLINE C-ES1

MATCHLINE C-ES2

SF

PROPOSED SILT FENCE (TYP)

#186,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#178,#180 EXISTING BUILDING F.F=264.18 869.00 S.F.±

#174,#176 EXISTING BUILDING F.F=263.02 872.00 S.F.±

#170,#172 EXISTING BUILDING F.F=262.35 870.00 S.F.±

#166,#168 EXISTING BUILDING F.F=261.30 835.00 S.F.±

#167,#169 EXISTING BUILDING F.F=263.34 873.00 S.F.±

#165,#163 EXISTING BUILDING F.F=262.73 945.00 S.F.±

#158#160 #162#164 EXISTING BUILDING F.F=261.49 2024 S.F.±

#151,#153 #155,#157 EXISTING BUILDING F.F=262.79 1982 S.F.±

#187,#189 EXISTING BUILDING F.F=266.67 833.00S.F.±

#179,#181 EXISTING BUILDING F.F=2665.08 871.00S.F.±

#175,#177 #113,#115 EXISTING BUILDING F.F=264.65 2101 S.F.±

#171,#173 #119,#117 EXISTING BUILDING F.F=264.15 2008 S.F.±

#154#156 EXISTING BUILDING F.F=261.56 871.00 S.F.±

#125,#127 EXISTING BUILDING F.F=262.29 871.00 S.F.±

#121,#123 EXISTING BUILDING F.F=263.29 923.00 S.F.±

#93,#95 #91,#93 EXISTING BUILDING 2007 S.F.±

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

#97,#99 EXISTING BUILDING F.F=266.73 1123.00 S.F.±

#109,#111 EXISTING BUILDING F.F=265.57 866.00 S.F.±

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APPROX.)

#150#152 EXISTING BUILDING F.F=261.18 871.00 S.F.±

#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±

#130,#132 EXISTING BUILDING 942.00 S.F.±

#118,#120 EXISTING BUILDING 839.00 S.F.±

#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

#114,#116 EXISTING BUILDING F.F=265.41 857.00 S.F.±

#122,#124 EXISTING BUILDING F.F=263.76 915.00 S.F.±

#126,#128 EXISTING BUILDING F.F=263.03 851.00 S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F=266.72 2047 S.F.±

#10,#112 EXISTING BUILDING F.F=264.86 870.00 S.F.±

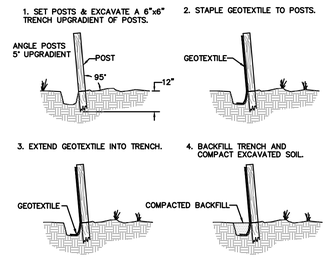
#94,#96 #98,#100 EXISTING BUILDING F.F=269.69 2044 S.F.±

PROPOSED SILT FENCE (TYP)

100'

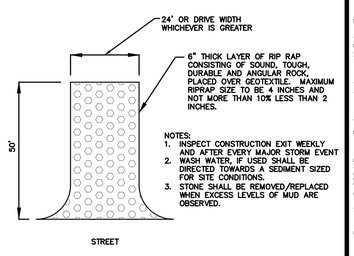
SILT FENCE

N.T.S.

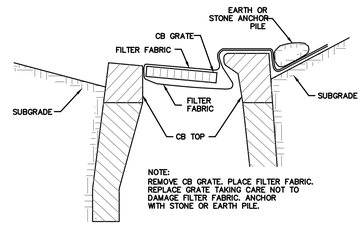


CONSTRUCTION ACCESS

N.T.S.



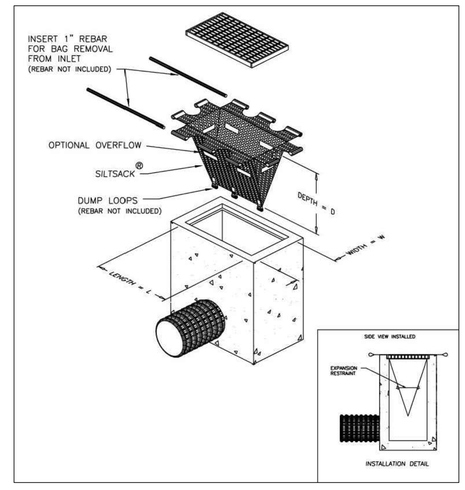
NOTES:
1. INSPECT CONSTRUCTION EXIT WEEKLY AND AFTER EVERY MAJOR STORM EVENT
2. WASH WATER, IF USED SHALL BE DIRECTED TOWARDS A SEDIMENT SIZED FOR SITE CONDITIONS.
3. STONE SHALL BE REMOVED/REPLACED WHEN EXCESS LEVELS OF MUD ARE OBSERVED.



NOTE:
REMOVE CB GRATE. PLACE FILTER FABRIC. REPLACE GRATE TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR WITH STONE OR EARTH PILE.

CATCH BASIN GRATE SEDIMENTATION CONTROL

N.T.S.



CURB-LESS INLET PROTECTION DETAIL

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.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 JEROME AVENUE
EAST HARTFORD, CT 09608

PROJECT NO.	DATE	SHEET BY
5059		
DATE		
10/7/24		
DRAWN BY:		
BMS		
DESIGN BY:		
RLD		
CHECKED BY:		
DJ		

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES3
CIVIL SHEET 5 OF 23

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MATCHLINE C-KEY

REMAINING BITUMINOUS DRIVE TO RE PULVERIZED AND REMOVED AS NEEDED TO ACCOMMODATE INSTALLATION OF REINFORCED LAWN ACCESS DRIVE SECTION (SEE DETAIL)

PRESERVE AND PROTECT EXISTING GUARD RAIL AND FENCE TO REMAIN (APPROXIMATE LOCATION)

LAUNDRY PATIO TO BE REMOVED – LOCATION APPROXIMATE

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BUILDINGS TO REMAIN (SEE ARCH. PLANS FOR ALL BUILDING DEMOLITION SPECIFICS)

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL EXISTING CATCHBASIN TOPS TO BE REMOVED AND REPLACED (TYP.)

EXISTING RAMPS TO BE REMOVED AND REPLACED

RELOCATED STOP SIGN

EXISTING MAILBOXES TO BE REMOVED AND RESET AFTER NEW CONCRETE SIDEWALK IS INSTALLED.

PROJECT LIMIT LINE

PRESERVE AND PROTECT EXISTING CONCRETE CURB TO REMAIN (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BITUMINOUS DRIVE TO BE REMOVED

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING GUARD RAIL TO REMAIN (APPROXIMATE LOCATION)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT REPLACEMENT. (TYP.)

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY. (TYP.)

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

UPLAND REVIEW 100'

FLAGGED WETLAND LIMIT

N/F YANKEE GAS SERVICES COMPANY

BRISTOL HOUSING AUTHORITY OFFICES

JEROME AVENUE

CASE STREET

DAVIS

MATCHLINE C-DM2

MATCHLINE C-DM3

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
59 QUAKER LANE, SUITE A
EAST HARTFORD, CT 09608

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-DM1
CIVIL SHEET 6 OF 23

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 05 C-DM1 Plotted: 11/27/2024 9:29 AM Last Saved: 11/27/2024 9:22 AM Last Saved By: RowanDowney

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

EXISTING RAMPS TO BE REMOVED AND REPLACED

EX. CONCRETE PAD WITHOUT DUMPSTER TO BE REMOVED

EX. DUMPSTER PAD WITH CHAINLINK ENCLOSURE TO BE REMOVED

EXISTING RESIDENTIAL BUILDING AND FOUNDATION TO BE REMOVED

EXISTING CONCRETE PATIO TO BE REMOVED AND BUILDING TO BE REMOVED (TYP.)

EXISTING BITUMINOUS DRIVE TO BE REMOVED

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING UTILITY POLE WITH LIGHT TO REMAIN (TYP.)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

EXISTING DUMPSTER PAD AND ENCLOSURE- CHAINLINK WITH SLATS TO REMAIN

CONCRETE WALK TO BE REMOVED TO NEAREST JOINT- LOCATION APPROXIMATE

CONCRETE WALK TO BE REMOVED TO NEAREST JOINT- LOCATION APPROXIMATE (TYP.)

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

ALTERNATE 1 FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT REPLACEMENT (TYP)

PRESERVE AND PROTECT EXISTING DUMPSTER PAD TO REMAIN (APPROXIMATE LOCATION)

DUMPSTER CURRENTLY IN PARKING LOT- TO BE RELOCATED TO PAD

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

MATCHLINE C-DM1

MATCHLINE C-DM3

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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

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

PROJECT NO.	5059
DATE	9/7/24
DESIGN BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

DEMOLITION PLAN

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

SHEET
C-DM2
CIVIL SHEET 7 OF 23

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)

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.

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PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO:	5059
DATE:	10/17/24
DESIGN BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

DEMOLITION PLAN

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

SHEET
C-DM3
CIVIL SHEET 8 OF 23

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MATCHLINE C-KEY

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

GATE TO REMAIN– LOCATION APPROXIMATE

GUARDRAIL TO REMAIN– LOCATION APPROXIMATE

CHAINLINK FENCE TO REMAIN– LOCATION APPROXIMATE

SITE LIGHTING FOR RECREATION AREA (TYP)

STANDARD PARKING SPACES (9' x 18')

#196,#198 #200,#202 A

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE. EXISTING SLATS TO BE REPLACED.

EXISTING WHITE VINYL FENCE (TYP)

PROPOSED BUS STOP SHELTER

CROSSWALK (TYP.)

CONCRETE CURB (TYP.)

CONCRETE SIDEWALK (TYP.)

EXISTING BUILDINGS TO BE REHABILITATED (SEE ARCH. LANS)

SEE ARCH. PLANS FOR PORCH/NEW CONCRETE PATIO DIMENSIONS

#263,#265 C

#257,#259 C

PROPOSED EV CAPABLE SPACES

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

ACCESSIBLE CURB RAMPS TO CONNECT PATH TO BUS STOP

20'± (M.E.)

BHA EMPLOYEE PARKING

PROJECT LIMIT LINE

BRISTOL HOUSING AUTHORITY OFFICES

CONCRETE CURB (TYP.)

EXISTING CONCRETE CURB TO REMAIN (TYP.)

CONNECT UNIT RESERVED SPACES WITH RESIDENT SIDEWALK

ADD ACCESSIBLE CURB RAMP

#26,#28 C

#21,#23 C

#20,#22 C

#148,#150 #152,#154 A

#13,#15 C

JEROME

CASE STREET

MATCHLINE C-SP2

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

ACCESSIBLE STONE DUST PATH (TYP.)

100' UPLAND REVIEW

FLAGGED WETLAND LIMIT

YANKEE GAS SERVICES COMPANY

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

#212,#214 C

#216,#218 C

#208,#210 D

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

CONCRETE SIDEWALK (TYP.)

#204,#206 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE

CROSSWALK (TYP.)

STANDARD PARKING SPACES (9' x 18')

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

#198,#200 C

#188,#190 C

#215,#217 C

#211,#213 B

PROPOSED EV CAPABLE SPACES

#203,#205

CONCRETE SIDEWALK

MATCHLINE C-SP3

MATCHLINE C-KEY

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	
CHECKED BY:	
APPROVED BY:	DJ

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

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

SITE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-SP1
CIVIL SHEET 9 OF 23

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MATCHLINE C-SP1

MATCHLINE C-SP3

AVENUE

#148,#150
#152,#154
A

#13,#15
C

#11,#146
C

#20,#22
C

#14,#16
B

#10,#27
B

#33,#35
#37,#39
A

#69,#71
C

#215,#217
C

#211,#213
B

#203,#205
B

#199,#201
C

#187,#189
B

#209,#207
C

#85,#87
B

#81,#83
B

#97,#99
D

#16,#68
C

#77,#79
B

#73,#75
C

#61,#63
C

#18,#20
B

#130,#134
C

#26,#28
#30,#32
A

#124,#126
C

#36,#38
C

#40,#42
C

#58,#60
C

#54,#56
C

#112,#114
#116,#118
A

#104,#106
C

#98,#100
B

#66,#68
C

#70,#72
C

#78,#80
C

#94,#96
#98,#100
A

#90,#92
C

#102,#
#106,
A

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

NEW DUMPSTER ENCLOSURE

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE. EXISTING SLATS TO BE REPLACED.

10' UPLAND REVIEW

CONCRETE SIDEWALK W/ CURB (TYP.)

PROPOSED EV CAPABLE SPACES

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

FULL DEPTH PAVEMENT RESTRUCTION

EXISTING RAMPS TO BE REMOVED AND REPLACED

PROPOSED H/C RAMP

ACCESSIBLE ENTRANCE

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

ACCESSIBLE RAMPS @ CROSSWALKS (TYP.)

EXISTING CONCRETE CURB TO REMAIN (TYP.)

15' from centerline

STANDARD PARKING SPACES (9' x 18')

9'

18'

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

CONCRETE SIDEWALK (TYP.)

NEW CONCRETE PAD WITH ENCLOSURE (TYP.)

CONCRETE CURB (TYP.)

DUMPSTER ON CONC PAD-ADD ENCLOSURE

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

CROSSWALK (TYP.)

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT REPLACEMENT (TYP)

24.81'

Rebar Set

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 9/27/24
DESIGNED BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

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

SHEET
C-SP2
CIVIL SHEET 10 OF 23

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MATCHLINE C-KEY

MATCHLINE C-SP1

MATCHLINE C-SP2

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT (TYP.)

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

ACCESSIBLE RAMPS @ CROSSWALKS (TYP.)

CROSSWALK (TYP.)

PROPOSED EV CAPABLE SPACES

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

EX. TREE TO BE REMOVED

EX. TREE WITH CAVITY TO BE ASSESSED BY ARBORIST

STANDARD PARKING SPACES (9' x 18')

SPEED BUMP

PROPOSED H/C RAMP

ACCESSIBLE ENTRANCE

NEW CONCRETE PAD WITH ENCLOSURE (TYP.)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APPROX.)

#188,#190 C
#178,#180 C
#174,#176 C
#170,#172 C
#166,#168 C
#187,#189 B
#179,#181 C
#165,#163 C
#167,#169 C
#158#160 #162#164 A
#151,#153 #155,#157 A
#175,#177 #113,#115 A
#171,#173 #119,#117 A
#154#156 C
#125,#127 C
#121,#123 B
#150#152 C
#109,#111 C
#97,#99 D
#142,#144 #146,#148 A
#130,#132 C
#134,#136 #138,#140 A
#118,#120 B
#114,#116 C
#126,#128 C
#122,#124 B
#102,#104 #106,#108 A
#110,#112 C
#94,#96 #98,#100 A

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.

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.

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS
- ④ EXISTING PARKING NUMBER
- [4] PROPOSED PARKING NUMBER
- DUMPSTER
- #215,#217 EXISTING BUILDING UNIT NUMBERS
- C EXISTING BUILDING UNIT TYPE

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
357 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

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

SHEET
C-SP3
CIVIL SHEET 11 OF 23

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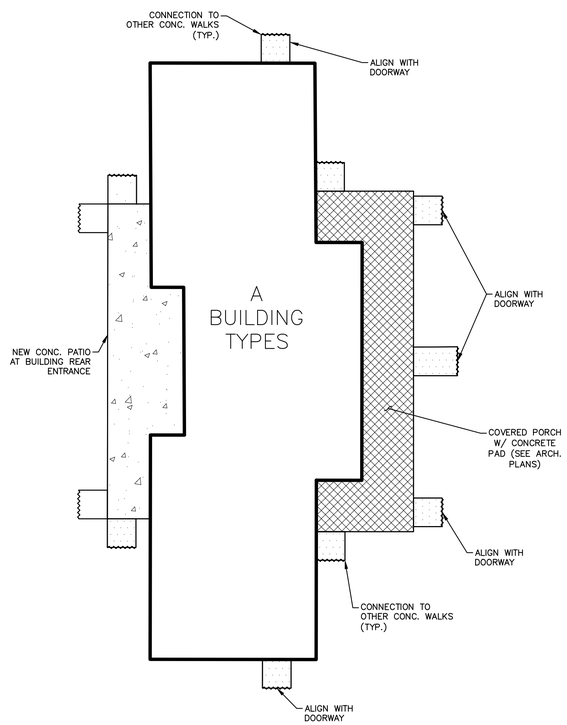
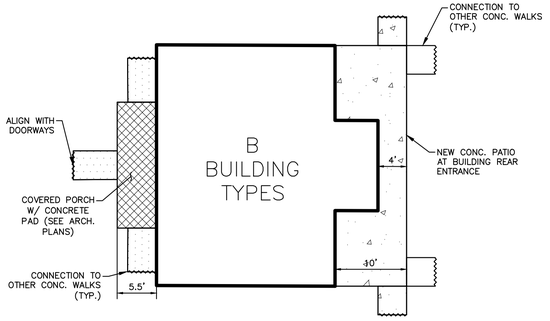
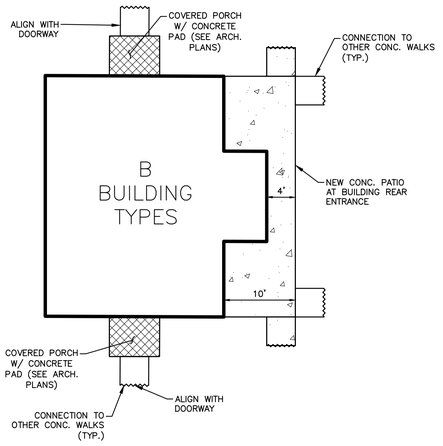
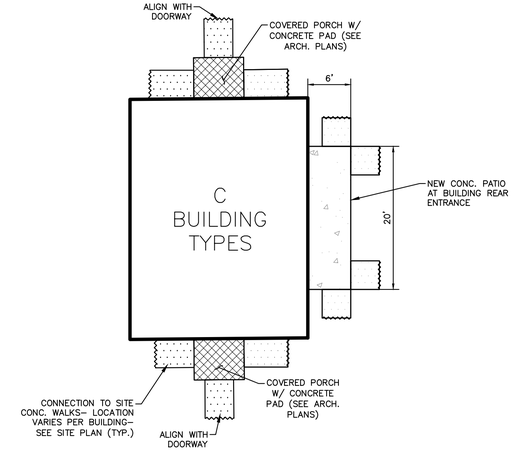
ALTERNATE 1: FULL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

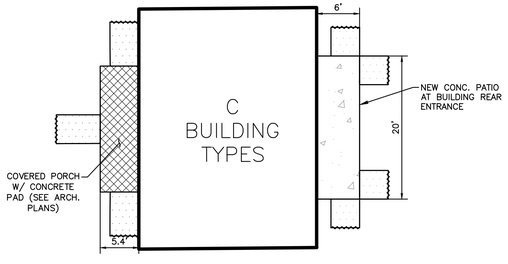
- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS

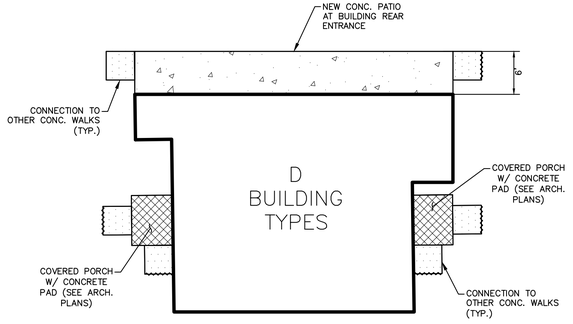






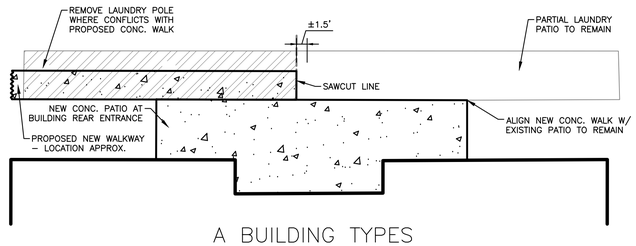


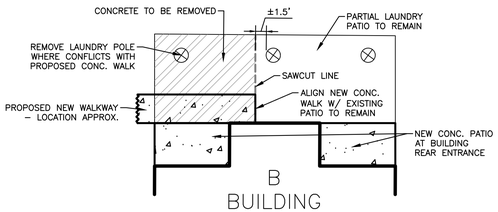


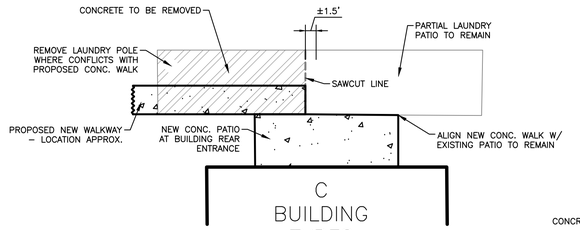


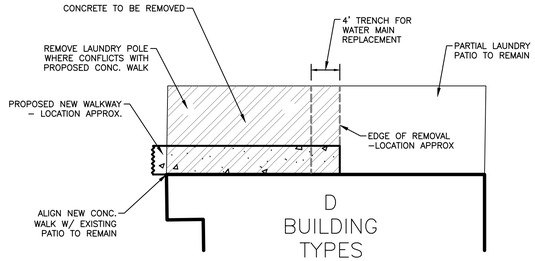
ALTERNATE 2: PARTIAL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

- 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









ALTERNATE FOR ALL EXISTING CONCRETE WALKS AND PATIOS TO REMAIN

- WALKS TO BE REMOVED WHERE NOTED ON SITE PLAN.
- WALKS TO ACCESSIBLE UNITS TO BE REPLACED FOR ACCESSIBILITY.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1351 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	BMS
CHECKED BY:	DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN- BUILDING ENLARGEMENTS

SCALE: 1" = 10'
0 5' 10' 20'

SHEET
C-SP4
CIVIL SHEET 12 OF 23

File: C:\Jobs\5059\Engineering\Auto\ALL\5059 Site Plan.dwg Layout: TI C-SP4 Plotted: 11/27/2024 9:30 AM Last Saved: 11/27/2024 9:22 AM Last Saved by: KowanJDowney

MATCHLINE C-KEY

MATCHLINE C-GD3

MATCHLINE C-GD2

#196,#198 #200,#202 EXISTING BUILDING F.F.=279.81 2008 S.F.±

#266,#268 EXISTING BUILDING F.F.=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F.=278.91 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F.=277.71 871.00 S.F.±

#254,#256 EXISTING BUILDING F.F.=277.00 869.00 S.F.±

#263,#265 EXISTING BUILDING F.F.=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F.=278.39 871.00 S.F.±

#212,#214 EXISTING BUILDING F.F.=267.65 822.00S.F.±

#208,#210 EXISTING BUILDING F.F.=267.65 1,121.00S.F.±

#216,#218 EXISTING BUILDING F.F.=268.96 872.00S.F.±

#204,#206 EXISTING BUILDING F.F.=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F.=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±

#215,#217 EXISTING BUILDING F.F.=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F.=268.47 838.00S.F.±

#26,#28 EXISTING BUILDING F.F.=279.62 835.00S.F.±

#21,#23 EXISTING BUILDING F.F.=280.25 835.00 S.F.±

#20,#22 EXISTING BUILDING F.F.=280.03 872.00S.F.±

#148,#150 #152,#154 EXISTING BUILDING F.F.=280.21

#13,#15 EXISTING

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

100' UPLAND REVIEW

ACCESSIBLE STONE DUST PATH (TYP.)

FLAGGED WETLAND LIMIT

YANKEE GAS SERVICES COMPANY

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

RIPRAP PREFORMED SCOUR HOLE

SMH 31 T.F.=278.09 INV=271.44 8" CLAY INV=271.06 8" CLAY INV=271.39 6" CLAY

SMH 17 T.F.=277.60 INV.=270.37

SMH 18 T.F.=278.29 INV.=269.87

SMH 19 T.F.=278.93 INV.=269.67

SMH 20 T.F.=278.69 INV.=275.35

SMH 27 T.F.=267.53 INV.=261.77

SMH 25 T.F.=264.67 INV.=254.43 8" PVC INV.= 258.82 8"PVC

SMH 22 T.F.=279.20 INV.=269.15

DMH 16 T.F.=267.10

DMH (ABLATED)

CB 33 T.F.=274.54

CB T.F.=277.03

CB T.F.=274.80

CB 36 T.F.=277.25

CB 37 T.F.=276.76

CB 30 T.F.=269.59

CB 29 T.F.=267.83

CB 27 T.F.=265.63

CB 28 T.F.=265.83

TC=269.70 BC=269.20

TC=268.40 BC=267.90

TC=268.40 BC=267.90

TC=267.20 BC=266.70

TC=266.50 BC=266.00

TC=266.90 BC=266.30

TC=266.00 BC=265.50

TC=265.20 BC=264.70

268.90

267.60

267.60

266.40

266.00

265.70

265.20

264.40

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
DRAWN BY: BMS
CHECKED BY: DJ

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

GRADING & UTILITES

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

SHEET
C-GD1
CIVIL SHEET 13 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 12 C-GD1 Plotted: 11/27/2024 9:30 AM Last Saved: 11/27/2024 9:30 AM Last Saved By: RowanDowney

MATCHLINE C-GD1

MATCHLINE C-GD3

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

UTILITY 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 UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO. 5059
DATE 9/27/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

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

GRADING & UTILITES

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-GD2
CIVIL SHEET 14 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 13 C-GD2 Plotted: 11/27/2024 9:30 AM Last Saved: 11/27/2024 9:30 AM Last Saved By: RowanDowney

MATCHLINE C-KEY

MATCHLINE C-GD1

MATCHLINE C-GD2

MED OLE

RIPRAP PREFORMED SCOUR HOLE

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

SMH 33
T.F.=257.34
INV.=252.15

SMH 26
T.F.=262.59
INV.=253.69

T.F.=264.67
INV.=254.43 8" PVC
INV.= 258.82 8"PVC

SMH 25

SMH 12
T.F.=260.74
INV.=262.29

SMH 14
T.F.=263.64
INV.=259.57

SMH 13
T.F.=261.18
INV.=256.28

SMH 11
T.F.=260.60
INV.=253.85

SMH 15
T.F.=264.43
INV.=260.62

SMH 8
T.F.=262.37
INV.=258.47

SMH 10
T.F.=268.06
INV.=265.05

SMH 9
T.F.=260.55
INV.=255.36

SMH 7
T.F.=262.33
INV.=257.68

SMH 6
T.F.=265.80
INV.=261.27

SMH 29
T.F.=267.32
INV.=260.12
INV.=260.57 6"PVC

CB 21 T.F.=256.60
CB 22 T.F.=256.72
CB 23 T.F.=259.61
CB 24 T.F.=259.79
CB 25 T.F.=259.68
CB 18 T.F.=259.82
CB 17 T.F.=260.06 INV.=254.84 15" RCP
CB 19 T.F.=262.07
CB 20 T.F.=262.19
CB 14 T.F.=263.05
CB 13 T.F.=263.21

YD 15 T.F.=262.67
YD 16

TC=263.60 BC=263.10
TC=263.00 BC=262.50
TC=265.20 BC=264.70
TC=264.20 BC=263.70
TC=264.60 BC=264.10
263.40
262.80
264.40
263.80
262.20
261.30
261.00
261.70
TC=262.50 BC=262.00
TC=266.40 BC=267.80
TC=266.90 BC=266.40
264.10
265.00
TC=264.90 BC=264.40
267.60
266.10
TC=265.80 BC=265.30

#198,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±
#178,#180 EXISTING BUILDING F.F.=264.18 869.00 S.F.±
#174,#176 EXISTING BUILDING F.F.=263.09 872.00 S.F.±
#170,#172 EXISTING BUILDING F.F.=262.35 870.00 S.F.±
#187,#189 EXISTING BUILDING F.F.=266.67 833.00S.F.±
#179,#181 EXISTING BUILDING F.F.=2665.08 871.00S.F.±
#175,#177 #113,#115 EXISTING BUILDING F.F.=264.65 2101 S.F.±
#93,#95 #191,#193 EXISTING BUILDING 2007 T.F.±
#97,#99 EXISTING BUILDING F.F.=266.73 1123.00 S.F.±
#109,#111 EXISTING BUILDING F.F.=265.57 866.00 S.F.±
#94,#96 #98,#100 EXISTING BUILDING F.F.=269.69 2044 S.F.±
#102,#104 #106,#108 EXISTING BUILDING F.F.=266.72 2047 S.F.±
#114,#116 EXISTING BUILDING F.F.=265.41 857.00 S.F.±
#110,#112 EXISTING BUILDING F.F.=264.86 870.00 S.F.±
#167,#169 EXISTING BUILDING F.F.=263.34 873.00 S.F.±
#165,#163 EXISTING BUILDING F.F.=262.73 945.00 S.F.±
#151,#153 #155,#157 EXISTING BUILDING F.F.=262.79 1965 S.F.±
#125,#127 EXISTING BUILDING F.F.=262.29 871.00 S.F.±
#121,#123 EXISTING BUILDING F.F.=263.29 963.00 S.F.±
#130,#132 EXISTING BUILDING 942.00 S.F.±
#118,#120 EXISTING BUILDING 839.00 S.F.±
#126,#128 EXISTING BUILDING F.F.=263.03 851.00 S.F.±
#122,#124 EXISTING BUILDING F.F.=265.76 915.00 S.F.±
#166,#168 EXISTING BUILDING F.F.=261.30 835.00 S.F.±
#159#160 #161#164 EXISTING BUILDING F.F.=261.49 2024 S.F.±
#154#156 EXISTING BUILDING F.F.=261.56 871.00 S.F.±
#150#152 EXISTING BUILDING F.F.=261.18 871.00 S.F.±
#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±
#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

DRIVE

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

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:

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. REFER TO NOTES SHEET FOR UTILITY NOTES.
3. ELECTRICAL SERVICE UPGRADES FOR RESIDENTIAL UNITS TO BE ASSESSED FOR POTENTIAL UNDERGROUND CONNECTIONS.
4. ANY WATER/ SANITARY DISRUPTIONS SHALL BE COORDINATED TO OCCUR WHEN BUILDINGS ARE NOT OCCUPIED, TO BE COORDINATED WITH BRISTOL HOUSING AUTHORITY.
5. WATER SERVICE REPLACEMENTS TO BE COORDINATED WITH UTILITY COMPANY.
6. HYDRANTS TO MEET CURRENT STANDARD. LOOP WATER SYSTEMS/ CLEAN VALVES.
7. SANITARY SYSTEMS TO BE UPGRADED WHERE NEEDED. COORDINATE WITH LOCAL UTILITY COMPANY.
8. GAS SERVICE IS DISCONTINUED– COORDINATE WITH UTILITY COMPANY.

UTILITY LINE LEGEND

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

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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
3. ALL UTILITY INFORMATION BASED ON SURVEY AND BEST AVAILABLE REFERENCES PROVIDED BY PROJECT SURVEYORS. TO BE CONFIRMED IN FIELD AND APPROPRIATE UTILITY COMPANY.
4. STORM LINE INFO FROM PREVIOUS CCE SURVEY DATED 9/6/23
5. 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
357 MAIN STREET
EAST HARTFORD, CT 09608

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

GRADING & UTILITES

SCALE: 1" = 30'
0 15 30 60

SHEET
C-GD3
CIVIL SHEET 15 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 14 C-GD3 Plotted: 11/27/2024 9:30 AM Last Saved By: RowanDowney Last Saved: 11/27/2024 9:30 AM

MATCHLINE C-KEY

Rebar Fd.
0.16' N
1.84' E

#196,#198
#200,#202
A

EXISTING
TREE LINE TO
REMAIN
(TYP)

EXISTING EVERGREEN
TREE TO REMAIN (TYP)

#266,#268
B

#262,#264
C

#258,#260
C

#256,#254
C

DAVIS

DECIDUOUS
STREET
TREE
(TYP)

ORNAMENTAL
STREET TREE
(TYP)

HYDRODYNAMIC SEPARATOR
(WATER QUALITY UNIT)

#263,#265
C

#257,#259
C

LAWN

N/F
YANKEE GAS
SERVICES
COMPANY

100'
UPLAND REVIEW

CITY OF BRISTOL
DESIGNATED
INLAND WETLAND
BOUNDARY
(LOCATION APPROX)

RIPRAP PREFORMED
SCOUR HOLE

FLAGGED
WETLAND
LIMIT

MATCHLINE C-KEY

ALL SEWER MAINS AND
SERVICES TO BE COMPLETELY
REMOVED AND REPLACED.
COORDINATE WITH LOCAL
UTILITY COMPANY. (TYP)

RIPRAP PREFORMED
SCOUR HOLE

HYDRODYNAMIC SEPARATOR
(WATER QUALITY UNIT)

MATCHLINE C-LS3

#212,#214
C

#208,#210
D

#216,#218
C

#204,#206
C

#198,#200
C

#188,#190
C

JEROME

PROJECT LIMIT LINE

BRISTOL HOUSING
AUTHORITY OFFICES

PERENNIALS/
GROUNDCOVER
PLANTINGS
(TYP)

LAWN

DECIDUOUS
SHRUB (TYP)

EVERGREEN
TREE
(TYP)

EXISTING
DECIDUOUS
TREE TO
REMAIN
(TYP)

#26,#28
C

#21,#23
C

#20,#22
C

#215,#217
C

#211,#213
B

#203,#205

DRIVE

LANE

CASE
STREET

#148,#150
#152,#154
A

#13,#15
C

MATCHLINE C-LS2

CITY OF BRISTOL
DESIGNATED
INLAND WETLAND
BOUNDARY (APROX.)

ALL SEWER MAINS AND

SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3
AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS
ON SHEET C-LS4

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

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY: BMS
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

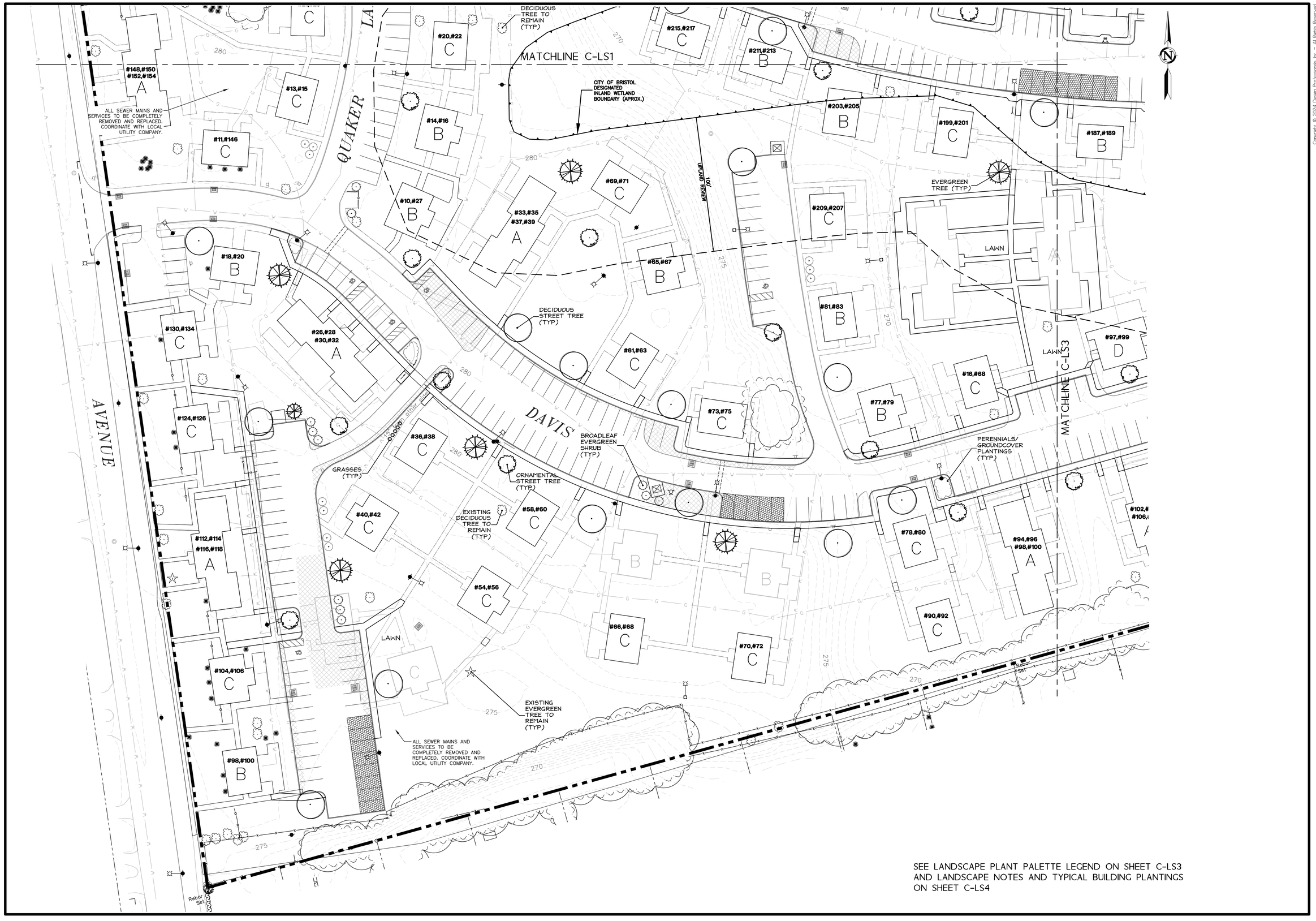
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30'
0 15 30 60

SHEET
C-LS1
CIVIL SHEET 16 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059_LS-LT Plan.dwg Layout: 16 C-LS1 Plotted: 11/27/2024 9:30 AM Last Saved: 11/26/2024 5:26 PM Last Saved By: OwaisCousins



SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3 AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C-LS4

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO:	5059
DATE:	10/17/24
DESIGN BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

LANDSCAPE PLAN

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

SHEET
C-LS2
CIVIL SHEET 17 OF 23

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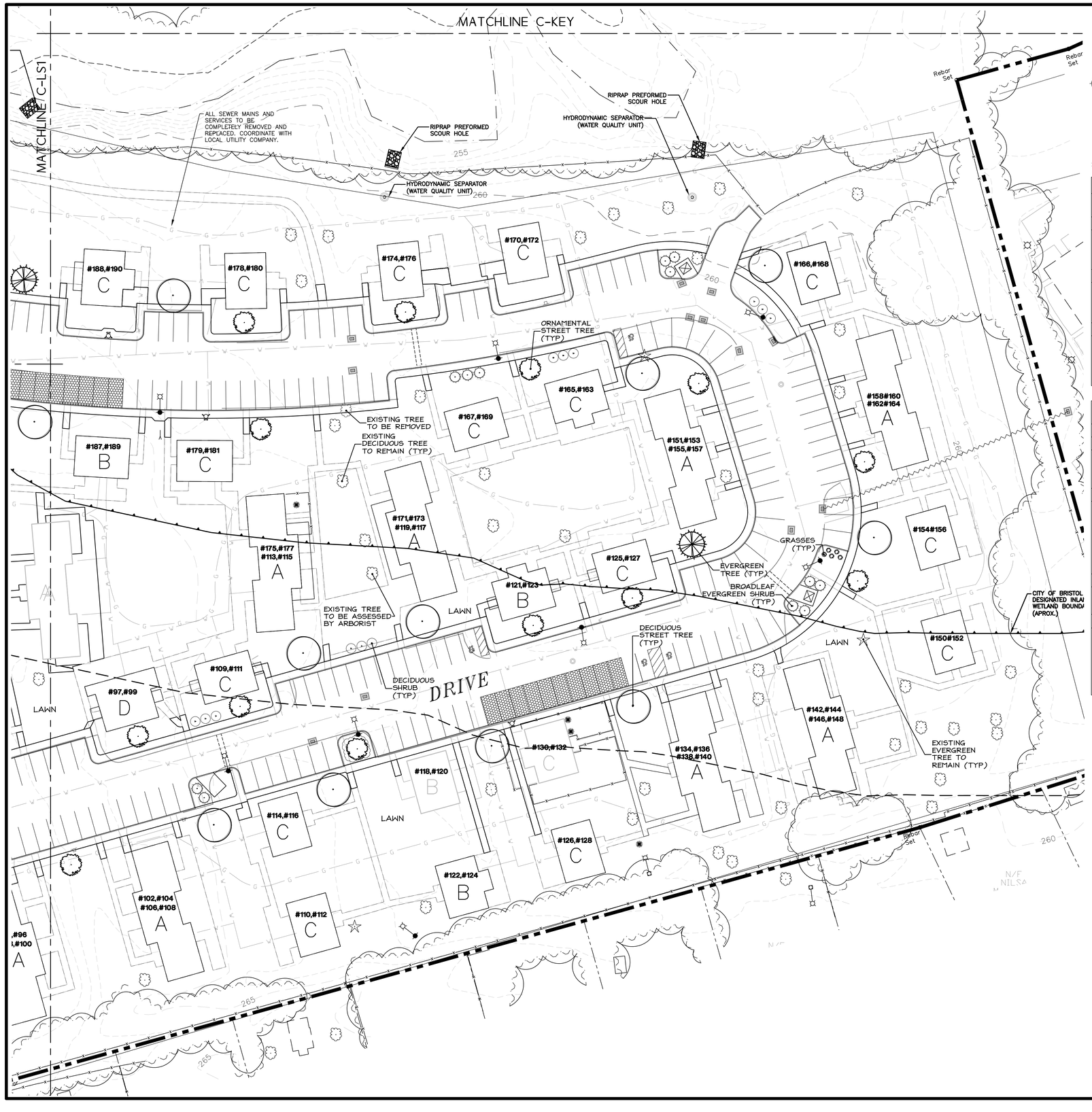

SITE PLANTING PALETTES

TREES

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
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 'Hameln'	Dwarf Fountain Grass	No. 1	CONT.	2.5' O.C.
	RA		Rhus aromatica 'Gro–Low'	Gro–Lo 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

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5059	10/7/24	BMS	DJ

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LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15, 30, 60')

SHEET
C-LS3
CIVIL SHEET 18 OF 23

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LANDSCAPE NOTES:

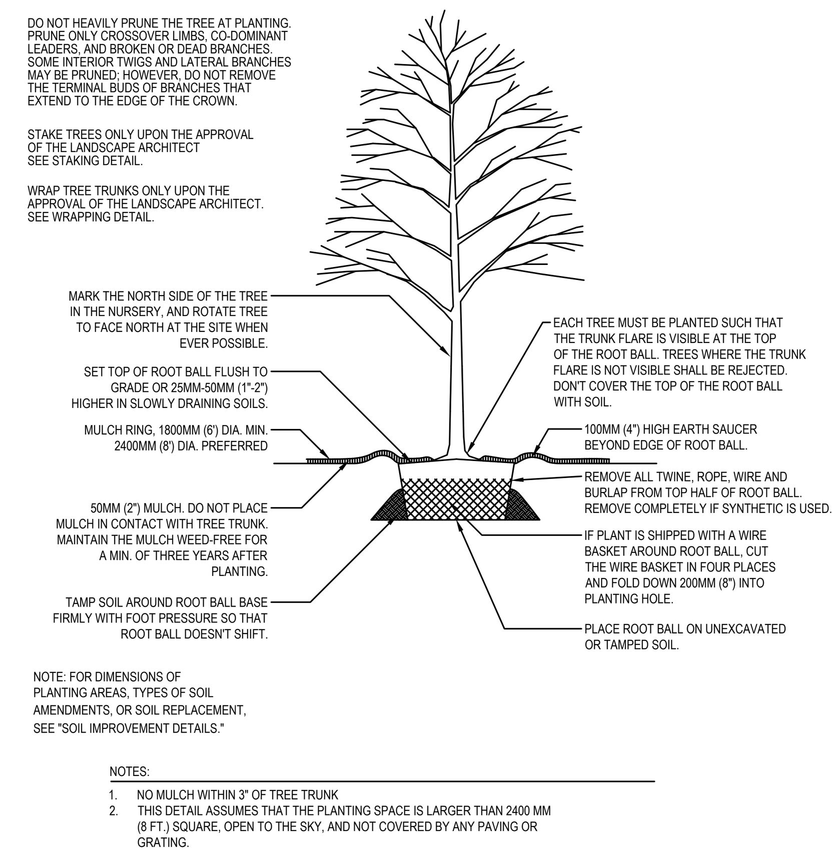
1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
2. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER 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, HEALTHY, VIGOROUS 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 FIRM, 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 MUSHROOMED BALLS ARE NOT ACCEPTABLE.
   - 5.A. BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
   - 5.B. CONTAINER-GROWTH 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 WARRANT 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 PLANT SURVIVAL AND ESTABLISHMENT. 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 TO OWNER TOGETHER WITH PROPOSAL FOR USE OF 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 10%-12%
    - B. COARSE SAND 40-45%
    - C. TOPSOIL 45-50%
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. LIME SHALL BE PELLETIZED 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 WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
    - 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.
14. 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 MANUFACTURER'S 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 LAW 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.
19. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
20. 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.
21. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
22. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
23. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. 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 1-800-922-4455 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.

SEEDING NOTES:

1. SEEDING MIXTURE TYPE 1 (LAWN AREAS):
   - BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   - CHEWINGS RED FESCUE 30% OF MIXTURE
   - PERENNIAL RYEGRASS 20% OF MIXTURE
   - APPLICATION RATE: 4.50LBS. PER 1000 S.F.

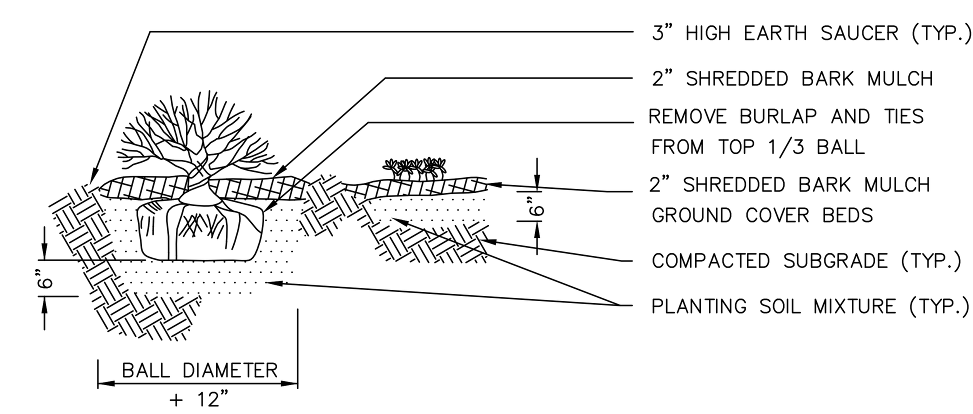
STREET TREE NOTES:

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, GROWING 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 POLYMERS SHALL BE APPLIED AT PLANTING.



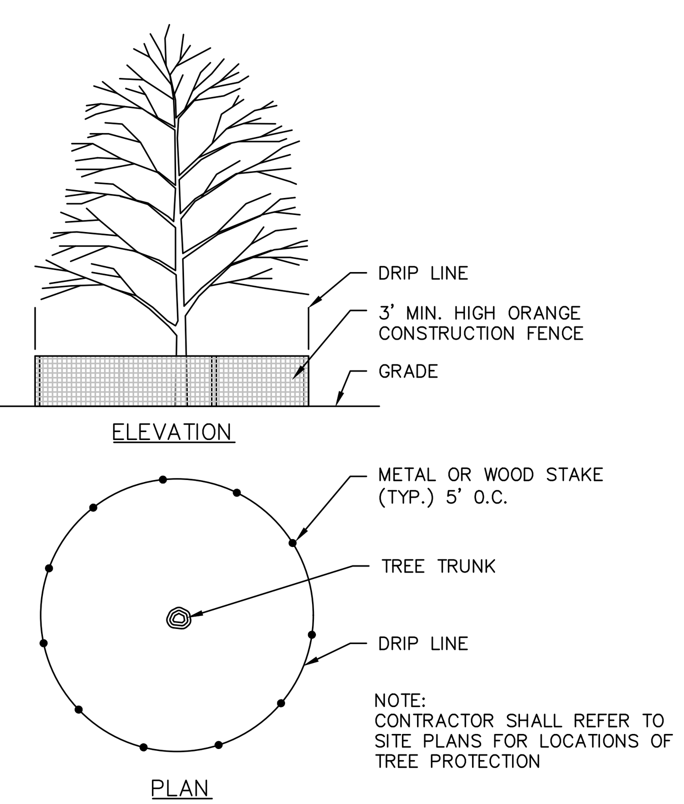
1 TREE PLANTING DETAIL

Not to Scale



6 SHRUB & GROUNDCOVER PLANTING DETAIL

Not to Scale



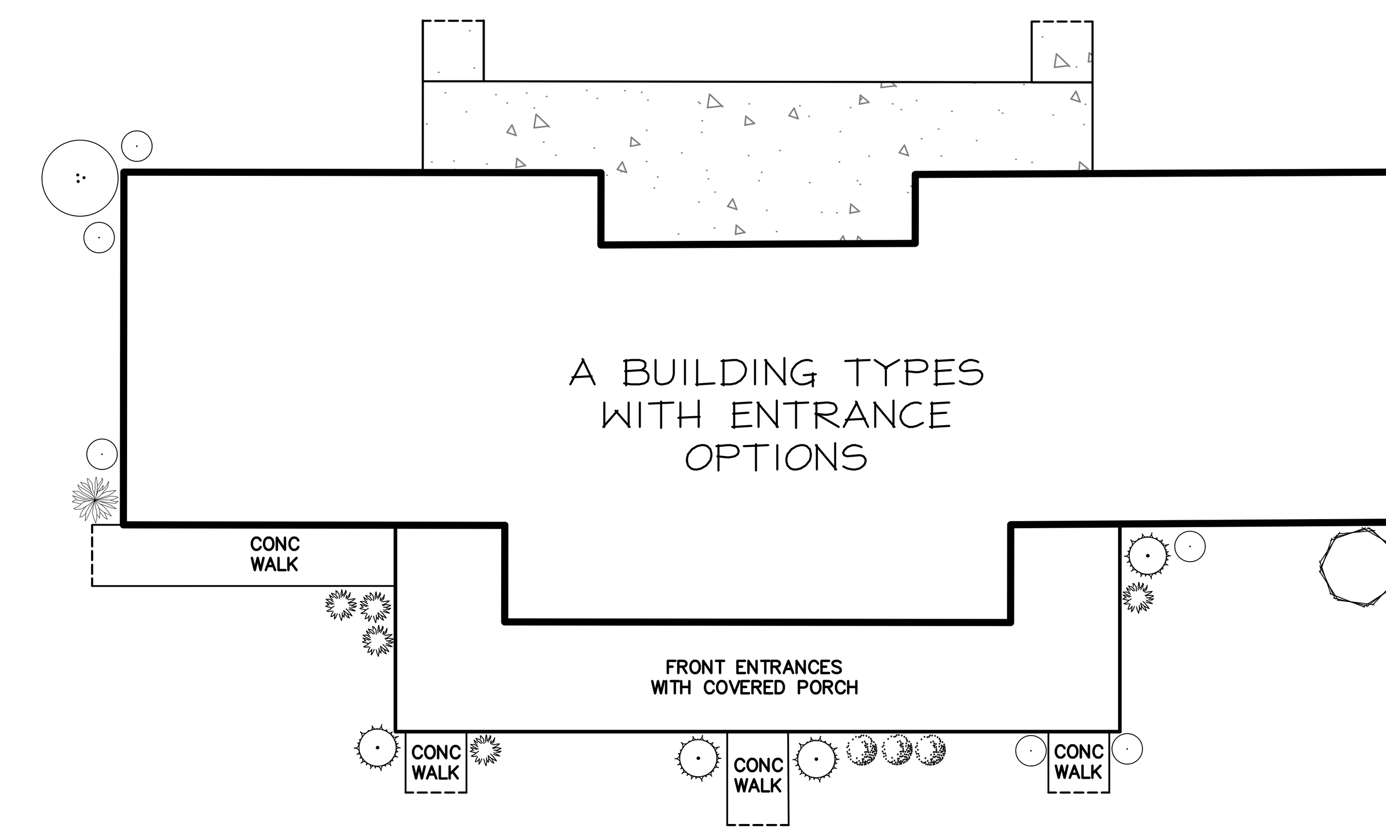
7 TREE PROTECTION DETAIL

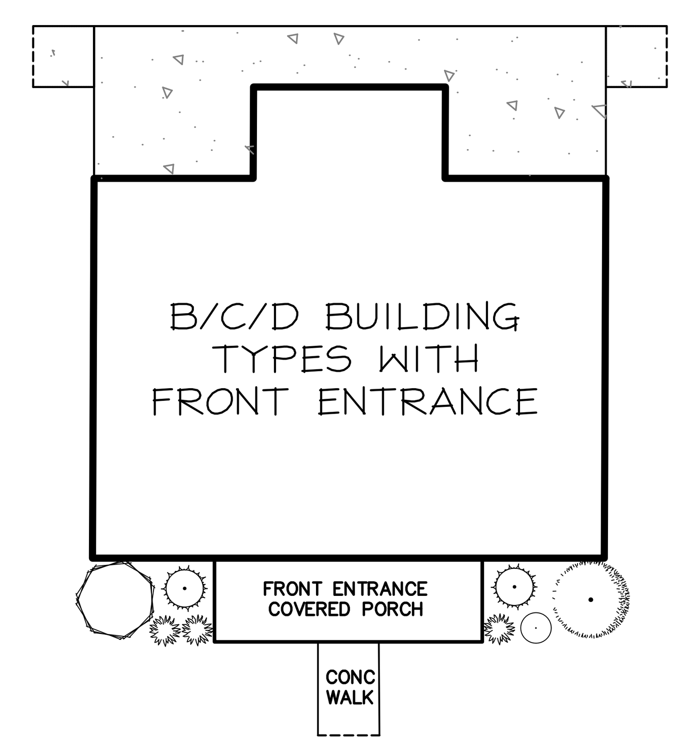
Not to Scale

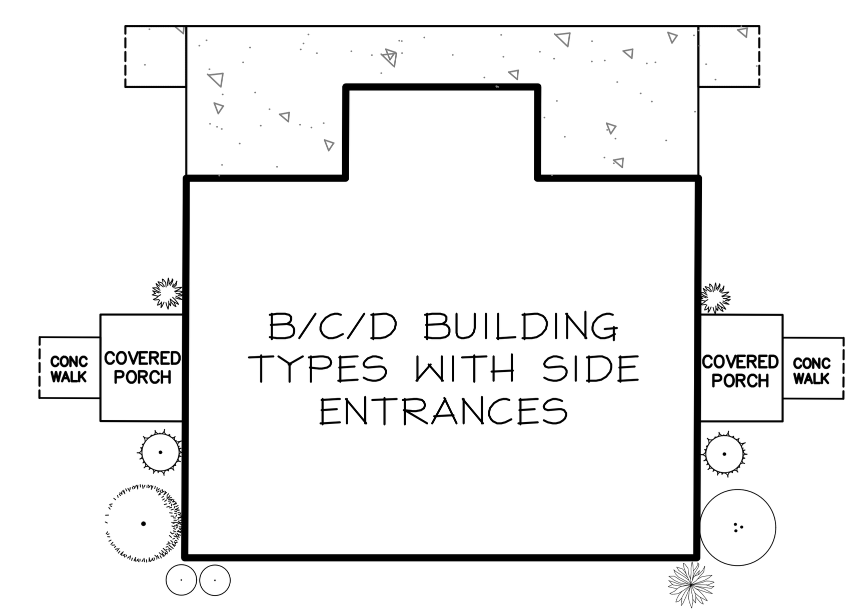
TYPICAL BUILDING PALETTE
SHRUB / PERENNIALS / GRASSES

	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					
	BG	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







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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/17/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

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

REVISIONS

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS

SHEET
C-LS4
CIVIL SHEET 19 OF 23

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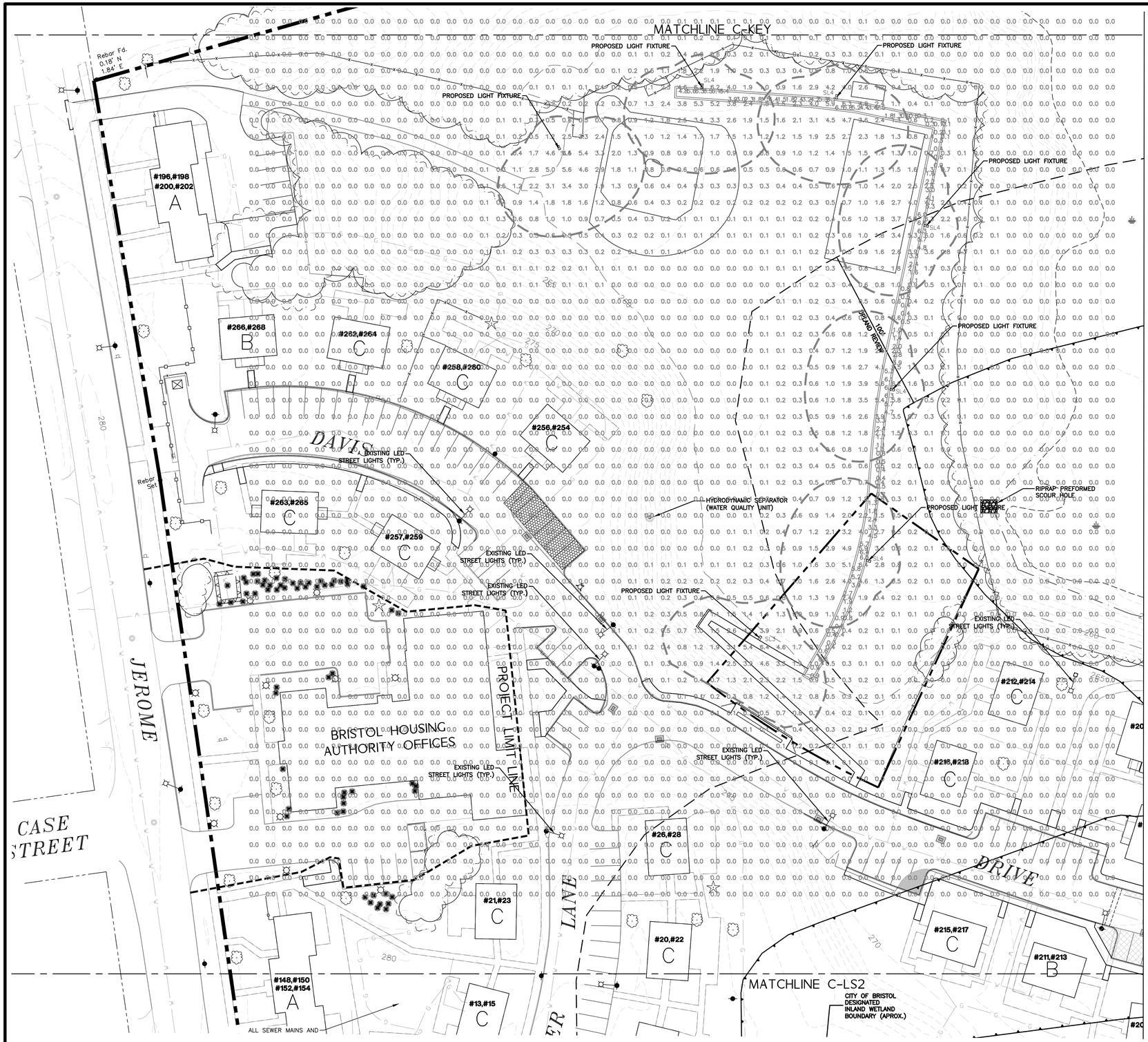
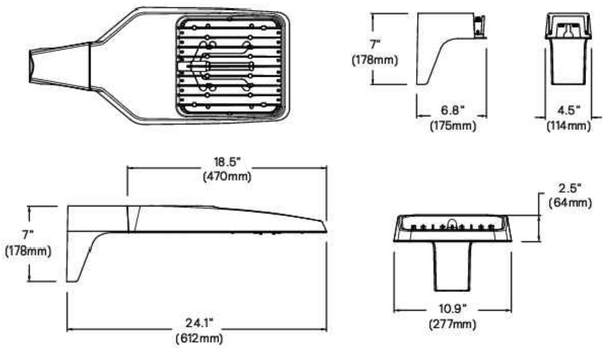


Dimensions

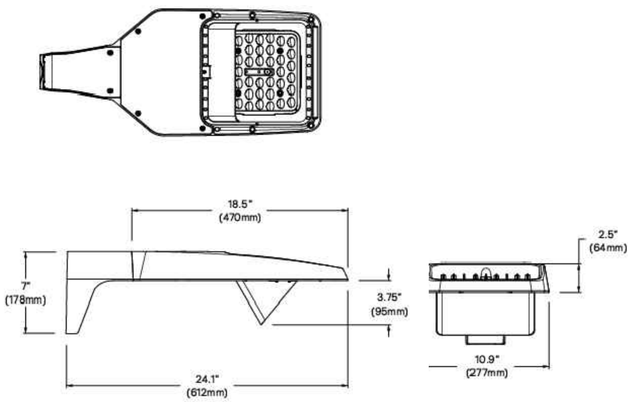
OptiForm Standard Arm

Weight: 11 lb (5.0 kg)

EPA: 0.2 ft² (0.018 m²)



OptiForm External Housing Shield



1 GARDO-OPF-S LIGHTING DETAIL

Not to Scale

SITE LIGHTING NOTES:

1. THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
2. CONTRACTOR SHALL MAKE ADJUSTMENTS TO LIGHT LOCATIONS IN THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DEVIATION IS 5' OR MORE FROM LOCATION SHOWN ON THE PLANS.
3. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
4. LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
5. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

JOB NAME: CAMBRIDGE PARK - JEROME AVENUE - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: DESIGN PROFESSIONALS INC

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL3	Single	12708	90.68	0.900	B3-U0-G3	GARDCO OPF-S-A04-830-T3M-VOLT-FINISH / MOUNTED TO 18FT SQUARE STEEL POLE
6	SL4	Single	12878	90.68	0.900	B2-U0-G2	GARDCO OPF-S-A04-830-T4M-VOLT-FINISH / MOUNTED TO 18FT SQUARE STEEL POLE

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.26	6.5	0.0	N.A.	N.A.
WALKWAY	0	2.74	6.6	0.1	27.40	66.00

SITE LIGHTING 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 LIGHTING ONLY

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1 CONSTITUTION PLAZA
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY:
CHECKED BY:
DWG. NO.: D1

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE LIGHTING PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LT1
CIVIL SHEET 20 OF 23

File: C:_jobs\5059\Engineering\AutoCAD\5059 LT Planning Layout: 20 C-LT1 Plotted: 11/27/2024 9:31 AM Last Saved: 11/27/2024 9:18 AM Last Saved By: OsvaldiCouoro

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 and 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 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 repaired 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 orthe 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.

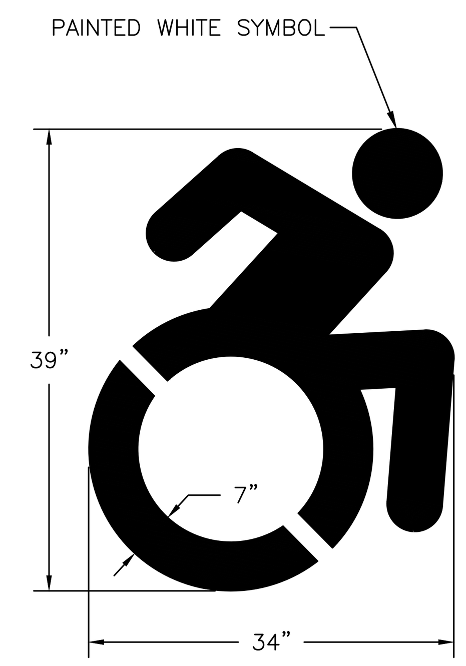
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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.

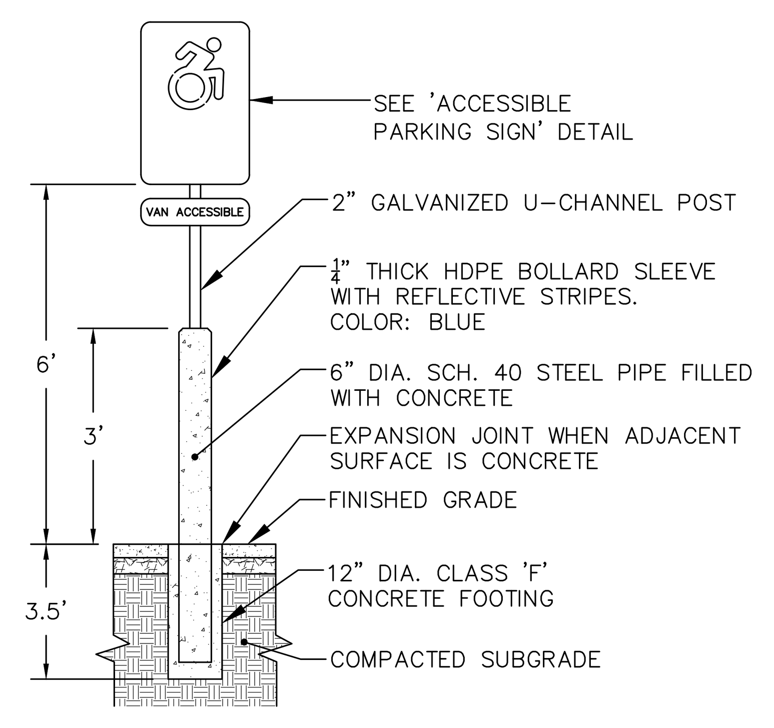
LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
— — — C_x — — — C_x —	UNDERGROUND COMMUNICATION LINES	—— C ——
DOMESTIC WATER		
— — — W_x — — — W_x —	WATER MAIN	—— W ——
—— — — WS_x ——	WATER SERVICE	—— WS ——
— — — F_x — — — F_x —	FIRE SERVICE LINE	—— F ——
—— — — NPW_x ——	NON-POTABLE WATER LINE	—— NPW ——
W W	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
—— — — LF_x ——	MAIN LIQUID FUEL LINE	—— LF ——
—— — — LFS_x ——	LIQUID FUEL SERVICE LINE	—— LFS ——
—— — — LF_a ——	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— — — I_x — — — I_x —	IRRIGATION LINES	—— I ——
LIGHTING		
☼ /	POLE / GROUND MOUNTED LIGHT	✸ /
NATURAL GAS		
— — — G_x — — — G_x —	GAS MAIN	—— G ——
—— — — GS_x ——	GAS SERVICE LINE	—— GS ——
POWER		
—— EO_x ——	ELECTRICAL LINES, OVERHEAD	—— EO ——
—— — — EU_x ——	ELECTRICAL LINES, UNDERGROUND	—— EU ——
	UTILITY POLE	
PROPERTY		
—— — — ——	PROPERTY LINE	—— — — ——
—— —— ——	EASEMENT LINE	—— —— ——
○	IRON PIPE	
◎	IRON ROD	●
⊡	MONUMENT	■
ROADS		
—o——o—	GUARD RAIL	—●——●—
EROSION CONTROL		
	SILT FENCE	—— SF ——
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
— — — S_x — — — S_x —	SANITARY SEWER MAIN	—— S ——
— — — SS_x — — — SS_x —	SANITARY SEWER SERVICE LINE	—— SS ——
Ⓢ	SANITARY SEWER MANHOLE	Ⓢ
STORM SEWER		
— — — — — —	STORM DRAIN PIPE	▬ ▬ ▬
— — — RL_x — — — RL_x —	ROOF LEADER	—— RL ——
— — — UD — — — UD —	UNDERDRAIN	— — — UD — — — UD —
Ⓓ	STORM DRAIN MANHOLE	Ⓓ
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
— — — — 95 — — — —	CONTOUR	—— 95
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA



1 ACCESSIBLE PARKING SYMBOL

Not to Scale

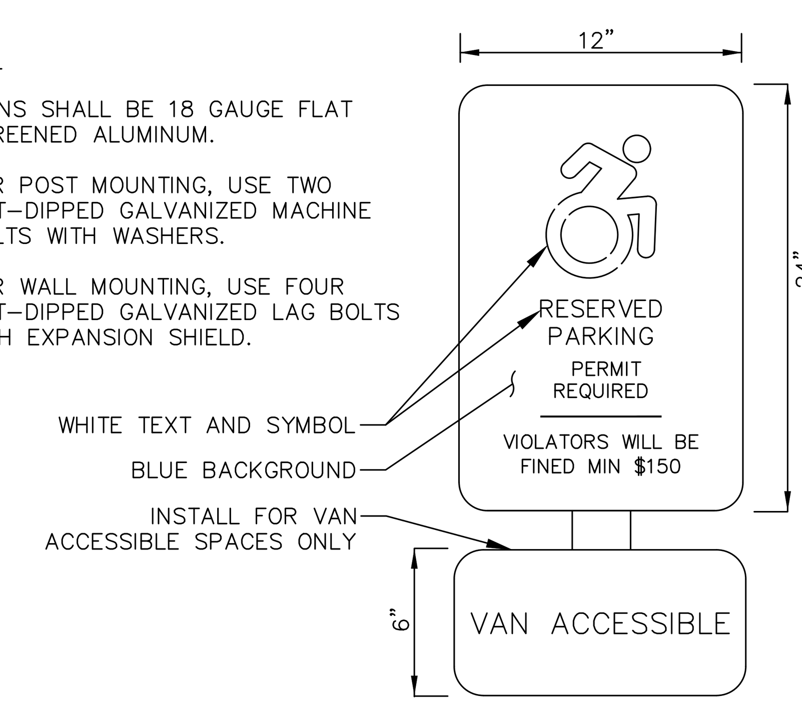


2 ACCESSIBLE PARKING SIGN POST

Not to Scale

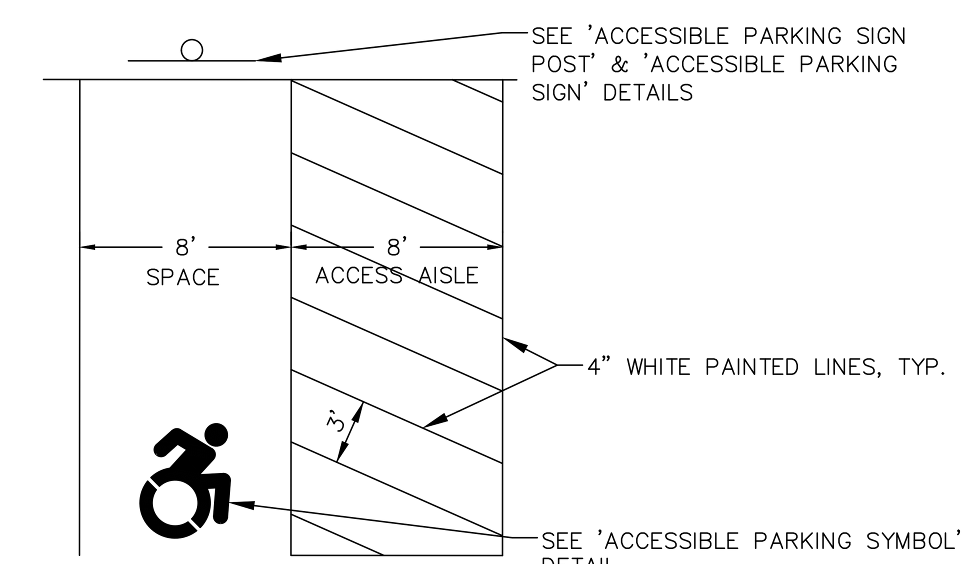
NOTES:

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

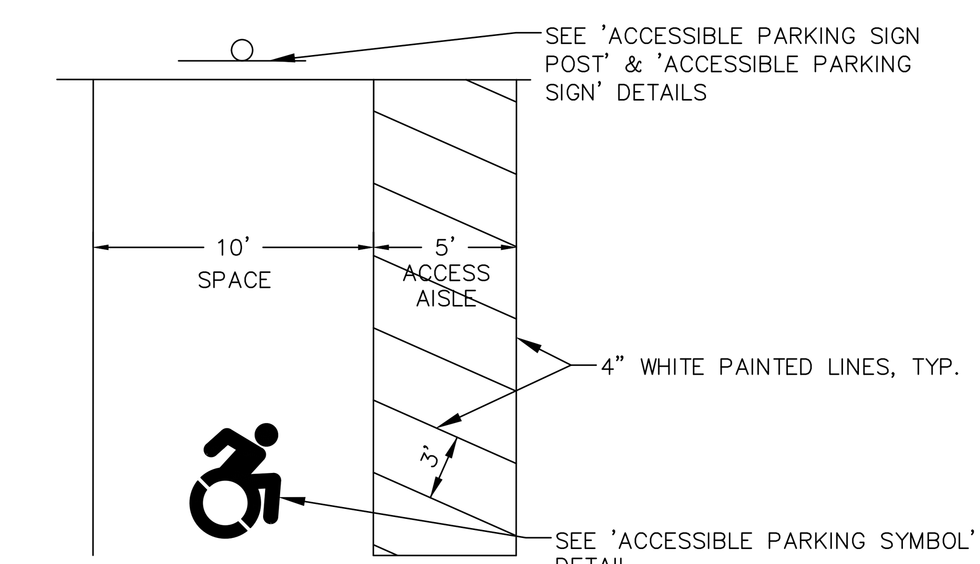


NOTES:

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 VAN 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



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 A 5' 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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PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO: 5059
DATE: 10/17/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

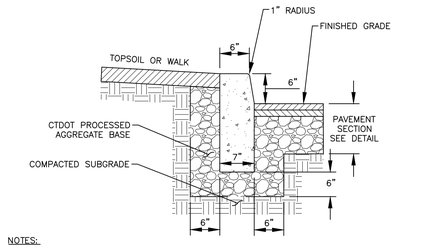
NOTES, LEGEND, & DETAILS

SHEET

C-D1

CIVIL SHEET 21 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Details.dwg Layout: 21 C-D1 ADA Parking Plotted: 11/27/2024 9:31 AM Last Saved: 11/27/2024 9:12 AM Last Saved By: QwuadiCousins

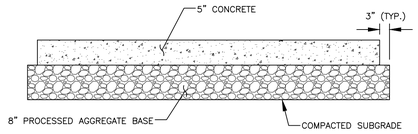


NOTES:

1. ALL CONCRETE SHALL BE CTDOT CLASS "F" OR EQUIVALENT.
2. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF 20 FEET ON CENTER USING PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF $\frac{1}{2}$".
3. WHEN ABUTTING CONCRETE WALKS, INSTALL PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF $\frac{1}{2}$" ALONG LENGTH OF WALK.
4. CONCRETE CURBING SHALL BE INSTALLED PER CTDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, LATEST EDITION.

1 CAST-IN-PLACE CONCRETE CURB

Not to Scale

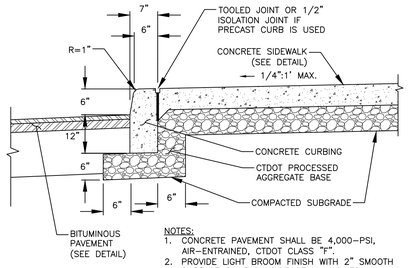


NOTES:

1. REFER TO JOINT DETAILS FOR JOINT REINFORCING AND SPACING.
2. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
3. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.
4. THIS DETAIL IS FOR AUTO PARKING AREAS ONLY AND DOES NOT APPLY TO OUTDOOR STORAGE OR TRUCK PARKING/CIRCULATION AREAS.
5. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED "_____" PREPARED BY _____, DATED _____.
6. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
7. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

2 CONCRETE SIDEWALK SECTION - STANDARD DUTY

Not to Scale

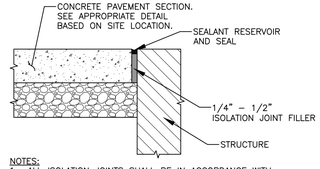


NOTES:

1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.

3 MONOLITHIC CONCRETE CURB & WALK

Not to Scale



NOTES:

1. ALL ISOLATION JOINTS SHALL BE IN ACCORDANCE WITH ACI 330.2R-17.
2. PROVIDE ISOLATION JOINTS AT CONCRETE PAVEMENT INTERSECTIONS WITH ALL FIXED OBJECTS, INCLUDING BUILDINGS, CATCH BASINS, LIGHT POLE BASES, ETC., EXCEPT FOR THE BUILDING SLAB AT ALL DOOR LOCATIONS.
3. SEE STRUCTURAL PLANS FOR DETAIL AT BUILDING DOOR LOCATIONS.
4. SEAL JOINTS WITH DOW CORNING 888, 890-SL SILICONE SEALANT, OR EQUIVALENT.

4 CONCRETE ISOLATION JOINT

Not to Scale

NOTES:

1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

5 PARTIAL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

NOTES:

1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

6 FULL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

NOTES:

1. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED "_____" PREPARED BY _____, DATED _____.
2. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
3. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

7 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY

Not to Scale

NOTES:

3. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
4. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ALONG EDGES AND ON EACH SIDE OF ALL JOINTS.
5. MAINTAIN MINIMUM OF 3" BETWEEN REBAR AND TOP, BOTTOM, AND SIDES OF CONCRETE.
6. SEE SITE PLANS FOR LAYOUT AND DIMENSIONS.

8 DUMPSTER PAD SECTION

Not to Scale

NOTES:

1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

9 DUMPSTER PAD PLAN

Not to Scale

NOTES:

1. FINISH SIDE TO FACE AWAY FROM DUMPSTER PAD.
2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.
3. ALL WOOD TO BE SPRUCE OR PRESSURE TREATED.

10 DUMPSTER ENCLOSURE SECTION

Not to Scale

11 STONE DUST PATH

Not to Scale

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.	5059
DATE	10/7/24
DESIGN BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

CAMBRIDGE PARK REHABILITATION

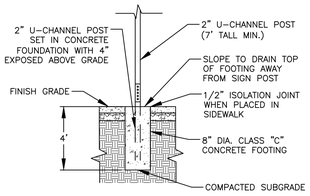
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

DETAILS

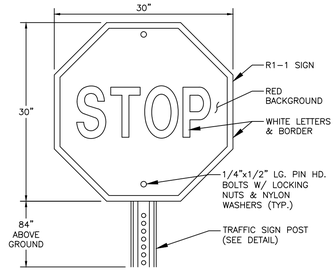
SHEET
C-D2
CIVIL SHEET 22 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Details.dwg Layout: 22 C-D2 Plotted: 11/27/2024 9:31 AM Last Saved: 11/27/2024 9:12 AM Last Saved By: OwaadiCousins

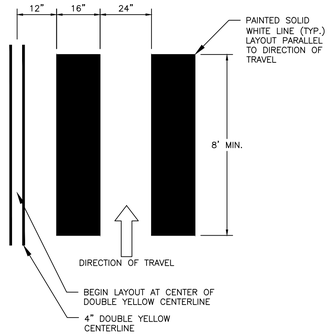


NOTES:
1. SUPPORTS SHALL BE METAL GALVANIZED STEEL POSTS (4 LB. / FT.) WITH BREAKAWAY COUPLING SYSTEM.
2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS FOR POST CONNECTION.
2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH NYLON WASHERS AND LOCKING NUTS FOR SIGN MOUNTING.
3. CONCRETE FOOTING SHALL EXTEND MINIMUM 4" BELOW BOTTOM OF POST.
4. SIGN HEIGHT SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE ON THE PLANS.
5. MAINTAIN 12" SETBACK FROM CURB OR SIDEWALK.

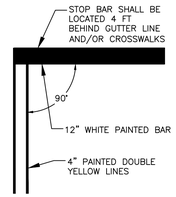
1 TRAFFIC SIGN POST
Not to Scale



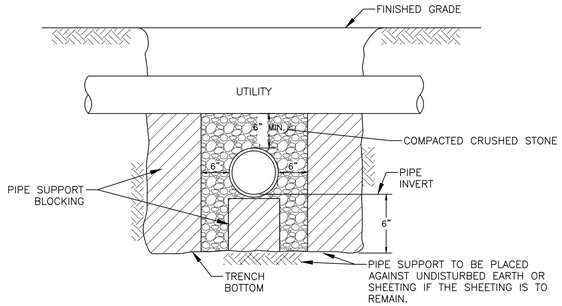
2 STOP SIGN
Not to Scale



3 PAINTED CROSSWALK
Not to Scale



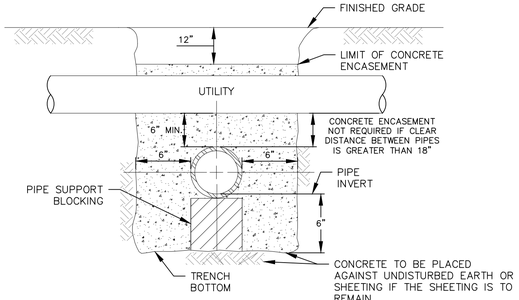
4 PAINTED STOP BAR
Not to Scale



NOTE:

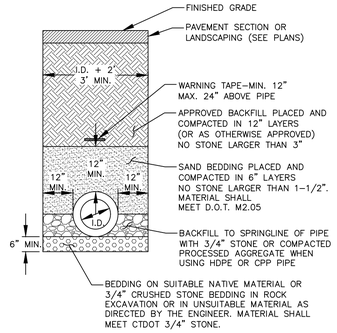
1. SUPPORT SHALL EXTEND A MINIMUM OF 1.5' IN EITHER DIRECTION OF CROSSING.

5 UTILITY CROSSING
Not to Scale



NOTES:
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.

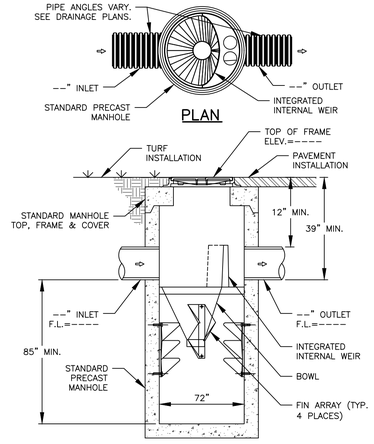
6 UTILITY CROSSING - ENCASED IN CONCRETE
Not to Scale



NOTES:

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.

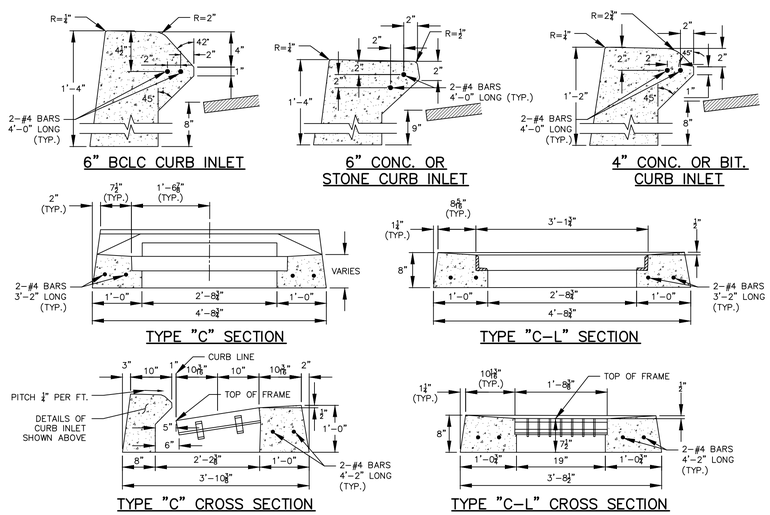
7 STORM DRAIN TRENCH SECTION
7



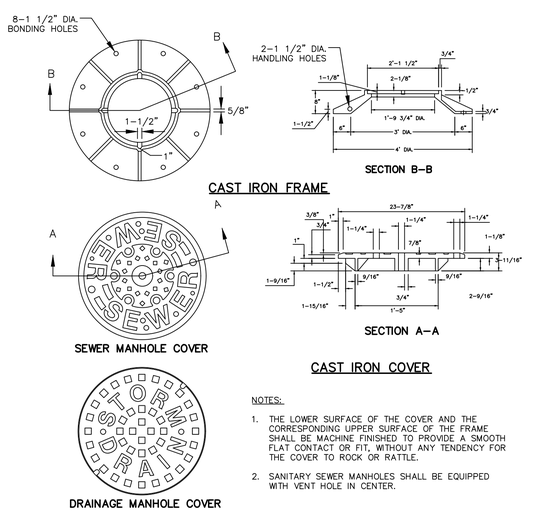
NOTES:

1. ADS BARRACUDA S6 UNIT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUIVALENT.
2. IF SUBSTITUTE IS USED, CONTRACTOR SHALL PROVIDE DOCUMENTATION PROPOSED UNIT IS RATED FOR A MINIMUM 80% TSS REMOVAL FOR THE DESIGNED WATER QUALITY FLOW RATE.
3. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

8 WATER QUALITY UNIT - S6
Not to Scale



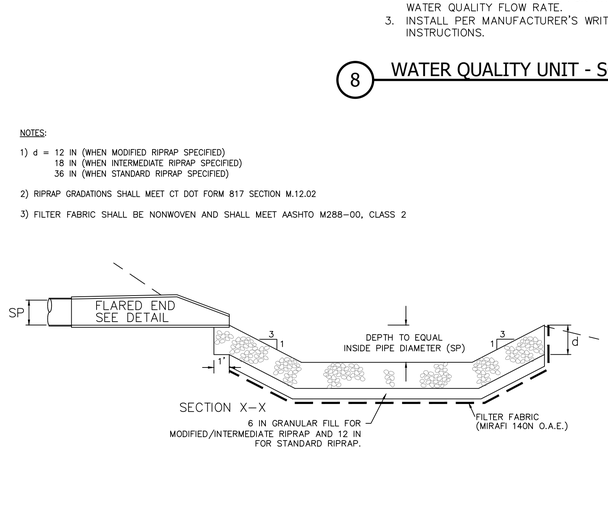
9 STANDARD CATCH BASIN TOPS
Not to Scale



NOTES:

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.

10 MANHOLE FRAME & COVER
Not to Scale



NOTES:

1) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)
36 IN (WHEN STANDARD RIPRAP SPECIFIED)

2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 817 SECTION M.12.02

3) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2

11 RIPRAP PREFORMED SCOUR HOLE
Not to Scale

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
357 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.	DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
5059	10/7/24	BMS	BMS	DJ

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

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

DETAILS

SHEET
C-D3
CIVIL SHEET 23 OF 23

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Detailsdwg Layout: 23 C-D3 Plotted: 11/27/2024 9:31 AM Last Saved: 11/27/2024 9:12 AM Last Saved By: QuoadCousins

SHEET 1 OF 5

SHEET 2 OF 5

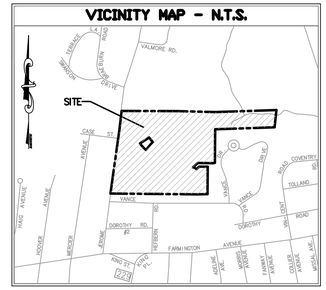
SHEET 3 OF 5

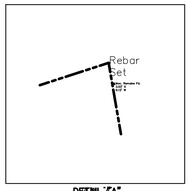
SHEET 4 OF 5

SHEET 5 OF 5

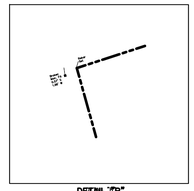
TOTAL AREA
1,730,528 SQ. FT.±
39.73 ACRES±

VICINITY MAP - N.T.S.





DETAIL "A"
(Not to Scale)



DETAIL "B"
(Not to Scale)

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMESE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- SANITARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- MITERED END SECTION
- BENCHMARK
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK

PRE-ALTA/NSPS LAND TITLE SURVEY

FOR

CAPTIAL STUDIO ARCHITECTS

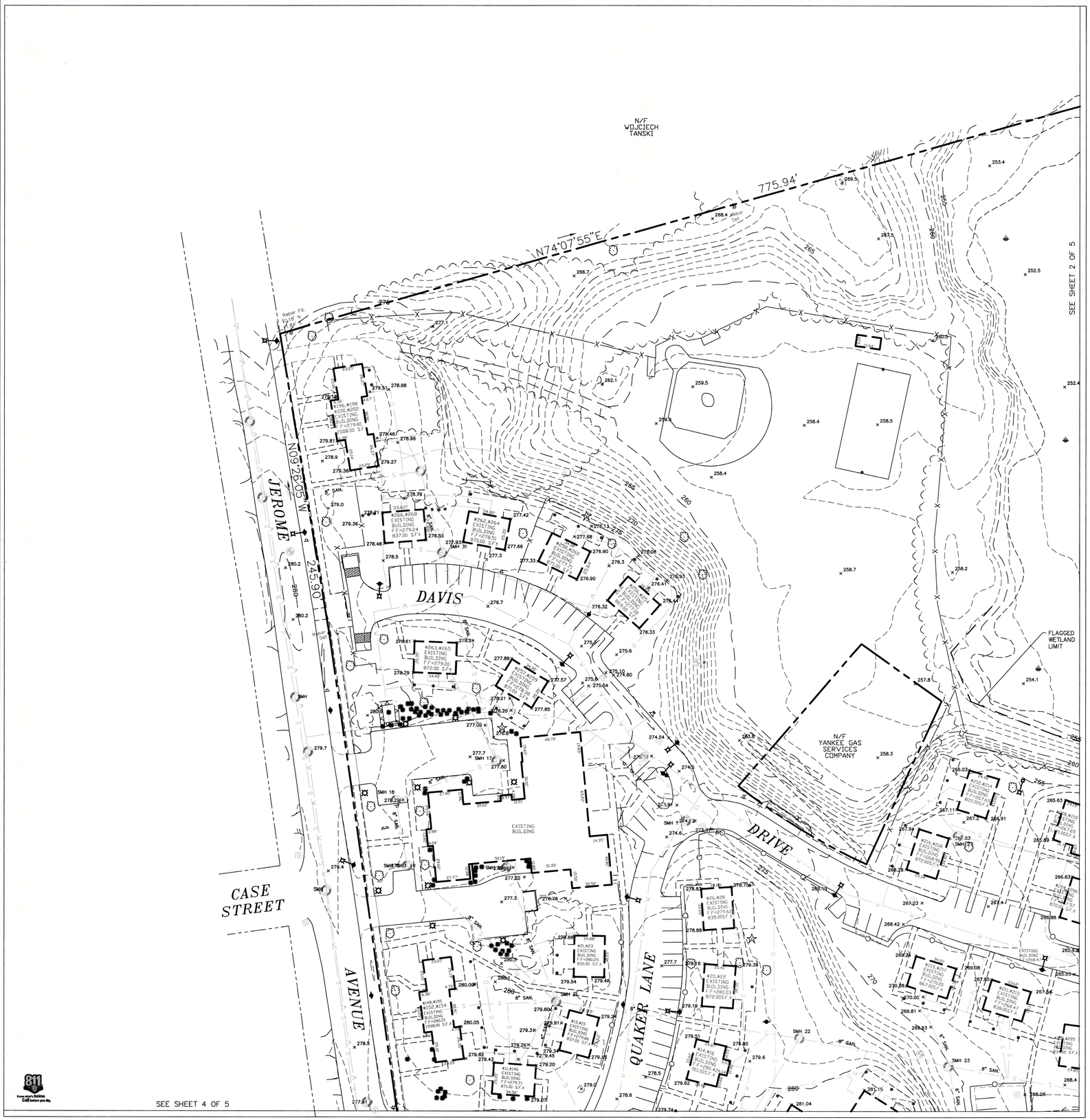
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=100'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022



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, GRAVESITES, 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 09003C0458F 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 ENG'R.
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. BARIBAULT, C.E.
9. DEVELOPMENT PLAN, PROPERTY OF THE HEFBURN 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. BARIBAULT, 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. BARIBAULT, 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. WHITTEMORE 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 DETAIL 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:

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

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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 L.L.C.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTICE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022

SHEET 1 OF 5

N/F
CITY OF
BRISTOL

N/F
WOJCIECH
TANSKI

N/F
HOUSING AYTORITY OF THE
CITY OF BRISTOL

N74°07'55"E 775.94'

N72°01'25"E 853.60'

S72°01'25"W 829.93'

S15°36'05"E 469.52'

S74°23'55"W 71.59'

S65°38'55"W 28.74'

S15°36'05"E 433.18'

Point in
18" Maple

Metal Shed

Rebar Set

Rebar Set

12" SMH

SMH 33
247.34

FLAGGED
WETLAND
LIMIT

SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

SEE SHEET 5 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'

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MERIDEN, CT. 06450
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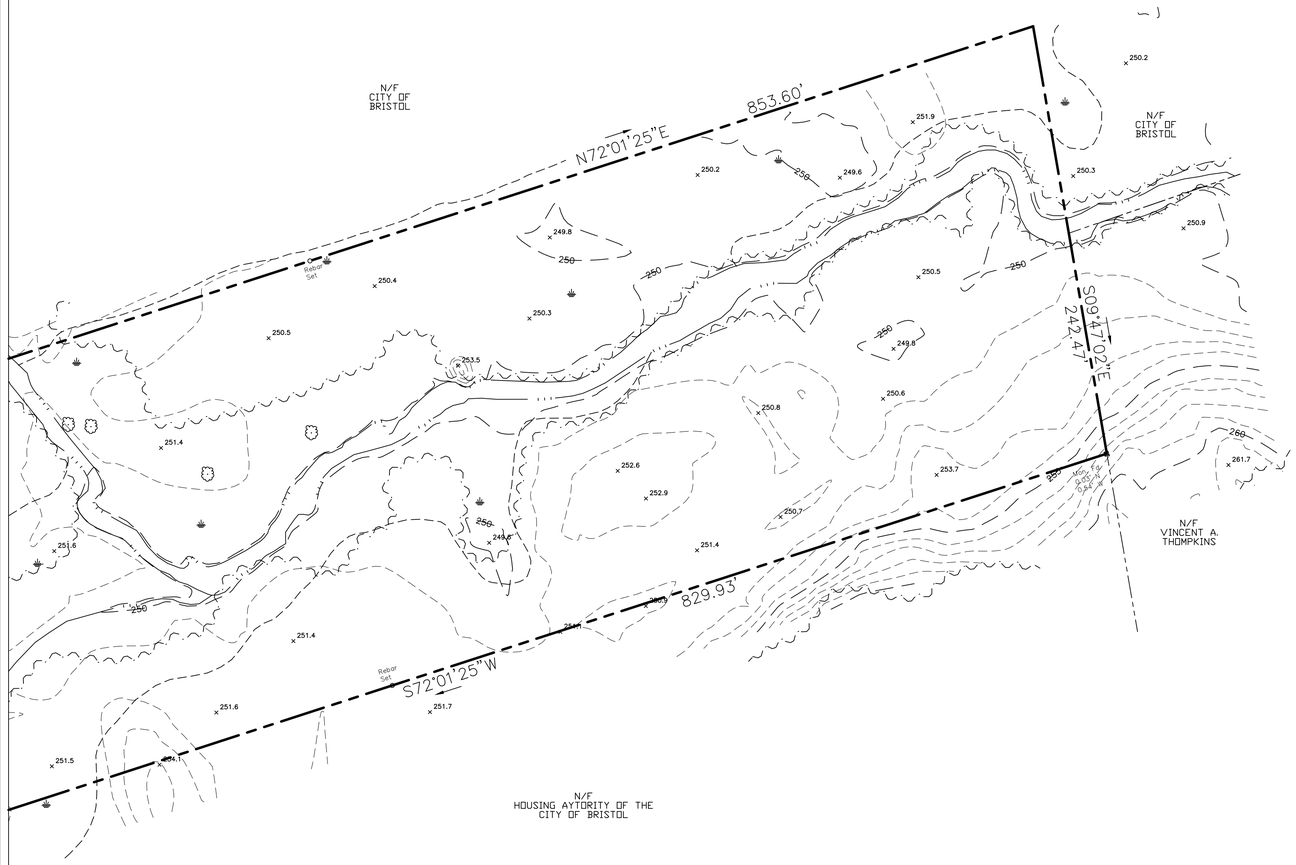
SHEET: 2 OF 5



SEE SHEET 3 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'

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SHEET: 3 OF 5

SEE SHEET 1 OF 5

SEE SHEET 5 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'

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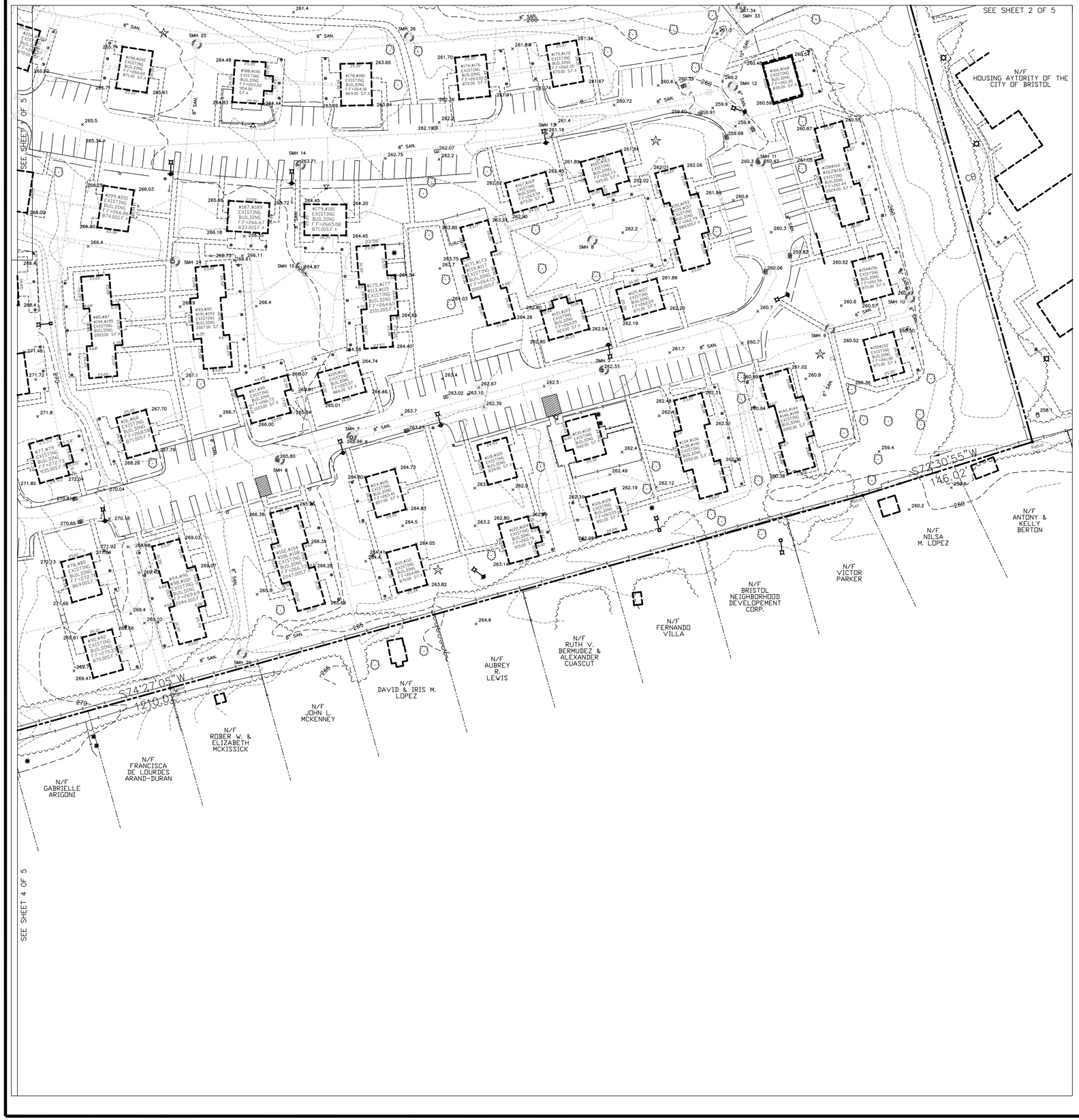
SHEET: 4 OF 5



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'

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SHEET: 5 OF 5

Elevation Drawings

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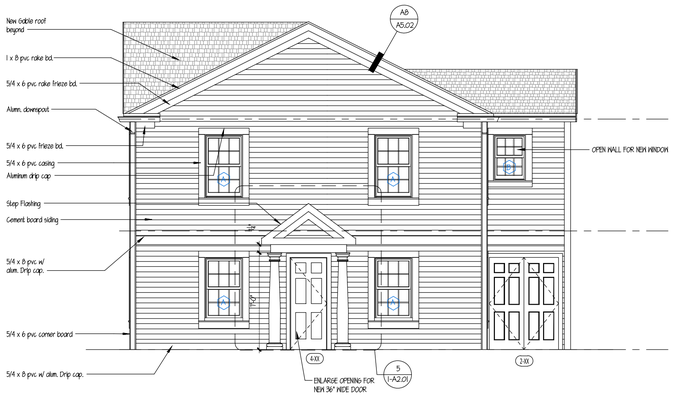
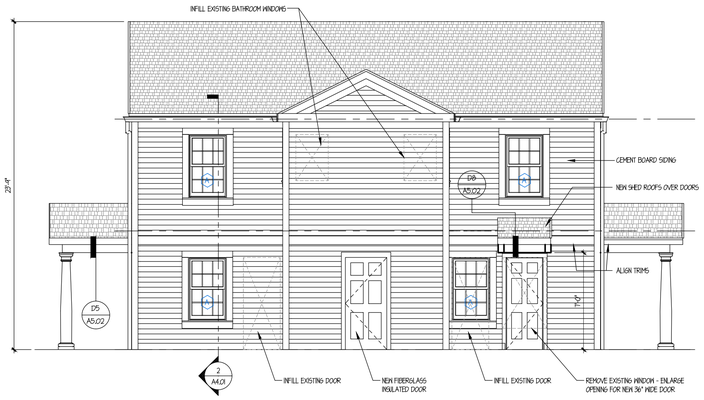


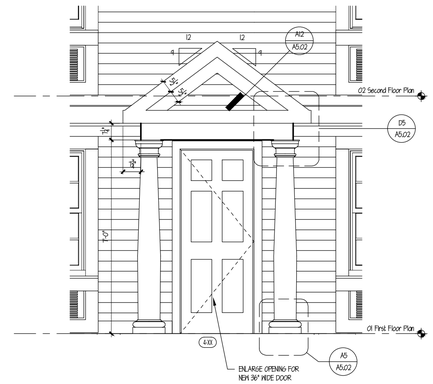
4 1-A2.01 BLDG #1 - RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



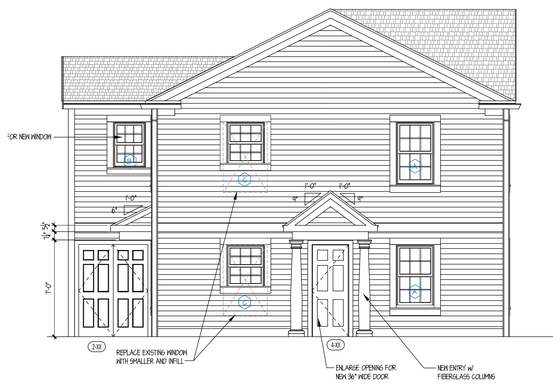
3 1-A2.01 BLDG #1- REAR ELEVATION

SCALE: 1/4"=1'-0"



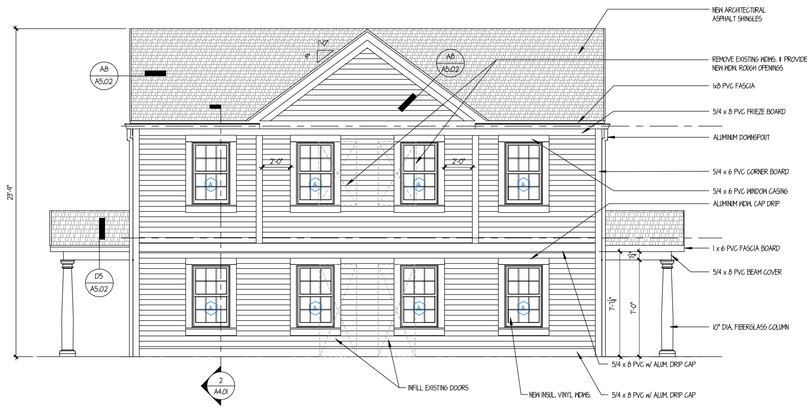
5 1-A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 1-A2.01 BLDG #1 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



1 1-A2.01 BLDG #1 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

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1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 1 A2.01 - ELEVATIONS

date	description	no.

revisions

Building Type 1
C1A-3A

- **Townhouse (2BR/2BR)**
- **Handicapped Accessible**
- **Side Door Entry**
- **Siding**
- **Gable Roof**
- **2-Story Rear Addition (existing)**

Locations:

27-10 Quaker / Davis
50-52 Davis (to be demo'd)
81-83 Davis
104/106 Jerome
121/123 Davis
130/132 Davis (to be demo'd)
163-165 Davis

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR ELEVATONS

BUILDING TYPES

• See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

DESIGN DEVELOPMENT

1-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

NOT TO SCALE

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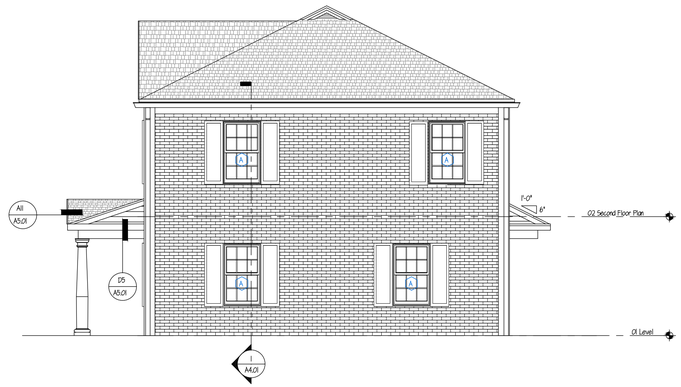
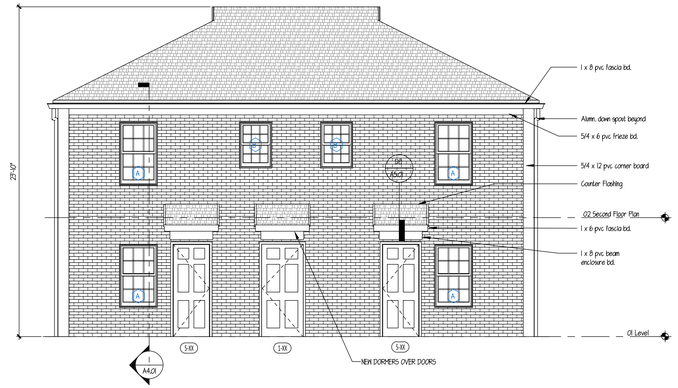
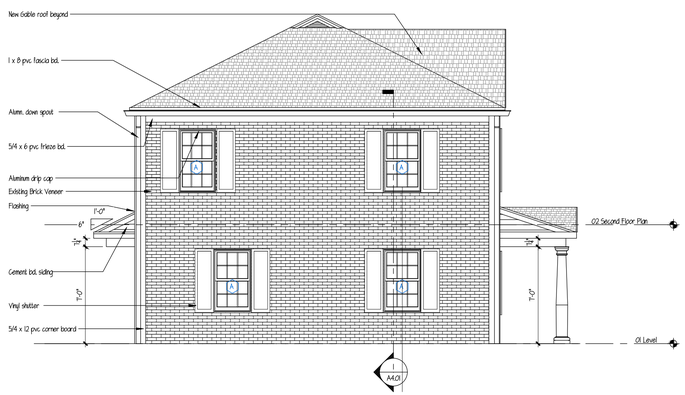


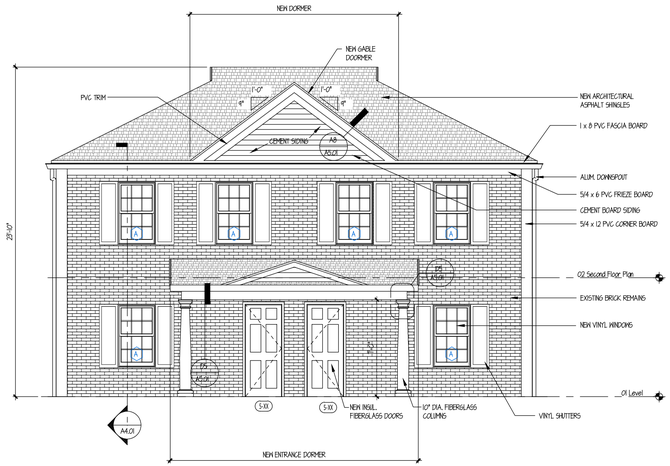
3 BLDG #7 - REAR ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"



4 BLDG #7- RIGHT SIDE ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"



2 BLDG #7 - LEFT SIDE ELEVATION
7A2.01 SCALE: 1/4"=1'-0"



1 BLDG #7 - FRONT ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10: sheet 7_A2.01 - ELEVATIONS

date	description	no.
revisions		

Building Type 7
B2-2B

- Townhouse (2BR/2BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

203-205 Davis
118-120 Davis (to be demo'd)
212-214 Davis

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR ELEVATIONS

BUILDING TYPES
- See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

DESIGN DEVELOPMENT
7-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

NOT TO SCALE

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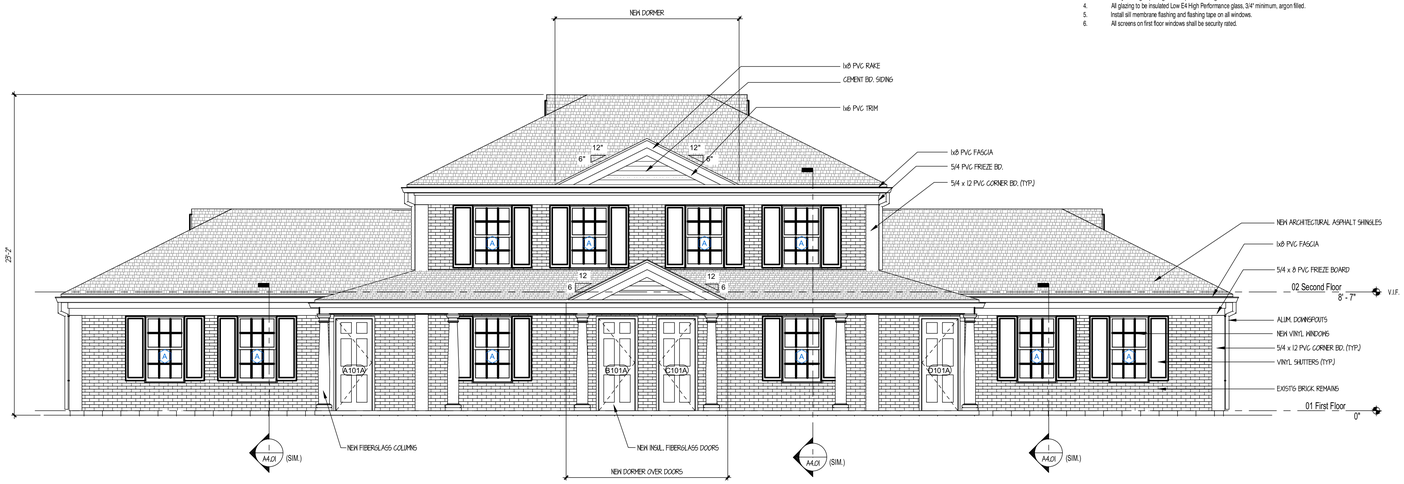
2 / 2-A2.01 BLDG #12 - REAR ELEVATION

SCALE: 1/4"=1'-0"

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2' - 11 1/2"	4' - 11"			
B	2	2' - 11 1/2"	4' - 0"			
C	8	2' - 11 1/2"	4' - 8"			
D	2	2' - 0 1/2"	2' - 10"			
I	8	3' - 0"	1' - 4"			
J	2	3' - 0"	1' - 4"			

NOTES:
1. Windows are to be vinyl. 5/4 Azek casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed insect screens.
3. Verify all rough openings in field prior to ording windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Install sill membrane flashing and flashing tape on all windows.
6. All screens on first floor windows shall be security rated.



1 / 2-A2.01 BLDG #12 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPES

- See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

CAPITAL STUDIO
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office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

- **4 Units (1BR/2BR/2BR/1BR)**
- **Front Door Entry**
- **Brick Veneer**
- **Hip Roof**

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

NOT TO SCALE

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 12_A2.01 - ELEVATIONS

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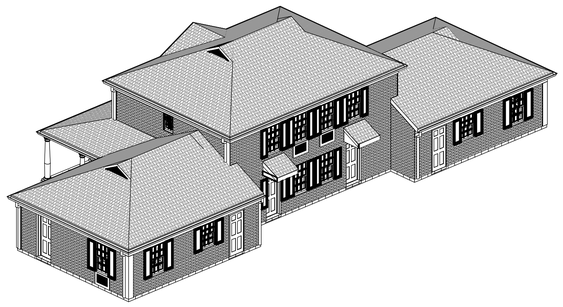
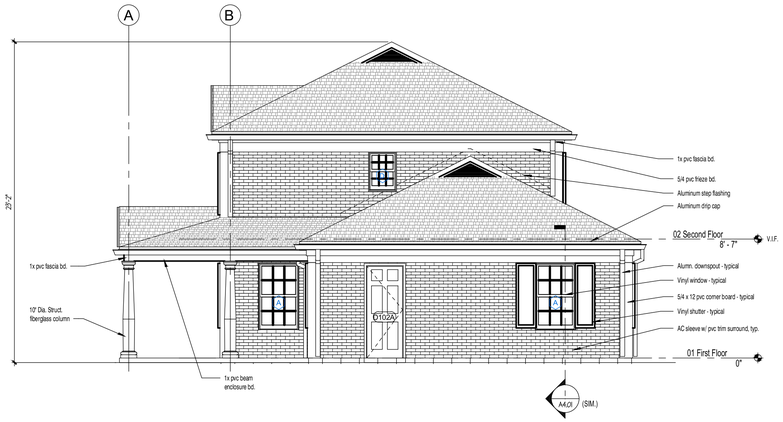


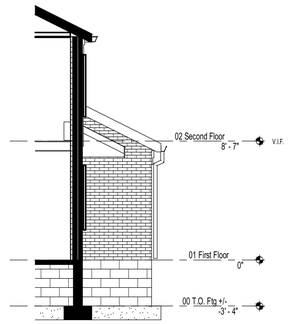
1 / 12-A2.02 BLDG #12 - REAR PERSPECTIVE

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



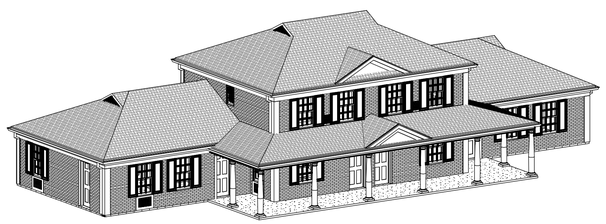
2 / 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



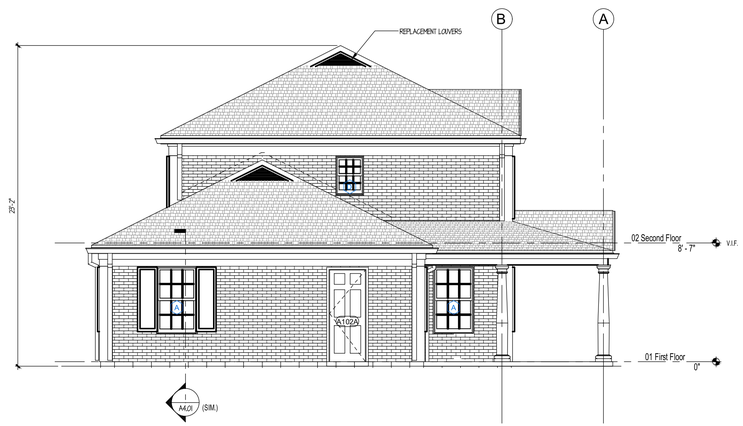
2A / 12-A2.02 PARTIAL RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



3 / 12-A2.02 BLDG #12 - FRONT PERSPECTIVE

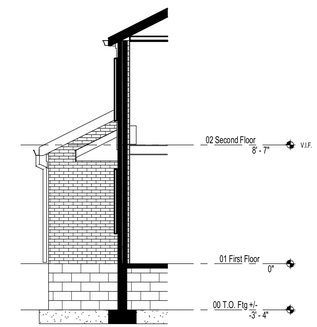
SCALE: 1/8"=1'-0"



1 / 12-A2.02 BLDG #12 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

1 / A4.01 (SIM.)



1A / 12-A2.02 PARTIAL LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPES
See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

NOT TO SCALE

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1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

- **4 Units (1BR/2BR/2BR/1BR)**
- **Front Door Entry**
- **Brick Veneer**
- **Hip Roof**

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 12_A2.01 - ELEVATIONS

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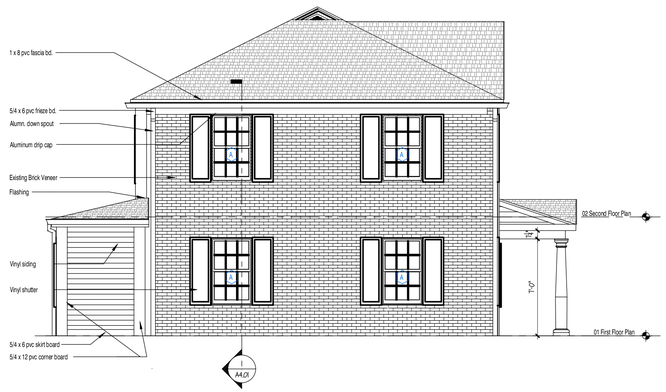
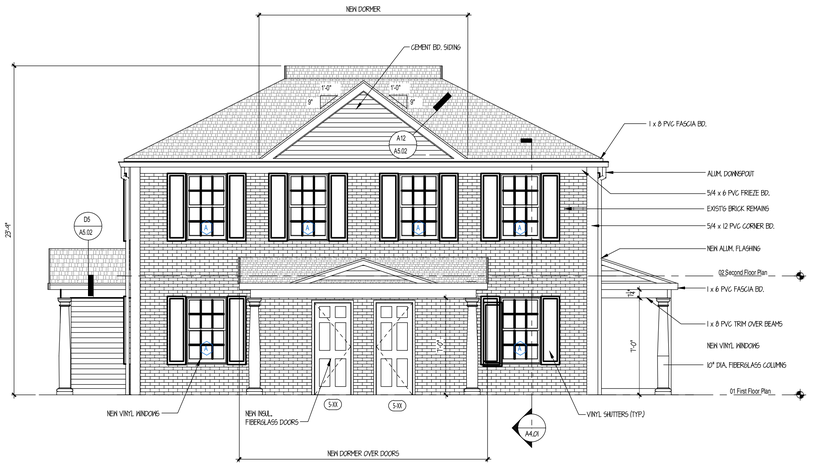
3 BLDG #16 - REAR ELEVATION
16-A2.01
SCALE: 1/4"=1'-0"

4 BLDG #16 - RIGHT SIDE ELEVATION
16-A2.01
SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
16-A2.01
SCALE: 1/4"=1'-0"



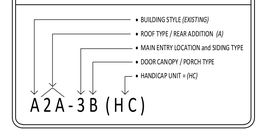
1 BLDG #16 - FRONT ELEVATION
16-A2.01
SCALE: 1/4"=1'-0"

Window Schedule						
Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	17	3' - 0"	4' - 11"	Vinyl	Double Hung	
C	1	2' - 4"	3' - 4"	Vinyl	Double Hung	
D	1	2' - 0"	3' - 4"	Vinyl	Double Hung	
E	3	2' - 9"	4' - 7"	Vinyl	Double Hung	

Siding Types	
A	Siding Type A
B	Siding Type B
C	Siding Type C

NOTES:
1. Windows are to be Vinyl Windows with vinyl extension jambs,clad exterior; 5/4 Apek casing, primed interior and white hardware. Where grilles are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed specified insect screens.
3. Verify all rough openings in field prior to ording windows with manufacturer.
4. All glazing to be insulated Low E-4 High Performance glass, 3/4" minimum, argon filled.
5. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
6. Install Sill Membrane flashing and flashing tape on all windows.

BUILDING TYPES
• See G2.01 for further descriptions



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office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 16
D2B-2B

- **2 Units (1BR/4BR)**
- **Side Door Entry**
- **Brick Veneer**
- **Hip Roof**
- **1-Story Rear Addition (existing)**

Locations:

208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
16-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

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CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 16, A2.01 - ELEVATIONS

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For Office Use Only	
APPLICATION NO:	2515
DATE FILED:	11/27/24
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Non-Profit Housing, a [ ] permitted use [✓] Special Permit use

under Section(s) Article II Section 4 of the Bristol Zoning Regulations.

Address or Location of the Property: 98 Jerome Ave (inclusive of Davis Dr and Quaker Lane)

Assessor's Map No.: 53 Assessor's Lot No.(s): 129

Zone of the Property: A Size of the Property (in acres or square feet): 39.95 AC

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 10/17/24 [ ] no

Other comments: Public Hearing scheduled on December, 2 2024.

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

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

Name: The Housing Authority of the City of Bristol

Address: 164 Jerome Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860-582-6313 E-Mail: mrowe@bristolhousing.com

Signature: [signature] *Signature – (Printed/Typed)* Mitzy Rowe by Melissa A. Green, Acting CEO

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

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

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

LUO – 01/24

Narrative

design professionals INC
P.O. BOX 1167
58 CONNECTICUT AVENUE, SUITE H
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com
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Narrative Statement
Special Permit and Site Plan Applications
Cambridge Park Rehabilitation
98 Jerome Avenue
Bristol, Connecticut
DPI Proj. No. 5059
November 27, 2024

The Bristol Housing Authority (BHA/Applicant) is the owner of the Cambridge Park affordable housing development, a 39.95± acre property located at 98 Jerome Avenue inclusive of Davis Drive and Quaker Lane. The property currently consists of approximately 196 affordable housing apartment units contained within a combination of 15 four-unit buildings and 68 duplex buildings. The Bristol Housing Authority office building is located on the subject property at 164 Jerome Avenue but is not part of the rehabilitation project.

The Cambridge Park Rehabilitation includes comprehensive interior and exterior repair work, as well as improvements of existing housing structures and associated infrastructure and site work, utility improvements, improvements to existing roads and sidewalks, new parking spaces and sidewalks, and new site lighting in the recreation area. Since the property is currently in the A-Zone and has not officially received a Special Permit for the current non-profit housing use, the Site Plan application is accompanied by a Special Permit application.

The site is in the A Multi-Family Residential Zone and is surrounded by a mix of single-family residential zones and an A-Zone, Bristol Housing Authority property to the east. The project is in compliance with the bulk requirements for this zone, except for the front and side yard setbacks that are an existing non-conformance. There is an interior 0.33± acre property on Davis Drive, owned by the Yankee Gas Services Company, that will have site improvements. There are existing wetlands in the large, undeveloped northerly portion of the site. The Polkville Avenue Brook crosses at the northeastern corner of the site.

To de-densify the site and create more community green space, the project includes the demolition of eight buildings (two four-units and six duplexes). There will also be a small unit reduction from the conversion of two of the four-unit buildings to be accessible with two accessible units on the first floor in a three-unit building. There are also five duplex buildings that will have an accessible unit on the first floor. Overall, there is a proposed unit reduction of 22 units resulting in 174 units, including nine accessible, in 75 total buildings to be rehabilitated.

Each accessible unit will have an accessible parking space in the closest available parking area with an accessible sidewalk to their unit and back patio. A sidewalk is being proposed around the site and connected by crosswalks to provide an accessible route to the mailbox area and the Bristol Housing Authority building.

The existing housing development has approximately 196 units and 286 parking spaces at a ratio of 1.46 spaces per unit. With the proposed 174 units and 366 parking spaces, the ratio of spaces per unit is approximately 2.10. The proposed amount of parking is an improvement for the development and was previously discussed to be a functional ratio.

The additional parking spaces also create more opportunities for any required Electric Vehicle (EV) capable parking spaces. According to current zoning requirements, the 366 parking spaces may require 10% (37 spaces) to be EV capable. Potential sections of EV capable parking have been noted in five different areas where parking ratios were highest and located so that they didn't replace the most convenient parking spaces for nearby residents.

We also have an increase of impervious area; even with buildings that are to be demolished, there is new parking and sidewalks. A review of the onsite hydrology was conducted to determine the change to the peak stormwater runoff leaving the site as a result of the proposed improvements. The analysis results indicated that due to a 1.1%± increase in impervious coverage on site, there would be a small increase in the peak stormwater flow leaving the property for the design storms considered. The increase was observed to be less than 5% when compared to the existing site conditions. To improve water quality onsite, 4 hydrodynamic separators are proposed to remove sediment from runoff. The 4 existing outfalls are also proposed to be improved with new riprap preformed scour holes to dissipate the energy from flows leaving the pipe. The increase in flow will result in a negligible impact to the receiving area downstream of the site and overall water quality will be improved. The stormwater management report for the site was submitted with other documentation in support of the application and will also be reviewed at the Inland Wetlands Commission Public hearing on December 2, 2024.

Although we are increasing the site by 80 parking spaces, the entire development has a proposed parking count of 366 spaces. Since this is a housing development with over 200 spaces, this triggers the need for an Office of the State Traffic Administration (OSTA) Administrative Decision on this property and is currently in process.

The site also lies within the Aquifer Protection zone and will require Aquifer Protection Registration with the Department of Public Health.

Currently, the site is served with water, sewer, gas, and overhead electrical public utility services. All water and sewer mains and services are proposed to be removed and replaced in kind. All gas services will be disconnected and abandoned in place. Heating for all the units will be provided via electrical heating elements. Electrical services to each unit will be updated to underground electrical services.

The street lighting throughout the site is currently maintained by Eversource and has recently been upgraded to LED fixtures. There are no current plans to change the existing street lighting. The area that has been identified to need lighting is the recreational area with the basketball court and ballfield. New light pole fixtures are proposed to light the infield of the ballfield, the basketball court, and along the proposed accessible stone dust path where it connects to the proposed improved concrete walkway with the grade change up to Davis Drive.

There are many large existing trees on site noted to remain. Being that the site work is mostly improving upon existing site elements, with the exception of new parking areas and accessible sidewalks, there is only one large oak tree noted to be removed in the plans due to its proximity to the new edge of road and sidewalk, and there is no disturbance of any existing site features to the north of this existing residential community. In addition to the existing trees, there are many proposed shade, evergreen, and ornamental trees proposed across the site. There are proposed trees along the perimeters and ends of parking rows where practical, and some trees in lawn areas between buildings. Parking area shrub locations have been chosen to assist in delineation of parking areas but is limited due to concerns over visibility and maintenance. There are foundation planting options proposed for the different unit types and designed to be flexible, simple, and hardy. There are also shrubs placed near proposed dumpster enclosure locations for potential screening options.

The Cambridge Park Rehabilitation will be a great improvement to the site, the residents, and the neighborhoods surrounding it.

Stormwater Report

Storm Drainage Computations
Cambridge Park Housing
164 Jerome Avenue
Bristol, CT

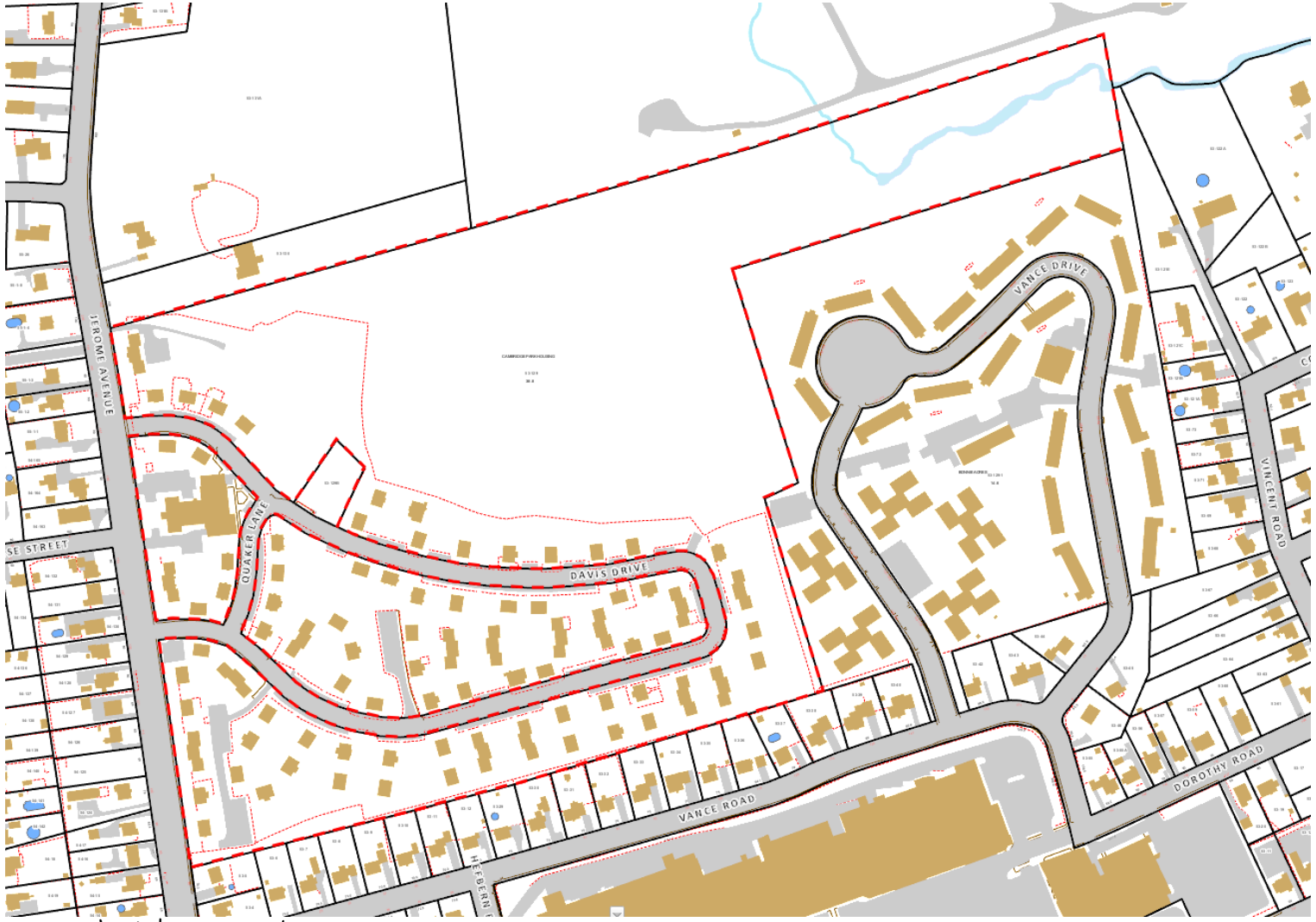
Prepared by:

Design Professionals, Inc.
58 Connecticut Avenue, Suite H, PO Box 1167
South Windsor, CT 06074

November 11, 2024

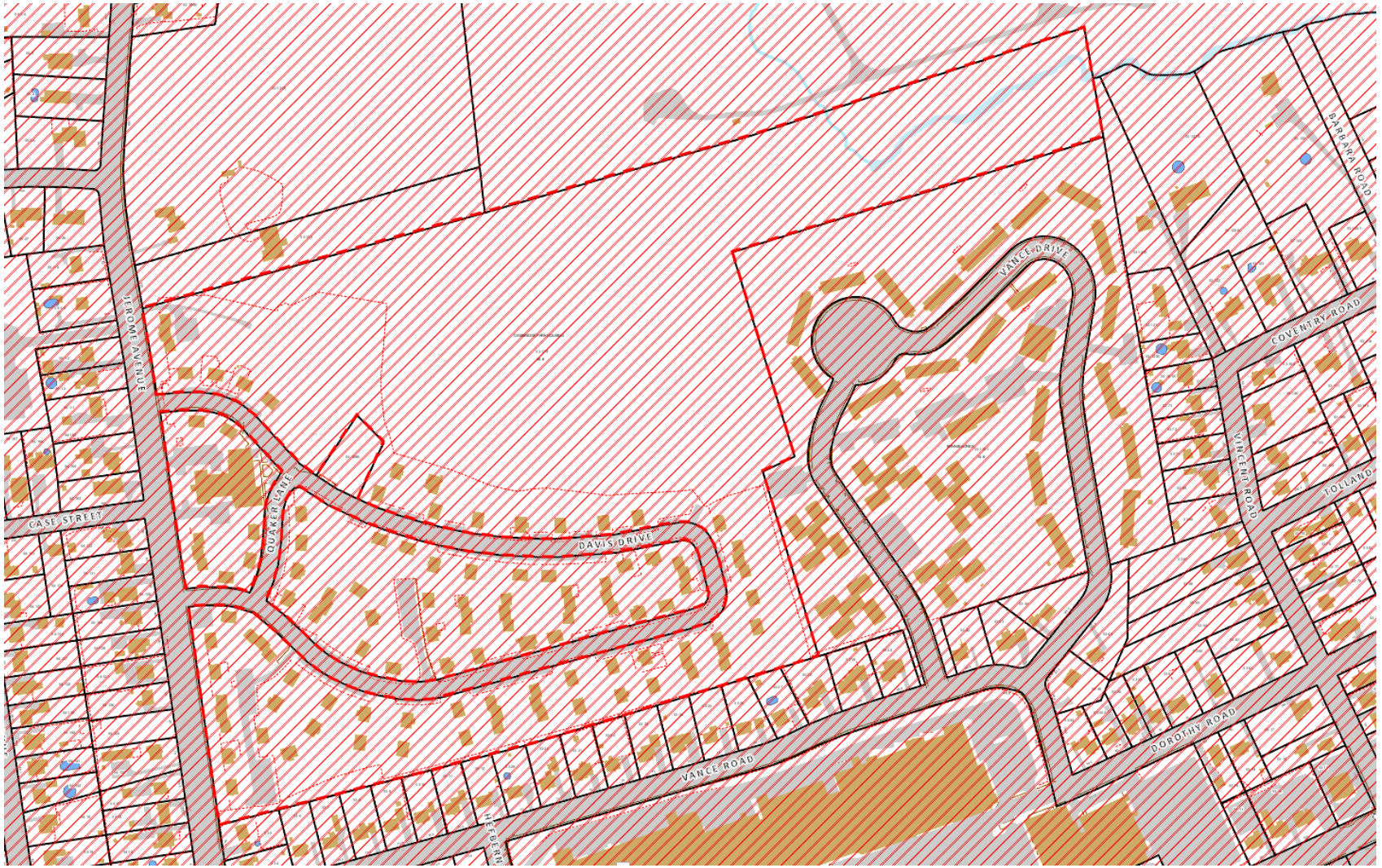
Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/48007/5059-Storm-Drainage-Report



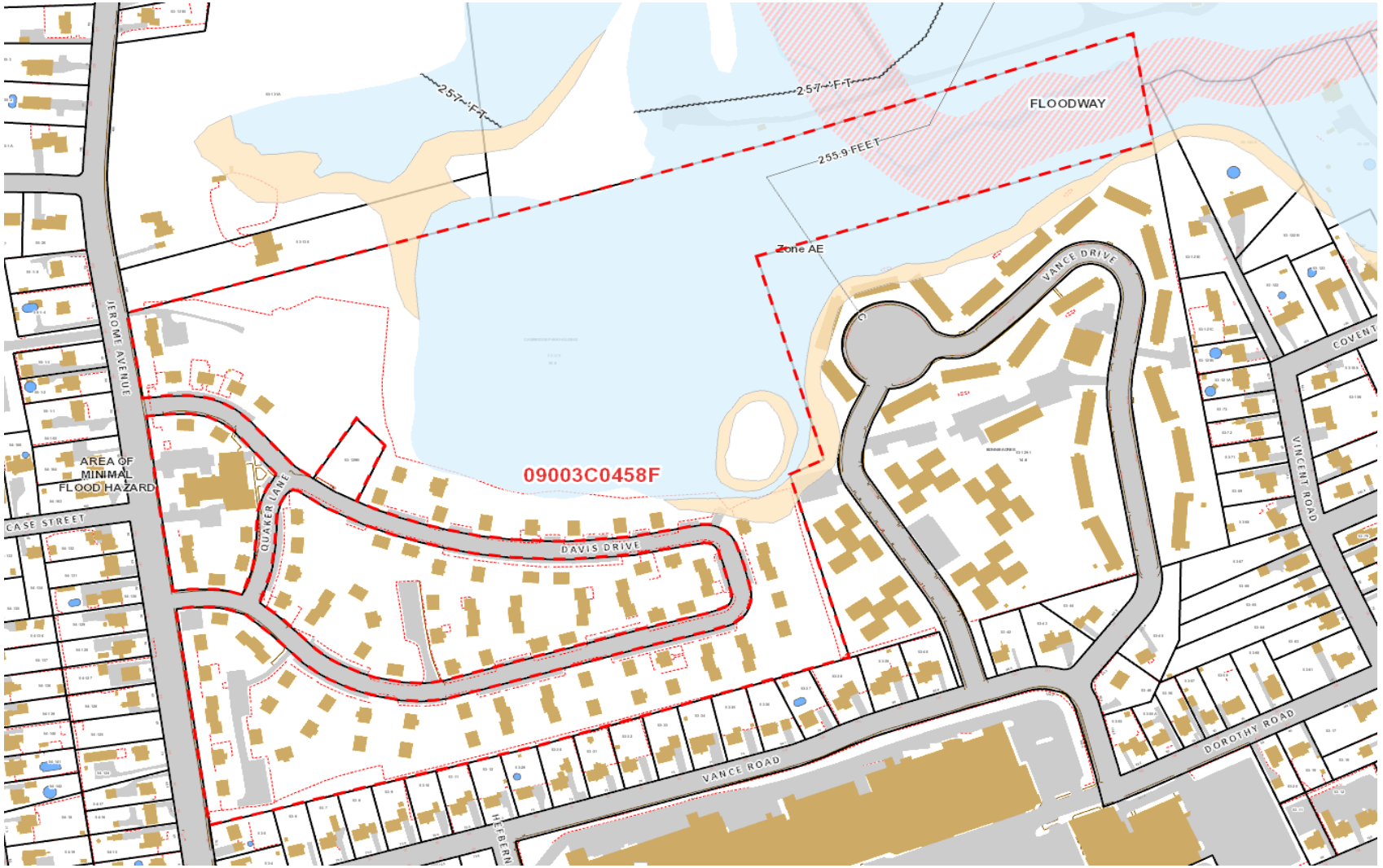
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Location Map



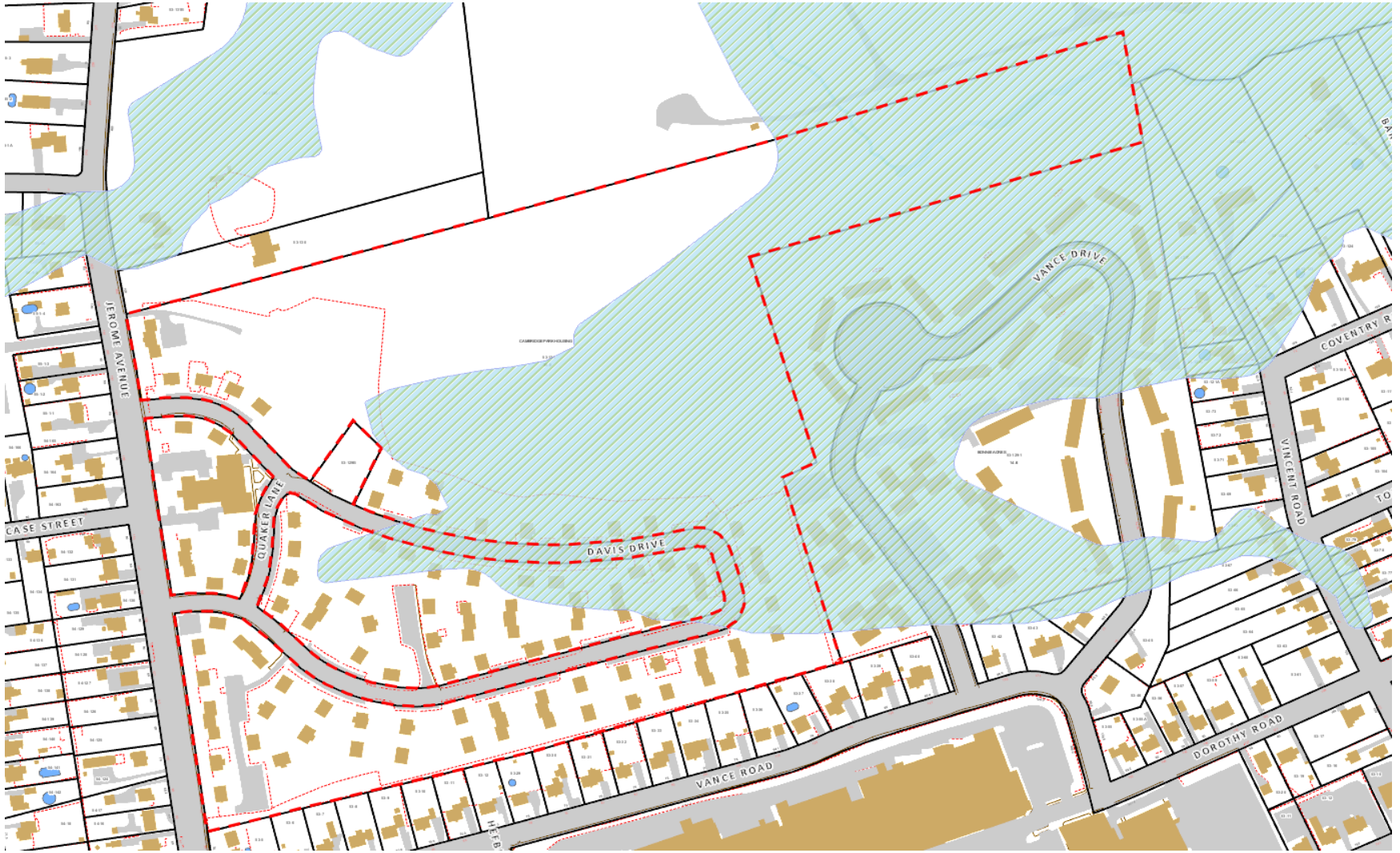
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Aquifer Map

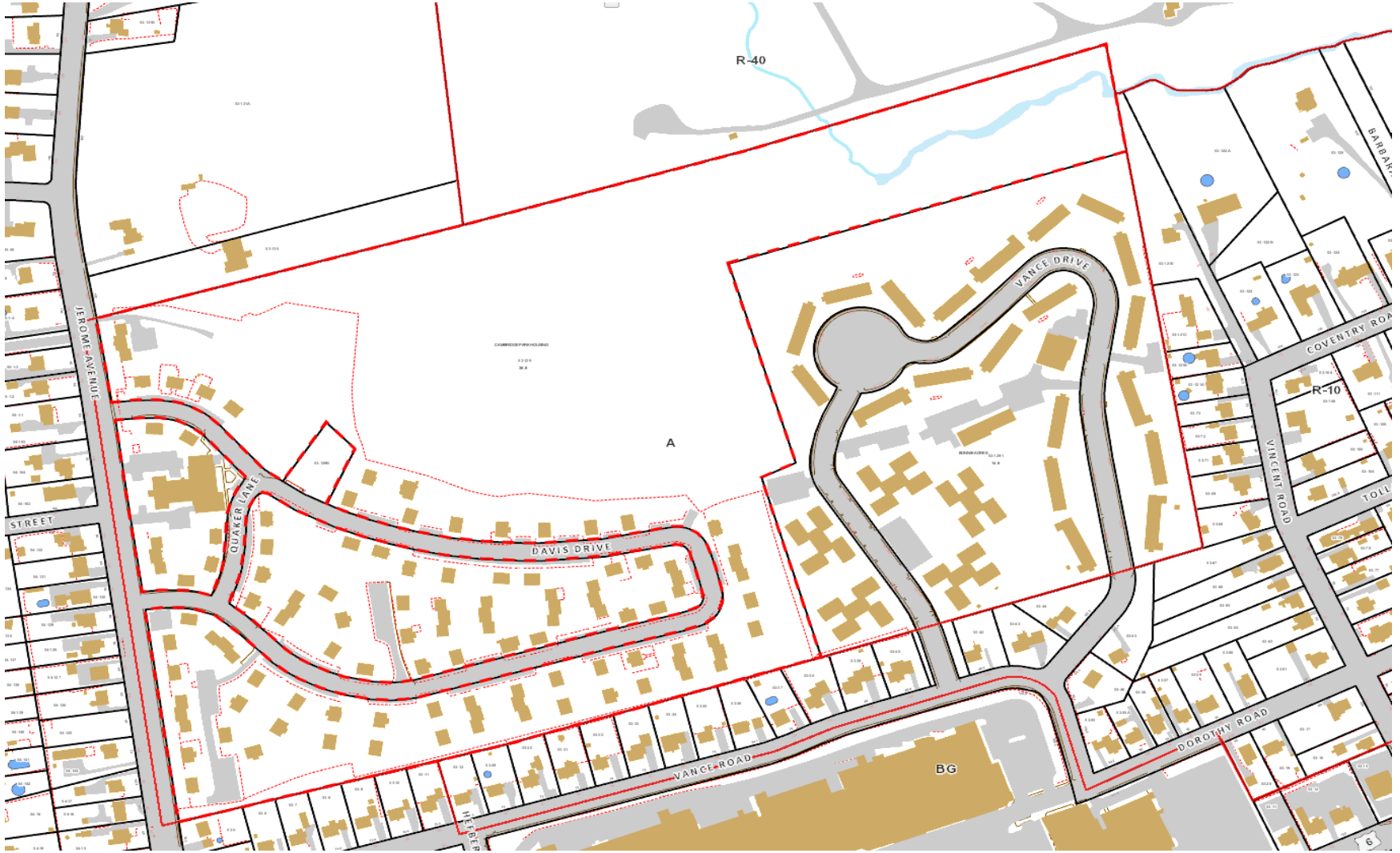


Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Floodplain Map



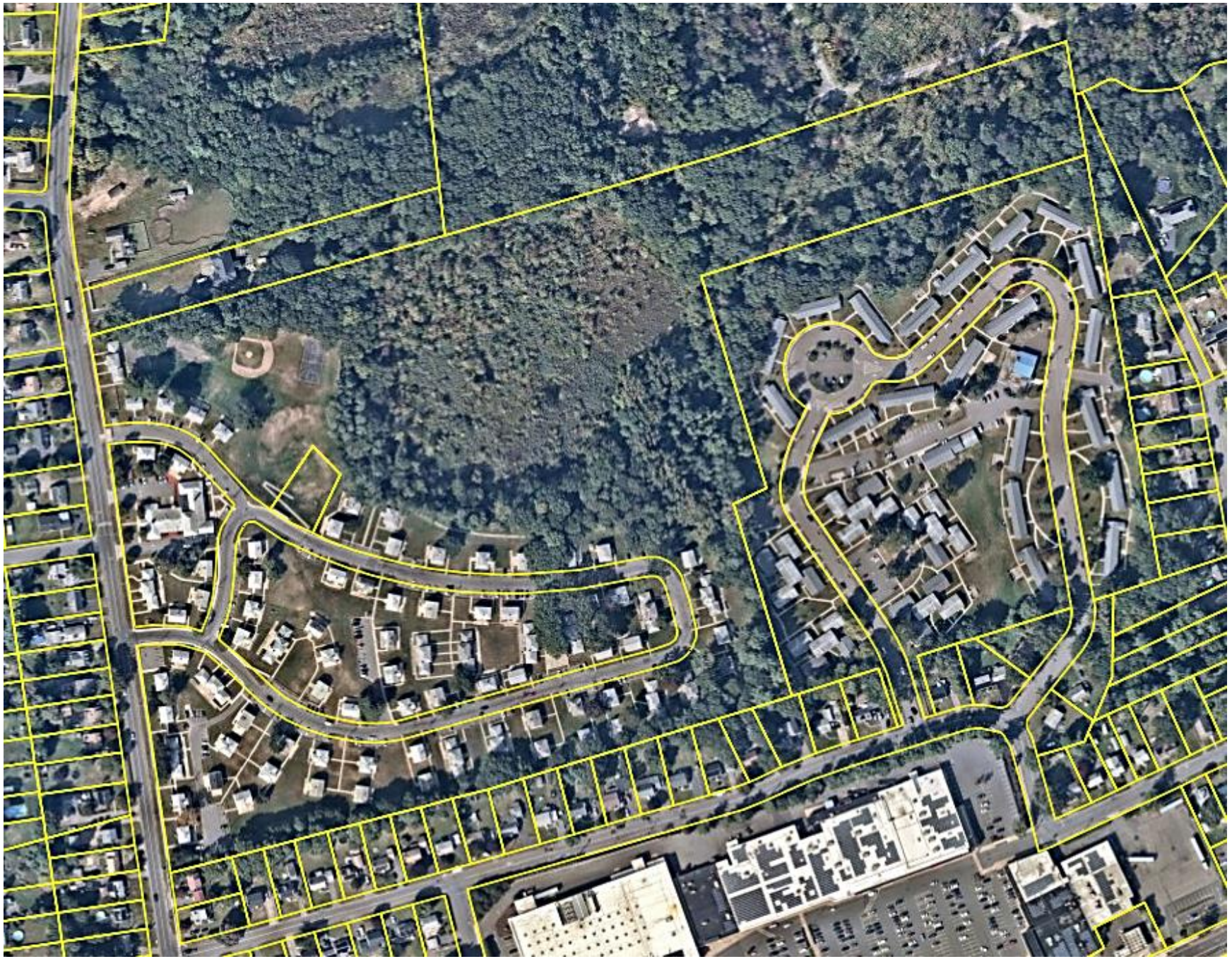
Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone
Wetland Map



Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Zoning Map

Google Earth



Site Plan

CAMBRIDGE PARK REHABILITATION

SITE PLAN

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 23
C-KEY	KEY MAP	2 of 23
C-ES1 - C-ES3	EROSION & SEDIMENTATION CONTROL PLAN	3-5 of 23
C-DM1 - C-DM3	DEMOLITION PLAN	6-8 of 23
C-SP1 - C-SP3	SITE PLAN	9-11 of 23
C-SP4	SITE PLAN - BUILDING ENLARGEMENTS	12 of 23
C-GD1 - C-GD3	GRADING & UTILITIES	13-15 of 23
C-LS1 - C-LS3	LANDSCAPE PLAN	16-18 of 23
C-LS4	LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS	19 of 23
C-LT	LIGHTING PLAN	20 OF 23
C-D1	NOTES, DETAILS, & LEGEND	21 of 23
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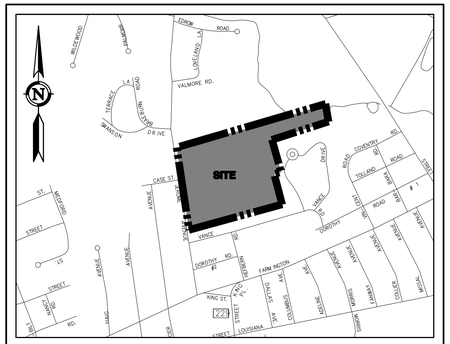
	PRE-ALTA/NSPS LAND TITLE SURVEY - KEY MAP	1 OF 1
	PRE-ALTA/NSPS LAND TITLE SURVEY	1-5 OF 5
	ARCHITECTURAL PLANS	1-5 OF 5



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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East Hartford, CT 06108
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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 06608

PROJECT NO:	5059
DATE:	10/7/24
DRAWN BY:	BMS
DESIGN BY:	
CHECKED BY:	DJ

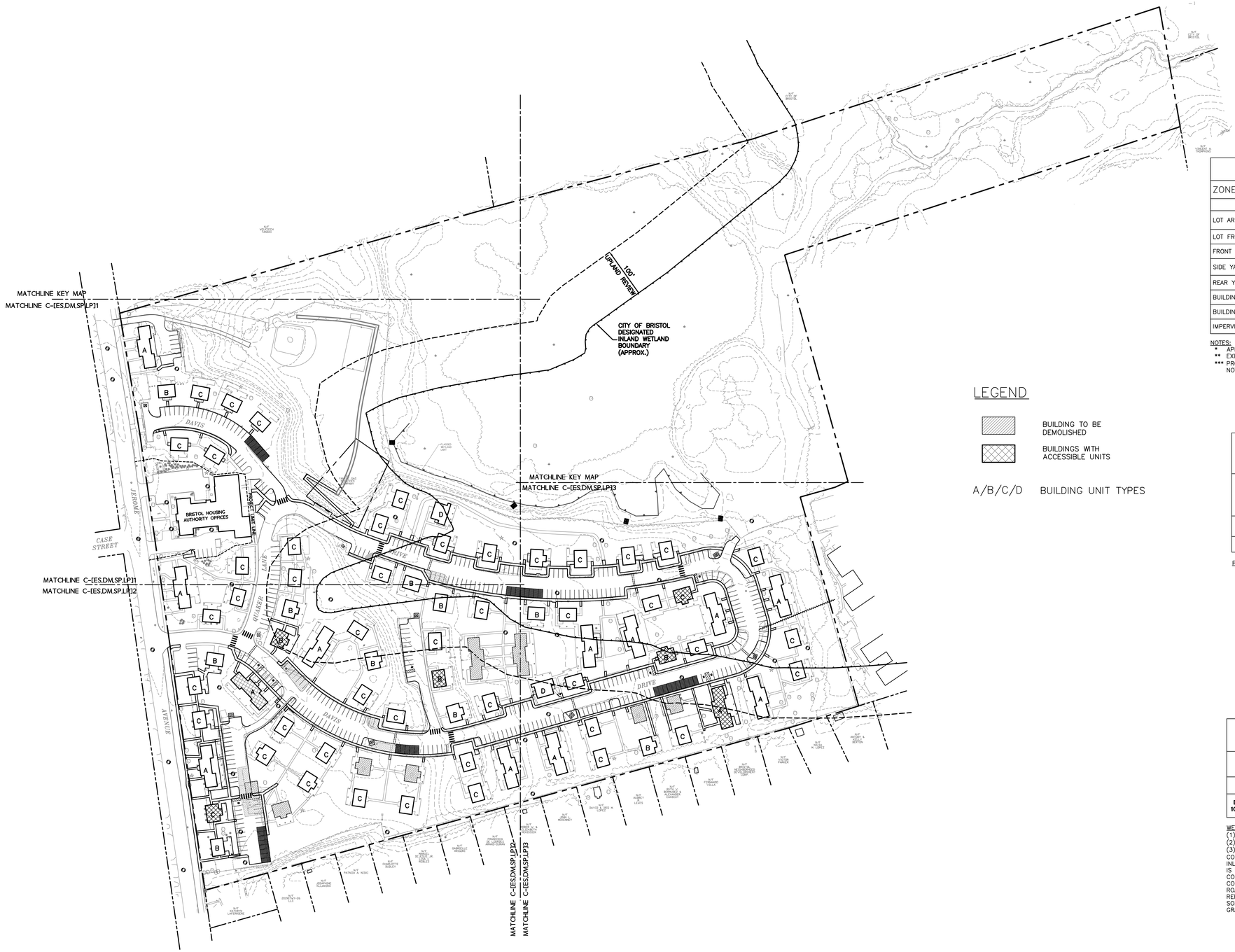
REVISIONS			
NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

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

TITLE SHEET

SHEET
C-T1
CIVIL SHEET 1 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Title Sheet.dwg Layout: 01 C-T1 Plotted: 11/27/2024 9:28 AM Last Saved 11/27/2024 9:22 AM Last Saved By: RowanDowney



ZONING TABLE

ZONE: A – MULTI–FAMILY RESIDENTIAL

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC MIN	38.8 AC***	39.95 AC***
LOT FRONTAGE	50' MIN	1,165'	1,165'
FRONT YARD	40'	±25'**	±25'**
SIDE YARD	25'/50'*	±24'**	±24'
REAR YARD	25'/50'*	±77'	±72'
BUILDING HEIGHT	40' MAX	±23'	±23'
BUILDING COVERAGE	30% MAX.	±9.6%	±8.5%
IMPERVIOUS COVERAGE	40% MAX.	20.83%	22%

NOTES:
* APPLICABLE TO YARDS ABUTTING A SINGLE–FAMILY RESIDENTIAL ZONING DISTRICT
** EXISTING NON–CONFORMING SIDE YARD AND REAR YARD
*** PROPERTY IS SHOWN AS 38.8 AC PER CITY OF BRISTOL GIS W/ CITY ROADS NOT INCLUDED. PARCEL SIZE INCLUDING INTERIOR ROADS IS 39.95.

LEGEND

BUILDING TO BE DEMOLISHED

BUILDINGS WITH ACCESSIBLE UNITS

A/B/C/D BUILDING UNIT TYPES

PARKING & UNITS TABLE

	TOTAL RESIDENTIAL BUILDING UNITS	TOTAL PARKING FOR RESIDENTIAL UNITS	SPACES / UNIT
EXISTING	196	282	1.5*
PROPOSED	176	366	2.1**

PARKING NOTES:
– PROPOSED TOTAL PARKING INCLUDES 9 HANDICAP SPACES WITH 2 VAN ACCESSIBLE SPACES.
–– PER THE CITY OF BRISTOL ZONING REGULATIONS:
––– SECTION 13.3 10% / 37 PARKING SPACES SHALL BE EV CAPABLE.
* EXISTING NON–CONFORMING PARKING FOR MULTI–FAMILY RESIDENTIAL
** PROPOSED PARKING RATIO TO REQUIRE WAIVER AT 2.1 SPACES PER UNIT
–– PER THE CITY OF BRISTOL ZONING REGULATIONS:
––– SECTION 13.2 – AMOUNT OF OFF–STREET PARKING REQUIRED MINIMUM PARKING SPACES FOR MULTI–FAMILY DWELLINGS IS 2.5 PARKING SPACES PER DWELLING UNIT.

WETLANDS TABLE

	DISTURBANCE ALT 1(1)	DISTURBANCE ALT 2(2)
WETLANDS DISTURBANCE(3)	77,424 SF 1.78 AC	61,404 SF 1.41 AC
DISTURBANCE WITHIN 100' UPLAND REVIEW(3)	47,972 SF 1.10 AC	42,285 SF 0.97 AC

WETLAND NOTES:
(1) ALT 1 CONSISTS OF COMPLETE REPLACEMENT OF SIDEWALKS.
(2) ALT 2 CONSISTS OF PARTIAL REPLACEMENT OF SIDEWALKS.
(3) WETLANDS AND 100 FT UPLAND REVIEW DISTURBANCE REFERS TO THE CONSTRUCTION ACTIVITIES WITHIN THE BOUNDARY OF THE CITY OF BRISTOL'S INLAND WETLAND AND WATERCOURSES MAP AS REFERENCED. THIS DISTURBANCE IS IN AREAS CURRENTLY OBSERVED TO BE LAWN, RESIDENTIAL BUILDINGS, CONCRETE SIDEWALKS, AND ROAD AND PARKING SPACE PAVEMENT. THESE CONSTRUCTION ACTIVITIES WILL CONSIST OF FULL DEPTH REPLACEMENT OF THE ROADS AND PARKING AREAS, ADDING NEW PAVEMENT FOR ADDITIONAL PARKING, REPLACEMENT OF CONCRETE SIDEWALKS, NEW CONCRETE SIDEWALKS AND PATIOS, SOME UNDERGROUND UTILITY REPLACEMENT, NEW DUMPSTER PADS, AND MINOR GRADING FOR HANDICAP ACCESSIBILITY AND DRAINAGE.

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/17/24
DRAWN BY: BMS
DESIGN BY: RLD
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

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

KEY MAP

SCALE: 1" = 100'
0 50' 100' 200'

SHEET
C-KEY
CIVIL SHEET 2 OF 23

MATCHLINE C-KEY

CONSTRUCTION ENTRANCE

SF

PROPOSED SILT FENCE (TYP)

#196,#198 #200,#202 EXISTING BUILDING F.F=279.81 2008 S.F.±

#266,#268 EXISTING BUILDING F.F=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F=278.51 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F=277.71 870.00 S.F.±

#254,#256 EXISTING BUILDING F.F=277.00 869.00 S.F.±

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

#263,#265 EXISTING BUILDING F.F=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F=278.38 871.00 S.F.±

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

100' FROM WETLAND BOUNDARY

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

FLAGGED WETLAND LIMIT

PROPOSED SILT FENCE (TYP)

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

#212,#214 EXISTING BUILDING F.F=267.65 822.00S.F.±

#208,#210 EXISTING BUILDING F.F=267.55 1,121.00S.F.±

#216,#218 EXISTING BUILDING F.F=268.96 872.00S.F.±

#204,#206 EXISTING BUILDING F.F=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#26,#28 EXISTING BUILDING F.F=279.62 835.00S.F.±

#21,#23 EXISTING BUILDING F.F=280.25 835.00 S.F.±

#20,#22 EXISTING BUILDING F.F=280.03 872.00S.F.±

#215,#217 EXISTING BUILDING F.F=277.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F=269.47 838.00S.F.±

#205,#207 EXISTING BUILDING

#148,#150 #152,#154 EXISTING BUILDING F.F=280.21 998 S.F.±

#13,#15 EXISTING BUILDING F.F=279.86 837.00 S.F.±

MATCHLINE C-ES2

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

MATCHLINE C-ES3

N

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 CAPTIAL 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.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
30 JEROME AVENUE
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	10/7/24
DESIGN BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

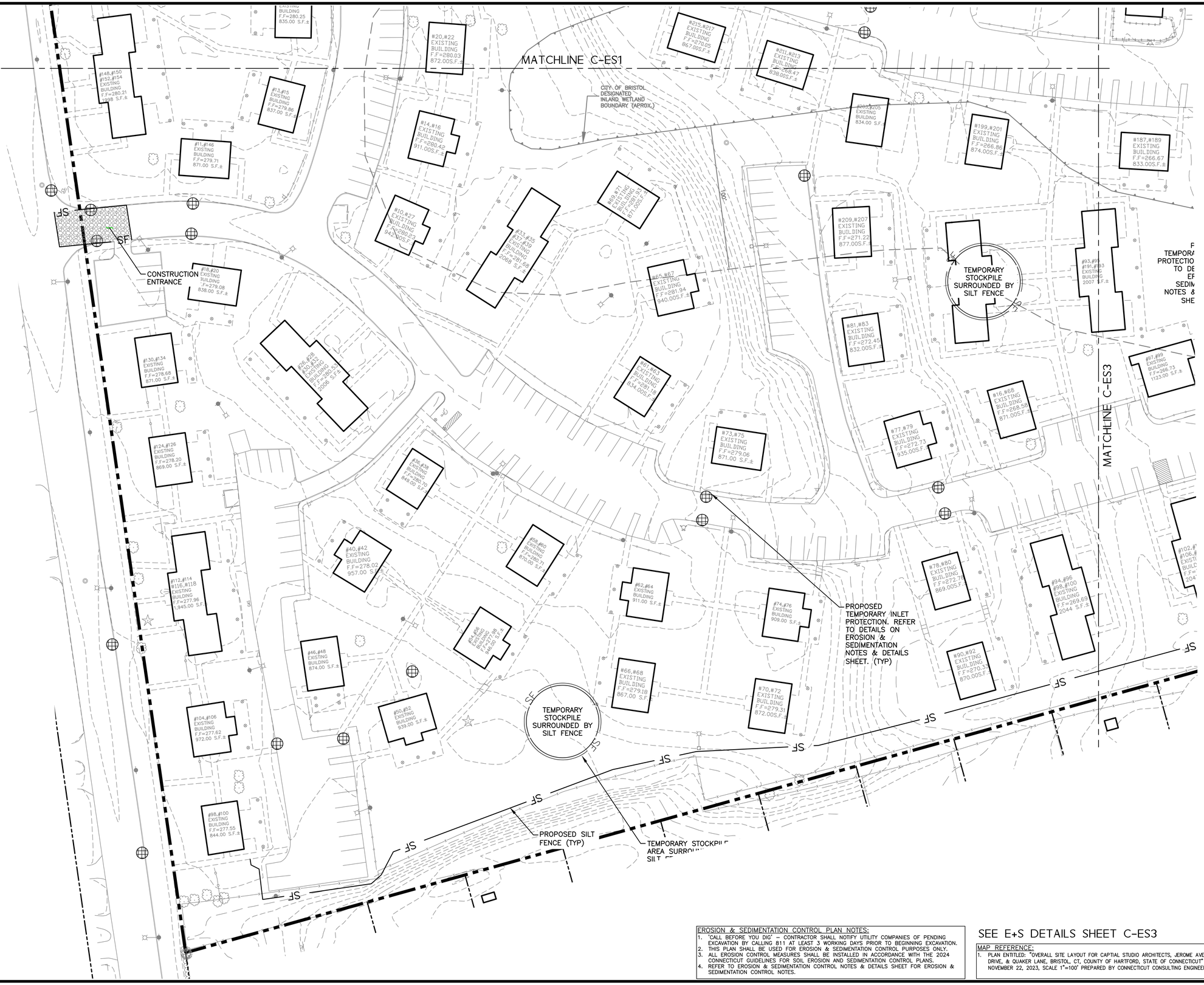
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30'

SHEET
C-ES1
CIVIL SHEET 3 OF 23

File: C:_jobs\5059\Engineering\AutoCAD\5059 E+S Plan.dwg Layout: 02 C-ES1 Plotted: 11/27/2024 9:29 AM Last Saved: 11/25/2024 3:52 PM Last Saved By: RowanDowney



EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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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 CAPTIAL 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.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1 JEROME AVENUE
EAST HARTFORD, CT 06108

PROJECT NO.	5059
DATE	9/27/24
DESIGNED BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

REVISIONS

NO	DATE		BY
1	11/02/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES2
CIVIL SHEET 4 OF 23

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MATCHLINE C-KEY

MATCHLINE C-ES1

MATCHLINE C-ES2

SF

#186,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#178,#180 EXISTING BUILDING F.F=264.18 869.00 S.F.±

#174,#176 EXISTING BUILDING F.F=263.02 872.00 S.F.±

#170,#172 EXISTING BUILDING F.F=262.35 870.00 S.F.±

#166,#168 EXISTING BUILDING F.F=261.30 835.00 S.F.±

PROPOSED SILT FENCE (TYP)

#187,#189 EXISTING BUILDING F.F=266.67 833.00S.F.±

#179,#181 EXISTING BUILDING F.F=2665.08 871.00S.F.±

#167,#169 EXISTING BUILDING F.F=263.34 873.00 S.F.±

#165,#163 EXISTING BUILDING F.F=262.73 945.00 S.F.±

#151,#153 #155,#157 EXISTING BUILDING F.F=262.79 1982 S.F.±

#158#160 #162#164 EXISTING BUILDING F.F=261.49 2024 S.F.±

#154#156 EXISTING BUILDING F.F=261.56 871.00 S.F.±

#93,#95 #191,#93 EXISTING BUILDING 2007 S.F.±

#175,#177 #113,#115 EXISTING BUILDING F.F=264.65 2101 S.F.±

#171,#173 #119,#117 EXISTING BUILDING F.F=264.15 2008 S.F.±

#121,#123 EXISTING BUILDING F.F=263.29 923.00 S.F.±

#125,#127 EXISTING BUILDING F.F=262.29 871.00 S.F.±

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

#97,#99 EXISTING BUILDING F.F=266.73 1123.00 S.F.±

#109,#111 EXISTING BUILDING F.F=265.57 866.00 S.F.±

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APPROX.)

#150#152 EXISTING BUILDING F.F=261.18 871.00 S.F.±

#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±

#118,#120 EXISTING BUILDING 839.00 S.F.±

#130,#132 EXISTING BUILDING 942.00 S.F.±

#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

#114,#116 EXISTING BUILDING F.F=265.41 857.00 S.F.±

#122,#124 EXISTING BUILDING F.F=263.76 915.00 S.F.±

#126,#128 EXISTING BUILDING F.F=263.03 851.00 S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F=266.72 2047 S.F.±

#10,#112 EXISTING BUILDING F.F=264.86 870.00 S.F.±

#94,#96 #98,#100 EXISTING BUILDING F.F=269.69 2044 S.F.±

PROPOSED SILT FENCE (TYP)

N

1. SET POSTS & EXCAVATE A 6"x6" TRENCH UPGRADIENT OF POSTS.
2. STAPLE GEOTEXTILE TO POSTS.
3. EXTEND GEOTEXTILE INTO TRENCH.
4. BACKFILL TRENCH AND COMPACT EXCAVATED SOIL.

ANGLE POSTS 5' UPGRADIENT

POST

95°

12"

GEOTEXTILE

COMPACTED BACKFILL

SILT FENCE

N.T.S.

24' OR DRIVE WIDTH WHICHEVER IS GREATER

50'

STREET

6" THICK LAYER OF RIP RAP CONSISTING OF SOUND, TOUGH, DURABLE AND ANGULAR ROCK, PLACED OVER GEOTEXTILE. MAXIMUM RIPRAP SIZE TO BE 4 INCHES AND NOT MORE THAN 10% LESS THAN 2 INCHES.

NOTES:
1. INSPECT CONSTRUCTION EXIT WEEKLY AND AFTER EVERY MAJOR STORM EVENT
2. WASH WATER, IF USED SHALL BE DIRECTED TOWARDS A SEDIMENT SIZED FOR SITE CONDITIONS.
3. STONE SHALL BE REMOVED/REPLACED WHEN EXCESS LEVELS OF MUD ARE OBSERVED.

CONSTRUCTION ACCESS

N.T.S.

EARTH OR STONE ANCHOR PILE

CB GRATE

FILTER FABRIC

SUBGRADE

FILTER FABRIC

SUBGRADE

CB TOP

NOTE:
REMOVE CB GRATE. PLACE FILTER FABRIC. REPLACE GRATE TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR WITH STONE OR EARTH PILE.

CATCH BASIN GRATE SEDIMENTATION CONTROL

N.T.S.

INSERT 1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)

OPTIONAL OVERFLOW

SILTSAC

DUMP LOOPS (REBAR NOT INCLUDED)

DEPTH = D

WIDTH = W

LENGTH = L

SIDE VIEW INSTALLED

EXPANSION RESTRAINT

INSTALLATION DETAIL

CURB-LESS INLET PROTECTION DETAIL

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.
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4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 MAIN STREET
EAST HARTFORD, CT 06608

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES3
CIVIL SHEET 5 OF 23

File: C:\Jobs\5059\Engineering\AutoCAD\5059 E-S Plan.dwg Layout: 04 C-ES3 Plotted: 11/27/2024 9:23 AM Last Saved: 11/25/2024 3:52 PM Last Saved By: RowanDowney

MATCHLINE C-KEY

REMAINING BITUMINOUS DRIVE TO RE PULVERIZED AND REMOVED AS NEEDED TO ACCOMMODATE INSTALLATION OF REINFORCED LAWN ACCESS DRIVE SECTION (SEE DETAIL)

PRESERVE AND PROTECT EXISTING GUARD RAIL AND FENCE TO REMAIN (APPROXIMATE LOCATION)

LAUNDRY PATIO TO BE REMOVED – LOCATION APPROXIMATE

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BUILDINGS TO REMAIN (SEE ARCH. PLANS FOR ALL BUILDING DEMOLITION SPECIFICS)

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL EXISTING CATCHBASIN TOPS TO BE REMOVED AND REPLACED (TYP.)

EXISTING RAMPS TO BE REMOVED AND REPLACED

RELOCATED STOP SIGN

EXISTING MAILBOXES TO BE REMOVED AND RESET AFTER NEW CONCRETE SIDEWALK IS INSTALLED.

PROJECT LIMIT LINE

PRESERVE AND PROTECT EXISTING CONCRETE CURB TO REMAIN (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BITUMINOUS DRIVE TO BE REMOVED

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

ALL SEWER MAINS AND

EXISTING GUARD RAIL TO REMAIN (APPROXIMATE LOCATION)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT REPLACEMENT. (TYP.)

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY. (TYP.)

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

UPLAND REVIEW 100'

FLAGGED WETLAND LIMIT

N/F YANKEE GAS SERVICES COMPANY

BRISTOL HOUSING AUTHORITY OFFICES

MATCHLINE C-DM2

MATCHLINE C-DM3

MATCHLINE C-KEY

JEROME AVENUE

CASE STREET

DAVIS

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 PARK PLACE
EAST HARTFORD, CT 06108

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	
CHECKED BY:	DJ

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

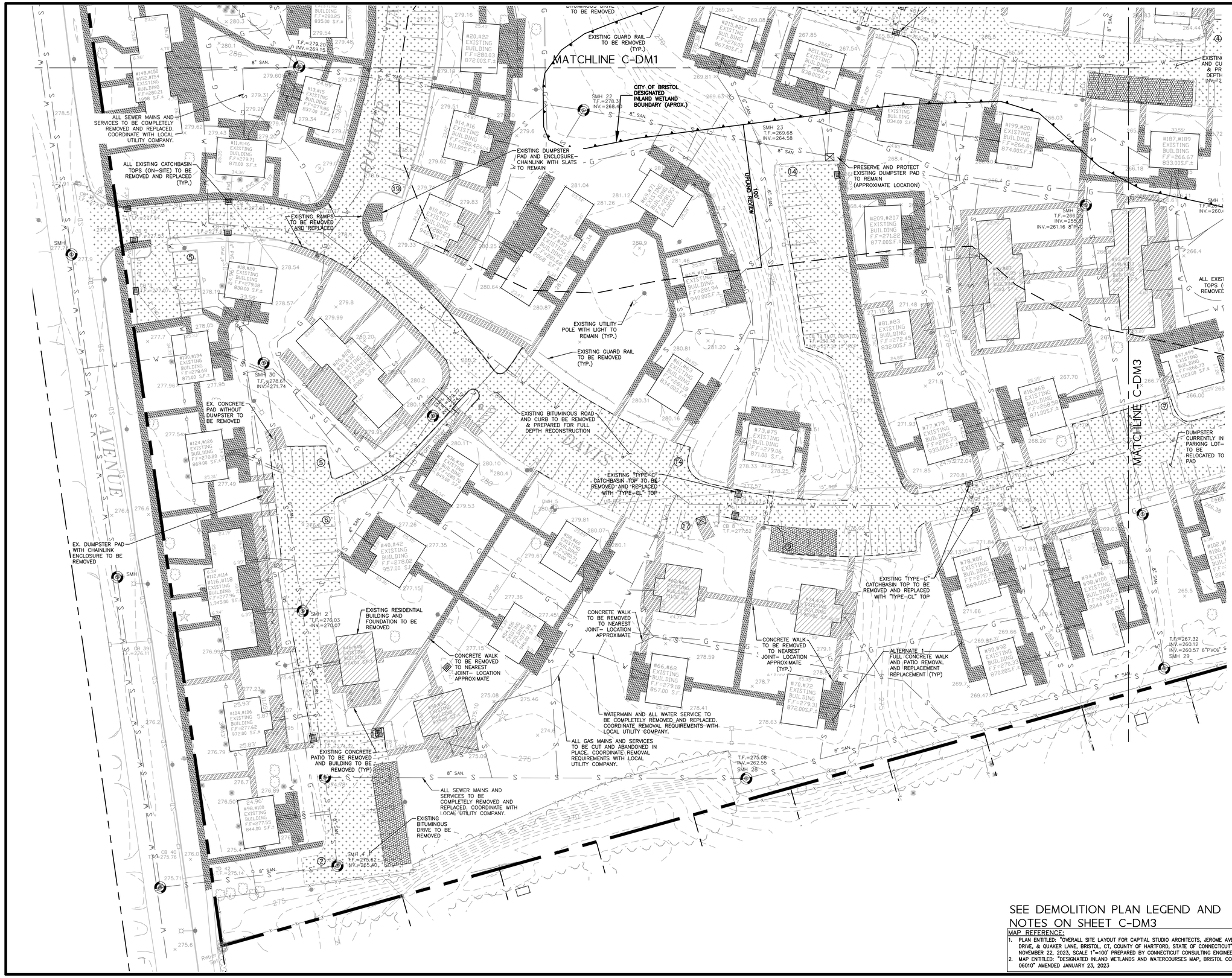
CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-DM1
CIVIL SHEET 6 OF 23



SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.	5059
DATE	9/7/24
DESIGNED BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

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

DEMOLITION PLAN

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

SHEET
C-DM2
CIVIL SHEET 7 OF 23

MATCHLINE C-KEY

MATCHLINE C-DM1

MATCHLINE C-DM2

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT (TYP.)

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EX. TREE TO BE REMOVED

EX. TREE WITH CAVITY TO BE ASSESSED BY ARBORIST

EXISTING 15" RCP TO BE REMOVED AND REPLACED.

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APPROX.)

DUMPSTER CURRENTLY IN PARKING LOT- TO BE RELOCATED TO PAD

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

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)

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:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
56 JEROME AVENUE
EAST HARTFORD, CT 09608

PROJECT NO.	
5059	
DATE	
10/7/24	
DRAWN BY:	
BMS	
REVIEWED BY:	
RLD	
CHECKED BY:	
DJ	

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

DEMOLITION PLAN

SCALE: 1" = 30'

SHEET
C-DM3
CIVIL SHEET 8 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 07 C-DM3 Plotted: 11/27/2024 9:29 AM Last Saved: 11/27/2024 9:22 AM Last Saved By: RowanDowney

MATCHLINE C-KEY

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

GATE TO REMAIN– LOCATION APPROXIMATE

GUARDRAIL TO REMAIN– LOCATION APPROXIMATE

CHAINLINK FENCE TO REMAIN– LOCATION APPROXIMATE

SITE LIGHTING FOR RECREATION AREA (TYP)

STANDARD PARKING SPACES (9' x 18')

#196,#198 #200,#202 A

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE. EXISTING SLATS TO BE REPLACED.

EXISTING WHITE VINYL FENCE (TYP)

PROPOSED BUS STOP SHELTER

CROSSWALK (TYP.)

CONCRETE CURB (TYP.)

CONCRETE SIDEWALK (TYP.)

EXISTING BUILDINGS TO BE REHABILITATED (SEE ARCH. LANS)

SEE ARCH. PLANS FOR PORCH/NEW CONCRETE PATIO DIMENSIONS

#263,#265 C

#257,#259 C

PROPOSED EV CAPABLE SPACES

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

ACCESSIBLE CURB RAMPS TO CONNECT PATH TO BUS STOP

20'± (M.E.)

BHA EMPLOYEE PARKING

PROJECT LIMIT LINE

BRISTOL HOUSING AUTHORITY OFFICES

CONCRETE CURB (TYP.)

EXISTING CONCRETE CURB TO REMAIN (TYP.)

CONNECT UNIT RESERVED SPACES WITH RESIDENT SIDEWALK

ADD ACCESSIBLE CURB RAMP

#26,#28 C

#21,#23 C

#20,#22 C

#148,#150 #152,#154 A

#13,#15 C

JEROME

CASE STREET

MATCHLINE C-SP2

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

ACCESSIBLE STONE DUST PATH (TYP.)

100' UPLAND REVIEW

FLAGGED WETLAND LIMIT

YANKEE GAS SERVICES COMPANY

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

#212,#214 C

#208,#210 D

#216,#218 C

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

CONCRETE SIDEWALK (TYP.)

#204,#206 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE

CROSSWALK (TYP.)

STANDARD PARKING SPACES (9' x 18')

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

#198,#200 C

#188,#190 C

#215,#217 C

#211,#213 B

PROPOSED EV CAPABLE SPACES

#203,#205

CONCRETE SIDEWALK

MATCHLINE C-SP3

MATCHLINE C-KEY

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY:
APPROVED BY: DJ

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

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

SITE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-SP1
CIVIL SHEET 9 OF 23

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MATCHLINE C-SP1

MATCHLINE C-SP3

AVENUE

#148,#150
#152,#154
A

#13,#15
C

#11,#146
C

#20,#22
C

#14,#16
B

#10,#27
B

#33,#35
#37,#39
A

#69,#71
C

#215,#217
C

#211,#213
B

#203,#205
B

#199,#201
C

#187,#189
B

#209,#207
C

#85,#87
B

#81,#83
B

#18,#20
B

#130,#134
C

#26,#28
#30,#32
A

#61,#63
C

#16,#68
C

#97,#99
D

#77,#79
B

#124,#126
C

#36,#38
C

#73,#75
C

#40,#42
C

#58,#60
C

#54,#56
C

#112,#114
#116,#118
A

#66,#68
C

#70,#72
C

#78,#80
C

#94,#96
#98,#100
A

#90,#92
C

#104,#106
C

#98,#100
B

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

FULL DEPTH PAVEMENT RESTRUCTION

EXISTING RAMPS TO BE REMOVED AND REPLACED

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE. EXISTING SLATS TO BE REPLACED.

NEW DUMPSTER ENCLOSURE

100' UPLAND REVIEW

CONCRETE SIDEWALK W/ CURB (TYP.)

PROPOSED EV CAPABLE SPACES

PROPOSED H/C RAMP

ACCESSIBLE ENTRANCE

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

ACCESSIBLE RAMPS @ CROSSWALKS (TYP.)

EXISTING CONCRETE CURB TO REMAIN (TYP.)

STANDARD PARKING SPACES (9' x 18')

15' from centerline

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

CONCRETE SIDEWALK (TYP.)

NEW CONCRETE PAD WITH ENCLOSURE (TYP.)

CONCRETE CURB (TYP.)

DUMPSTER ON CONC PAD-ADD ENCLOSURE

CROSSWALK (TYP.)

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

ALTERNATE 1 FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT REPLACEMENT (TYP)

ALL EXIST TOPS (REMOVEE

EXISTING SPEED B LOCATIONS TO RE-CONSTRUC (

24.81'

Rebar Set

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 TRUMBULL STREET
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 9/27/24
DRAWN BY: BMS
DESIGN BY: BMS
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

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

SHEET
C-SP2
CIVIL SHEET 10 OF 23

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MATCHLINE C-KEY

MATCHLINE C-SP1

MATCHLINE C-SP2

"YPE-C"
TOP TO BE
ND REPLACED
-CL" TOP

ALTERNATE 1
FULL CONCRETE WALK
AND PATIO REMOVAL
AND REPLACEMENT
(TYP.)

SEE SITE PLAN SHEET
C-SP4 FOR CONCRETE
WALK PARTIAL REMOVAL
OPTIONS (TYP.)

ALL EXISTING CATCHBASIN
TOPS (ON-SITE) TO BE
REMOVED AND REPLACED
(TYP.)

#188,#190 C
#178,#180 C
#174,#176 C
#170,#172 C
#166,#168 C

ACCESSIBLE RAMPS
@ CROSSWALKS
(TYP.)

PROPOSED EV
CAPABLE SPACES

EXISTING SPEED BUMP
LOCATIONS TO BE
RE-CONSTRUCTED
(TYP)

CROSSWALK
(TYP.)

STANDARD PARKING
SPACES (9' x 18')

#187,#189 B
#179,#181 C
#167,#169 C
#165,#163 C
#158#160
#162#164 A
#151,#153
#155,#157 A

EX. TREE TO
BE REMOVED

EX. TREE WITH
CAVITY TO BE
ASSESSED BY
ARBORIST

#171,#173
#119,#117 A
#175,#177
#113,#115 A
#125,#127 C
#154#156 C

SPEED
BUMP

#121,#123 B

ALL EXISTING CATCHBASIN
TOPS (ON-SITE) TO BE
REMOVED AND REPLACED
(TYP.)

PROPOSED H/C
RAMP

ACCESSIBLE
ENTRANCE

EXISTING SPEED BUMP
LOCATIONS TO BE
RE-CONSTRUCTED
(TYP)

NEW CONCRETE PAD
WITH ENCLOSURE
(TYP.)

CITY OF BRISTOL
DESIGNATED INLAND
WETLAND BOUNDARY
(APROX.)

#150#152 C

#109,#111 C
#97,#99 D

PROPOSED EV
CAPABLE SPACES

#142,#144
#146,#148 A

#130,#132

#134,#136
#138,#140 A

EXISTING SPEED BUMP
LOCATIONS TO BE
RE-CONSTRUCTED
(TYP)

#118,#120 B

#114,#116 C
#126,#128 C
#122,#124 B
#102,#104
#106,#108 A
#110,#112 C
#94,#96
#98,#100 A

100'

Rebar Set

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.

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.

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS
- ④ EXISTING PARKING NUMBER
- [4] PROPOSED PARKING NUMBER
- DUMPSTER
- #215,#217 EXISTING BUILDING UNIT NUMBERS
- C EXISTING BUILDING UNIT TYPE

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357 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

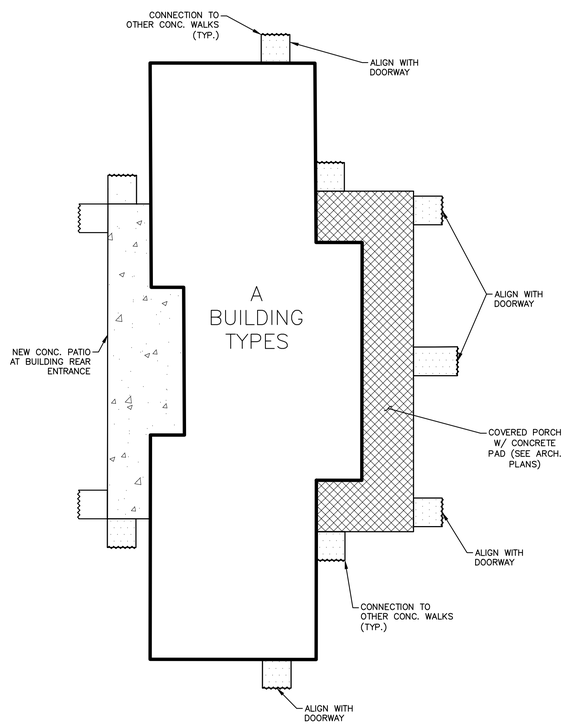
SITE PLAN

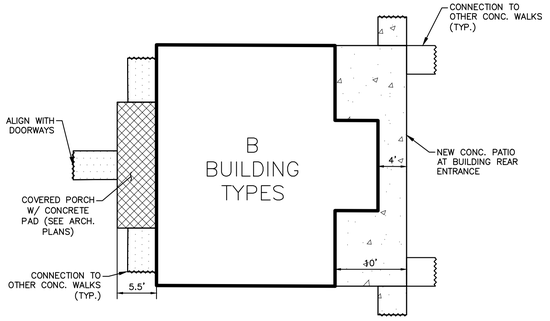
SCALE: 1" = 30'

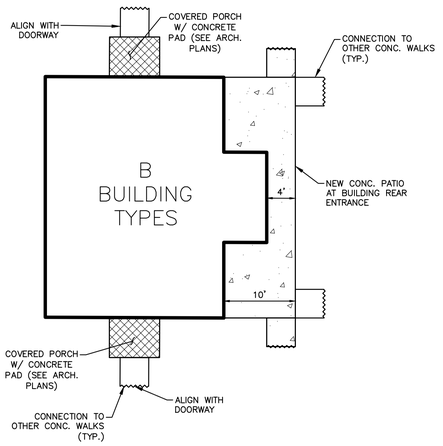
SHEET
C-SP3
CIVIL SHEET 11 OF 23

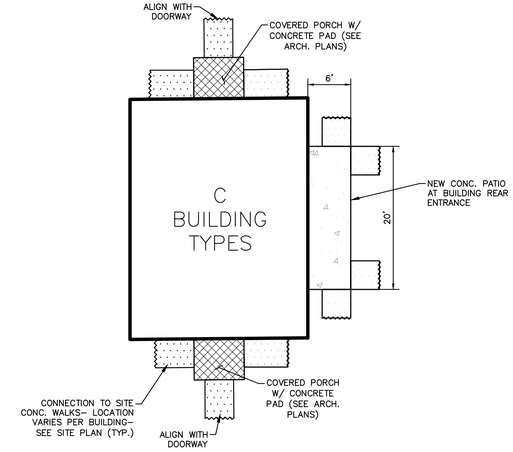
ALTERNATE 1: FULL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

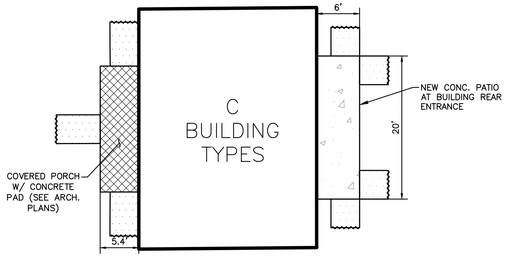
- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS

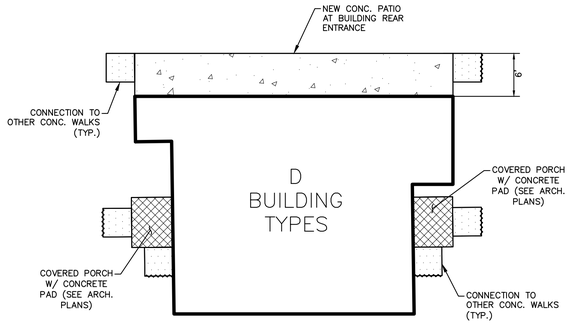






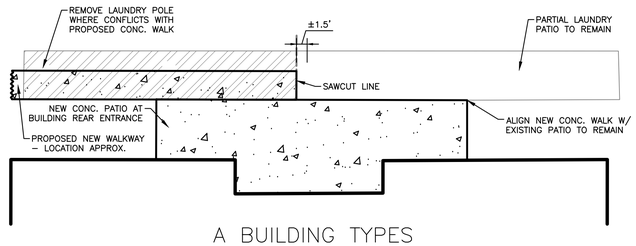


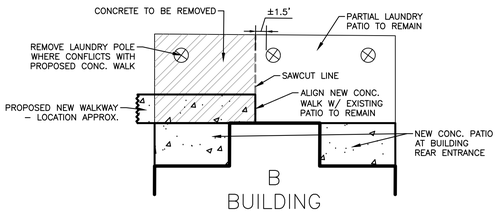


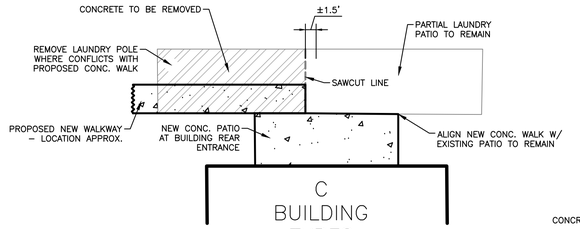


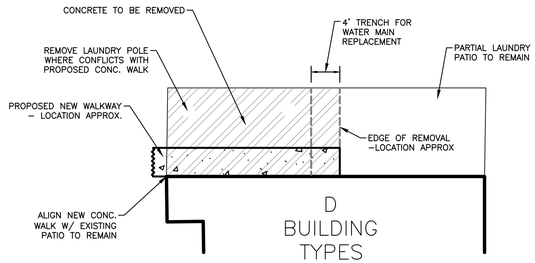
ALTERNATE 2: PARTIAL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

- 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









ALTERNATE FOR ALL EXISTING CONCRETE WALKS AND PATIOS TO REMAIN

- WALKS TO BE REMOVED WHERE NOTED ON SITE PLAN.
- WALKS TO ACCESSIBLE UNITS TO BE REPLACED FOR ACCESSIBILITY.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 TOWN LINE ROAD
EAST HARTFORD, CT 06608

PROJECT NO.	DRAWN BY:	DESIGN BY:
5059	BMS	DJ
DATE: 10/7/24	CHECKED BY: BMS	

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN- BUILDING ENLARGEMENTS

SCALE: 1" = 10'
0 5' 10' 20'

SHEET
C-SP4
CIVIL SHEET 12 OF 23

File: C:\Jobs\5059\Engineering\Auto\AU\5059 Site Plan.dwg Layout: T1 C-SP4 Plotted: 11/27/2024 9:30 AM Last Saved: 11/27/2024 9:22 AM Last Saved by: KowanJDowney

MATCHLINE C-KEY

#196,#198 #200,#202 EXISTING BUILDING F.F.=279.81 2008 S.F.±

#266,#268 EXISTING BUILDING F.F.=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F.=278.91 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F.=277.71 871.00 S.F.±

#254,#256 EXISTING BUILDING F.F.=276.90 869.00 S.F.±

#263,#265 EXISTING BUILDING F.F.=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F.=278.39 871.00 S.F.±

8" SAN.

SMH 31
T.F.=278.09
INV.=271.44 8" CLAY
INV.=271.06 8" CLAY
INV.=271.39 6" CLAY

SMH

SMH 17
T.F.=277.60
INV.=270.37

SMH 18
T.F.=278.29
INV.=269.87

SMH 19
T.F.=278.93
INV.=269.67

SMH 20
T.F.=278.69
INV.=275.35

CB 36
T.F.=277.25

CB 37
T.F.=276.76

15" RCP

12" ORP

12" RCP

CB
T.F.=274.80

CB 33
T.F.=274.54

DMH (ABANDONED)

DMH 16
T.F.=267.10

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

100' UPLAND REVIEW

ACCESSIBLE STONE DUST PATH (TYP.)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

FLAGGED WETLAND LIMIT

YANKEE GAS SERVICES COMPANY

4.5%

RIPRAP PREFORMED SCOUR HOLE

#212,#214 EXISTING BUILDING F.F.=267.65 882.00S.F.±

#216,#218 EXISTING BUILDING F.F.=268.96 872.00S.F.±

#208,#210 EXISTING BUILDING F.F.=267.65 1,121.00S.F.±

#204,#206 EXISTING BUILDING F.F.=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F.=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±

#215,#217 EXISTING BUILDING F.F.=278.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F.=266.47 838.00S.F.±

#26,#28 EXISTING BUILDING F.F.=279.62 835.00S.F.±

#20,#22 EXISTING BUILDING F.F.=280.03 872.00S.F.±

#21,#23 EXISTING BUILDING F.F.=280.25 835.00 S.F.±

#148,#150 #152,#154 EXISTING BUILDING F.F.=280.21

#13,#15 EXISTING

SMH 22

SMH 25
T.F.=264.67
INV.=254.43 8" PVC
INV.= 258.82 8"PVC

SMH 27
T.F.=267.53
INV.=261.77

CB 27
T.F.=265.63

CB 28
T.F.=265.83

CB 29
T.F.=267.83

CB 30
T.F.=269.59

TC=268.40
BC=267.90

TC=269.70
BC=269.20

TC=268.40
BC=267.90

TC=267.20
BC=266.70

TC=266.50
BC=266.00

TC=266.00
BC=265.50

TC=265.20
BC=264.70

TC=266.90
BC=266.30

268.90

267.60

266.40

266.00

265.70

265.20

264.40

PROJECT PARK

JEROME AVENUE

CASE STREET

DAVIS LANE

DRIVE

PROJECT LIMIT LINE

BRISTOL HOUSING AUTHORITY OFFICES

MATCHLINE C-GD2

MATCHLINE C-GD3

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

GRADING & UTILITES

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

SHEET
C-GD1
CIVIL SHEET 13 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 12 C-GD1 Plotted: 11/27/2024 9:30 AM Last Saved: 11/27/2024 9:30 AM Last Saved By: RowanDowney

MATCHLINE C-GD1

MATCHLINE C-GD3

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

UTILITY 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 UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PRATT STREET
EAST HARTFORD, CT 06108

PROJECT NO.	
5059	
DATE	
5/7/24	
DRAWN BY:	
BMS	
DESIGN BY:	
BMS	
CHKD BY:	
DJ	

REVISIONS

NO	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

GRADING & UTILITES

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-GD2
CIVIL SHEET 14 OF 23

MATCHLINE C-KEY

MATCHLINE C-GD1

MATCHLINE C-GD2

MED OLE

RIPRAP PREFORMED SCOUR HOLE

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

SMH 33
T.F.=257.34
INV.=252.15

SMH 26
T.F.=262.59
INV.=253.69

T.F.=264.67
INV.=254.43 8" PVC
INV.= 258.82 8"PVC

SMH 25

SMH 12
T.F.=260.74
INV.=262.29

SMH 14
T.F.=263.64
INV.=259.57

SMH 13
T.F.=261.18
INV.=256.28

SMH 11
T.F.=260.60
INV.=253.85

SMH 15
T.F.=264.43
INV.=260.62

SMH 8
T.F.=262.37
INV.=258.47

SMH 10
T.F.=268.06
INV.=265.05

SMH 9
T.F.=260.55
INV.=255.36

SMH 7
T.F.=262.33
INV.=257.68

SMH 6
T.F.=265.80
INV.=261.27

SMH 29
T.F.=267.32
INV.=260.12
INV.=260.57 6"PVC

CB 21 T.F.=256.60
CB 22 T.F.=256.72
CB 23 T.F.=259.61
CB 24 T.F.=259.79
CB 25 T.F.=259.68
CB 18 T.F.=259.82
CB 17 T.F.=260.06 INV.=254.84 15" RCP
CB 19 T.F.=262.07
CB 20 T.F.=262.19
CB 14 T.F.=263.05
CB 13 T.F.=263.21

YD 15 T.F.=262.67
YD 16

TC=263.60 BC=263.10
TC=263.00 BC=262.50
TC=265.20 BC=264.70
TC=264.20 BC=263.70
TC=264.60 BC=264.10
263.40
262.80
264.40
263.80
262.20
261.30
261.00
261.70
TC=262.50 BC=262.00
TC=266.40 BC=267.80
TC=266.90 BC=266.40
267.60
266.10
264.10
265.00
TC=264.90 BC=264.40
TC=265.80 BC=265.30

#198,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±
#178,#180 EXISTING BUILDING F.F.=264.18 869.00 S.F.±
#174,#176 EXISTING BUILDING F.F.=263.09 872.00 S.F.±
#170,#172 EXISTING BUILDING F.F.=262.35 870.00 S.F.±
#166,#168 EXISTING BUILDING F.F.=261.30 835.00 S.F.±
#187,#189 EXISTING BUILDING F.F.=266.67 833.00S.F.±
#179,#181 EXISTING BUILDING F.F.=2665.08 871.00S.F.±
#167,#169 EXISTING BUILDING F.F.=263.34 873.00 S.F.±
#165,#163 EXISTING BUILDING F.F.=262.73 945.00 S.F.±
#159#160 #162#164 EXISTING BUILDING F.F.=261.49 2024 S.F.±
#151,#153 #155,#157 EXISTING BUILDING F.F.=262.79 1965 S.F.±
#154#156 EXISTING BUILDING F.F.=261.56 871.00 S.F.±
#175,#177 #113,#115 EXISTING BUILDING F.F.=264.65 2101 S.F.±
#93,#95 #91,#93 EXISTING BUILDING 2007 T.F.±
#109,#111 EXISTING BUILDING F.F.=265.57 866.00 S.F.±
#97,#99 EXISTING BUILDING F.F.=266.73 1123.00 S.F.±
#114,#116 EXISTING BUILDING F.F.=265.41 857.00 S.F.±
#102,#104 #106,#108 EXISTING BUILDING F.F.=266.72 2047 S.F.±
#94,#96 #98,#100 EXISTING BUILDING F.F.=269.69 2044 S.F.±
#110,#112 EXISTING BUILDING F.F.=264.86 870.00 S.F.±
#118,#120 EXISTING BUILDING 839.00 S.F.±
#130,#132 EXISTING BUILDING 942.00 S.F.±
#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±
#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±
#150#152 EXISTING BUILDING F.F.=261.18 871.00 S.F.±
#121,#123 EXISTING BUILDING F.F.=263.29 963.00 S.F.±
#125,#127 EXISTING BUILDING F.F.=262.29 871.00 S.F.±
#122,#124 EXISTING BUILDING F.F.=265.76 915.00 S.F.±
#126,#128 EXISTING BUILDING F.F.=263.03 851.00 S.F.±

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APPROX.)

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

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:

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. REFER TO NOTES SHEET FOR UTILITY NOTES.
3. ELECTRICAL SERVICE UPGRADES FOR RESIDENTIAL UNITS TO BE ASSESSED FOR POTENTIAL UNDERGROUND CONNECTIONS.
4. ANY WATER/ SANITARY DISRUPTIONS SHALL BE COORDINATED TO OCCUR WHEN BUILDINGS ARE NOT OCCUPIED, TO BE COORDINATED WITH BRISTOL HOUSING AUTHORITY.
5. WATER SERVICE REPLACEMENTS TO BE COORDINATED WITH UTILITY COMPANY.
6. HYDRANTS TO MEET CURRENT STANDARD. LOOP WATER SYSTEMS/ CLEAN VALVES.
7. SANITARY SYSTEMS TO BE UPGRADED WHERE NEEDED. COORDINATE WITH LOCAL UTILITY COMPANY.
8. GAS SERVICE IS DISCONTINUED– COORDINATE WITH UTILITY COMPANY.

UTILITY LINE LEGEND

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

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL 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
3. ALL UTILITY INFORMATION BASED ON SURVEY AND BEST AVAILABLE REFERENCES PROVIDED BY PROJECT SURVEYORS. TO BE CONFIRMED IN FIELD AND APPROPRIATE UTILITY COMPANY.
4. STORM LINE INFO FROM PREVIOUS CCE SURVEY DATED 9/6/23
5. 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
30 PRATT STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/17/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

GRADING & UTILITES

SCALE: 1" = 30' (0, 15, 30, 60)

SHEET
C-GD3
CIVIL SHEET 15 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 14 C-GD3 Plotted: 11/27/2024 9:30 AM Last Saved By: RowanDowney Last Saved: 11/27/2024 9:30 AM

MATCHLINE C-KEY

Rebar Fd. 0.16' N 1.84' E

#196,#198 #200,#202 A

EXISTING TREE LINE TO REMAIN (TYP)

EXISTING EVERGREEN TREE TO REMAIN (TYP)

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

DAVIS

DECIDUOUS STREET TREE (TYP)

ORNAMENTAL STREET TREE (TYP)

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

#263,#265 C

#257,#259 C

Rebar Set

LAWN

N/F YANKEE GAS SERVICES COMPANY

100' UPLAND REVIEW

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

RIPRAP PREFORMED SCOUR HOLE

FLAGGED WETLAND LIMIT

MATCHLINE C-LS3

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY. (TYP)

RIPRAP PREFORMED SCOUR HOLE

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

#212,#214 C

#208,#210 D

#216,#218 C

#204,#206 C

#198,#200 C

#188,#190 C

PERENNIALS/ GROUNDCOVER PLANTINGS (TYP)

LAWN

DECIDUOUS SHRUB (TYP)

EVERGREEN TREE (TYP)

EXISTING DECIDUOUS TREE TO REMAIN (TYP)

#26,#28 C

#21,#23 C

#20,#22 C

#215,#217 C

#211,#213 B

DRIVE

JEROME

PROJECT LIMIT LINE

BRISTOL HOUSING AUTHORITY OFFICES

CASE STREET

LANE

#148,#150 #152,#154 A

#13,#15 C

ALL SEWER MAINS AND

MATCHLINE C-LS2

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

#203,#205

SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3 AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C-LS4

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1 CONSTITUTION PLAZA
EAST HARTFORD, CT 06608

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	BMS
CHECKED BY:	DJ

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

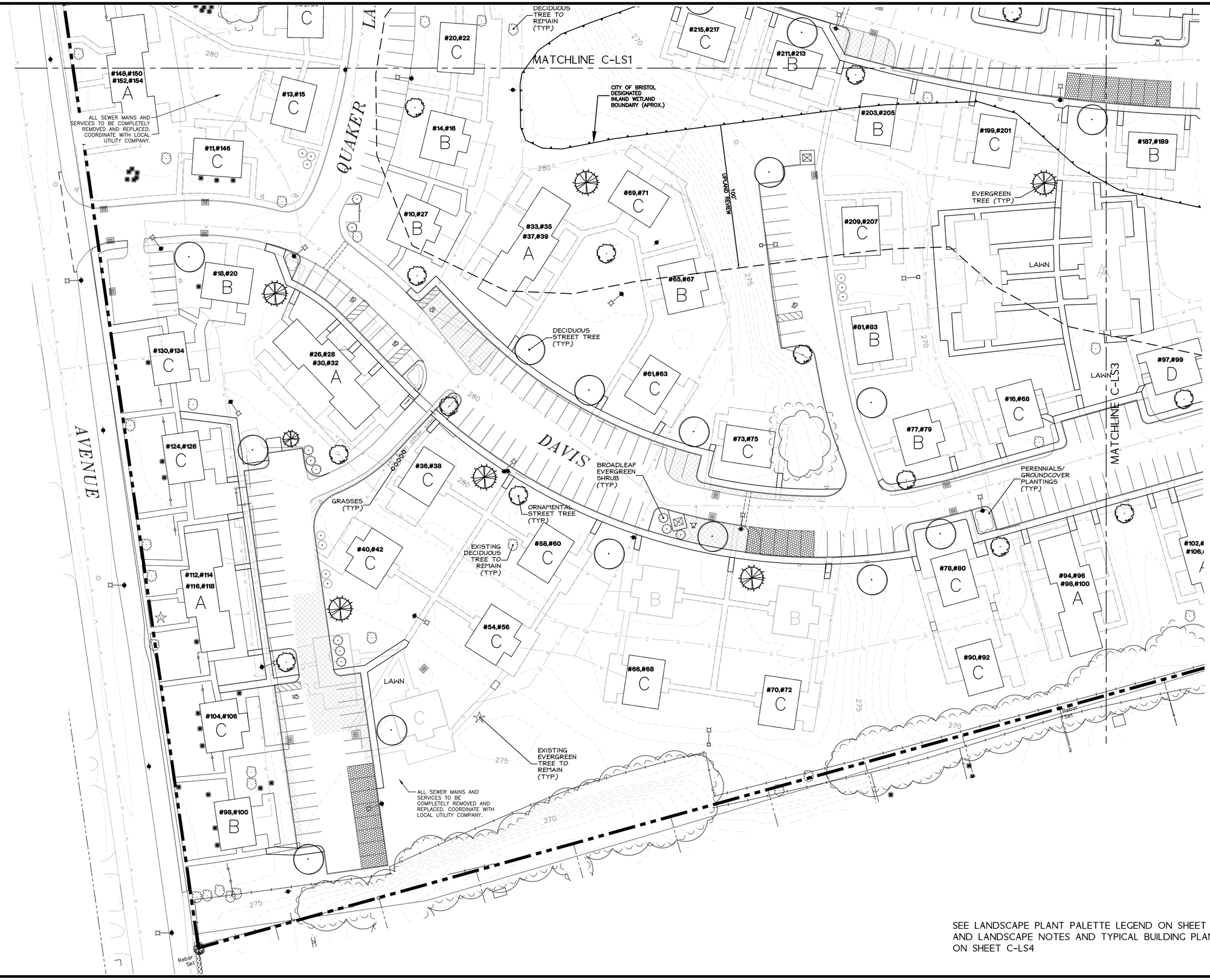
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LS1
CIVIL SHEET 16 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059_LS-LT Plan.dwg Layout: 16 C-LS1 Plotted: 11/27/2024 9:30 AM Last Saved: 11/26/2024 5:26 PM Last Saved By: OwaisCousins



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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY: RLD
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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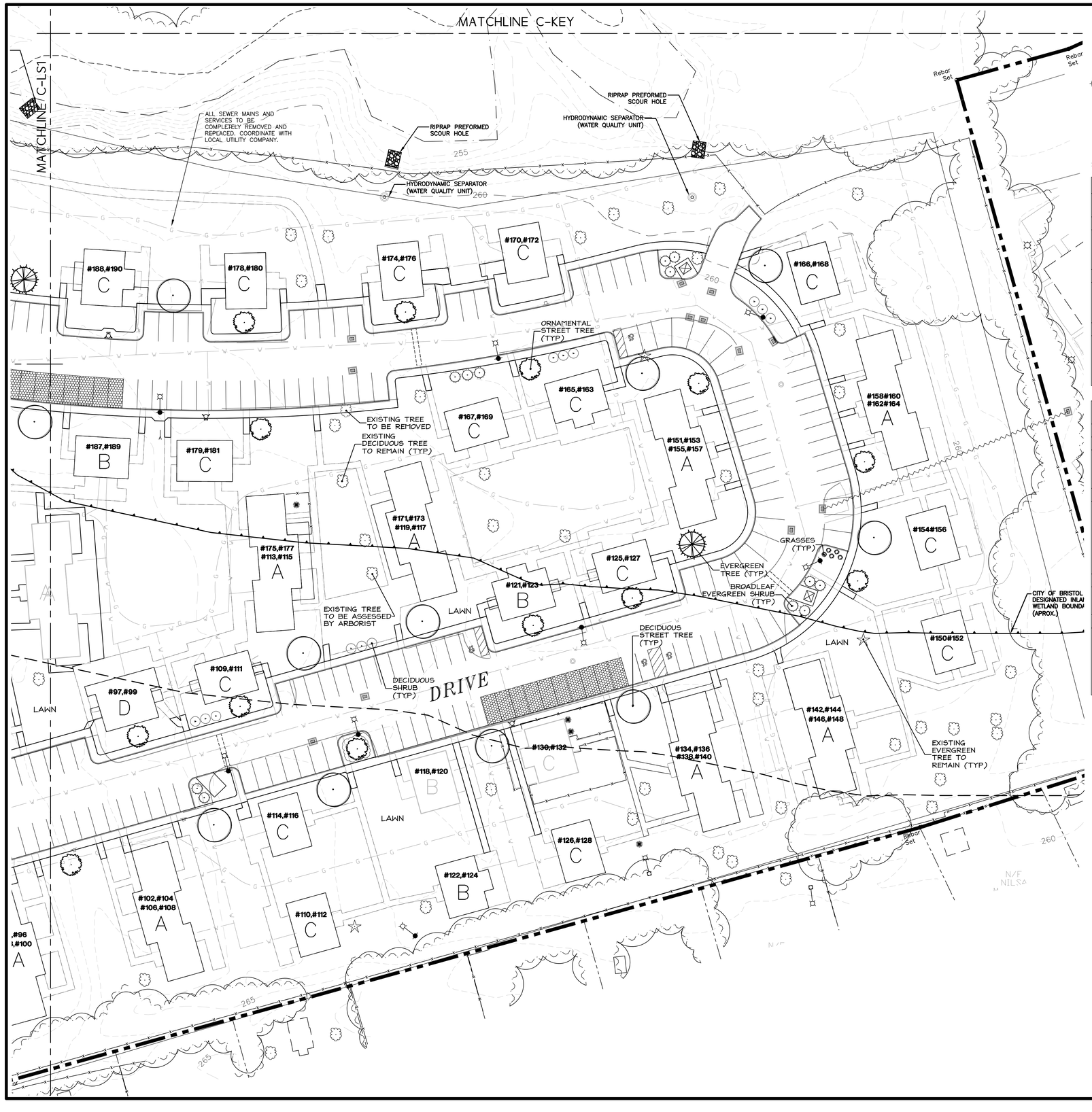
LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15, 30, 60')

SHEET
C-LS2
CIVIL SHEET 17 OF 23



SITE PLANTING PALETTES

TREES

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
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 'Hameln'	Dwarf Fountain Grass	No. 1	CONT.	2.5' O.C.
	RA		Rhus aromatica 'Gro–Low'	Gro–Lo 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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
377 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/7/24
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CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
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LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15, 30, 60')

SHEET
C–LS3
CIVIL SHEET 18 OF 23

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LANDSCAPE NOTES:

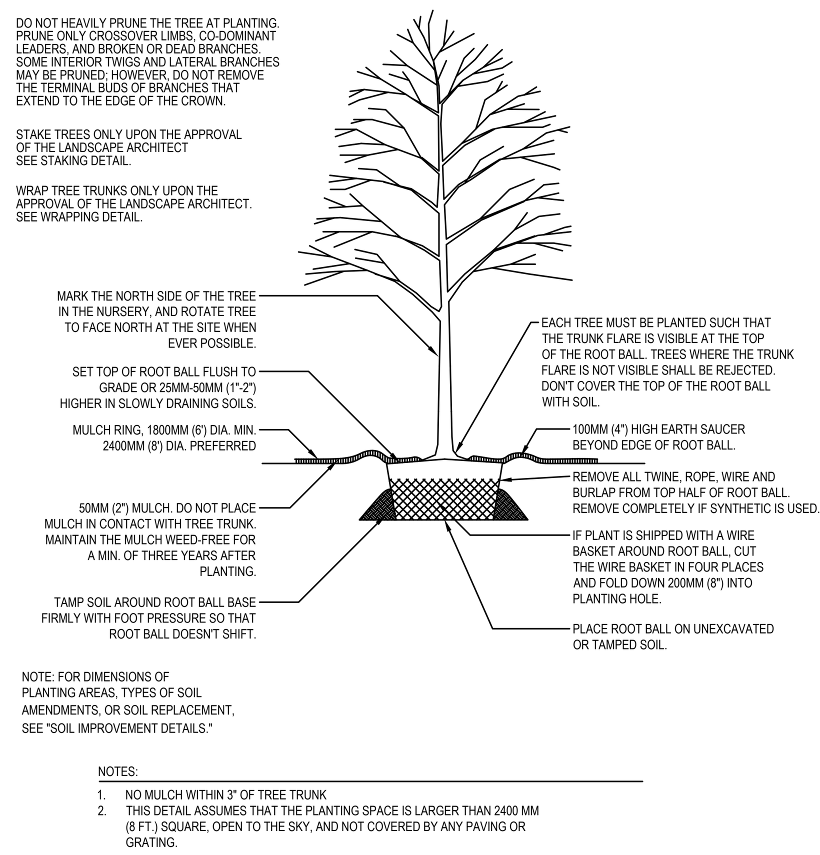
1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
2. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER 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, HEALTHY, VIGOROUS 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 FIRM, 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 MUSHROOMED BALLS ARE NOT ACCEPTABLE.
   - 5.A. BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
   - 5.B. CONTAINER-GROWTH 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 WARRANT 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 PLANT SURVIVAL AND ESTABLISHMENT. 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 TO OWNER TOGETHER WITH PROPOSAL FOR USE OF 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 10%-12%
    B. COARSE SAND 40-45%
    C. TOPSOIL 45-50%
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. LIME SHALL BE PELLETIZED 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 WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
    - 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.
14. 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 MANUFACTURER'S 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 LAW 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.
19. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
20. 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.
21. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
22. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
23. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. 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 1-800-922-4455 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.

SEEDING NOTES:

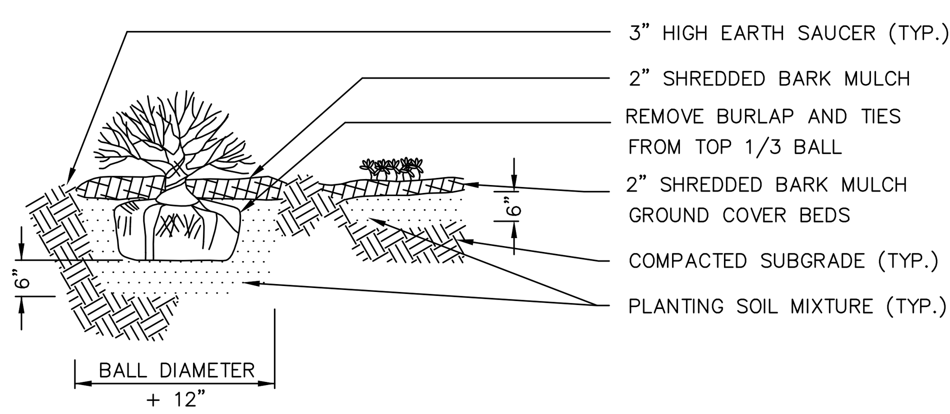
1. SEEDING MIXTURE TYPE 1 (LAWN AREAS):
   BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   CHEWINGS RED FESCUE 30% OF MIXTURE
   PERENNIAL RYEGRASS 20% OF MIXTURE
   APPLICATION RATE: 4.50LBS. PER 1000 S.F.

STREET TREE NOTES:

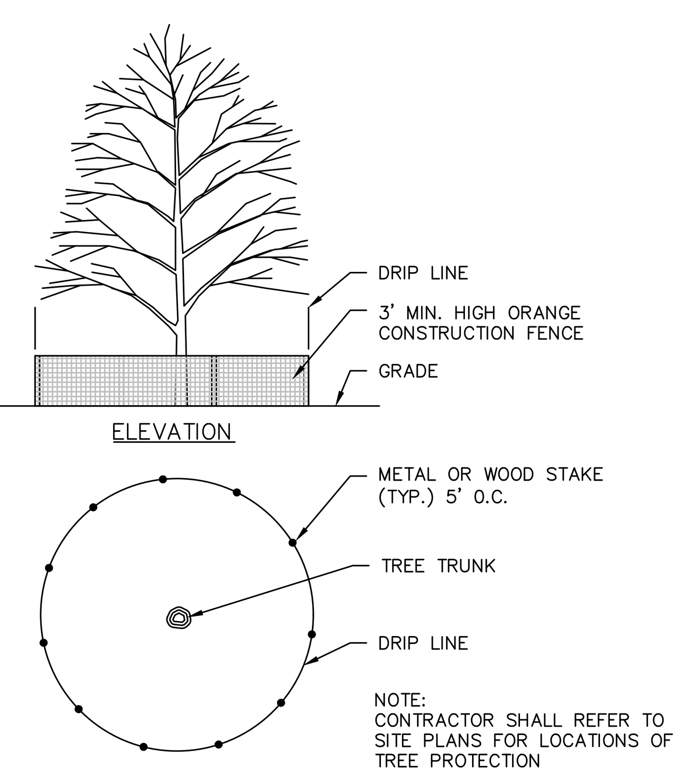
1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR TWINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA, BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.
3. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED 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, GROWING 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 POLYMERS SHALL BE APPLIED AT PLANTING.



1 TREE PLANTING DETAIL
Not to Scale



6 SHRUB & GROUNDCOVER PLANTING DETAIL
Not to Scale

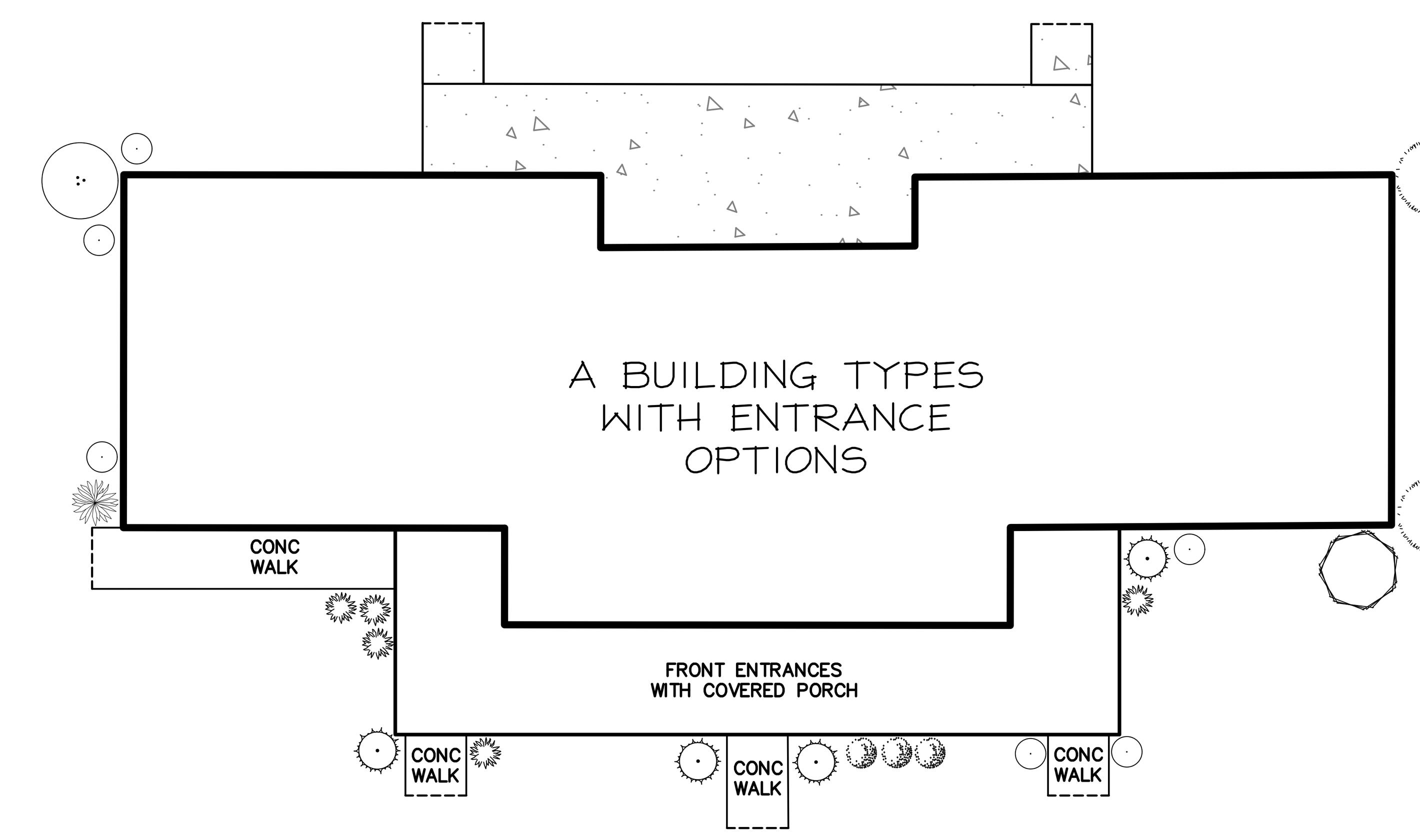


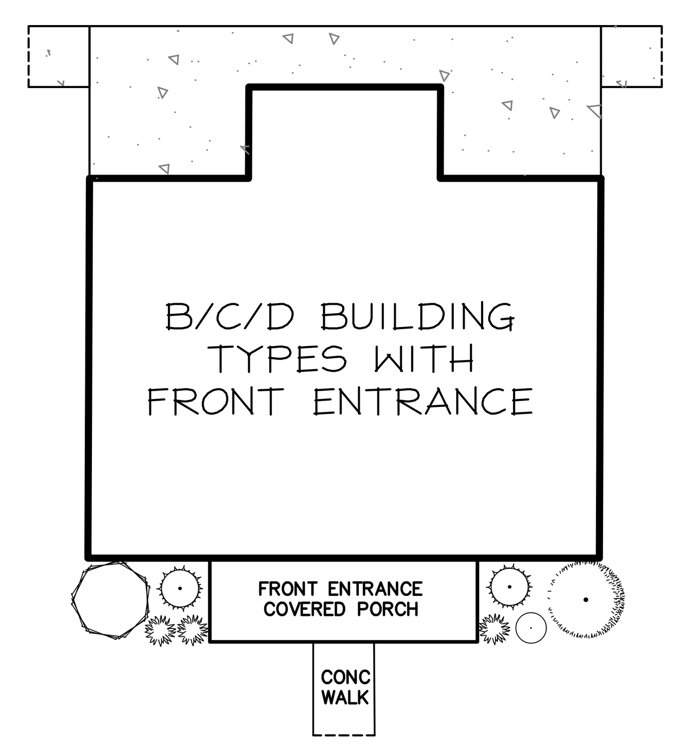
7 TREE PROTECTION DETAIL
Not to Scale

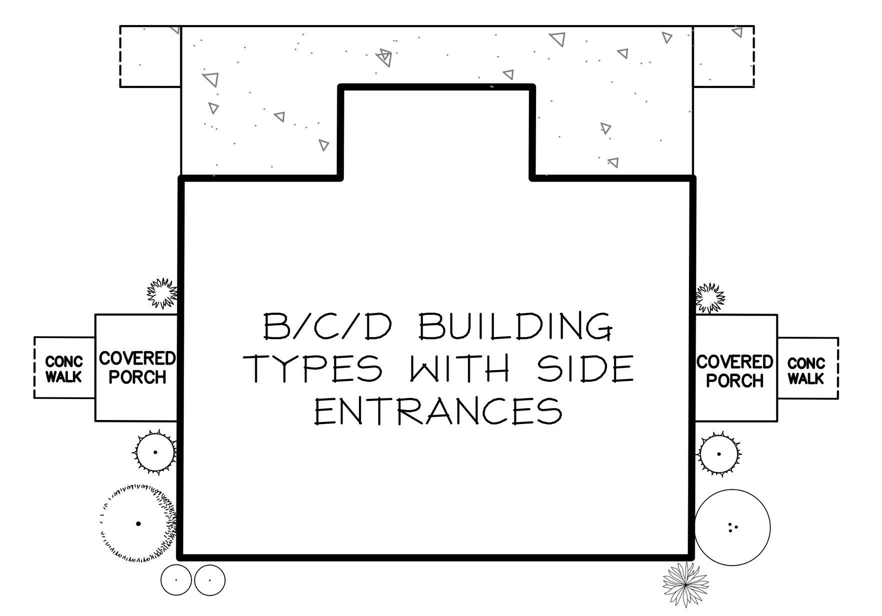
TYPICAL BUILDING PALETTE
SHRUB / PERENNIALS / GRASSES

	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					
	BG	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







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

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO: 5059
DATE: 10/17/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

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

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS

SHEET
C-LS4
CIVIL SHEET 19 OF 23

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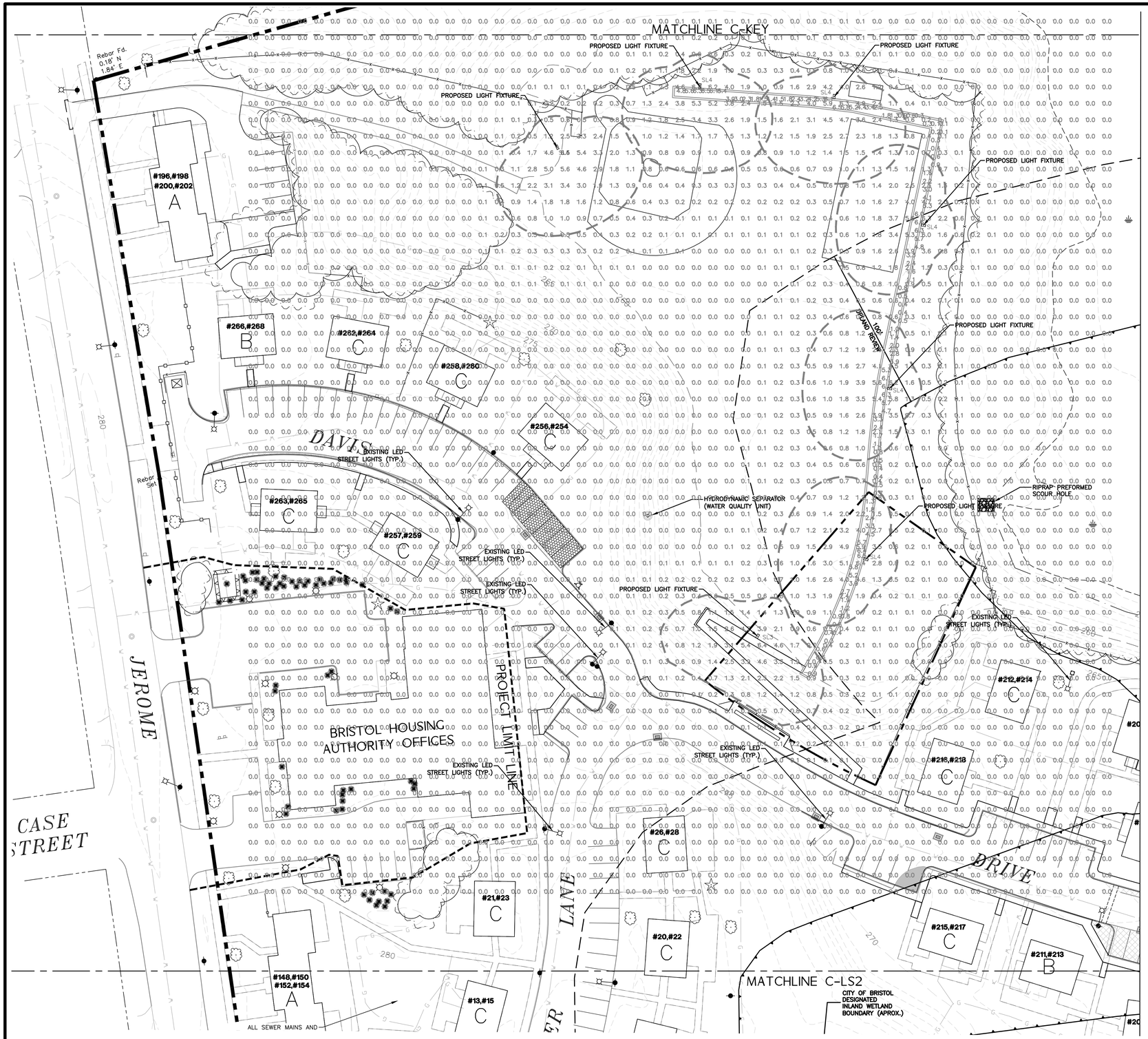
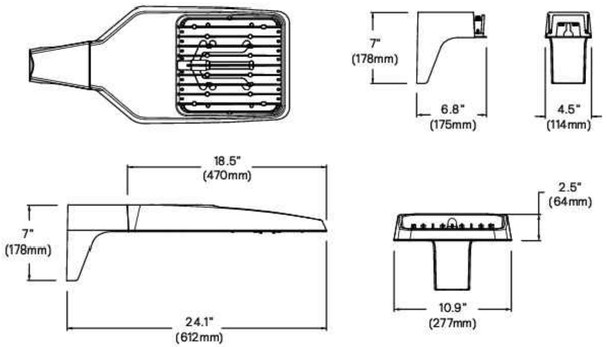


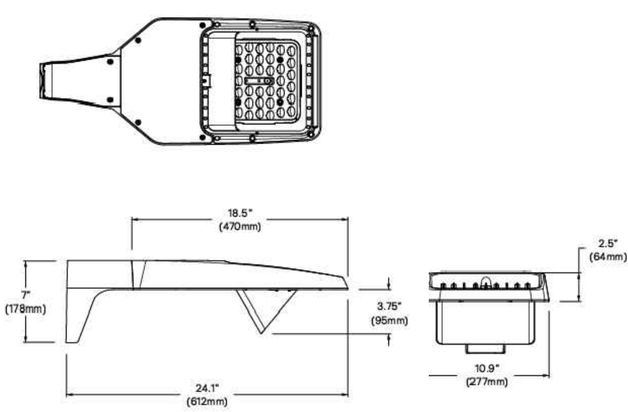
Dimensions

OptiForm Standard Arm

Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)



OptiForm External Housing Shield



1 GARDO-OPF-S LIGHTING DETAIL
Not to Scale

SITE LIGHTING NOTES:

1. THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
2. CONTRACTOR SHALL MAKE ADJUSTMENTS TO LIGHT LOCATIONS IN THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DEVIATION IS 5' OR MORE FROM LOCATION SHOWN ON THE PLANS.
3. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
4. LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
5. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

JOB NAME: CAMBRIDGE PARK - JEROME AVENUE - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: DESIGN PROFESSIONALS INC

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL3	Single	12708	90.68	0.900	B3-U0-G3	GARDCO OPF-S-A04-830-T3M-VOLT-FINISH / MOUNTED TO 18FT SQUARE STEEL POLE
6	SL4	Single	12878	90.68	0.900	B2-U0-G2	GARDCO OPF-S-A04-830-T4M-VOLT-FINISH / MOUNTED TO 18FT SQUARE STEEL POLE

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.26	6.5	0.0	N.A.	N.A.
WALKWAY	0	2.74	6.6	0.1	27.40	66.00

SITE LIGHTING 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 LIGHTING ONLY

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1 CONSTITUTION PLAZA
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY:
CHECKED BY: DJ

REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE LIGHTING PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LT1
CIVIL SHEET 20 OF 23

File: C:\Jobs\5059\Engineering\AutoCAD\5059 LT Planning Layout: 20 C-LT1 Plotted: 11/27/2024 9:31 AM Last Saved: 11/27/2024 9:18 AM Last Saved By: OsvaldiCouoro

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 and 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 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 repaired 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 orthe 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.

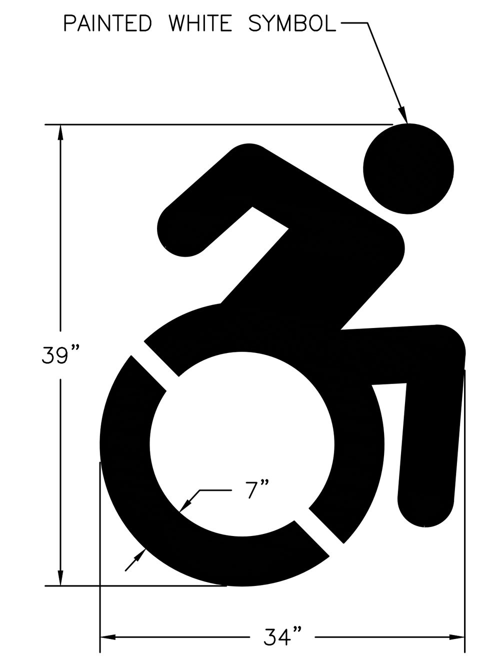
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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.

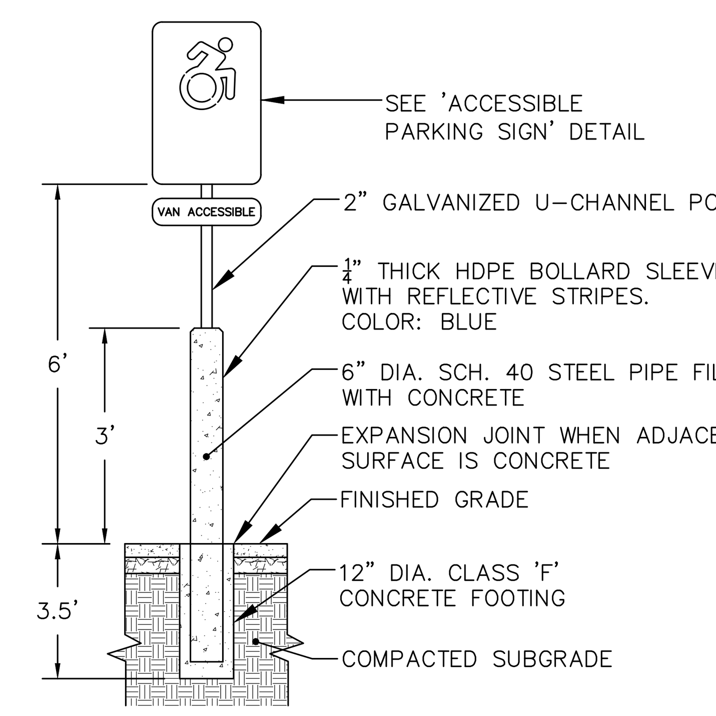
LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
— — — C_x — — — C_x —	UNDERGROUND COMMUNICATION LINES	——— C ———
DOMESTIC WATER		
— — — W_x — — — W_x —	WATER MAIN	——— W ———
——— — — WS_x ———	WATER SERVICE	——— WS ———
— — — F_x — — — F_x —	FIRE SERVICE LINE	——— F ———
——— — — NPW_x ———	NON-POTABLE WATER LINE	——— NPW ———
	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
——— — — LF_x ———	MAIN LIQUID FUEL LINE	——— LF ———
——— — — LFS_x ———	LIQUID FUEL SERVICE LINE	——— LFS ———
——— — — LF_a ———	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— — — I_x — — — I_x —	IRRIGATION LINES	——— I ———
LIGHTING		
/	POLE / GROUND MOUNTED LIGHT	/
NATURAL GAS		
— — — G_x — — — G_x —	GAS MAIN	——— G ———
——— — — GS_x ———	GAS SERVICE LINE	——— GS ———
POWER		
——— EO_x ———	ELECTRICAL LINES, OVERHEAD	——— EO ———
——— — — EU_x ———	ELECTRICAL LINES, UNDERGROUND	——— EU ———
	UTILITY POLE	
PROPERTY		
——— — — ———	PROPERTY LINE	——— — — ———
—— —— —— ——	EASEMENT LINE	—— —— —— ——
	IRON PIPE	
	IRON ROD	
	MONUMENT	
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	——— SF ———
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
— — — S_x — — — S_x —	SANITARY SEWER MAIN	——— S ———
— — — SS_x — — — SS_x —	SANITARY SEWER SERVICE LINE	——— SS ———
S	SANITARY SEWER MANHOLE	S
STORM SEWER		
— — — — — — — —	STORM DRAIN PIPE	
— — — RL_x — — — RL_x —	ROOF LEADER	——— RL ———
— — — UD — — — UD —	UNDERDRAIN	— — — UD — — — UD —
D	STORM DRAIN MANHOLE	D
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
— — — — — 95 — — — — —	CONTOUR	——— 95
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA



1 ACCESSIBLE PARKING SYMBOL

Not to Scale

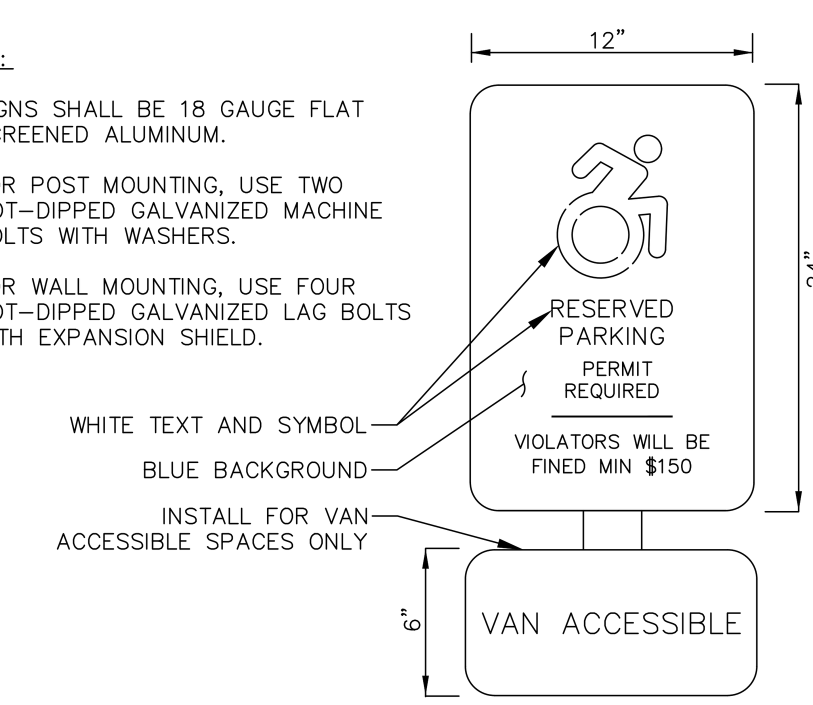


2 ACCESSIBLE PARKING SIGN POST

Not to Scale

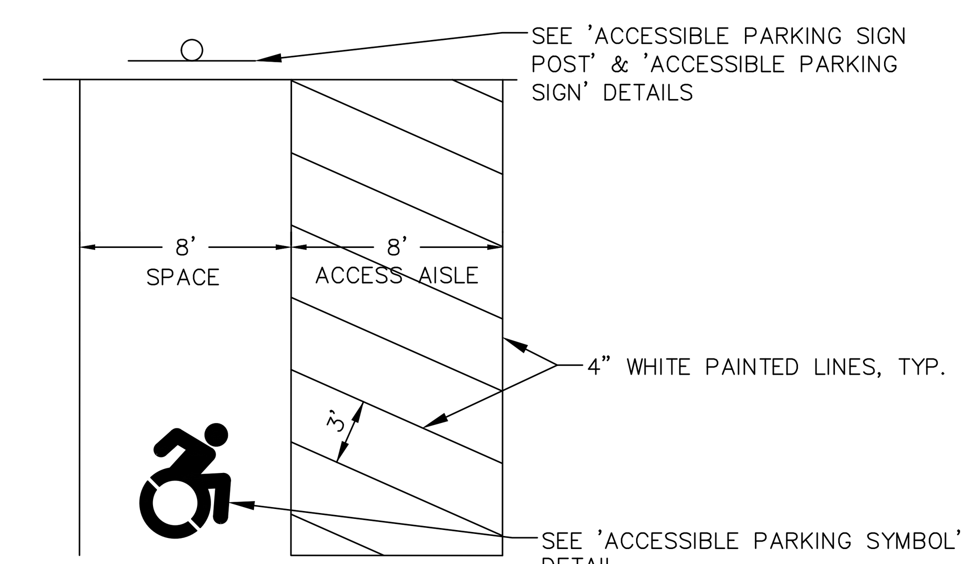
NOTES:

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

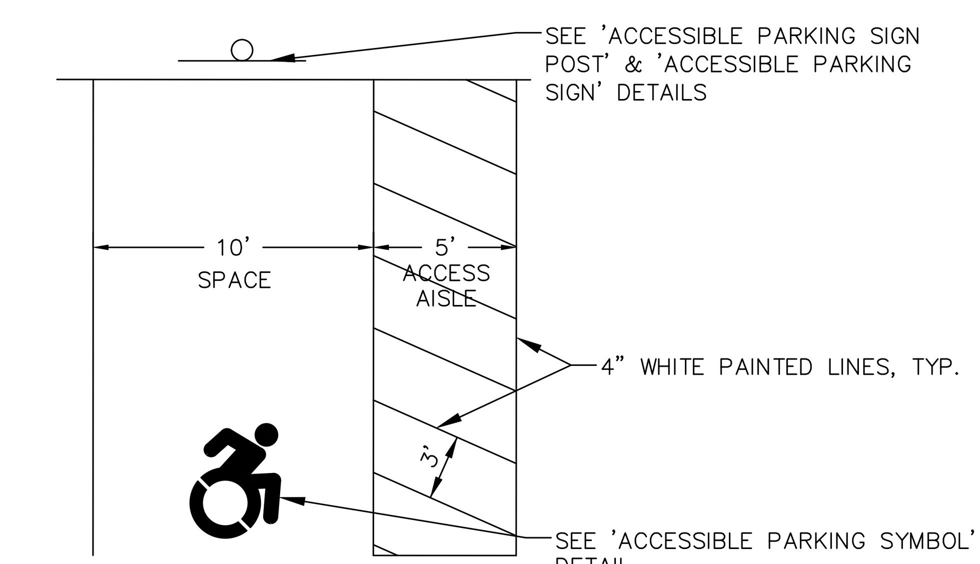


NOTES:

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 VAN 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



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 A 5' 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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PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO: 5059
DATE: 10/17/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

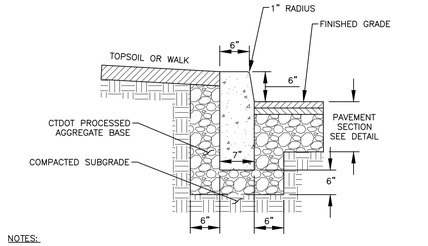
REVISIONS

NO.	DATE		BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

NOTES, LEGEND, & DETAILS

SHEET
C-D1
CIVIL SHEET 21 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Details.dwg   Layout: 21 C-D1 ADA Parking   Plotted: 11/27/2024 9:31 AM   Last Saved: 11/27/2024 9:12 AM   Last Saved By: QwuadiCousins

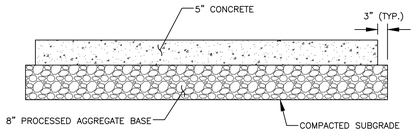


NOTES:

1. ALL CONCRETE SHALL BE CTDOT CLASS "F" OR EQUIVALENT.
2. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF 20 FEET ON CENTER USING PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF $\frac{1}{2}$".
3. WHEN ABUTTING CONCRETE WALKS, INSTALL PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF $\frac{1}{2}$" ALONG LENGTH OF WALK.
4. CONCRETE CURBING SHALL BE INSTALLED PER CTDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, LATEST EDITION.

1 CAST-IN-PLACE CONCRETE CURB

Not to Scale

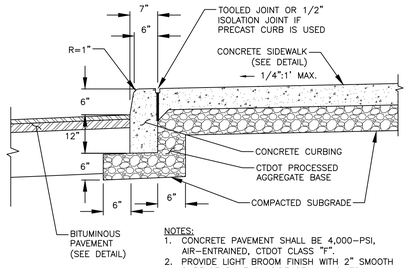


NOTES:

1. REFER TO JOINT DETAILS FOR JOINT REINFORCING AND SPACING.
2. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
3. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.
4. THIS DETAIL IS FOR AUTO PARKING AREAS ONLY AND DOES NOT APPLY TO OUTDOOR STORAGE OR TRUCK PARKING/CIRCULATION AREAS.
5. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED "_____" PREPARED BY _____, DATED _____.
6. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
7. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

2 CONCRETE SIDEWALK SECTION - STANDARD DUTY

Not to Scale

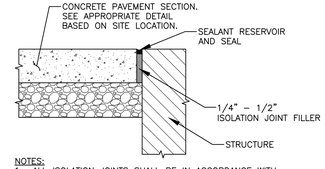


NOTES:

1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.

3 MONOLITHIC CONCRETE CURB & WALK

Not to Scale

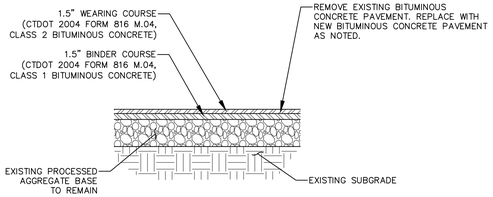


NOTES:

1. ALL ISOLATION JOINTS SHALL BE IN ACCORDANCE WITH ACI 330.2R-17.
2. PROVIDE ISOLATION JOINTS AT CONCRETE PAVEMENT INTERSECTIONS WITH ALL FIXED OBJECTS, INCLUDING BUILDINGS, CATCH BASINS, LIGHT POLE BASES, ETC., EXCEPT FOR THE BUILDING SLAB AT ALL DOOR LOCATIONS.
3. SEE STRUCTURAL PLANS FOR DETAIL AT BUILDING DOOR LOCATIONS.
4. SEAL JOINTS WITH DOW CORNING 888, 890-SL SILICONE SEALANT, OR EQUIVALENT.

4 CONCRETE ISOLATION JOINT

Not to Scale

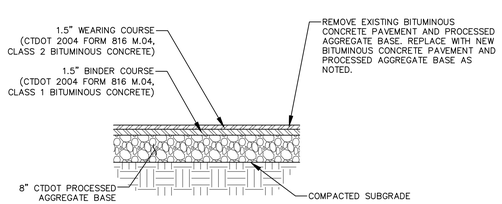


NOTES:

1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

5 PARTIAL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

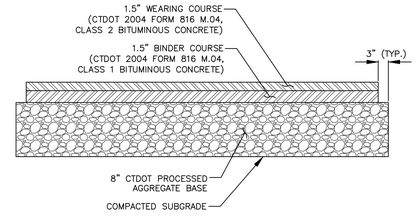


NOTES:

1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

6 FULL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

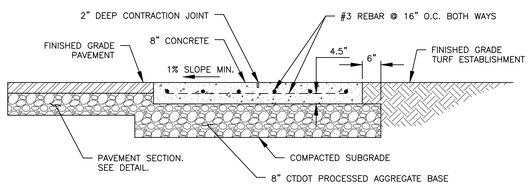


NOTES:

1. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED "_____" PREPARED BY _____, DATED _____.
2. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
3. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

7 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY

Not to Scale

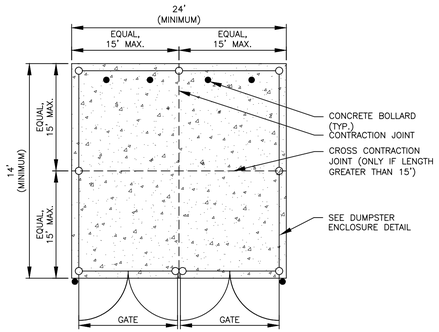


NOTES:

3. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
4. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ALONG EDGES AND ON EACH SIDE OF ALL JOINTS.
5. MAINTAIN MINIMUM OF 3" BETWEEN REBAR AND TOP, BOTTOM, AND SIDES OF CONCRETE.
6. SEE SITE PLANS FOR LAYOUT AND DIMENSIONS.

8 DUMPSTER PAD SECTION

Not to Scale

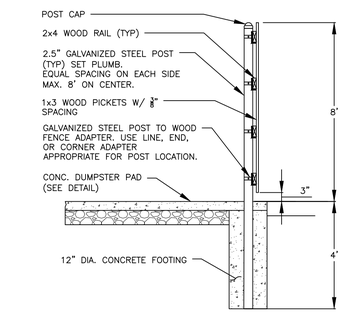


NOTES:

1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

9 DUMPSTER PAD PLAN

Not to Scale

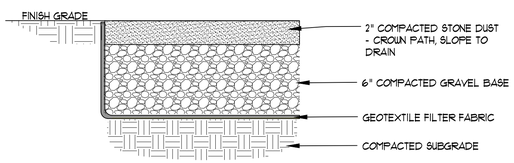


NOTES:

1. FINISH SIDE TO FACE AWAY FROM DUMPSTER PAD.
2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.
3. ALL WOOD TO BE SPRUCE OR PRESSURE TREATED.

10 DUMPSTER ENCLOSURE SECTION

Not to Scale



11 STONE DUST PATH

Not to Scale

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
30 PARK PLACE, SUITE 1
EAST HARTFORD, CT 06108

PROJECT NO:	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	
CHECKED BY:	DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

DETAILS

SHEET
C-D2
CIVIL SHEET 22 OF 23

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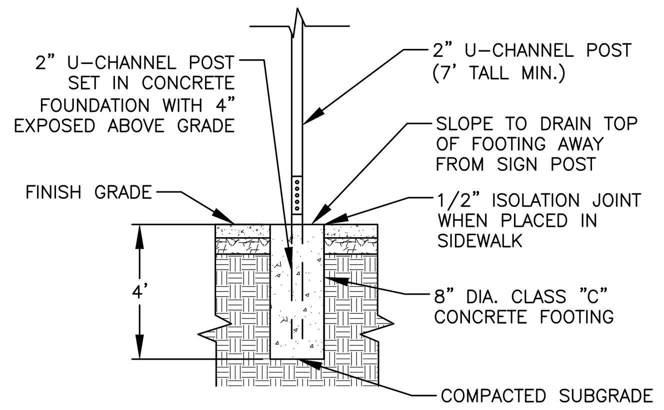
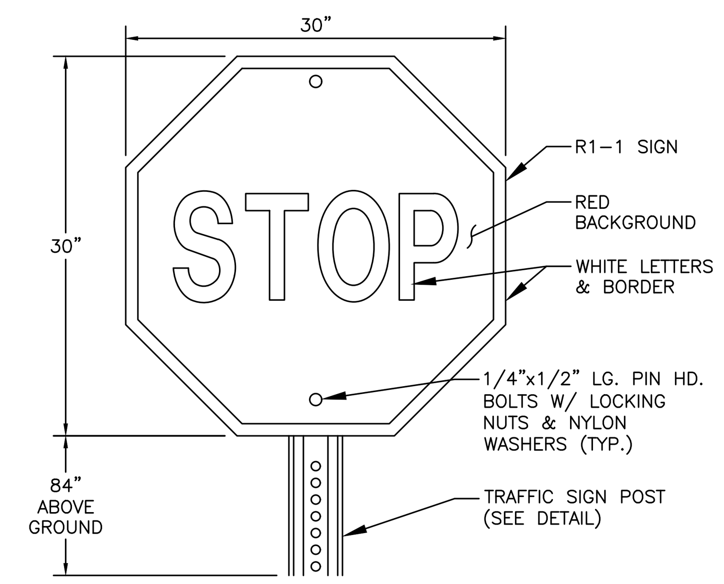
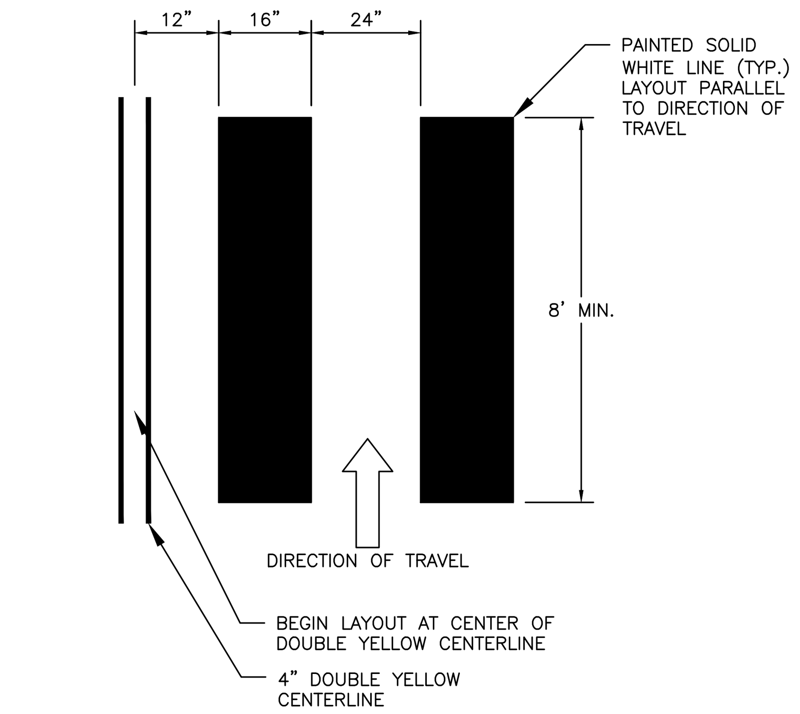


NOTES:
1. SUPPORTS SHALL BE METAL GALVANIZED STEEL POSTS (4 LB. / FT.) WITH BREAKAWAY COUPLING SYSTEM.
2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS FOR POST CONNECTION.
2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH NYLON WASHERS AND LOCKING NUTS FOR SIGN MOUNTING.
3. CONCRETE FOOTING SHALL EXTEND MINIMUM 4" BELOW BOTTOM OF POST.
4. SIGN HEIGHT SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE ON THE PLANS.
5. MAINTAIN 12" SETBACK FROM CURB OR SIDEWALK.

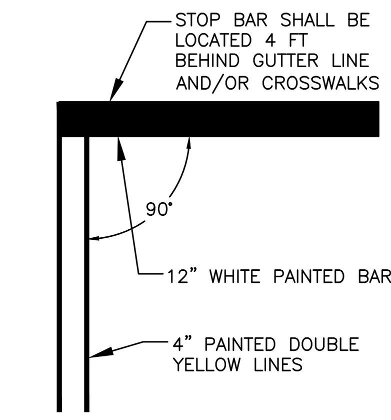
1 TRAFFIC SIGN POST
Not to Scale



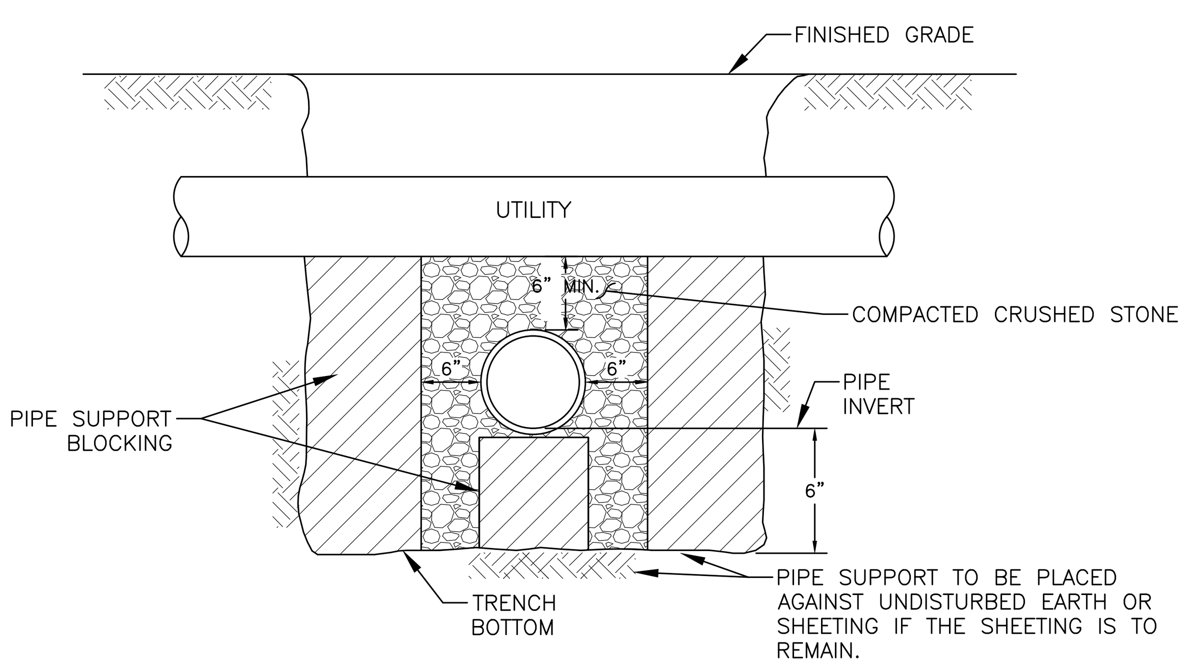
2 STOP SIGN
Not to Scale



3 PAINTED CROSSWALK
Not to Scale

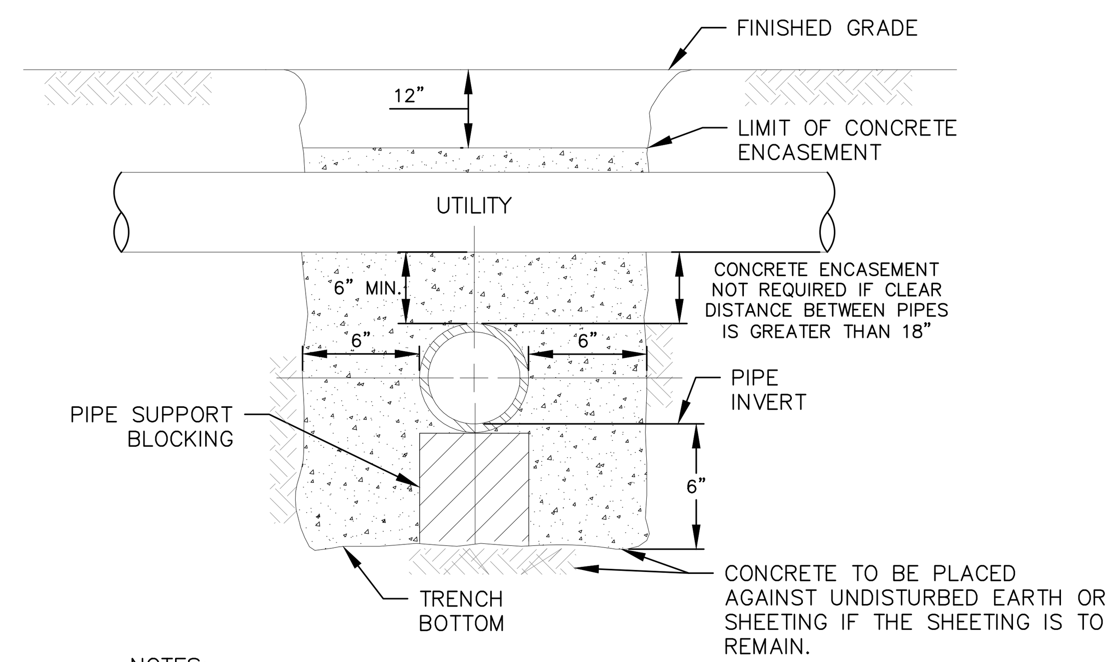


4 PAINTED STOP BAR
Not to Scale



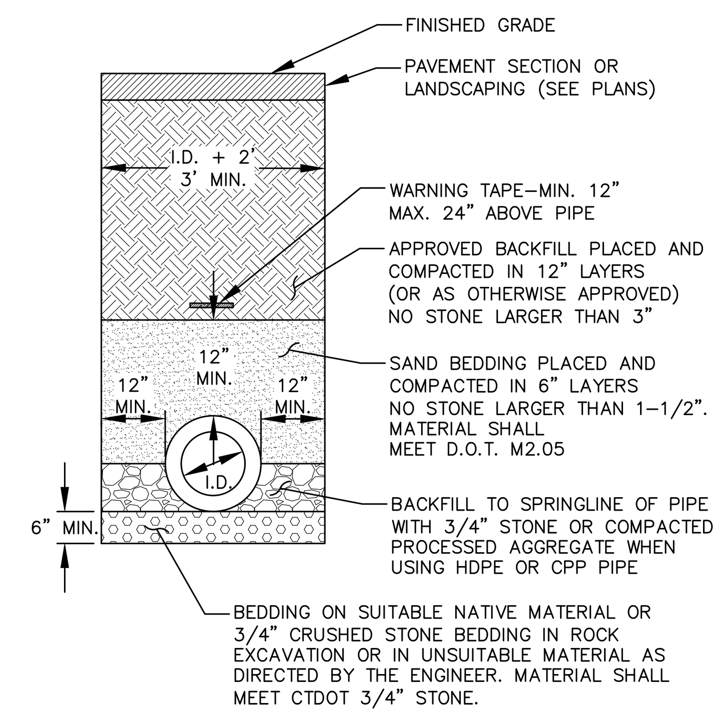
NOTE:
1. SUPPORT SHALL EXTEND A MINIMUM OF 1.5' IN EITHER DIRECTION OF CROSSING.

5 UTILITY CROSSING
Not to Scale



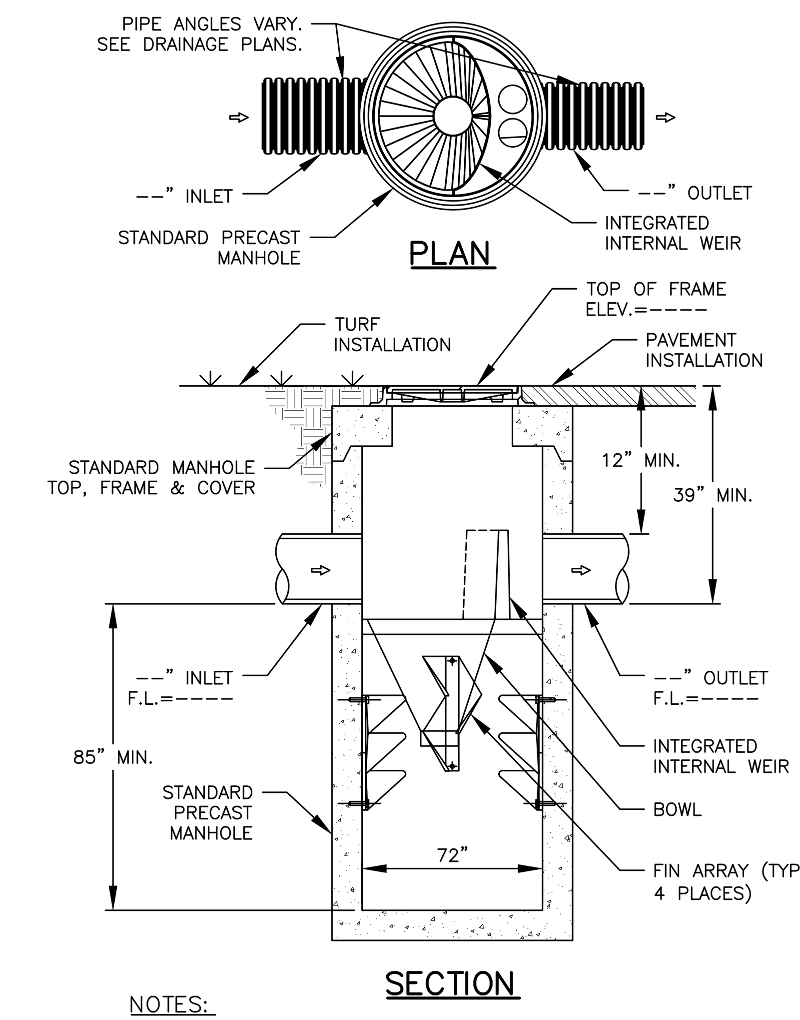
NOTES:
1. CONCRETE ENCASEMENT NOT REQUIRED IF CLEAR DISTANCE BETWEEN PIPES IS GREATER THAN 18".
2. PIPES MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATING DURING PLACEMENT OF CONCRETE
3. ALL CONCRETE ENCASEMENTS SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT.
4. CONCRETE SHALL EXTEND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

6 UTILITY CROSSING - ENCASED IN CONCRETE
Not to Scale



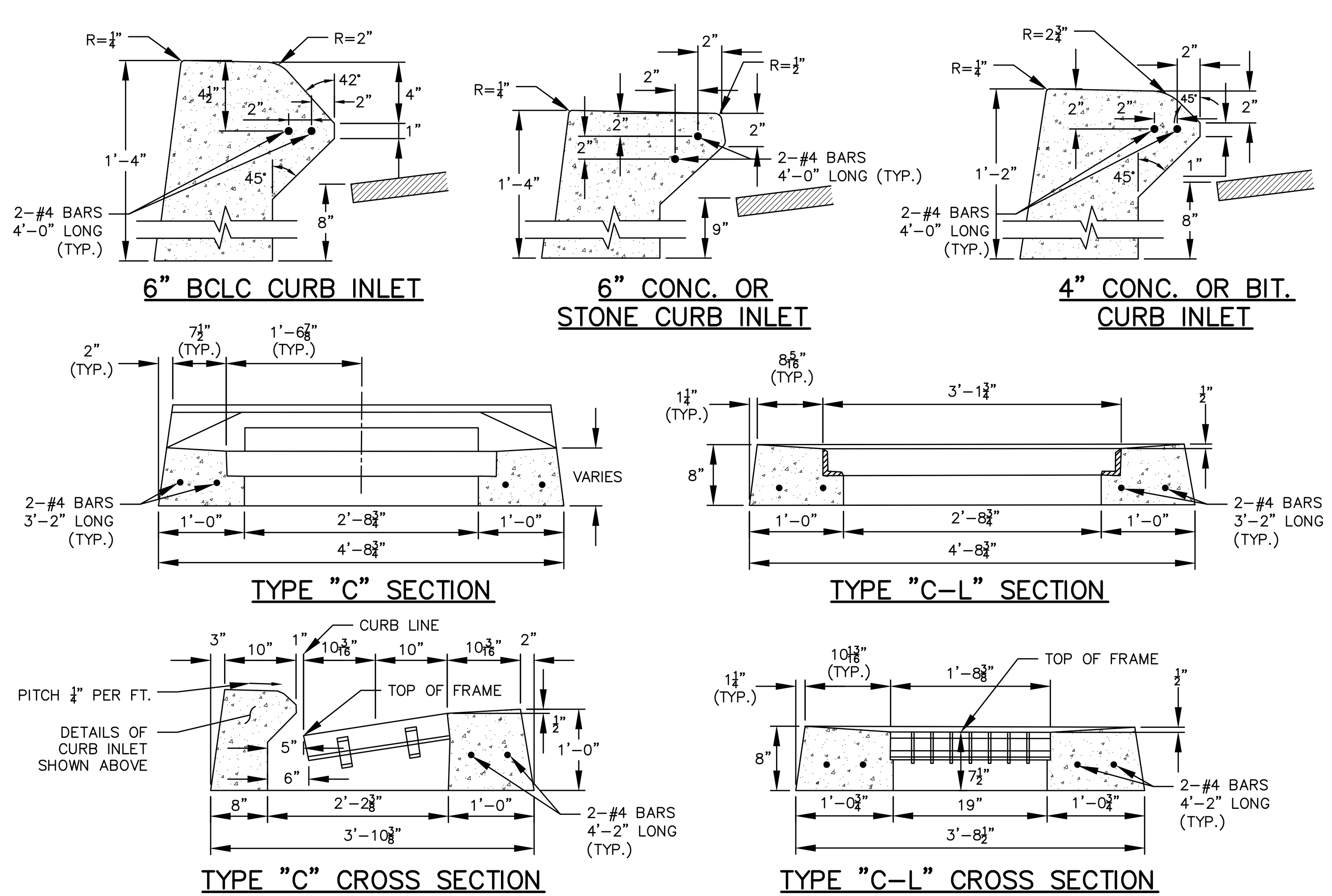
NOTES:
1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO M 170 CLASS IV WITH SILT TIGHT JOINTS.
2. RCP CLASS V PIPE SHALL BE USED IN PAVED AREAS WITH LESS THAN 1 FT. OF COVER OR IN LOCATIONS NOTED ON THE PLANS.
3. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M 294, 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.

7 STORM DRAIN TRENCH SECTION
7

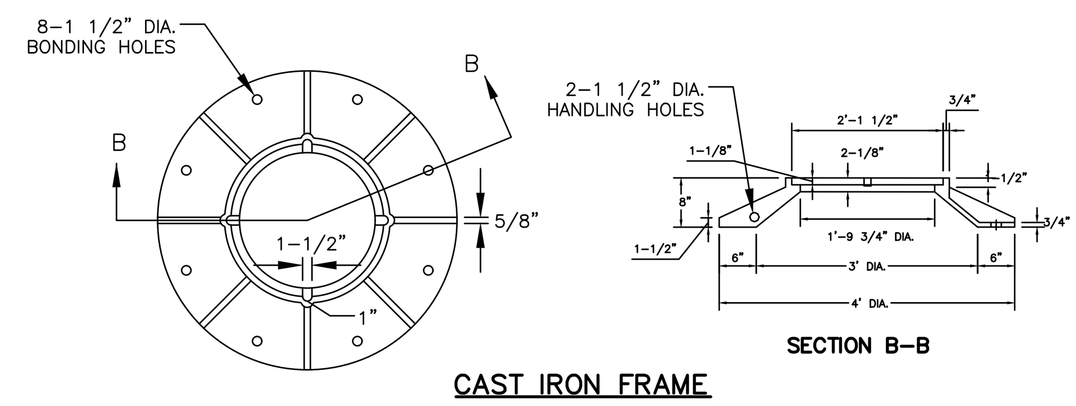


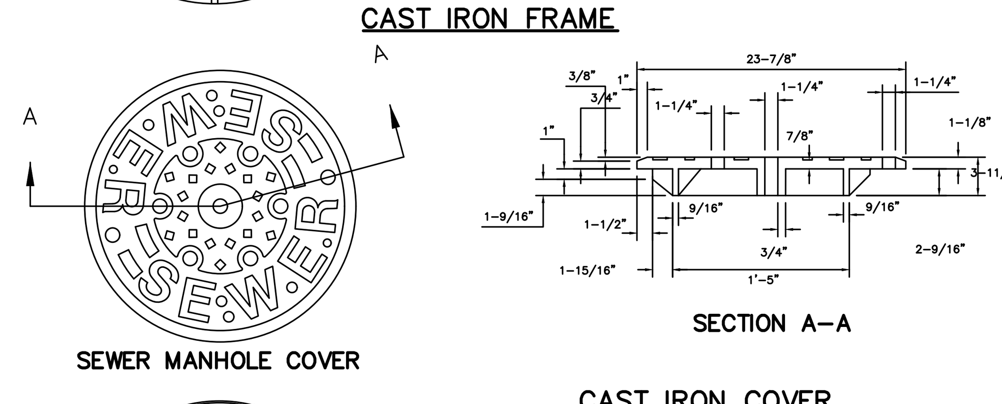
NOTES:
1. ADS BARRACUDA S6 UNIT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUIVALENT.
2. IF SUBSTITUTE IS USED, CONTRACTOR SHALL PROVIDE DOCUMENTATION PROPOSED UNIT IS RATED FOR A MINIMUM 80% TSS REMOVAL FOR THE DESIGNED WATER QUALITY FLOW RATE.
3. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

8 WATER QUALITY UNIT - S6
Not to Scale



9 STANDARD CATCH BASIN TOPS
Not to Scale





NOTES:
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.

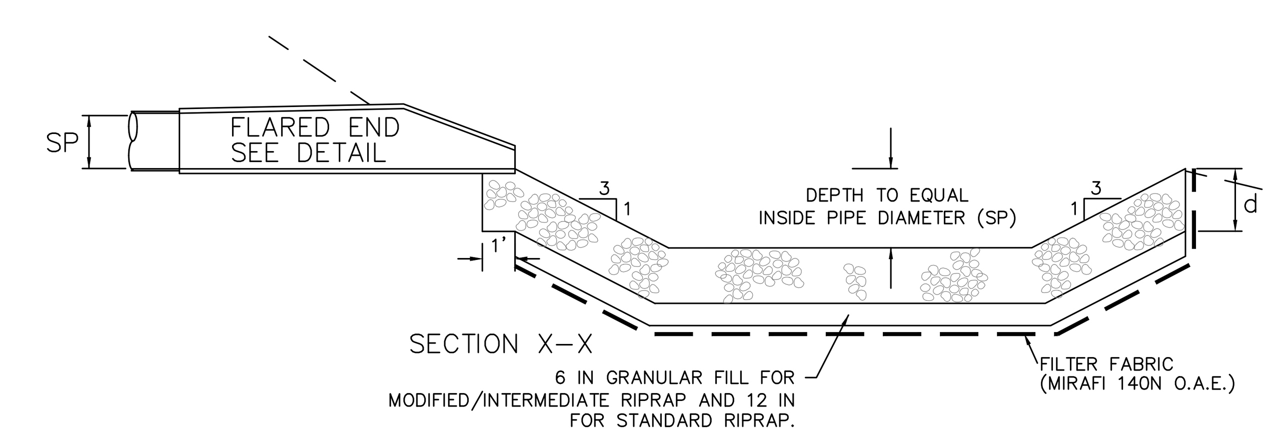
10 MANHOLE FRAME & COVER
Not to Scale

NOTES:

1) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)
36 IN (WHEN STANDARD RIPRAP SPECIFIED)

2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 817 SECTION M.12.02

3) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2



11 RIPRAP PREFORMED SCOUR HOLE
Not to Scale

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO:	DATE:	DESIGN BY:	DRAWN BY:	CHECKED BY:
5059	10/17/24	BMS	BMS	DJ

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

REVISIONS

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RLD

DETAILS

SHEET
C-D3
CIVIL SHEET 23 OF 23

File: C:\jobs\5059\Engineering\AutoCAD\5059 Details.dwg   Layout: 23 C-D3   Plotted: 11/27/2024 9:31 AM   Last Saved: 11/27/2024 9:12 AM   Last Saved By: Qwuaci.Cousins

SHEET 1 OF 5

SHEET 2 OF 5

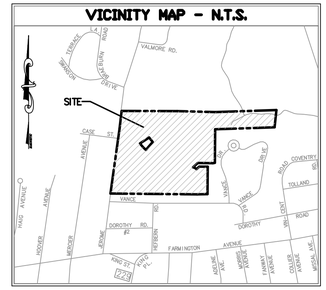
SHEET 3 OF 5

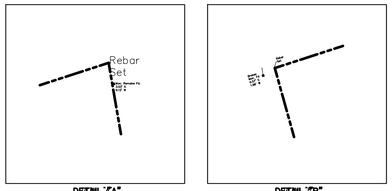
SHEET 4 OF 5

SHEET 5 OF 5

TOTAL AREA
1,730,528 SQ. FT.±
39.73 ACRES±

VICINITY MAP - N.T.S.





DETAIL "A"
(Not to Scale)

DETAIL "B"
(Not to Scale)

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMESE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- SANITARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- MITERED END SECTION
- BENCHMARK
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK

PRE-ALTA/NSPS LAND TITLE SURVEY

FOR

CAPTIAL STUDIO ARCHITECTS

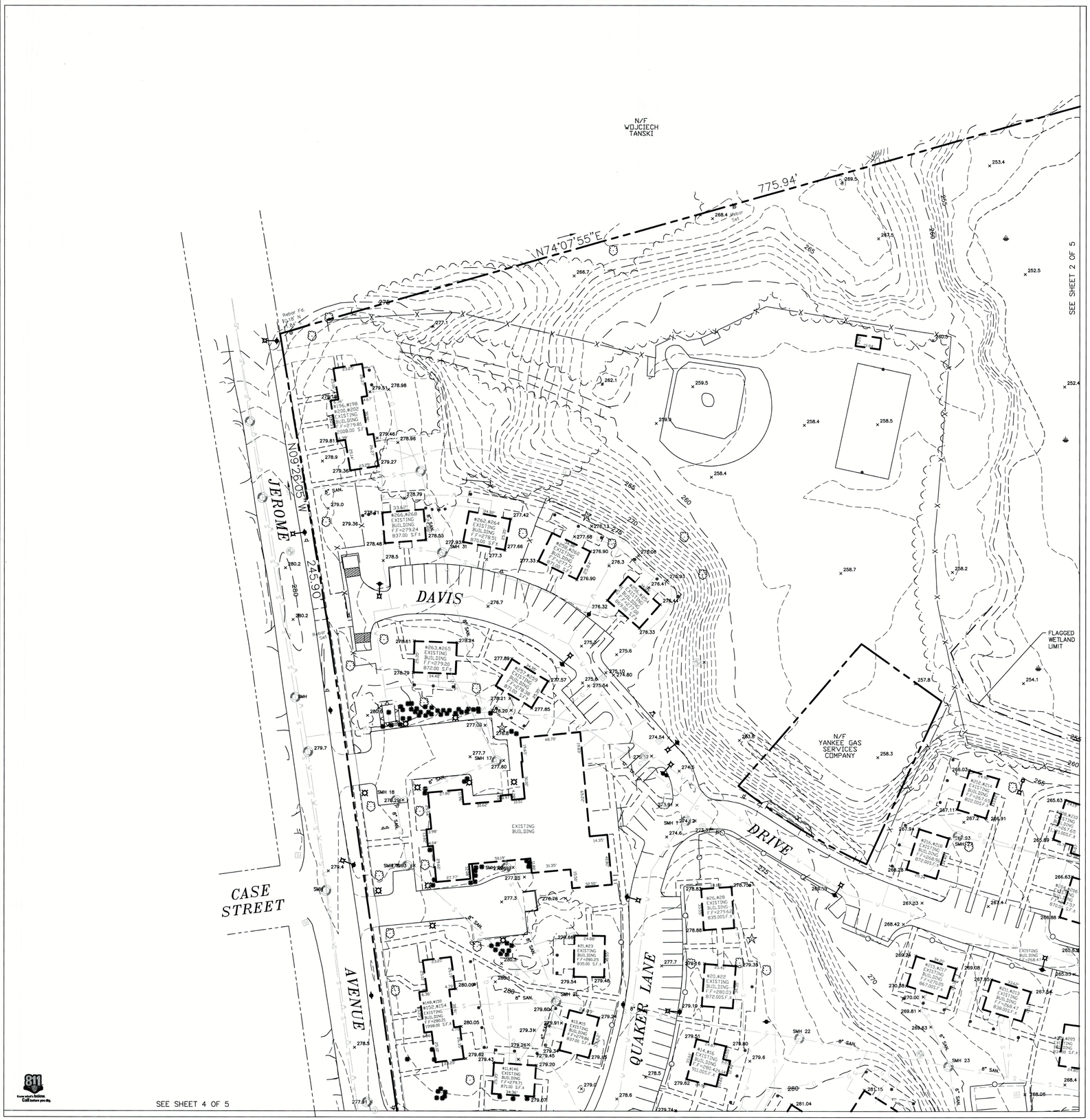
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=100'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022



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, GRAVESITES, 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 09003C0458F 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 ENG'R.
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. BARIBAULT, C.E.
9. DEVELOPMENT PLAN, PROPERTY OF THE HEFBURN 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. BARIBAULT, 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. BARIBAULT, 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. WHITTEMORE 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 DETAIL 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:

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

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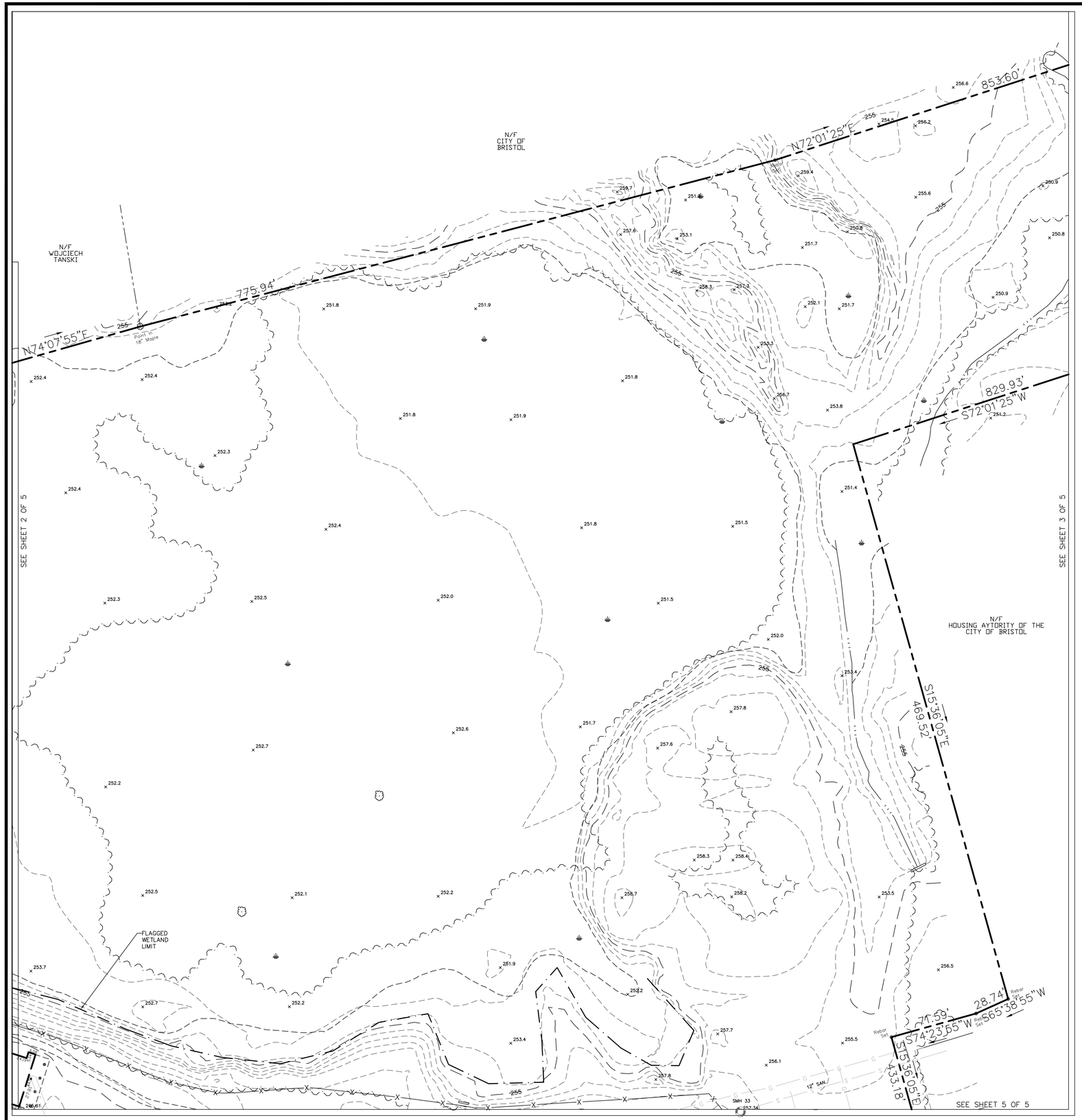
PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS

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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTICE DRIVE MERIDEN, CT. 06450
SUITE 110
203-639-8636 FAX 203-639-0022

SHEET 1 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'

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ONE PRESTIGE DRIVE
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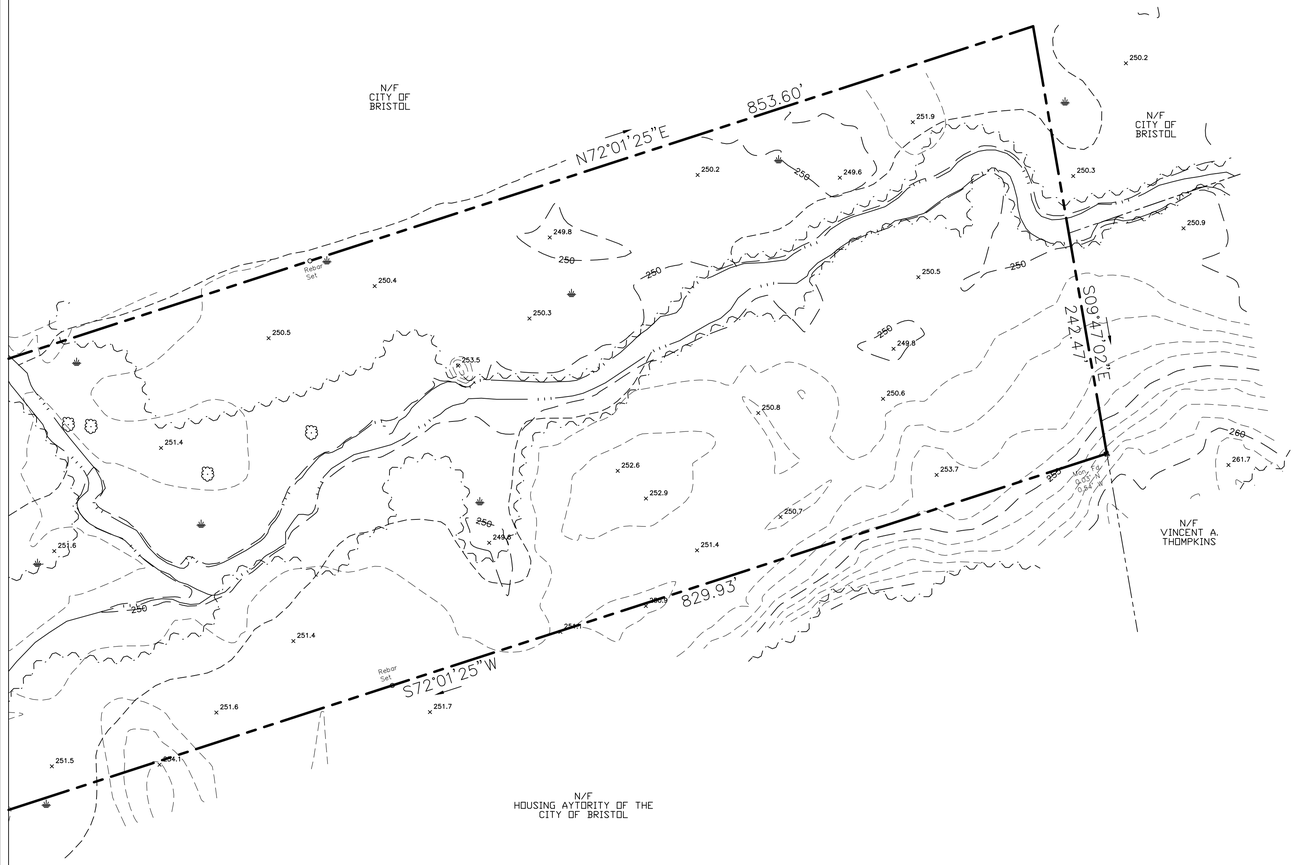
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022

SHEET: 2 OF 5



SEE SHEET 3 OF 5

NORTH

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 L.L.C.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022

SHEET: 3 OF 5

SEE SHEET 1 OF 5

DAVIS
DRIVE
JEROME
AVENUE
N06°36'05"W
919.17'
S74°27'05"W
1210.02'
#10,#12 EXISTING BUILDING FF=279.93 940.00 S.F.±
#14,#16 EXISTING BUILDING FF=279.68 871.00 S.F.±
#18,#20 EXISTING BUILDING FF=279.68 838.00 S.F.±
#22,#24 EXISTING BUILDING FF=279.68 868.00 S.F.±
#26,#28 EXISTING BUILDING FF=279.68 954.00 S.F.±
#30,#32 EXISTING BUILDING FF=279.68 940.00 S.F.±
#34,#36 EXISTING BUILDING FF=279.68 871.00 S.F.±
#38,#40 EXISTING BUILDING FF=279.68 957.00 S.F.±
#42,#44 EXISTING BUILDING FF=279.68 957.00 S.F.±
#46,#48 EXISTING BUILDING 874.00 S.F.±
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#144,#146 EXISTING BUILDING FF=278.68 871.00 S.F.±
#148,#150 EXISTING BUILDING FF=278.68 871.00 S.F.±

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'

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SHEET: 5 OF 5

Elevation Drawings

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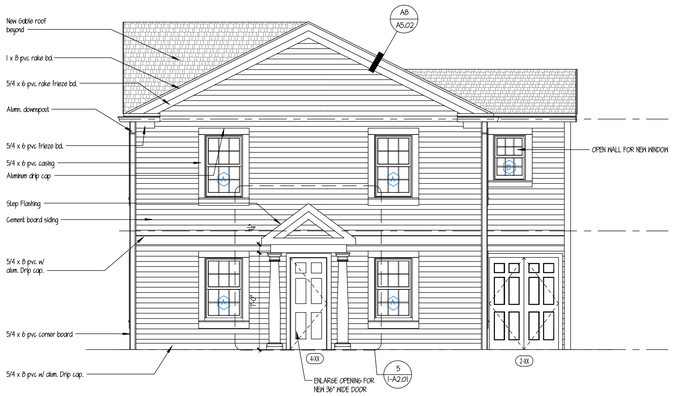
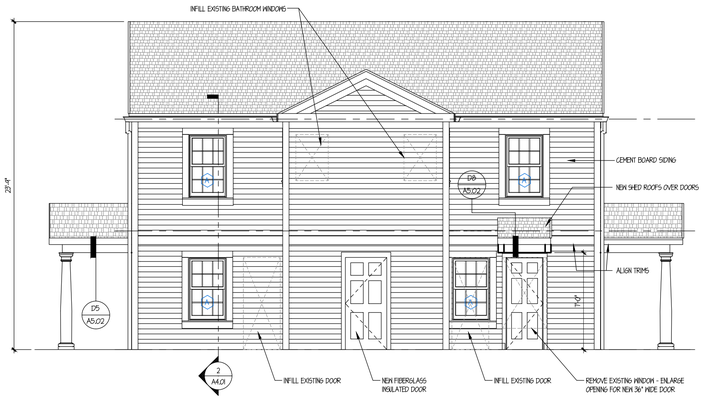


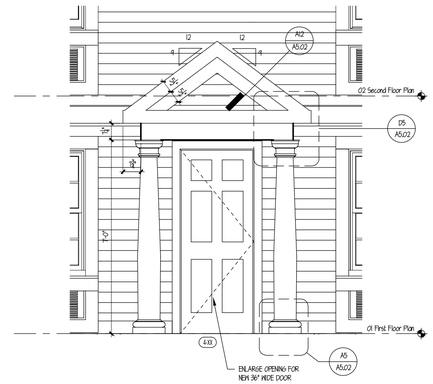
4 1-A2.01 BLDG #1 - RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



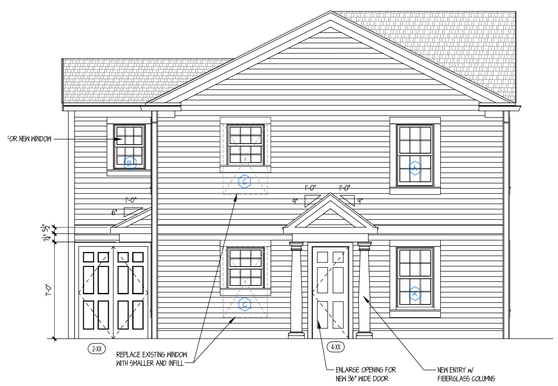
3 1-A2.01 BLDG #1- REAR ELEVATION

SCALE: 1/4"=1'-0"



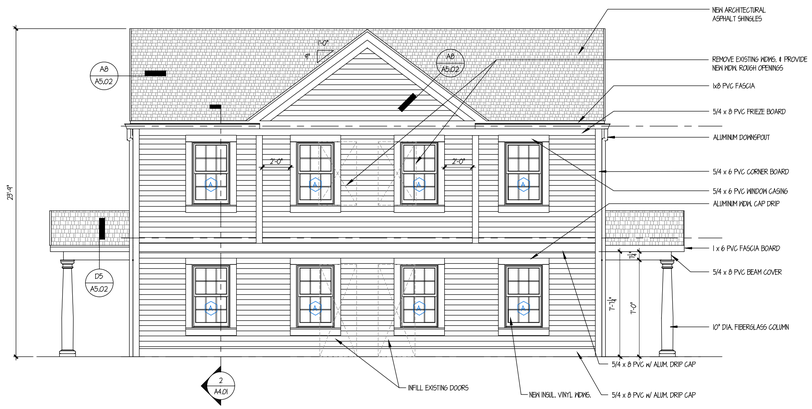
5 1-A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 1-A2.01 BLDG #1 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



1 1-A2.01 BLDG #1 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

CAPITAL STUDIO
architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 1 A2.01 - ELEVATIONS

date	description	no.

revisions

Building Type 1
C1A-3A

- **Townhouse (2BR/2BR)**
- **Handicapped Accessible**
- **Side Door Entry**
- **Siding**
- **Gable Roof**
- **2-Story Rear Addition (existing)**

Locations:

27-10 Quaker / Davis
50-52 Davis (to be demo'd)
81-83 Davis
104/106 Jerome
121/123 Davis
130/132 Davis (to be demo'd)
163-165 Davis

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR ELEVATONS

BUILDING TYPES

• See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

DESIGN DEVELOPMENT

1-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

NOT TO SCALE

11/26/2024 1:03 AM C:\Users\MGM\OneDrive\Desktop\Planning + Zoning Special Permit Drawings_A2.01 - ELEVATIONS.dwg

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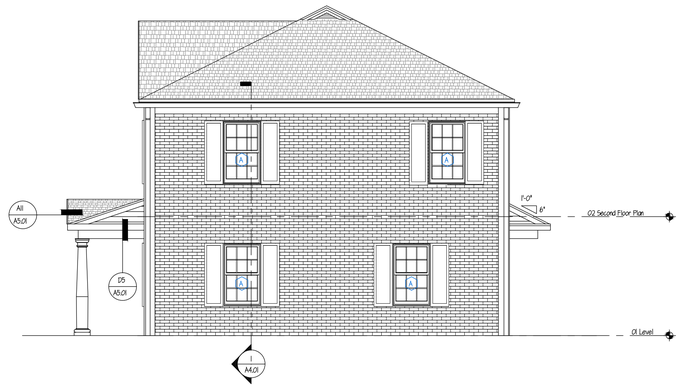
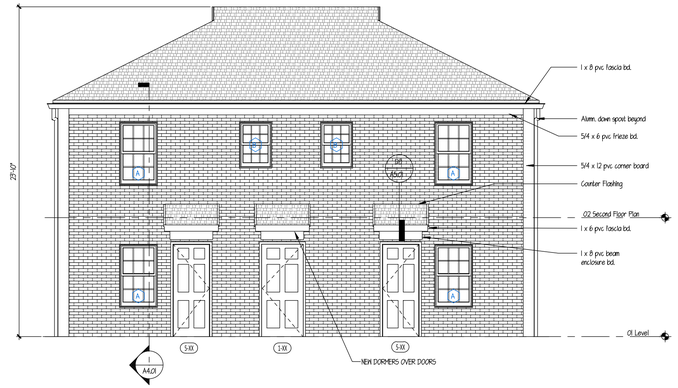
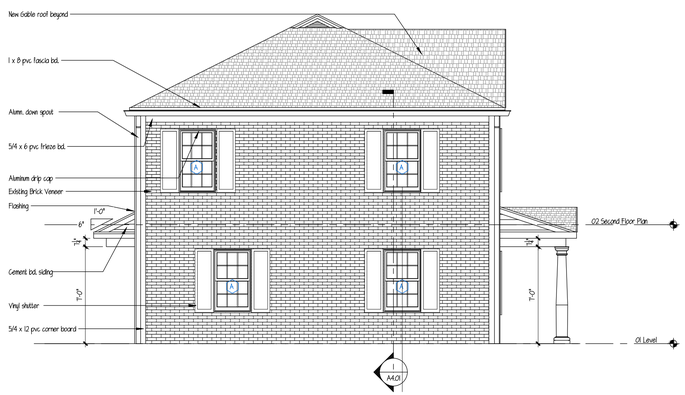


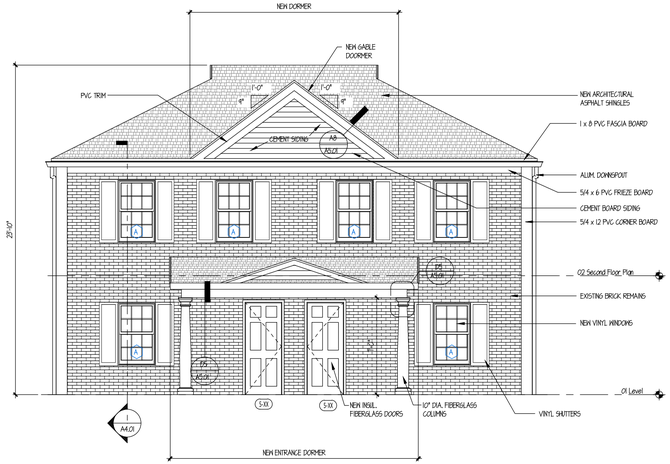
3 T-A2.01 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



4 T-A2.01 BLDG #7- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

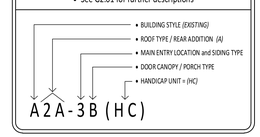


2 T-A2.01 BLDG #7 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 T-A2.01 BLDG #7 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

BUILDING TYPES
• See G2.01 for further descriptions



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office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.
revisions		

Building Type 7
B2-2B

- **Townhouse (2BR/2BR)**
- **Front Door Entry**
- **Brick Veneer**
- **Hip Roof**

Locations:

203-205 Davis
118-120 Davis (to be demo'd)
212-214 Davis

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
7-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 7_A2.01 - ELEVATIONS

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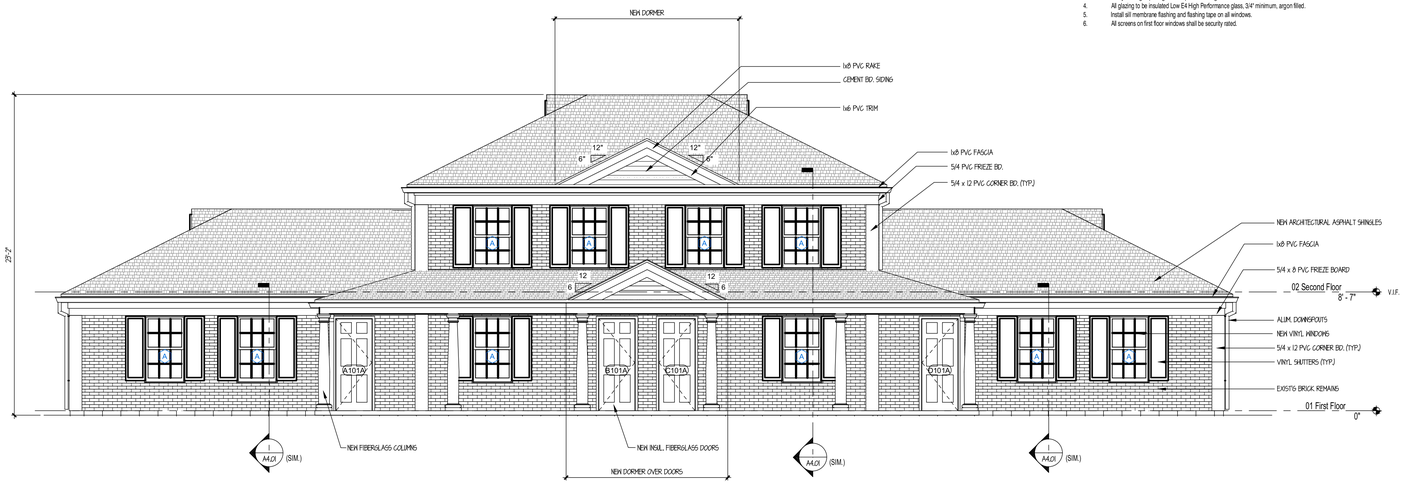
2 / 2-A2.01 BLDG #12 - REAR ELEVATION

SCALE: 1/4"=1'-0"

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2' - 11 1/2"	4' - 11"			
B	2	2' - 11 1/2"	4' - 0"			
C	8	2' - 11 1/2"	4' - 8"			
D	2	2' - 0 1/2"	2' - 10"			
I	8	3' - 0"	1' - 4"			
J	2	3' - 0"	1' - 4"			

NOTES:
1. Windows are to be vinyl, 5/4 Azek casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed insect screens.
3. Verify all rough openings in field prior to ording windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Install sill membrane flashing and flashing tape on all windows.
6. All screens on first floor windows shall be security rated.



1 / 2-A2.01 BLDG #12 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPES

- See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

- **4 Units (1BR/2BR/2BR/1BR)**
- **Front Door Entry**
- **Brick Veneer**
- **Hip Roof**

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

NOT TO SCALE

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 12_A2.01 - ELEVATIONS

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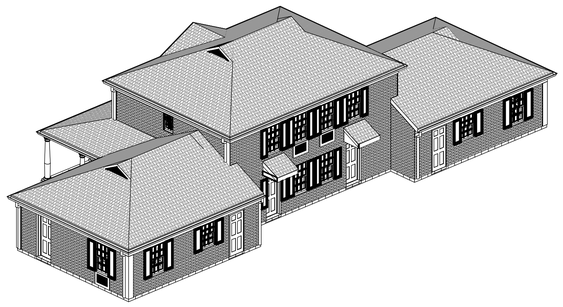
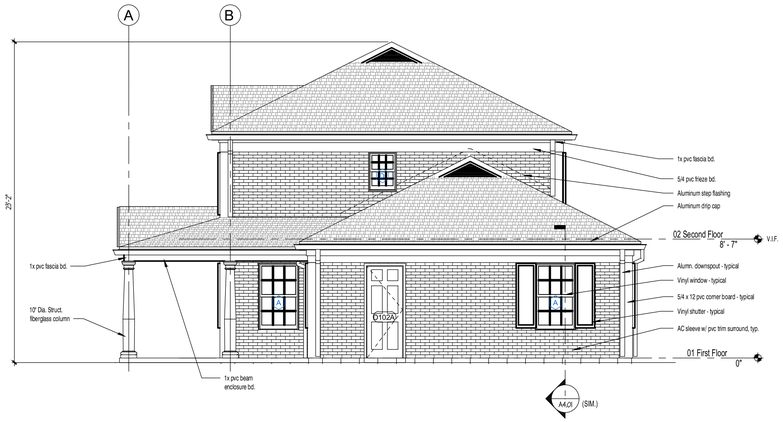


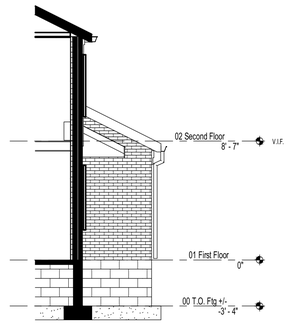
1 / 12-A2.02 BLDG #12 - REAR PERSPECTIVE

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



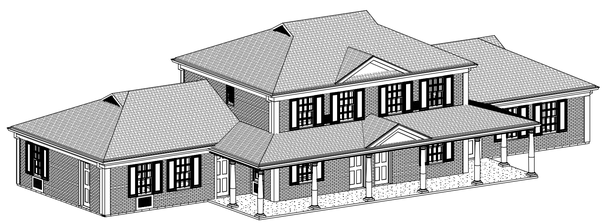
2 / 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



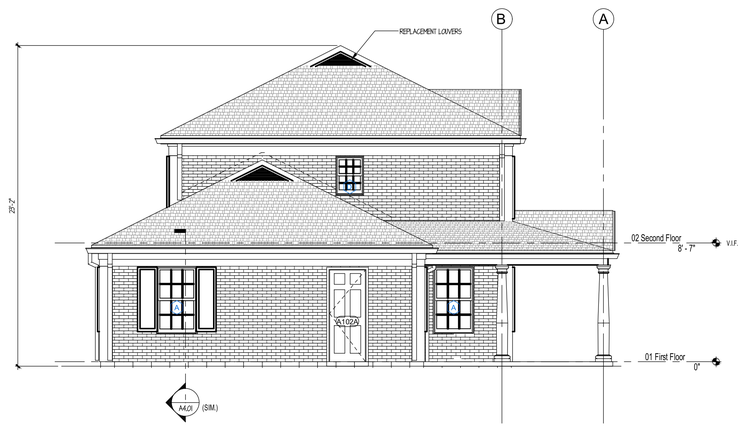
2A / 12-A2.02 PARTIAL RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



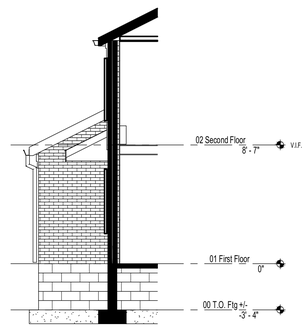
3 / 12-A2.02 BLDG #12 - FRONT PERSPECTIVE

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



1 / 12-A2.02 BLDG #12 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



1A / 12-A2.02 PARTIAL LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPES

See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

NOT TO SCALE

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office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION

Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 12_A2.01 - ELEVATIONS

date	description	no.

revisions

Building Type 12
A2-2C

- **4 Units (1BR/2BR/2BR/1BR)**
- **Front Door Entry**
- **Brick Veneer**
- **Hip Roof**

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

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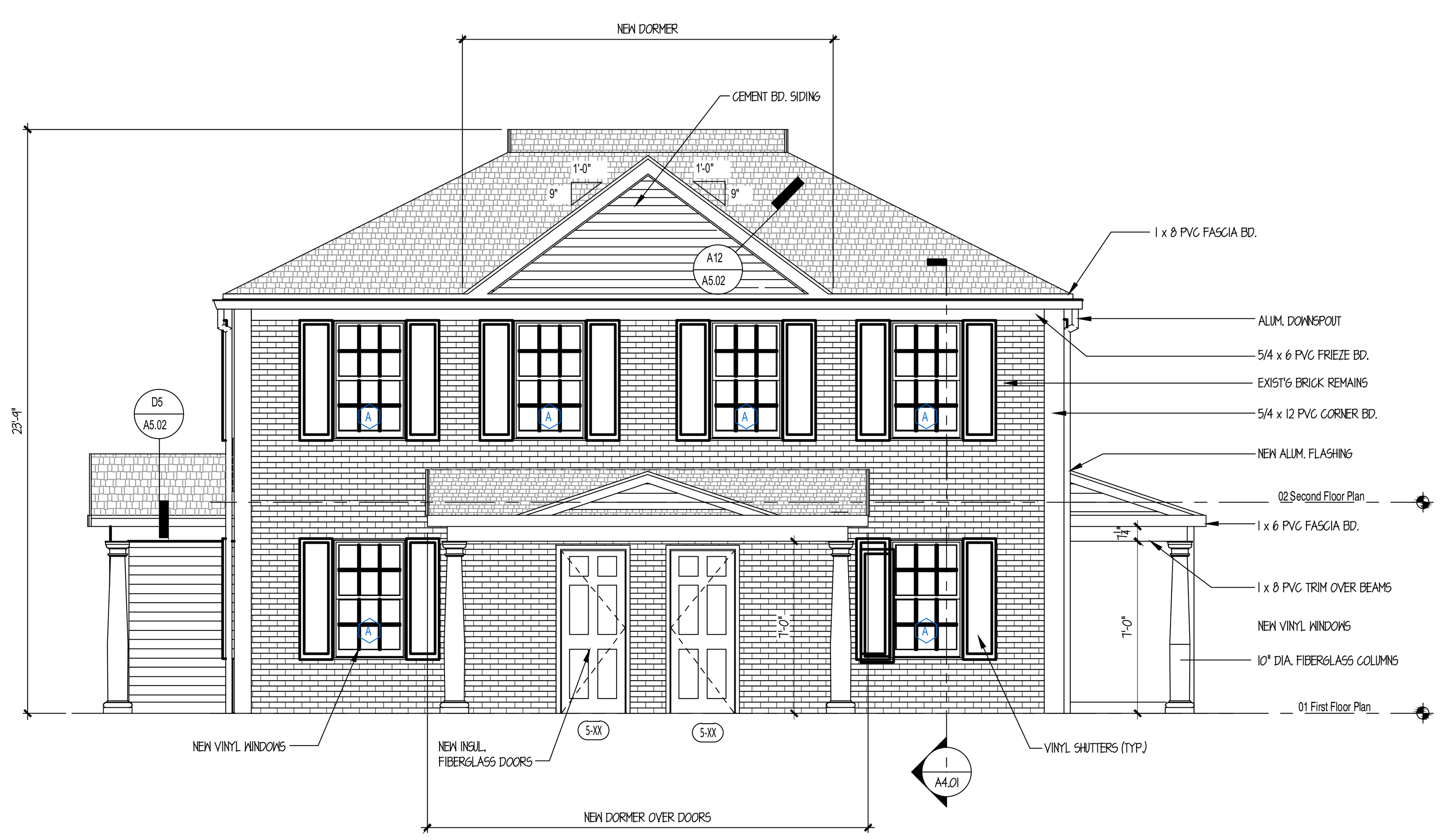
3 16-A2.01 BLDG #16 - REAR ELEVATION
SCALE: 1/4"=1'-0"

4 16-A2.01 BLDG #16 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

2 16-A2.01 BLDG #16 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 16-A2.01 BLDG #16 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	17	3' - 0"	4' - 11"	Vinyl	Double Hung	
C	1	2' - 4"	3' - 4"	Vinyl	Double Hung	
D	1	2' - 0"	3' - 4"	Vinyl	Double Hung	
E	3	2' - 9"	4' - 7"	Vinyl	Double Hung	

Siding Types

A	Siding Type A
B	Siding Type B
C	Siding Type C

NOTES:
1. Windows are to be Vinyl Windows with vinyl extension jambs,clad exterior; 5/4 Azek casing, primed interior and white hardware. Where grilles are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed specified insect screens.
3. Verify all rough openings in field prior to ording windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
6. Install Sill Membrane flashing and flashing tape on all windows.

BUILDING TYPES
- See G2.01 for further descriptions

- BUILDING STYLE *(EXISTING)*
- ROOF TYPE / REAR ADDITION *(A)*
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = *(HC)*

A2A-3B(HC)

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architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITAION, Bristol, CT | CSA Project 23-10: sheet 16_A2-01 - ELEVATIONS

date	description	no.

revisions

Building Type 16
D2B-2B
- 2 Units (1BR/4BR)
- Side Door Entry
- Brick Veneer
- Hip Roof
- 1-Story Rear Addition (existing)

Locations:
208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
16-A2.01

date AUGUST 1, 2024
drawn MGM
scale AS NOTED
checked DH
project no. 23-10

NOT TO SCALE

11/26/2024 11:57 AM C:\Users\Info\OneDrive\Desktop\Planning + Zoning Special Permit Drawings\16_A2-01 - ELEVATIONS.dwg

Public Hearing Closed 11/18/24

Hyperlink for full application:

Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

For Office Use Only	
APPLICATION NO.	2504
DATE FILED:	6/27/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II, Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Civic Facility

Address or Location of the Property: Maltby Street

Assessor's Map No.: 52 & 53 Assessor's Lot No.(s): 11, 15, 16B16A, 17, 145, 147, 149, 150, 151

Zone of the Property: R-40 Size of the Property (in acres or square feet): 303.7 acres (total)

Reason for the Special Permit: Replacement of White Bridge Waterworks Facilitie, including new pump station and wells.

See project narrative, ATTACHED.

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 12/26/2023 [ ] no

Other comments: Three applications were submitted to Inland Wetlands Agency (App# 2019, #2020, #23-458F-305)

Approval for all three applications received from Inlands Wetland Agency on June 3, 2024. SEE ATTACHED

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

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

Name: New Britain Water Department, Ramon Esponda

Address: 1000 Shuttle Meadow Ave City: New Britain State: CT Zip: 06052

Telephone No.: (860) 826-3535 E-Mail: Ray.Esponda@newbritainct.gov

Signature: [signature] *Signature – (Printed/Typed)* Ramon Esponda

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2504

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Maltby Street

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

The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street.

See the attached documents for more information.

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Vinta Varghese (CDM Smith)

Address: 101 East River Drive, Suite 1A City: East Hartford State: CT Zip: 06108

Telephone No.: Direct: 860-808-2325 E-Mail: vargheseva@cdmsmith.com

08/17 - LUO

Atty. Hammer Extension of Time

From: Joseph Hammer [mailto:jhammer@mrglaw.com]
Sent: Tuesday, October 22, 2024 11:42 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Varghese, Vinta A. (vargheseva@cdmsmith.com) <vargheseva@cdmsmith.com>; Sebastian Amenta - Comprehensive Environmental Inc. (samenta@ceiengineers.com) <samenta@ceiengineers.com>; ray.esponda@newbritainct.gov
Subject: New Britain Water Department - Application #s 2504, 2505 and 2506

Robert,

As you know, we represent the City of New Britain in connection with its Special Permit and Site Plan applications referenced above.

This is to confirm that the applicant consents to a thirty (30) day extension of time, to November 20, 2024, within which to complete the public hearing.

We understand that the public hearing has been continued by the Commission to November 18.

Thank you.

MRG
MacDermid Reynolds & Glissman, P.C.
110 Whitney Avenue
New Haven, CT 06510

86 Farmington Avenue
Hartford, CT 06105
www.mrglaw.com

Joseph L. Hammer
jhammer@mrglaw.com
Tel: 203-777-1001
Cell: 860-992-3130
Fax: 860-547-1191
Bio V-card

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Atty. Hammer Extension of Time

From: Joseph Hammer [mailto:jhammer@mrglaw.com]
Sent: Wednesday, July 3, 2024 3:18 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Nancy Levesque <NancyLevesque@bristolct.gov>; andrewarmstrong@bristolct.org
Cc: ray.esponda@newbritainct.gov; Sebastian Amenta - Comprehensive Environmental Inc. (samenta@ceiengineers.com) <samenta@ceiengineers.com>; Varghese, Vinta A. (vargheseva@cdmsmith.com) <vargheseva@cdmsmith.com>; Rachel Fancy <RFancy@mrglaw.com>
Subject: Bristol Zoning Commission - Applications #2504, #2505,# 2506; Applicant - City of New Britain, Water Department

Dear Mr. Flanagan,

Our firm represents the City of New Britain in connection with the above-referenced Special Permit and Site Plan applications which were submitted on June 27, 2024.

The applicant understands that due to the holidays and anticipated scheduling of public hearings by the Zoning Commission, the public hearing on the applications will likely be scheduled for September 16, 2024. The 65 day period to open the hearing, following receipt of the applications on July 8, will expire on September 11. The applicant therefore consents to a five-day extension of time, to September 16, 2024, within which to commence the public hearing.

Thank you.

MRG
MacDermid Reynolds & Glissman, P.C.
110 Whitney Avenue
New Haven, CT 06510

86 Farmington Avenue
Hartford, CT 06105
www.mrglaw.com

Joseph L. Hammer
jhammer@mrglaw.com
Tel: 203-777-1001
Cell: 860-992-3130
Fax: 860-547-1191
Bio V-card

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Hyperlink for full application:

Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

Public Hearing Closed 11/18/24

Hyperlink for full application:

Application #2505 – Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

For Office Use Only
APPLICATION NO. 2505
DATE FILED: 6/27/24
DECISION DATE: _____
DECISION: _____

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Civic Facility and Earth Removal, a [ ] permitted use [✓] Special Permit use

under Section(s) Article II, Section 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: Maltby Street

Assessor's Map No.: 52 & 53 Assessor's Lot No.(s): 11, 15, 16B16A, 17, 145, 147, 149, 150, 151

Zone of the Property: R-40 Size of the Property (in acres or square feet): 303.7

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 12/26/2023 [ ] no

Other comments: Three applications were submitted to Inland Wetlands Agency (App# 2019, #2020, #23-458F-305)

Approval for all three applications received from Inlands Wetland Agency on June 3, 2024. SEE ATTACHED

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

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

Name: New Britain Water Department, Ramon Esponda

Address: 1000 Shuttle Meadow Ave City: New Britain State: CT Zip: 06052

Telephone No.: (860) 826-3535 E-Mail: Ray.Esponda@newbritainct.gov

Signature: [signature] *Signature – (Printed/Typed)* Ramon Esponda

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2505

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Maltby Street

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

The White Bridge Waterworks Facilities Upper and Lower Wellfield Improvements Project is intended to bring this 100-year old drinking water facility up to modern standards so it can continue to be a viable drinking water source for the City of New Britain and surrounding communities. The project includes the replacement and restoration of the wellfields, demolition and removal of existing structures, and construction of new groundwater wells, a new pump house, and underground piping. It also includes the addition of water and sewer utilities in Maltby Street.

See the attached documents for more information.

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Vinta Varghese

Address: 101 East River Drive, Suite 1A City: East Hartford State: CT Zip: 06108

Telephone No.: 860-808-2325 E-Mail: vargheseva@cdmsmith.com

1/24 - LUO

Atty. Hammer Extension of Time

From: Joseph Hammer [mailto:jhammer@mrglaw.com]
Sent: Tuesday, October 22, 2024 11:42 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Varghese, Vinta A. (vargheseva@cdmsmith.com) <vargheseva@cdmsmith.com>; Sebastian Amenta - Comprehensive Environmental Inc. (samenta@ceiengineers.com) <samenta@ceiengineers.com>; ray.esponda@newbritainct.gov
Subject: New Britain Water Department - Application #s 2504, 2505 and 2506

Robert,

As you know, we represent the City of New Britain in connection with its Special Permit and Site Plan applications referenced above.

This is to confirm that the applicant consents to a thirty (30) day extension of time, to November 20, 2024, within which to complete the public hearing.

We understand that the public hearing has been continued by the Commission to November 18.

Thank you.

MacDermid Reynolds & Glissman, P.C.
110 Whitney Avenue
New Haven, CT 06510

86 Farmington Avenue
Hartford, CT 06105
www.mrglaw.com

Joseph L. Hammer
jhammer@mrglaw.com
Tel: 203-777-1001
Cell: 860-992-3130
Fax: 860-547-1191
Bio V-card

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Atty. Hammer Extension of Time

From: Joseph Hammer [mailto:jhammer@mrglaw.com]
Sent: Wednesday, July 3, 2024 3:18 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Nancy Levesque <NancyLevesque@bristolct.gov>; andrewarmstrong@bristolct.org
Cc: ray.esponda@newbritainct.gov; Sebastian Amenta - Comprehensive Environmental Inc. (samenta@ceiengineers.com) <samenta@ceiengineers.com>; Varghese, Vinta A. (vargheseva@cdmsmith.com) <vargheseva@cdmsmith.com>; Rachel Fancy <RFancy@mrglaw.com>
Subject: Bristol Zoning Commission - Applications #2504, #2505,# 2506; Applicant - City of New Britain, Water Department

Dear Mr. Flanagan,

Our firm represents the City of New Britain in connection with the above-referenced Special Permit and Site Plan applications which were submitted on June 27, 2024.

The applicant understands that due to the holidays and anticipated scheduling of public hearings by the Zoning Commission, the public hearing on the applications will likely be scheduled for September 16, 2024. The 65 day period to open the hearing, following receipt of the applications on July 8, will expire on September 11. The applicant therefore consents to a five-day extension of time, to September 16, 2024, within which to commence the public hearing.

Thank you.

MRG
MacDermid Reynolds & Glissman, P.C.
110 Whitney Avenue
New Haven, CT 06510

86 Farmington Avenue
Hartford, CT 06105
www.mrglaw.com

Joseph L. Hammer
jhammer@mrglaw.com
Tel: 203-777-1001
Cell: 860-992-3130
Fax: 860-547-1191
Bio V-card

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Hyperlink for full application:

Application #2505 – Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

Public Hearing Closed 11/18/24

Hyperlink for full application:

Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

For Office Use Only	
APPLICATION NO.	2506
DATE FILED:	6/27/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III, Section 15.2.4.A.2 of the Bristol Zoning Regulations for the following Special Permit use: Special Permit for Earth Removal in excess of 400 cubic yards

Address or Location of the Property: Maltby Street

Assessor's Map No.: 52 & 53 Assessor's Lot No.(s): 11, 15, 16B16A, 17, 145, 147, 149, 150, 151

Zone of the Property: R-40 Size of the Property (in acres or square feet): 303.7 acres (total)

Reason for the Special Permit: To add approximately 6,500 cubic yards and remove approximately 15,500 cubic yards of material within the floodplain in order to facilitate the renovation and construction of the White Bridge Waterworks Facilities

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 12/26/2023 [ ] no

Other comments: Three applications were submitted to Inland Wetlands Agency (App# 2019, #2020, #23-458F-305)

Approval for all three applications received from Inlands Wetland Agency on June 3, 2024. SEE ATTACHED

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

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

Name: New Britain Water Department, Ramon Esponda

Address: 1000 Shuttle Meadow Ave City: New Britain State: CT Zip: 06052

Telephone No.: (860) 826-3535 E-Mail: Ray.Esponda@newbritainct.gov

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

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2506

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Maltby Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Vinta Varghese (CDM Smith)

Address: 101 East River Drive, Suite 1A City: East Hartford State: CT Zip: 06108

Telephone No.: 860-808-2325 E-Mail: vargheseva@cdmsmith.com

08/17 - LUO

Atty. Hammer Extension of Time

From: Joseph Hammer [mailto:jhammer@mrglaw.com]
Sent: Tuesday, October 22, 2024 11:42 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Varghese, Vinta A. (vargheseva@cdmsmith.com) <vargheseva@cdmsmith.com>; Sebastian Amenta - Comprehensive Environmental Inc. (samenta@ceiengineers.com) <samenta@ceiengineers.com>; ray.esponda@newbritainct.gov
Subject: New Britain Water Department - Application #s 2504, 2505 and 2506

Robert,

As you know, we represent the City of New Britain in connection with its Special Permit and Site Plan applications referenced above.

This is to confirm that the applicant consents to a thirty (30) day extension of time, to November 20, 2024, within which to complete the public hearing.

We understand that the public hearing has been continued by the Commission to November 18.

Thank you.

MacDermid Reynolds & Glissman, P.C.
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New Haven, CT 06510

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Joseph L. Hammer
jhammer@mrglaw.com
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Atty. Hammer Extension of Time

From: Joseph Hammer [mailto:jhammer@mrglaw.com]
Sent: Wednesday, July 3, 2024 3:18 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Nancy Levesque <NancyLevesque@bristolct.gov>; andrewarmstrong@bristolct.org
Cc: ray.esponda@newbritainct.gov; Sebastian Amenta - Comprehensive Environmental Inc. (samenta@ceiengineers.com) <samenta@ceiengineers.com>; Varghese, Vinta A. (vargheseva@cdmsmith.com) <vargheseva@cdmsmith.com>; Rachel Fancy <RFancy@mrglaw.com>
Subject: Bristol Zoning Commission - Applications #2504, #2505,# 2506; Applicant - City of New Britain, Water Department

Dear Mr. Flanagan,

Our firm represents the City of New Britain in connection with the above-referenced Special Permit and Site Plan applications which were submitted on June 27, 2024.

The applicant understands that due to the holidays and anticipated scheduling of public hearings by the Zoning Commission, the public hearing on the applications will likely be scheduled for September 16, 2024. The 65 day period to open the hearing, following receipt of the applications on July 8, will expire on September 11. The applicant therefore consents to a five-day extension of time, to September 16, 2024, within which to commence the public hearing.

Thank you.

MRG
MacDermid Reynolds & Glissman, P.C.
110 Whitney Avenue
New Haven, CT 06510

86 Farmington Avenue
Hartford, CT 06105
www.mrglaw.com

Joseph L. Hammer
jhammer@mrglaw.com
Tel: 203-777-1001
Cell: 860-992-3130
Fax: 860-547-1191
Bio V-card

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Hyperlink for full application:

Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

For Office Use Only	
APPLICATION NO.	2511
DATE FILED:	11-6-24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Motor Vehicle Repair or Service Facility

Address or Location of the Property: 200 Terryville Road - UNIT B, Bristol, CT 06010

Assessor's Map No.: 67 Assessor's Lot No.(s): 7-1

Zone of the Property: I Size of the Property (in acres or square feet): .87 acres

Reason for the Special Permit: Applicant would like to us this property for the purpose of motor vehicle diagnositc scans.

Diagnostic focus: our main service is to diagnose problems using specialized scanning tools, not to physically repair components

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

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

Other comments: _____

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

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

Name: Steven P. Merchant Sr. / Ray's Carstar Auto Body

Address: 137 Terryville Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-583-9273 E-Mail: smerchsr@yahoo.com

Signature: [signature] *Signature – (Printed/Typed)* Steve Merchant

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

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

Name: Regis Letourneau / RCL Properties, LLC

Address: 87 Buckridge Road City: Harwinton State: CT Zip: 06791

Telephone No.: 860-309-8984 E-Mail: lachancetree@aol.com

Signature: [signature] *Signature – (Printed/Typed)* Regis Letourneau

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

For Office Use Only
APPLICATION NO. 2511

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 200 Terryville Road - UNIT B, Bristol, CT 06010

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

Applicant is interested in utilizing the above captioned space for the purpose of motor vehicle diagnotic scans. These procedures do not require any physical mechanical work. Procedures are done using specialized computers and electronic diagnostic units to scan motor vehicles for fault codes that need to be corrected. We will not be installing any equipment for the purpose of mechanical labor. The space will contain one or more desk(s) with computer(s) and diagnotic scan devices.
RE: A company that solely performs diagnostic scans on vehicles is generally not considered a full-fledged repair facility because their primary function is to identify issues rather than actively fixing them; however, they are often an importnat part of the repair process as most repair shops require diagnostic scans before undertaking any repairs, making them a critical link in the repair chain.
Key Points To Consider:
Diagnostic Focus:Their main service is to diagnose problems using specialized scanning tools, not to physically repair components.
Collaboration with repair shops: Many diagnostic scan companies work closely with repair facilities, providing them with the information needed to accurately estimate and complete repairs. Please be advised any repairs will take place at 137 Terryville Rd. This location will not service any retail traffic of any kind, consequently no parking spaces are needed.

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: _____

Letter

Rays' Carstar Auto Body
137 Terryville Road
Bristol, CT 06010
Phone: 860-583-9273

Robert Flanigan
Bristol Zoning Commission
City of Bristol, CT

Subject: Authorization to Amend Application.

Dear Mr. Flanigan,

This letter serves to formally authorize modification to our application for Motor Vehicle Repair or Service Facility, 200 Terryville Road – Unit B, Bristol, CT 06010 currently under review with your organization with application #2511.

Specific Change: Assessor's Lot No. 7-2 to be changed to Assessor's Lot No. 7-1

Reason for Change: Typographical error on original application.

Confirmation:

I confirm that all other information provided within the original application remains accurate, accept the aforementioned change details above.

Please consider this letter as official authorization to update our application accordingly. I am available to provide any additional clarification or supporting documentation as needed.

Sincerely,

Thomas J. Zukowski
Project Manager
Ray's Carstar Auto Body
137 Terryville Road
Bristol, CT 06010
Phone: 860-583-9273

Calibration Requirements

Advanced Driver Assistance Systems (ADAS) have become integral for ensuring safety on the roads. These systems rely on precise calibration to function optimally. ADAS Calibration Tools are specialized equipment designed to accurately calibrate these systems, ensuring they operate at peak performance.

The Importance of Calibration

Accurate calibration of ADAS is crucial for maintaining safety standards and ensuring proper functionality. Even the slightest misalignment can lead to compromised performance, potentially endangering both drivers and pedestrians. ADAS Calibration Tools provide the precision needed to align these systems correctly

ADAS Calibration Equipment

ADAS Calibration Tools are comprised of a comprehensive array of components meticulously designed to facilitate the calibration process. Among these components are calibration targets, which serve as reference points for aligning the various elements of Advanced Driver Assistance Systems (ADAS). Additionally, the mounting equipment plays a crucial role in securely positioning these targets in the correct locations, allowing for accurate alignment of ADAS components.

Moreover, specialized software is an integral part of the toolkit, providing technicians with the necessary algorithms and interfaces to execute precise adjustments. Together, these components synergize to guarantee seamless calibration, ensuring that crucial ADAS elements like cameras and sensors are finely tuned to deliver optimal performance on the road.

Space Requirements

For optimal utilization of ADAS Calibration Tools, it’s imperative to have sufficient space. A recommended area of approximately 30 by 30 feet is advised, primarily because of the size of the equipment and the necessity for maneuverability during calibration processes. This ample space allows technicians to work comfortably around the vehicle, ensuring unhindered access to perform precise calibrations without any spatial constraints.

The Calibration Process

Initial Setup

The calibration process begins with setting up the necessary equipment and ensuring proper alignment. ADAS Calibration Tools provide step-by-step guidance to streamline this process, minimizing errors and maximizing efficiency.

Target Placement

Accurate placement of calibration targets is critical for precise calibration. ADAS Calibration Tools include mounting equipment designed to securely position these targets in the correct locations, facilitating accurate alignment of ADAS components.

Calibration Procedure

Once the setup is complete, the calibration procedure can commence. ADAS Calibration Tools utilize advanced algorithms and software to perform intricate adjustments, ensuring each component is aligned according to manufacturer specifications.

Verification and Testing

After calibration, thorough verification and testing are conducted to ensure the accuracy and functionality of the ADAS systems. ADAS Calibration Tools include diagnostic features that allow technicians to assess the effectiveness of the calibration process and make any necessary adjustments.

Ensuring Safety and Compliance

Regulatory Standards

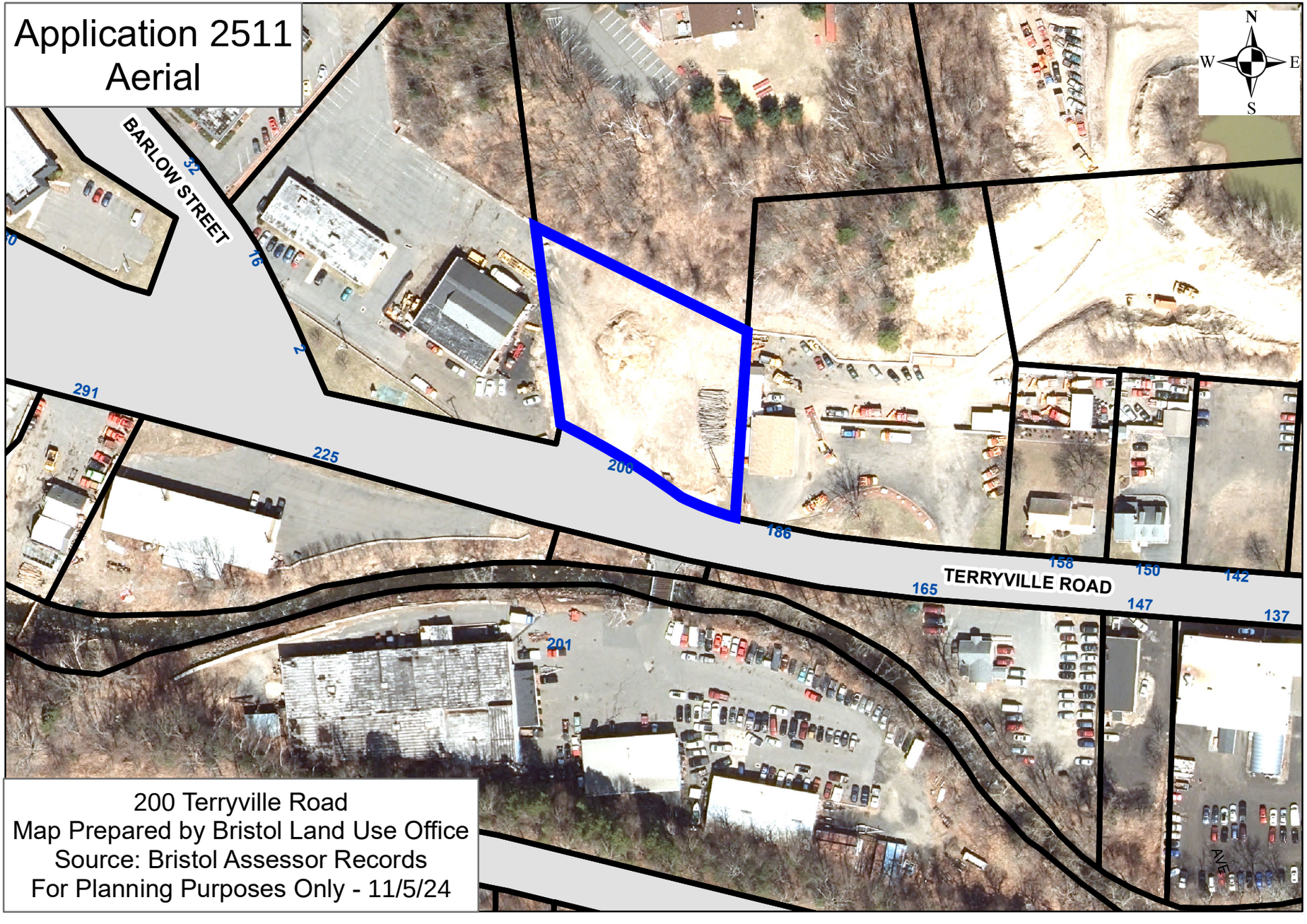
In an increasingly regulated automotive industry, adherence to safety standards and regulations is paramount. ADAS Calibration Tools enable automotive service providers to meet these standards by ensuring precise calibration of ADAS systems, contributing to overall vehicle safety and compliance.

Customer Satisfaction

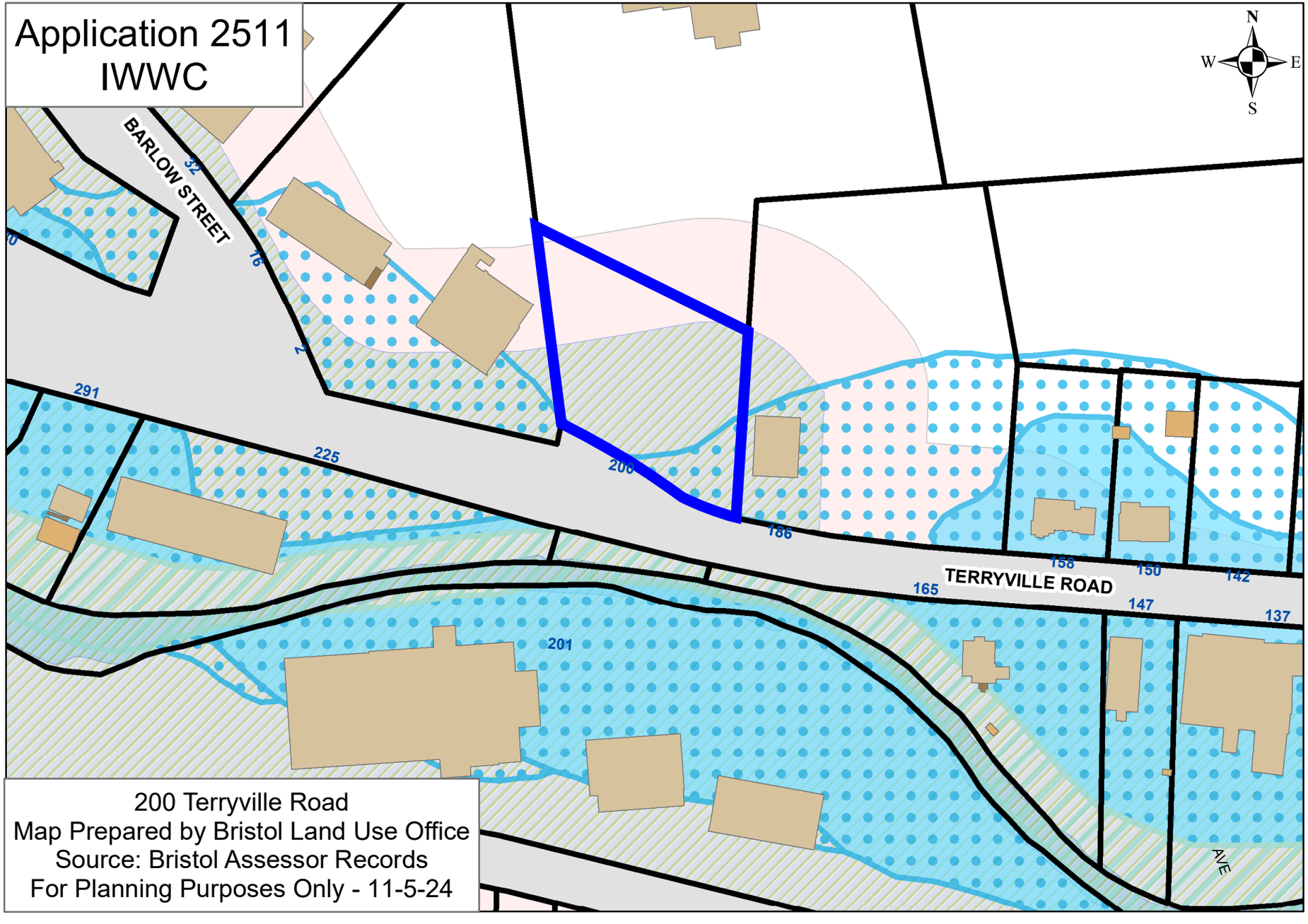
By investing in ADAS Calibration Tools, automotive service providers can enhance customer satisfaction by offering reliable calibration services. Accurate calibration not only improves safety but also enhances the overall driving experience, leading to satisfied and loyal customers.

In the modern automotive landscape, Advanced Driver Assistance Systems play a crucial role in enhancing safety and convenience on the roads. ADAS Calibration Tools are indispensable for ensuring the accurate alignment of these systems, thereby optimizing their performance and contributing to safer driving experiences. With precise calibration, automotive service providers can uphold safety standards, meet regulatory requirements, and ultimately, satisfy their customers' needs for reliable vehicle maintenance.

Application 2511
Aerial



200 Terryville Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/5/24


Application 2511
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BARLOW STREET
TERRYVILLE ROAD
AVE
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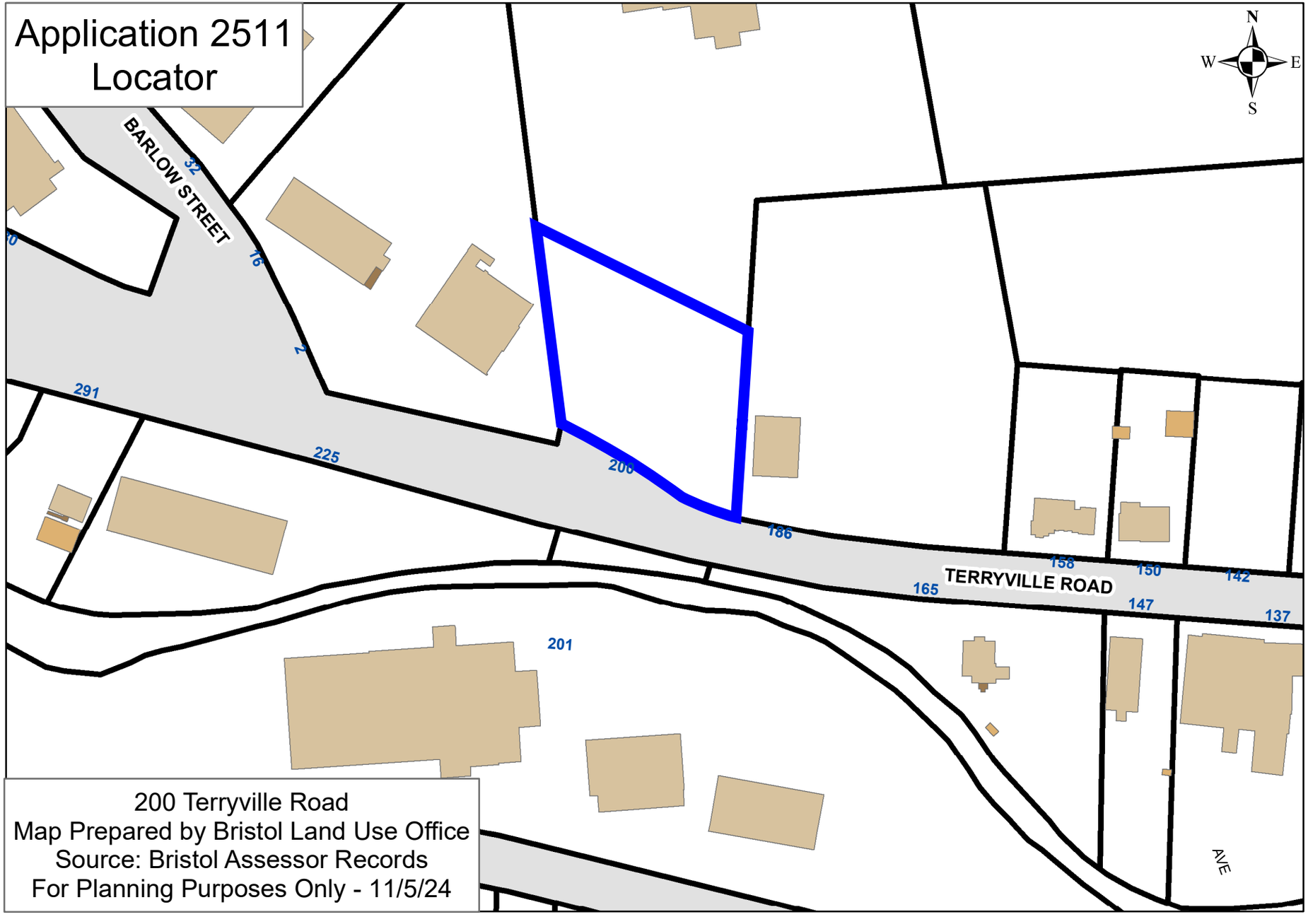
200 Terryville Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11-5-24


Application 2511
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TERRYVILLE ROAD
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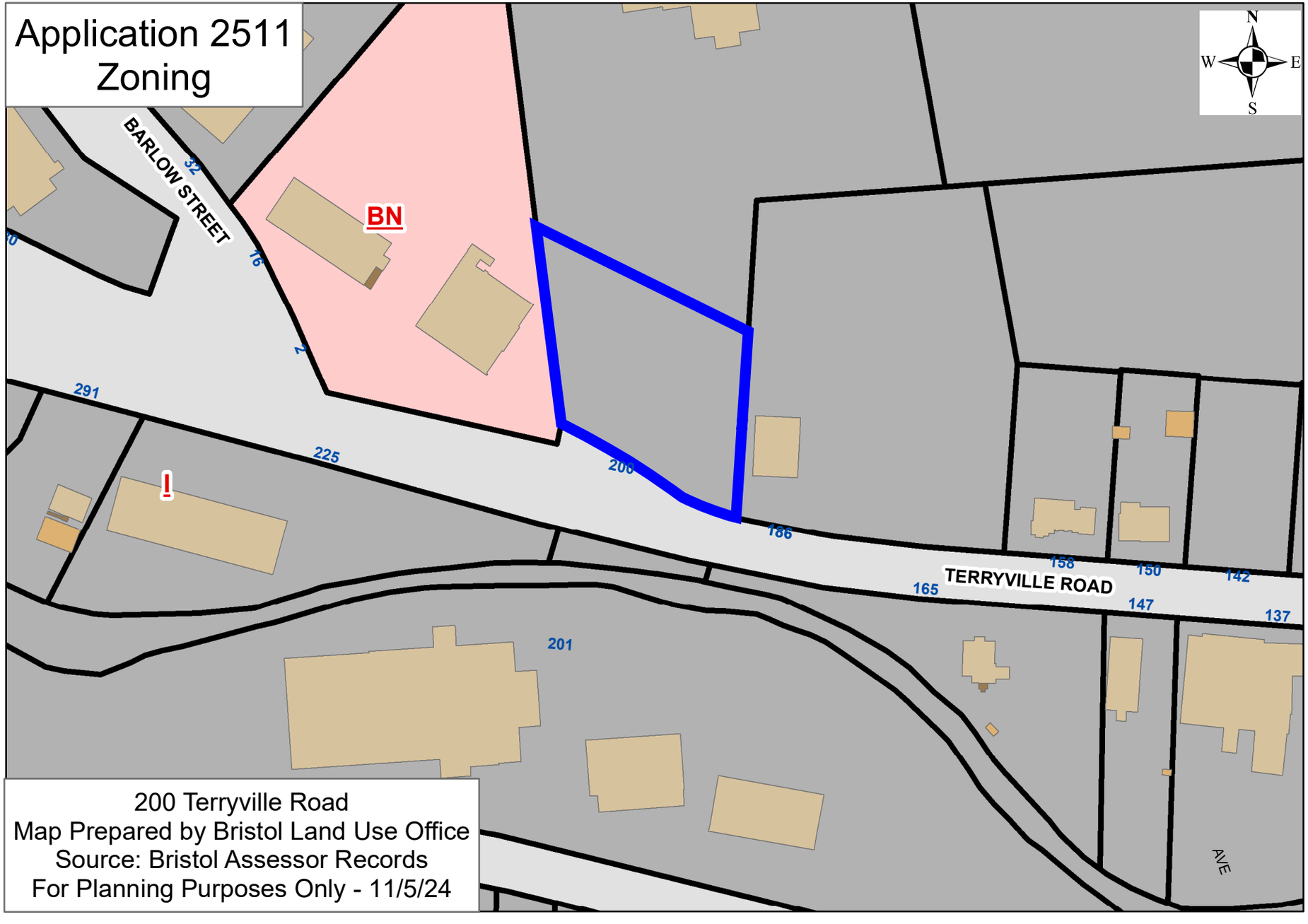
200 Terryville Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/5/24


Application 2511
Zoning
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150
142
147
137
201
TERRYVILLE ROAD
AVE
200 Terryville Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/5/24

As-Built

AS-BUILT

North

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26,1996.
2. The type of survey performed is a Zoning Location Survey and is intended to depict the horizontal locations of structural and site improvements with respect to applicable zoning setback requirements.
3. The survey is a Dependent Resurvey.
4. The map conforms to the Horizontal Accuracy of a Class A-2 Survey.
5. Basis for North is Map Reference No. 1.

MAP REFERENCE:

1. "Improvement Location Survey, Prepared for Regis Letourneau, Terryville Road, Bristol, Connecticut," Scale 1" = 20', Date: April 1, 2022. Prepared By: Dufour Surveying LLC.

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

APPROXIMATE LOCATION OF RE-LOCATED UTILITY POLE (FINAL PLACEMENT AS DETERMINED BY EVERSOURCE)

S03°44'48"W 180.00'

CONCRETE WALK

15' S.Y.

PROPOSED 27.5' EVERSOURCE EASEMENT

10.0'

17.5'

AREA UNDER CONSTRUCTION BUILDING "A" NOT YET BUILT

TF=410.79

PAVED DRIVEWAY

N/F COLLISION DEPOT LLC VOL.2053 – PG.1070 186 TERRYVILLE RD

CATCHBASIN TF=411.08

412 SIGN

5/8" Iron rod (found)

SANMH TF=411.64 INV=404.72

APPROXIMATE LOCATION OF RE-LOCATED UTILITY POLE (FINAL PLACEMENT AS DETERMINED BY EVERSOURCE)

55.91' N18°46'37"W

TERRYVILLE ROAD

END 6" BLC

EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077

SCREENED CONCRETE DUMPSTER PAD

6" BLC

C-CB #4 TF - 417.32 FL - 414.12

LIGHT POLE

BITUMINOUS PAVED PARKING AREA

C-CB #3 TF - 417.44 FL - 414.44 (8") FL - 413.94 (12" N) FL - 414.64 (12" SW)

50' R.Y.

END 6" BLC

STMH #3 TF - 417.76 FL - 412.81 (8" STUB)

SANITARY LATERAL FOR BUILDING "A"

N/F THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED VOL.1899 – PG.317 38 BARLOW STREET

232.41' S65°29'20"W

8" ROOF LEADER

12" CPP

12" CPP

LIGHT POLE

CONCRETE GALLEYS BOTTOM GALLEY = 408.85±

6" BLC

67.06' N55°41'31"W

C-CB #2 TF - 414.27 FL - 410.67

12" CPP

SANMH TF=412.56

27.7'

NO CURB

BITUMINOUS PAVED PARKING AREA

8" ROOF LEADER

STMH #2 TF - 416.36 FL - 412.86 (12")

12" CPP

CONCRETE GALLEY BOTTOM GALLEY = 408.85±

12" CPP

S 75°16'31" E 3.43'

CL&P 8076

12' OH DOOR

12' OH DOOR

ENTRY DOOR

ENTRY DOOR

12' OH DOOR

12' OH DOOR

15' R.Y.

35.0'

UNIT #3 (50'x35')

ASBUILT BUILDING "B" 3,500 S.F. TOTAL F.F. - 418.90

UNIT #4 (50'x35')

6" BLC

CONCRETE APRON

SANMH TF=413.42 INV=405.71

C-CB #1 TF - 414.84 FL - 411.04

SMH TF - 417.37 INV - 407.47

8" & 6" PVC

EXIST. WYE

STOP SIGN

H.C. SIGN

SAN. C/O

100.0'

PROCESSED GRAVEL STORAGE AREA

15' S.Y.

SANMH NOT FOUND INV=406.07

62.43' N75°16'32"W

12" RCP

CATCHBASIN TF=413.52 FL=404.62 FL=404.32

STMH #1 TF - 414.96 FL - 408.86 (6") FL - 408.86 (8") FL - 408.71 (12")

17.8'

51.1'

FL - 408.52 (12")

15" RCP

15" RCP

N06°45'31"W 215.00'

EXISTING CONCRETE SCREEN WALL INSTALLED BY 2 BARLOW STREET

N/F LUBAR INC VOL.687 – PG.496 2 BARLOW ST

APPROXIMATE C.O.B. WETLANDS LIMIT

EXISTING CONCRETE SCREEN WALL INSTALLED BY 2 BARLOW STREET

APPROXIMATE 1" COPPER "K" WATER LATERALS

EXISTING WATER

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A-2" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

STATE OF CONNECTICUT LICENSED LAND SURVEYOR

CARMINE J. MATRASCIA – L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

IMPROVEMENT LOCATION SURVEY
ASBUILT
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
September 5, 2024

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

Approved Site Plan 2023

North

PROPOSED INDUSTRIAL SITE PLAN

Assessors Map 67 ~ Lot 7-1 Terryville Road
Bristol, Connecticut

PROJECT LOCATION

ISSUE LOG:

SUBMITTALS / REVISIONS:
Revised 08-18-22; As per Staff Comments Dated 8-01-22 & 8-04-22
Revised 09-26-22; Revised Building Door Locations and Water Laterals

APPROVALS:
Wetlands Boundary Change Application #1987; Approved August 1, 2022
Wetlands Development Application #1988; Approved August 1, 2022
Site Plan Application #432 - Site Plan for Landscape Contractors and Building Services; Approved September 26, 2022.

PREPARED FOR:

Regis Letoutneau
37 Buckridge Road
Harwinton, CT 06791

App 432

CITY OF BRISTOL, CONNECTICUT

This Site Plan has been approved by the Planning Commission of the City of Bristol, CT.

Chairman/~~Secretary~~

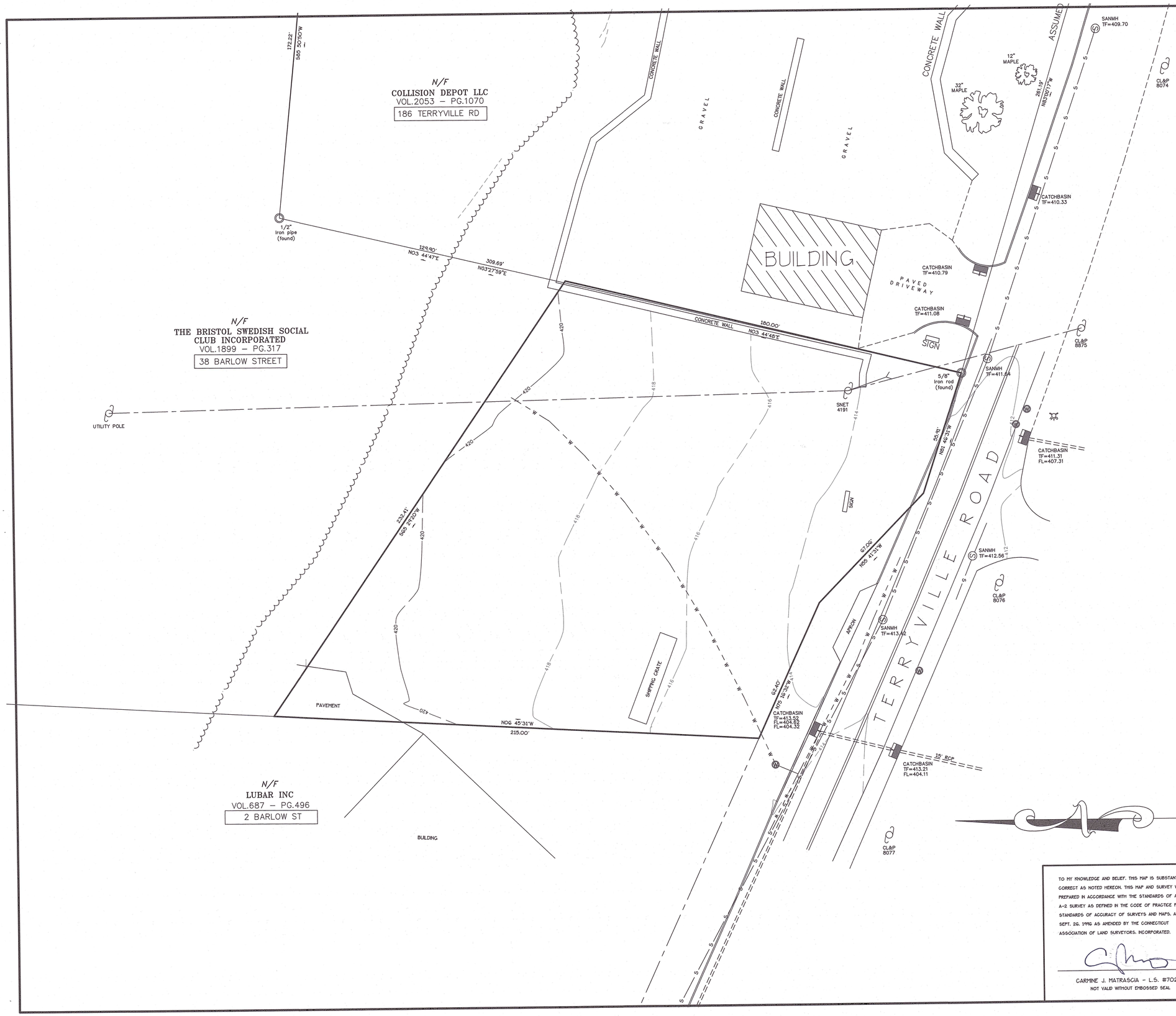
9/26/22 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 9/26/27. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

ENGINEER:

R. R. Hiltbrand Engineers & Surveyors
575 North Main Street
Bristol, Connecticut
06010

APPROVED



LEGEND

SANITARY SEWER	SAN
WATER LINE	W
GAS LINE	G
STORM SEWER	
CONTOUR LINE	100
FOLIAGE LINE	
IRON PIN	
CURB CATCHBASIN	
WATER GATE	
UTILITY POLE	
UTILITY POLE WITH GUY	
HYDRANT	
SANITARY MANHOLE	

MAP REFERENCES :

1. "IMPROVEMENT LOCATION SURVEY – PREPARED FOR: REDMAN'S TRAILER SALES, INC. – #120 TERRYVILLE ROAD A.K.A. ROUTE 72. BRISTOL, CONNECTICUT", scale 1" = 40', dated 8-28-2015 and prepared by Dufour Surveying, LLC

2. "MAP O FLOT #3 – TERRYVILLE ROAD (S.R. #72) – BRISTOL, CONNECTICUT – OWNED BY – FRANK SCALIA", scale 1" = 40', dated 5-25-93, revised to 6-7-93 and prepared by Lepore Associates, Inc. Civil Engineering and Land Surveying.

3. "PROPERTY SURVEY – MAP OF LOTS #7, #GA AND GB – SHOWING LOTS #7 AND #7-1 – BRISTOL, CONNECTICUT – PREPARED FOR – THE GERMAN AMERICAN SOCIETY OF BRISTOL – #38 BARLOW STREET-REAR", scale 1" = 40', dated Aug 12, 1999 and prepared by Lepore Associates, Inc. Civil Engineering and Land Surveying.

4. "MAP OF LAND OWNED BY – BRISTOL MEMORIAL WORKS INC. – BARLOW STREET AND TERRYVILLE ROAD – BRISTOL, CONN.", scale 1" = 50', dated July, 1962 and prepared by Armand DiMeo, C.E. + Reg. Land Surveyor.

5. "MAP – SHOWING PROPERTY OF – BRISTOL TURN VEREIN – BRISTOL, CONN.", scale 1" = 100', dated Nov. 1939 and prepared by Sperry + Buell, Inc., Engineers

6. "R.O.W. AND TRACK MAP – THE NEW YORK, NEW HAVEN AND HARTFORD RR CO. – OPERATED BY – THE NEW YORK, NEW HAVEN AND HARTFORD RR CO. – FROM BOSTON TO HUDSON RIVER – STATION 7289+20 TO 7342+00 – SHEETS 86 AND 87", scale 1" = 100', dated June 30, 1915 and revised to 06/07/1937

NOTES :

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.

2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY

3. BOUNDARY DETERMINATION CATEGORY = RESURVEY

4. OWNER OF RECORD – COLLISION DEPOT, LLC (Vol.2053 – Pg.1070. VOL.2053 – PG.1061 + Vol.2003 – Pg.1223)

5. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455

6. ELEVATIONS BASED ON NAVD88 DATUM.

7. CONTOURS BASED ON FIELD SURVEYS AND CITY OF BRISTOL TOPOGRAPHIC MAPPING.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA – L.S. #70219
NOT VALID WITHOUT EMBOSSED SEAL

DUFOUR SURVEYING LLC

IMPROVEMENT LOCATION SURVEY

PREPARED FOR: REGIS LETOURNEAU

TERRYVILLE RD. BRISTOL CONNECTICUT

SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCIA – L.S. #70219	
DATE: 04-01-2022	JOB NO.: 18-21	FILE NO.: 18-21

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222

APPROVED

North

EXISTING UTILITY LINES TO BE RELOCATED BY OTHERS

EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

232.41'
S65°29'20"W

15' R.Y.

EXISTING BITUMINOUS PAVEMENT ENCROACHMENT TO BE REMOVED

PAVEMENT

N06°45'31"W
215.00'

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

APPROXIMATE C.O.B. WETLANDS LIMIT

EXISTING SHIPPING CRATE TO BE REMOVED

EXISTING GRAVEL SURFACE

DP 2

DP 1

SHIPPING CRATE

15' S.Y.

50' F.Y.

S03°44'48"W
CONCRETE WALL
180.00'

TF=410.79

PAVED DRIVEWAY

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

CATCHBASIN
TF=411.08

412
SIGN

SNET
4191

5/8"
Iron rod
(found)

EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS

EXISTING UTILITY LINES TO BE RELOCATED BY OTHERS

SAMH
TF=411.64
INV=404.72

55.91'
N81°46'31"W

EXISTING SIGN TO BE REMOVED

67.06'
N55°41'31"W

S 75°16'31" E
3.43'

413x00

APRON

SANMH
TF=413.42
INV=405.77

EXIST. WYE

413x40

SANMH
NOT FOUND
INV=406.07

62.40'
N75°16'32"W

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

SANMH
TF=412.56

CL&P
8076

EXISTING APRON TO BE REMOVED (NEW APRON TO BE INSTALLED IN SAME LOCATION) (SEE SITE PLAN)

EXISTING WATER MAIN TO REMAIN

TERRYVILLE ROAD

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

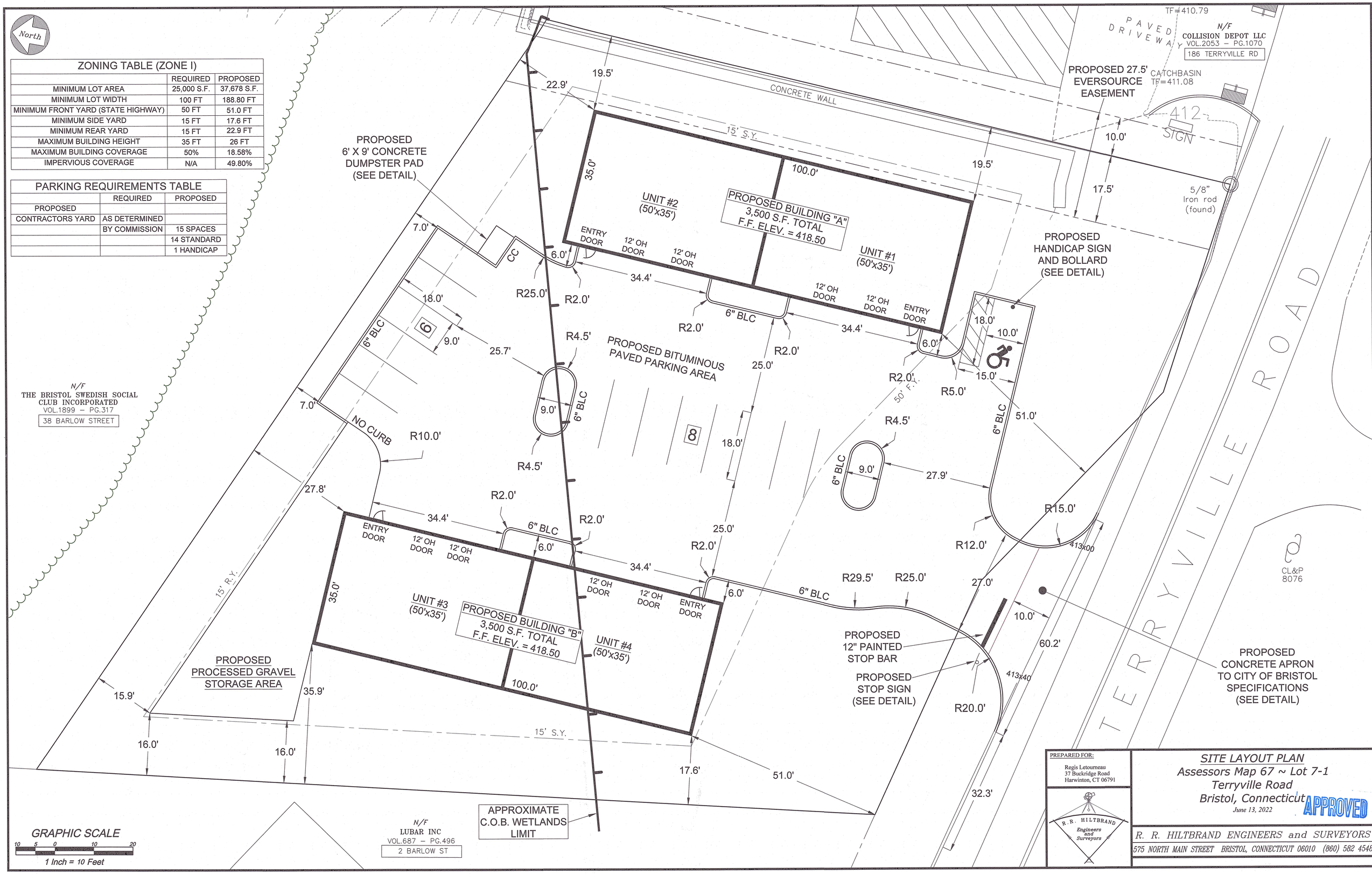
PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R.R. HILTBRAND Engineers and Surveyors

DEMOLITION PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4540



ZONING TABLE (ZONE I)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 S.F.	37,678 S.F.
MINIMUM LOT WIDTH	100 FT	188.80 FT
MINIMUM FRONT YARD (STATE HIGHWAY)	50 FT	51.0 FT
MINIMUM SIDE YARD	15 FT	17.6 FT
MINIMUM REAR YARD	15 FT	22.9 FT
MAXIMUM BUILDING HEIGHT	35 FT	26 FT
MAXIMUM BUILDING COVERAGE	50%	18.58%
IMPERVIOUS COVERAGE	N/A	49.80%

PARKING REQUIREMENTS TABLE		
	REQUIRED	PROPOSED
PROPOSED		
CONTRACTORS YARD	AS DETERMINED	
	BY COMMISSION	15 SPACES
		14 STANDARD
		1 HANDICAP

North

SOIL TEST DATA:
4/11/22

DP #1
0 - 12" TAN FINE-MEDIUM SAND
12 - 58" BROWN FINE-MEDIUM SAND & GRAVEL
58 - 64" IMPORTED FILL
64 - 78" BROWN MEDIUM-COARSE SAND & GRAVEL
NO GROUNDWATER (SOIL SAMPLE TAKEN @ 66")

DP #2
0 - 16" TAN FINE-MEDIUM SAND
16 - 26" BROWN FINE SAND & GRAVEL
26 - 84" BROWN FINE-MEDIUM SAND & GRAVEL (COARSE POCKETS)
NO GROUNDWATER (SOIL SAMPLE TAKEN @ 72")

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

TF=410.79
PAVED DRIVEWAY
PROPOSED 27.5' EVERSOURCE EASEMENT
CATCHBASIN TF=411.08
412 SIGN
10.0'
17.5'
5/8" iron rod (found)
CONCRETE WALL
15' S.Y.
35.0'
100.0'
UNIT #2 (50'x35')
PROPOSED BUILDING "A" 3,500 S.F. TOTAL F.F. ELEV. = 418.50
UNIT #1 (50'x35')
ENTRY DOOR FL - 415.00
12' OH DOOR
418x50
EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077
42' - 8" CPP ROOF LEADER @ 3%
PROPOSED INFILTRATION DRAIN TO INTERCEPT UP-SLOPE RUN-OFF 205' 4" PVC SDR-35 (PERFORATED) FL - 418.0 (SEE DETAIL)
C-CB #4 TF - 416.75 FL - 413.00 (INSTALL HOOD)
65' - 18" CPP @ 0% (PERFORATED)
DP 2
12' - 8" CPP ROOF LEADER @ 2%
FL - 415.00
417x65
STMH #3 TF - 417.55 FL - 414.50 (8")
50' F.Y.
STORM
C-CB #3 TF - 416.75 FL - 413.75 (12") FL - 413.00 (18") (INSTALL HOOD)
DP 1
CONCRETE GALLEYS GALLEY = 408.50
18' - 4'x4' x 8' CONCRETE BOTTOM GALLEY
FL - 410.25
14' - 12" CPP @ 1.8%
C-CB #2 TF - 414.00 FL - 410.50
413x00
413x75
22' - 12" CPP @ 2.3%
62' - 8" CPP ROOF LEADER @ 2%
419x00
FL - 415.00
25' - 12" CPP @ 5%
42' - 8" CPP ROOF LEADER @ 2%
STMH #2 TF - 415.60 FL - 412.50 (12") FL - 412.50 (6") FL - 409.00 (8")
C-CB #1 TF - 414.65 FL - 411.00
414x10
413x40
50' - 8" PVC @ 1% 50' - 6" PVC @ 2%
STMH #1 TF - 414.50 FL - 411.50 (6") FL - 408.50 (8") FL - 408.50 (12")
INV - 406.25 12" SAN
24' - 12" CPP @ 1%
FL - 408.25 (12")
EXISTING WATER MAIN TO REMAIN
CATCHBASIN TF=413.52 FL=404.62 FL=404.32
ENTRY DOOR
UNIT #3 (50'x35')
PROPOSED BUILDING "B" 3,500 S.F. TOTAL F.F. ELEV. = 418.50
UNIT #4 (50'x35')
PROPOSED PROCESSED GRAVEL STORAGE AREA
15' R.Y.
APPROXIMATE C.O.B. WETLANDS LIMIT
N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST
TERRYVILLE ROAD
CL&P 8076

ALL PROPOSED CATCH BASINS SHALL BE FITTED WITH A FLEXSTORM PURE FILTER PERMANENT INLET PROTECTION (SEE DETAIL)

TERRYVILLE ROAD PROJECT:
FLEXSTORM CATCH BASIN INSERT - PART #62LHDPC
PC POST CONSTRUCTION W/ ABSORB-IT FILTER BAG - PART #62RBPC

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

GRADING & DRAINAGE PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022
APPROVED

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

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

North

APPROXIMATE LOCATION OF RE-LOCATED UTILITY POLE (FINAL PLACEMENT AS DETERMINED BY EVERSOURCE)

APPROXIMATE LOCATION OF PROPOSED TRANSFORMER

EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077

PROPOSED INFILTRATION DRAIN TO INTERCEPT UP-SLOPE RUN-OFF 205' 4" PVC SDR-35 (PERFORATED) FL - 418.0 (SEE DETAIL)

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

TF=410.79

PAVED DRIVEWAY

PROPOSED 27.5' EVERSOURCE EASEMENT

CATCHBASIN TF=411.08

412 SIGN

10.0'

17.5'

5/8" Iron rod (found)

SAMMH TF=411.64 INV=404.72

APPROXIMATE LOCATION OF RE-LOCATED UTILITY POLE (FINAL PLACEMENT AS DETERMINED BY EVERSOURCE)

CONCRETE WALL

15' S.Y.

35.0'

100.0'

UNIT #2 (50'x35')

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #1 (50'x35')

ENTRY DOOR FL - 415.00

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR SAN. INV. 415.00

FL - 415.00

SAN. C/O

PROPOSED 1" COPPER "K" WATER LATERAL (TYPICAL)

42' - 8" CPP ROOF LEADER @ 3%

12' - 8" CPP ROOF LEADER @ 2%

C-CB #4
TF - 416.75
FL - 413.00
(INSTALL HOOD)

65' - 18" CPP @ 0% (PERFORATED)

DP 2

STMH #3
TF - 417.55
FL - 414.50 (8")

50' F.Y.

STORM

72' - 6" PVC SDR-35 @ 4.2%

C-CB #3
TF - 416.75
FL - 413.75 (12")
FL - 413.00 (18")
(INSTALL HOOD)

DP 1

18' - 4' X 4' X 8' CONCRETE GALLEY BOTTOM GALLEY = 408.50

FL - 410.25

14' - 12" CPP @ 1.8%

C-CB #2
TF - 414.00
FL - 410.50

BITUMINOUS PATCH TO CONNDOT SPECIFICATIONS (TYPICAL)

62' - 8" CPP ROOF LEADER @ 2%

PERFORM TEST PIT

FL - 415.00

ENTRY DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR SAN. INV. 410.00

35.0'

UNIT #3 (50'x35')

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #4 (50'x35')

100.0'

15' R.Y.

15' S.Y.

PROPOSED PROCESSED GRAVEL STORAGE AREA

SAN. C/O

36' - 6" PVC SDR-35 @ 8.3%

PERFORM TEST PIT

SMH #1
TF - 417.00
INV - 407.00

25' - 12" CPP @ 5%

42' - 8" CPP ROOF LEADER @ 2%

STMH #2
TF - 415.60
FL - 412.50 (12")
FL - 412.50 (6")
FL - 409.00 (8")

22' - 12" CPP @ 2.3%

C-CB #1
TF - 414.65
FL - 411.00

40' - 8" PVC SDR-35 @ 2.3%

EXIST. WYE

SANMH TF=413.42 INV=405.77

SANMH TF=412.56

CL&P 8076

TERRYVILLE ROAD

50' - 8" PVC @ 1%
50' - 6" PVC @ 2%

CORE BIT DRILL NEW INVERT INTO EXISTING SHELF

SANMH NOT FOUND INV=406.07

STMH #1
TF - 414.50
FL - 411.50 (6")
FL - 408.50 (8")
FL - 408.50 (12")

INV - 406.25
12" SAN

CATCHBASIN TF=413.52 FL=404.62 FL=404.32

24' - 12" CPP @ 1%

FL - 408.25 (12")

EXISTING WATER MAIN TO REMAIN

PROPOSED 1" COPPER "K" WATER LATERAL (TYPICAL)

APPROXIMATE C.O.B. WETLANDS LIMIT

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R.R. HILTBRAND Engineers and Surveyors

UTILITY PLAN

Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

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

North

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #1 (50'x35')
UNIT #2 (50'x35')

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #3 (50'x35')
UNIT #4 (50'x35')

PROPOSED 27.5' EVERSOURCE EASEMENT

PROPOSED INFILTRATION DRAIN TO INTERCEPT UP-SLOPE RUN-OFF
205' 4" PVC SDR-35 (PERFORATED)
FL - 418.0 (SEE DETAIL)

PROPOSED PROCESSED GRAVEL STORAGE AREA

APPROXIMATE C.O.B. WETLANDS LIMIT

CONCRETE WALL

PAVED DRIVEWAY

CATCHBASIN
TF=411.08

TF=410.79

5/8" Iron rod (found)

SIGN

ROAD

TERRYVILLE

CL&P 8076

42' - 8" CPP ROOF LEADER @ 3%

62' - 8" CPP ROOF LEADER @ 2%

12' - 8" CPP ROOF LEADER @ 2%

42' - 8" CPP ROOF LEADER @ 2%

C-CB #4
TF - 416.75
FL - 413.00
(INSTALL HOOD)

65' - 18" CPP @ 0%
(PERFORATED)

DP 2

C-CB #3
TF - 416.75
FL - 413.75 (12")
FL - 413.00 (18")
(INSTALL HOOD)

DP 1

STMH #3
TF - 417.55
FL - 414.50 (8")

18 - 4' x 4' x 8' CONCRETE GALLEYS
BOTTOM GALLEY = 408.50

FL - 410.25

14' - 12" CPP @ 1.8%

C-CB #2
TF - 414.00
FL - 410.50

25' - 12" CPP @ 5%

STMH #2
TF - 415.60
FL - 412.50 (12")
FL - 412.50 (6")
FL - 409.00 (8")

22' - 12" CPP @ 2.3%

C-CB #1
TF - 414.65
FL - 411.00

50' - 8" PVC @ 1%
50' - 6" PVC @ 2%

STMH #1
TF - 414.50
FL - 411.50 (6")
FL - 408.50 (8")
FL - 408.50 (12")

24' - 12" CPP @ 1%

INV - 406.25
12" SAN

FL - 408.25 (12")

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

FL - 415.00

FL - 415.00

INSTALL SILT FENCE OR 8" SEDIMENT LOG

INSTALL SILT FENCE OR 8" SEDIMENT LOG

INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE (SEE DETAIL)

35.0'

100.0'

10.0'

17.5'

15' S.Y.

15' R.Y.

50' F.Y.

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND
Engineers and Surveyors

EROSION & SEDIMENTATION CONTROL PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVE

R. R. HILTBRAND ENGINEERS and SURVEYOR
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4

North

PLANT SCHEDULE

MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
R	2	SCINTILLATION RODODENDRON	RODODENDRON	24" - 30"
L	3	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5" CAL.
Z	6	AZALEA	AZALEA	15" - 18"
⁂	48		DAYLILLY	

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

TF=410.79

PAVED DRIVEWAY

PROPOSED 27.5' EVERSOURCE EASEMENT

CATCHBASIN TF=411.08

412

SIGN

CONCRETE WALL

15' S.Y.

10.0'

17.5'

5/8" Iron rod (found)

"GRASS"

35.0'

100.0'

UNIT #2 (50'x35')

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #1 (50'x35')

ENTRY DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR

"GRASS" & INFILTRATION TRENCH (SEE GRADING PLAN)

15' R.Y.

50' F.Y.

"MULCH BED" (TYPICAL)

PROPOSED PROCESSED GRAVEL STORAGE AREA

UNIT #3 (50'x35')

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #4 (50'x35')

ENTRY DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR

35.0'

100.0'

15' S.Y.

"GRASS"

"GRASS"

"GRASS"

413x00

413x40

TERRYVILLE ROAD

CL&P 8076

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

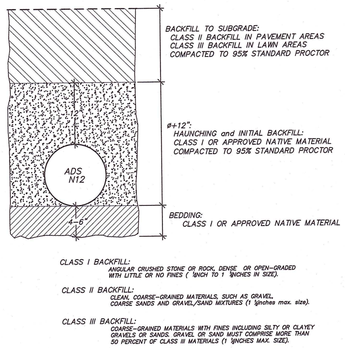
PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R.R. HILTBRAND Engineers and Surveyors

LANDSCAPING PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

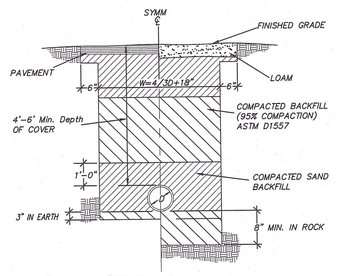
APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 454



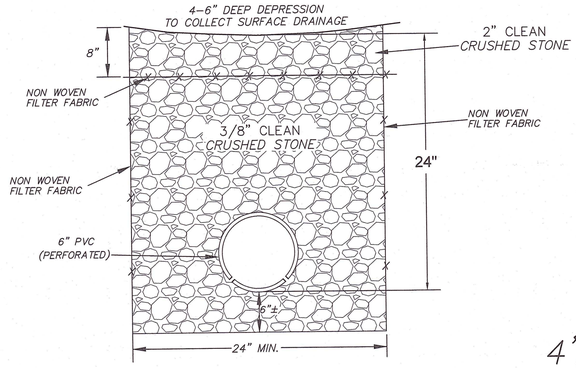
ADS N-12 (CPP) TRENCH DETAIL

N.T.S.



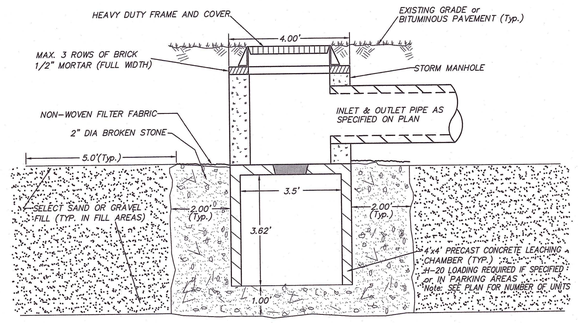
WATER MAIN TRENCH SECTION

N.T.S.



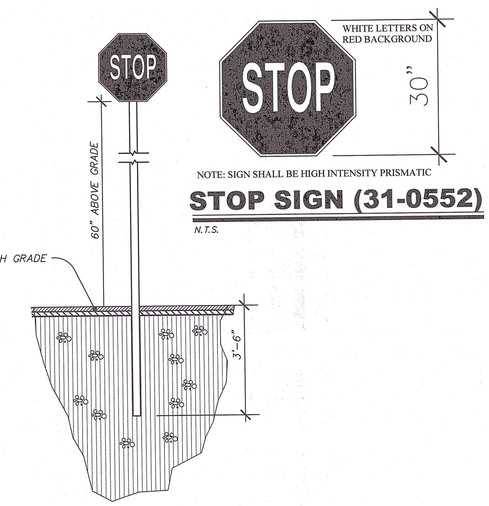
INFILTRATION TRENCH

N.T.S.



4'x4x8' PRECAST CONCRETE LEACHING CHAMBER FOR UNDERGROUND STORAGE

N.T.S.



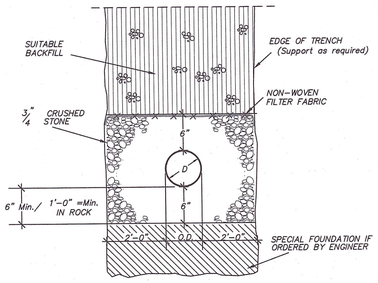
NOTE: SIGN SHALL BE HIGH INTENSITY PRISMATIC

STOP SIGN (31-0552)

N.T.S.

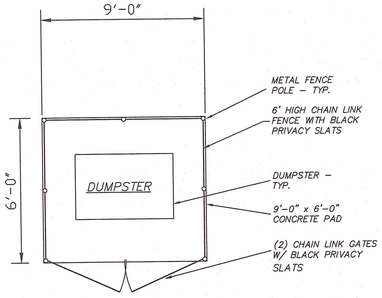
STOP SIGN (31-0552) AND POST DETAIL

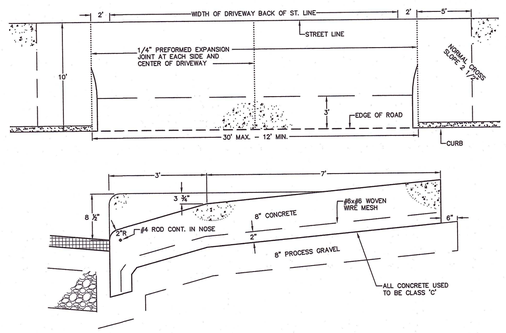
N.T.S.



SANITARY SEWER TRENCH SECTION

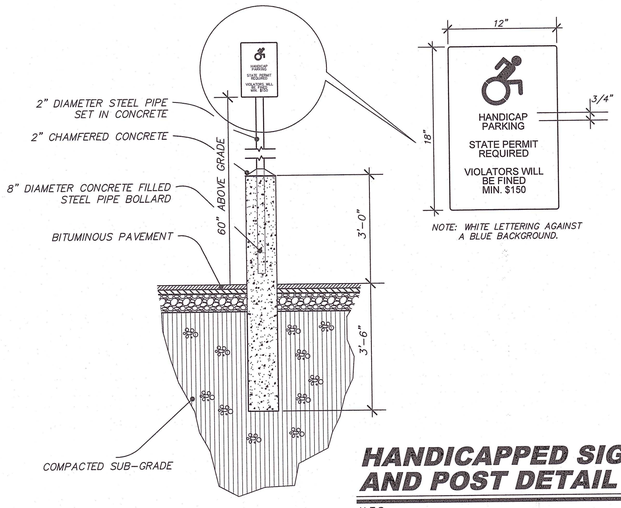
N.T.S.





TYPICAL COMMERCIAL DRIVEWAY APRON

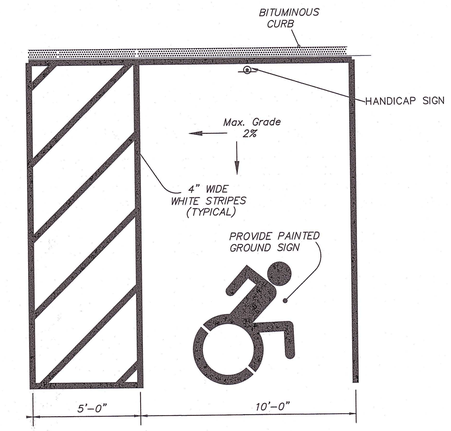
N.T.S.



NOTE: WHITE LETTERING AGAINST A BLUE BACKGROUND.

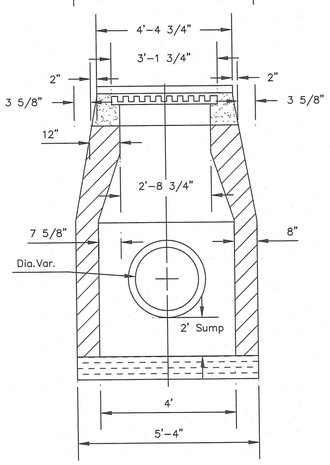
HANDICAPPED SIGN AND POST DETAIL

N.T.S.

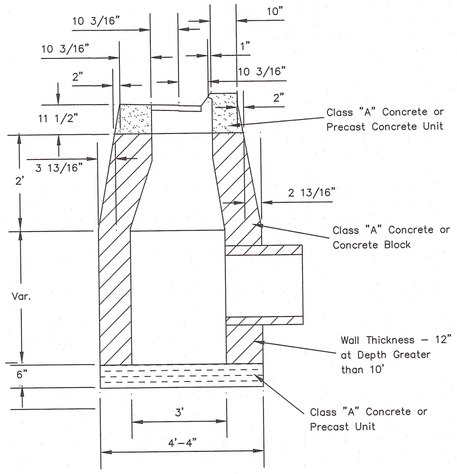


HANDICAPPED PARKING STALL DETAIL

N.T.S.



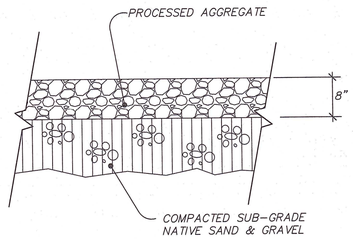
Section A - A



Section B - B

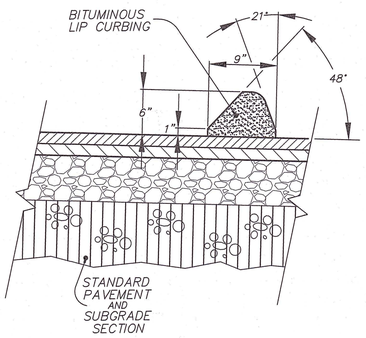
TYPE "C" CATCH BASIN

n. t. s.



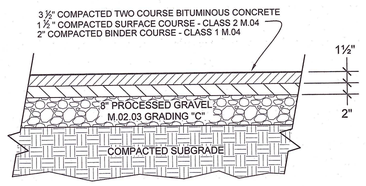
GRAVEL STORAGE AREA

SCALE: N.T.S.



BITUMINOUS LIP CURBING

N.T.S.



BITUMINOUS PAVEMENT DETAIL

SCALE: N.T.S.

NOTE:
-ROADWAY MATERIALS AND METHODS TO BE IN CONFORMANCE WITH CONN. D.O.T. STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 814, 1988 WITH RECENT REVISIONS, and/or MUNICIPAL CURRENT STANDARDS.

-CONTRACTOR SHALL CONFIRM SUB-GRADE IS OF ADEQUATE BEARING CAPACITY PRIOR TO PAVING.

PREPARED FOR:

Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

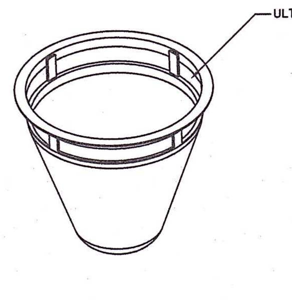
R. R. HILTBRAND Engineers and Surveyors

SITE DETAILS (1 OF 2)
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

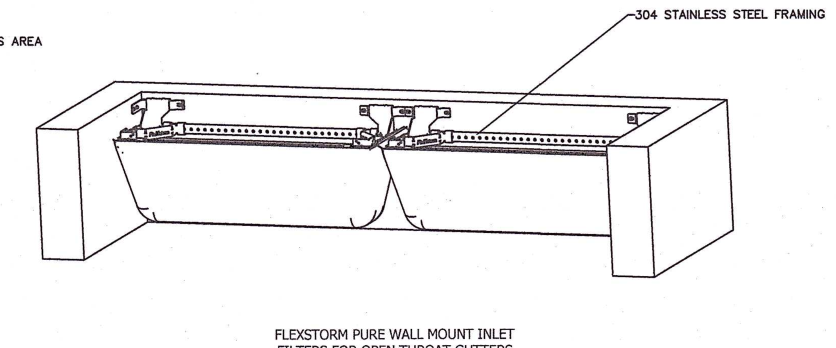
APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 45

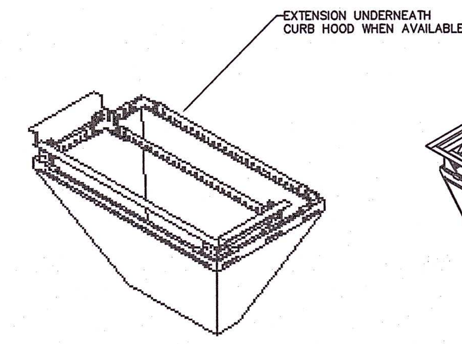
FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



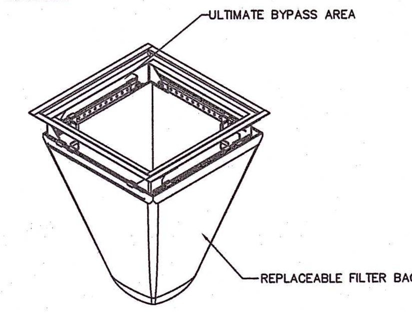
FLEXSTORM PURE INLET FILTERS FOR ROUND OPENINGS



FLEXSTORM PURE WALL MOUNT INLET FILTERS FOR OPEN THROAT GUTTERS



FLEXSTORM PURE INLET FILTERS FOR COMBINATION INLETS



FLEXSTORM PURE INLET FILTERS FOR RECTANGULAR OPENINGS WITH GRATES

For Round Openings with Grates		Minimum Bypass Flow Rates (CFS)* Based on Nominal Frame Size with minimum 2" Bypass flow gap
Drop Thru Opening Size Dia	Flexstorm Frame P/N	
Small: 10.0" - 18.0"	62SHDR	1.6
Medium: 18.1" - 24.0"	62MHDR	2.7
Large: 24.1" - 36.0"	62LHDR	3.8

For Open Throat Curb Inlets - Mounted to Wall Beneath Curb Opening	
Curb Opening Size	Flexstorm Frame P/N
Up to 4' curb openings (1 Filter)	62HDWM1
Between 4' and 8' curb openings (2 Filters)	62HDWM2
Between 8' and 12' curb openings (3 Filters)	62HDWM3
Between 12' and 16' curb openings (4 Filters)	62HDWM4

For Rectangular/Square Openings with Grates			Minimum Bypass Flow Rates (CFS)* Based on Nominal Frame Size with minimum 2" Bypass flow gap
Clear Drop Thru Opening Size *(not grate or seat size)*	Flexstorm Frame P/N	Combination P/N	
Small: 12" x 12" up to 16" x 16" (or 64" max perimeter)	62SHD	62SHDCB	2.4
Medium: 18" x 18" up to 24" x 24" (or 96" max perimeter)	62MHD	62MHDCB	3.5
Large: 26" x 26" up to 30" x 30" (or 120" max perimeter)	62LHD	62LHDCB	5.0
XL: 32" x 32" up to 48" x 48" (or 192" max perimeter) typ 2 pc set	62XLHD	62XLHDCB	7.2

CREATE YOUR ADS FLEXSTORM PART NUMBER BY COMBINING FRAME P/N AND BAG P/N
1. IDENTIFY YOUR FLEXSTORM FRAME PART NUMBER FROM TABLES ABOVE
2. SELECT YOUR BAG PART NUMBER BASED ON APPLICATION NEEDS

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
FX+: Woven w/ MyCelx	FXP	FXP-S	200	40
FXO: Woven w/ Oil Boom	FXO	FXO-S	200	40
PC: Post Construction Bag	PC	PC-S	137	140
PC+: PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL: Litter and Leaf Bag	LL	LL-S	High	3.5
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL BAG / FRAME SIZE

Nominal Bag Size *Matched to Frame Size*	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	PC (Post Constr)	IL (NonWoven)	* PC Oil Retention (Oz)	**PC+ Oil Retention (Oz)	**FX+ Oil Retention (Oz)
Small	1.6	1.2	0.8	0.9	79	168	89
Medium	2.1	1.7	1.2	1.3	115	204	89
Large	3.8	2.7	1.8	1.9	173	262	89
XL	4.2	3.6	2.4	2.6	230	319	178
Filtration Efficiency		82%	NA	Large scale 3rd party testing per ASTM D 7351 using 7% concentration USDA Sandy Loam			
TSS (total suspended solids rem)		NA	99%	Large Scale testing at 90 GPM using US Silica OK-110 sand at 1750 mg/L measuring TSS per SM 2540D.			
TPH (tot petroleum hydrocarbons)		NA	96%	Large Scale testing at 90 GPM with used motor oil at 243 mg/L measuring per EPA Method 1664A.			

* PC filter bag at 50% max adsorption capacity
** PC filter bag at 50% capacity and MyCelx skimmer at 100% capacity

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

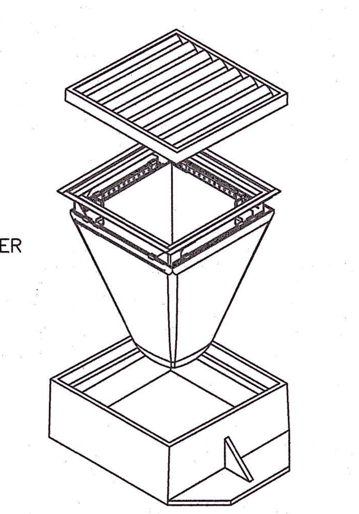
TERRYVILLE ROAD PROJECT:
FLEXSTORM CATCH BASIN INSERT - PART #62LHDPC
PC POST CONSTRUCTION W/ ABSORB-IT FILTER BAG - PART #62RBPC

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
2. TOTAL BYPASS CAPACITY: BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



MAINTENANCE NOTES:

1. INSPECT FOUR (4) TIMES YEARLY
2. EMPTY FILTER BAG WHEN HALF FULL.
3. REPLACE FILTER BAG AS PER MANUFACTURER'S GUIDELINES.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

Soil Resource Consultants

P.O. Box 752 Meriden, CT 06450

June 17, 2022

SRC Job No. 22-23

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

Dear Mr. Hiltbrandt:

Re: **Soil Investigation for Wetland Determination - Lot 71 - Terryville Road - Bristol, CT**

At your request, I have completed an onsite investigation of this site. The purpose of my investigation was to identify and delineate any onsite inland wetlands and watercourse boundaries. The field work was completed on May 31, 2022.

The soil investigation was conducted using a spade and or hand auger to identify existing soil conditions on this site. Five (5) test holes were dug throughout all areas of this site.

No indications of inland wetland soil conditions or watercourses were found in any of the test hole locations. Existing soils represent the drainage classes - excessively drained and well drained.

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

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

UPLAND NON-WETLAND SOILS

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

Wetland Delineations Wetland Impact Evaluations Environmental Planning

2

Ud (306)
The **Ud** map unit consists of well to excessively drained disturbed soils. It is composed of filled areas and areas consisting of both cut and fill. Soils in this map unit have been extensively disturbed by grading and filling activities associated with the existing developed\altered portions of this site.

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

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

Sincerely,

David H. Lord

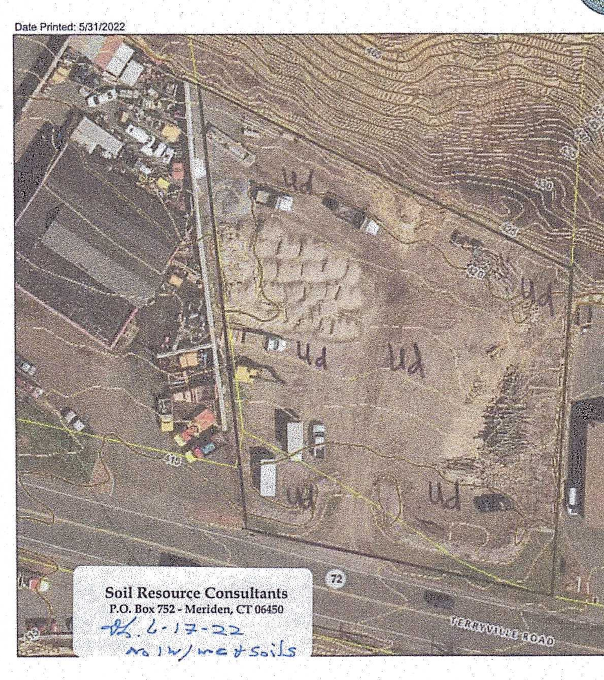
David H. Lord
Certified Soil Scientist
& Environmental Consultant

Wetland Delineations Wetland Impact Evaluations Environmental Planning

Lot 71 - Terryville Road
Bristol, CT

City of Bristol
Geographic Information System (GIS)

Date Printed: 5/31/2022



MAP DISCLAIMER - NOTICE OF LIABILITY
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet
0 50 Feet

Wetland Delineations Wetland Impact Evaluations Environmental Planning

SOLACE MOD/3
Symmetric Asymmetric Bollard

5 YEAR WARRANTY IP65 CE

Applications: Corporate offices, civic and government, education and healthcare, parks and pathway, urban environments

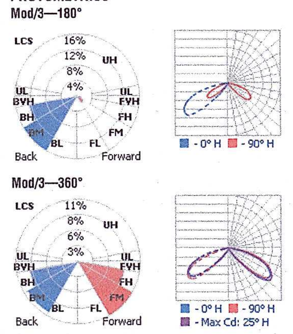
PERFORMANCE SUMMARY
The Solace Mod/3 Series Bollard comes with shielded 180° or 360° distribution designed to direct circular symmetric or one sided illumination to the ground giving a comfortable and well-defined beam

Available in a range of colors this sleek and stylish bollard combines a classic profile with outstanding performances.

Features
- Premium driver provides unsurpassed system efficiency, control and protection.
- Surface finished with a proprietary Akzo Nobel treatment, withstanding harsh weather conditions without cracking or peeling
- Corrosion and shock resistant die cast aluminium housing
- Available in a range of lumens packages up to 3,150 lms
- 180° one sided 360° circular symmetric distribution
- Tempered glass lens for added vandal resistance
- Available in marine ambient corrosion resistant option for installation in seaside areas

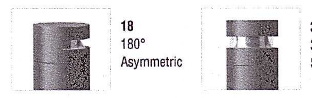
Specification
Volts: AC100-277V
Environment Location: IP65
Average Rated Life: 90,000
CRI: RA80/90
PF: > 0.95
Ambient temp: -20°C to 45°F

PHOTOMETRICS
Mod/3—180°
Mod/3—360°



*Dimmable available in 15W/180° or 20W/360°

REFLECTOR OPTIONS



18 180° Asymmetric
36 36° Symmetric

PRODUCT CODE
Example Solace Mod/3 cat. 18.5.32.4.W.M

Model No	Distribution	Wattage	Height	CRI	CCT (°K)	Finish	Options
Solace Mod/3	✓ 18 - 180°	5 - 5W/450lms	24 - 24" 32 - 32"	80 - RA80 90 - RA90	3 - 3000 4 - 4000 5 - 5000	B - Black (RAL9011) W - White (RAL9016) G - Gray (RAL7012) Z - Mineral Bronze S - Silver (RAL9006)	M - Marine grade corrosion resistance DIM - 0-10v Dimming 0 - None
		15 - 15W/1,350lms	15 - 15" 24 - 24" 36 - 36"				
	36 - 360°	10 - 10W/900lms	24 - 24" 32 - 32"				
		20 - 20W/1,800lms	36 - 36"				
		35 - 35W/3,150lms	36 - 36" 42 - 42"				

SUNLED INDUSTRIES
14210 Roosevelt Ave, Flushing NY 11354 . Phone: 917.563.7078 . www.sunledind.com
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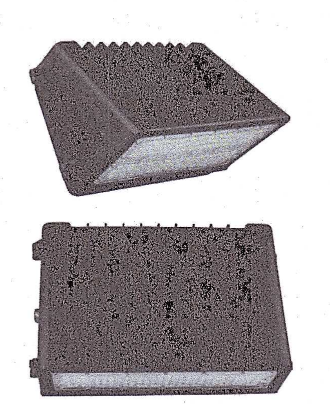
EnVisionLED

Project:
Part#:
Type:

Wall Pack Full Cutoff
5-Power + 3CCT Switchable



Photocell Included (Easily disconnectable)

Light up your outdoor area with the EnVision Bolt Series, a line of outdoor fixtures with high lumen per watt efficacy. The Bolt Wall Packs are available in a variety of different styles: non-cutoff, fully cut-off, semi cut-off, adjustable, and a rotatable up/down light. EnVision's full cut off wall pack is industry leading with a slim architectural design that features an optic lens that provides forward-throw light. Now with 5 different wattages, and 3 different color temperatures, all in one single fixture!

Applications:
- General outdoor lighting
- Landscape lighting
- Pathways, streets, loading areas, etc.

Detail Specifications
- Operating temperature -4 – + 124 F°
- PF >0.9 / Input: .85A/ Output: 36-66V DC

Product Information:
- Photocell included (Easily disconnectable)
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Suitable for wet location, professionally waterproofed IP67
- Optional photocell available
- Average life (L70) of 70,000 hours with the integration of Philips Lumileds 3030 chips
- Dark sky compliant

Why pick the EnVision Wall Pack?:
- Each wall pack is tested for 120 hours before being packed and shipped
- Optic lens lens provides forward throw light
- Easy installation with twistable screw knock-outs
- 5 year limited warranty. 10 year warranty available.

L E D - W P F C - 5-Power Selectable - T R I - Finish - P C - Accessories - EMB - Warranty
1 2 3 4 5 6 7

1 Product	2 5-Power Switchable	3 Color	4 Finish	5 Accessories	6 Emergency	7 Warranty
LED-WPFC	5P80 80/64/48/32/16W 11,600lm (80W) / 9,280lm (64W) 6,960lm (48W) / 4,640 (32W) / 2,320 (16W) 5P150 150/120/90/60/30W 21,750lm (150W) / 17,400lm (120W) 13,050lm (90W) / 8,700 (60W) / 4,350 (30W)	TRI 3CCT Switchable 30/40/50K	BZ Bronze Custom Custom*	(Blank) None BMS Bi-Level Motion Sensor (Attached)	(Blank) None EMB Emergency Backup (90 Mins. Internal 20W)	(Blank) 5 Year (incl.) 10YR 10 Year

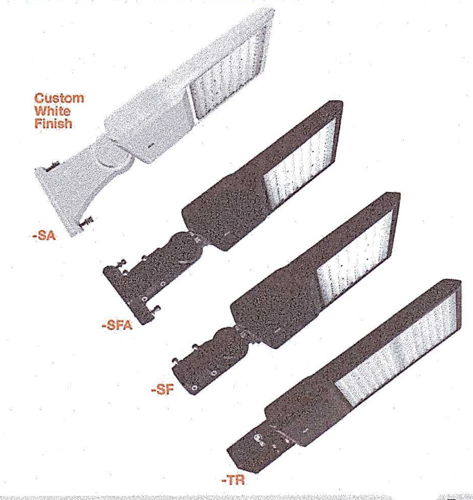
*Custom colors available, 7-10 day lead time, colors include white, black, etc.

Specs and model numbers are subject to change with or without notice

EnVision LED Lighting, Inc.
4845 S. Eastern Ave | Bell, CA 9020 | Tel.: 323-604-0066 | www.envisionledlighting.com

EnVisionLED

Project: Part #:
Type:



Large Area Lights Gen 2
3-Power + 3 CCT Selectable

Light up your outdoor area with the new EnVision Bolt Series, our latest line of Area Light fixtures with high lumen per watt efficacy combined with a stunning finish. The EnVision area flood lights are equipped with a die-cast aluminum housing, finished with a matte bronze powder coat paint, and anti-corrosion priming. The Large BOLT series are available in a trunnion, yoke, slip fitter, or straight arm mount. Enjoy lighting up your outdoor are with over 140-145lm/w+ efficiency.

Applications:
- General outdoor lighting
- Landscape lighting
- Pathways, streets, loading areas, etc.
- Stadium lighting
- Ideal for exceptional lighting in car dealerships

Detail Specifications:
- Average life (L70) of 70,000 hours with the integration of Philips Lumileds 3030 chips
- Operating temperature -40 ~ 122 F°
- PF >0.9 / Input: .85A/ Output: 36-66V DC
- Built-in 10kv surge protector

Product Information:
- Area Light Gen 1 and Shoebox Fixtures combined into one
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Suitable for wet location, professionally waterproofed IP67
- Type III optics standard/ Type I, II, IV, & V by request
- Slim and architectural fixture
- 1.5ft power cable cord provided
- 7 year limited warranty (refer to website for more info)

Certifications:
- UL Listed for USA and CA
- DLC Listed
- CA T24 Compliant

L E D - A R L 2 - Watts - Color T R I - Finish - Bracket - Voltage - Optics - Controls
1 2 3 4 5 6 7 8

1 Product	2 Watts	3 Color	4 Finish	5 Bracket	6 Voltage	7 Optics	8 Controls
LED-ARL2 Large Area Light	3P100W 60W 8,700lm; ✓ 80W 11,600lm; 100W 14,500lm 3P150W 120W 17,400lm; 135W 19,575lm; 150W 21,750lm 3P240W 180W 26,100lm; 210W 30,450lm; 240W 34,800lm 3P300W 260W 37,700lm; 280W 40,600lm; 300W 43,500lm	TRI 3000K 4000K 5000K	BZ Bronze* BLK Black WH White GY Grey CS Custom	YK Yoke TR Trunnion SF Slip Fitter SA Straight Arm SFA Slip Fitter and Straight Arm	UNV 100-277V HV* 277-480V *only available for the 3P150 and 3P300 model	II Type II III Type III (Standard) IV Type IV V Type V	(Blank) None BMSDL Daylight + Bi-Level Motion Sensor Combo (Internal) PC Photocell 120-277V PCHV Photocell 347-480V

40K Color only available in 150W* Bronze* is in stock. Other colors approx. 7 days Bronze* is a "Quick Ship"

Specs and model numbers are subject to change with or without notice

EnVision LED Lighting, Inc.
4845 S. Eastern Ave | Bell, CA 90201 | Tel.: 323-604-0066 | www.envisionledlighting.com

3CCT SELECT-N-SWITCH MOTION SENSOR 0-10V DIMMABLE IP67 RATED

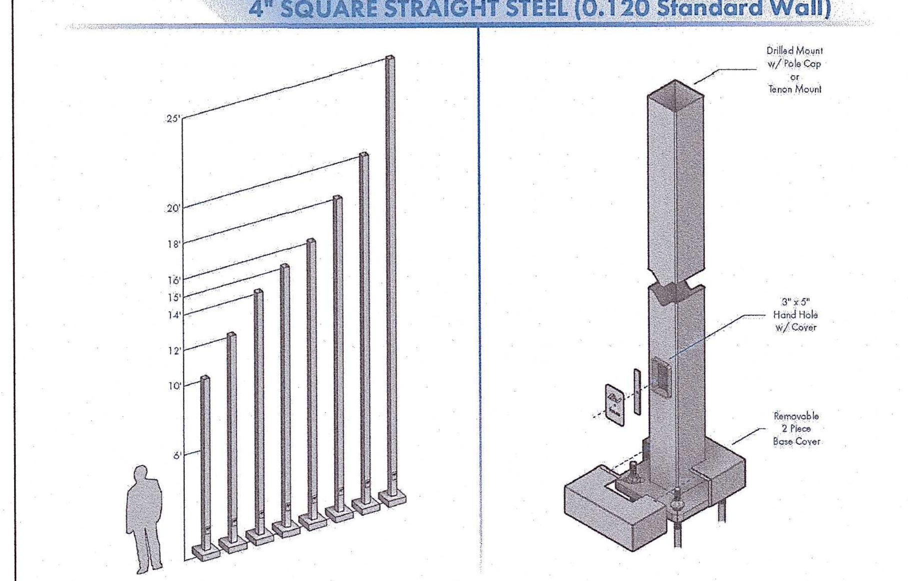
AV POLES & LIGHTING

SSS 4-11

Job Name: Job Location: Type:
Client Name: Quote: Quote Date:

AV POLES & LIGHTING
43827 Division St.
Lancaster, CA 93535
Toll Free: (844) 770-AVPL
Fax: (661) 945-2764
sales@avpltg.com
www.avpltg.com

4" SQUARE STRAIGHT STEEL (0.120 Standard Wall)



DBZ BLK WHT GRY GRN

SHAFT: Commercial-quality, hot-rolled, carbon steel tubing with a minimum yield strength of 48,000 PSI, conforms to ASTM A500 grade A.

GROUNDING: Provision; 3/8-16 Threaded stud welded to inner shaft wall opposite hand hole. Flat washer and hex nut provided.

HARDWARE: S304 stainless steel

FINISH: TGIC thermoset polyester powder coat finish is electrostatically applied at a 3.0 mil minimum thickness. A five stage metal pretreatment process and sealer provide maximum corrosion resistance. The powder top coat is baked in excess of 400 degrees for supreme endurance.

POLE SCHEDULE / **E.P.A. DATA SCHEDULE**

Calculations based on sustained wind forces plus additional 1.3 mph gust.

CATALOG NUMBER	POLE HEIGHT	SHAFT SIZE	WALL GAUGE	BOLT CIRCLE	ANCHOR BOLTS	MAX. FIXT. WT.	70 MPH	80 MPH	90 MPH	100 MPH
SSS-104-11	10'	4" x 4"	11	9"	3/4" x 18" x 3"	400	33.6	26.3	20.7	16.9
SSS-124-11	12'	4" x 4"	11	9"	3/4" x 18" x 3"	400	26.0	20.6	16.3	12.4
SSS-144-11	14'	4" x 4"	11	9"	3/4" x 18" x 3"	400	20.4	16.3	13.0	10.1
SSS-154-11	15'	4" x 4"	11	9"	3/4" x 18" x 3"	400	18.1	14.6	11.6	9.1
SSS-164-11	16'	4" x 4"	11	9"	3/4" x 18" x 3"	400	16.1	13.0	10.3	8.1
✓ SSS-184-11	18'	4" x 4"	11	9"	3/4" x 18" x 3"	400	14.0	10.3	8.4	6.4
SSS-204-11	20'	4" x 4"	11	10"	3/4" x 24" x 3"	400	11.8	8.1	6.4	5.0
SSS-254-11	25'	4" x 4"	11	11"	3/4" x 24" x 3"	350	9.0	5.7	3.4	1.8

PREPARED FOR:

Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R.R. HILTBRAND Engineers and Surveyors

SITE DETAILS (2 OF 2)
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

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

DESIGN REFERENCE:

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

Erosion & Sediment Controls and Stabilization Practices

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

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

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General-

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

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

B. Filters -

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

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength ASTM 4833 50 lbs.

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

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

b. The height of a silt fence shall not exceed thirty (30) inches above grade.

c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.

d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).

e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.

f. When 'standard strength' filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall exterid no more than 30 inches above the original ground surface.

g. The 'standard strength' filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.

h. When 'extra strength' filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item 'g' applying.

i. The trench shall be backfilled and the soil compacted over the filter fabric.

j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

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

Maintenance

a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.

d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

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

a. Apply mulch prior to any storm event.

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

b. Required mulching within a specified time period.

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

2. Guidelines for winter mulch application.

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

3. Maintenance

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

D. Temporary Grass Cover

1. Seedbed Preparation

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

2. Seeding

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

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

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

3. Maintenance

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

E. Permanent Grass Cover

1. Seedbed Preparation

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

2. Seeding

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

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

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

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

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

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

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

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

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

F. Stabilized Construction Entrance

1. Specifications

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

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

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

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

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

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

2. Maintenance

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

Timing of Controls/ Measures

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

Waste Disposal

A. Waste Materials

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

B. Hazardous Waste

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

C. Sanitary Waste

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

Spill Prevention

A. Material Management Practices

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

Good Housekeeping:

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

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

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

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

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

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

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

Hazardous Products:

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

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

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

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

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

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

Fertilizers:

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

Paints:

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

Concrete Trucks:

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

C. Spill Control Practices

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

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

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

-All spills will be cleaned up immediately after discovery.

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

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

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

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

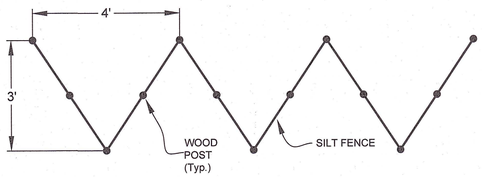
The General Contractor(s) and/or Project Owner(s)

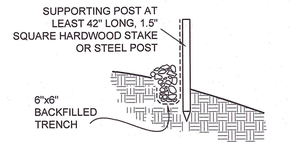
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

Responsible Person:
Regis Letourneau
860-309-8984

Contingency Erosion Plan

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



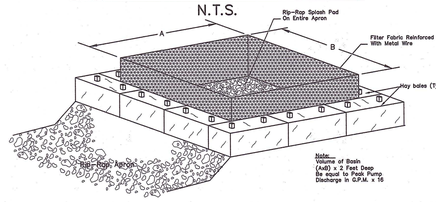


SAWTOOTH SILT FENCE DETAIL

n.t.s.

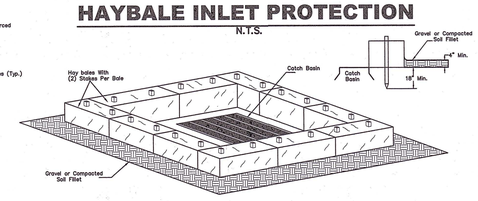
TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE

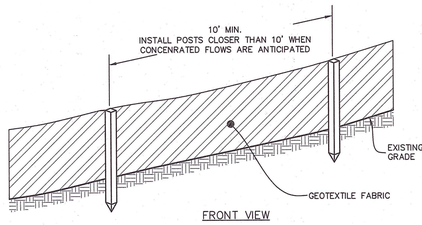
N.T.S.



HAYBALE INLET PROTECTION

N.T.S.





FRONT VIEW

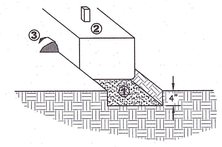
DETAIL FOR FENCE JOINT

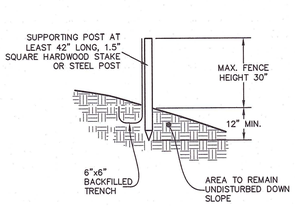
* POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN
* DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

PLACEMENTand CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

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



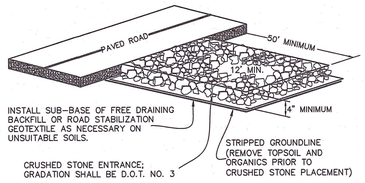


SIDE VIEW

SILT FENCE

N.T.S.

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



CONSTRUCTION ENTRANCE n.t.s.

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND
Engineers and Surveyors

EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut

APPROVED
June 13, 2022

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

North

EXISTING UTILITY LINES TO BE RELOCATED BY OTHERS

EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

S65°29'20"W 232.41'

S03°44'48"W 180.00'

CONCRETE WALL

15' S.Y.

50' F.Y.

15' R.Y.

15' S.Y.

N06°45'31"W 215.00'

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

EXISTING GRAVEL SURFACE

EXISTING BITUMINOUS PAVEMENT ENCROACHMENT TO BE REMOVED

PAVEMENT

APPROXIMATE C.O.B. WETLANDS LIMIT

EXISTING SHIPPING CRATE TO BE REMOVED

SHIPPING CRATE

DP 1

DP 2

SNET 4191

5/8" Iron rod (found)

EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS

EXISTING UTILITY LINES TO BE RELOCATED BY OTHERS

N81°46'31"W 55.91'

SIGN

EXISTING SIGN TO BE REMOVED

N55°41'31"W 67.06'

S 75°16'31" E 3.43'

N75°16'32"W 62.40'

APRON

EXISTING APRON TO BE REMOVED (NEW APRON TO BE INSTALLED IN SAME LOCATION) (SEE SITE PLAN)

EXIST. WYE

EXISTING WATER MAIN TO REMAIN

TF=410.79

PAVED DRIVEWAY

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

CATCHBASIN
TF=411.08

SAMH
TF=411.64
INV=409.72

SANMH
TF=412.56

SANMH
TF=413.42
INV=405.77

SANMH
NOT FOUND
INV=406.07

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

CL&P
8076

TERRYVILLE ROAD

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

PRE-DEVELOPED DRAINAGE MAP

Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

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

North

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

PAVED DRIVEWAY

TF=410.79

PROPOSED 27.5' EVERSOURCE EASEMENT

CATCHBASIN
TF=411.08

412 SIGN

CONCRETE WALL

15' S.Y.

10.0'

17.5'

5/8" Iron rod (found)

35.0'

100.0'

UNIT #2
(50'x35')

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #1
(50'x35')

ENTRY DOOR
FL - 415.00

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR

FL - 415.00

EXISTING WATER MAIN TO REMAIN
20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET
V:1490 - P:1077

PROPOSED INFILTRATION DRAIN TO INTERCEPT UP-SLOPE RUN-OFF
205' 4" PVC SDR-35 (PERFORATED)
FL - 418.0 (SEE DETAIL)

42' - 8" CPP ROOF LEADER @ 3%

12' - 8" CPP ROOF LEADER @ 2%

C-CB #4
TF - 416.75
FL - 413.00
(INSTALL HOOD)

65' - 18" CPP @ 0%
(PERFORATED)

DP 2

STMH #3
TF - 417.55
FL - 414.50 (8")

50' F.Y.

C-CB #3
TF - 416.75
FL - 413.75 (12")
FL - 413.00 (18")
(INSTALL HOOD)

DP 1

18 - 4' x 4' x 8' CONCRETE GALLEY
BOTTOM GALLEY = 408.50

FL - 410.25

14' - 12" CPP @ 1.8%

C-CB #2
TF - 414.00
FL - 410.50

62' - 8" CPP ROOF LEADER @ 2%

FL - 415.00

25' - 12" CPP @ 5%

42' - 8" CPP ROOF LEADER @ 2%

STMH #2
TF - 415.60
FL - 412.50 (12")
FL - 412.50 (6")
FL - 409.00 (8")

22' - 12" CPP @ 2.3%

C-CB #1
TF - 414.65
FL - 411.00

PROPOSED PROCESSED GRAVEL STORAGE AREA

15' R.Y.

35.0'

UNIT #3
(50'x35')

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #4
(50'x35')

100.0'

15' S.Y.

50' - 8" PVC @ 1% 50' - 6" PVC @ 2%

STMH #1
TF - 414.50
FL - 411.50 (6")
FL - 408.50 (8")
FL - 408.50 (12")

24' - 12" CPP @ 1%

EXISTING WATER MAIN TO REMAIN

INV - 406.25
12" SAN

FL - 408.25 (12")

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

APPROXIMATE C.O.B. WETLANDS LIMIT

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

TERRYVILLE ROAD

CL&P 8076

ALL PROPOSED CATCH BASINS SHALL BE FITTED WITH A FLEXSTORM PURE FILTER PERMANENT INLET PROTECTION (SEE DETAIL)

TERRYVILLE ROAD PROJECT:

FLEXSTORM CATCH BASIN INSERT - PART #62LHDPC
PC POST CONSTRUCTION W/ ABSORB-IT FILTER BAG - PART #62RBPC

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

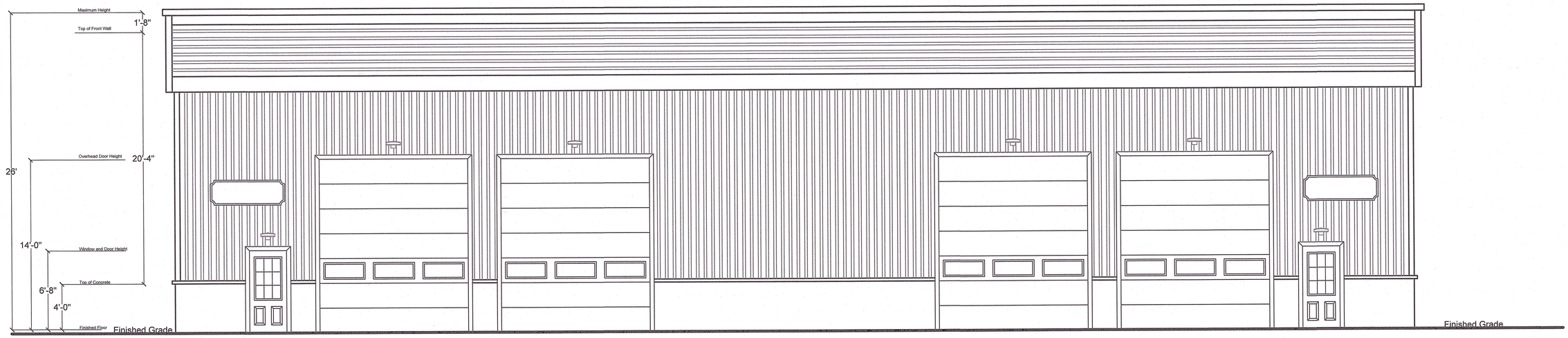
R. R. HILTBRAND Engineers and Surveyors

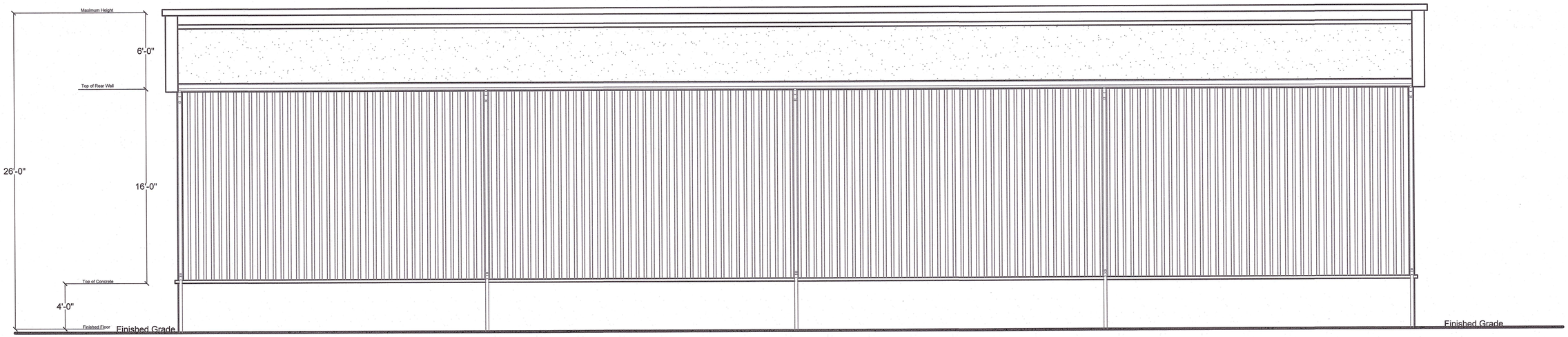
DEVELOPED DRAINAGE AREA MAP
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

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

Elevation Drawings and Floor Plans

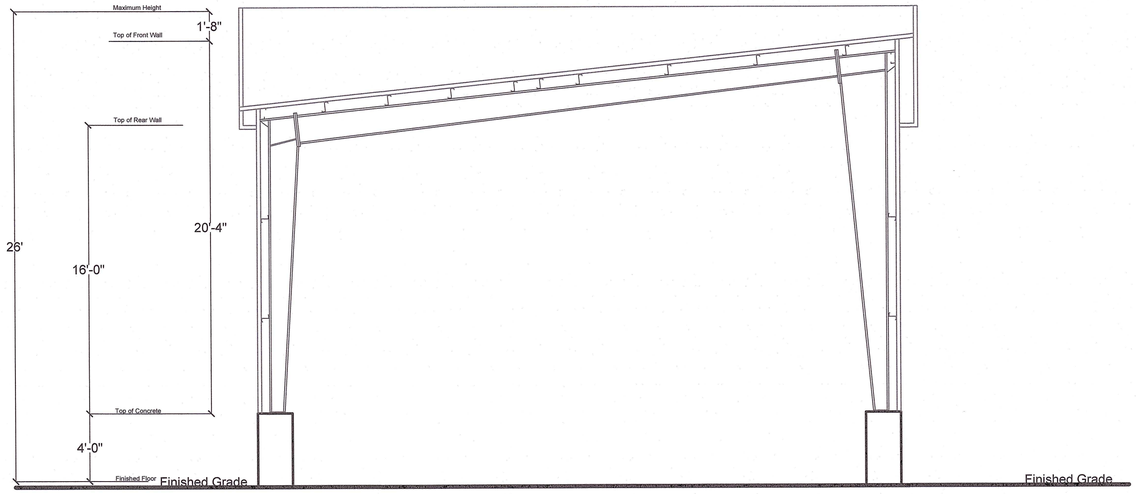


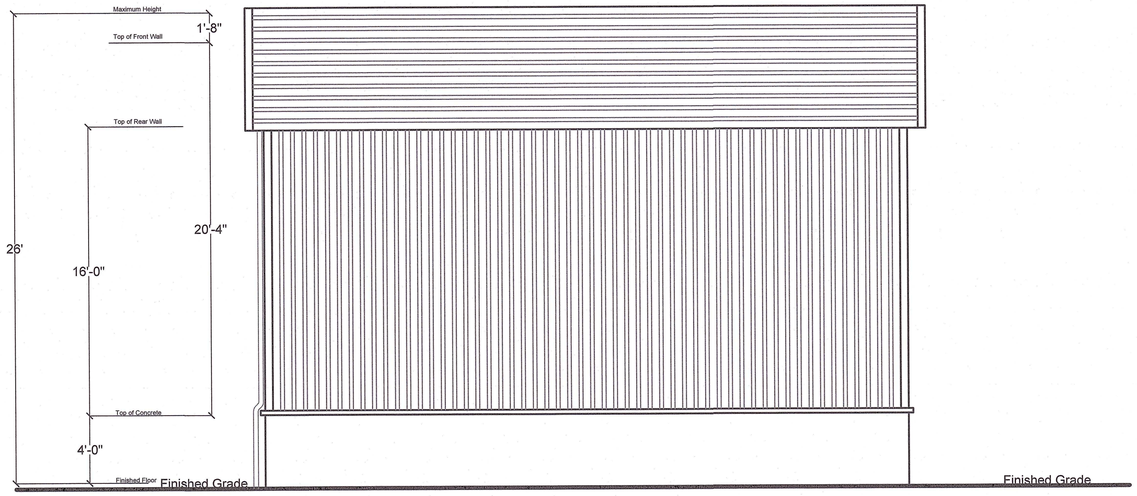


Drawing Title	Scale	
FRONT ELEVATION REAR ELEVATION	1/4" = 1' - 0"	D|P|S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
DPS_CLIENTS_LETORNEAU_BRISTOL_TERRYVILLE ROAD	Project Number 2022-29	

APPROVED

SHEET A.1

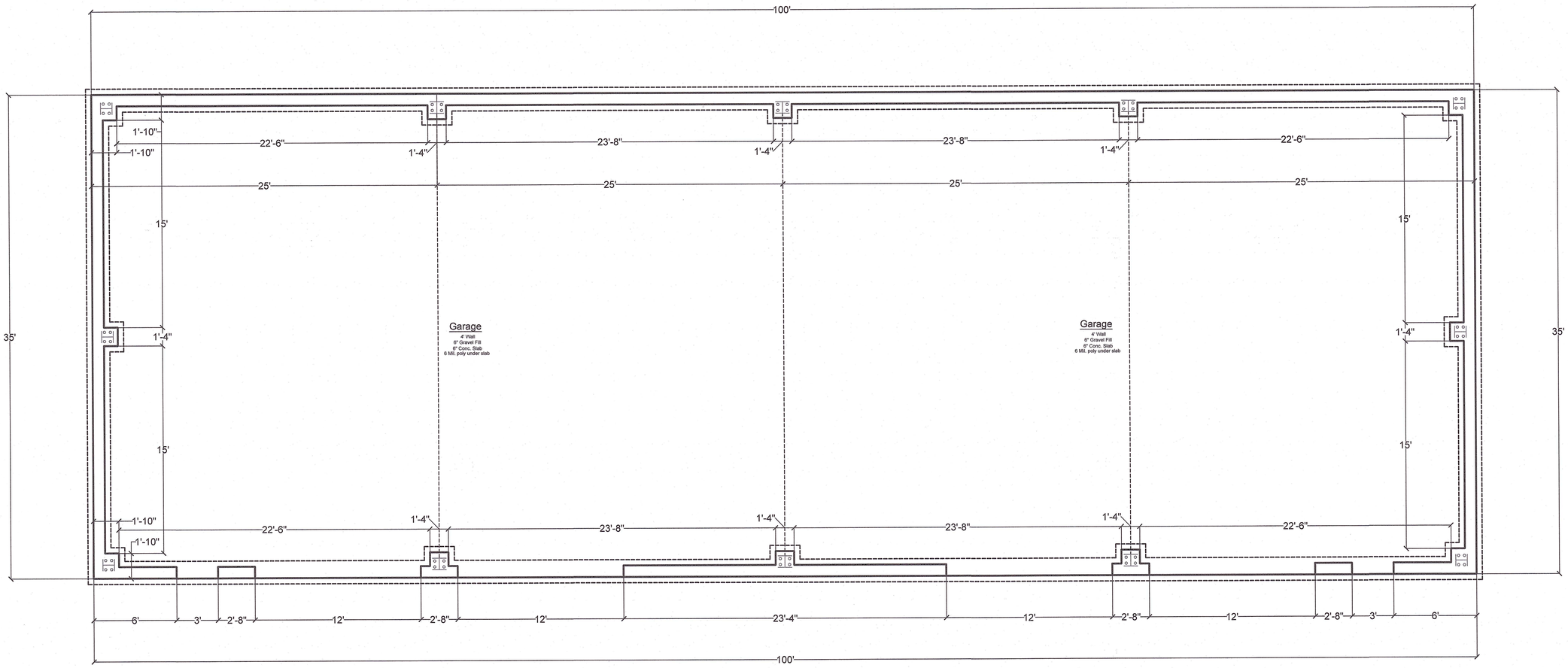




Drawing Title	Scale	
SCHEMATIC SECTION TYPICAL SIDE ELEVATION	1/4" = 1' - 0"	D|P|S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
DPS_CLIENTS_LETORNEAU_BRISTOL_TERRYVILLE ROAD	Project Number 2022-29	

APPROVED

SHEET A.4

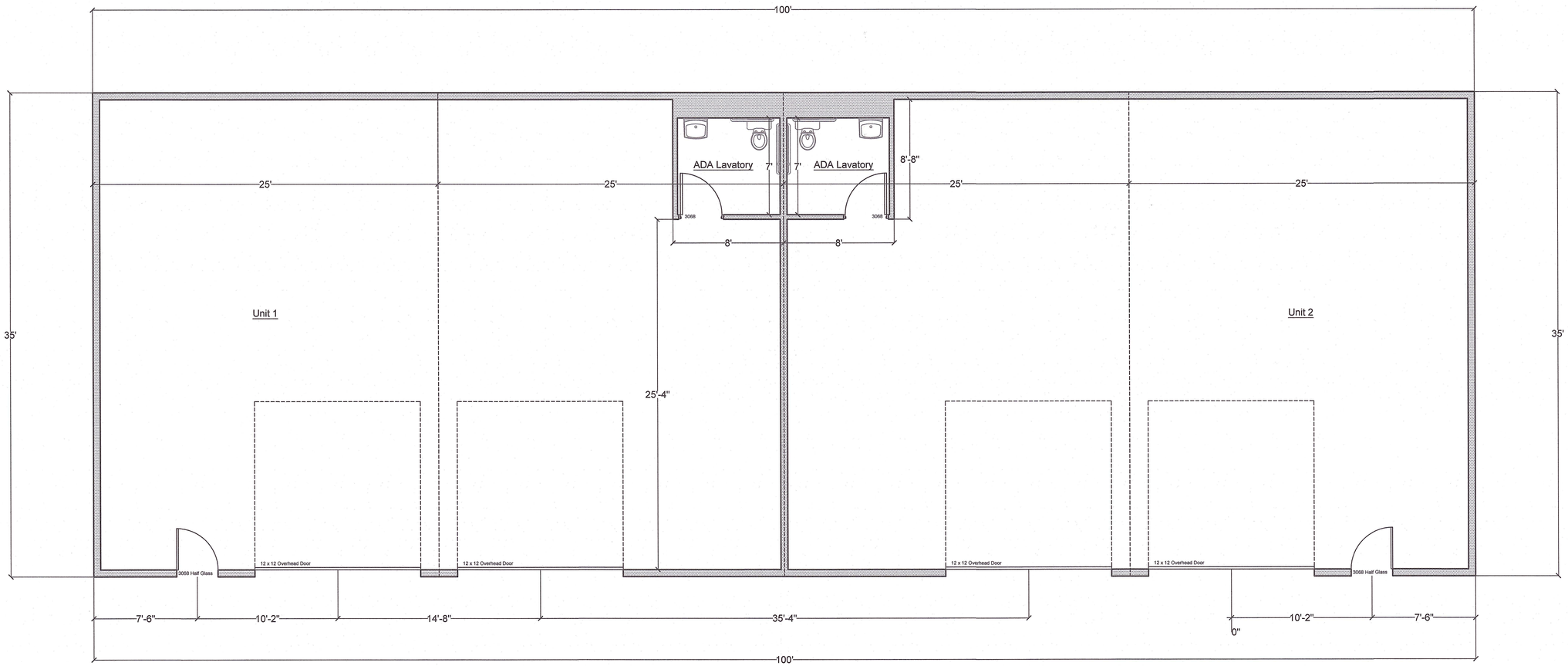


Drawing Title	Scale
FOUNDATION PLAN	$\frac{1}{4}$" = 1' - 0"
DPS_CLIENTS_LETORNEAU_BRISTOL_TERRYVILLE ROAD	Project Number 2022-29

D | P | S
DEVELOPMENT PLANNING SOLUTIONS LLC
225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268

APPROVED

SHEET A.2



Drawing Title	Scale	
FIRST FLOOR PLAN 3,500 SQFT	$\frac{1}{4}$" = 1' - 0"	D|P|S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
DPS_CLIENTS_LETORNEAU_BRISTOL_TERRYVILLE ROAD	Project Number 2022-29	

APPROVED

SHEET A.3