



City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, JANUARY 13, 2025
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/81526599509?pwd=X5aUPZuvrxcPUjT9zv9kDVuHsJuQ1r.](https://bristolct-gov.zoom.us/j/81526599509?pwd=X5aUPZuvrxcPUjT9zv9kDVuHsJuQ1r.1)

1

Meeting ID:

815 2659 9509

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting of November 14, 2024
 - b. Regular Meeting - December 9, 2024
3. Receipt of New Applications
 - a. Application #2517 - Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DP Homes, applicant.
 - b. Application #2518 - Proposed amendments to the Zoning Regulations to 1) to amend Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals; 2) to amend Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals.

- c. Application #2519 - Special Permit for a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.
- d. Application #2520 - Special Permit for a parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Assessor's Map 42, Lots 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

4. Public Hearings

- 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. Old Business

- a. Deliberations on: 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.
- b. Deliberations on: 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.
- c. Deliberations on: 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.

6. New Business

7. City Planner & Staff Reports
 - a. Zoning Report for December 2024
8. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, February 10, 2025

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY, NOVEMBER 14, 2024**

By: Chairman White

Time: 5:00 P.M.

Place: City Hall
111 North Main St.
Via Zoom

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

1. Call to Order

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

2. Public Participation

There was no public participation.

Item 3.e. was taken out of order.

3.e. Next Steps

Mr. Gomes reviewed the schedule with the Commission. The consultant explained the next regular meeting would have been the second week of December, but after a discussion with Staff it was suggested to have this meeting on January 9, 2025.

3. New Business

a. Review of Special Permit Requirements and Procedures

Mr. Gomes said part of the Special Permit standards would be reduced for the uses that are allowed in commercial zones. The consultant recommended an applicant should show why a request was a good fit for the property with a permit. The consultant reviewed what the Commission should do with all the data required with an application. The consultant pointed out sections of documents to help review permits such as the PoCD and the purpose statements in the Regulations.

Staff noted he would review the information with applications to ensure the information complied with the Regulations. Staff summarized that during deliberations a motion may be drafted by Staff to point out the considerations.

Staff read into the record the statement for the standards of approval for Special Permits.

b. Review of Site Plan Requirements and Procedures

Mr. Gomes said similar to Special Permits, part of the Site Plan standards would be reduced for uses allowed in commercial zones.

Mr. Gomes went over the statement for the standards of approvals for Site Plans.

Staff reminded the Commission applications may be deliberated within the State Statute timelines.

c. Review Phase 3 schedule

Mr. Gomes noted the Commission was reviewing the commercial and industrial zone districts, which was discussed last month. The consultant verified he and Staff developed amendments from the discussions last month. At the January meeting the consultant will review the final recommendations to be brought to a public hearing. Mr. Gomes said the Phase 3 review is on schedule. The consultant noted there were few participants at the public virtual presentation last month. The consultant noted the recommendations and the virtual presentations are on the City's Website.

d. Review recommended commercial and industrial zone amendments

Mr. Gomes reviewed the six recommendations for the commercial and industrial zone districts. The consultant said some applications may be reduced to just a Site Plan application or have increased requirements. The consultant said the BN zone developments would be limited. The consultant wanted to discuss the unified downtown development Regulations. Mr. Gomes suggested the IP-25 standards should be amended to 25-acre minimum. The consultant requested to discuss a residential zone amendment at the February meeting.

Mr. Gomes suggested reducing the less intensive uses with special permits and site plans to just a site plan for the Planning Commission. Staff agreed to the suggestion to reduce the permits for the Commission. Staff suggested allowing hotels/motels in the industrial zones. Staff indicated the city should prepare for the evolving uses to existing industrial zone buildings.

The consultant reviewed the uses that needed special permits in the table. The Commission disagreed with putting medical laboratories in the I-zone because of the controversy of the medical burning. The Commission preferred the medical laboratories to have Special Permits and Site Plans to control the uses. The Commission agreed to keep commercial uses as a Special Permit requirement near residential areas. The Commission agreed to keep the specialty uses with a special permit requirement.

The consultant and Staff recommended the Unified Downtown Development should be removed from the downtown area. Regarding the R-25 zone, the Commission agreed to change this to a R-5 zone (5-acre min.) and revise the Regulations similar to the BT standards. Staff requested the consultant and the Commission work on guidelines for indoor growing of cannabis for an application the Planning Commission would be reviewing.

Mr. Gomes explained the next steps were to develop the Commercial, Industrial and Mixed-Use Districts. The consultant would put the discussions into a memo to review at the next meeting. Then a virtual presentation would be scheduled and the suggestions would be worked on later.

Mr. Gomes reminded the Commission the next special meeting was on January 9, 2025.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, November 18, 2024.

4. Adjournment

Chairman White designated regular Commissioners Marra, Goodwin, Harlow and White to vote on the adjournment.

MOTION: Move to adjourn at 7:00 P.M.

By: White

Seconded: Marra.

For: Harlow, Marra, Goodwin and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY, DECEMBER 9, 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)	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	
	Brandon Peate, Zoning Enforcement Officer	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, January 13, 2025.

2. Approval of Minutes

a. November 14, 2024

There were no minutes available for approval this evening.

b. November 18, 2024

Chairman White designated himself, regular Commissioners Marra and Harlow with alternate Commissioners Caruso and DeRoehn to vote on the November 18, 2024, regular minutes.

MOTION: Move to approve the minutes of the November 18, 2024, regular meeting.

By: White

Seconded: Marra.

For: Harlow, Marra, Caruso, DeRoehn and White.

Against: None.

Abstained: None.

3. Zoning Enforcement Officer's Report

Brandon Peate, Zoning Enforcement Officer, introduced himself to the Commission.

Mr. Peate noted the report presented this evening was more for his organization of work.

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, 7370, 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, 7370, 74/69, 75/68 & 76/67 Earl Street; R-15/RM (Single Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow with alternate Commissioner DeRoehn to vote on Applications #2512 and #2513.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, reviewed the previous applications that were withdrawn because there was insufficient time to complete the applications. Attorney Furey explained the applications were filed in replacement of the prior applications.

The City Planner requested the applicant to adjust the applications to coincide with the agenda. Charles Talmadge of Development Planning Solutions, 225 North Main St., noted he would address the comments and work with Staff.

MOTION: Move to schedule Applications #2512 and #2513 for a public hearing for the January 13, 2024, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

For: Marra, Harlow, Goodwin, DeRoehn and White.

Against: None.

Abstained: None.

The applications #2512 and #2513 are scheduled for public hearing.

- 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

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, with alternate Commissioner DeRoehn to vote on Applications #2514 and #2515.

Attorney Salvatore Vitrano, 135 West St., representing the applicant, requested to set the public hearings for January 13, 2025.

MOTION: Move to schedule Applications #2514 and #2515 for a public hearing for the January 13, 2024, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

For: Marra, Harlow, DeRoehn, Goodwin and White.

Against: None.

Abstained: None.

The applications #2514 and #2515 are scheduled for public hearing.

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.

Chairman White explained Applications #2504, #2505 and #2506 were closed at the last meeting, now the Commission had to deliberate on the applications. Chairman White noted the applicant had to provide some additional information to staff related to bonding, so the Commission would postpone Applications #2504, #2505 and #2506 until the January 13, 2025, regular meeting of the Commission.

- 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.

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

Thomas Sekowski, Project Manager, of Ray's Carstar, 137 Terryville Rd., representing the applicant, indicated the his company wanted to use the building at 200 Terryville Rd., unit B, that was close to their facility to diagnostic scans on vehicles.

Mr. Sekowski confirmed two technicians were trained to use this equipment. The manager said his company used two similar services in CT, but the applicant wanted this service at their facility. Mr. Sekowski verified that no public was allowed in the facility.

Stephen Merchant, 45 Sawmill Rd., property owner, representing the applicant, reviewed the process for scanning the vehicles. Commission inquiries: Mr. Sekowski explained the two existing facilities in CT are not owned by the applicant. The manager verified 70 vehicles per week are scanned. He also noted 10 vehicles are dropped off and 10 vehicles are brought to 137 Terryville Rd. The owner noted a few extra vehicles may be on the site.

Mr. Flanagan explained because there may be a few extra vehicles on site but the proposed stipulations will be limited to 4 vehicles on the site. The City Planner noted the vehicles in the bays were not counted.

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

The City Planner reviewed the documents for the application. Mr. Flanagan reviewed the standards for approving Special Permits. The City Planner's view was the plan met the Regulations in Section 16.2.7.

The hearing is closed.

By: Marra

Seconded: Harlow.

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

MOTION: Move that 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 be approved based on the following documents and stipulations:

All documents submitted into the Application:

1. application form
2. letter no date
3. calibration requirements
4. mapping: aerial, locator map, zoning map and wetlands map (4 pages)
5. google earth
6. as-built survey
7. approved site plan 2023
8. elevation drawings and floor plans

Move that Application #2511 be approved with the following stipulations:

1. This Special Permit shall authorize the use of the Unit B as a Motor Vehicle Repair /Service Facility.
2. This Special Permit stipulates that no more than 4 vehicles are allowed for repair on site associated with Unit B.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Marra

Seconded: Harlow.

For: Marra, Harlow, DeRoehn, Goodwin and White.

Against: None.

Abstained: None.

The application is approved with stipulations.

6. Old Business

There was no old business.

7. New Business

There was no new business.

8. Staff Reports

Mr. Flanagan explained if there were any snowstorms, he would not want to cancel any meetings. The City Planner would set up the meeting to have them online. Mr. Flanagan would notify the public of the online meeting as best as possible if there are any blizzards.

9. Communications

There were no communications.

10. Adjournment

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow with alternate Commissioner DeRoehn to vote on the adjournment.

MOTION: Move to adjourn at 7:00 P.M.

By: White

Seconded: Marra.

For: Harlow, Marra, Goodwin, DeRoehn and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

For Office Use Only	
APPLICATION NO.:	2517
DATE FILED:	12-30-2024
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) 15.2.4 of the Bristol Zoning Regulations for the following
Special Permit use: EARTH REMOVAL IN EXCESS OF 400 CUBIC YARDS

Address or Location of the Property: 165 WARNER ST

Assessor's Map No.: 55 Assessor's Lot No.(s): 49

Zone of the Property: R-25/OSD Size of the Property (in acres or square feet): 0.4 AC/ 17,600 S.F

Reason for the Special Permit: REMOVAL OF EXCESS MATERIAL FROM THE LOT TO PROVIDE FOR A FEASIBLE
BUILDING ENVELOPE FOR THE CONSTRUCTION OF A NEW HOME ON THE LOT

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: WETLAND COMMISISON APPROVED THE ISSUANCE OF A WETLANDS PERMIT FOR THE
PROPERTY 10-6-2021 APPROVING THE REMOVAL OF EXCESS MATERIAL FROM THE LOT.

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: DB HOMES, LLC

Address: PO BOX 9495 City: Bristol State: CT Zip: 06011

Telephone No.: 860-302-0035 E-Mail: kevinbianca@sbcglobal.net

Signature:  Signature – (Printed/Typed) KEVIN P. DELLABIANCA

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!**

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2517

Address or location of property: 165 WARNER ST

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

APPLICATION #2323 FOR A SPECIAL PERMIT FOR EARTH REMOVAL WAS APPROVED ON AUGUST 15, 2019 BUT THE PRIOR APPLICANT NEVER WENT FORWARD WITH THE PROJECT

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

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

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

08/17 - LUO

DPH Notification

Requirement to Register Application with DPH

From: Robert Flanagan <RobertFlanagan@bristolct.gov>

Sent: Monday, December 30, 2024 2:53 PM

To: Mark Ziogas <mziogas@CSMZLLC.COM>

Cc: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Nancy King <NancyKing@bristolct.gov>

Subject: CT DPH Notification - Website

Good Afternoon Mark:

The property on Warner Street (Map 55 Lot 49) is located within a Drinking Water Watershed and Aquifer Protection.

As far as I can see, the application requires a notification to:

1. CT DPH
2. New Britain Water

Here is the online link for those notifications:

<https://portal.ct.gov/dph/drinking-water/dws/project-notification-form>

It is an online form, where you can add my email address and I will be copied.

FYI: These notifications must occur within 7 days of filing the application.

CT DPH (map link – if you need it):

<https://maps.ct.gov/portal/apps/View/index.html?appid=6a340817f7d648d589ebbcc3a699edda>

Let me know if you need any further guidance.

Thanks.

Robert M. Flanagan, AICP

City Planner

860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).

A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

Application Registration w/DPH

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>

Sent: Tuesday, December 31, 2024 11:38 AM

To: Mark Ziogas <mziogas@csmzllc.com>

Subject: Acknowledgement of Submission to CTDPH

This email is being sent automatically to confirm the submission of a project notification form to the Connecticut Department of Public Health pursuant to Connecticut General Statutes Section 8-3i and/or 22a-42f.

A project notification form is required to be completed and submitted to the Department of Public Health when an application, petition, request or plan is located in a Drinking Water Source Watershed or Aquifer Protection Area.

Thank you for your submission. If you have any questions, please send an email to dph.sourceprotection@ct.gov.

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:

What municipal entity is this application, petition, request or plan being submitted to?["Zoning Commission"]

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?Yes

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?

Excavating approximately 3880 cy of material from the site in order to construct a residential dwelling

Does this application include a petition or proposal to change the regulations, boundaries or classifications of zoning districts?No

Please enter a brief description of the project or proposal:

Excavating approximately 3880 cy of material from the site in order to construct a residential dwelling

Please enter the date of the application, petition, request or plan:
2024-12-30

What is the size of the area to be disturbed?
less than 5 acres

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?Yes

What type of use is this application, petition, request or plan proposing?Residential

How will this project be provided a potable water supply?Connection to existing public water supply

How will domestic waste be handled?

Sanitary Sewer (currently available to project location)

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted? This proposal does not include the development of an onsite water source and/or is a single family residence

Applicant Name:

DB Homes, LLC

Applicant email address:

mziogas@csmzllc.com

Street address or intersection of application, petition, request or plan:

Lot 49 Warner St Bristol, CT 06010

Enter Project Longitude/Latitude:

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:

If you would like a confirmation of this submission to be sent to the town, please enter the email address you would like it to be sent to in the field below:

mziogas@csmzllc.com

If you want to unsubscribe from these emails, please use this [form](#).

Narrative

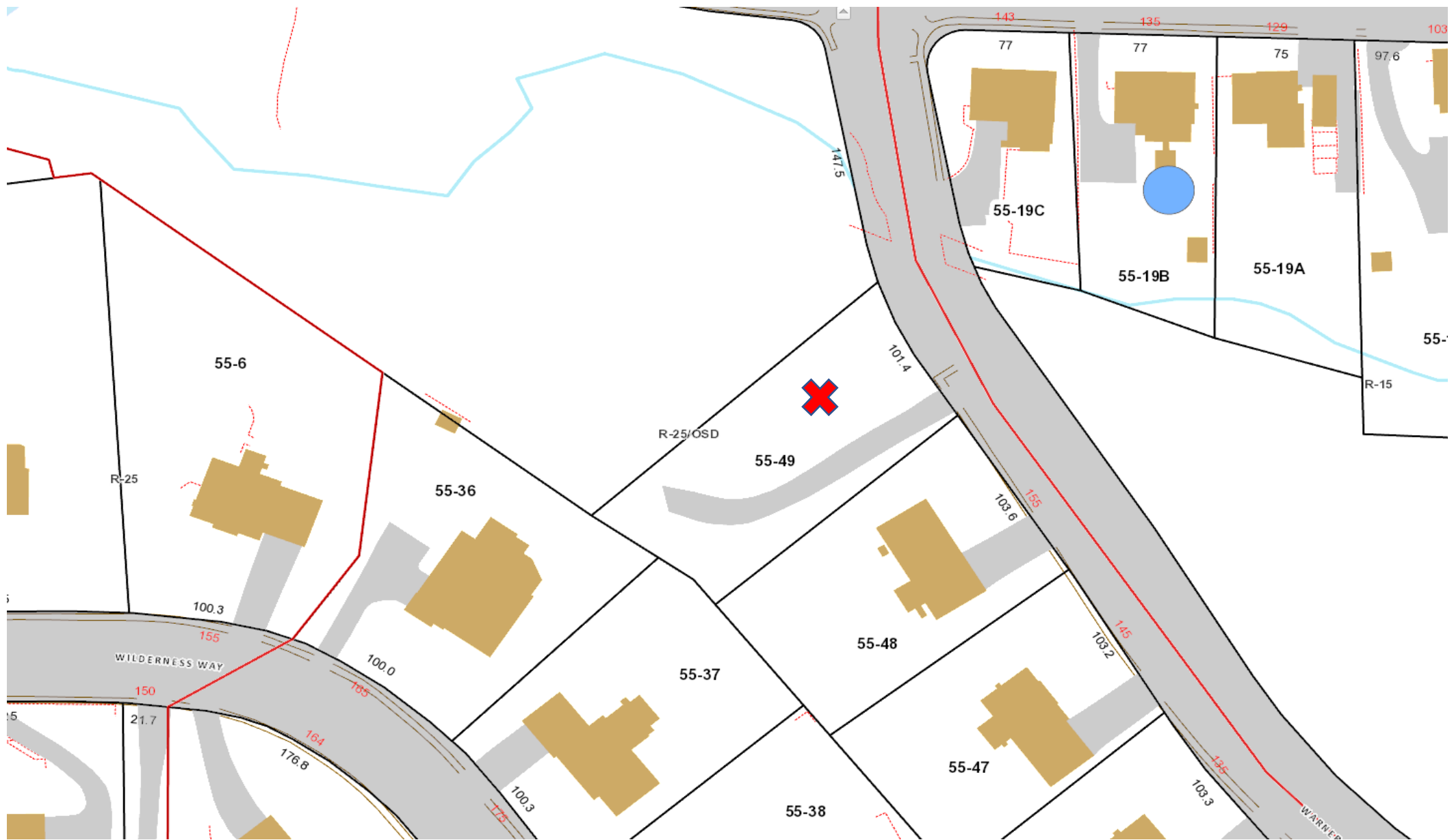
Narrative

The applicant is looking to build a house on the lot. The lot has a sand bank which will need to be excavated in order to get a building envelope sufficient to construct the house. Approximately 3,800 cubic yards will need to be removed from the site. The appropriate soil and erosion control measures will be installed during excavation and construction. This site had previously been approved for excavation in 2019, but the owner never went forward with the project. This is one of the only remaining lots in left in the subdivision that has not been built on, so removing the sand pile and replacing it with new construction will be a welcomed addition to the neighborhood.

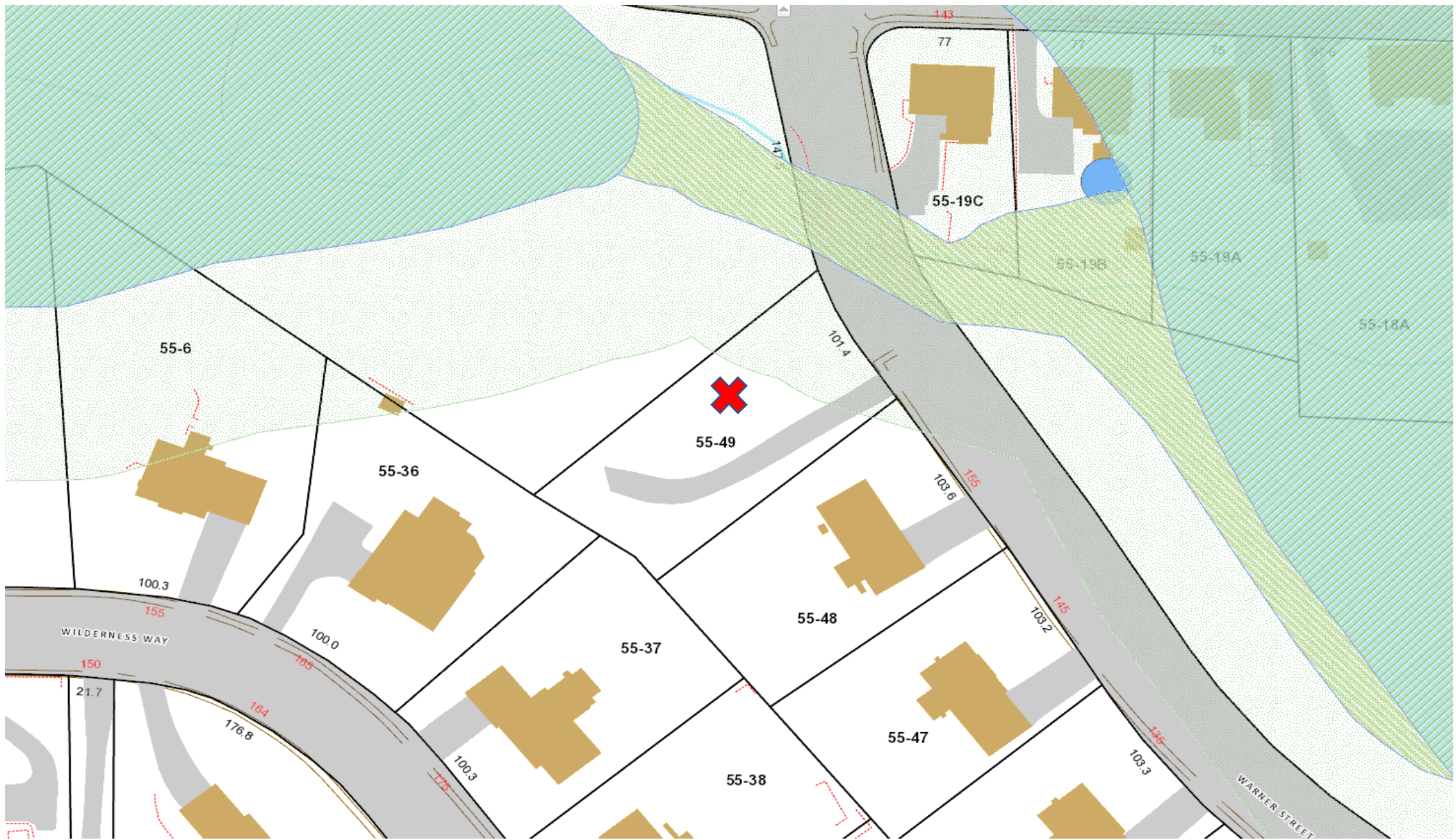


App. 2517 – 165 Warner Street – Map 55 & Lot 49
Aerial View – Bristol GIS

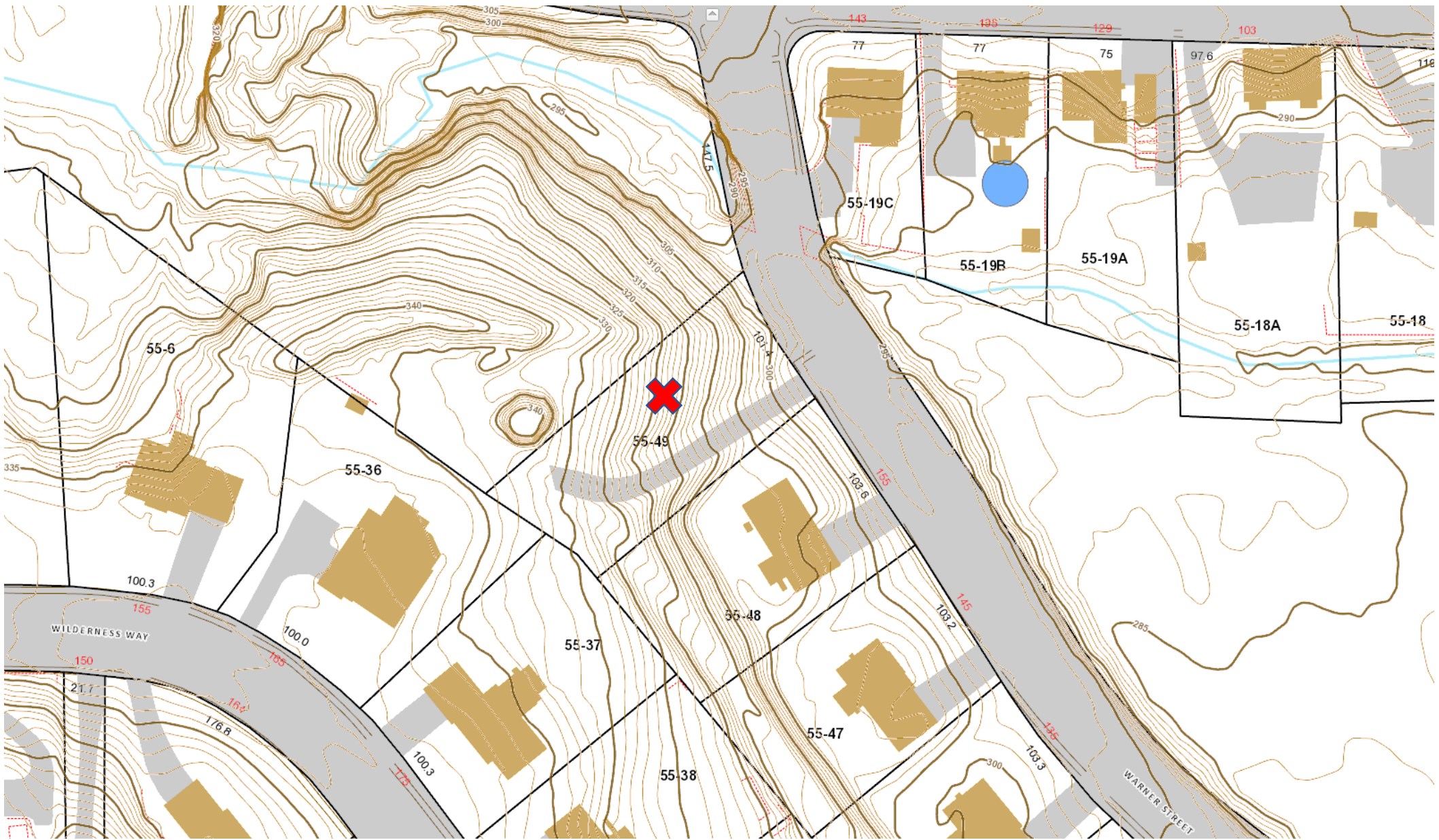
Various Application Maps



165 Warner Street – Map 55 & Lot 49
Location Map – Bristol GIS



165 Warner Street – Map 55 & Lot 49
Inland Wetlands & Upland Review – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Inland Wetlands & Upland Review – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Floodplain – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
NearMap Aerial – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Google Earth Aerial – Bristol GIS

Site Plan

NOTES

ASSESSORS MAP 55

LOT 49

ZONE R-25

AREA OF WETLANDS ON PROPERTY - 0.0 Ac

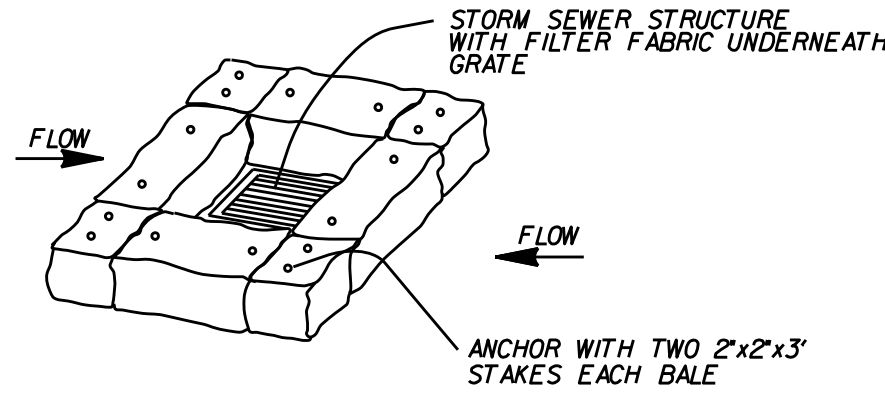
AREA OF WETLANDS DISTURBED - 0.0 Ac

FILL PLACED IN WETLANDS - 0.0 C.Y.

AREA OF ACTIVITY WITH 100' OF WETLANDS - 0.11 Ac

ESTIMATED TOTAL MATERIAL REMOVED FOR PROJECT - 3,800 C.Y.

WETLANDS SHOWN ARE AS DEPICTED ON MAP REFERENCE



HAY BALE INSTALLATION AT CATCH BASINS

CONNECT ALL ROOF LEADERS TO ROOF LEADER DRAIN

PROPOSED 25 L.F. 4" DIA PVC ROOF LEADER DRAIN

INSTALL 1 ROW OF 3-CULTEC RECHARGER 280HD CHAMBERS WITH 1' OF STONE ON THE BOTTOM.

PROVIDE A 4" PVC OVERFLOW.

DO NOT DISTURB MONUMENT
S.M.H. TF=296.4

BM SAN.MH TOP FRAME
ELEV.=296.4
SEWER AS BUILT DATUM

PROPOSED HAYBALE PROTECTION AT CATCH BASIN

PROPOSED LOCATION OF CONSTRUCTION ENTRANCE PAD

PROPOSED BIT.DRIVEWAY

TOGETHER WITH A RIGHT TO GRADE ON LOT 20/22 FOR HOUSE CONSTRUCTION

DRAINAGE CALCULATIONS FOR ROOF RUNOFF DETENTION:

Roof Area = 1980 S.F. X 1/12"/F1 = 165 C.F.

No. of Chambers = 165/70.53 C.F./Chamber = 2.3 Chambers - Say 3 Chambers

ZONING LOCATION SURVEY
PLOT PLAN FOR HOUSE
ASSESSORS LOT 49
PREPARED FOR
DB HOMES, LLC
WARNER STREET
BRISTOL, CONN.

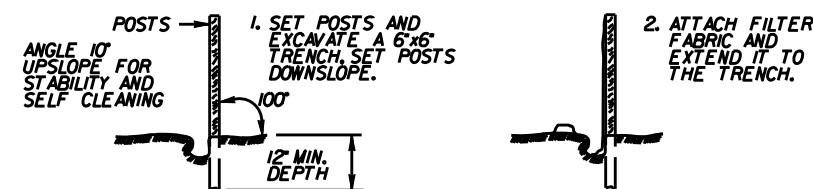
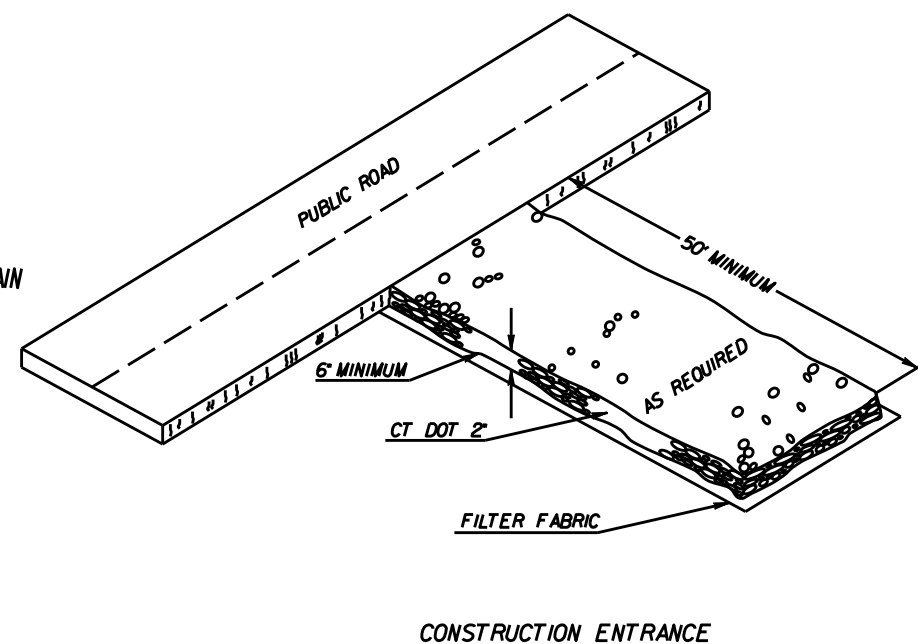
SCALE 1" = 20' DECEMBER 9, 2024

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- BUILDING SETBACK LINE
- WETLAND LIMIT
- EXISTING SEWER MAIN
- PROPOSED SEWER LATERAL
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED 6" PVC ROOF LEADER AND FOUNDATION DRAIN
- PROPOSED SEDIMENTATION CONTROL FENCE
- PROPOSED ELECTRIC SERVICE

MAP REFERENCE:

SUBDIVISION OF LOTS 20 & 22 AND A PORTION OF LOT 21 AND
RESUBDIVISION OF LOT 6 WARNER STREET BRISTOL, CONNECTICUT
TO BE DEVELOPED BY DANIEL P. SUTULA SCALE 1" = 40'
Rev. To 10-7-96 LEPORE ASSOCIATES, INC.



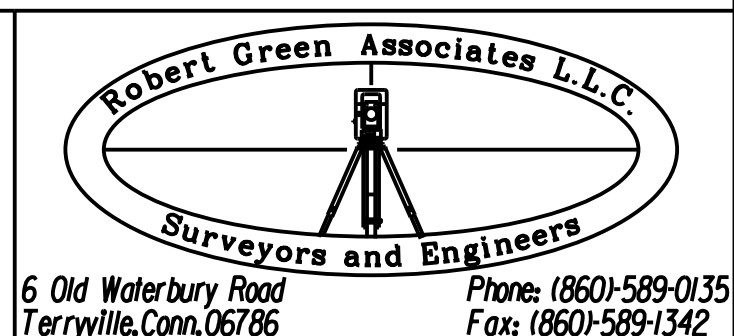
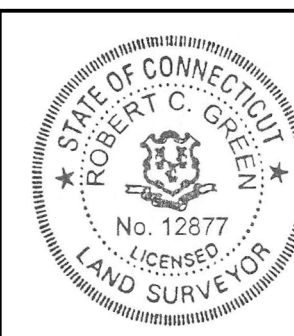
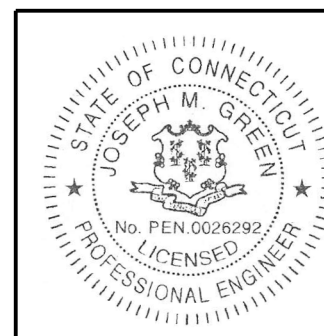
PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

SURVEYOR'S NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY AND CONFORMS TO A HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY ACCURACY CLASS T-2.

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

JOSEPH M. GREEN P.E.
REG. NO. 0026292



6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342

**JAMES ZIOGAS JR.,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010**

TEL (860) 584-2384
FAX (860) 589-8213
Website: www.ziogaslaw.com
E-MAIL: jziogas@ziogaslaw.com

For Office Use Only

Received: 12-27-2024

Application #: 2518

Decision: Date:

Decision:

December 27, 2024

Bristol Zoning Commission
111 North Main St.
Bristol, CT 06010

Dear Commissioners.

I am proposing a text amendment to the current zoning regulations as follows:

Section 4. (4.2) Principal uses summary Table: Commercial, Industrial and Mixed Uses districts.

The following principal uses shall be permitted in the I zone subject to a Special Permit and Site Plan approvals in accordance with Sections X and XI

1. Proposed: Brewpub

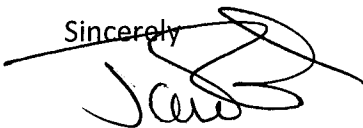
Defined by our regulations as follows: Brewpub: A combination sit-down restaurant/brewery, operated in accordance with CGS § 30-16, as amended, which manufactures and serves beer for consumption on the premises.

2. Proposed: Microbrewery

Defined by our regulations as follows: Microbrewery: A facility where beer is manufactured in accordance with CGS § 30-16 (b), as amended. May produce up to 15,000 barrels of beer per year and may distribute beer to a wholesaler, retailer, or directly to the consumer through carry-outs and/or consumption on the premises.

Please place this item on your agenda for consideration.

Sincerely,



James Ziogas, Jr.

Narrative

December 23, 2024

City of Bristol

Zoning Commission

RE: Proposed Modification to allow Brew Pub and Microbreweries in Industrial Zone

Dear Commissioners:

The proposed uses requested in the text amendment presented herein are similar regulations that have been adopted in various communities in the surrounding area. Micro-Breweries in surrounding towns such as Thomaston and Southington have demonstrated that the re-use of vacant industry space is an attractive re-adaption of these properties. There is just something about brick and beer that go together. Breweries in Connecticut can also be found in many communities, including Bridgeport, Danbury, Hartford, Meriden, New Britain, New Haven, Norwalk, Stamford and Waterbury to name a few. Connecticut's oldest active brewery is the Willimantic Brewing Company, which was established in Willimantic, CT in 1993. We feel that where said sites are deemed appropriate, as specially permitted uses, they can operate in harmony with surrounding properties.

Sincerely

James Ziogas Jr.

Various Statutory Referrals



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

TO: **Bristol Planning Commission**

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #2518

Proposal #1: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Proposal #2: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your office:

Application #2518

Proposal #1: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Proposal #2: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org		
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: Bristol
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 01/07/2024
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>		
NATURE OF PROPOSED CHANGE:		
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: ☐ Municipal Agency: ☒ Petition		
DATE PUBLIC HEARING IS SCHEDULED FOR: 02/10/2024		
MATERIAL SUBMITTED HEREWITH:		
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements
☐ Public Notice	☐ Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:		
(FOR USE BY CRCOG)		Name: Robert M. Flanagan, AICP
Date Received:		Title: City Planner
Sent certified/e-mail?		Address: 111 North Main Street Bristol, CT 06010
File Number		Phone: 860-584-6227 Email: robertflanagan@bristolct.gov

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS
NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
 NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

TO: **Capital Region Council of Governments (CRCOG)**
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2518

Proposal #1: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Proposal #2: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

TO: **Northwest Hills Council of Governments (NHCOC)**
Regional Planning Commission – Zoning Regulation Referral
Rista Malanca, AICP – NHCOC – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2518

Proposal #1: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Proposal #2: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

TO: **Naugatuck Valley Council of Governments (NVCOG)**
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2518

Proposal #1: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Proposal #2: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: January 6, 2025

TO: Town Clerk – Burlington
Town Clerk - Plainville
Town Clerk - Plymouth

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2518

Proposal #1: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Proposal #2: Proposed amendments to the Zoning Regulations: (1) to amend the Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts – Article II, Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals in accordance with Article IV, Section 16.

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

For questions or additional information, please contact:
Assistant City Planner – Andrew Armstrong – City of Bristol Land Use Office at 860-584-6225.

Enclosure

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

For Office Use Only
APPLICATION NO. <u>2519</u>
DATE FILED: <u>1-2-2025</u>
DECISION DATE: _____
DECISION: _____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) 4.1 of the Bristol Zoning Regulations for the following
Special Permit use: MIXED-USE DEVELOPEMENT

Address or Location of the Property: 216 CENTRAL STREET

Assessor's Map No.: 42 Assessor's Lot No.(s): 22

Zone of the Property: BN Size of the Property (in acres or square feet): .09 acres

Reason for the Special Permit: To allow for commercial space on lower level with additional apartments on upper level

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 March 16, 1987 [] no

Other comments: Historically this has been a mixed use proeprty with commercial business on lower floor and apartments

on upper level. Still looking to keep commercial on lower leveal but looking to increase number or rental units upstairs.

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: FORESTVILLE PROPERTIES, LLC

Address: 139 CENTER ST City: Bristol State: CT Zip: 06010

Telephone No.: 860-729-1010 E-Mail: TCZIPP@AOL.COM

Signature:  Signature – (Printed/Typed) THOMAS ZIPP

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!**

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2519

Address or location of property: 216 CENTRAL 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: Mark Ziogas

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

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

08/17 - LUO

Narrative

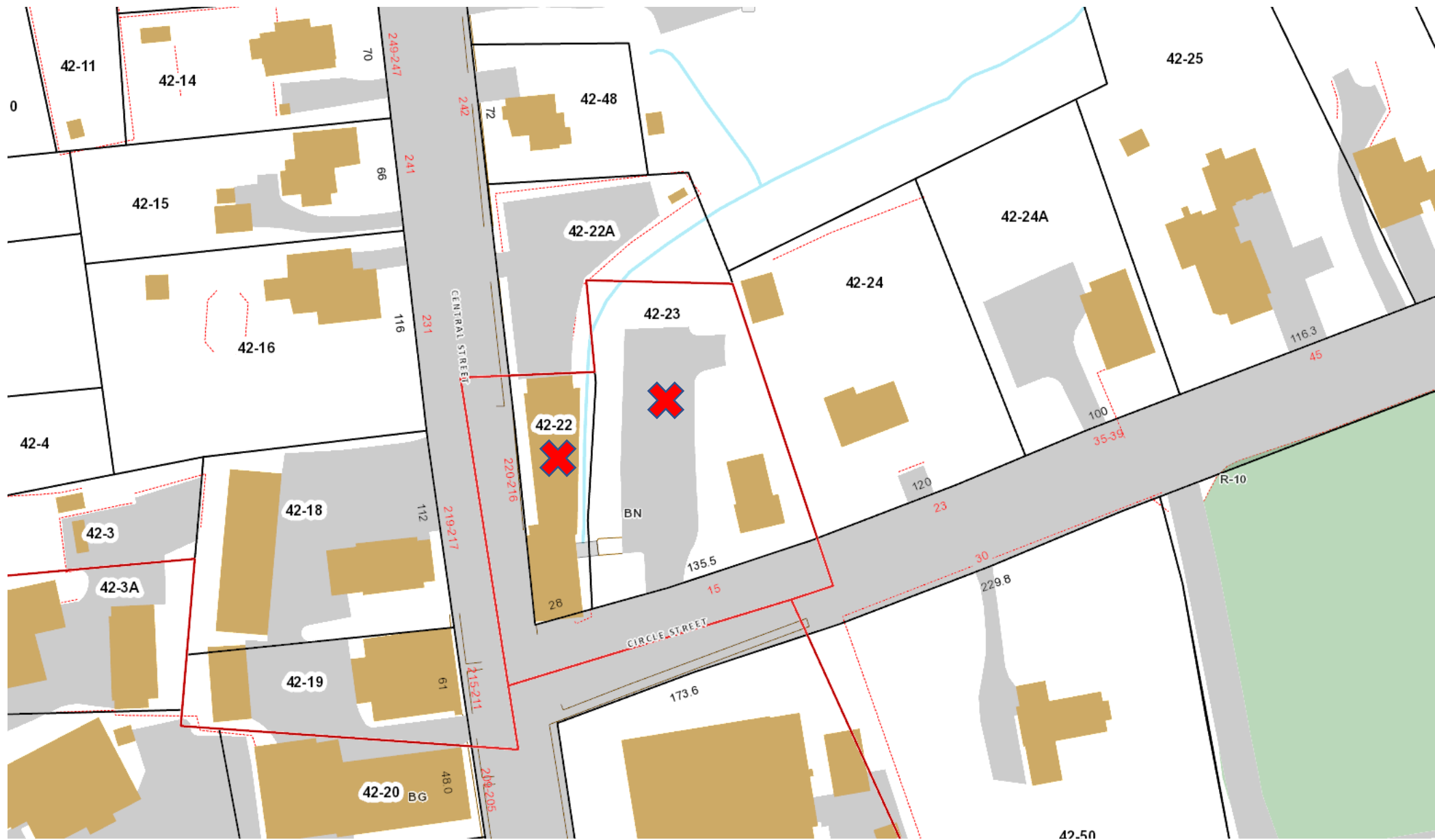
Narrative

216 Central St Mixed Use

This property dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and he is trying to lease the lower levels as retail, personal service business or office space. There is additional space on the upper level so he is seeking to add much needed residential unit(s). In order to add additional apartment we need a special permit for mixed use. The property has long had a mixed use but in order to expand the housing units we need this a mixed use special permit.

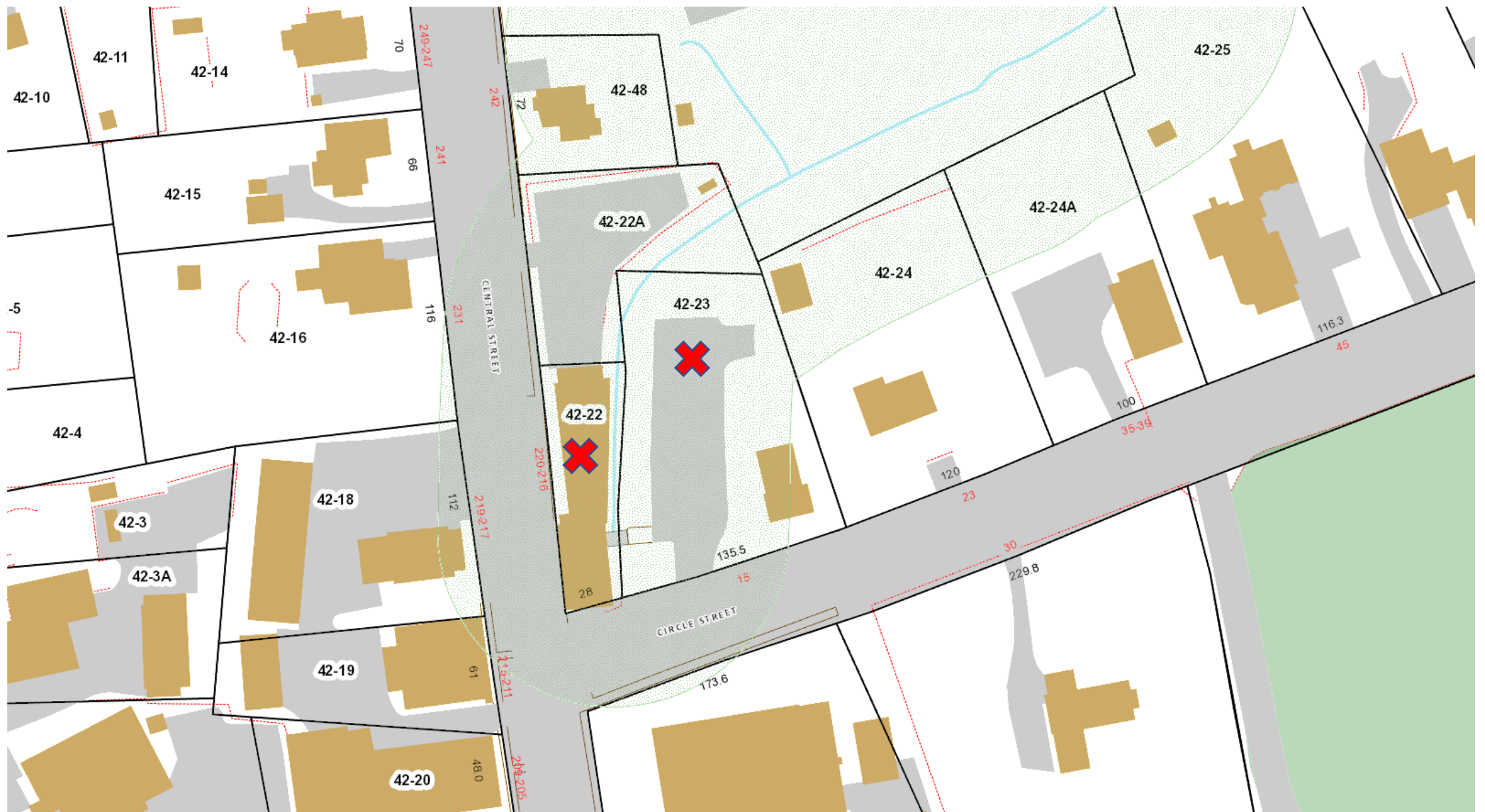
The applicant currently has a nail salon looking to rent retail space. Under the current zoning regulations a personal services business needs a Zoning Permit and a Site Plan. The salon has already received a Zoning Permit from the Zoning Enforcement Officer, and the previously approved site has 23 parking spaces which is more than enough for the apartments and the retail space. We are asking for the commission to allow us to move forward with the nail salon with the existing site plan and then act on the mixed use application to allow for the additional residential units.

Various Application Maps

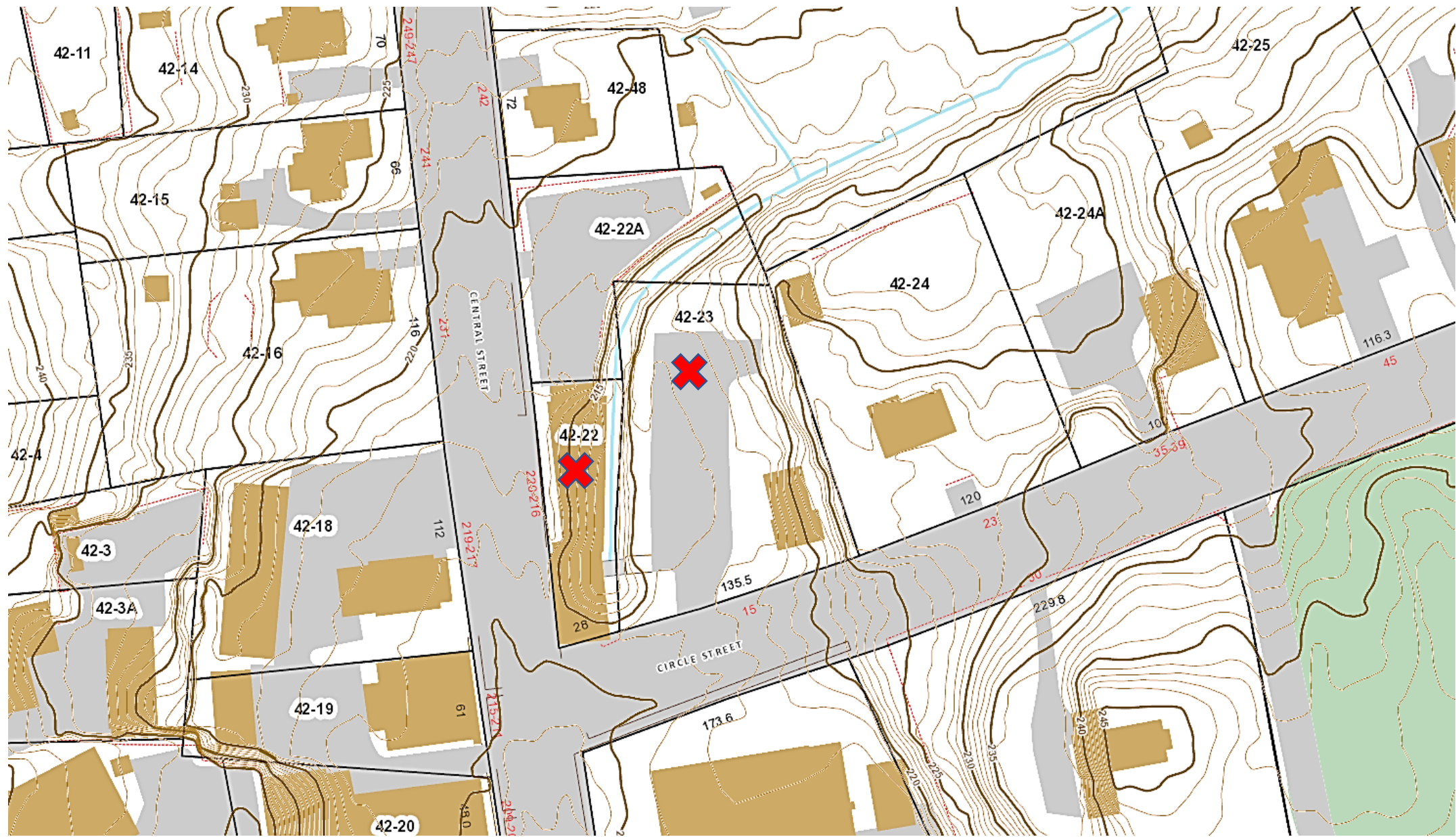




App. 2519 – 216 Central Street – Map 42 & Lot 22
Zoning Map (BN – Neighborhood Business zone) – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
Inland Wetlands & Upland Review – Bristol GIS

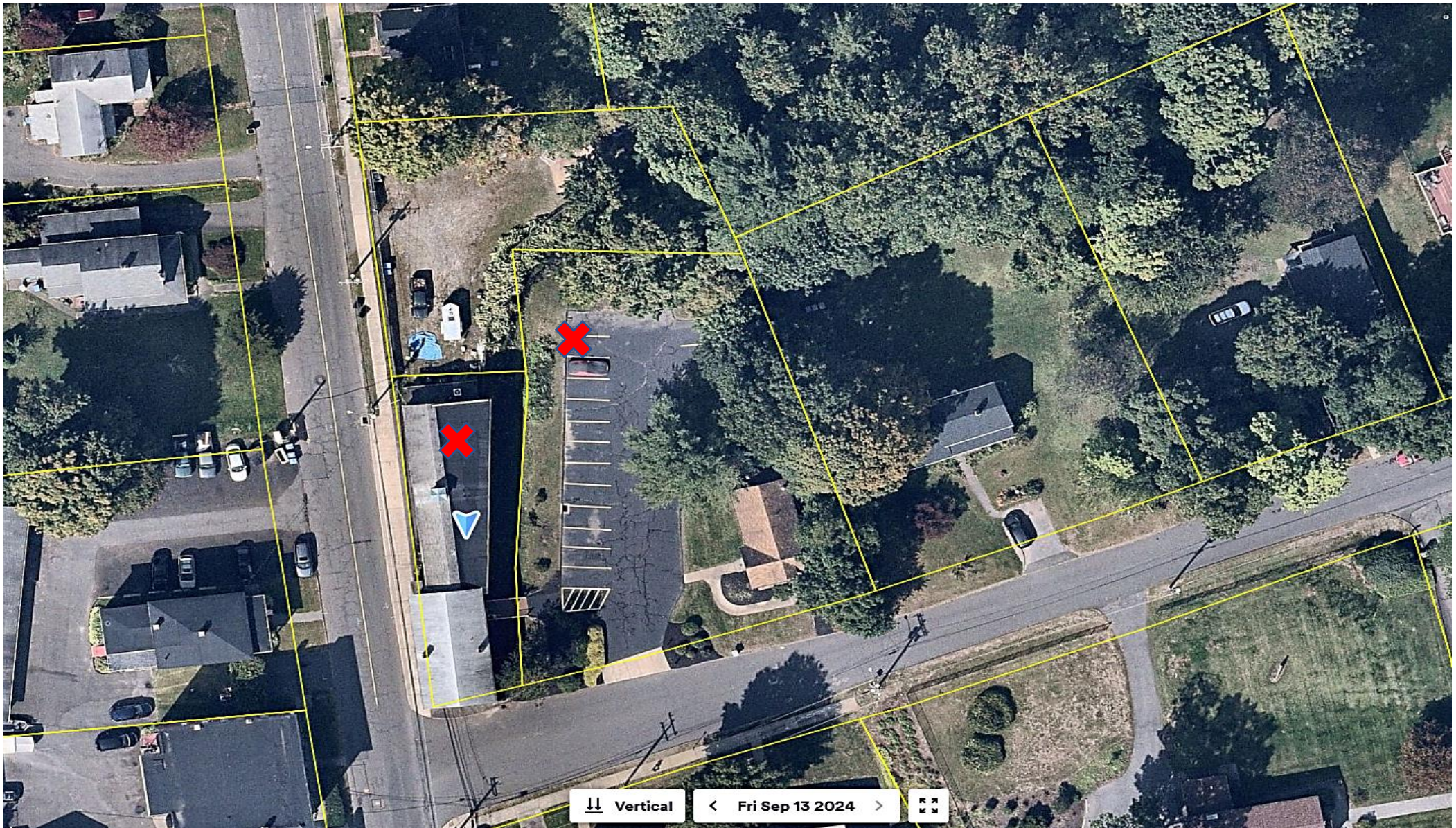


App. 2519 – 216 Central Street – Map 42 & Lot 22
Topography – Bristol GIS

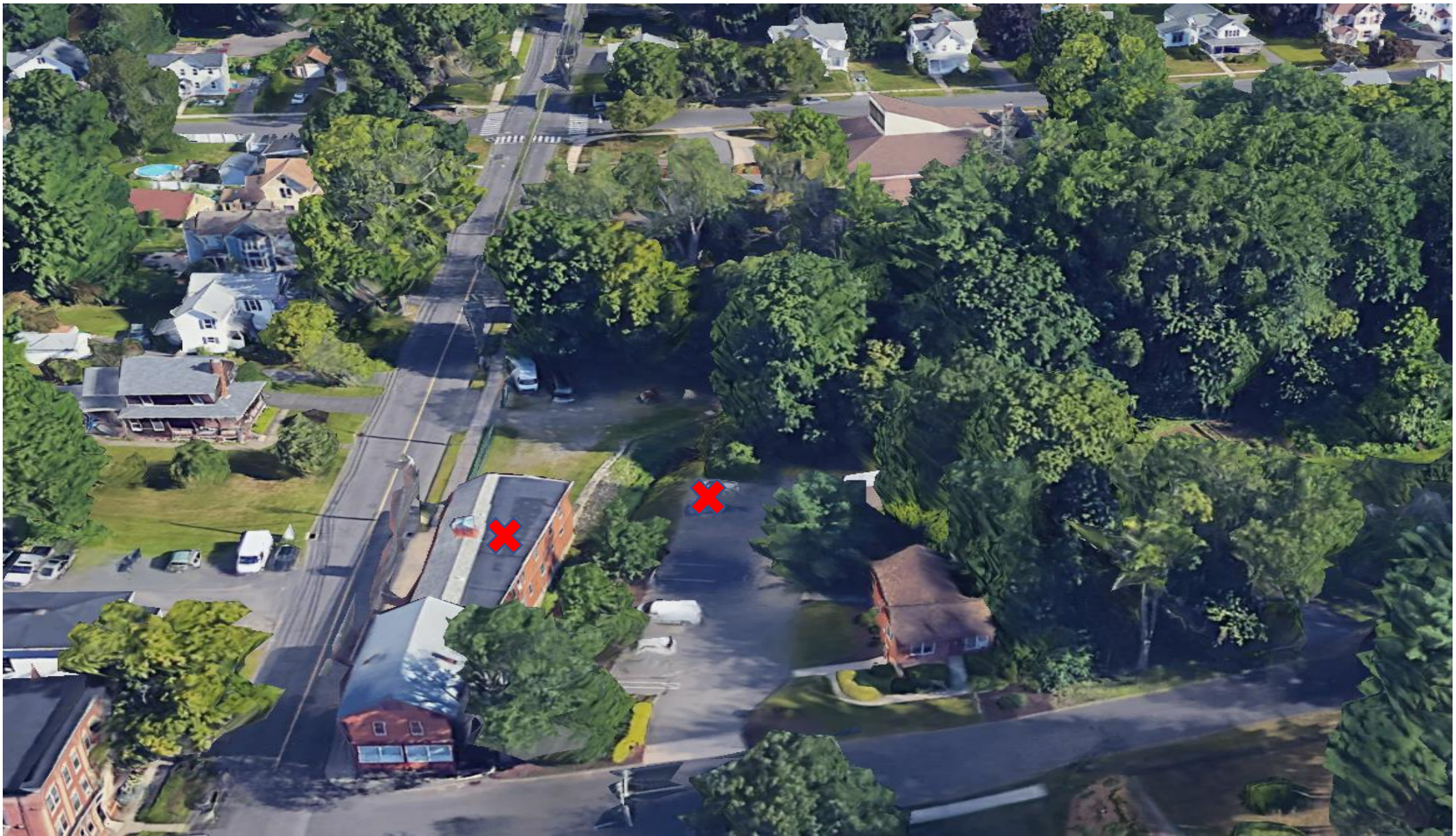
Aerial Photos & Google Maps



App. 2519 – 216 Central Street – Map 42 & Lot 22
Aerial View – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
NearMap Aerial – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
Google Earth Aerial – Bristol GIS

1988 Site Plan

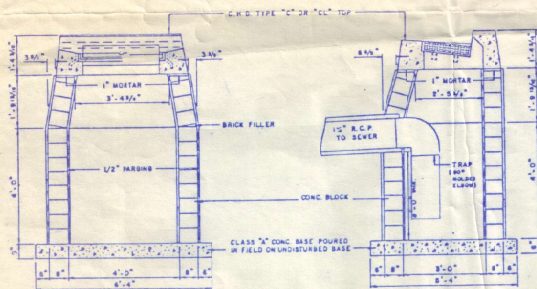
MAP REFERENCE: ASSESSOR'S MAP NO 42
 MAP TITLED "PLOT PLAN PREPARED FOR
 ROBERT FLETCHER LOTS 22 & 22A CENTRAL STREET
 BRISTOL, CONNECTICUT" SCALE: 1"=20', DATE
 FEB. 18, 1985, BY DENIS R. MILLER & ASSOC.

NOTE:

- INLAND-WETLAND COMMISSIONS
 STIPULATIONS PER MEETING OF MARCH 16, 1987
1. THE EXISTING 6" UNDERDRAIN IS TO BE EXTENDED TO THE HOUSE LYING TO THE EAST OF THE PARKING LOT.
 2. THE DETAILS FOR THE PROPOSED PEDESTRIAN BRIDGE ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
 3. THE OUTLET OF THE EXISTING 6" DRAIN WILL BE DIVERTED TO THE PROPOSED CATCH BASIN IF POSSIBLE.

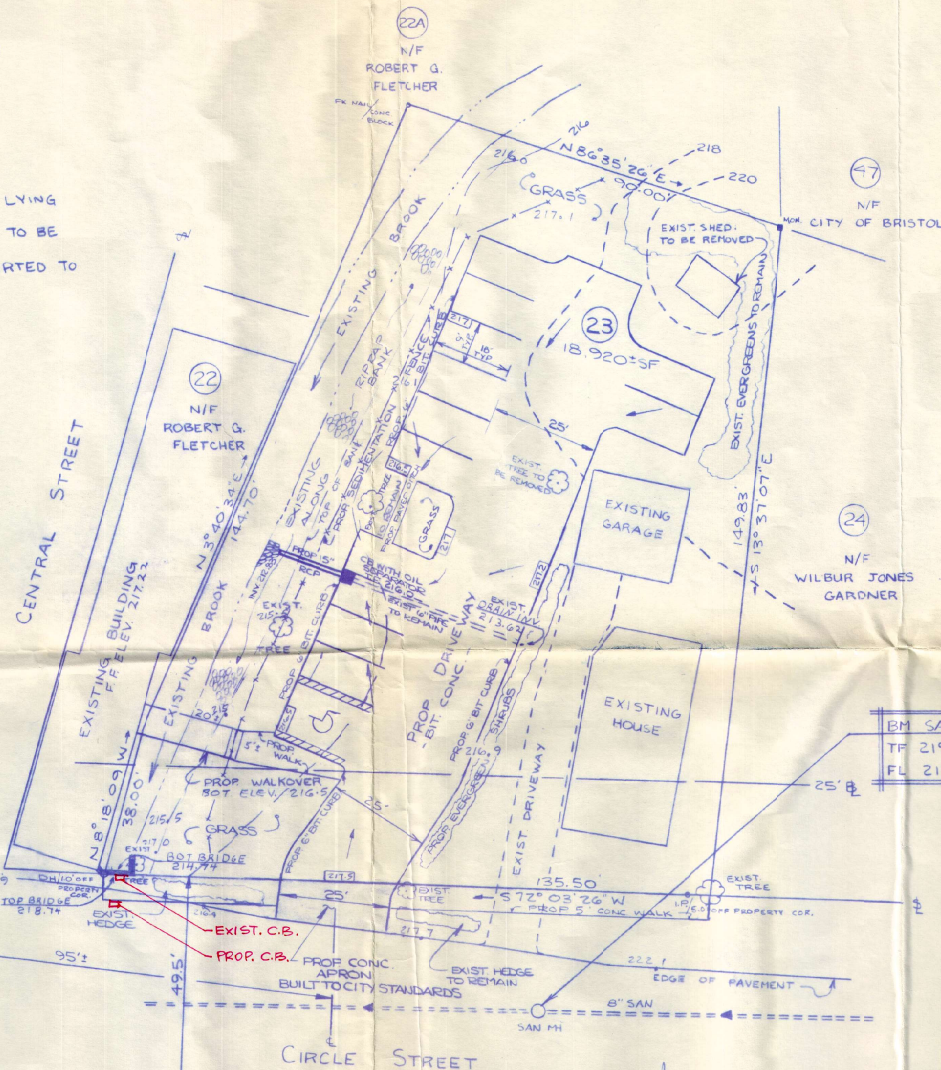
NOTE: DISTRICT - BA
 SIGHT LIGHTING - NONE

NOTE: NO WETLANDS ON PARCEL PER
 BRISTOL INLAND-WETLANDS MAP



CATCH BASIN DETAIL

* EXISTING CATCH BASIN TO BE RELOCATED
 AT THE PROPOSED GUTTER LINE.



PARKING REQUIREMENTS	REQUIRED	PROPOSED
5500 SF	16 SPACES	17 EXIST (NOT SHOWN) + 12 PROPOSED
400 SF		29 TOTAL SPACES

CITY OF BRISTOL

BRISTOL, CONN.

THIS SITE PLAN HAS BEEN APPROVED DATE: 11/2/88

Engineering: *Robert A. Miller*
 Public Works: *Robert A. Miller*
 Building: *Richard A. Miller*
 Zoning: *Richard A. Miller*
 Traffic: *Richard A. Miller*
 Fire: *Richard A. Miller*
 Water: *Richard A. Miller*
 Plan: *Richard A. Miller*

REV. 1-10-88: CITY COMMENTS
 REV. 4-10-88
 REV. 3-10-87
 REV. 3-10-87
 REV. 1-10-87

216 Central

MAP
 PREPARED FOR
 ROBERT FLETCHER
 LOT 23
 CIRCLE STREET
 BRISTOL, CONNECTICUT

SCALE: 1"=20' DATE: JAN. 5, 1987

DENIS R. MILLER & ASSOCIATES
 171 CENTRAL STREET
 BRISTOL, CONNECTICUT

I HEREBY CERTIFY THIS MAP AND SURVEY WERE PREPARED
 IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A2"
 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS
 OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER
 10, 1975, AS AMENDED BY THE CONNECTICUT ASSOCIATION
 OF LAND SURVEYORS, INC.

Denis R. Miller
 DENIS R. MILLER, L.S.



For Office Use Only
APPLICATION NO. 2520
DATE FILED: 1/3/2025
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) 13.6 of the Bristol Zoning Regulations for the following
Special Permit use: _____ Location of Parking _____

Address or Location of the Property: 216 CENTRAL STREET and 15 CIRCLE ST

Assessor's Map No.: 42 Assessor's Lot No.(s): 22 AND 23

Zone of the Property: BN Size of the Property (in acres or square feet): .50 acres

Reason for the Special Permit: TO ALLOW REQUIRED PARKING SPACES TO BE LOCATED ON A SEPARATE LOT
UNDER THE SAME OWNERSHIP

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 March 16, 1987 [] no

Other comments: LOT 22 HAS NO PARKING AVAILABLE AND HISTORICALLY IT HAS USED LOT 23 FOR IT
PARKING REQUIREMENTS. A SITE PLAN WAS PREVIOUSLY APPROVED FOR PARKING.

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: FORESTVILLE PROPERTIES, LLC

Address: 139 CENTER ST City: Bristol State: CT Zip: 06010

Telephone No.: 860-729-1010 E-Mail: TCZIPP@AOL.COM

Signature:  Signature – (Printed/Typed) THOMAS ZIPP

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!**

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2520

Address or location of property: 216 CENTRAL STREET and 15 CIRCLE ST

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: Mark Ziogas

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

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

08/17 - LUO

Narrative

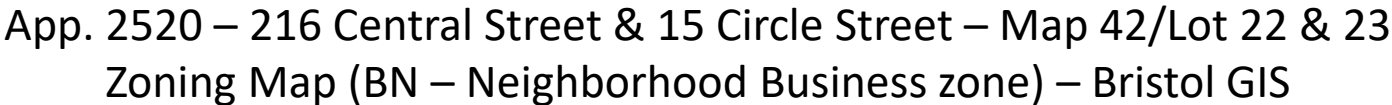
Narrative

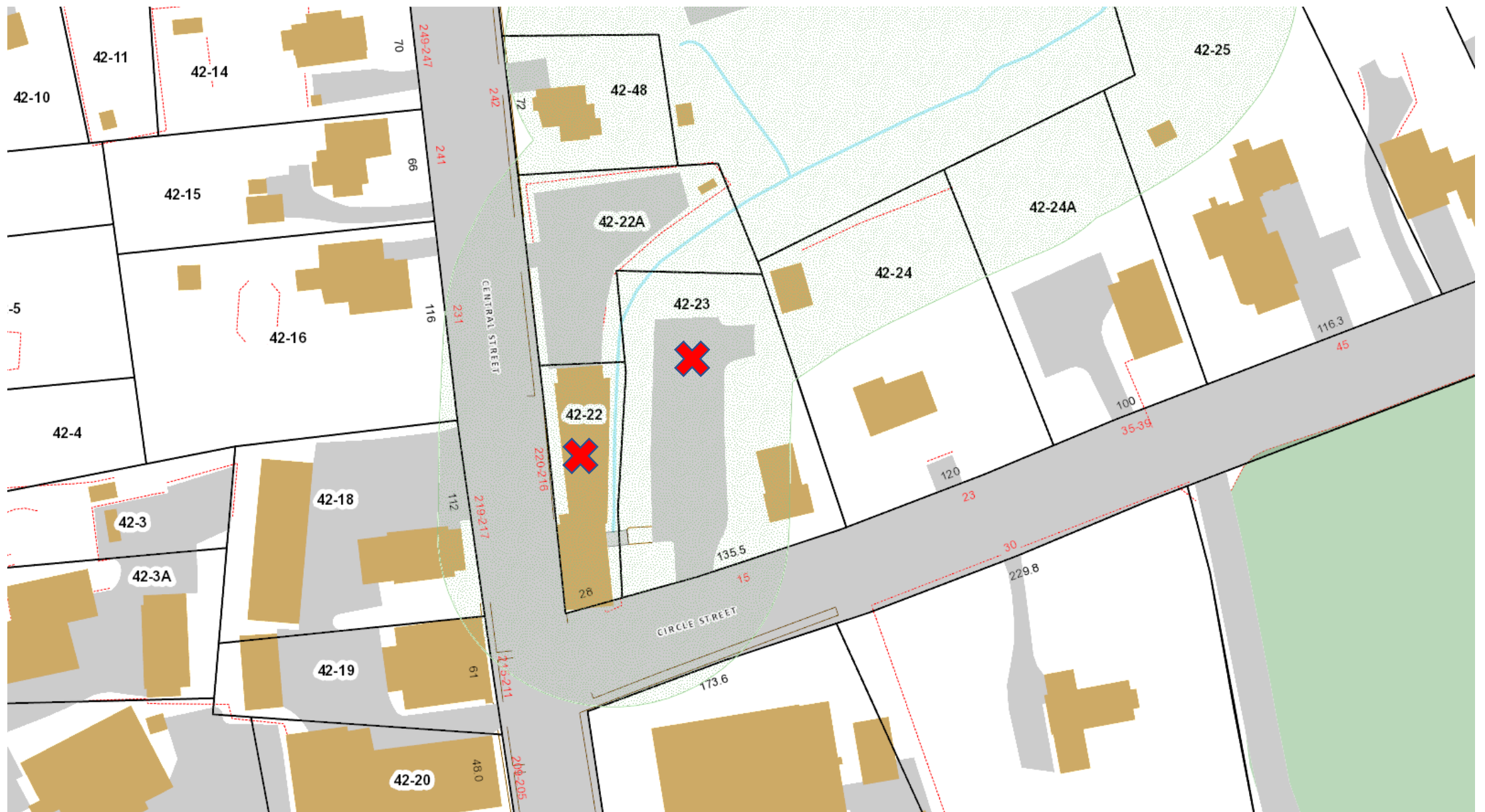
216 Central St 15 Circle St Shared Parking

216 Central Street dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and the upper level has additional space which would allow him to add much needed residential unit(s). Since 216 Central St does not have parking on its site, 15 Circle Street, also owned by the applicant, has been used by both parcels for parking.

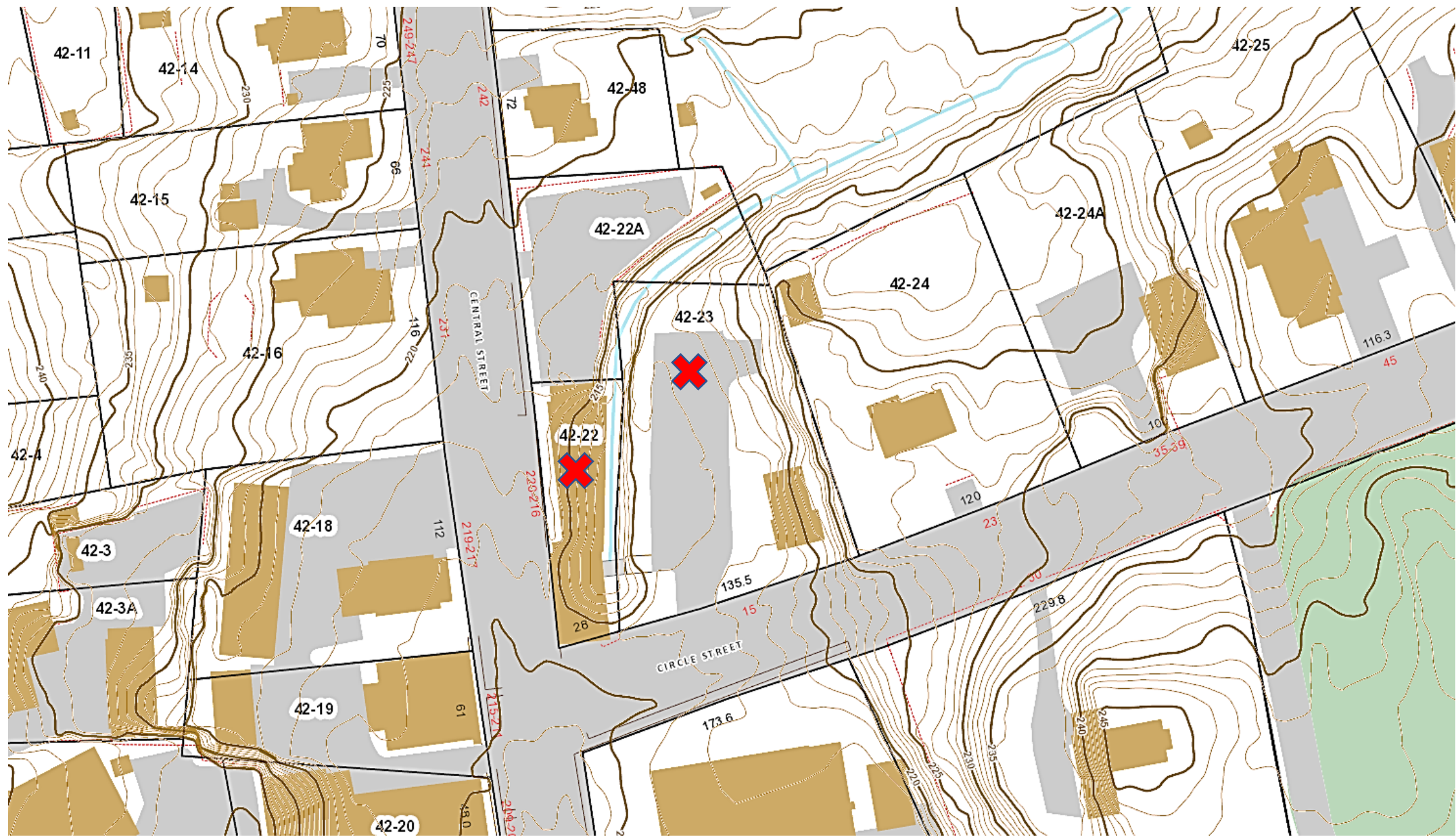
The existing site plan allowed for parking for 216 Central St and 15 Circle St to share parking. That site plan has 23 parking spaces which were approved which is sufficient to accommodate the parking requirements for both properties. The applicant bought the property with an approved parking plan and there are nothing in the zoning regulations that state the site plan terminates after a period of time. We are asking the Commission to allow us to continue the parking arrangement with the existing site plan. There are numerous parking lots throughout the City that share parking among multiple lots and I don't think they need to get a new site plan every time a new tenant moves in or a change to the occupancy as long as it doesn't exceed the parking requirements.

Various Application Maps





App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Inland Wetlands & Upland Review – Bristol GIS

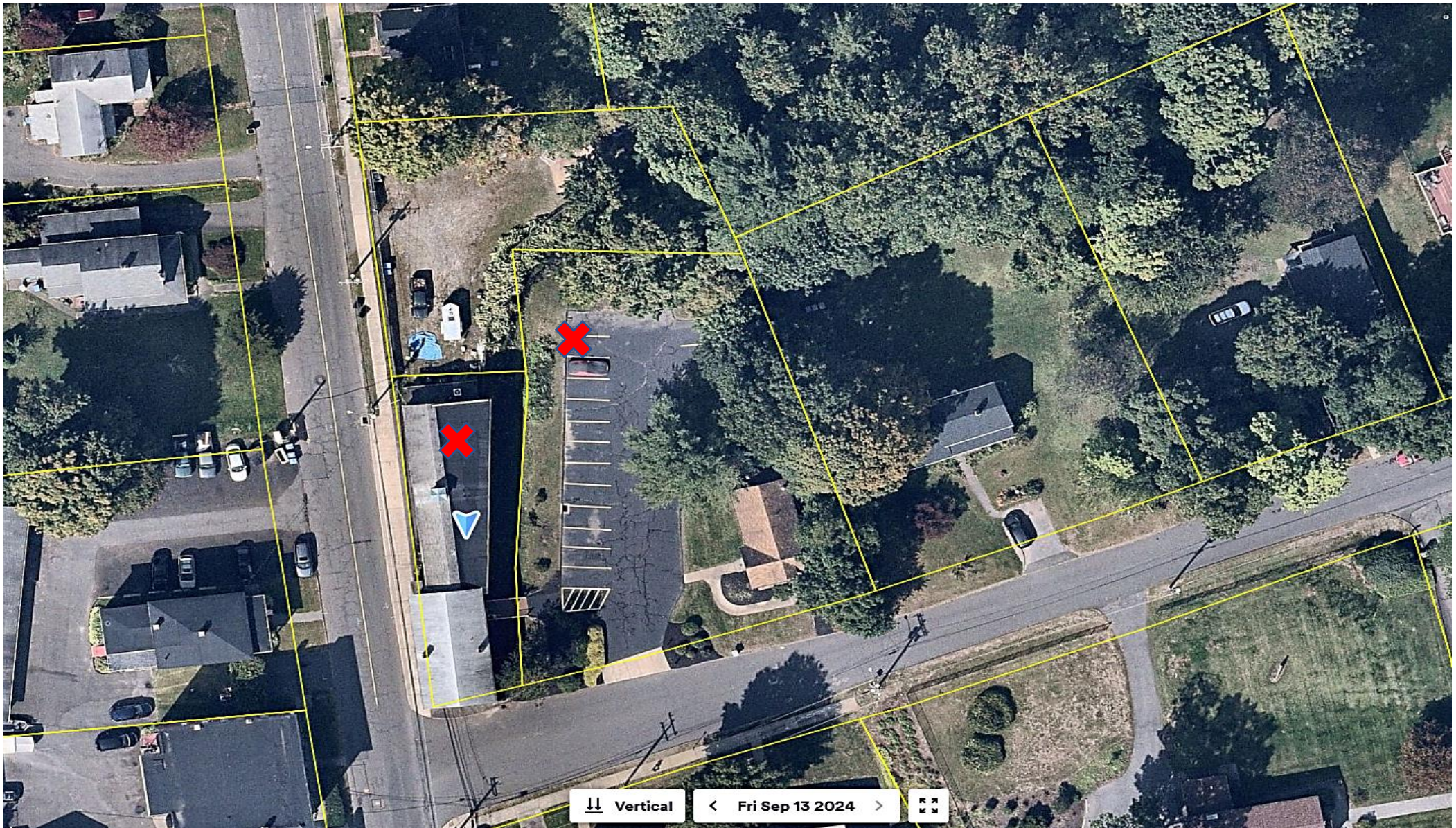


App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Topography – Bristol GIS

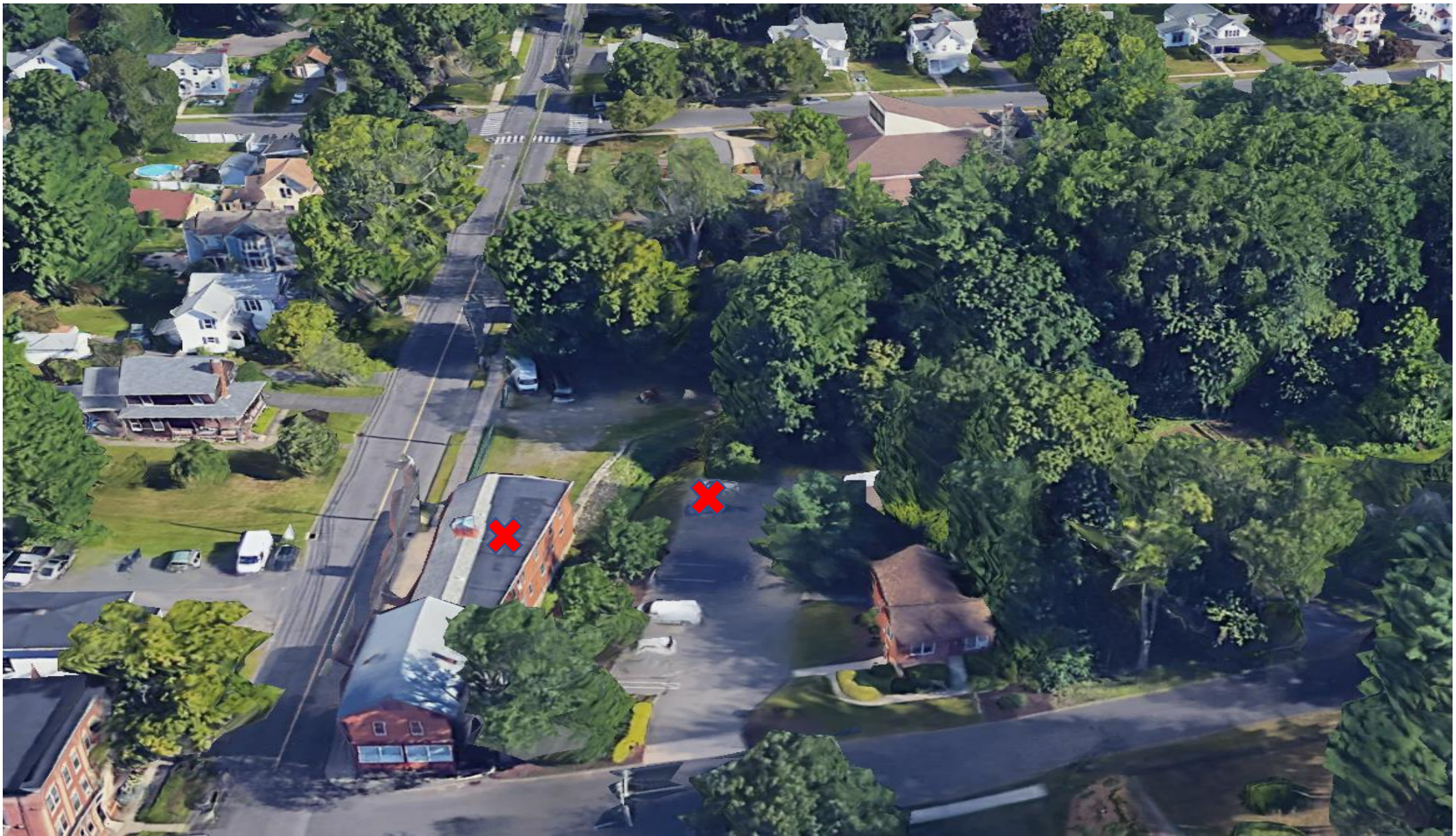
Aerial Photos & Google Maps



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Aerial View – Bristol GIS



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
NearMap Aerial – Bristol GIS



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Google Earth Aerial – Bristol GIS

1988 Site Plan

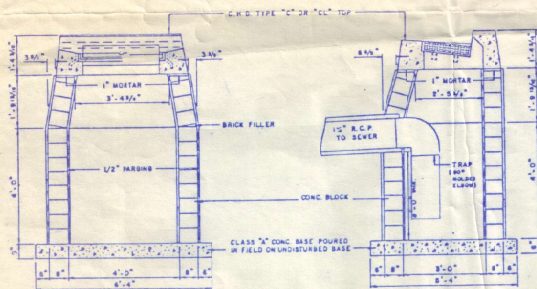
MAP REFERENCE: ASSESSOR'S MAP NO 42
 MAP TITLED "PLOT PLAN PREPARED FOR
 ROBERT FLETCHER LOTS 22 & 22A CENTRAL STREET
 BRISTOL, CONNECTICUT" SCALE: 1"=20', DATE
 FEB. 18, 1985, BY DENIS R. MILLER & ASSOC.

NOTE:

- INLAND-WETLAND COMMISSIONS
 STIPULATIONS PER MEETING OF MARCH 16, 1987
 1. THE EXISTING 6" UNDERDRAIN IS TO BE EXTENDED TO THE HOUSE LYING
 TO THE EAST OF THE PARKING LOT.
 2. THE DETAILS FOR THE PROPOSED PEDESTRIAN BRIDGE ARE TO BE
 REVIEWED AND APPROVED BY THE CITY ENGINEER.
 3. THE OUTLET OF THE EXISTING 6" DRAIN WILL BE DIVERTED TO
 THE PROPOSED CATCH BASIN IF POSSIBLE.

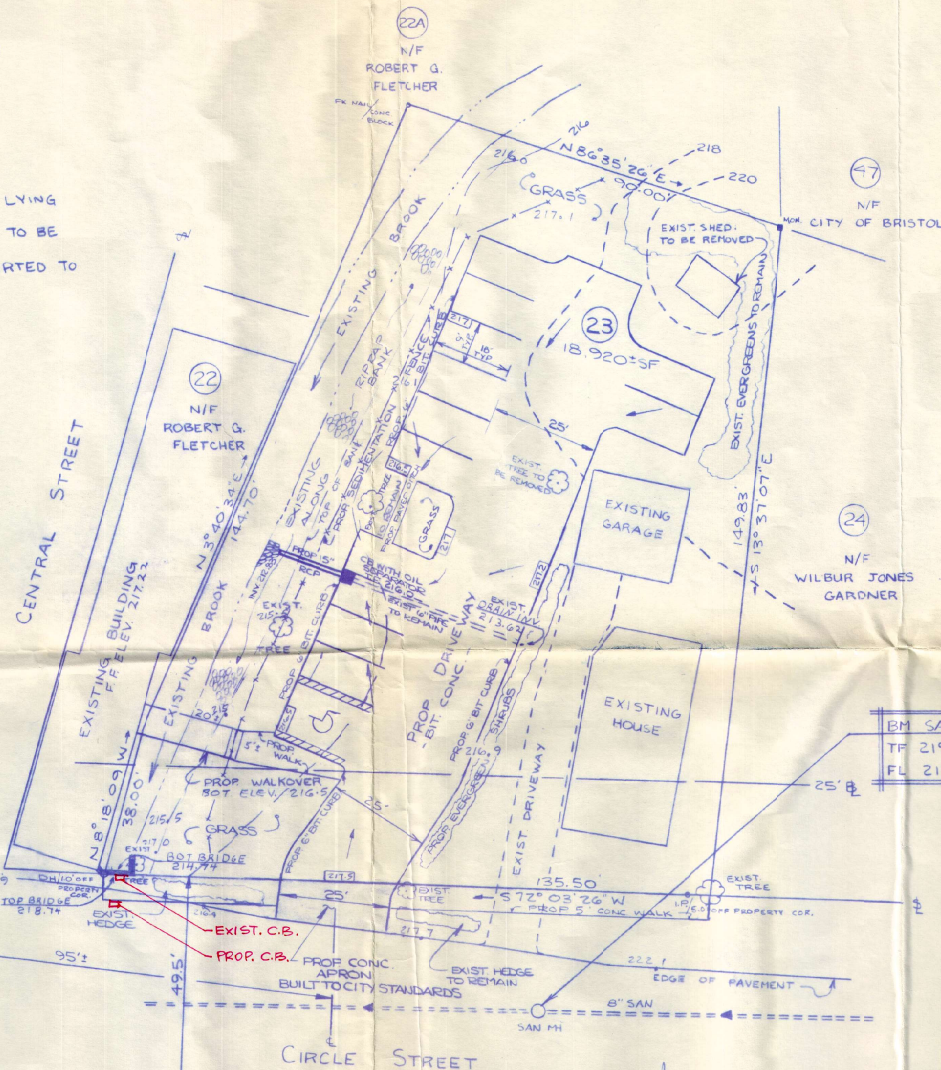
NOTE: DISTRICT - BA
 SIGHT LIGHTING - NONE

NOTE: NO WETLANDS ON PARCEL PER
 BRISTOL INLAND-WETLANDS MAP



CATCH BASIN DETAIL

* EXISTING CATCH BASIN TO BE RELOCATED
 AT THE PROPOSED GUTTER LINE.



PARKING REQUIREMENTS	REQUIRED	PROPOSED
5500 SF	16 SPACES	17 EXIST (NOT SHOWN) + 12 PROPOSED
400 SF		29 TOTAL SPACES

CITY OF BRISTOL

BRISTOL, CONN.

THIS SITE PLAN HAS BEEN APPROVED DATE: 11/2/88

Engineering: *Robert A. Smith*
 Public Works: *Robert A. Smith*
 Building: *Richard Smith*
 Zoning: *Richard Smith*
 Traffic: *Richard Smith*
 Fire: *Richard Smith*
 Water: *Richard Smith*
 Planning: *Richard Smith*

REV. 1-10-88: CITY COMMENTS
 REV. 4-10-88
 REV. 3-10-87
 REV. 3-10-87
 REV. 1-20-87

216 Central

MAP

PREPARED FOR
 ROBERT FLETCHER

LOT 23

CIRCLE STREET

BRISTOL, CONNECTICUT

SCALE: 1"=20' DATE: JAN. 5, 1987

DENIS R. MILLER & ASSOCIATES
 171 CENTRAL STREET
 BRISTOL, CONNECTICUT

I HEREBY CERTIFY THIS MAP AND SURVEY WERE PREPARED
 IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A2"
 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS
 OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER
 10, 1975, AS AMENDED BY THE CONNECTICUT ASSOCIATION
 OF LAND SURVEYORS, INC.

Denis R. Miller
 DENIS R. MILLER, L.S.



For Office Use Only	
APPLICATION NO.	<u>2512</u>
DATE FILED:	<u>11/15/24</u>
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
Unified Residential Development
Special Permit use: _____

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): 72-71, 73-70, 74-69, 75-68, and 76-67
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!**

**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

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

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

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

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

08/17 - LUO

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

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

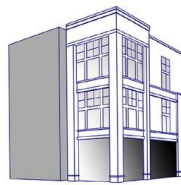


Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater

Affirmative Action/Equal Opportunity Employer



Narrative



Project Narrative

Project Title: ECM Gardens

General Information

Project Name: ECM Gardens 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.

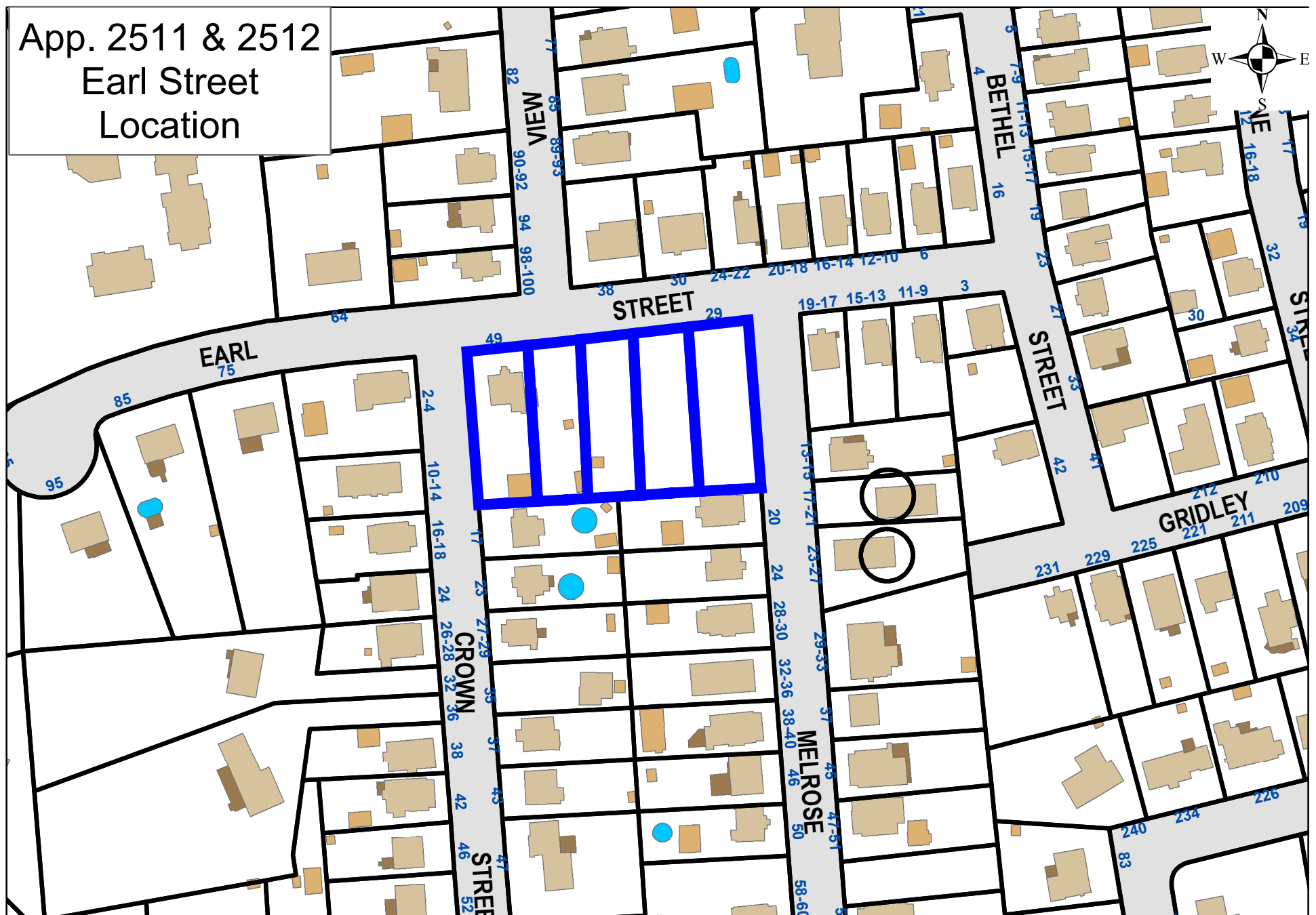
Since the fall of 2023, DGG Development LLC and their design team have been working with the city departments and staff on text amendments to allow Unified Residential Developments in the RM Zone. This plan takes into account all of the provisions of the new regulations and makes efficient use of the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

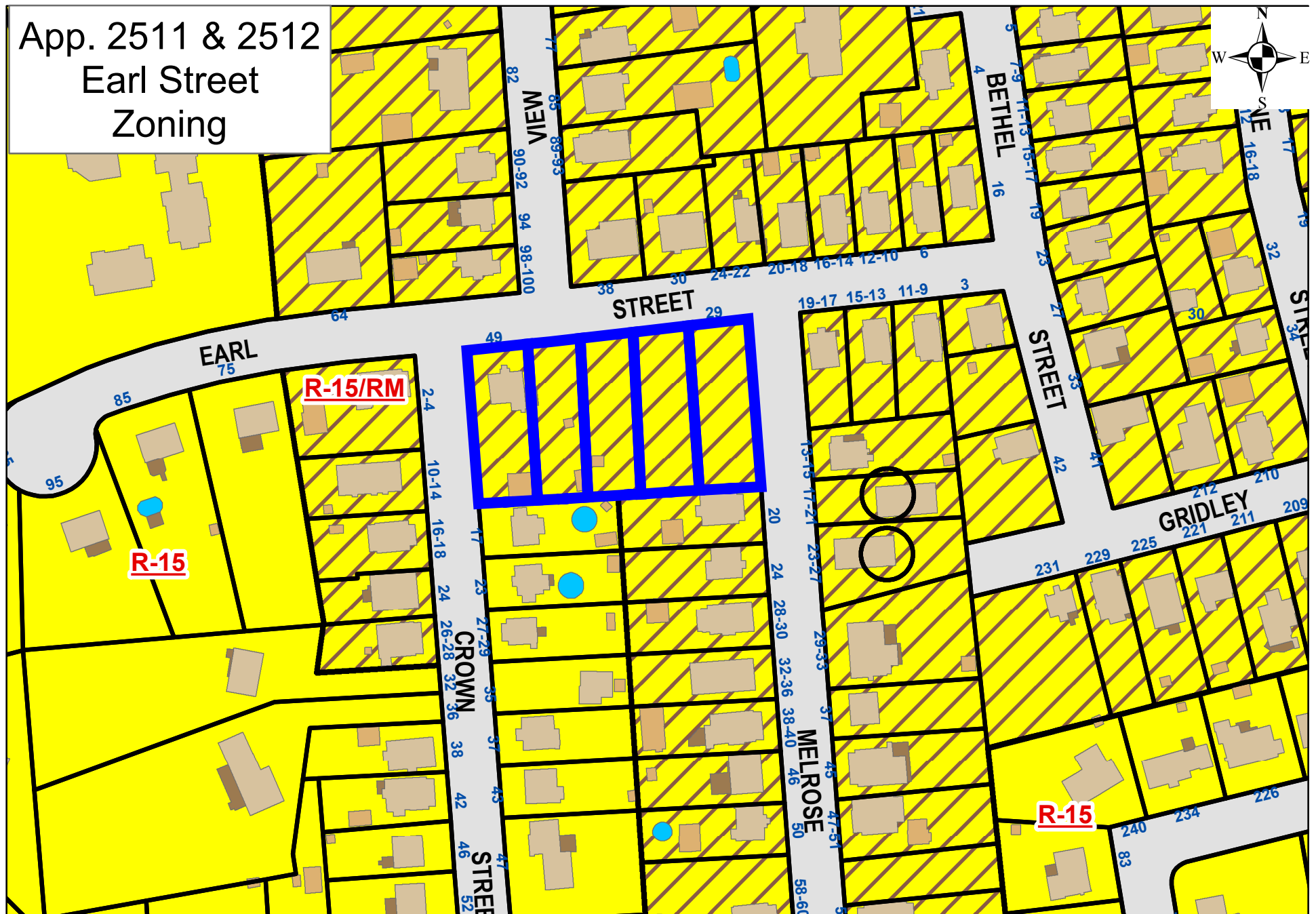
The development provides 15 dwelling units, 2 of which are developed as handicapped adaptable units, and 31 parking spaces all on a unified site plan. The site is also served by public water and sewer.

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

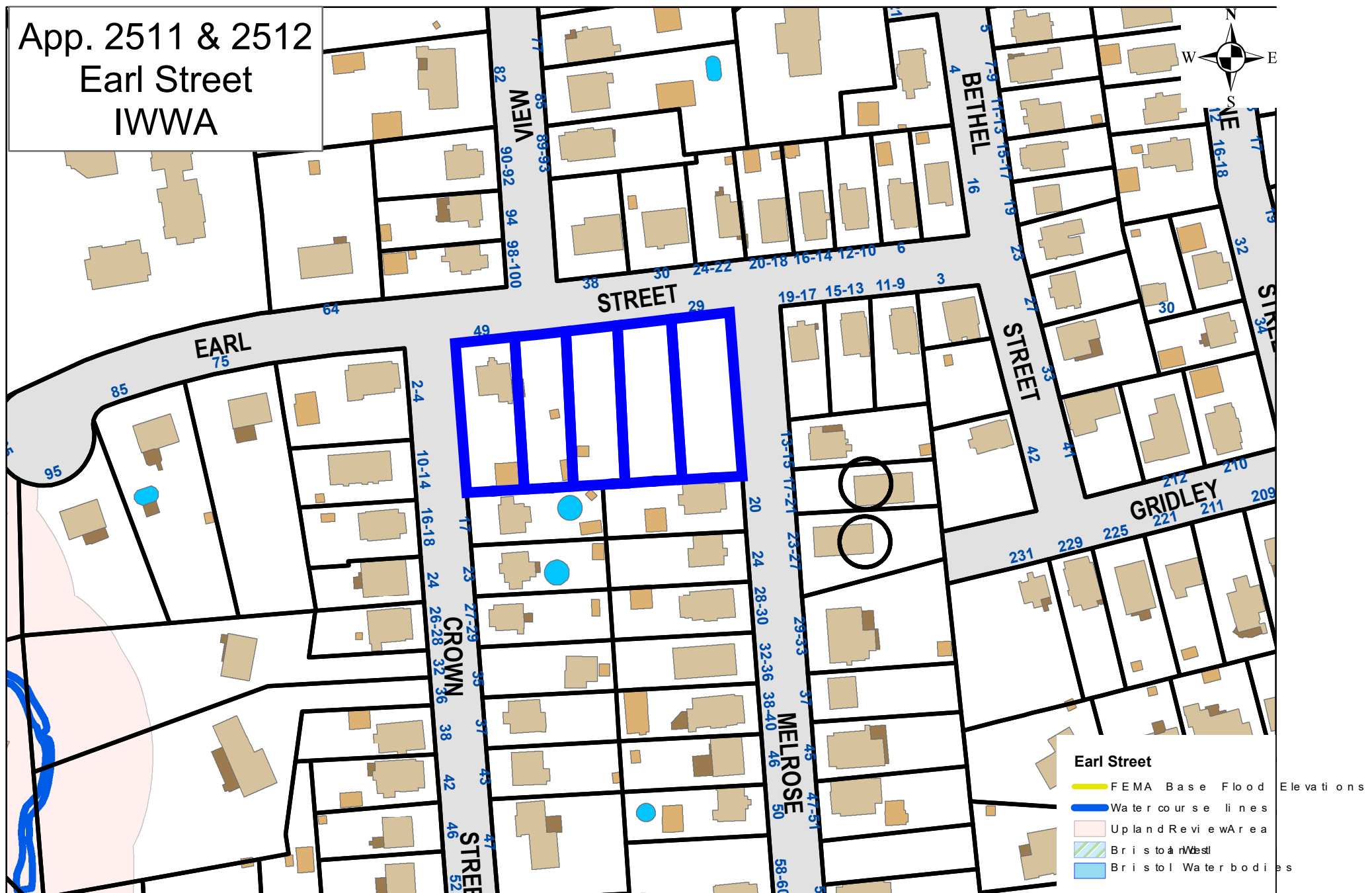
STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

**225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT
(860) 506-4268**

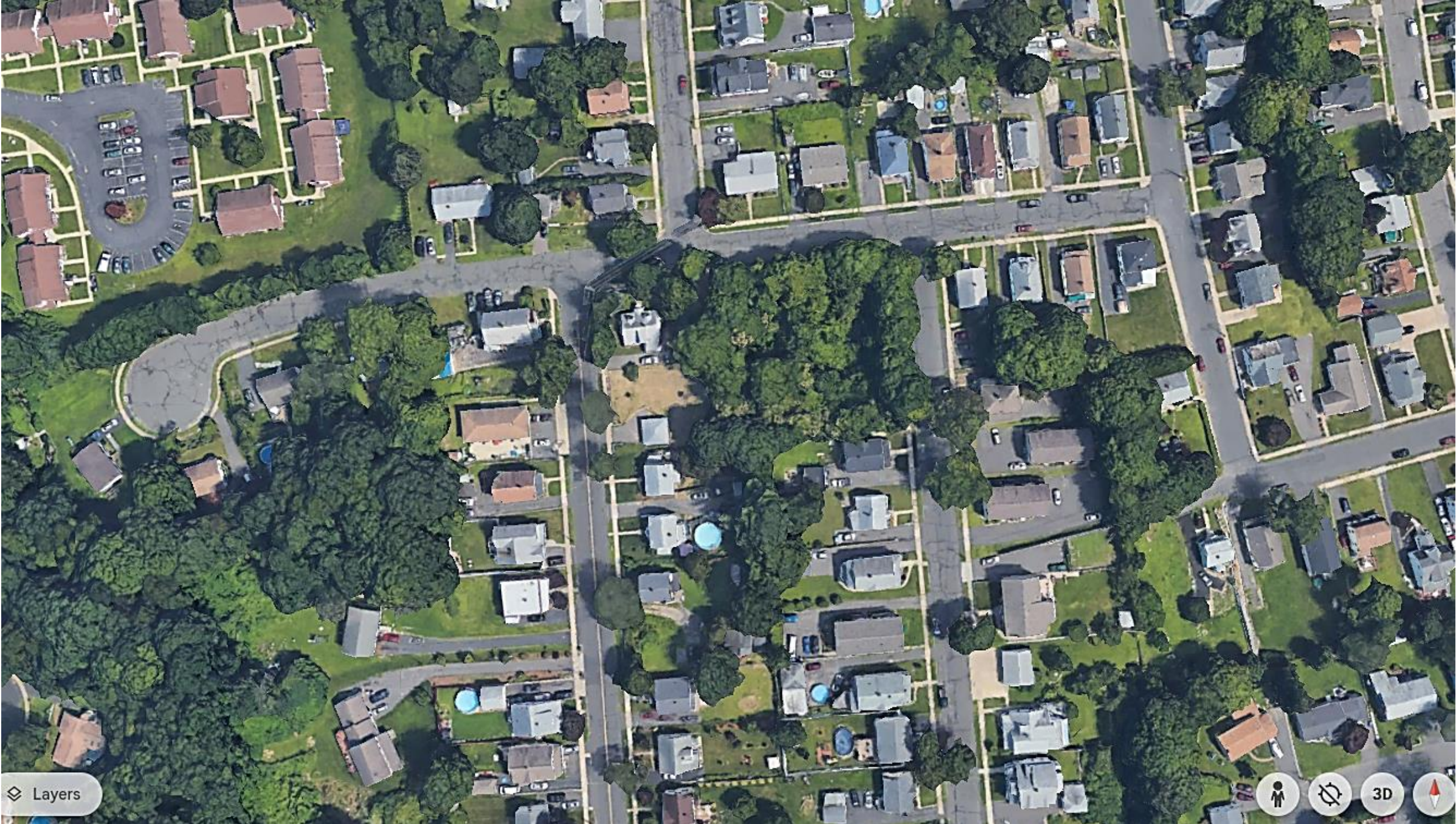




App. 2511 & 2512
Earl Street
Aerial



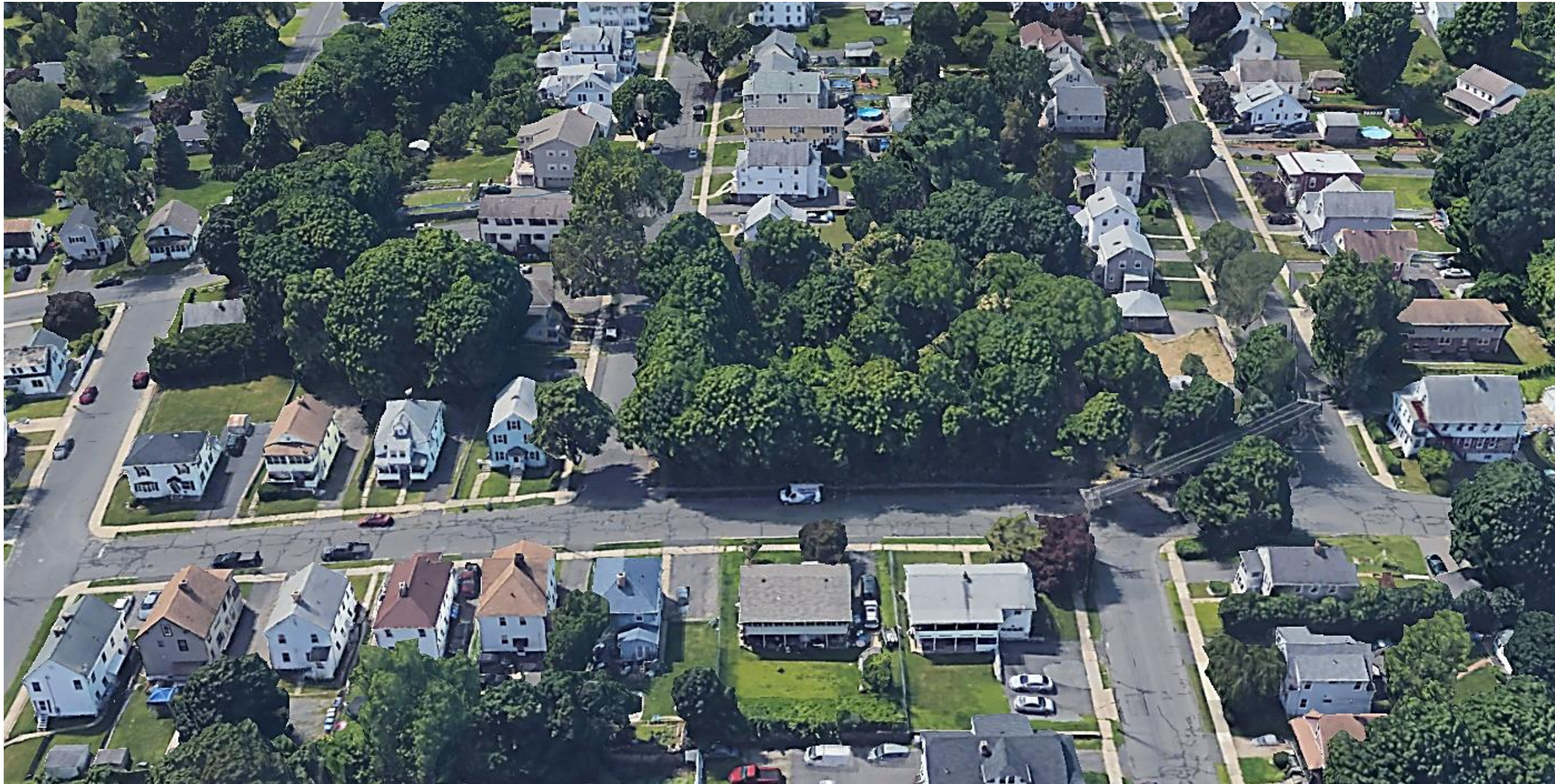
Google Earth



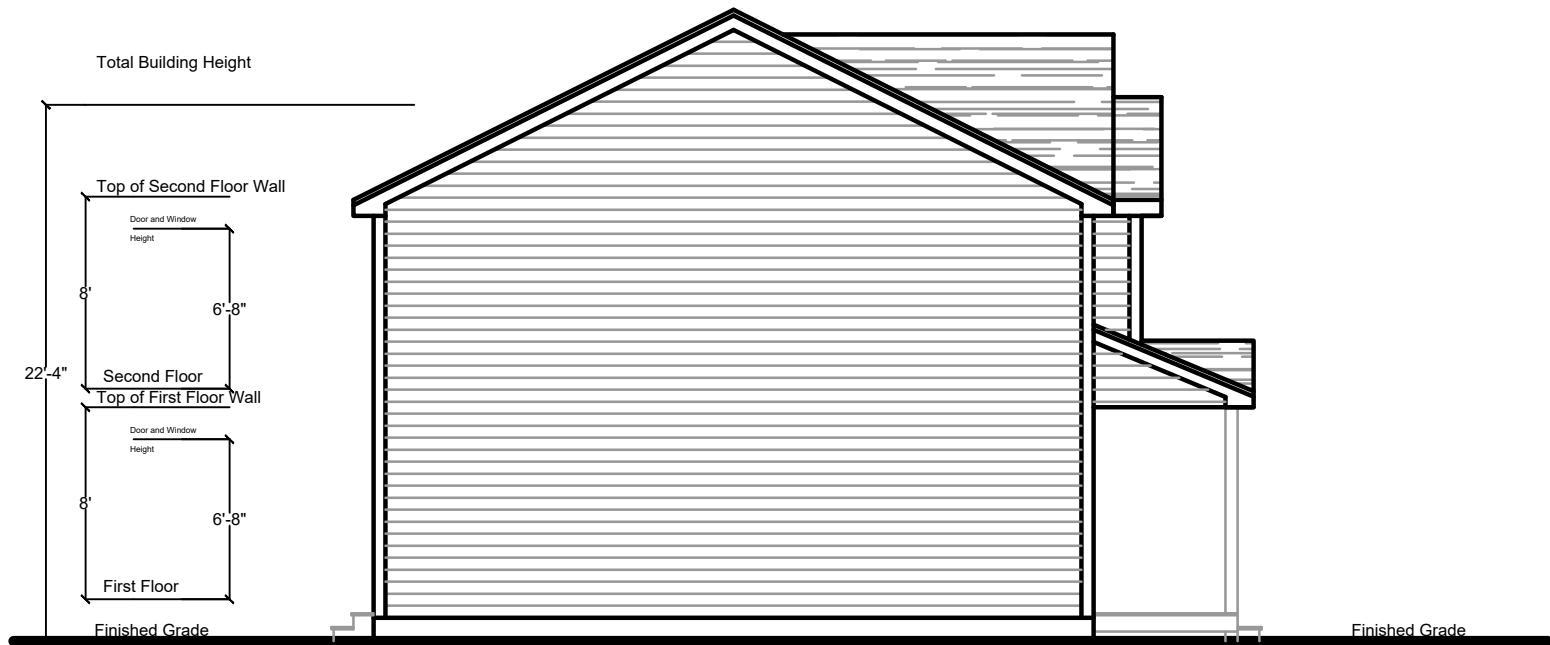


Layers

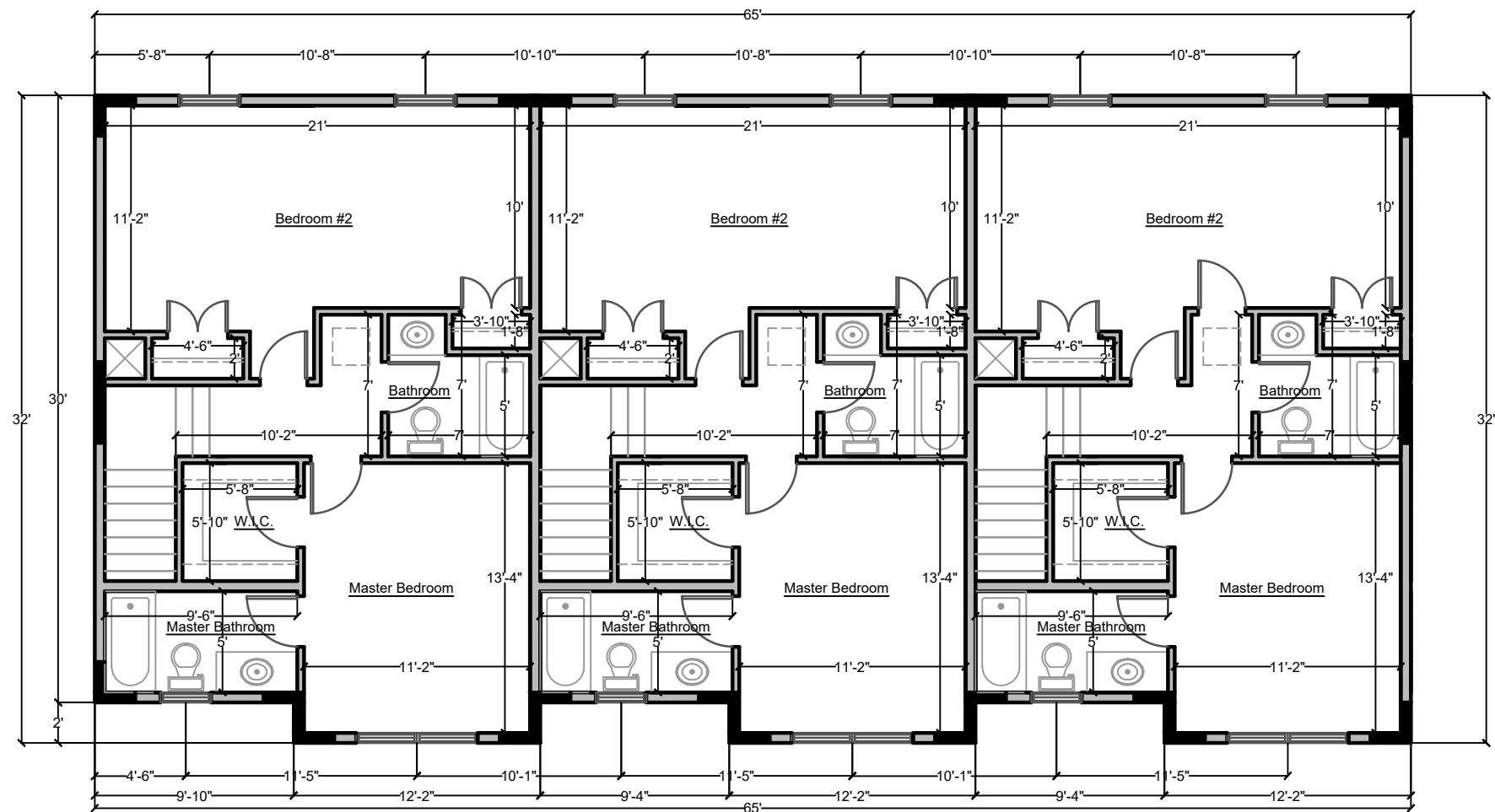




Elevation Drawings



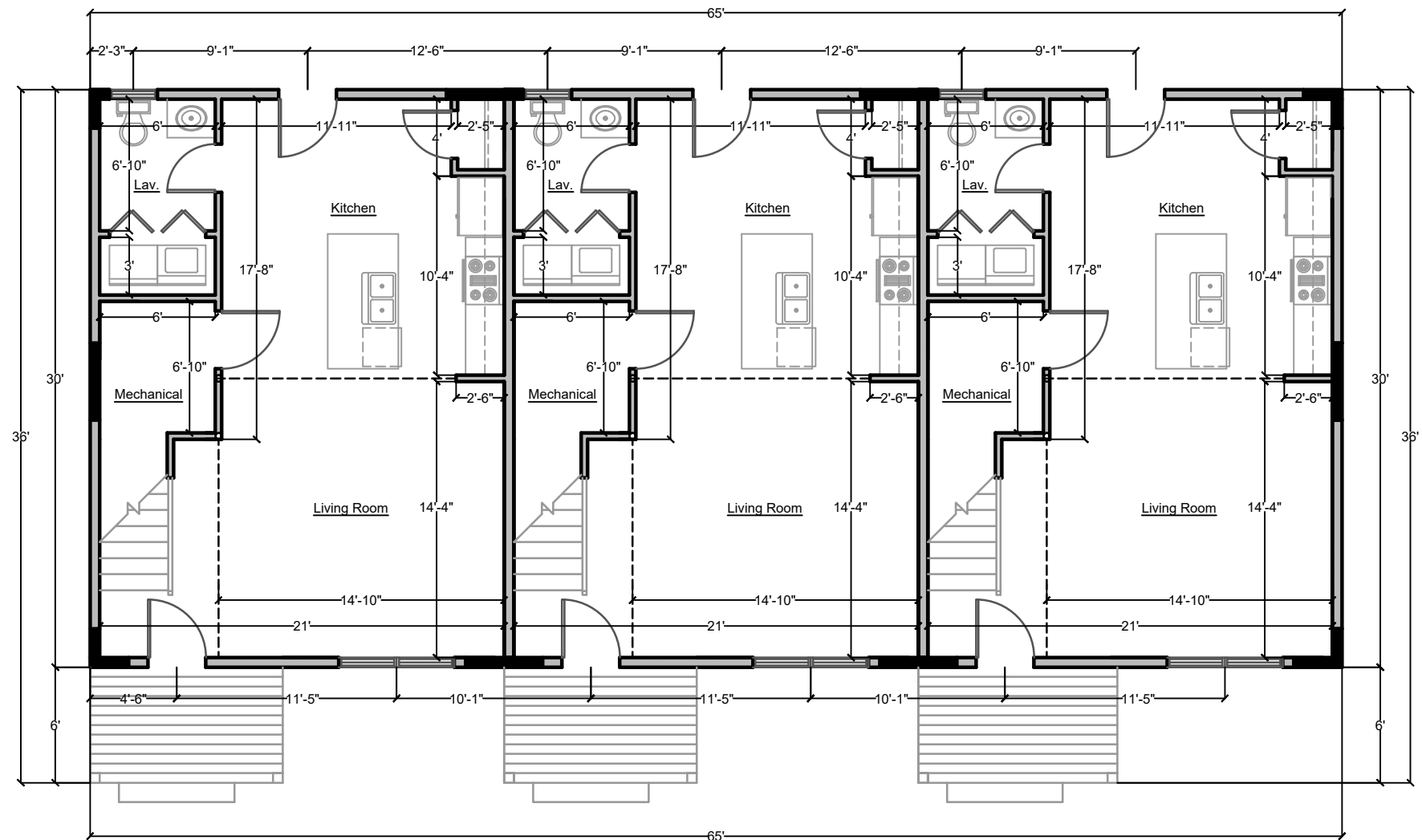
SIDE ELEVATION



SECOND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN

ATTACHED SINGLE FAMILY RESIDENCES
BUILDING 1
EARL STREET
BRISTOL CONNECTICUT

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

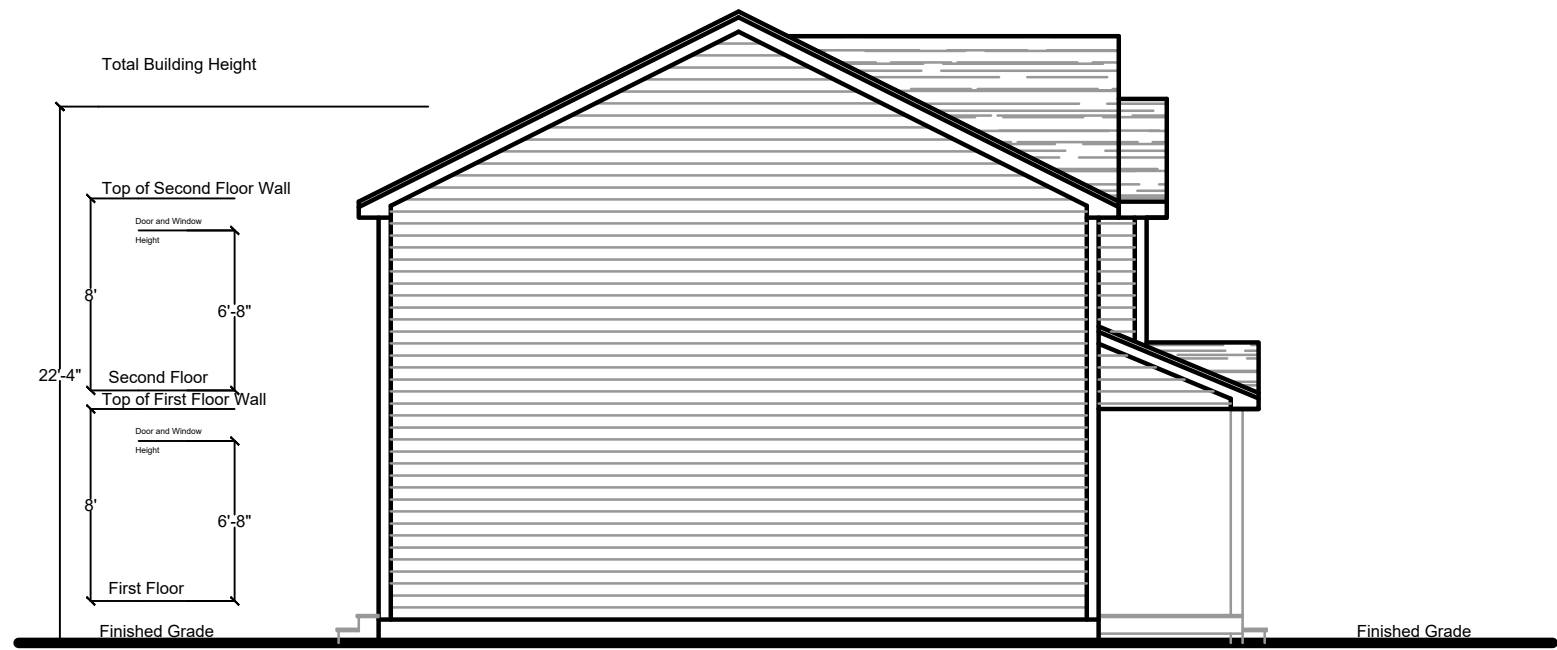
SCALE
 $\frac{1}{8}'' = 1'-0''$

SHEET
A.1

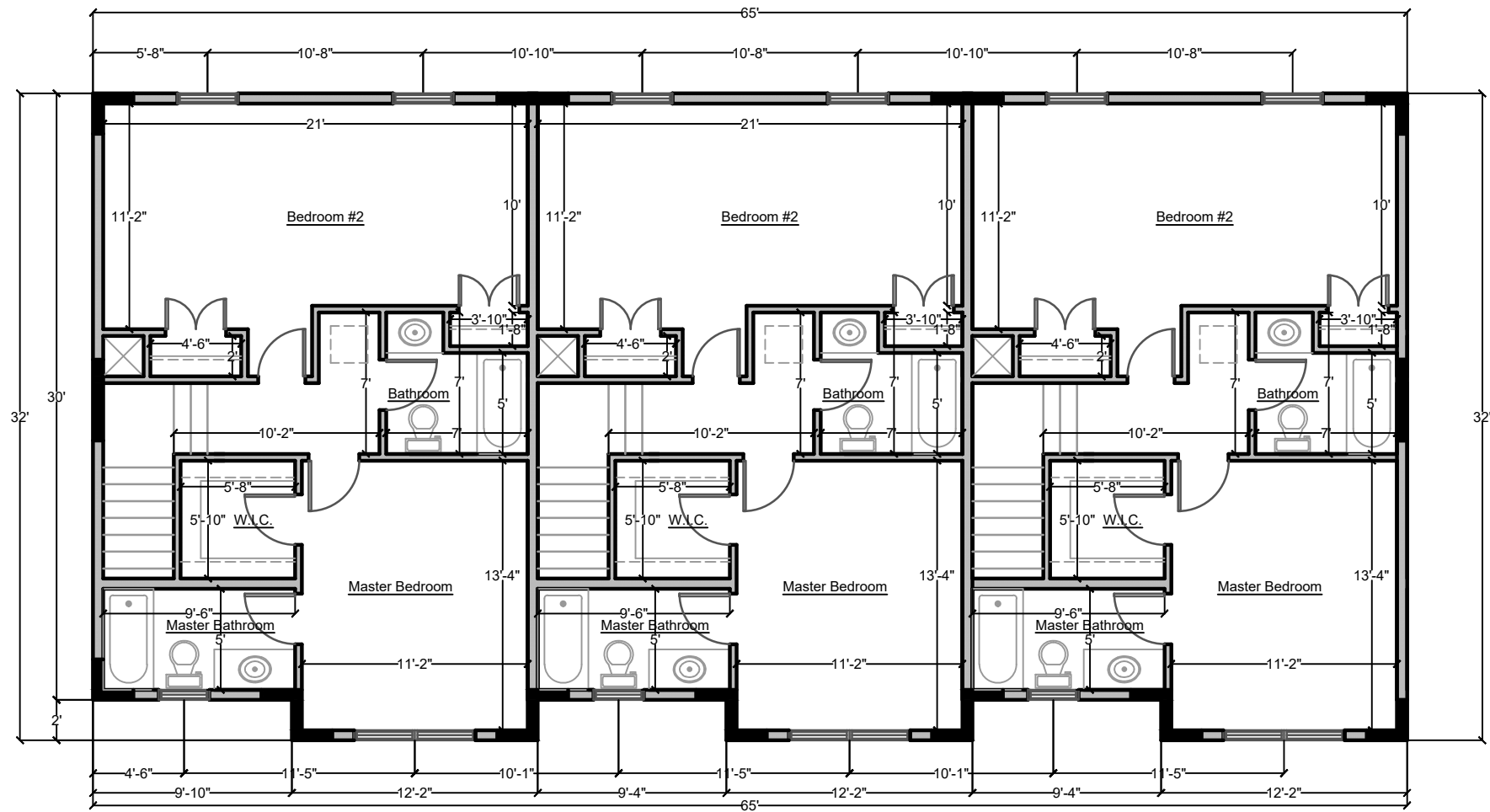
D | P | S

DEVELOPMENT PLANNING
SOLUTIONS LLC

225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268



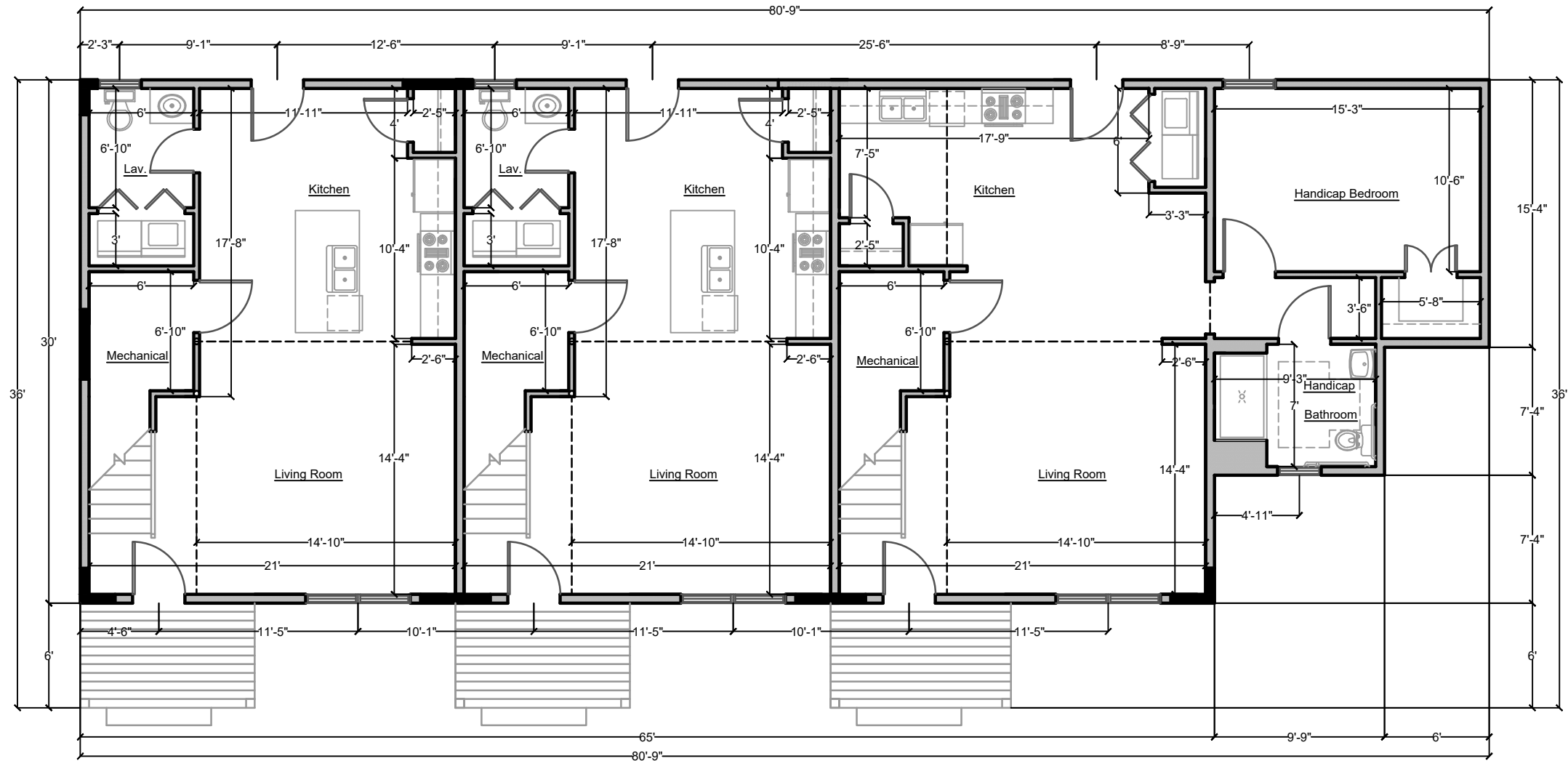
SIDE ELEVATION



SECOND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN

ATTACHED SINGLE FAMILY RESIDENCES
BUILDING 2
EARL STREET
BRISTOL CONNECTICUT

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

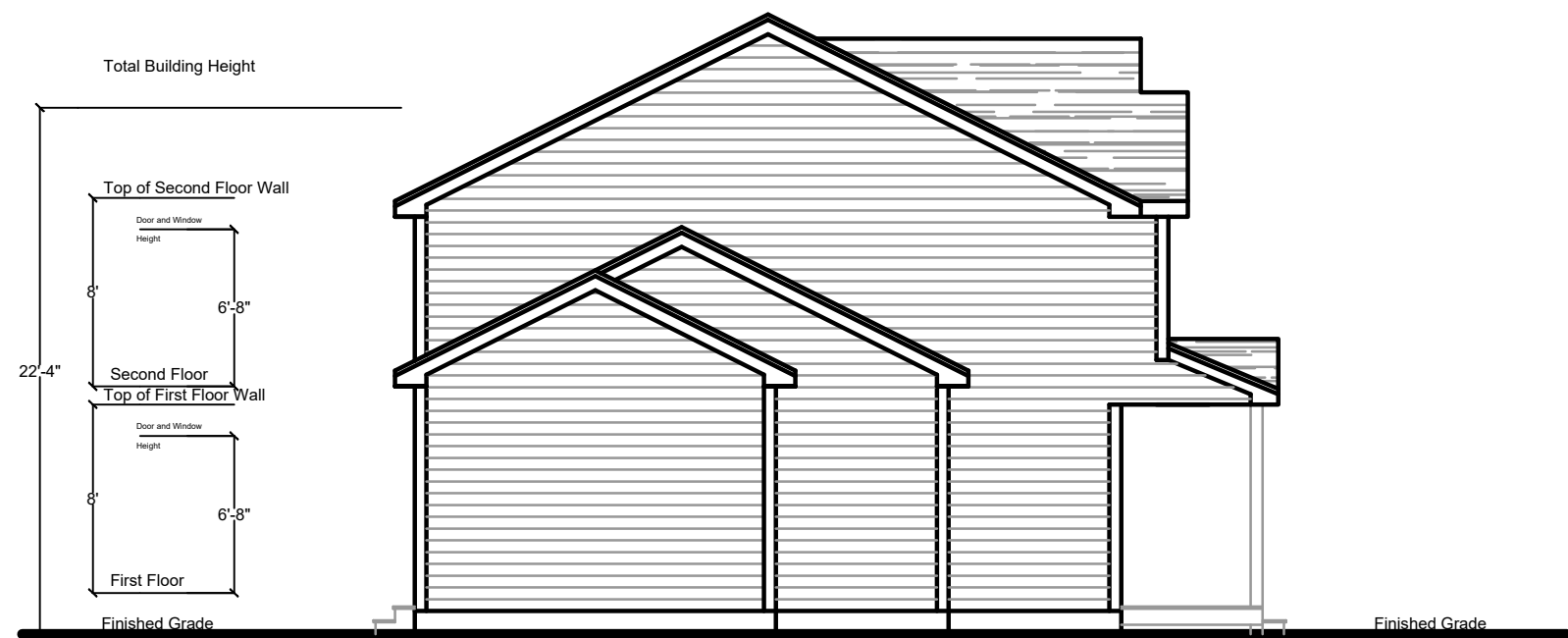
SCALE
1/8" = 1'-0"

SHEET
A.1

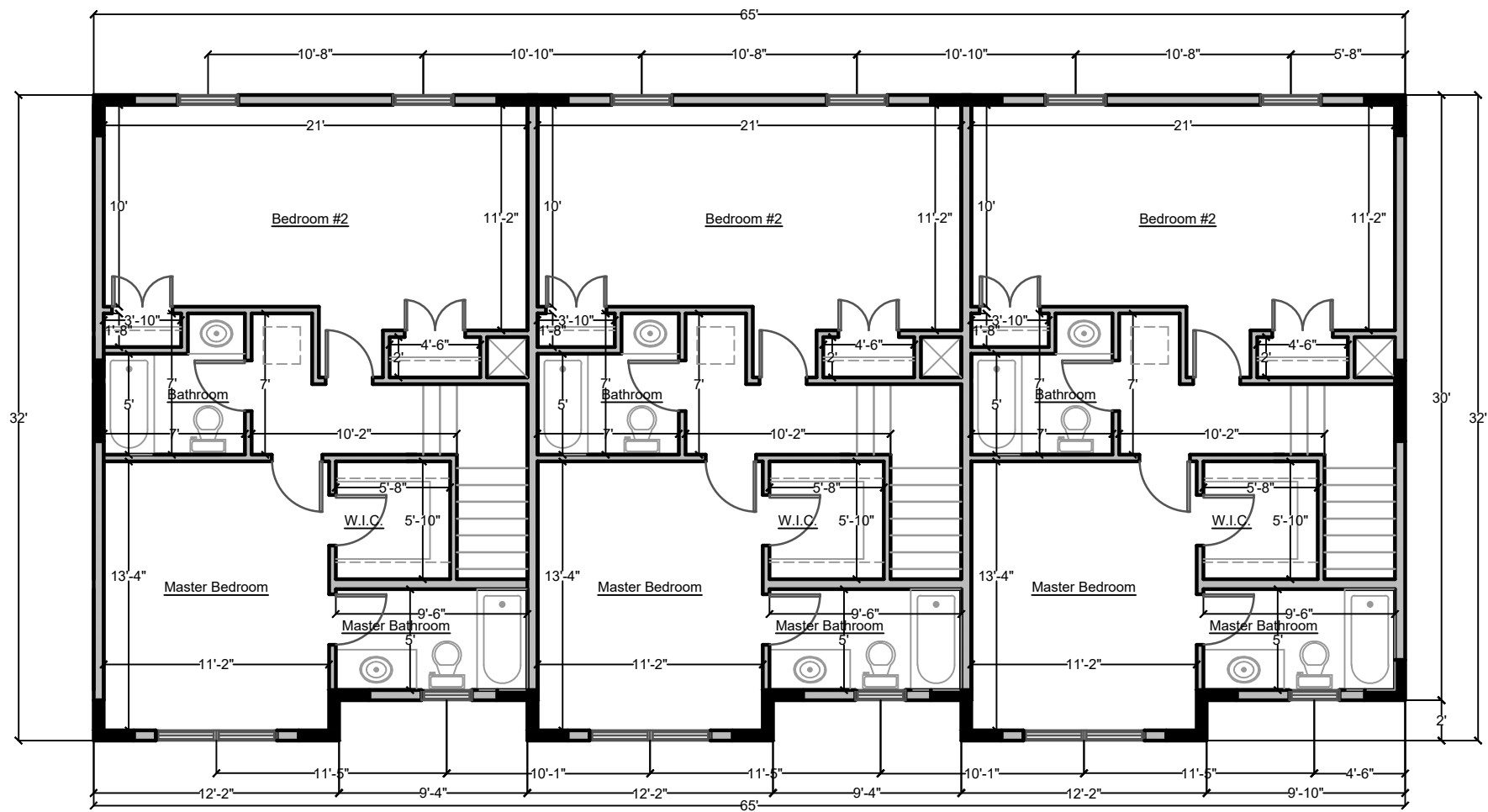
D | P | S

DEVELOPMENT PLANNING
SOLUTIONS LLC

225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268



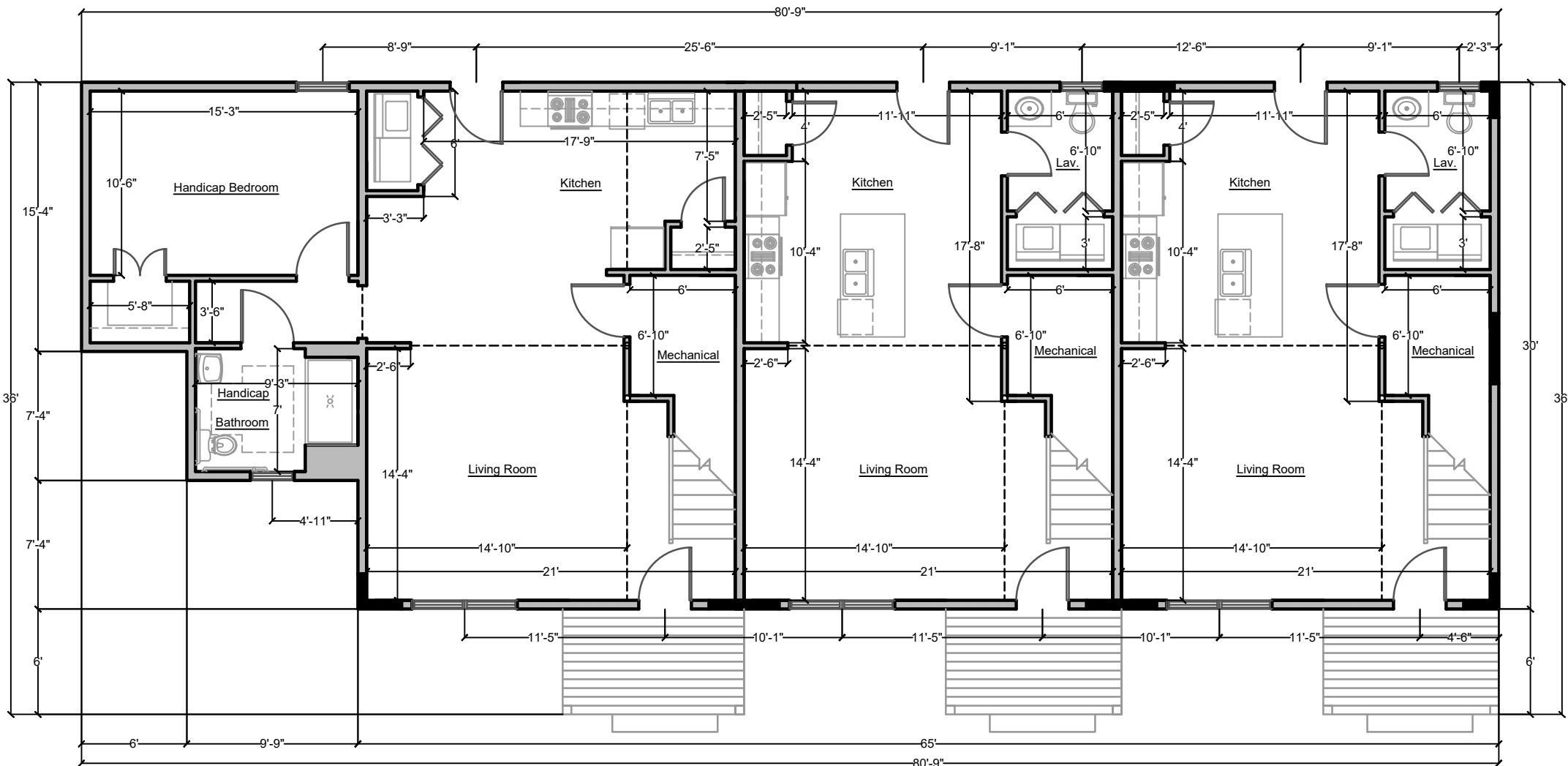
SIDE ELEVATION



SECOND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN

ATTACHED SINGLE FAMILY RESIDENCES
BUILDING 3
EARL STREET
BRISTOL CONNECTICUT

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
1" = 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

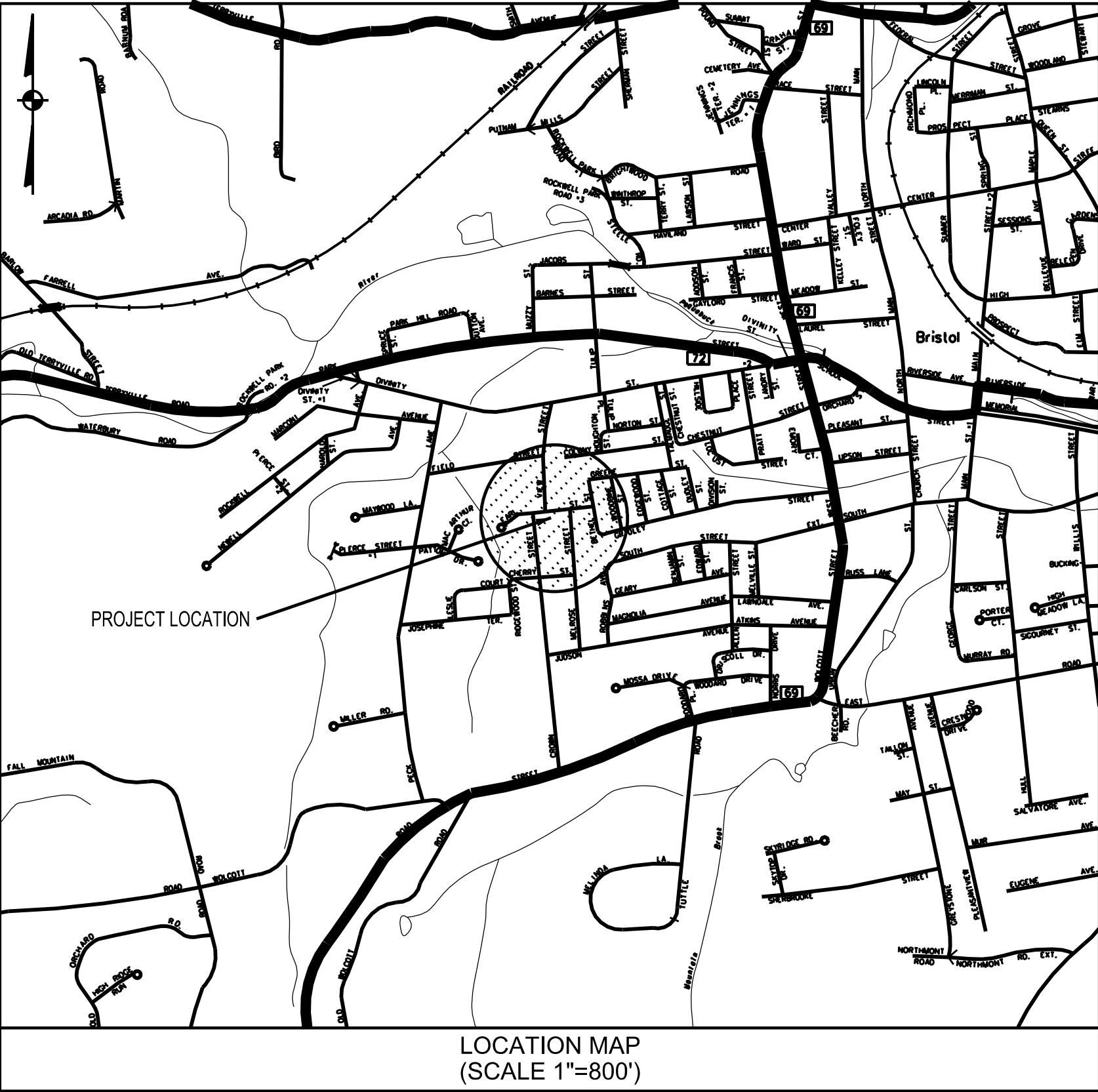
MAY 1, 2024

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

LEGEND	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN



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:

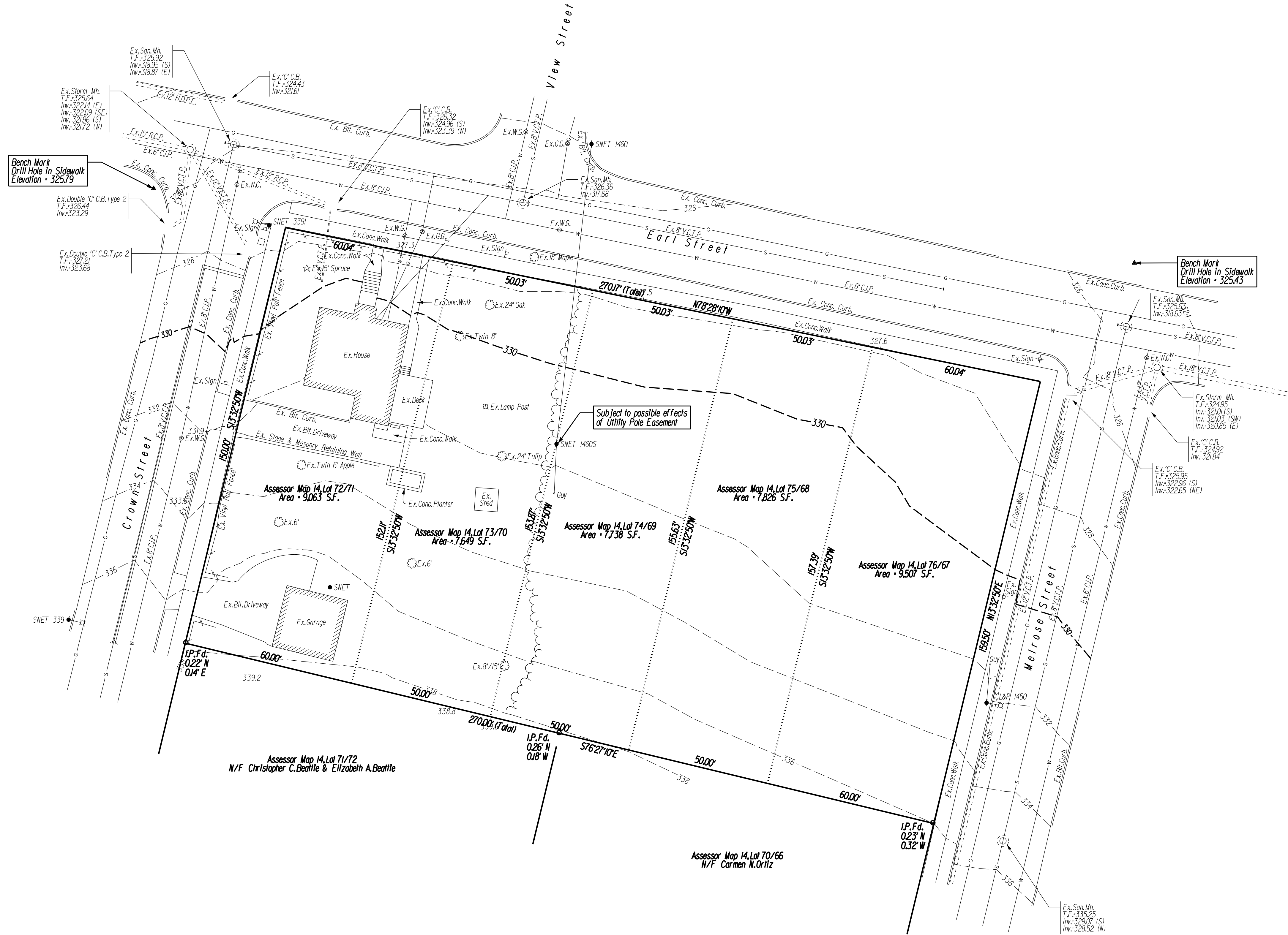
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

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



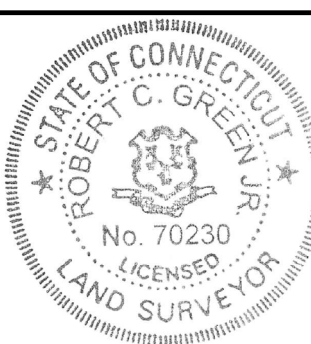
REV.	DATE	REVISION DESCRIPTION
2	8-12-24	INGRESS/EGRESS AND SITE GRADING
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24

DATE:	MAY 1, 2024
SCALE:	SCALE IN FEET 0 20 40 SCALE 1"=30'



SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green



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:	BOUNDARY AND TOPOGRAPHIC SURVEY

DRAWING NO.	V-001
SHEET NO.	2

GENERAL NOTES:

1. ASSESSORS MAP: 14
ASSESSORS 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), PARCEL 468 OF 675, MAP NUMBER 090030468F, 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 VERIFY 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 B18) 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 EBS 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 SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES
STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE A YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.
2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

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

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED. IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO IDENTIFY 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 NECESSARY.
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 1:2 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 GRADE 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, UNLESS BACKLOG 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 (OR 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. 22-191(f) OF THE CODE OF ORDINANCES - CITY OF BRISTOL.)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES; BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING AS A RESULT OF CONSTRUCTION ALONG STREETS ABUTTING THE SITE SHALL BE IDENTIFIED AND REPLACED AT THE DISCRETION 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 80" x 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 SEDIMENT COULD DRAIN OFF-SITE.
15. JEFFERY NIWAN 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 NIWAN OR HIS DULY AUTHORIZED AGENT (860) 841-6008 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. HIS RESPONSIBILITY INCLUDES 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 SEEDDED 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, DRAINAGEWAYS 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:

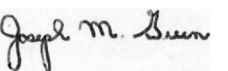
THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

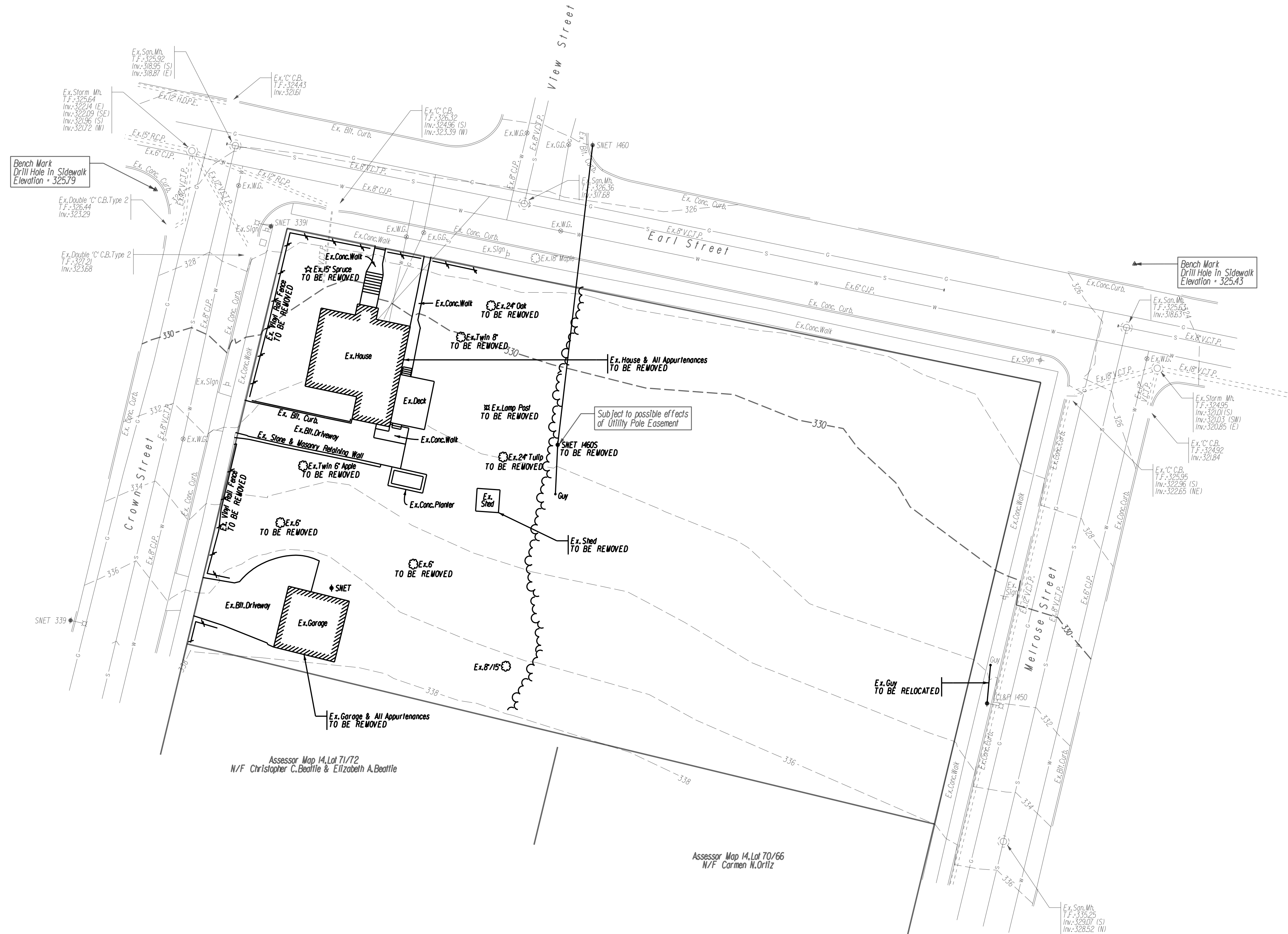
DUST CONTROL:

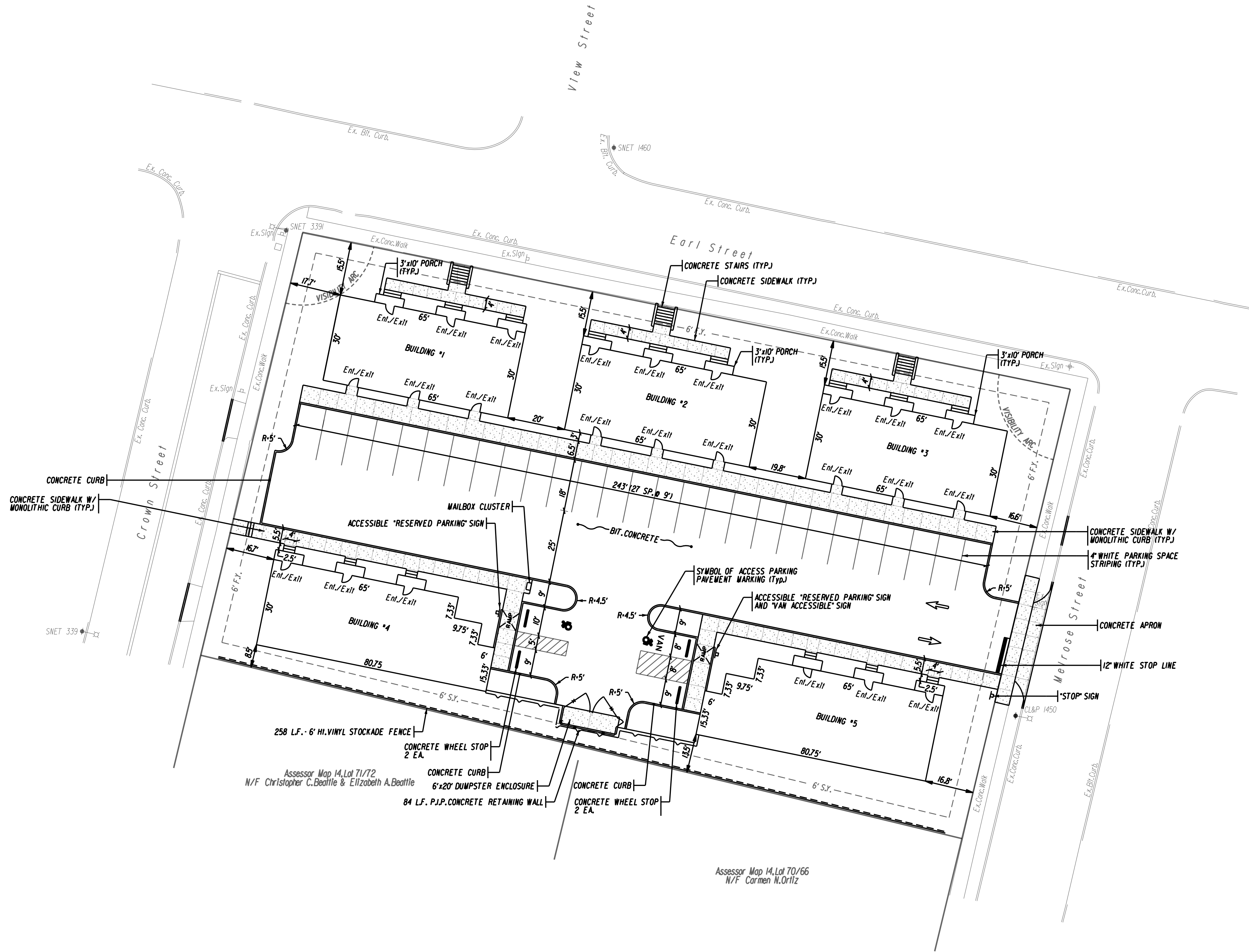
PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

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.

			DATE:	MAY 1, 2024		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO. NOTES-001
			SCALE:	AS NOTED					DRAWING TITLE: GENERAL NOTES	SHEET NO. 3
2	8-12-24	INGRESS/EGRESS AND SITE GRADING								
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24								
REV:	DATE	REVISION DESCRIPTION								

Page 94



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'



ENGINEER SIGNATURE/BLOCK:

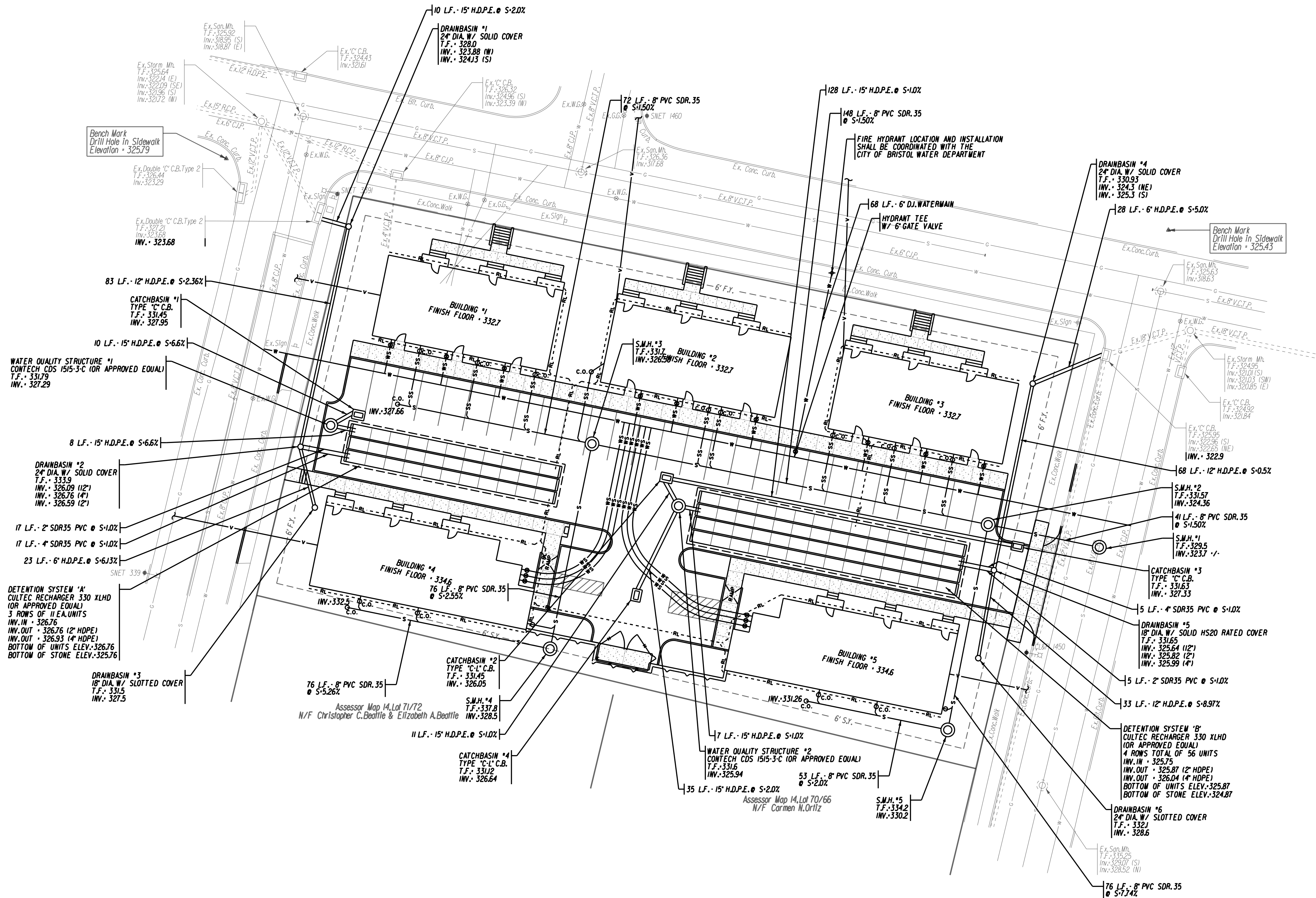
Joseph M. Green

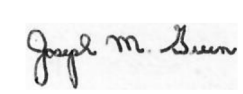
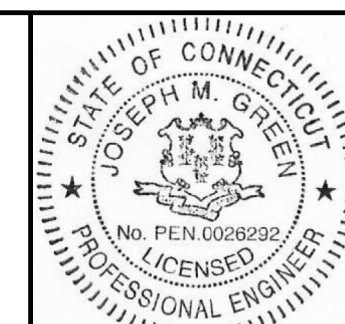
STATE OF CONNECTICUT
JOSEPH M. GREEN
NO. PEN 00000000
LICENSED
PROFESSIONAL ENGINEER

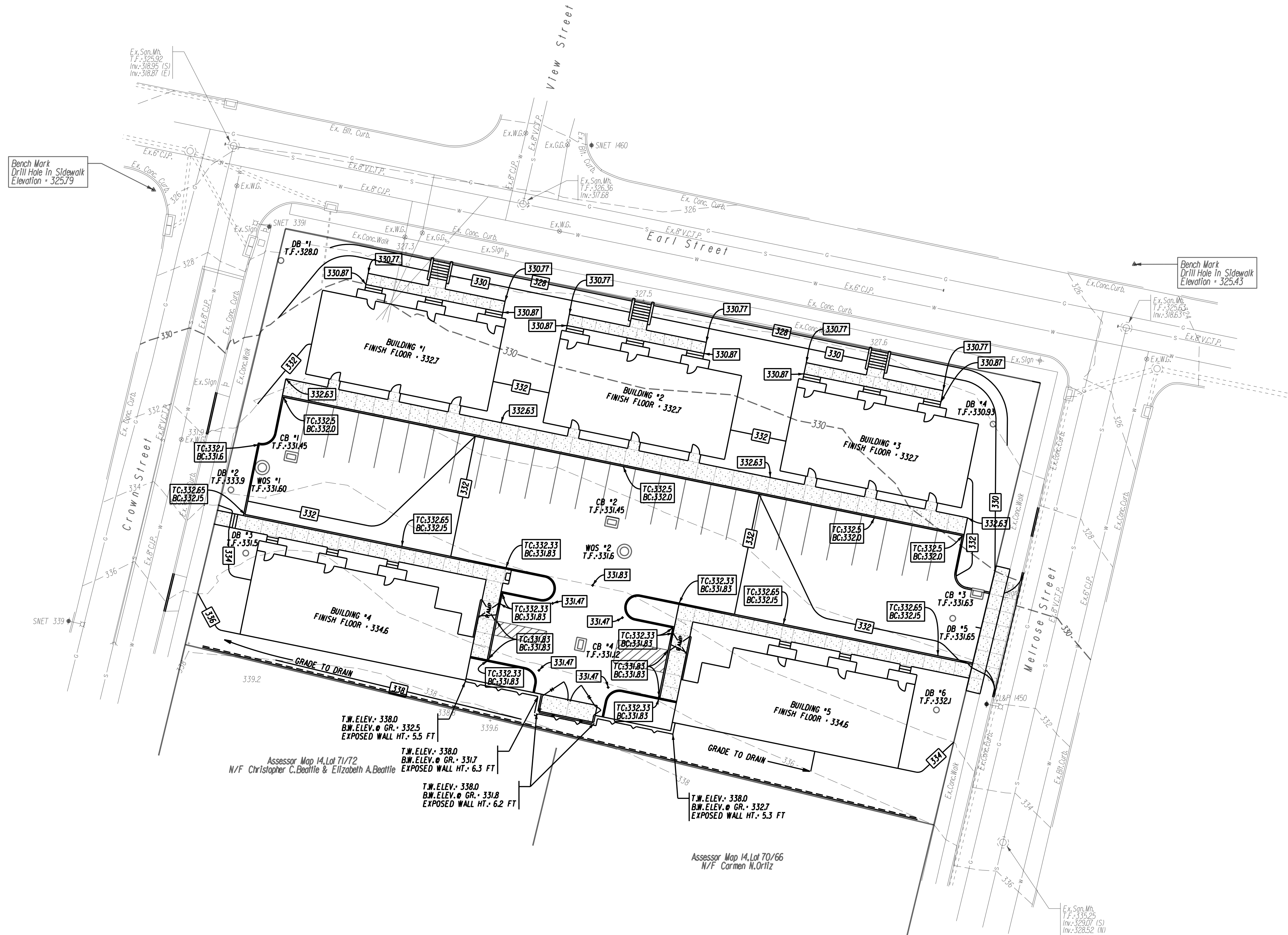
PROJECT TITLE:

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



				DATE: MAY 1, 2024	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860) 589-0133 Fax: (860) 589-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO. UTIL-001	
2	8-12-24	INGRESS/EGRESS AND SITE GRADING							SCALE: 	DRAWING TITLE: DRAINAGE AND UTILITIES PLAN	SHEET NO. 6
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24									
REV.	DATE	REVISION DESCRIPTION									



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

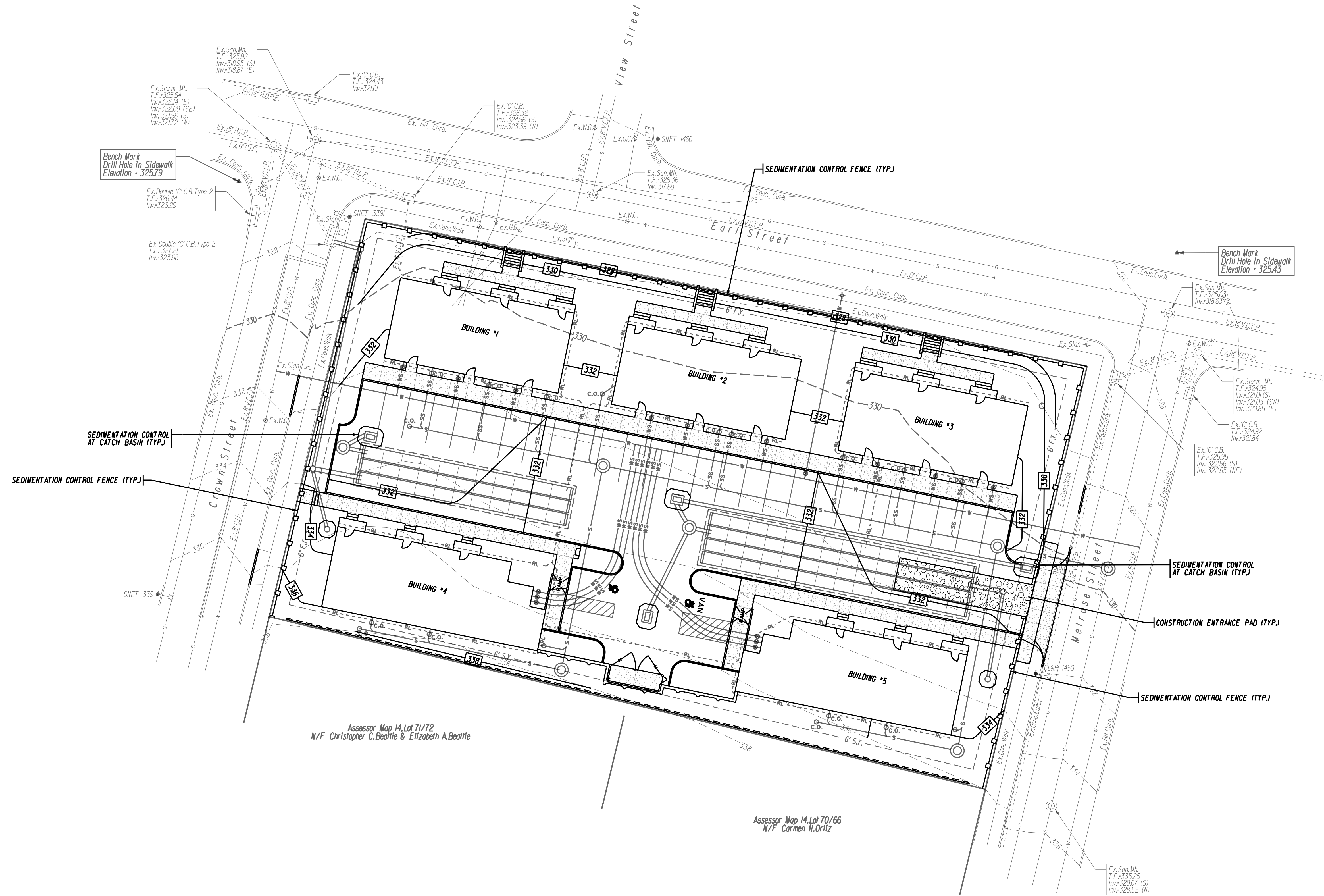
DATE:	MAY 1, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'



ENGINEER SIGNATURE/BLOCK:	
STATE OF CONNECTICUT	

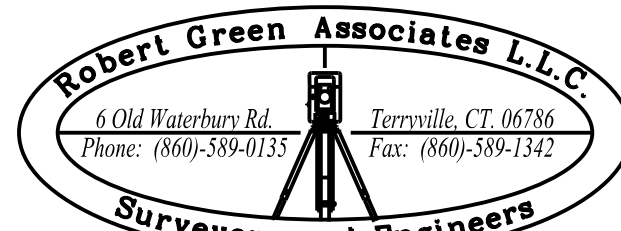
PROJECT TITLE:	SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT
----------------	--

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"=30'



ENGINEER SIGNATURE/BLOCK:

Jose M. Green

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN 00000000
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

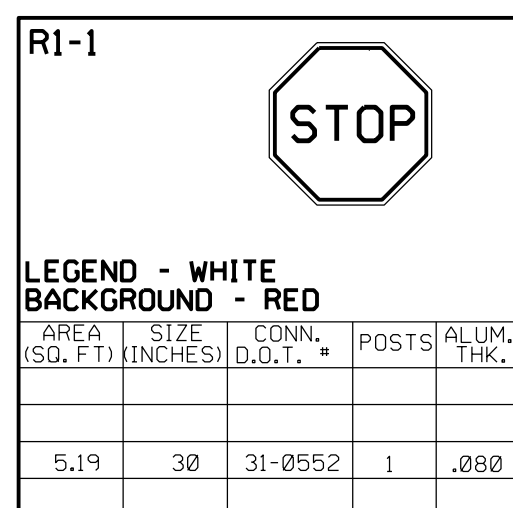
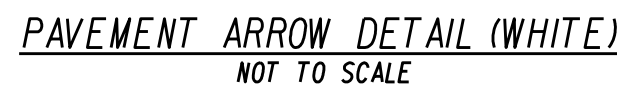
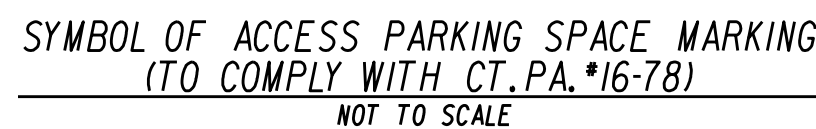
SITE PLAN
ECM GARDENS
EARL STREET, MELROSE STREET & CROWN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:	14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67
DRAWING TITLE:	EROSION AND SEDIMENTATION CONTROL PLAN

DRAWING NO.	E&S-001
SHEET NO.	8



PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



DATE:	MAY 1, 2024
SCALE:	AS NOTED



PROJECT TITLE:

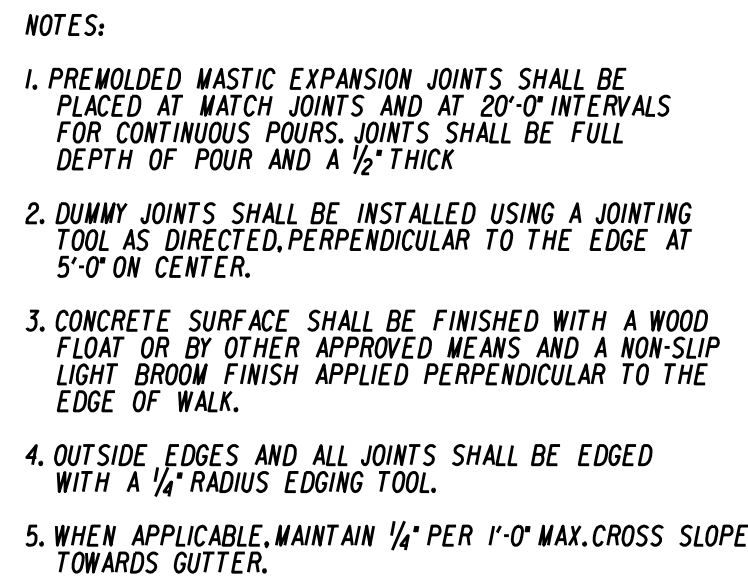
ASSESSOR'S MAP/LOT:

DRAWING TITLE

DRAWING NO.

SHEET NO.

9



1 1/2 MAX RAMP SLOPE

TRANSITION CURB

FULL DEPTH CURB

6'

6.5'

BUILDING 5

FULL DEPTH CURB

FLUSH CURB

DIM. (SEE DWG. PLN-001)

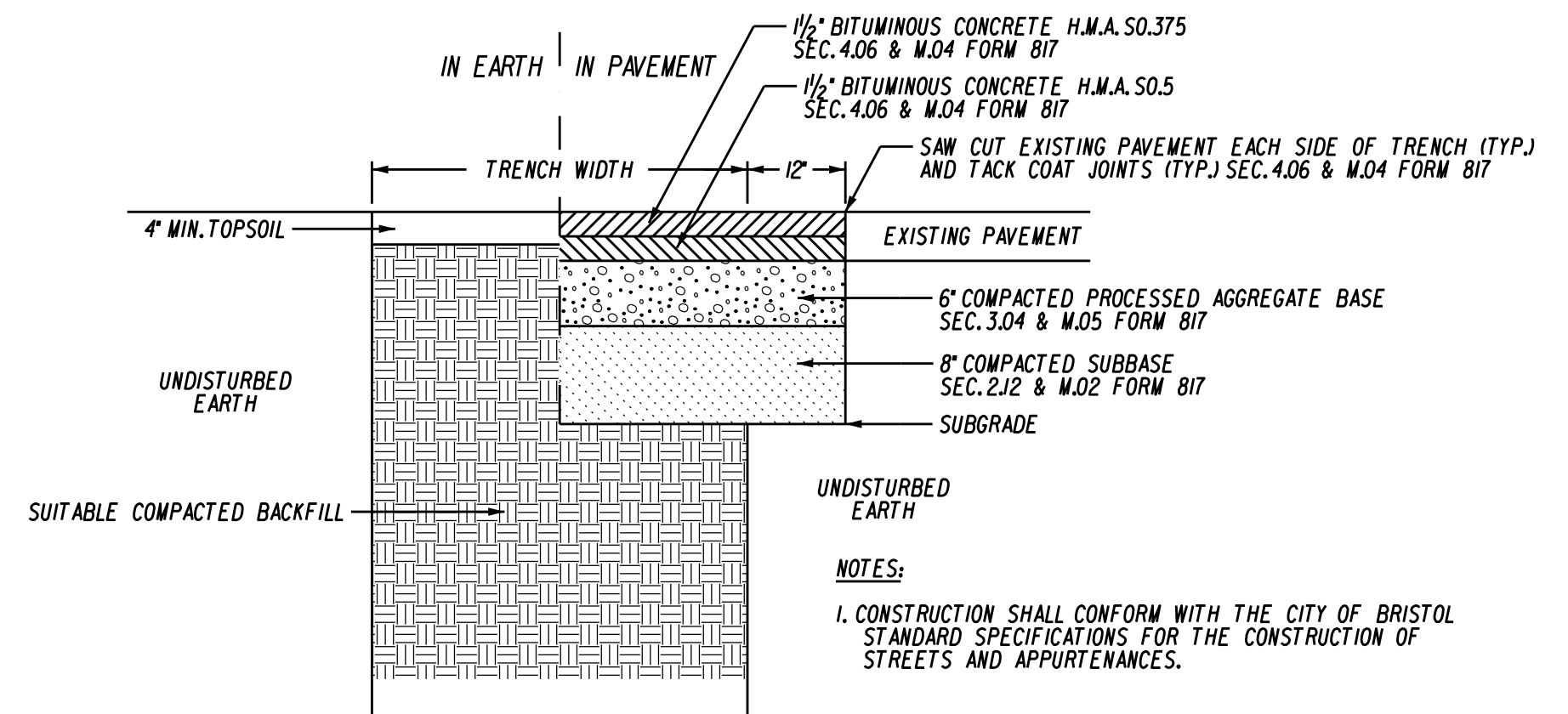
2% MAX SLOPE IN ANY DIRECTION

FULL DEPTH CURB

DIM. (SEE DWG. PLN-001)

VAN

- 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 MIRRORRED 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.

CURB AND GUTTER SECTION

VARIABLES: SEE PLAN SHEETS FOR WIDTH

CONCRETE TO BE SCORED WITH EDGING TOOL TO SIMULATE CURBING

W6 - 6"x6" WELDED WIRE MESH W/ 3' MIN. COVER (TYP.)

1" BATTER

1" RADIUS

FINISHED PAVEMENT GRADE

P.A.V.T.

6" CONC. SIDEWALK (CLASS "F" CONC.)

6" PROCESSED AGGREGATE

5" CONC. SIDEWALK W/ WIRE

APPROVED COMPACTED SUBGRADE

NOTES:

- 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 1/2" THICK.
- DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
- CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD STRIP.

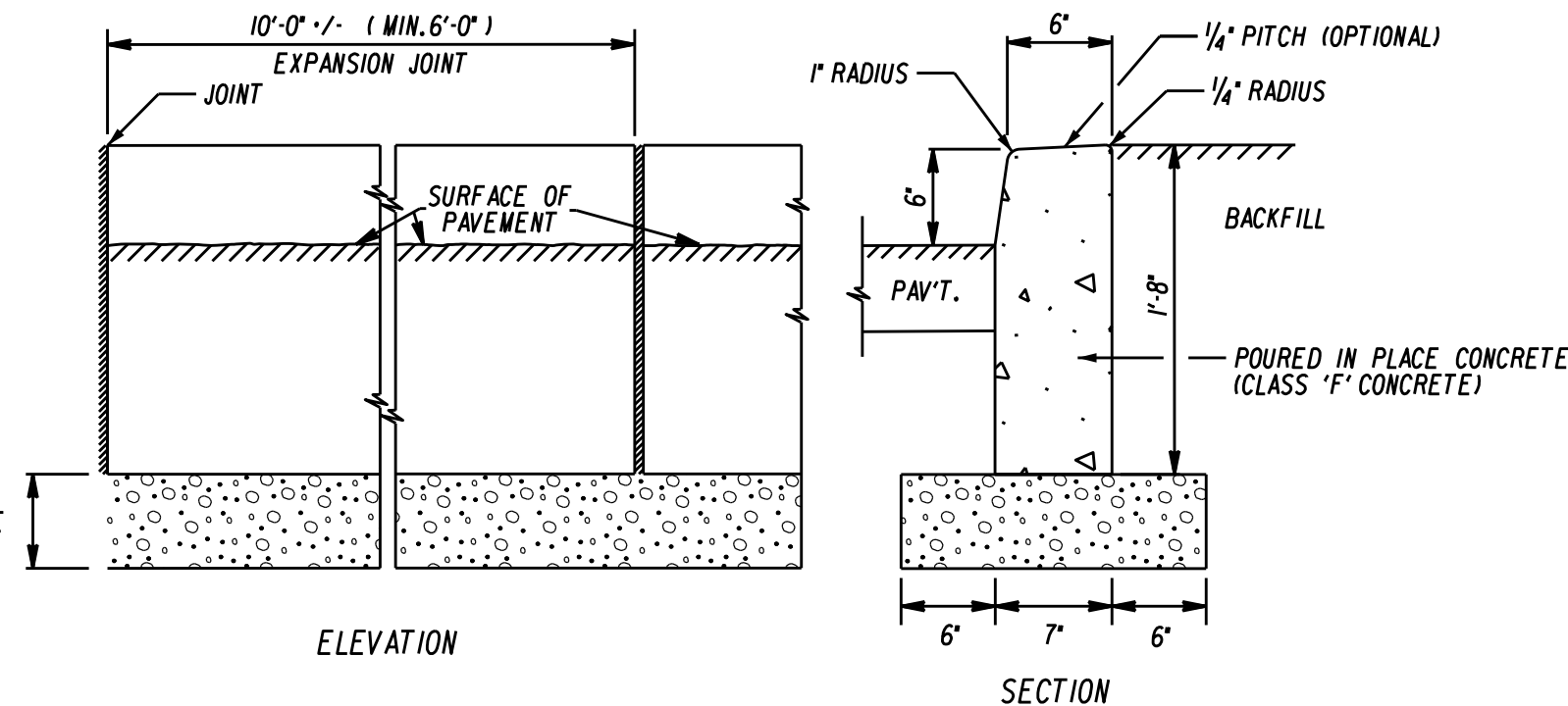
Dimensions shown at bottom: 6' and 9'

- NOTES:
1. PREMOULDED WASTIC EXPANSION JOINTS SHALL BE PLACED AT 10' MAXIMUM JOINTS AND AT 20'-0" MAXIMUM JOINTS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A 1/2" THICK
 2. DIMMY 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 FLOOR 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 1/2" RADIUS EDGING TOOL.

PLAN



PLAN



18'-3"

FRAME

LOCKABLE LATCH

ADJUSTABLE TRUSS ROD

6" GATE POST W/ CAP

STRETCHER BAR

HINGE

8" COMPACTED PROCESSED GRAVEL

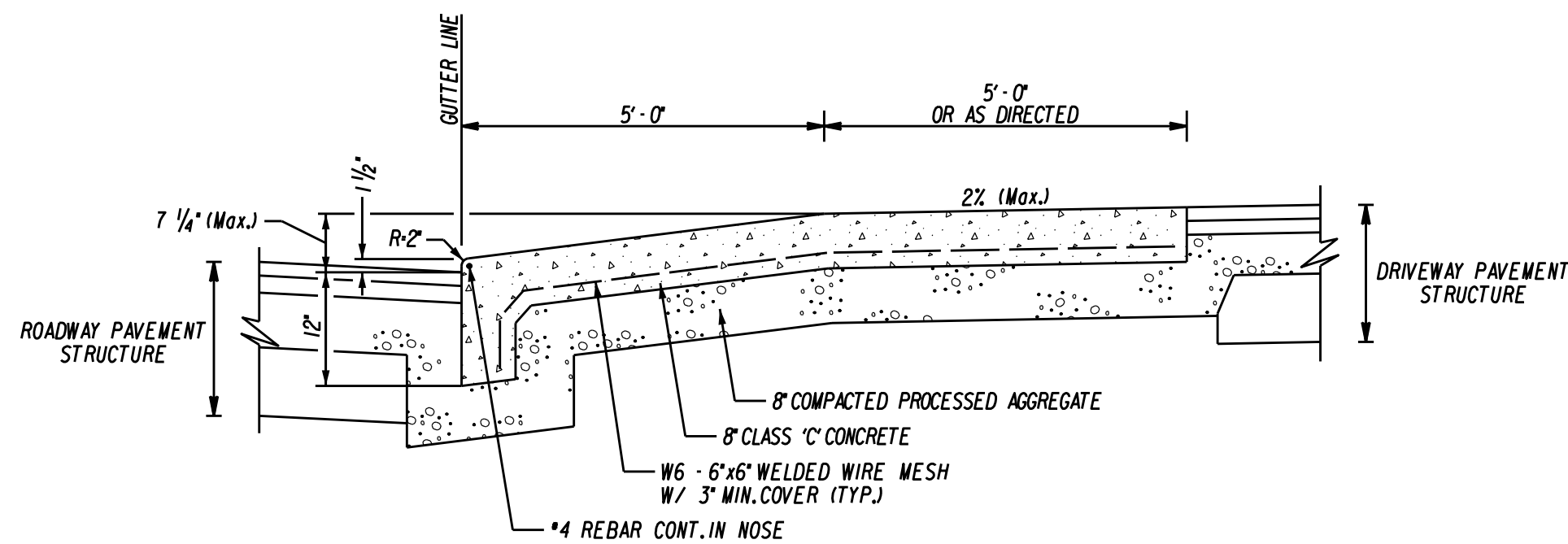
6" CLASS 'C' CONCRETE W/ #6-6X6 WOVEN WIRE MESH (2" MIN. COVER)

DROP RODS, PROVIDE SLEEVES IN CONCRETE @ CLOSED POSITION

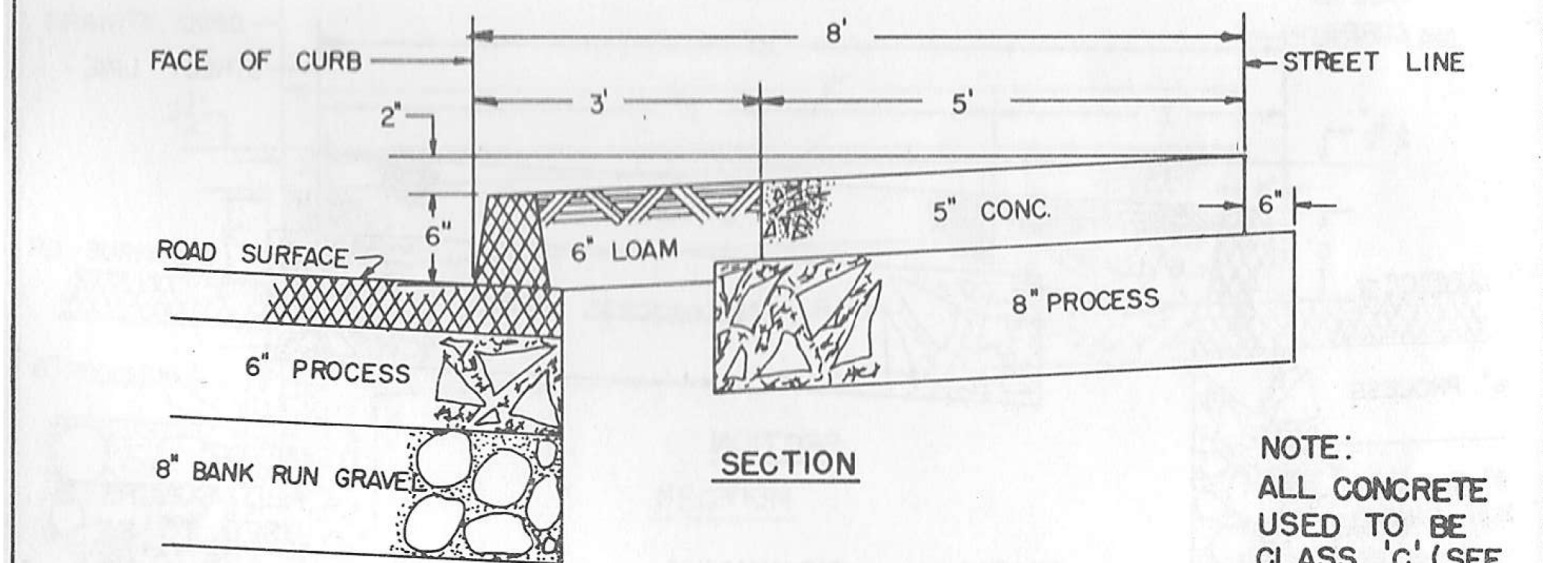
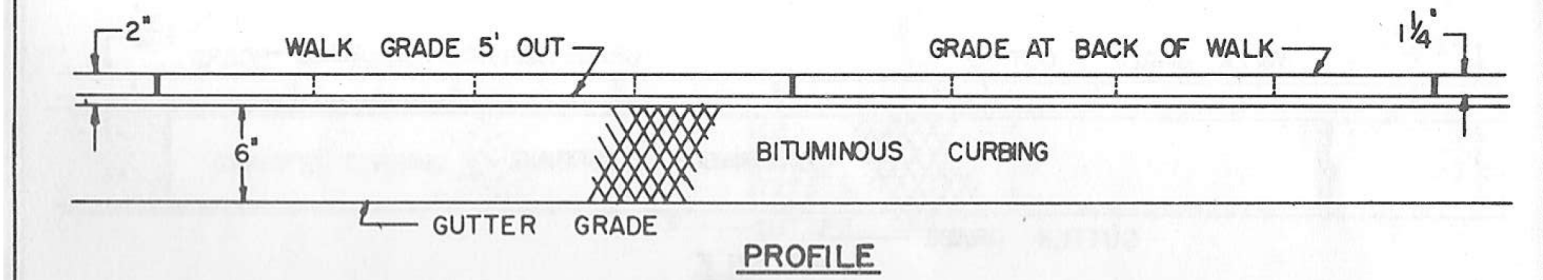
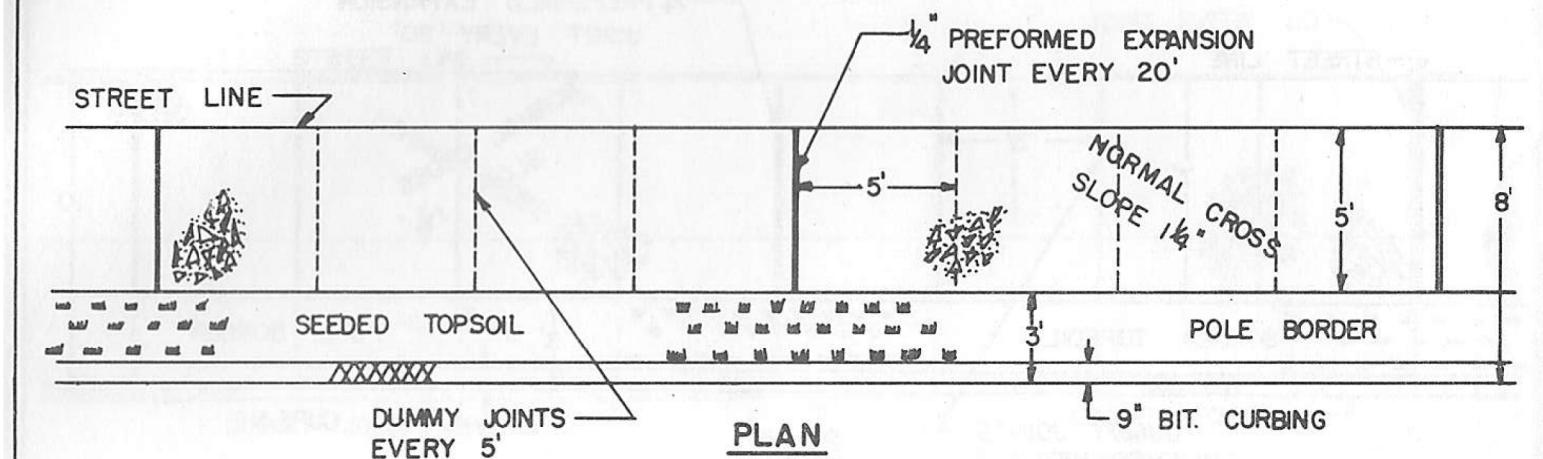
FOOTING: 4 x POST DIA. x MIN. 3'-6"

DUMPSTER PAD DETAIL
NOT TO SCALE

[illegible]



CONCRETE APRON SECTION
(NOT TO SCALE)



TYPICAL SIDEWALK
LOCAL RESIDENTIAL

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

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" (1628mm)
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 LOAD)*
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

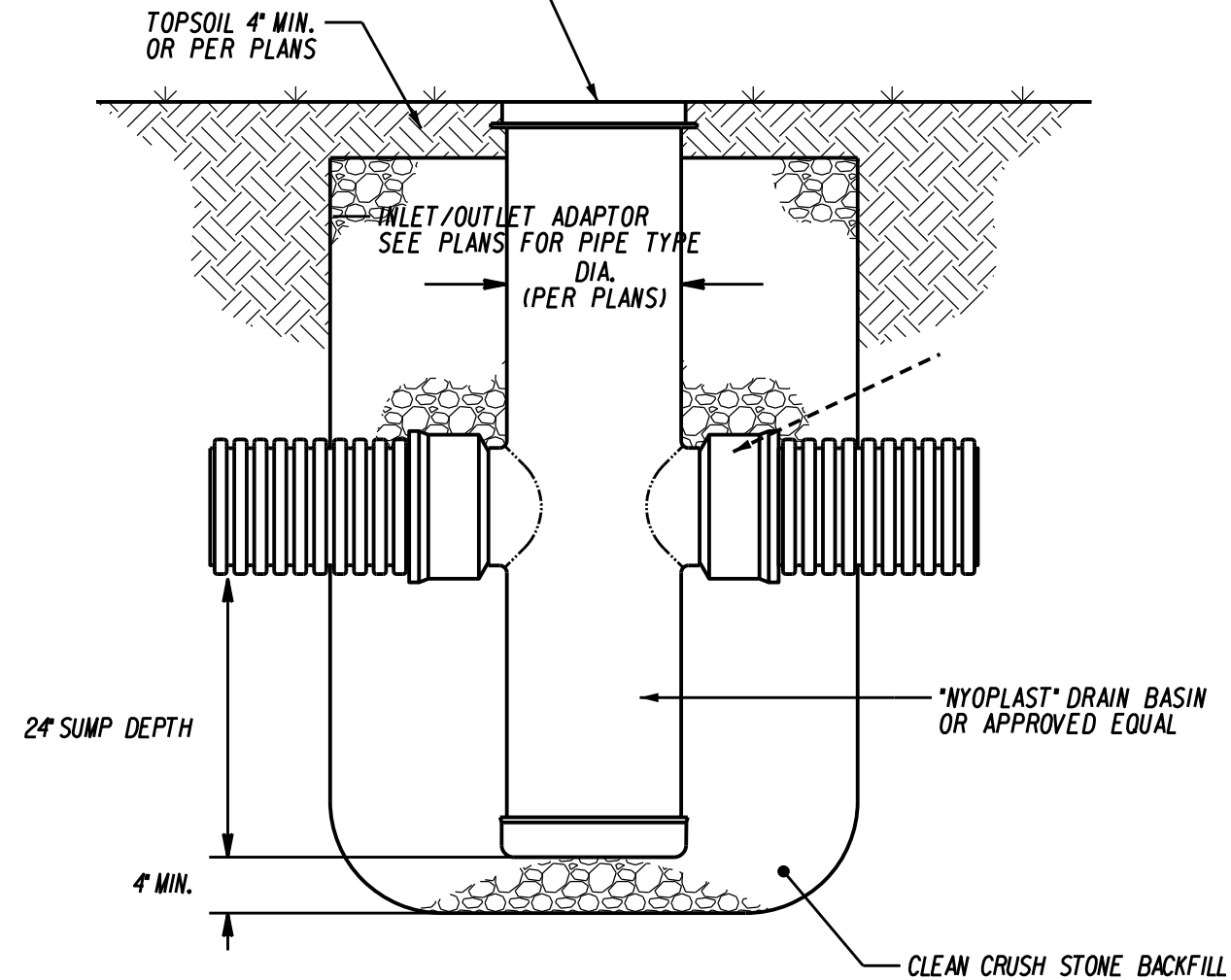
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED
ON VEHICLE 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

*STANDARD D.I. FRAME AND GRATE OR COVER
TO MATCH BASIN O.D.

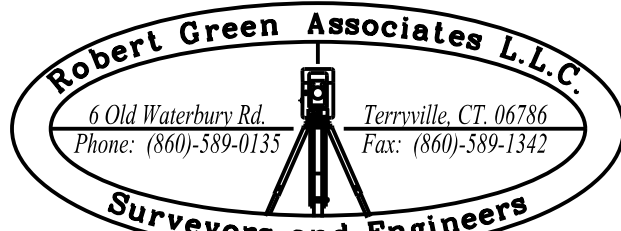
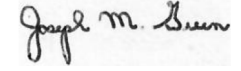
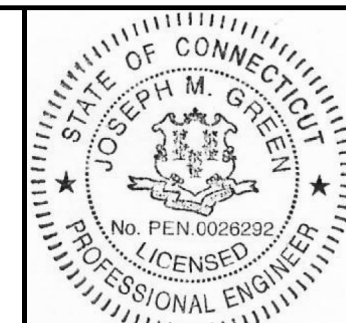


YARD DRAIN
(NOT TO SCALE)

NOTES:

- 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
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 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.
- 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).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO 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.
- 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)

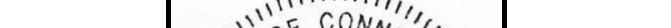
			DATE: MAY 1, 2024		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO. MISC-003
			SCALE: AS NOTED					DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 11
2	8-12-24	INGRESS/EGRESS AND SITE GRADING							
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24							
REV.	DATE	REVISION DESCRIPTION							



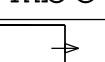
DATE:	MAY 1, 2024
SCALE:	AS NOTED



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

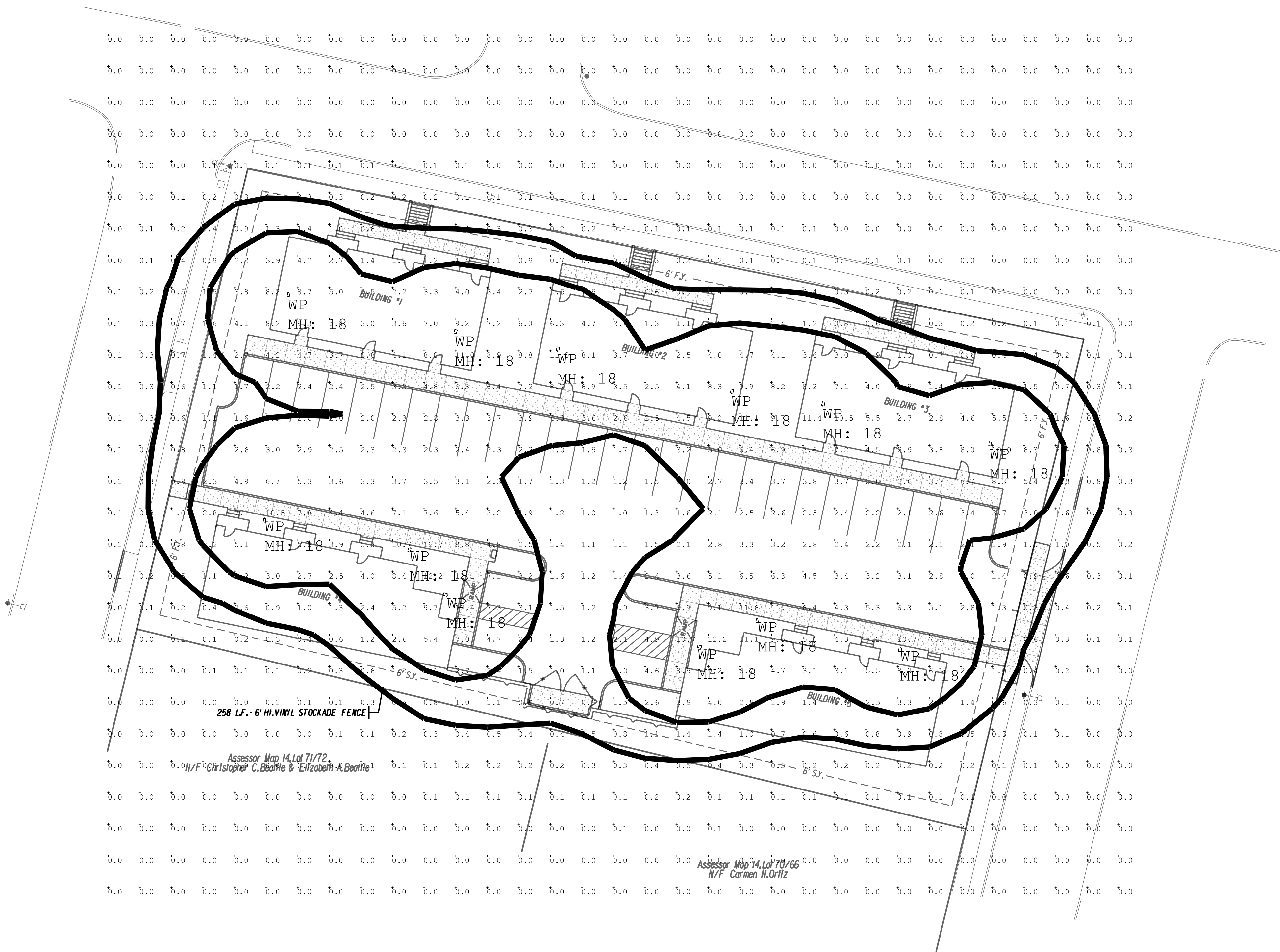
			DATE:	MAY 1, 2024		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO. MISC-005
2	8-12-24	INGRESS/EGRESS AND SITE GRADING	SCALE:	AS NOTED					DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 13
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24								
REV.	DATE	REVISION DESCRIPTION								

Photometric Plan

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

Blue - 2fc
Red - .5fc

Designed by Wattsaver Lighting - JC



LIGHTING NOTES:

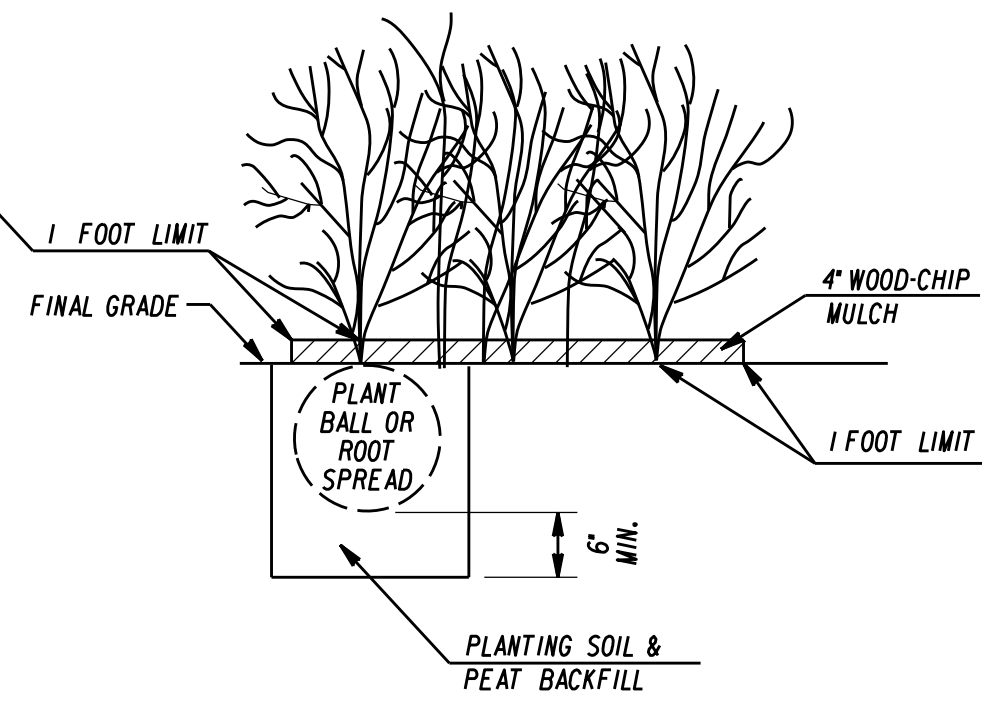
1. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES WHICH MAY BE IN CONFLICT WITH THE INDICATED LAYOUT. ANY CONFLICTS WHICH MAY OCCUR SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE LOCATIONS CAN BE DETERMINED.
2. ALL LIGHTS WILL BE PROVIDED WITH INTERNAL CUTOFFS TO PREVENT LIGHT TRESSPASS ONTO ADJOINING PROPERTIES.

			DATE: MAY 1, 2024		Greg Cate Wattsaver Lighting Products 22 Thomas Street East Hartford, CT 06108 Phone: 860-282-1818 Website: www.wattsaverlighting.com		PROJECT TITLE: SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP LOT: 14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO.
			SCALE: SCALE IN FEET 0 20 40					DRAWING TITLE: LIGHTING PLAN	SHEET NO. L1.0
2	8-12-24	INGRESS/EGRESS AND SITE GRADING							
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24							
REV.	DATE	REVISION DESCRIPTION							

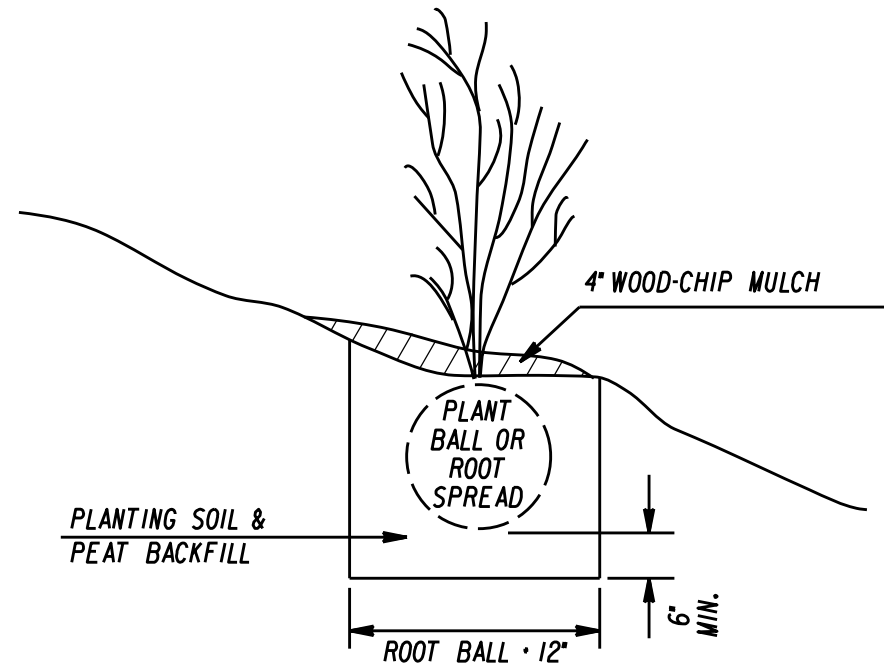
Landscaping Plan

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



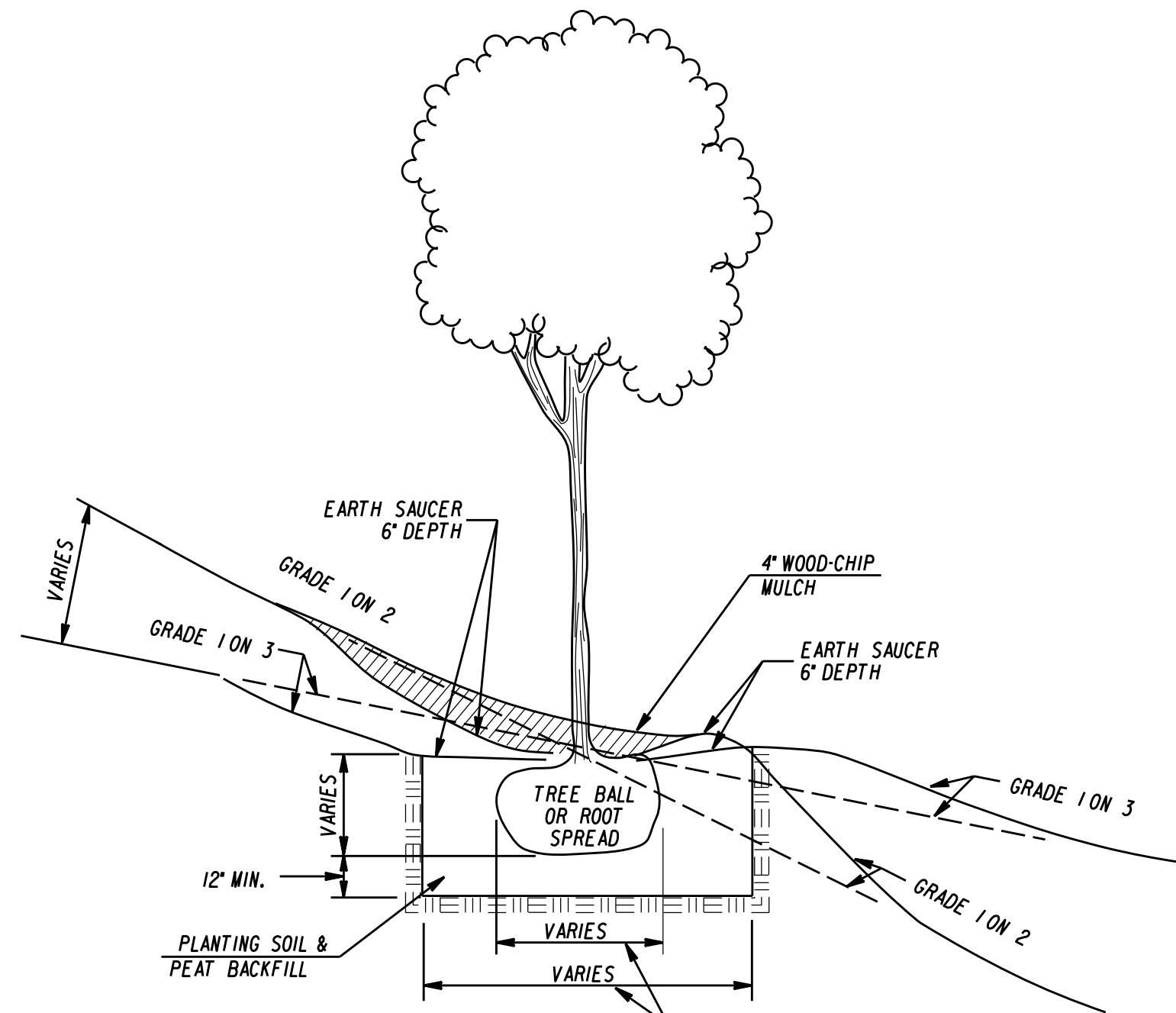
SHRUB PLANTING IN BEDS



SECTION
SHRUB PLANTING

LANDSCAPE NOTES:

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



SECTION
TREE PLANTING



Planting Key

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

		DATE: MAY 1, 2024		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. LANDSCAPE PLAN	DRAWING TITLE: LANDSCAPE PLAN	SHEET NO. L2.0
		SCALE: SCALE IN FEET 0 20 40								
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								

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): 72-71, 73-70, 74-69, 75-68, and 76-67

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!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2513

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

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

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>

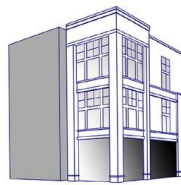
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health



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 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.

STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

**225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT
(860) 506-4268**

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

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

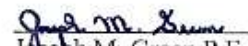
July 29, 2023

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](https://www.bristolct.gov/DocumentCenter/View/47452/2024%2008%2012%20Earl-Street-Report%20Total)

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



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 single 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

Site Plan Comments Dated: 12/11/24

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF
COMMENTS – 2495/2513

SITE PLAN: “ECM Gardens” Unified Residential Development (15 Units) at Earl Street, East of Crown Street and West of Melrose Street; Plans Dated: May 1, 2024; Date of Committee Review: 5/23/24 (first review); 8/21/24 (second review); 9/6/24 (additional second review); 12/11/24 (third review)

Review Timeline Log

First Review Comments from Staff to Applicant:

5/23/24; plan dated 5/1/24

Crown Street entrance.

First Review Response Comments from Applicant:

7/31/24; 4 sheets submitted/reviewed – plan dated 6/7/24

Crown Street entrance.

Second Review Comments from Staff to Applicant:

8/21/24; 4 sheets reviewed – plan dated 6/7/24

Crown Street entrance.

Additional Submission by Applicant:

9/6/24; full site plan submitted – plan dated 8/12/24

Melrose Street entrance.

Second Review Response Comments from Applicant

11/15/24 – plan dated 8/12/24

Melrose Street entrance.

Third Review Comments from Staff to Applicant

12/11/24 – plan dated 8/12/24

Melrose Street entrance.

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 1 and 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.

11/6/24 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan.

12/11/24 City Response: Partly addressed. Portion of comment related to stormwater and sloping between buildings 1 and 2 and 2 and 3 still exists.

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.

11/6/24 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan.

12/11/24 City Response: Comment addressed.

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.

11/6/24 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan and revised sheet 7 Grading Plan, that have the missing items turned on.

12/11/24 City Response: Completed.

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.

11/6/24 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan.

12/11/24 City Response: See item 7.

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

11/6/24 Applicant Response: Entrance moved to Melrose, see attached revised sheet 3 and sheet 11.

12/11/24 City Response: Completed.

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

11/6/24 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan.

12/11/24 City Response: Completed.

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.

11/6/24 Applicant Response: Driveway moved to Melrose, applicant will request an on-site meeting with Public Works Staff to verify applicable impacts.

12/11/24 City Response: This item can be included as a condition of approval.

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.*

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *Please provide phasing plan.*

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*

11/6/24 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.*

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *Provide on plans.*

14. Drainage report, reduce indicate CN value for existing conditions for wooded areas. Provide test hole data to confirm the subsurface drainage will perform as designed. Calculated flows appear low, in part based on rainfall input being lower than 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.*

11/6/24 Applicant Response: See attached.

12/11/24 City Response: *Reviewed test hole and perc data. Include this data on the plans, and show the locations of them. Comment about contacting Public Works Director to remain, verify that calculated flows and drainage still is open.*

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.*

11/6/24 Applicant Response: Retaining wall near dumpster may require engineering. Engineered shop drawings will be provided to the Building Department prior to construction if required.

12/11/24 City Response: *Item still open.*

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.

11/6/24 Applicant Response: Wheel stops prevent vehicle overhang onto ramp. See accessible parking site detail, sheet 11.

12/11/24 City Response: *Item still open.*

17. Revisions are not stamped and sealed.

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *Item still open.*

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.

11/6/24 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.

12/11/24 City Response: *Provide building department response.*

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.

11/6/24 Applicant Response: Regardless of the 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.

12/11/24 City Response: *Improvements to be addressed by city.*

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

11/6/24 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan and drainage report.

12/11/24 City Response: *OK*

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

11/6/24 Applicant Response: OK.

12/11/24 City Response: *No response required.*

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

7/31/24 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.*

11/6/24 Applicant Response: Proposed plan shows parking in excess of the 2 per dwelling unit requirement as stated in Section 9.2.3.b.6.

12/11/24 City Response: *Comment remains. Although the parking requirement has been met, it does not appear that visitor parking would be sufficient to accommodate the number of bedrooms proposed.*

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.*

11/6/24 Applicant Response: Revised landscaping plan shows additional planting beds along the front of the buildings 1, 2 and 3 facing Earl Street.

12/11/24 City Response: *Comment remains. The landscaping shown on Earl Street is insufficient and should conform to Section 11.1.4, in addition to Section 11.1.3.*

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.*

11/6/24 Applicant Response: Retaining wall near dumpster may require engineering. Engineered shop drawings will be provided to the Building Department prior to construction if required.

12/11/24 City Response: *Comment addressed.*

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.*

12/11/24 City Response: *This will be a Commission determination.*

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.*

11/6/24 Applicant Response: See functional open space calculation on Sheet 3.

12/11/24 City Response: *The updated table has been noted. Provide the location and label “gardens” and “lawn areas” on plan.*

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.*

11/6/24 Applicant Response: See accessible parking site detail, Sheet 11.

12/11/24 City Response: *Comment remains. Revise plan on Sheet 5.*

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?*

11/6/24 Applicant Response: Sidewalks in front of buildings 4 and 5 connect to the city sidewalks on Crown and Melrose.

12/11/24 City Response: *Comment addressed.*

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?*

11/6/24 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.

12/11/24 City Response: *Add to the plan and notes indicating two units in Buildings 4 and 5 will be Type B adaptable units.*

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.*

11/6/24 Applicant Response: See attached revised Landscape Plan L2.0.

12/11/24 City Response: *Comment remains; fence is shown on Sheet 5 but must be added to the Landscape Plan.*

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.*

11/6/24 Applicant Response: See dumpster enclosure detail, sheet 10 and Landscape Plan. Landscape Plan includes arborvitae plantings behind the wall.

12/11/24 City Response: *The detail does not provide a material for the fence. The fence should be “solid” vinyl, not chain link with slats.*

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.*

11/6/24 Applicant Response: Will do, sign detail to be provided.

12/11/24 City Response: *Comment remains.*

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.*

11/6/24 Applicant Response: Stoops will be pressure treated wood porches.

12/11/24 City Response: *Comment remains. Provide details within plan set.*

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.*

11/6/24 Applicant Response: *Will do.*

12/11/24 City Response: *Comment remains.*

19. Will this project be phased?

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

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

11/6/24 Applicant Response: *Will do.*

12/11/24 City Response: *Provide phasing plan.*

New Comments 9/6/24

20. What are the number of bedrooms proposed?

11/6/24 Applicant Response: *Original application was for 47 bedrooms, currently 32 bedrooms proposed.*

12/11/24 City Response: *Provide this information within the plan set.*

21. What are the number of parking spaces proposed?

11/6/24 Applicant Response: *31 spaces.*

12/11/24 City Response: *Acknowledged.*

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.

11/6/24 Applicant Response: *Proposed plan shows parking in excess of the 2 per dwelling unit requirement as stated in Section 9.2.3.b.6.*

12/11/24 City Response: *Acknowledged.*

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

11/6/24 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.

12/11/24 City Response: Commission determination; comment remains – vinyl fence must be added to Landscape plan.

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.”

11/6/24 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.

12/11/24 City Response: Comment remains. Landscaping is inadequate; add fence to Landscape plan.

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

11/6/24 Applicant Response: Included with response.

12/11/24 City Response: Acknowledged.

NEW Comment 12/11/24:

26. Provide details to ensure the dumpster enclosure is not located within the side yard.

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.

11/6/24 Applicant Response: Proposed plan shows parking in excess of the 2 per dwelling unit requirement as stated in Section 9.2.3.b.6.

12/11/24 City Response: OK

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

11/6/24 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.

12/11/24 City Response: OK

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.

11/6/24 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.

12/11/24 City Response: *I will forward this comment to DPW for line painting.*

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.*

11/6/24 Applicant Response: See Sheet 6 for Hydrant Location.

12/11/24 City Response: *All Fire Code questions or concerns have been answered by the applicant.*

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.*

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *No change to the plan.*

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

7/31/24 Applicant Response: Acknowledged.

9/6/24 City Response: *OK*

11/6/24 Applicant Response: Done. See Sheet 6, Drainage and Utilities Plan.

12/11/24 City Response: *All water work requires permit and inspection. A copy of our p[policies and procedures is available if needed.*

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.*

11/6/24 Applicant Response: Agreed, will do.

12/11/24 City Response: *OK*

New Comments 9/6/24

1. 9/6/24 New comment (Water): If there is no fire hydrant for this project, a blow will be required.

11/6/24 Applicant Response: Done. See sheet 6, Drainage and Utilities Plan for hydrant location.

12/11/24 City Response: *Fire hydrant as drawn is a private hydrant.*

2. 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?

11/6/24 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.

12/11/24 City Response: *OK*

3. 9/6/24 New comment (Sewer): Man hole required at the beginning of the main between building 1 and 4.

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *Plan has not changed. Man hole is required at the end of main building 1, 4 and 5.*

4. 9/6/24 New comment (Water): If there is no fire hydrant for this project, a blow will be required.

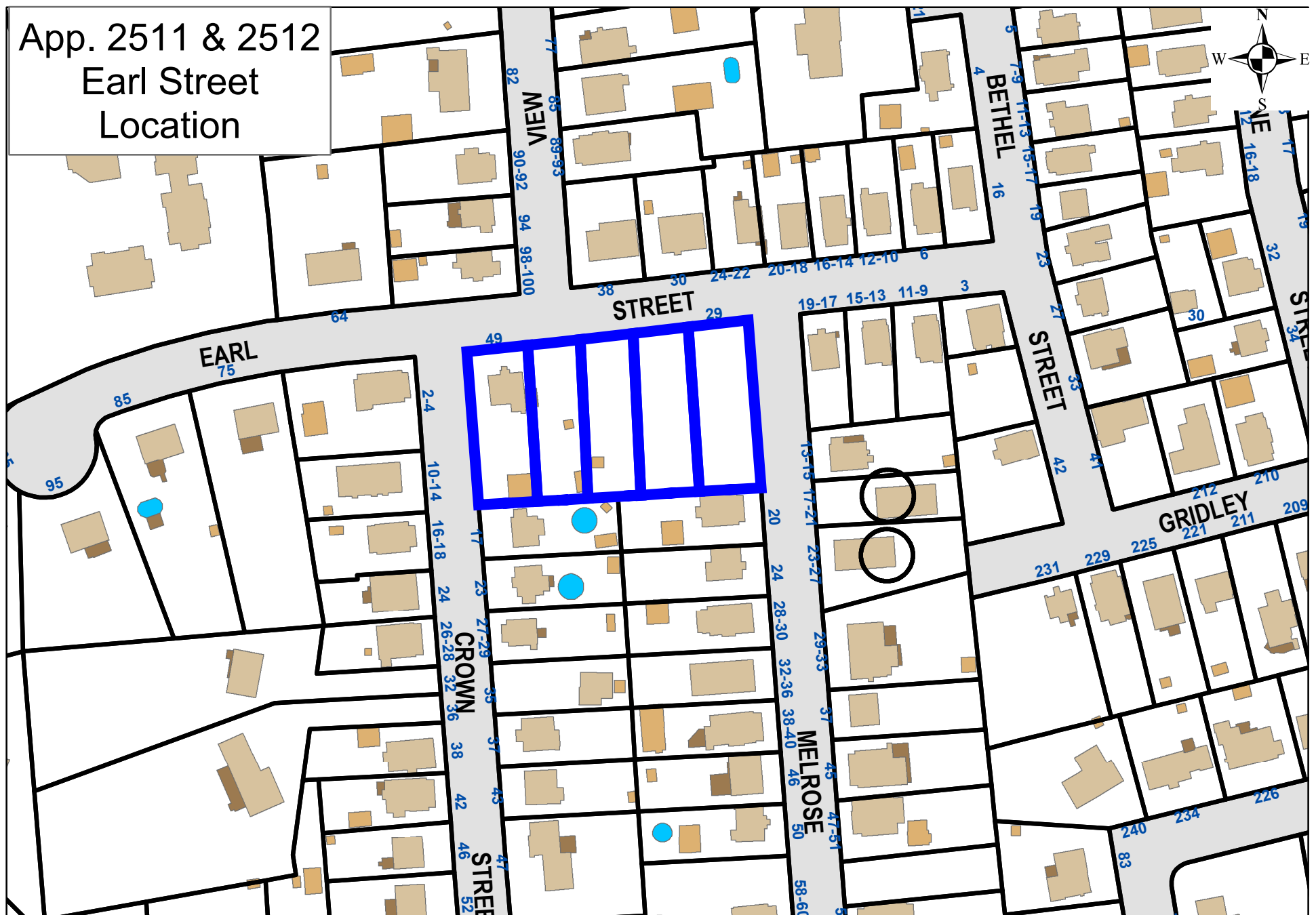
11/6/24 Applicant Response:

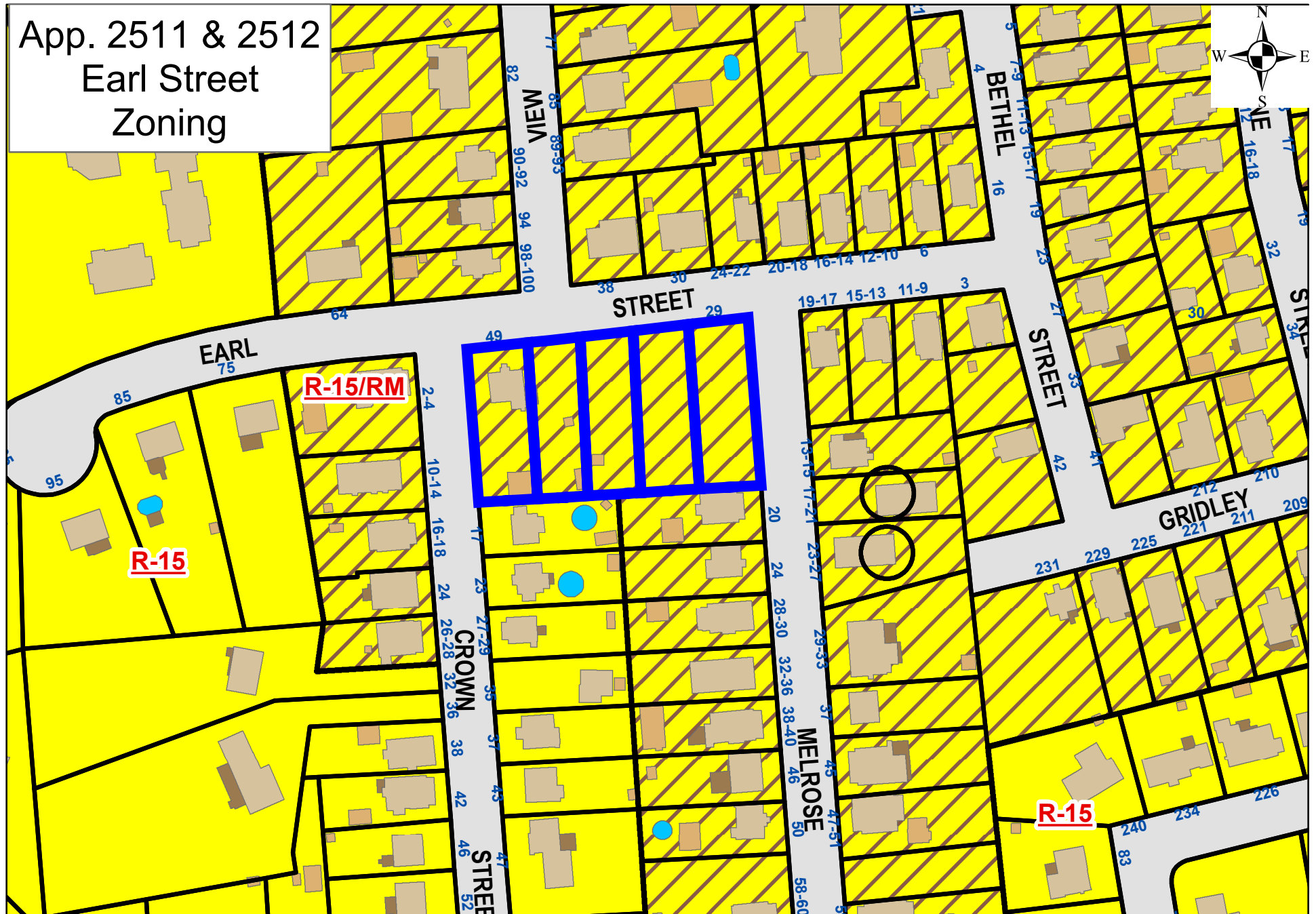
12/11/24 City Response: *Hydrant added to the plan. Joint restraints required.*

5. 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?

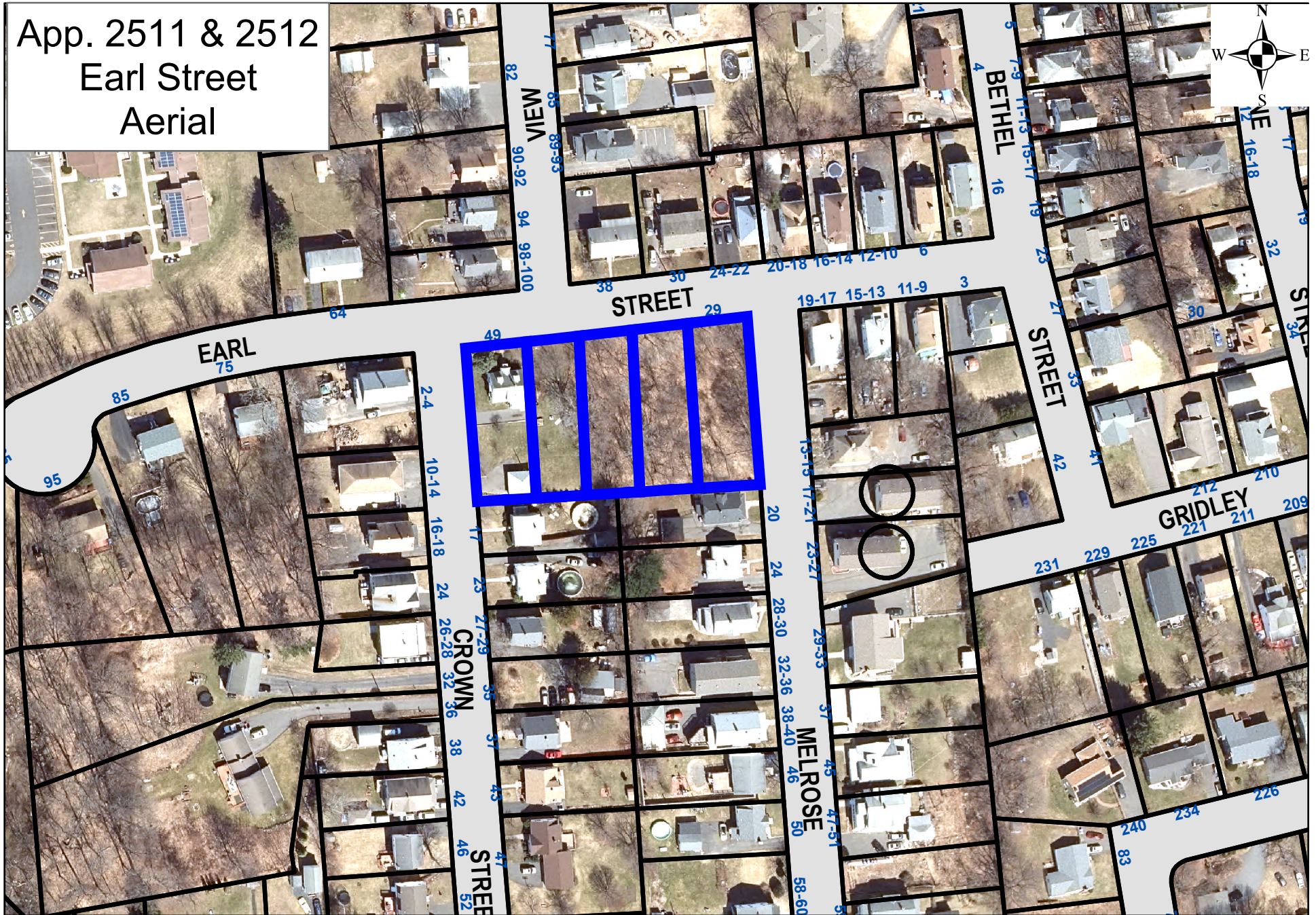
11/6/24 Applicant Response:

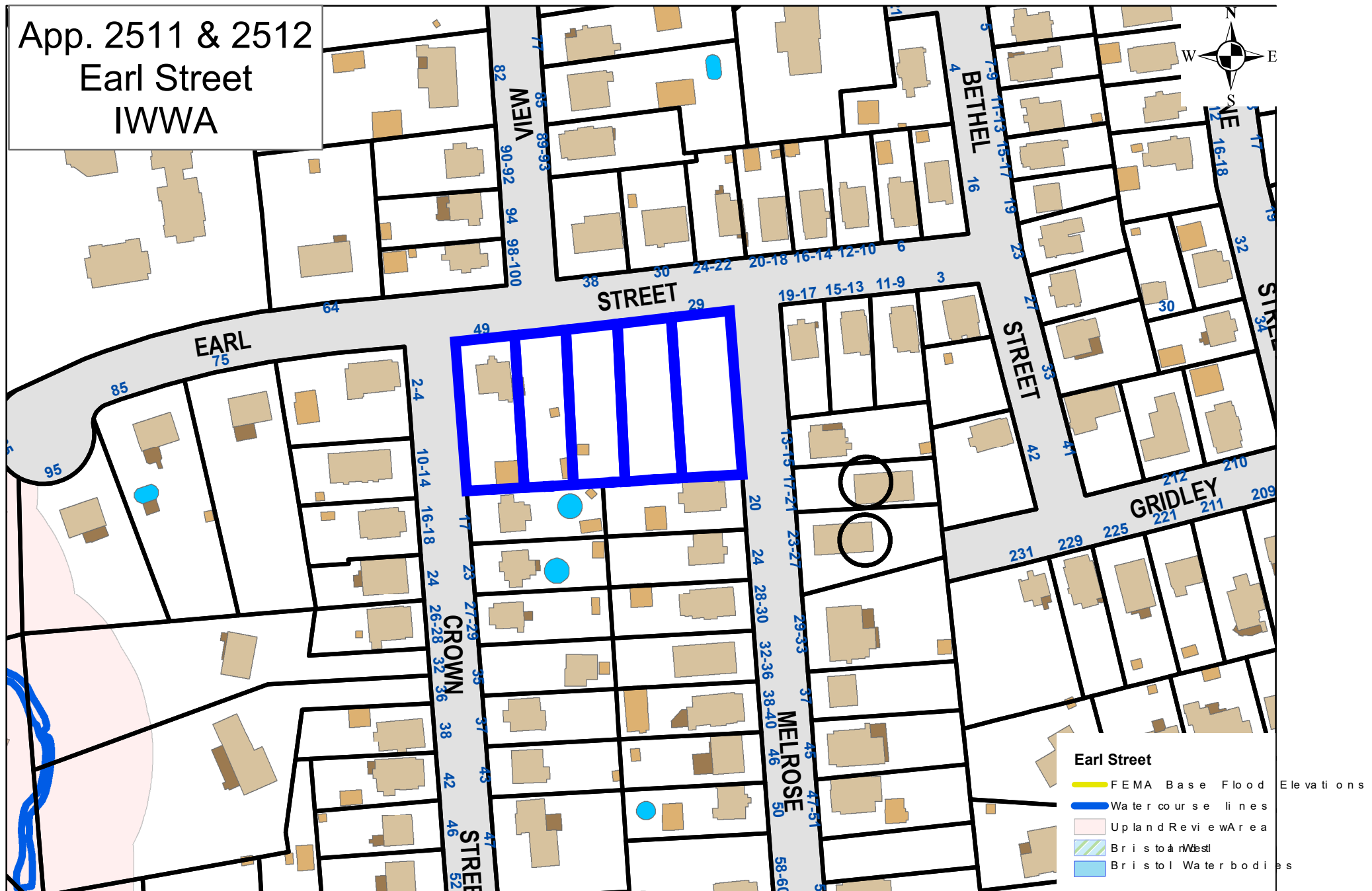
12/11/24 City Response: *Services are fine. All water and sewer work needs inspection and permit.*



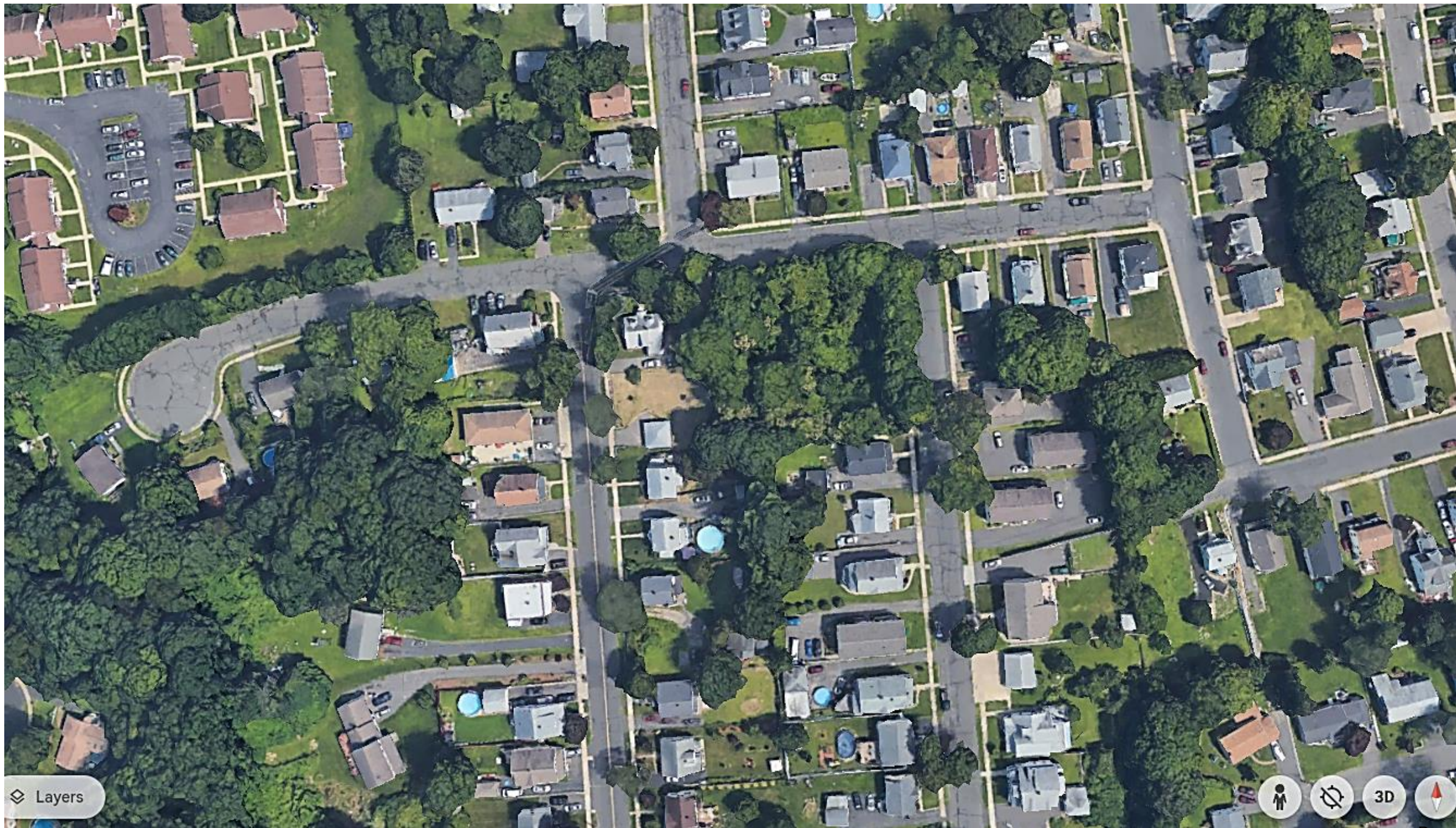


App. 2511 & 2512
Earl Street
Aerial





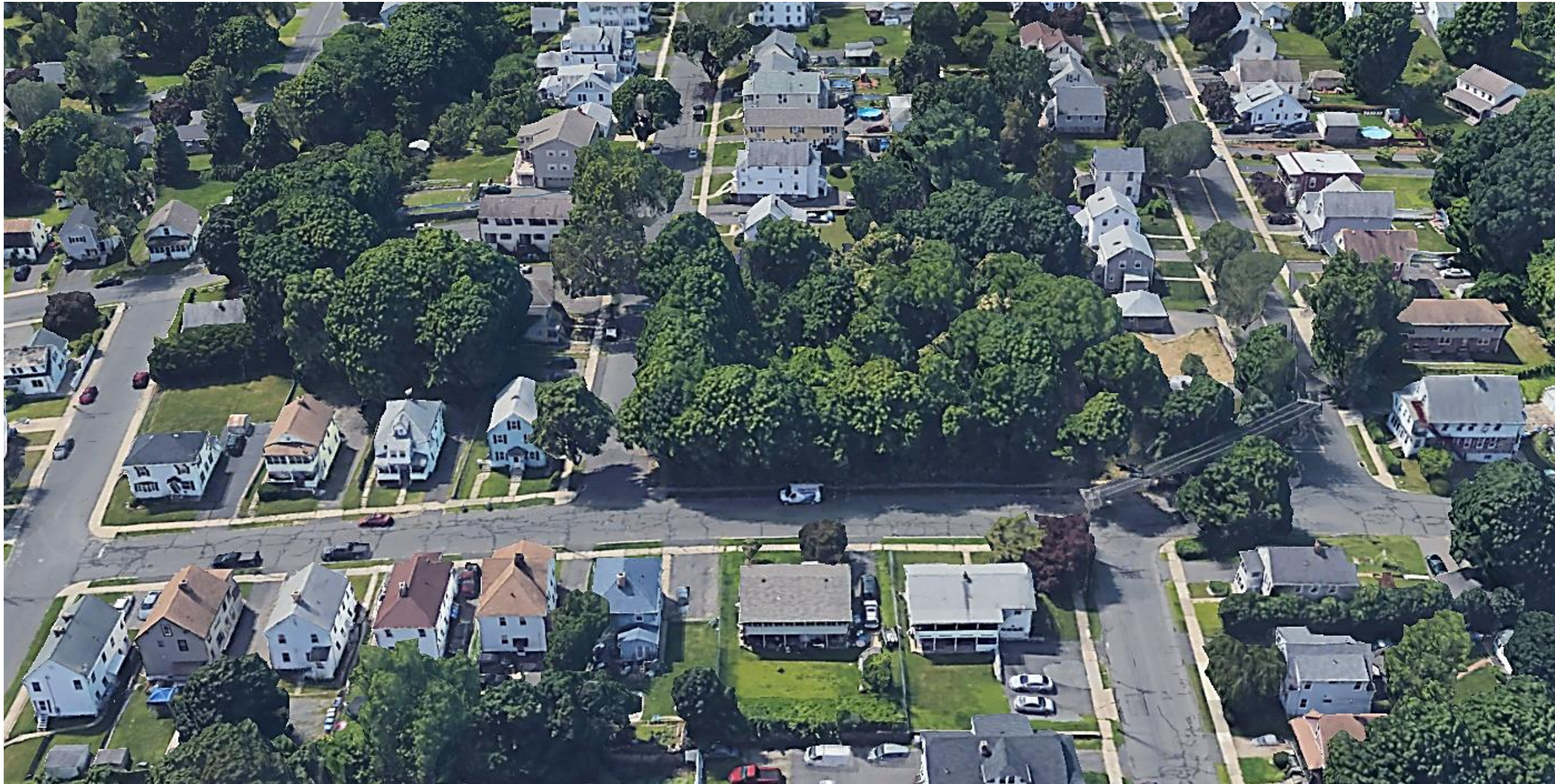
Google Earth



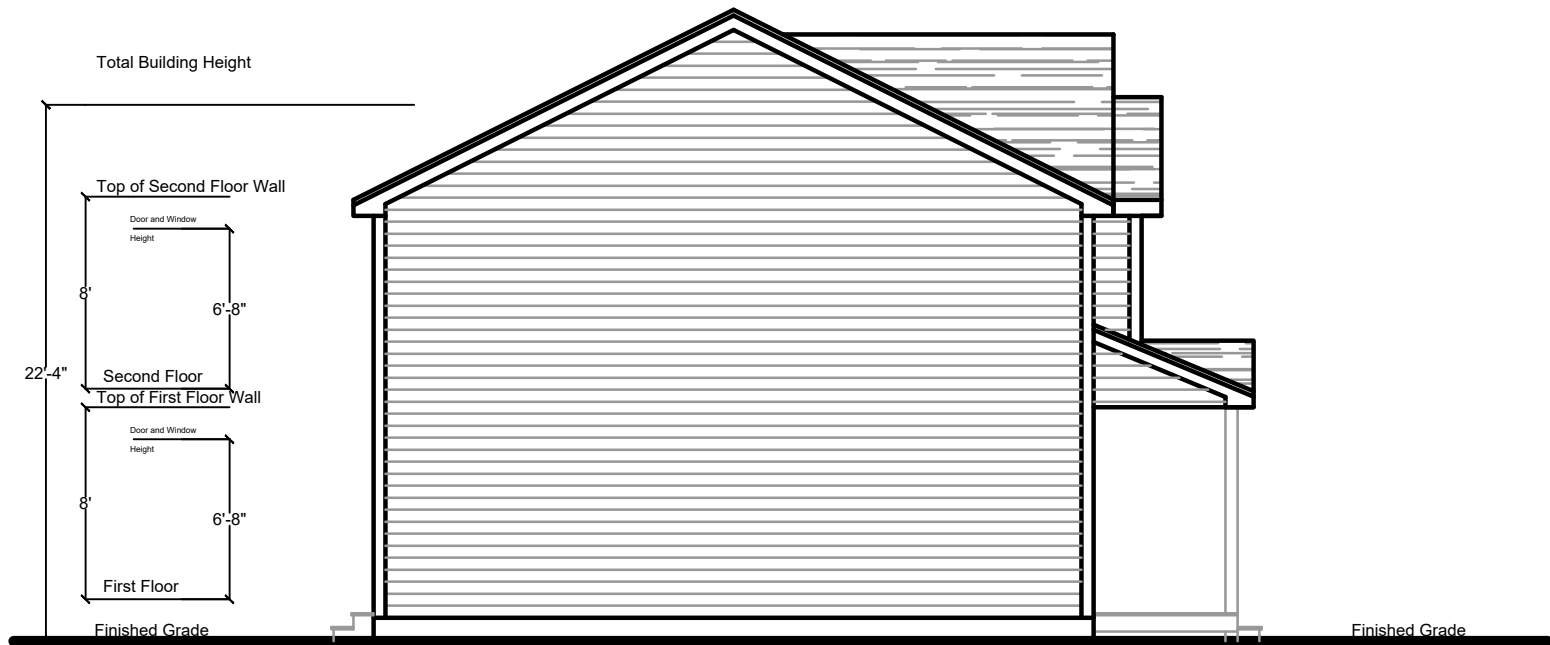


Layers

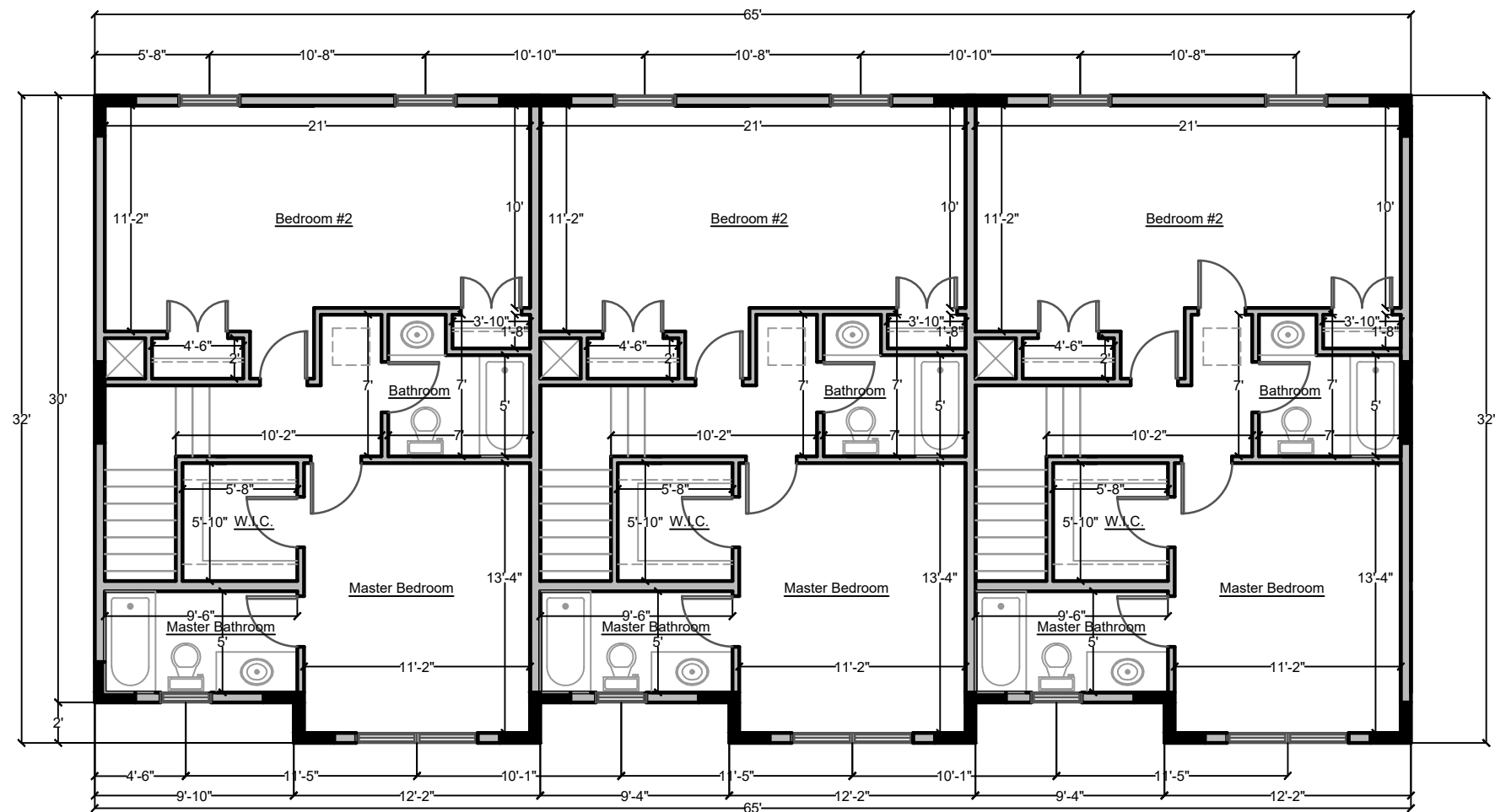




Elevation Drawings



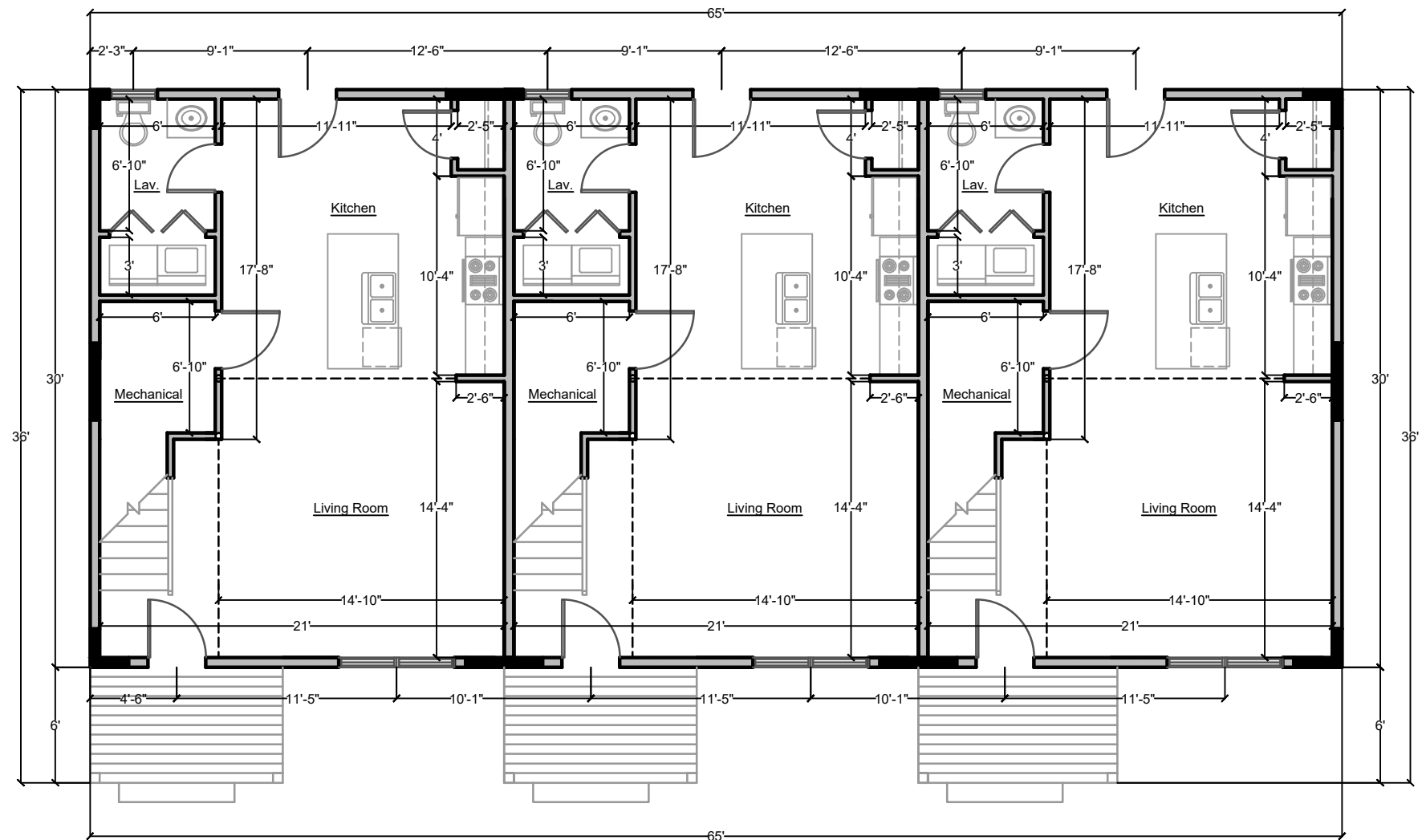
SIDE ELEVATION



SECOND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN

ATTACHED SINGLE FAMILY RESIDENCES
BUILDING 1
EARL STREET
BRISTOL CONNECTICUT

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

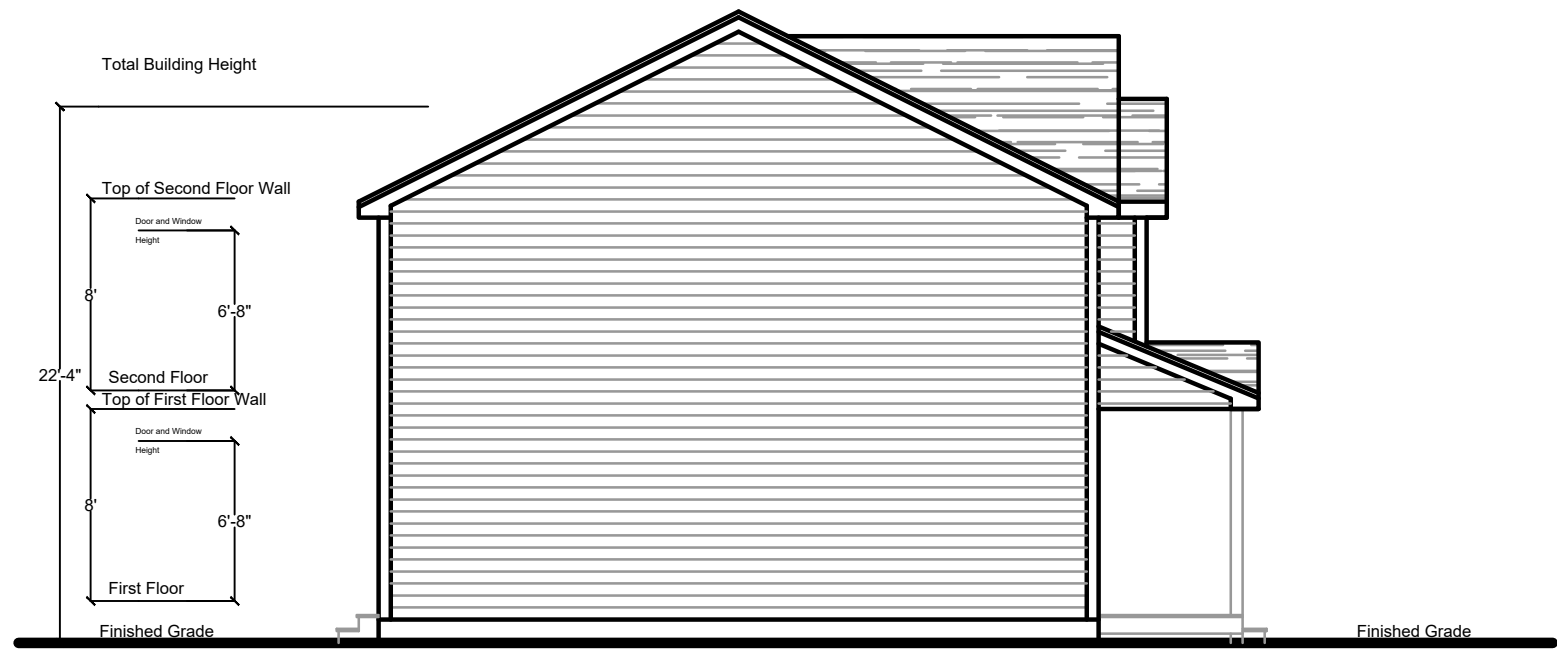
SCALE
1/8" = 1'-0"

SHEET
A.1

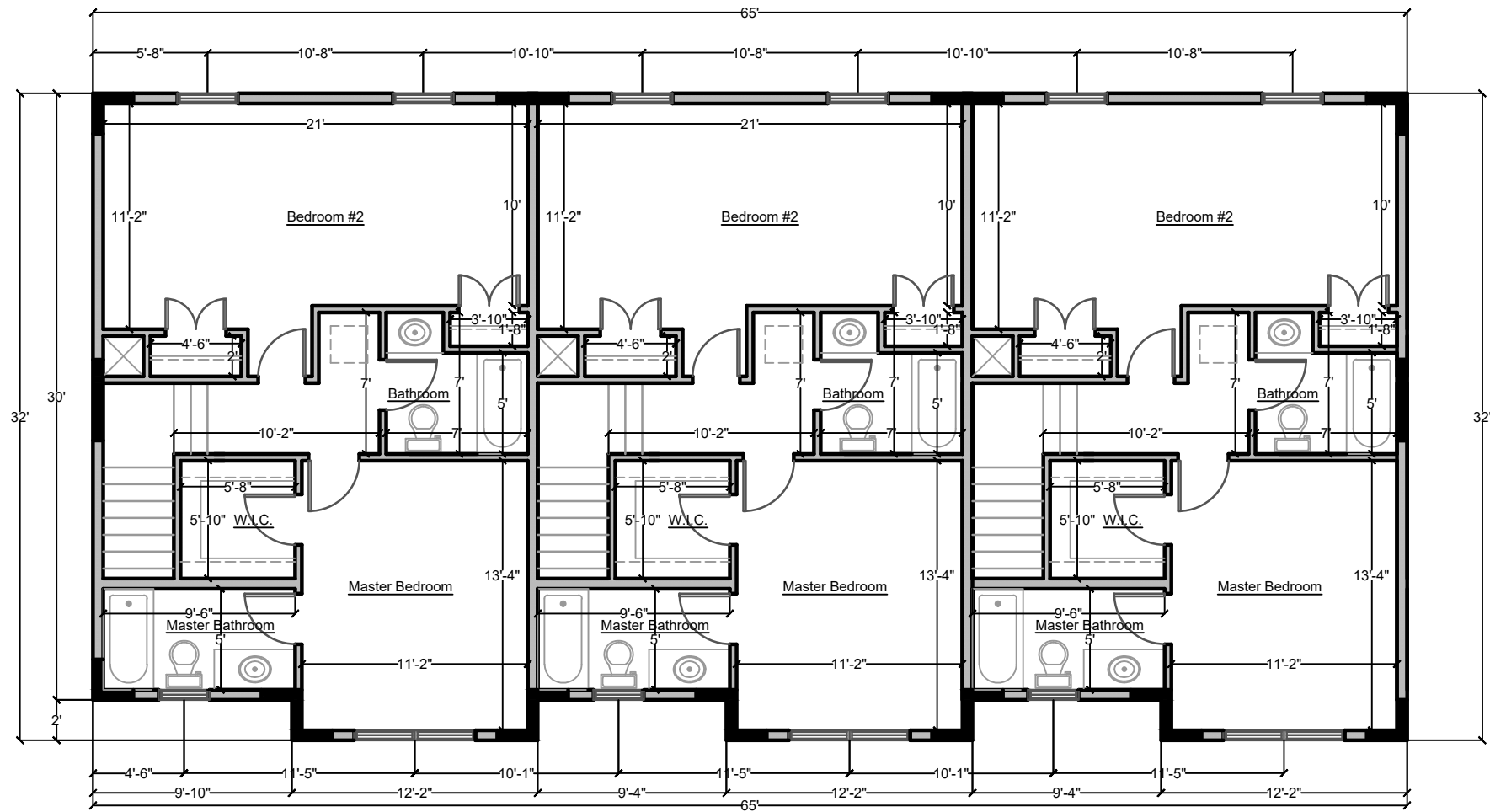
D | P | S

DEVELOPMENT PLANNING
SOLUTIONS LLC

225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268



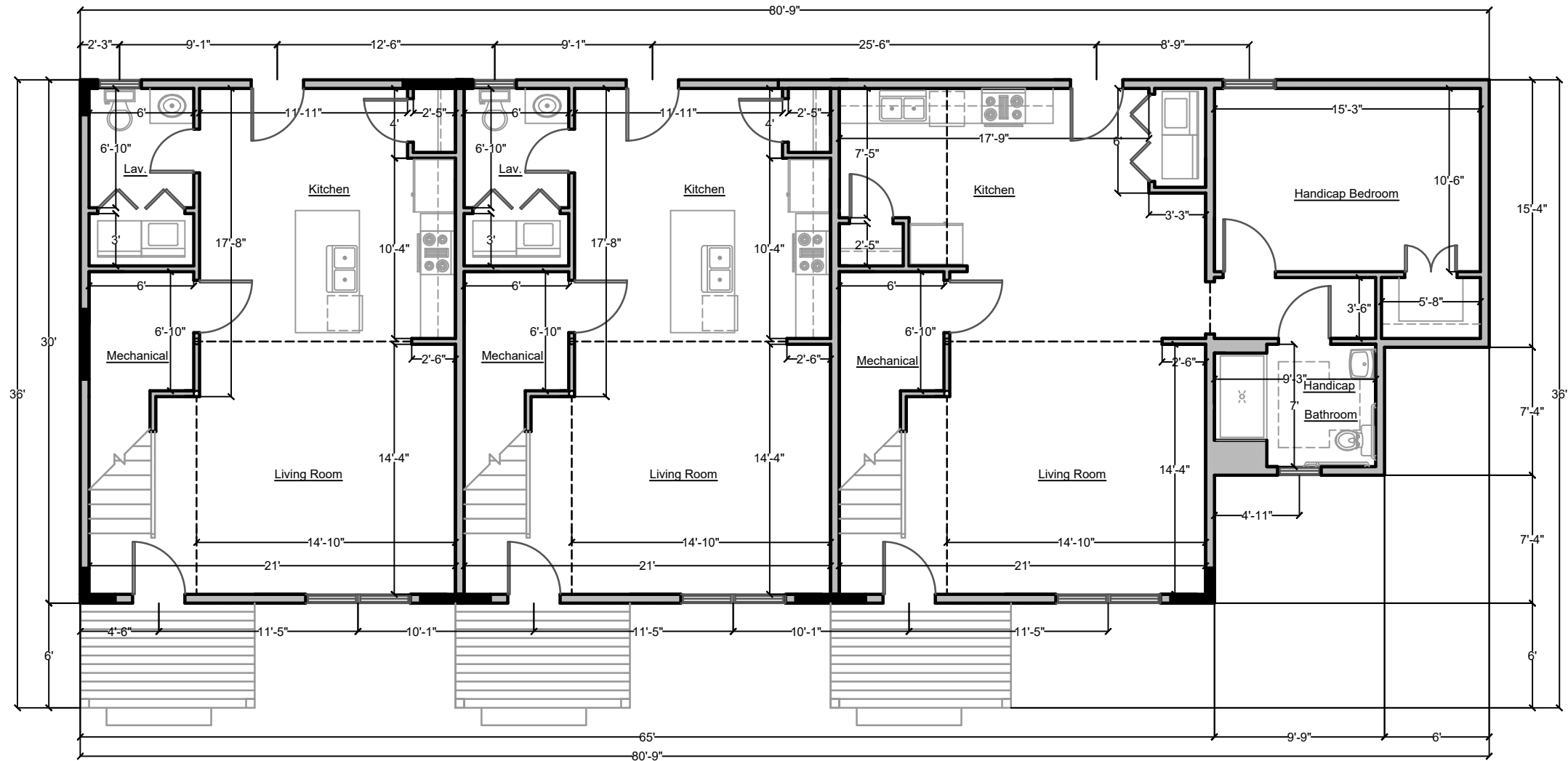
SIDE ELEVATION



SECOND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN

ATTACHED SINGLE FAMILY RESIDENCES
BUILDING 2
EARL STREET
BRISTOL CONNECTICUT

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

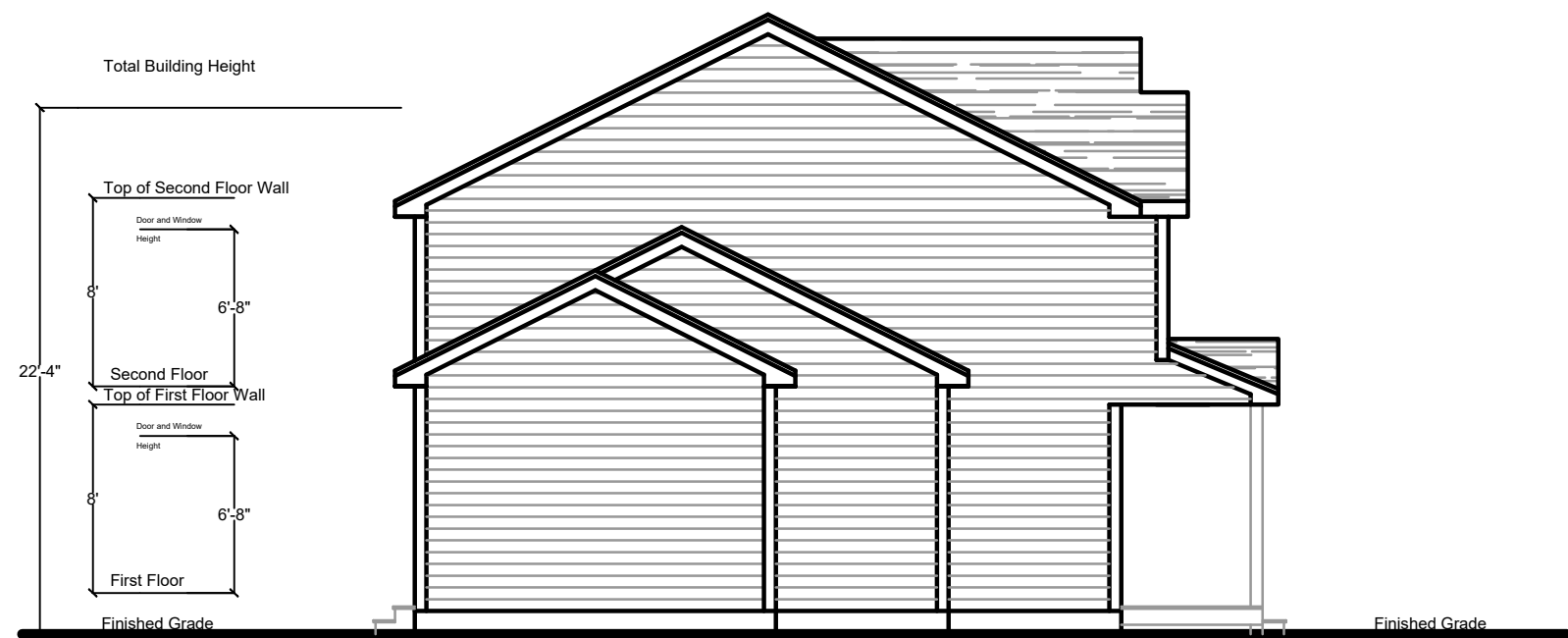
SCALE
1" = 1'-0"

SHEET
A.1

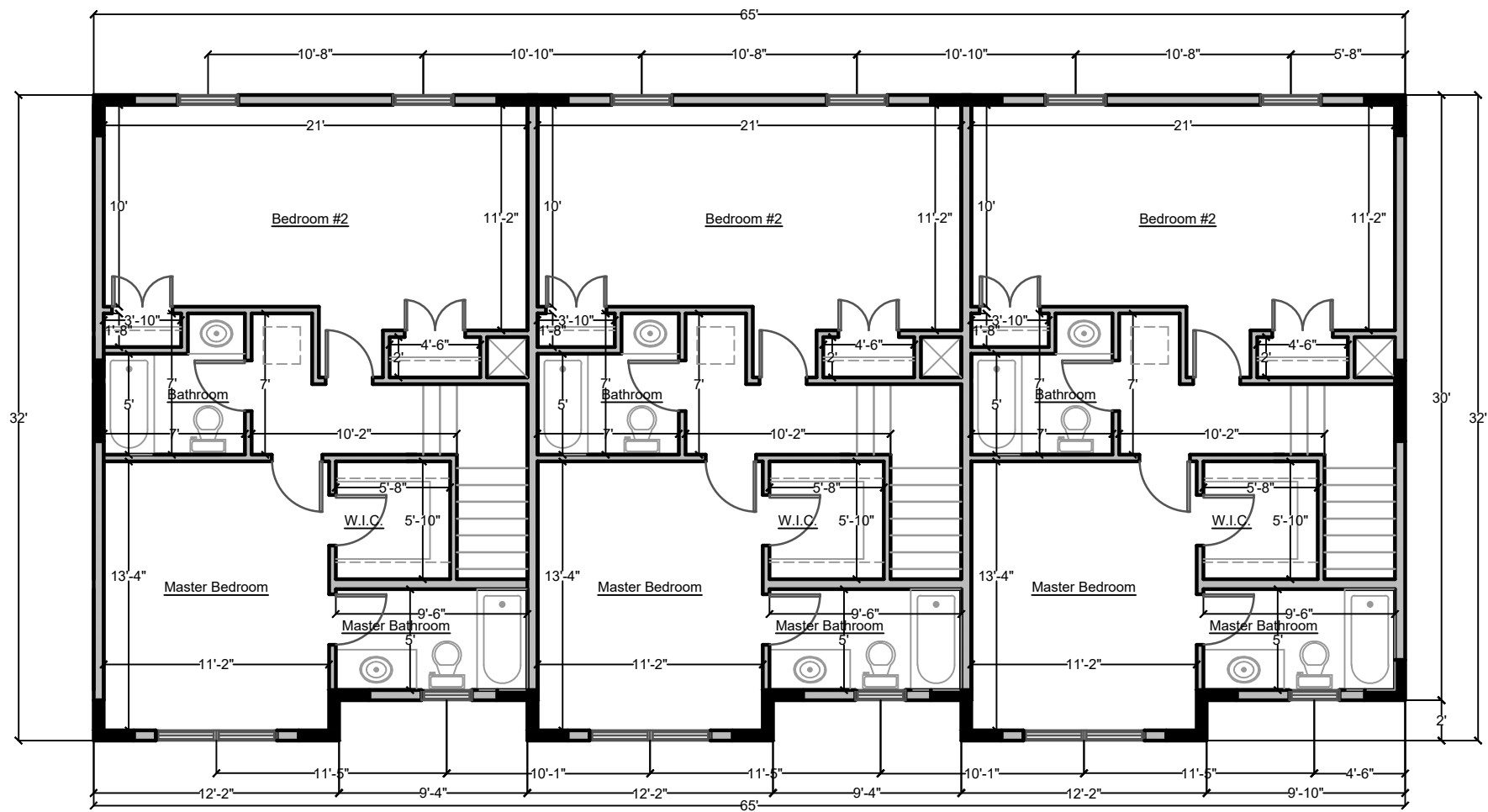
D | P | S

DEVELOPMENT PLANNING
SOLUTIONS LLC

225 NORTH MAIN STREET
SUITE 207
BRISTOL CONNECTICUT
(860)506-4268



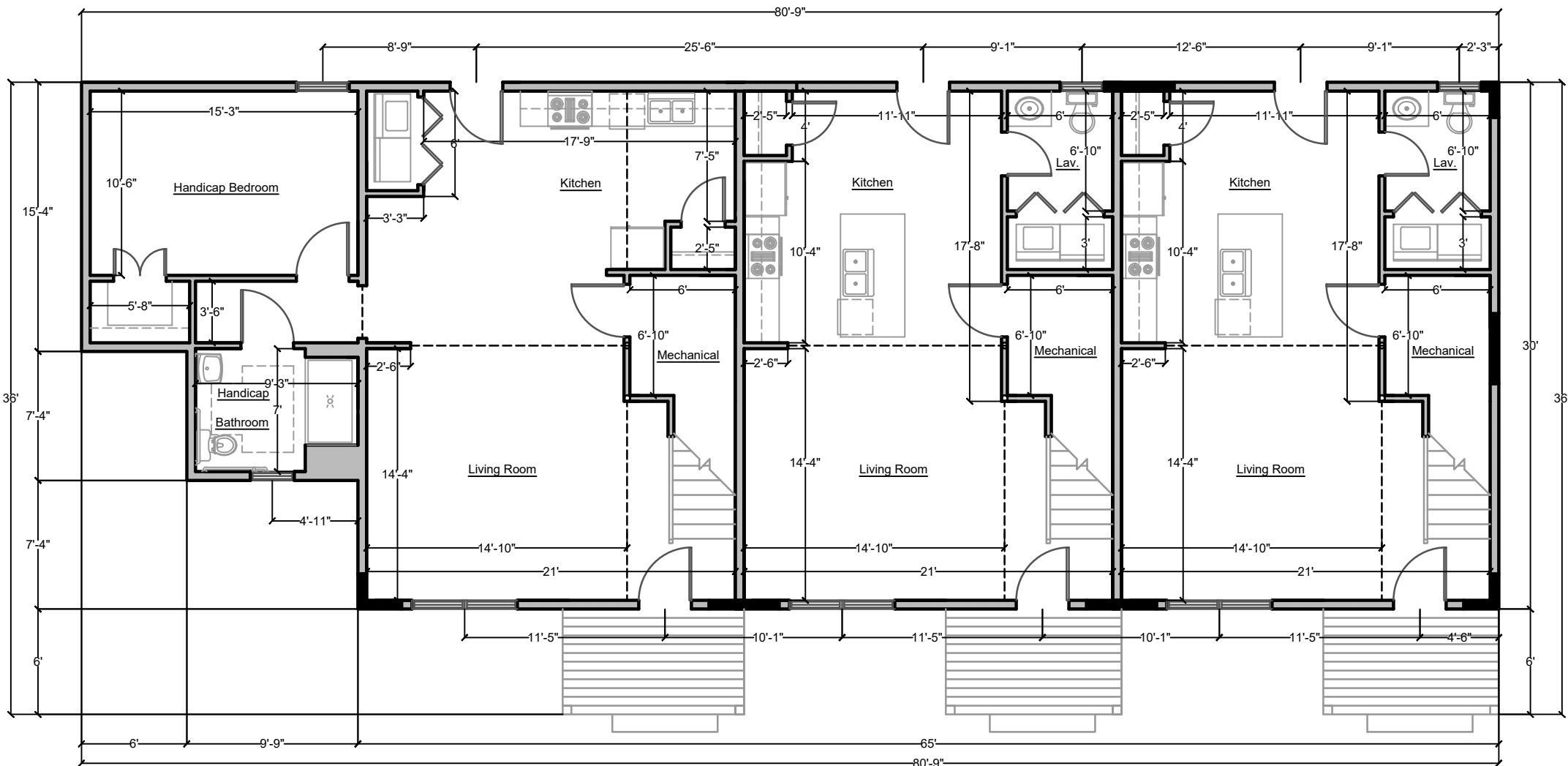
SIDE ELEVATION



SECOND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN

ATTACHED SINGLE FAMILY RESIDENCES BUILDING 3 EARL STREET BRISTOL CONNECTICUT		ISSUE DATE OCT. 30, 2022		DRAWING INDEX		CODE DATA		SCHEMATIC DESIGN		D P S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268	
		REVISIONS		A.1	Schematic Design	A.6		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)			
		Jan. 12, 2023	Mar. 19, 2024	A.2		A.7		The General Contractor and all Sub Contractors shall comply with all Local, State, and Federal Building Codes and Regulations as applicable			
		Jan. 16, 2023	Aug. 16, 2024	A.3		A.8					
		Mar. 14, 2023		A.4		A.9					
DPS_CLIENTS_J NIMAN LLC_BRISTOL_EARL STREET		Project Number 2022—07	June 5, 2023		A.5	A.10		SCALE 1" = 1'-0"		SHEET A.1	

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

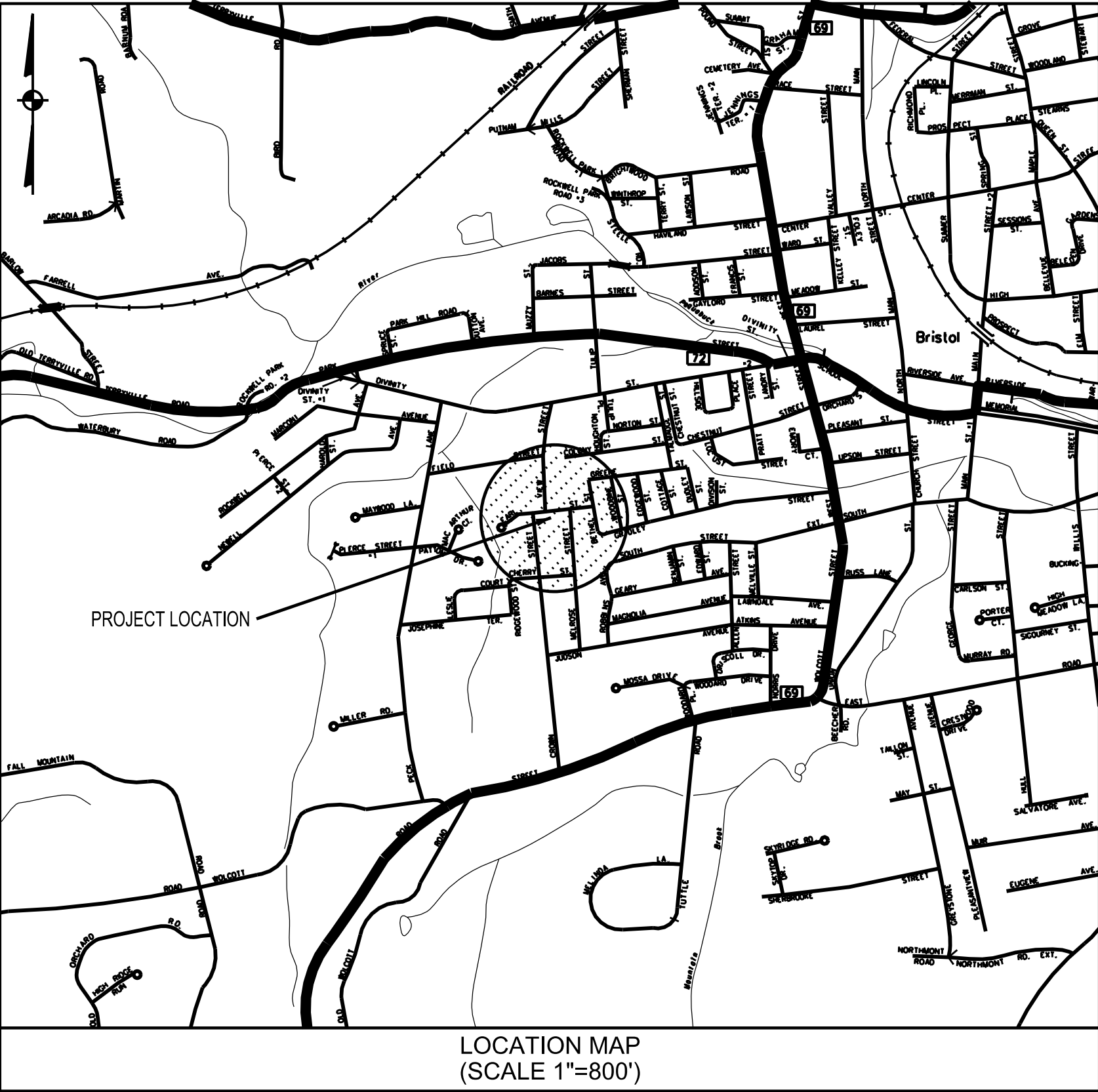
MAY 1, 2024

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

LEGEND	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN



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:

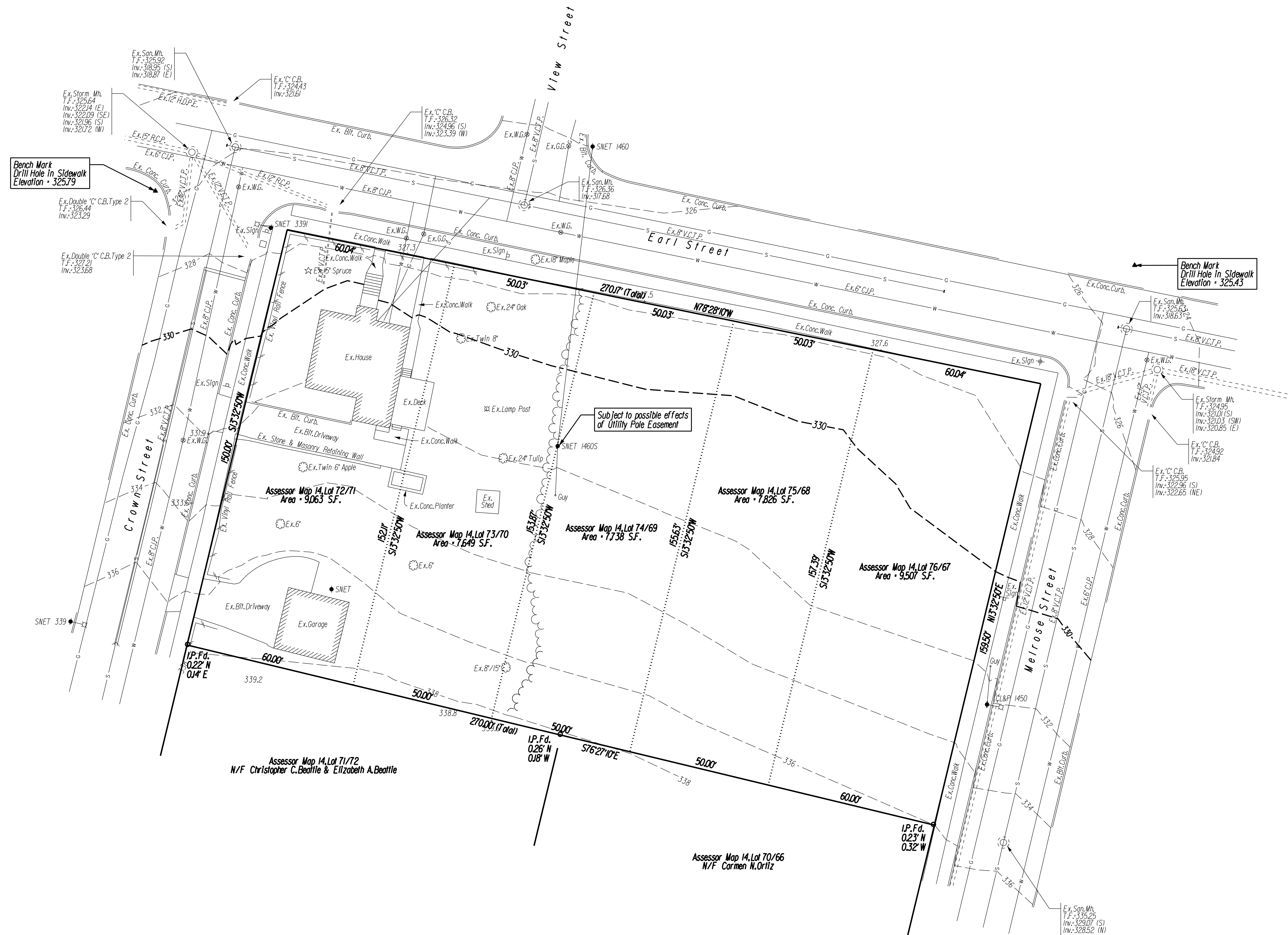
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

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

Page 148

GENERAL NOTES:

1. ASSESSORS MAP: 14
ASSESSORS 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), PARCEL 468 OF 675, MAP NUMBER 090030468F, 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 VERIFY 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 B18) 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 EBS 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 SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER, A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES
STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE A YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.
2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

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

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES, PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED, 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 NECESSARY.
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 CONDOT 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 1:2 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 GRADE 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, UNLESS BACKLOG 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 SHELVE AND AT LEAST 12" HORIZONTALLY (OR 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. 22-191(f) OF THE CODE OF ORDINANCES - CITY OF BRISTOL.)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES; BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING AS A RESULT OF CONSTRUCTION ALONG STREETS ADJUTING THE SITE SHALL BE IDENTIFIED AND REPLACED AT THE DISCRETION 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 80" x 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 SEDIMENT COULD DRAIN OFF-SITE.
15. JEFFERY NIWAN 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 NIWAN OR HIS DULY AUTHORIZED AGENT (860) 841-6008 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THE EROSION CONTROL PLAN. HIS 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 CONDOT 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 SEEDDED 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, DRAINAGEWAYS 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:

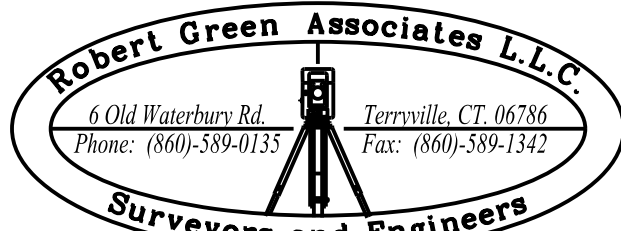
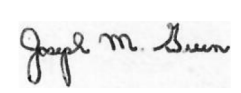
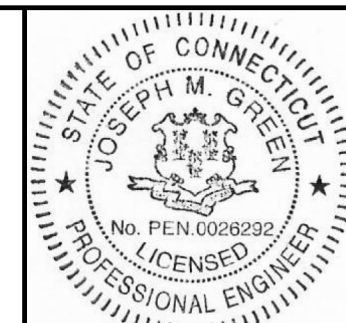
THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

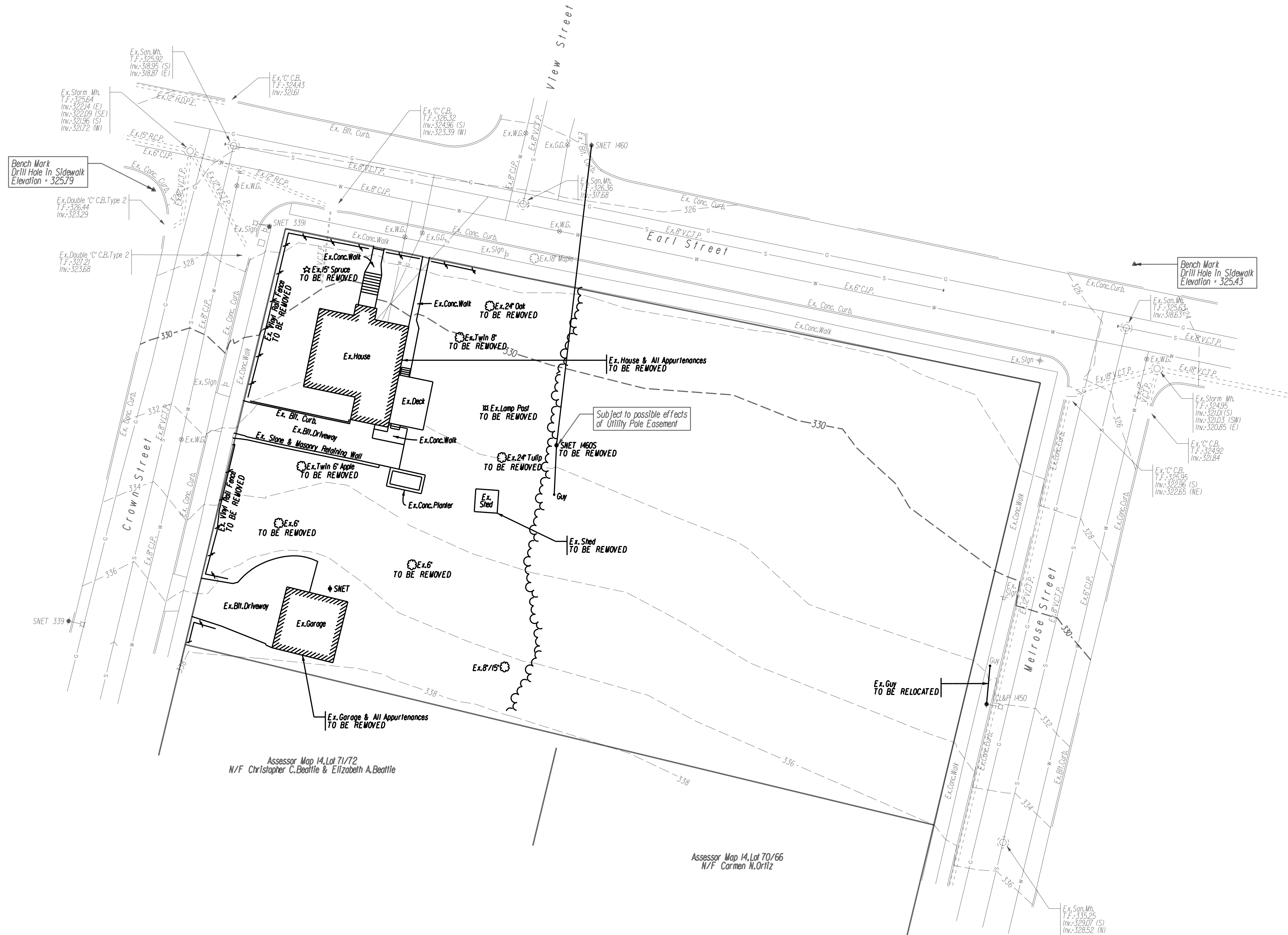
DUST CONTROL:

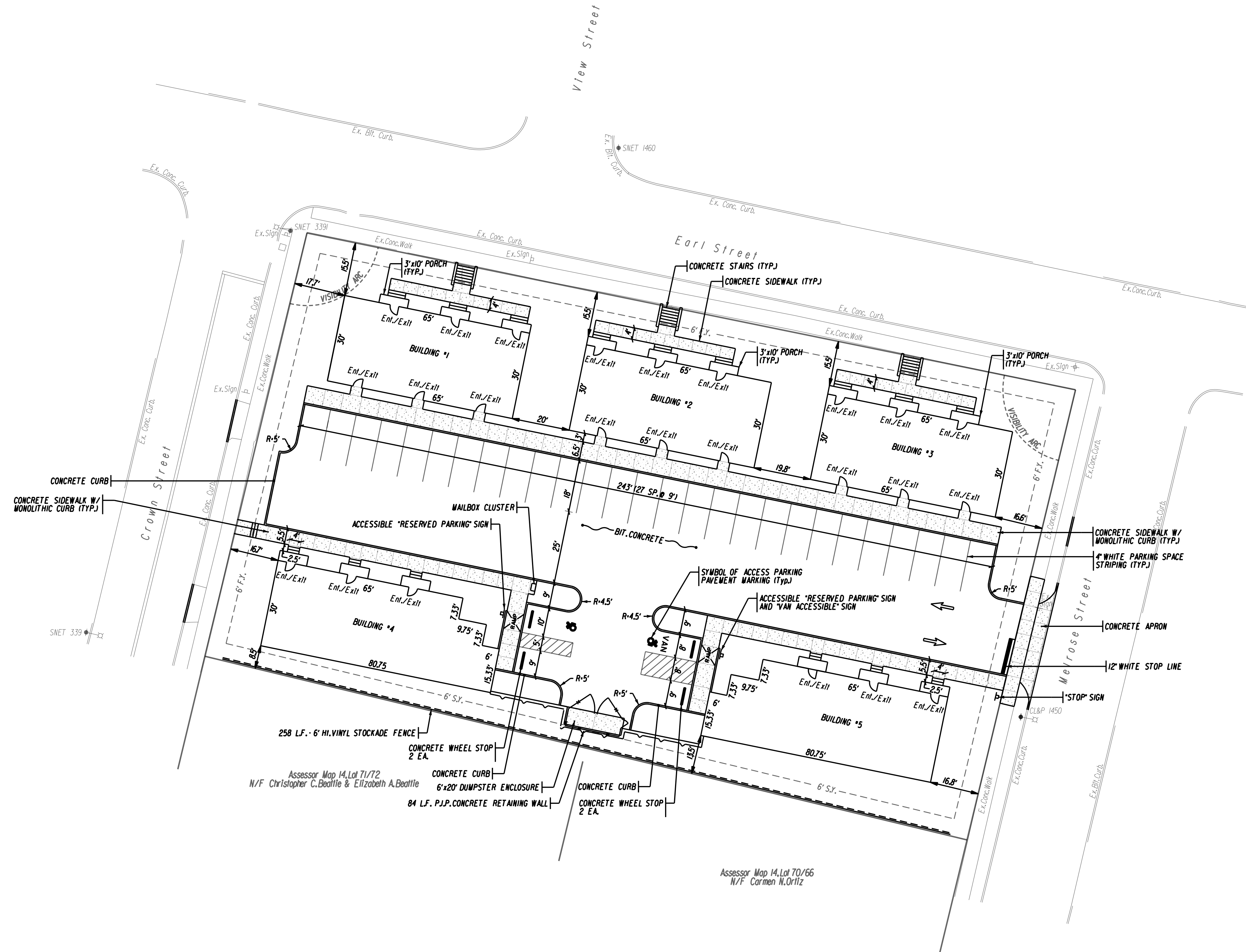
PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

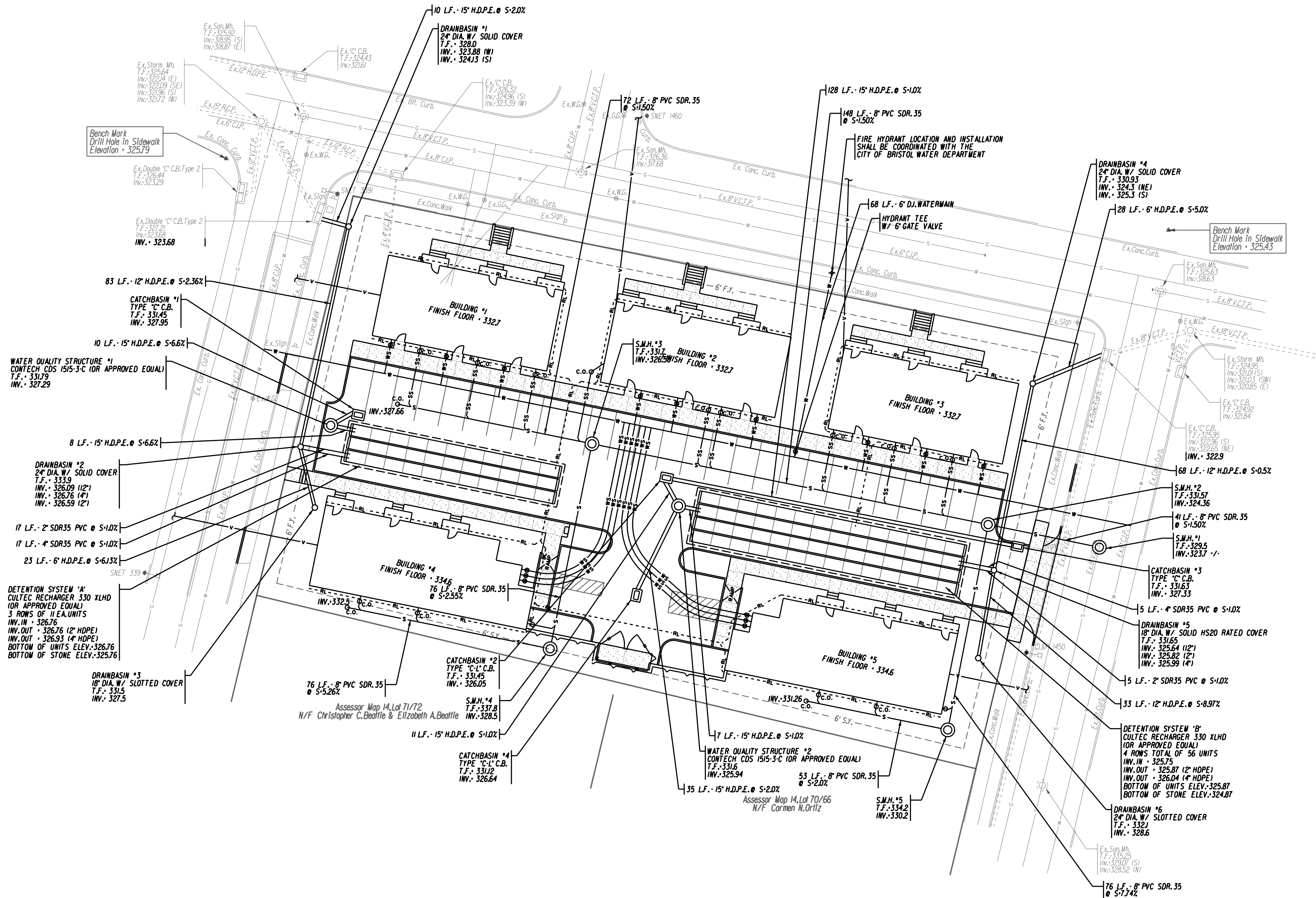
TREE PROTECTION:

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.

			DATE:	MAY 1, 2024		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO. NOTES-001
			SCALE:	AS NOTED					DRAWING TITLE: GENERAL NOTES	SHEET NO. 3
2	8-12-24	INGRESS/EGRESS AND SITE GRADING								
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24								
REV:	DATE	REVISION DESCRIPTION								

Page 150

Page 151



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

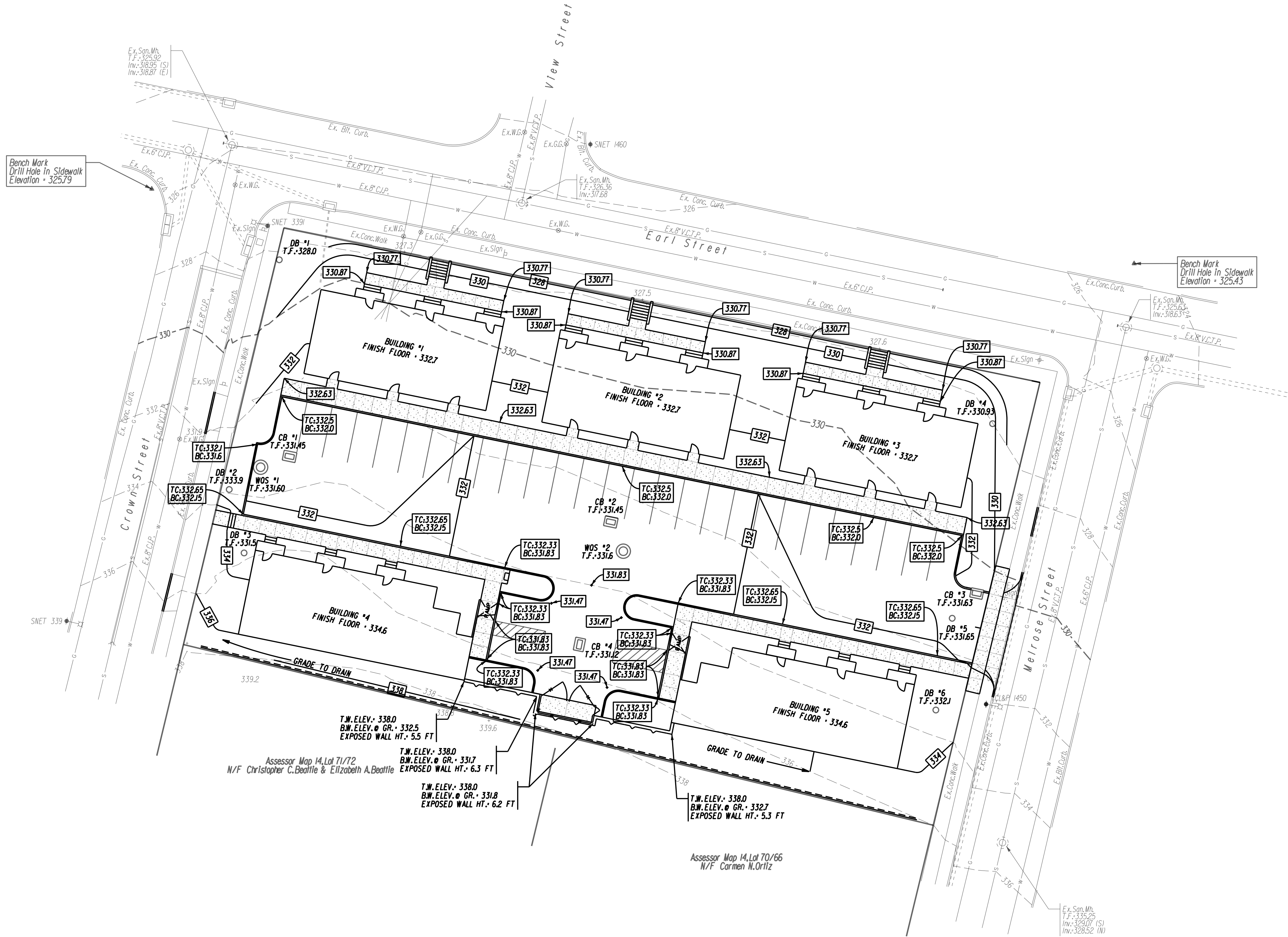
DATE:	MAY 1, 2024
SCALE:	SCALE IN FEET SCALE 1"=30'



ENGINEER SIGNATURE/BLOCK:	JOSEPH M. GREEN MA PEN 00000000 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.	UTIL-001
DRAWING TITLE:	DRAINAGE AND UTILITIES PLAN	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

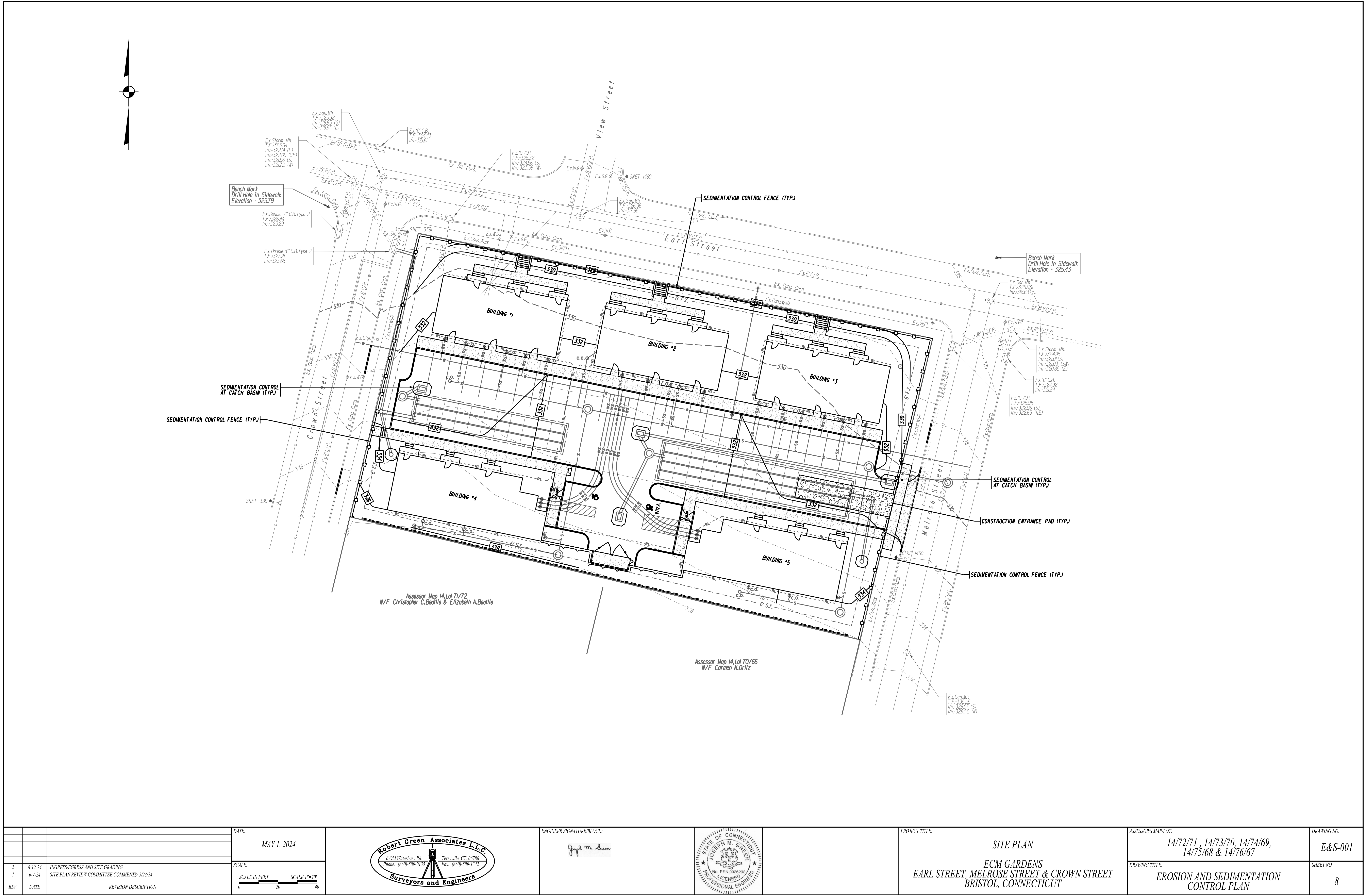
DATE:	MAY 1, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'

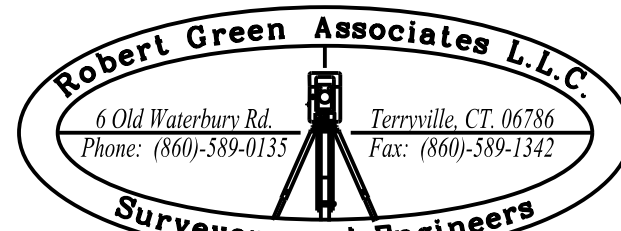
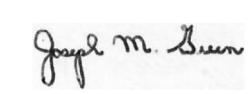
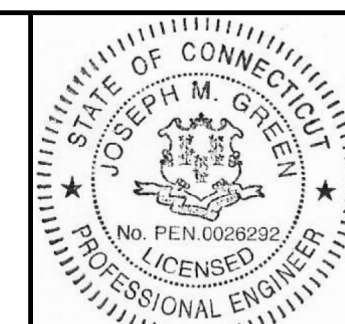


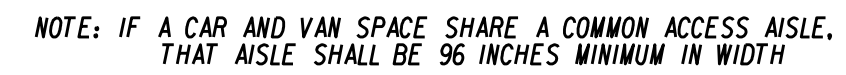
ENGINEER SIGNATURE/BLOCK:	
STATE OF CONNECTICUT	

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

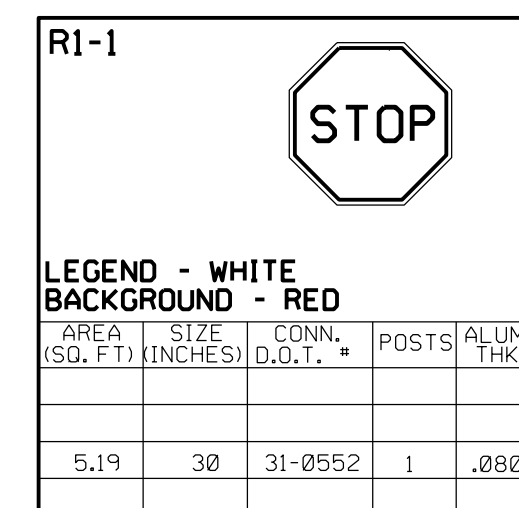
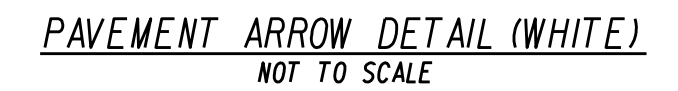
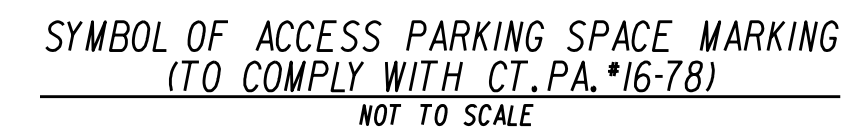
ASSESSOR'S MAP/LOT:	14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO.	GRA-001
DRAWING TITLE:	GRADING PLAN	SHEET NO.	7

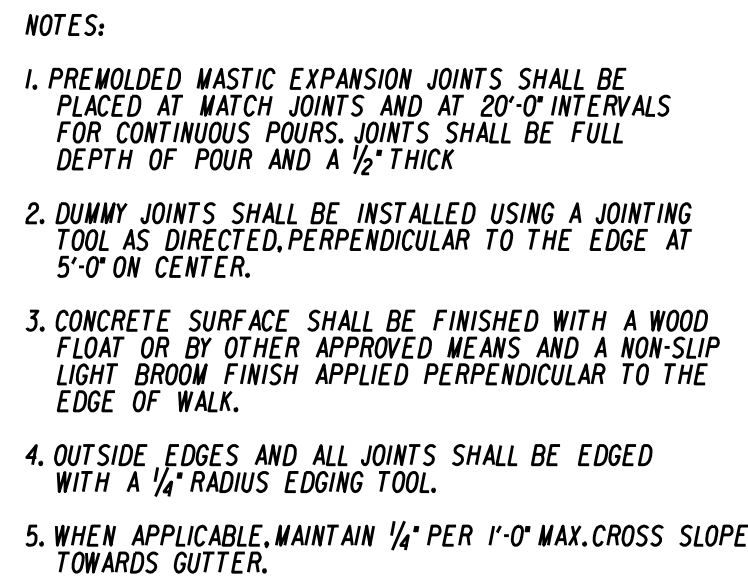


			DATE: MAY 1, 2024	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-589-0133 Fax: (860)-589-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO. E&S-001
2	8-12-24	INGRESS/EGRESS AND SITE GRADING	SCALE: SCALE IN FEET 0 20 40 SCALE 1"=30'					DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL PLAN	SHEET NO. 8
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24							
REV.	DATE	REVISION DESCRIPTION							



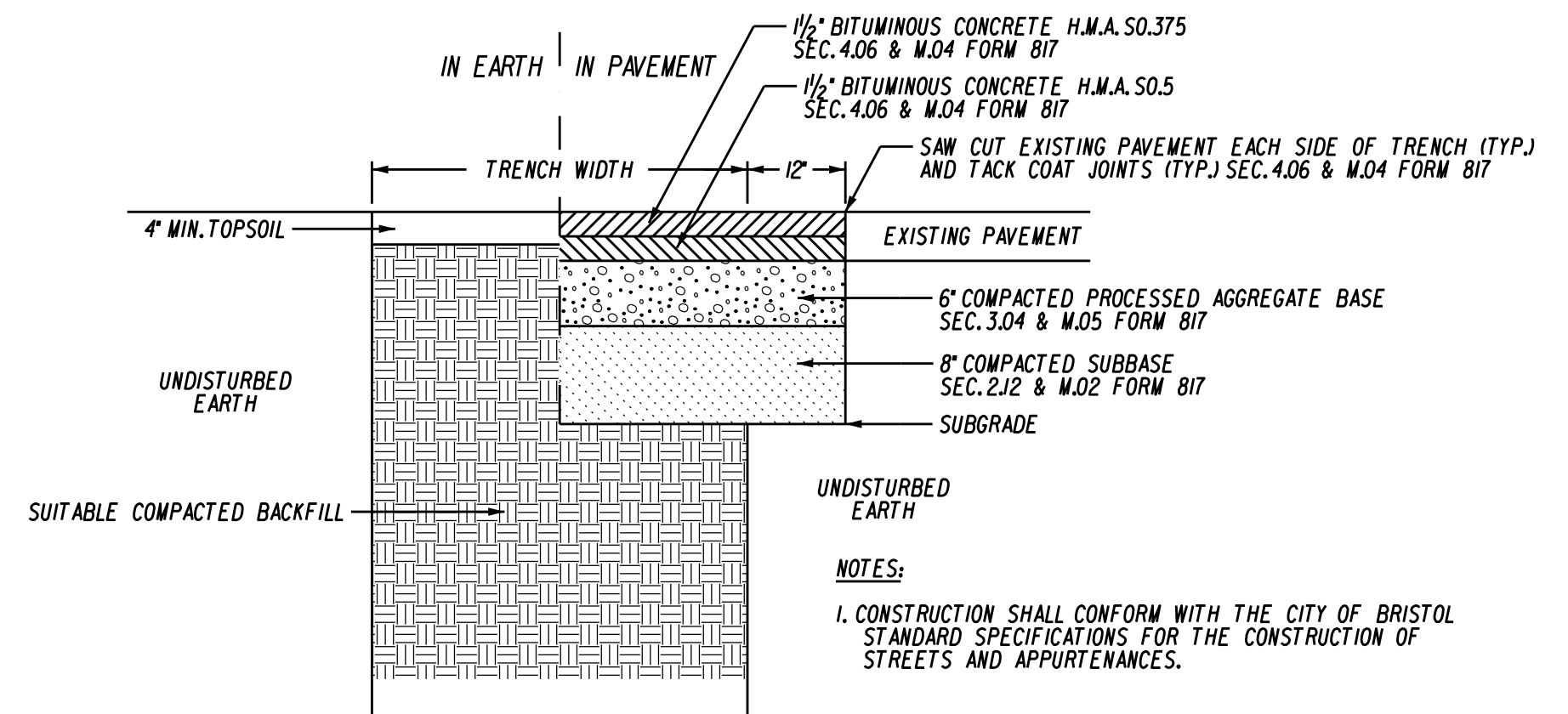
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

Page 155



A detailed plan view diagram of a building entrance area. The diagram shows a rectangular paved area labeled "VAN" with diagonal hatching. To the right of the van area is a sloped ramp leading up to a building labeled "BUILDING 5". Various types of curbs are indicated: "FULL DEPTH CURB" along the outer edges and "FLUSH CURB" along the inner edges of the van area. A "TRANSITION CURB" is shown at the top of the ramp. Dimensions include a "6' " width for part of the van area, a "6.5'" width for the ramp section, and a "1:1/2 MAX RAMP SLOPE". A note specifies a "2% MAX SLOPE IN ANY DIRECTION" for the main paved area. Reference notes point to other drawings: "DIM.(SEE DWG. PLN-001)" for two different curb segments.

- 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 MIRRORRED 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.

VARIES: SEE PLAN SHEETS FOR WIDTH

CONCRETE TO BE SCORED WITH
EDGING TOOL TO SIMULATE CURBING

W6 - 6"x6" WELDED WIRE MESH
W/ 3" MIN. COVER (TYP.)

1" BATTER

1" RADIUS

6"

6"

CONC. SIDEWALK
(CLASS "F" CONC.)

6" PROCESSED AGGREGATE

5" CONC. SIDEWALK W/ WIRE

1/4" PER 1' MIN.

FINISHED PAVEMENT GRADE

PAV'T

APPROVED COMPACTED
SUBGRADE

NOTES:

1. PREFORMED 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 1/2" THICK
2. DOWEL JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE CURBS SHALL BE FINISHED WITH A WOOD

6" 9"

- NOTES:
1. PREWOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT WATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A 1/2" THICK
 2. DIMMY 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 1/4" RADIUS EDGING TOOL.

A cross-sectional diagram of a concrete pavement structure. The diagram shows a multi-layered construction. At the base is a layer of 'COMPACTED SUBGRADE' represented by a brick-like pattern. Above this is a '10" COMPACTED SUBBASE SEC. 212 & M.O.2 FORM 817' shown with a dotted pattern. The next layer is a '6" COMPACTED PROCESSED AGGREGATE BASE SEC. 304 & M.O.5 FORM 817' with a pattern of small circles. Above the base is a '2" BITUMINOUS CONCRETE BINDER COURSE (CLASS 1)' with a diagonal hatching pattern. The top layer is a '1 1/2" BITUMINOUS CONCRETE FINISH COURSE (CLASS 2)' with a wavy hatching pattern. The total thickness of the binder and finish courses is indicated as 'VARIES' with a dimension line. On the left, a dimension line shows a 3" offset from the left edge to the start of the binder course, and another 3" offset from the right edge of the binder course to the right edge of the finish course.

3" VARIES 3"

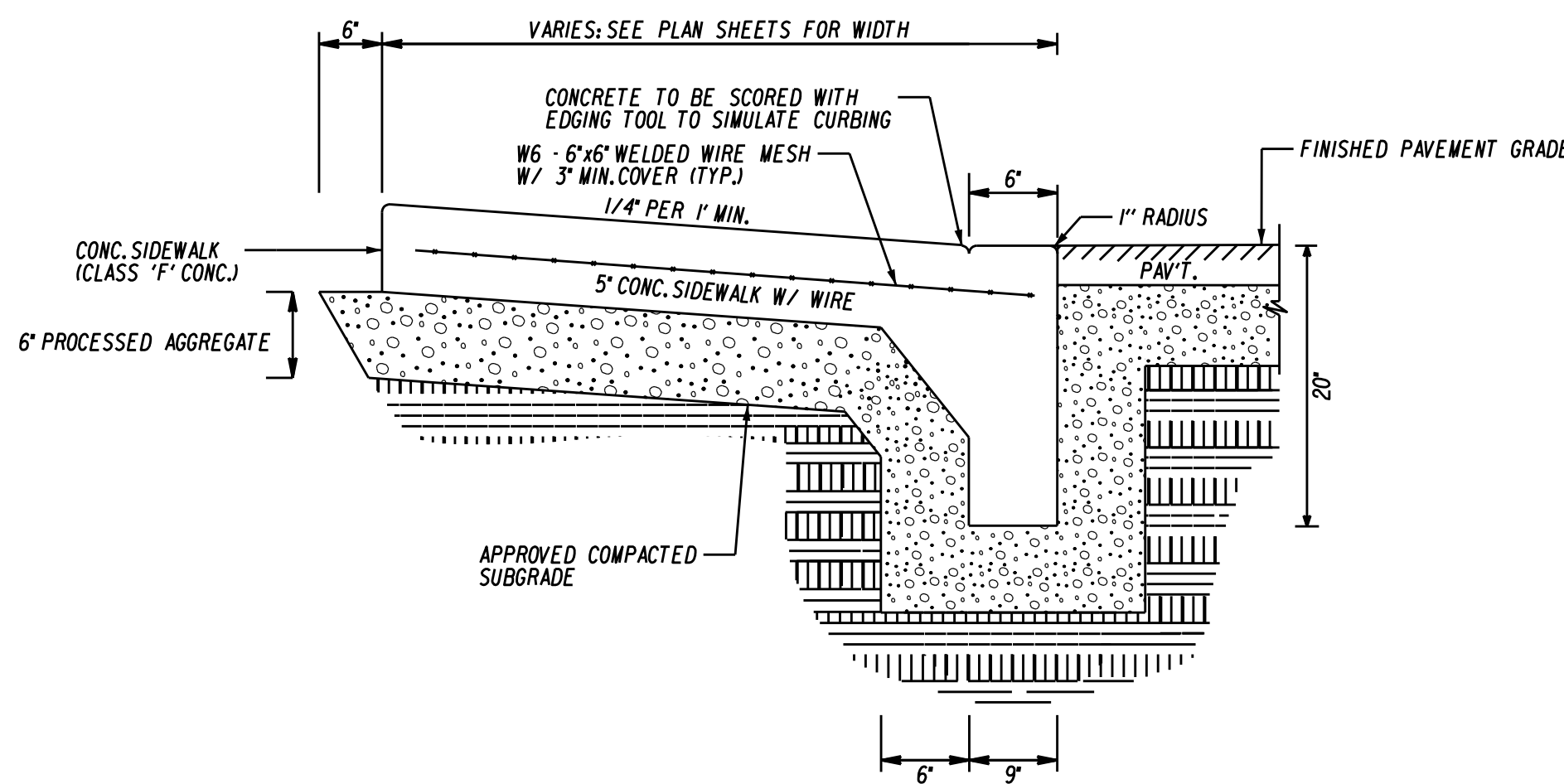
1 1/2" BITUMINOUS CONCRETE FINISH COURSE (CLASS 2)

2" BITUMINOUS CONCRETE BINDER COURSE (CLASS 1)

6" COMPACTED PROCESSED AGGREGATE BASE
SEC. 304 & M.O.5 FORM 817

10" COMPACTED SUBBASE
SEC. 212 & M.O.2 FORM 817

COMPACTED SUBGRADE



6'

PLAN

10'-0" +/- (MIN. 6'-0")

EXPANSION JOINT

JOINT

SURFACE OF PAVEMENT

6'

6'

6'

6"

PAV'T.

1" RADIUS

1/4" PITCH (OPTIONAL)

1/4" RADIUS

BACKFILL

POURED IN PLACE CONCRETE (CLASS 'F' CONCRETE)

6'

7'

6'

ELEVATION

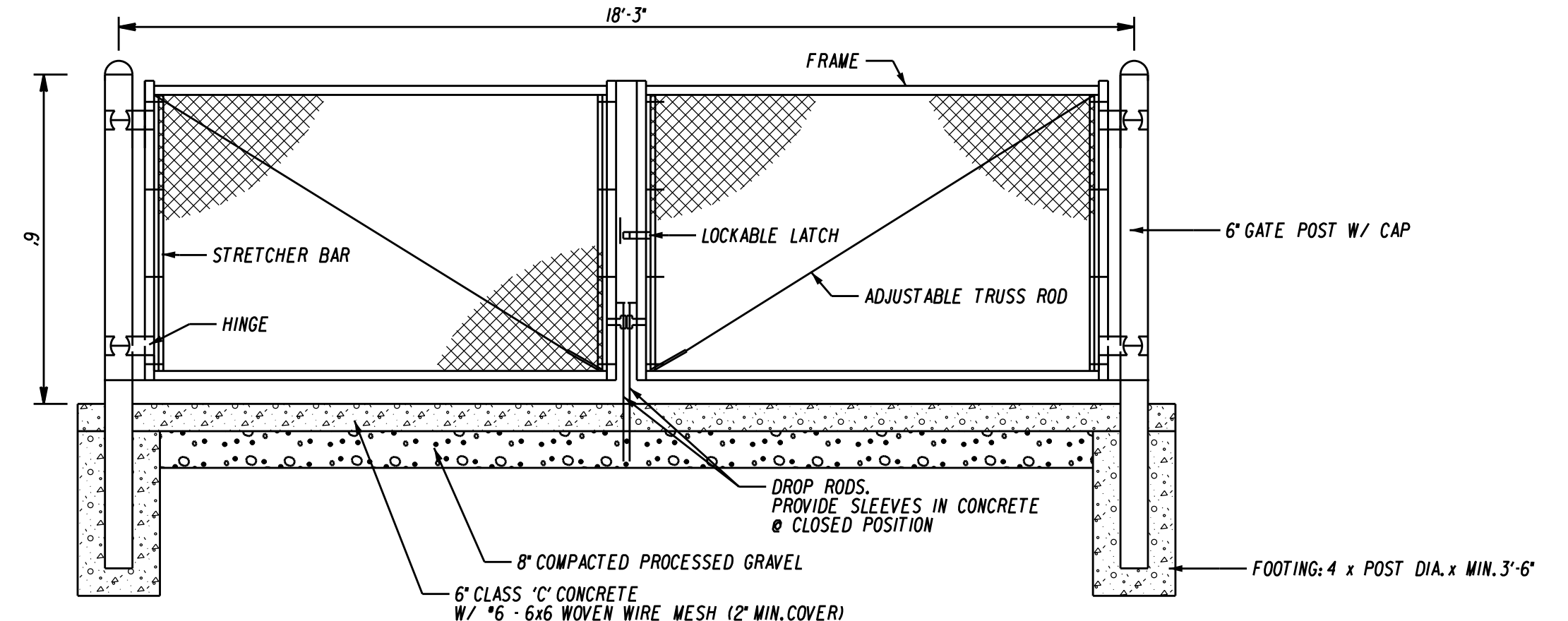
SECTION

6' COMPACTED PROCESSED AGGREGATE

ELEVATION

SECTION

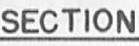
CONCRETE CURBING
NOT TO SCALE



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

Page 156



TYPICAL SIDEWALK
LOCAL RESIDENTIAL

PREPARED BY ENGINEERING DEPT.

5-10



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 EXTENDING TO 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 FLOATION. 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.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	27" (686mm)
8" (200mm)	28" (711mm)
10" (250mm)	30" (762mm)
12" (300mm)	34" (864mm)
15" (375mm)	39" (991mm)
18" (450mm)	48" (1219mm)
24" (600mm)	56" (1422mm)
30" (750mm)	64" (1626mm)
36" (900mm)	72" (1829mm)
42" (1050mm)	80" (2032mm)
48" (1200mm)	96" (2438mm)
60" (1500mm)	

MINIMUM RECOMMENDED COVER BASED ON
VEHICLE LOADING CONDITIONS**

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
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 VEHICLE LOADING CONDITIONS

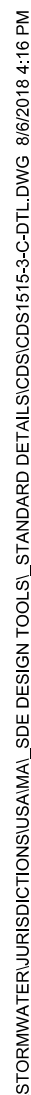
PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8"	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12"	35 (10.7m)	17 (5.2m)	24 (7.3m)	18 (5.2m)	18 (5.5m)
15"	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18"	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24"	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30"	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36"	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 (γ_s) = 120 PCF



TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE

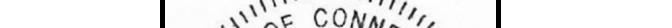
Page 157



DATE:	MAY 1, 2024
SCALE:	AS NOTED



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

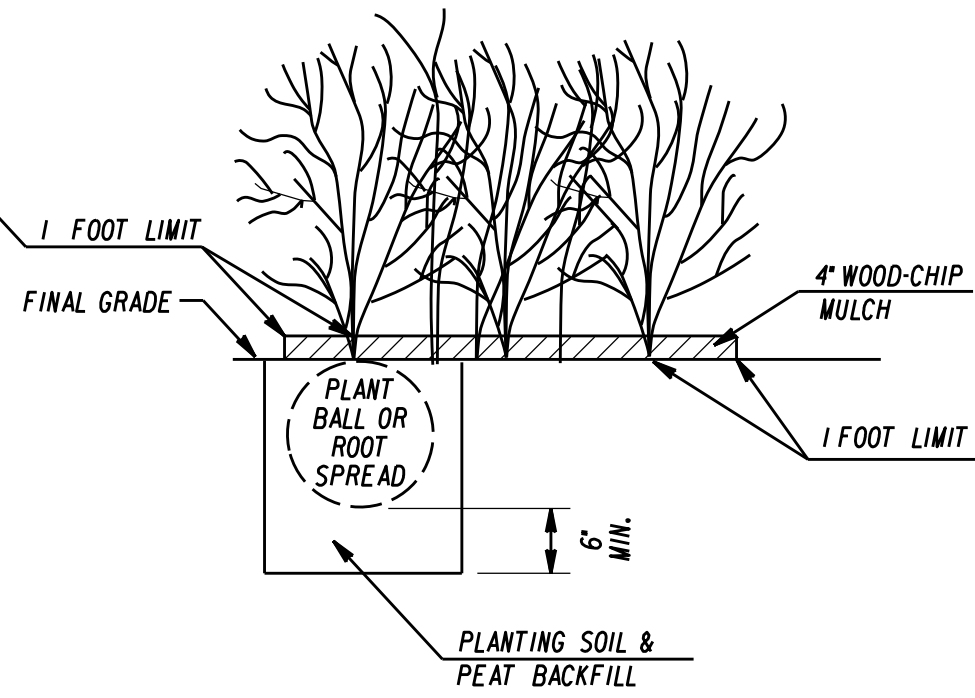
			DATE:	MAY 1, 2024		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN ECM GARDENS EARL STREET, MELROSE STREET & CROWN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT:	14/72/71, 14/73/70, 14/74/69, 14/75/68 & 14/76/67	DRAWING NO.	MISC-005
2	8-12-24	INGRESS/EGRESS AND SITE GRADING	SCALE:	AS NOTED					DRAWING TITLE:	MISCELLANEOUS NOTES AND DETAILS	SHEET NO.	13
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24										
REV.	DATE	REVISION DESCRIPTION										

Photometric Plan

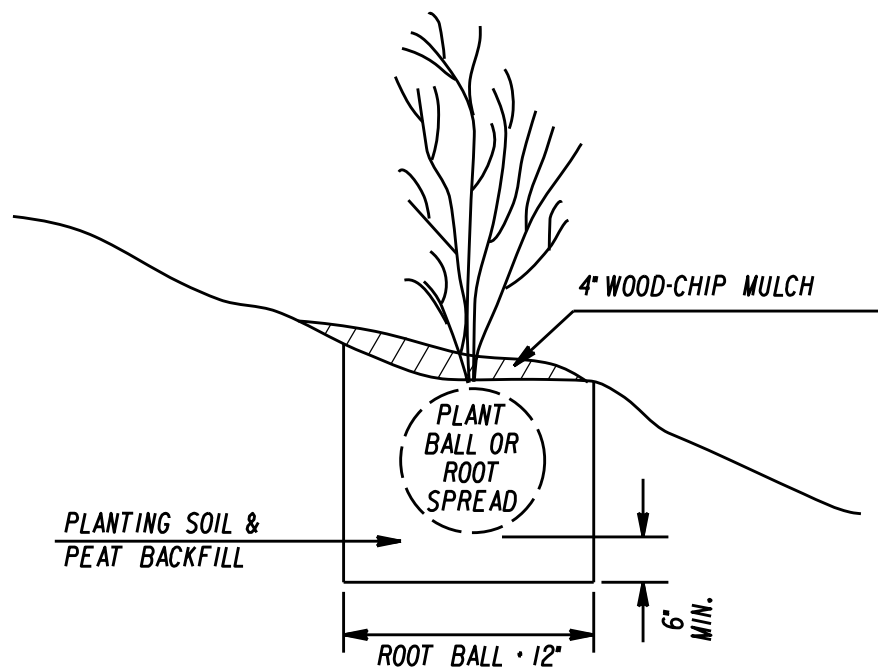
Landscaping Plan

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



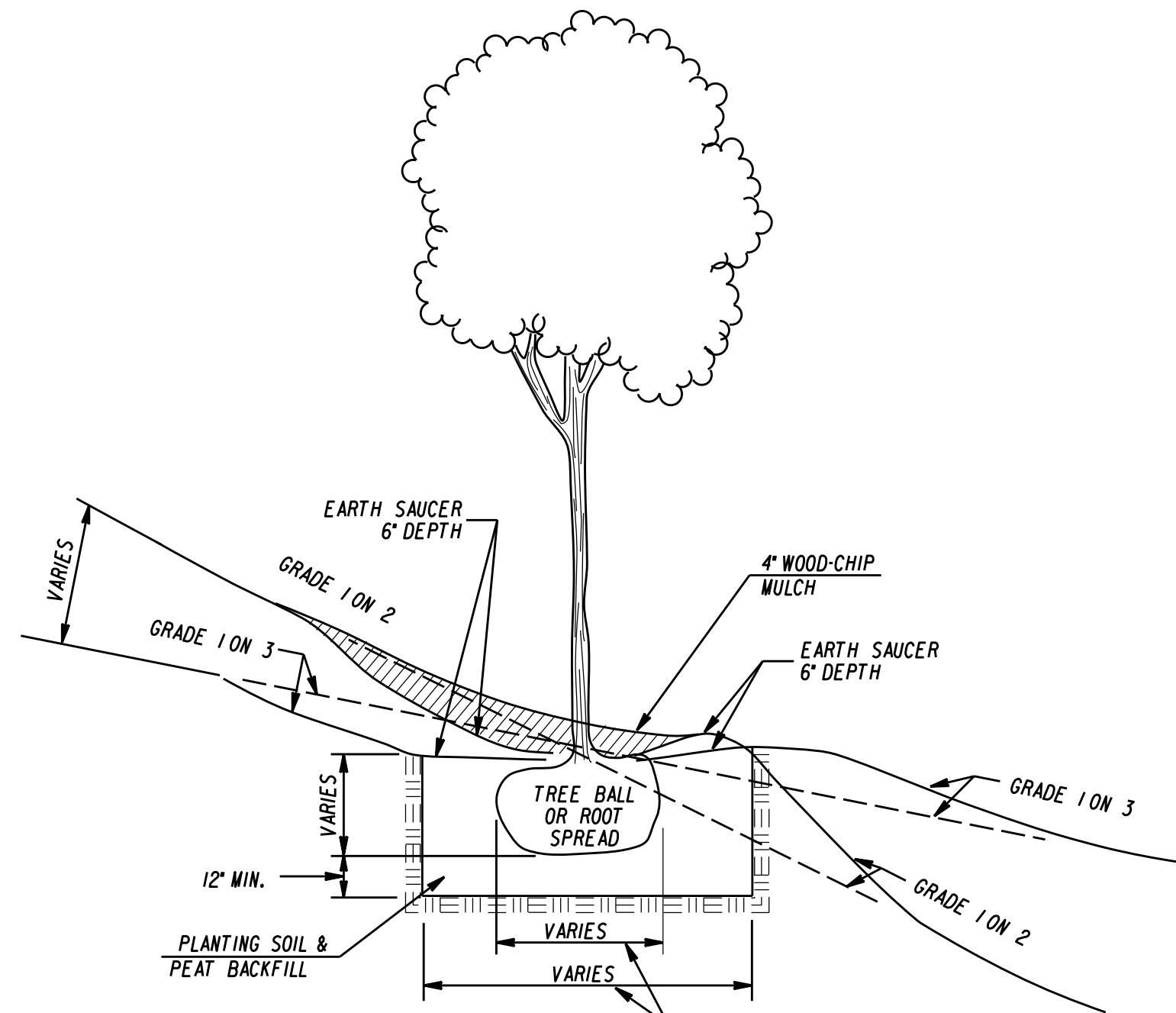
SHRUB PLANTING IN BEDS



SECTION
SHRUB PLANTING

LANDSCAPE NOTES:

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



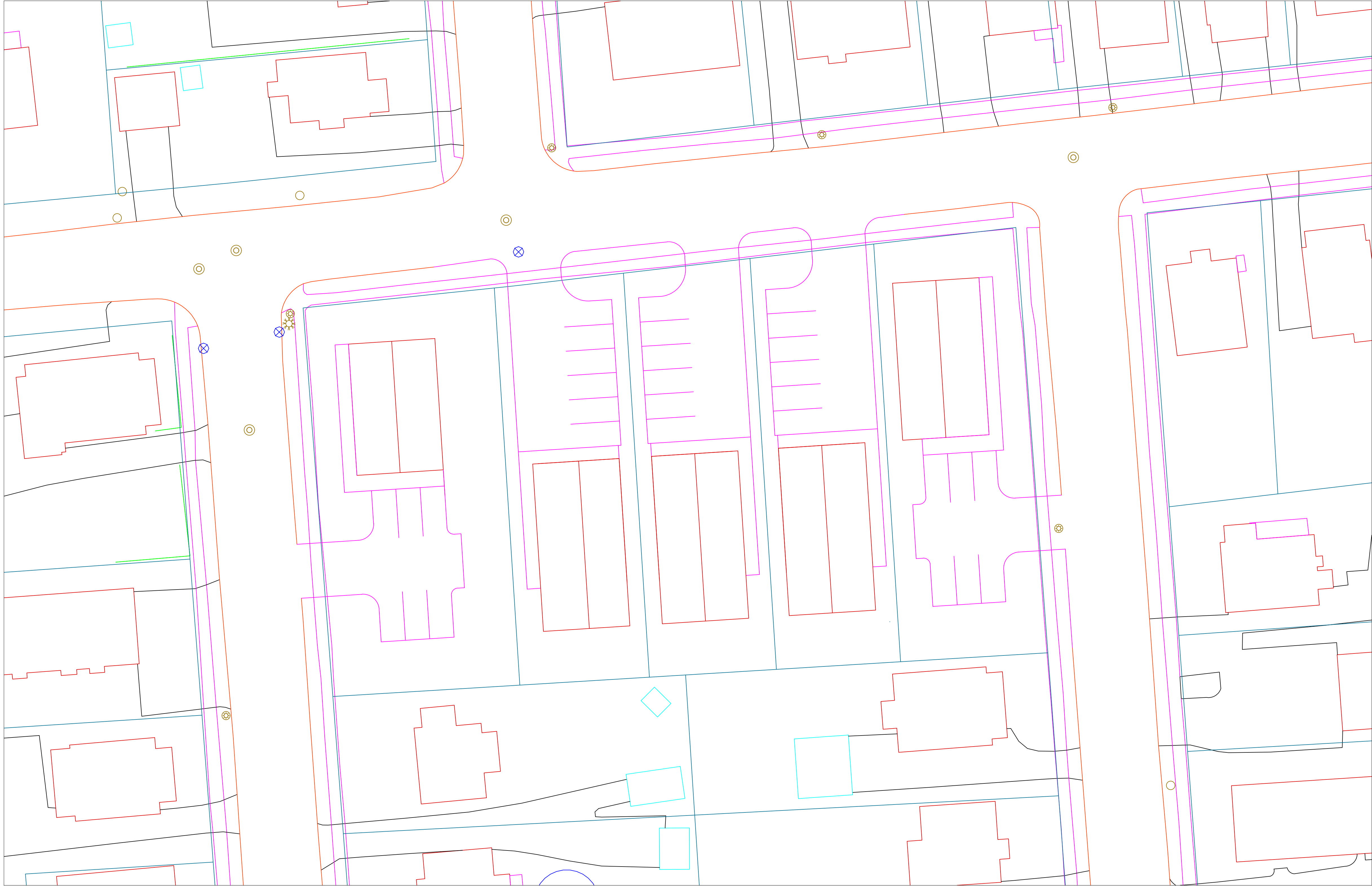
SECTION
TREE PLANTING



Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition	Notes
AV	12	Thuja Occidentals Emerald Arborvitae	4 Foot	Height	
BP	4	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper	
AZ	8	Rododendron / Robelzea Autumn Bonfire Azalea / Delaware 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	

			DATE: MAY 1, 2024	 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.
2	8-12-24	INGRESS/EGRESS AND SITE GRADING	SCALE: 					DRAWING TITLE: LANDSCAPE PLAN	SHEET NO.
1	6-7-24	SITE PLAN REVIEW COMMITTEE COMMENTS: 5/23/24							L2.0
REV.	DATE	REVISION DESCRIPTION							



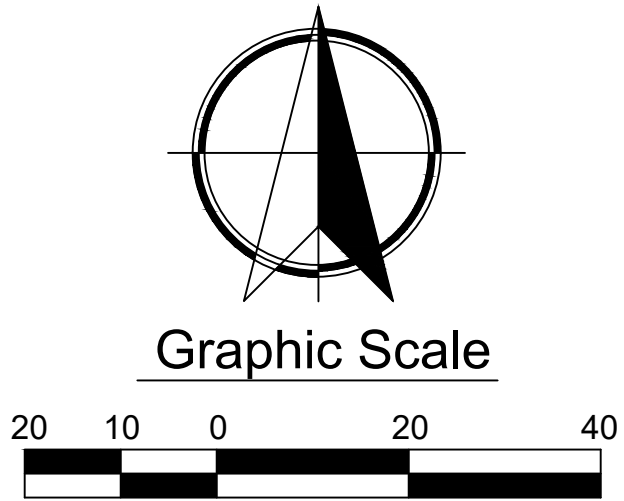
Site Location Map

Legend

- Existing IP
- IP (to be set)
- Existing Monument
- Monument to be set
- Drill Hole
- Utility Pole
- Wire on Ground
- Water gate
- Gas gate
- Signs
- Wooden post
- Hydrant
- Existing light
- Proposed light
- Handhole
- Mailbox
- Monitor well
- Proposed Trees
- Stone Wall
- Chain link fence
- Guardrail
- Existing tree line

Current Zoning Analysis Table R-15/RM

Minimum Lot Area SQFT.	5,000 SQFT.
Minimum Lot Frontage (one street)	50 FT.
Minimum Front Yard Setback	15 FT.
Minimum Side Yard Setback (each)	6 FT.
Minimum Rear Yard Setback	15 FT.
Maximum Building Height Ft.	40 FT.
Maximum Lot Coverage	40%
Maximum Impervious Coverage	80%



Prepared For
DGG Development
LLC

Scale
1" = 20'-0"

D | P | S
DEVELOPMENT PLANNING
SOLUTIONS LLC

Concept Development Plan
Map 14 Lots 73-70, 74-69, 75-68, and 76-67
Earl Street
Bristol Connecticut
July 30, 2024

Development Planning Solutions LLC
225 North Main Street Ste. 207 Bristol Ct
(860) 506-4268

DPS_Niman_Earl Street_Bristol

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 single 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

pavement with a single travel lane in each direction. The roadway is unmarked. Sidewalks are provided on one north side of the roadway from View Street to Bethel Street and on the south side of the roadway from Crown Street to Bethel Street. Land use along the roadway consists of a mix of single family and multifamily residences.

Crown Street originates at an unsignalized intersection with Earl Street and extends in a southerly direction past the subject site and continuing approximately 2,600 feet to its terminus at Wolcott Street. Crown Street provides 30 feet of pavement with a single travel lane in each direction separated by a painted double yellow centerline. The roadway is posted at 30 miles per hour. Sidewalks are provided on one west side of the roadway from Earl Street to the Bristol Central High School Site Driveway and on the east side of the roadway from Earl Street to Cherry Street. Land use along the roadway consists of a mix of single family and multifamily residences and the Bristol Central High School.

Melrose Street originates at an unsignalized intersection with Earl Street and extends in a southerly direction past the subject site and continuing approximately 1,400 feet to its terminus at Judson Avenue. Melrose Street provides 30 feet of pavement with a single travel lane in each direction. The roadway is unmarked and posted at 25 miles per hour. Sidewalks are provided on both sides of the roadway along its length. Land use along the roadway consists of a mix of single family and multifamily residences.

View Street originates at an unsignalized intersection with Earl Street and extends in a northerly direction approximately 1,100 feet to its terminus at Divinity Street. View Street provides 30 feet of pavement with a single travel lane in each direction. The roadway is unmarked and posted at 25 miles per hour. Sidewalks are provided on both sides of the roadway along its length. Land use along the roadway consists of single family and multifamily residences.

Traffic volume counts for local roadways are not available from the DOT. We anticipate that traffic volumes on Crown Street and View Street are higher than those experienced on Melrose Street, because Crown Street and View Street provide a direct connection between Divinity Street and Wolcott Road. For this reason, we recommend that access to the site be provided from Melrose Street.

Since traffic counts are not available for Melrose Street, we have estimated the traffic volumes based on ITE Trip Generation numbers. From a review of Google Earth there appear to be approximately 40 buildings with convenient access to Melrose Street. Since many of them are multifamily buildings, we have calculated the trip generation for 250 Single family units. Based on this methodology we have estimated a morning peak hour volume of 175 vehicles and an afternoon peak hour volume of 148 vehicles.

Trip generation estimates were made for the existing five lot subdivision and for the proposed development utilizing the ITE *Trip Generation* Report, 11th Edition. Included in the *Trip Generation* database is Land Use Code (LUC): 215 – Single Family Attached Housing. The proposed 15 unit development has a trip generation potential of 108 trips daily with a morning peak hour volume of 7 trips and an afternoon peak hour volume of 9 trips. The trip generation is summarized in Table 1.

Based on the Melrose Street volumes and the site generated traffic volumes as outlined above, all approaches at the intersection of Melrose Street and the site driveway will operate at a LOS A during all hours. Based on the anticipated level of service at the proposed site access, it is my professional opinion that one driveway to the site is preferable to five separate driveways to five separate uses. The proposed layout of the site, with a shared parking lot ensures that there is no need for vehicles exiting the combined site to have to back out of the driveway onto a city street.

A representative from our office has had an opportunity to visit the proposed site location and has observed the available intersection sight distances at the proposed site driveway location. The available sight distances extend to the intersection Earl Street looking to the north and in excess of 350 feet looking to the right. The 350 foot sight distances meet the current ConnDOT requirement for an approach speed in excess of 30 miles per hour. Melrose Street is posted at 25 miles per hour.

During our site review we noted that there are currently no stop signs on the northbound Melrose Street approach to Earl Street, or on the southbound View Street approach to Earl

Mr. Charlie Talmadge
July 30, 2024
Page 4

Street. Since View Street and Crown Street provide direct access to/from the High School between Divinity Street and Wolcott Street, we recommend that a stop signs, stop bar and 50 linear feet of double yellow centerline (DYCL) be installed on the View Street approach to Earl Street. This will help to control traffic and reduce speeds between the two roadways. Many of the drivers on this route are new drivers. The stop sign will encourage drivers to stop and make a more controlled turn than the current uncontrolled approach.

We also recommend the installation of a stop sign, stop bar and 50 linear feet of DYCL on the Melrose Street approach to Earl Street. Stop sign control is typical on the side street approaches at unsignalized "T" intersections. The addition of stop signs on these two approaches will normalize the traffic control and is more in line with driver expectation, than an uncontrolled approach.

Based on the relatively low volume of site generated traffic it is my professional opinion that the local roadway network will not be significantly impacted by the traffic volumes associated with the proposed development. The proposed site driveway is properly located with respect to available intersection sight distances and properly designed to accommodate the anticipated driveway volumes.

We appreciate the opportunity to provide this information to you. If you require any additional information, please do not hesitate to contact our office. A representative from our office will be available to present testimony before local commission upon your request.

Very truly yours,

F. A. Hesketh & Associates, Inc.

Scott F. Hesketh, P.E.
Manager of Transportation Engineering



T:\24163\Traffic.2024.07.30.docx

Table 1
Trip Generation
Proposed Residential Development
Earl Street - Bristol, CT

LUC	Land Use	Size	ADT	A.M. Peak Hour			P.M. Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
215	Single Family Residential -Attached	15 units	108	2	5	7	5	4	9

ITE *Trip Generation* Worksheets

Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

ITETripGen Features

ITETripGen Data

ITETripGen Data

ITETripGen

ITETripGen

Data Plot and Equation

Query Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

215

LAND USE GROUP:

(200-299) Residential

LAND USE:

215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

15

Calculate

DATA STATISTICS

Land Use:

Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable:

Dwelling Units

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

22

Avg. Num. of Dwelling Units:

120

Average Rate:

7.20

Range of Rates:

4.70 - 10.97

Standard Deviation:

1.61

Fitted Curve Equation:

$T = 7.62(X) - 50.48$

R^2 :

0.94

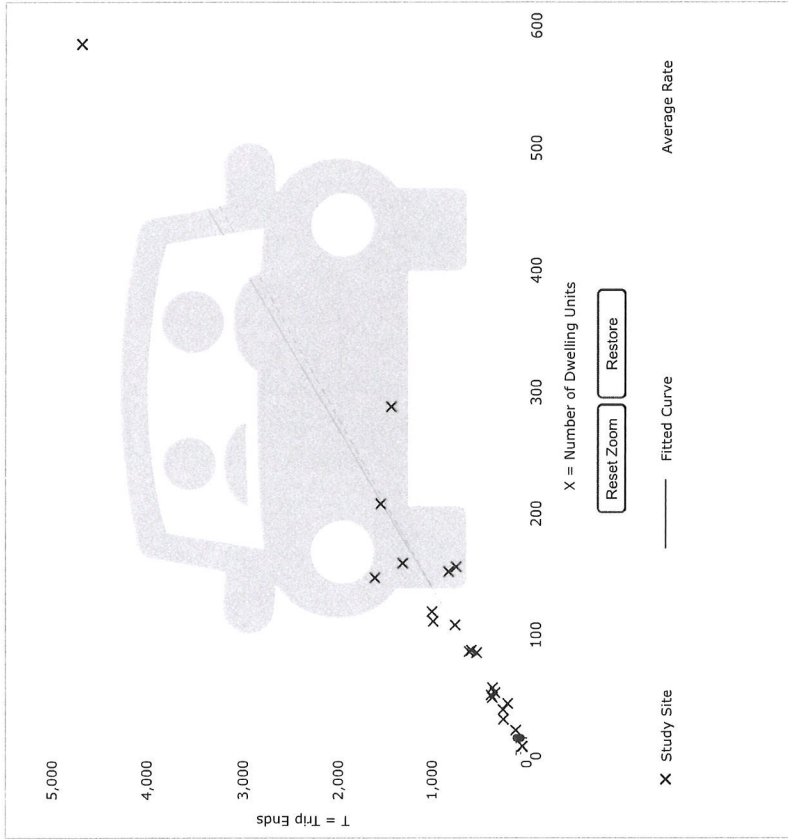
Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 108 (Total), 54 (Entry), 54 (Exit)

Fitted Curve: 64 (Total), 32 (Entry), 32 (Exit)



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

ITETripGen Web-based App

Graph Look Up

Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

Field Data Requirements

Field Specifications

Software Requirements

Add Query

Comments

Query Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 215

LAND USE GROUP: (200-299) Residential

LAND USE: 215 - Single-Family Attached Housing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

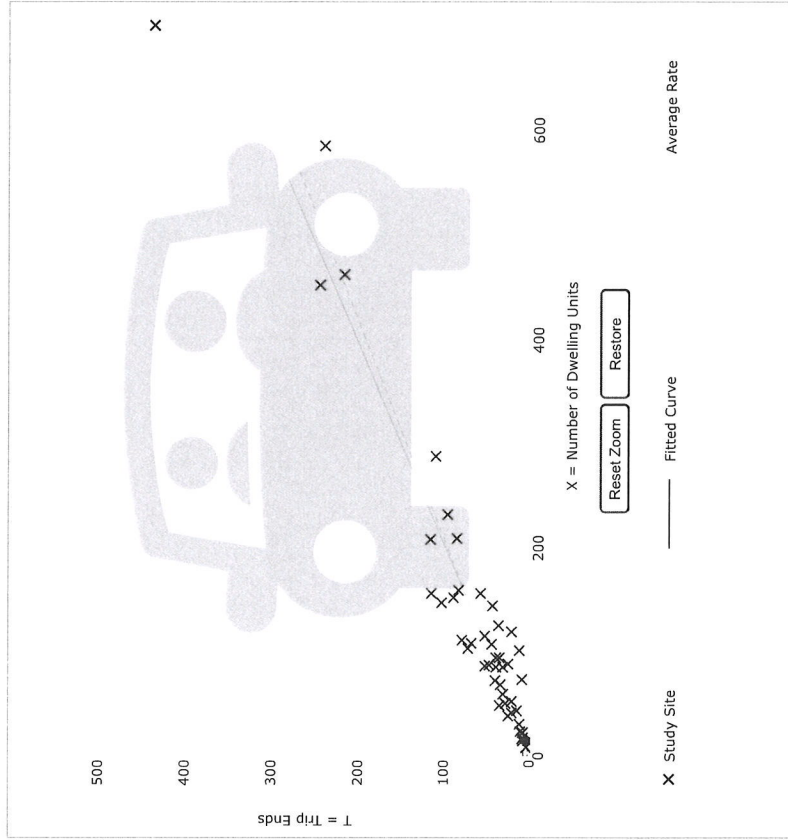
INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 15 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable: Dwelling Units

Time Period: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 46

Avg. Num. of Dwelling Units: 135

Average Rate: 0.48

Range of Rates: 0.12 - 0.74

Standard Deviation: 0.14

Fitted Curve Equation: $T = 0.52(X) - 5.70$

R^2 : 0.92

Directional Distribution: 25% entering, 75% exiting

Calculated Trip Ends: Average Rate: 7 (Total), 2 (Entry), 5 (Exit)
Fitted Curve 2 (Total), 1 (Entry), 1 (Exit)

AMERICAN SOCIETY OF CIVIL ENGINEERS

TRIP GENERATION

Graph Look Up

ITETripGen Web-based App

Query Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 215

LAND USE GROUP: (200-299) Residential

LAND USE: 215 - Single-Family Attached Housing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

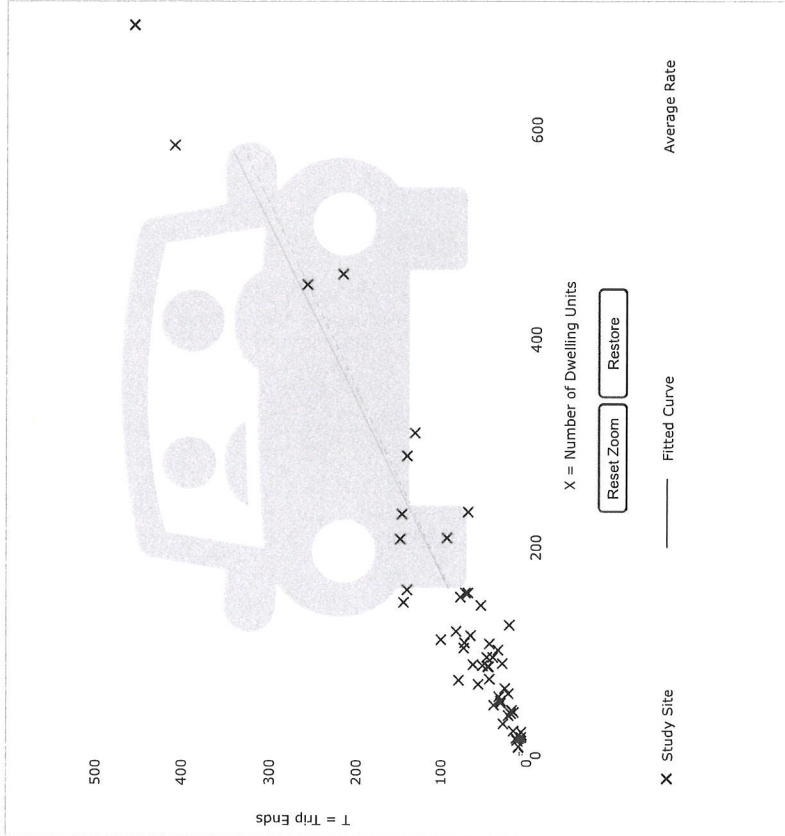
INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 15 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable: Dwelling Units

Time Period: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 51

Avg. Num. of Dwelling Units: 136

Average Rate: 0.57

Range of Rates: 0.17 - 1.25

Standard Deviation: 0.18

Fitted Curve Equation:
 $T = 0.60(X) - 3.93$

R²: 0.91

Directional Distribution: 59% entering, 41% exiting

Calculated Trip Ends:
Average Rate: 9 (Total) 5 (Entry), 4 (Exit)
Fitted Curve: 5 (Total), 3 (Entry), 2 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

ITETripGen Web-based App

ITETripGen Web-based App

Graph Look Up

Query Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

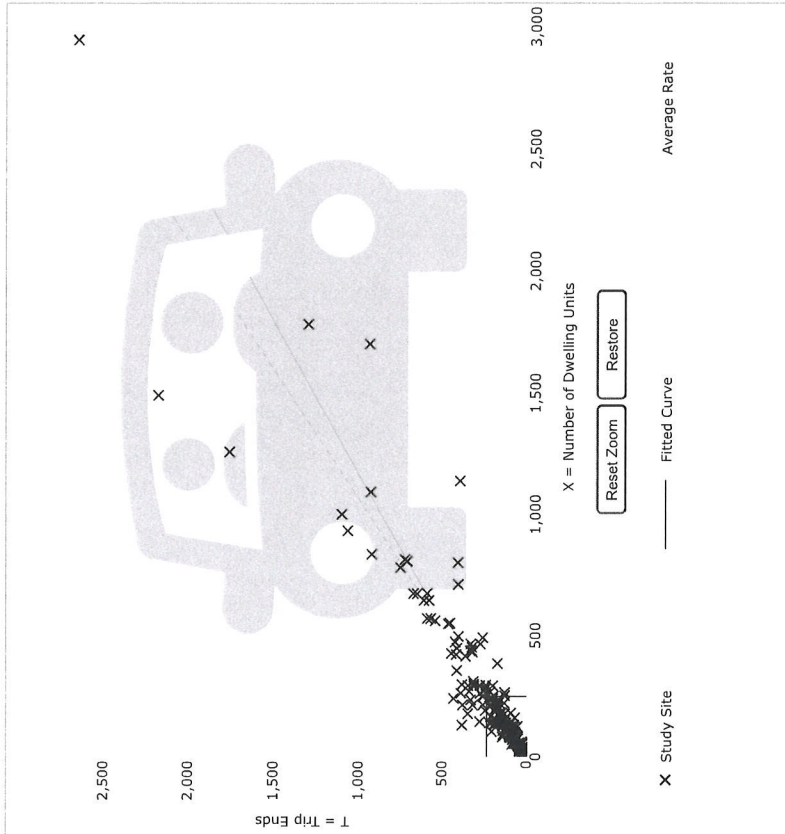
INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 250 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Single-Family Detached Housing (210). Click for Description and Data Plots

Independent Variable: Dwelling Units

Time Period: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 208

Avg. Num. of Dwelling Units: 248

Average Rate: 0.94

Range of Rates: 0.35 - 2.98

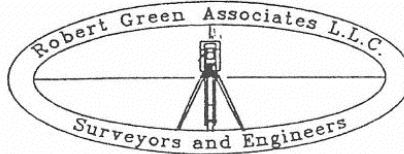
Standard Deviation: 0.31

Fitted Curve Equation: $\ln(T) = 0.94 \ln(X) + 0.27$

R²: 0.92

Directional Distribution: 63% entering, 37% exiting

Calculated Trip Ends:
Average Rate: 235 (Total), 148 (Entry), 87 (Exit)
Fitted Curve: 235 (Total), 148 (Entry), 87 (Exit)



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 #2513 – “ECM Gardens” Unified Residential Development (15 Units) at Earl Street, East of Crown Street and West of Melrose Street.

Date: January 8, 2025

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
SECOND REVIEW STAFF
COMMENTS – 2495/2513

SITE PLAN: “ECM Gardens” Unified Residential Development (15 Units) at Earl Street, East of Crown Street and West of Melrose Street; Plans Dated: May 1, 2024; Date of Committee Review: 5/23/24 (first review); 8/21/24 (second review); 9/6/24 (additional second review); 12/11/24 (third review)

Review Timeline Log

First Review Comments from Staff to Applicant:

5/23/24; plan dated 5/1/24

Crown Street entrance.

First Review Response Comments from Applicant:

7/31/24; 4 sheets submitted/reviewed – plan dated 6/7/24

Crown Street entrance.

Second Review Comments from Staff to Applicant:

8/21/24; 4 sheets reviewed – plan dated 6/7/24

Crown Street entrance.

Additional Submission by Applicant:

9/6/24; full site plan submitted – plan dated 8/12/24

Melrose Street entrance.

Second Review Response Comments from Applicant

11/15/24 – plan dated 8/12/24

Melrose Street entrance.

Third Review Comments from Staff to Applicant

12/11/24 – plan dated 8/12/24

Melrose Street entrance.

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.*

11/6/24 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan.

12/11/24 City Response: *Partly addressed. Portion of comment related to stormwater and sloping between buildings 1 and 2 and 2 and 3 still exists.*

12/30/24 Applicant Response: To address the concern about erosion of the slope between Buildings 1, 2 and 3 and the Earl Street sidewalk, a layer of Erosion Control Matting is now proposed on the steep portion of this area. A detail for this commercially available matting is shown on a Miscellaneous Detail Sheet. This material is typically used on longer steep slopes in conjunction with seeding slopes as it protects the seed and the young grass from washing away before the grass roots get established. The slopes between the buildings are relatively flat and the grass will be resistant to erosion as it matures

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.*

11/6/24 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan.

12/11/24 City Response: *Comment addressed.*

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.*

11/6/24 Applicant Response: See attached revised sheet 6 Drainage and Utilities Plan and revised sheet 7 Grading Plan, that have the missing items turned on.

12/11/24 City Response: *Completed.*

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.*

11/6/24 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan.

12/11/24 City Response: *See item 7.*

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*

11/6/24 Applicant Response: Entrance moved to Melrose, see attached revised sheet 3 and sheet 11.

12/11/24 City Response: *Completed.*

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*

11/6/24 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan.

12/11/24 City Response: *Completed.*

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.*

11/6/24 Applicant Response: Driveway moved to Melrose, applicant will request an on-site meeting with Public Works Staff to verify applicable impacts.

12/11/24 City Response: *This item can be included as a condition of approval.*

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 include a phasing plan.*

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

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *Please provide phasing plan.*

12/30/24 Applicant Response: *See sheet 5.*

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

11/6/24 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.

11/6/24 Applicant Response: Will do.

12/11/24 City Response: Provide on plans.

12/30/24 Applicant Response: Done, see Drainage and Utilities Plan sheet 7.

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.

11/6/24 Applicant Response: See attached.

12/11/24 City Response: Reviewed test hole and perc data. Include this data on the plans, and show the locations of them. Comment about contacting Public Works Director to remain, verify that calculated flows and drainage still is open.

12/30/24 Applicant Response: Done. Test Hole and Percolation Test locations shown on Sheets 4 and 7, and the data has been added to Sheet 9. The rainfall input used in the calculations was downloaded from the NOAA Atlas 14 web site specifically for this project in accordance with the CT DOT Drainage Manual. The Engineer reevaluated the runoff coefficients based on City comments and determined that the results still show a reduction to the runoff to the two Study Points (at the Melrose and Crown Streets intersections with Earl Street). The two underground detention systems hold back enough storm flow to reduce the runoff to each study point. The observed Percolation Test results were used for the exfiltration rate that the software used to assess the Pre and Post runoff rates. Most of the runoff from the proposed hard surfaces is proposed to be handled in the underground systems. The exception is the short sections of sidewalk on the Earl Street side of Buildings 1,2, and 3, and the stairs leading to the existing Earl Street sidewalk.

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.

11/6/24 Applicant Response: Retaining wall near dumpster may require engineering. Engineered shop drawings will be provided to the Building Department prior to construction if required.

12/11/24 City Response: Item still open.

12/30/24 Applicant Response: Subsequent to Land Use approval and prior to building permit issuance, engineered shop drawings will be provided to the Building Department for approval prior to start of construction.

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.

11/6/24 Applicant Response: Wheel stops prevent vehicle overhang onto ramp. See accessible parking site detail, sheet 11.

12/11/24 City Response: Item still open.

12/30/24 Applicant Response: The concrete sidewalk is flush adjacent to the standard parking space and crosshatched area with the ramp running along and in front of the handicapped space. The individual will exit the parked vehicle onto the hatched area, enter the flush sidewalk and proceed North up the ramp to the standard sidewalk. This isometric detail on Sheet 11 depicts the design and expected construction, with spot elevations on the grading plan providing top and bottom of curb elevations, identifying flush curb and curb with reveal. The wheel stops are to prevent vehicle overhang onto the ramp.

17. Revisions are not stamped and sealed.

11/6/24 Applicant Response: Will do.

12/11/24 City Response: Item still open.

12/30/24 Applicant Response: Done

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.

11/6/24 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.

12/11/24 City Response: Provide building department response.

12/30/24 Applicant Response: Section 1807.2.1.1 of the 2021 IBC portion of the 2022 CT State Building Code states “Retaining walls with a difference in height between the finished grade at the top of the wall and the finished grade at the bottom of the wall that is greater than 4 feet (1219 mm) shall be provided with guards complying with Sections 1015.3, 1015.4 and 1607.8 when there is a walking surface, parking lot or driveway on the high side located closer than 2 feet (610 mm) to the nearest side of the retaining wall. For the purpose of this section, grass, planting beds or landscaped areas shall not be considered a walking surface”

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.

11/6/24 Applicant Response: Regardless of the 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.

12/11/24 City Response: Improvements to be addressed by city.

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

11/6/24 Applicant Response: Done. See attached revised sheet 6 Drainage and Utilities Plan and drainage report.

12/11/24 City Response: OK

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

11/6/24 Applicant Response: OK.

12/11/24 City Response: No response required.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Are there any designated visitor parking spaces?

7/31/24 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.

11/6/24 Applicant Response: Proposed plan shows parking in excess of the 2 per dwelling unit requirement as

Site Plan – Application #2495 – “ECM Gardens” Unified Residential Development (15 Units) at Earl Street, east of Crown Street and West of Melrose Street 5/23/24 – Third Review: 12/11/24
stated in Section 9.2.3.b.6.

12/11/24 City Response: Comment remains. Although the parking requirement has been met, it does not appear that visitor parking would be sufficient to accommodate the number of bedrooms proposed.

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.

11/6/24 Applicant Response: Revised landscaping plan shows additional planting beds along the front of the buildings 1, 2 and 3 facing Earl Street.

12/11/24 City Response: Comment remains. The landscaping shown on Earl Street is insufficient and should conform to Section 11.1.4, in addition to Section 11.1.3.

12/30/24 Applicant Response: 4 Foot Arborvitaes planted between the buildings provide screening as required by Section 11.1.4

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.

11/6/24 Applicant Response: Retaining wall near dumpster may require engineering. Engineered shop drawings will be provided to the Building Department prior to construction if required.

12/11/24 City Response: Comment addressed.

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.

12/11/24 City Response: This will be a Commission determination.

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.

11/6/24 Applicant Response: See functional open space calculation on Sheet 3.

12/11/24 City Response: The updated table has been noted. Provide the location and label “gardens” and “lawn areas” on plan.

Site Plan – Application #2495 – “ECM Gardens” Unified Residential Development (15 Units) at Earl Street, east of Crown Street and West of Melrose Street 5/23/24 – Third Review: 12/11/24

12/30/24 Applicant Response: Done, see General Notes 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.

11/6/24 Applicant Response: See accessible parking site detail, Sheet 11.

12/11/24 City Response: Comment remains. Revise plan on Sheet 5.

12/30/24 Applicant Response: The concrete sidewalk is flush adjacent to the standard parking space and crosshatched area with the ramp running along and in front of the handicapped space. The individual will exit the parked vehicle onto the hatched area, enter the flush sidewalk and proceed North up the ramp to the standard sidewalk. This isometric detail on Sheet 11 depicts the design and expected construction, with spot elevations on the grading plan providing top and bottom of curb elevations, identifying flush curb and curb with reveal. The wheel stops are to prevent vehicle overhang onto the ramp.

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?

11/6/24 Applicant Response: Sidewalks in front of buildings 4 and 5 connect to the city sidewalks on Crown and Melrose.

12/11/24 City Response: Comment addressed.

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?

11/6/24 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.

12/11/24 City Response: Add to the plan and notes indicating two units in Buildings 4 and 5 will be Type B adaptable units.

Site Plan – Application #2495 – “ECM Gardens” Unified Residential Development (15 Units) at Earl Street, east of Crown Street and West of Melrose Street 5/23/24 – Third Review: 12/11/24

12/30/24 Applicant Response: Done, see General Note #15 sheet 3 and Layout Plan sheet 6.

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.*

11/6/24 Applicant Response: See attached revised Landscape Plan L2.0.

12/11/24 City Response: *Comment remains; fence is shown on Sheet 5 but must be added to the Landscape Plan.*

12/30/24 Applicant Response: Done, see Landscape Plan sheet 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.*

11/6/24 Applicant Response: See dumpster enclosure detail, sheet 10 and Landscape Plan. Landscape Plan includes arborvitae plantings behind the wall.

12/11/24 City Response: *The detail does not provide a material for the fence. The fence should be “solid” vinyl, not chain link with slats.*

12/30/24 Applicant Response: Detail provided depicts black vinyl chain link fence with black vinyl slats providing a solid fence. Given the brittle nature of white vinyl and the high possibility of damage within a dumpster area, it is not a recommended material. In addition to the solid fence, see Landscape Plan L2.0 for arborvitae screening.

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.*

11/6/24 Applicant Response: Will do, sign detail to be provided.

12/11/24 City Response: *Comment remains.*

12/30/24 Applicant Response: Done, see Layout Plan sheet 6 and Misc. Notes and Details sheet 10.

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.*

11/6/24 Applicant Response: Stoops will be pressure treated wood porches.

12/11/24 City Response: *Comment remains. Provide details within plan set.*

12/30/24 Applicant Response: Wood Stoops and stairs are shown on the building floor plan. Additional details regarding member sizes, hardware and finishes are not provided until an application for a building permit. Planning staff will review plans submitted at that time.

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.*

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *Comment remains.*

12/30/24 Applicant Response: Done, see Drainage and Utilities Plan sheet 7.

19. Will this project be phased?

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

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

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *Provide phasing plan.*

12/30/24 Applicant Response: Done, see Phasing Plan sheet 5.

New Comments 9/6/24

20. What are the number of bedrooms proposed?

11/6/24 Applicant Response: Original application was for 47 bedrooms, currently 32 bedrooms proposed.

12/11/24 City Response: *Provide this information within the plan set.*

12/30/24 Applicant Response: Done, see General Notes #15 sheet 3.

21. What are the number of parking spaces proposed?

11/6/24 Applicant Response: 31 spaces.

12/11/24 City Response: Acknowledged.

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.

11/6/24 Applicant Response: Proposed plan shows parking in excess of the 2 per dwelling unit requirement as stated in Section 9.2.3.b.6.

12/11/24 City Response: Acknowledged.

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

11/6/24 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.

12/11/24 City Response: Commission determination; comment remains – vinyl fence must be added to Landscape plan.

12/30/24 Applicant Response: Done, Vinyl fence is depicting and labeled on Landscaping Plan sheet L2.0.

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.”

11/6/24 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.

12/11/24 City Response: Comment remains. Landscaping is inadequate; add fence to Landscape plan.

12/30/24 Applicant Response: Done, Vinyl fence is depicting and labeled on Landscaping Plan sheet L2.0.

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

11/6/24 Applicant Response: Included with response.

12/11/24 City Response: Acknowledged.

NEW Comment 12/11/24:

26. Provide details to ensure the dumpster enclosure is not located within the side yard.

12/30/24 Applicant Response: Dumpster Pad shall be staked by a Licensed Land Surveyor prior to the start of construction to ensure the pad does not encroach into the side yard.

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.

11/6/24 Applicant Response: Proposed plan shows parking in excess of the 2 per dwelling unit requirement as stated in Section 9.2.3.b.6.

12/11/24 City Response: OK

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

11/6/24 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.

12/11/24 City Response: OK

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.

11/6/24 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.

12/11/24 City Response: I will forward this comment to DPW for line painting.

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.*

11/6/24 Applicant Response: See Sheet 6 for Hydrant Location.

12/11/24 City Response: *All Fire Code questions or concerns have been answered by the applicant.*

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.*

11/6/24 Applicant Response: Will do.

12/11/24 City Response: *No change to the plan.*

12/30/24 Applicant Response: Done, see Drainage and Utilities Plan sheet 7.

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

7/31/24 Applicant Response: Acknowledged.

9/6/24 City Response: *OK*

11/6/24 Applicant Response: Done. See Sheet 6, Drainage and Utilities Plan.

12/11/24 City Response: *All water work requires permit and inspection. A copy of our p[policies and procedures is available if needed.*

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.*

11/6/24 Applicant Response: Agreed, will do.

12/11/24 City Response: *OK*

New Comments 9/6/24

1. 9/6/24 New comment (Water): If there is no fire hydrant for this project, a blow will be required.
11/6/24 Applicant Response: Done. See sheet 6, Drainage and Utilities Plan for hydrant location.
12/11/24 City Response: *Fire hydrant as drawn is a private hydrant.*

12/30/24 Applicant Response: Agreed.

2. 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?
11/6/24 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.

12/11/24 City Response: *OK*

3. 9/6/24 New comment (Sewer): Man hole required at the beginning of the main between building 1 and 4.
11/6/24 Applicant Response: Will do.

12/11/24 City Response: *Plan has not changed. Man hole is required at the end of main building 1, 4 and 5.*

12/30/24 Applicant Response: Done, see Drainage and Utilities Plan sheet 7.

4. 9/6/24 New comment (Water): If there is no fire hydrant for this project, a blow will be required.

11/6/24 Applicant Response:

12/11/24 City Response: Hydrant added to the plan. Joint restraints required.

12/30/24 Applicant Response: Done, see Drainage and Utilities Plan sheet 7.

5. 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?

11/6/24 Applicant Response:

12/11/24 City Response: Services are fine. All water and sewer work needs inspection and permit.

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

For Office Use Only	
APPLICATION NO.	2514
DATE FILED:	11/27/24
DECISION DATE:	
DECISION:	

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: MCA 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

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:

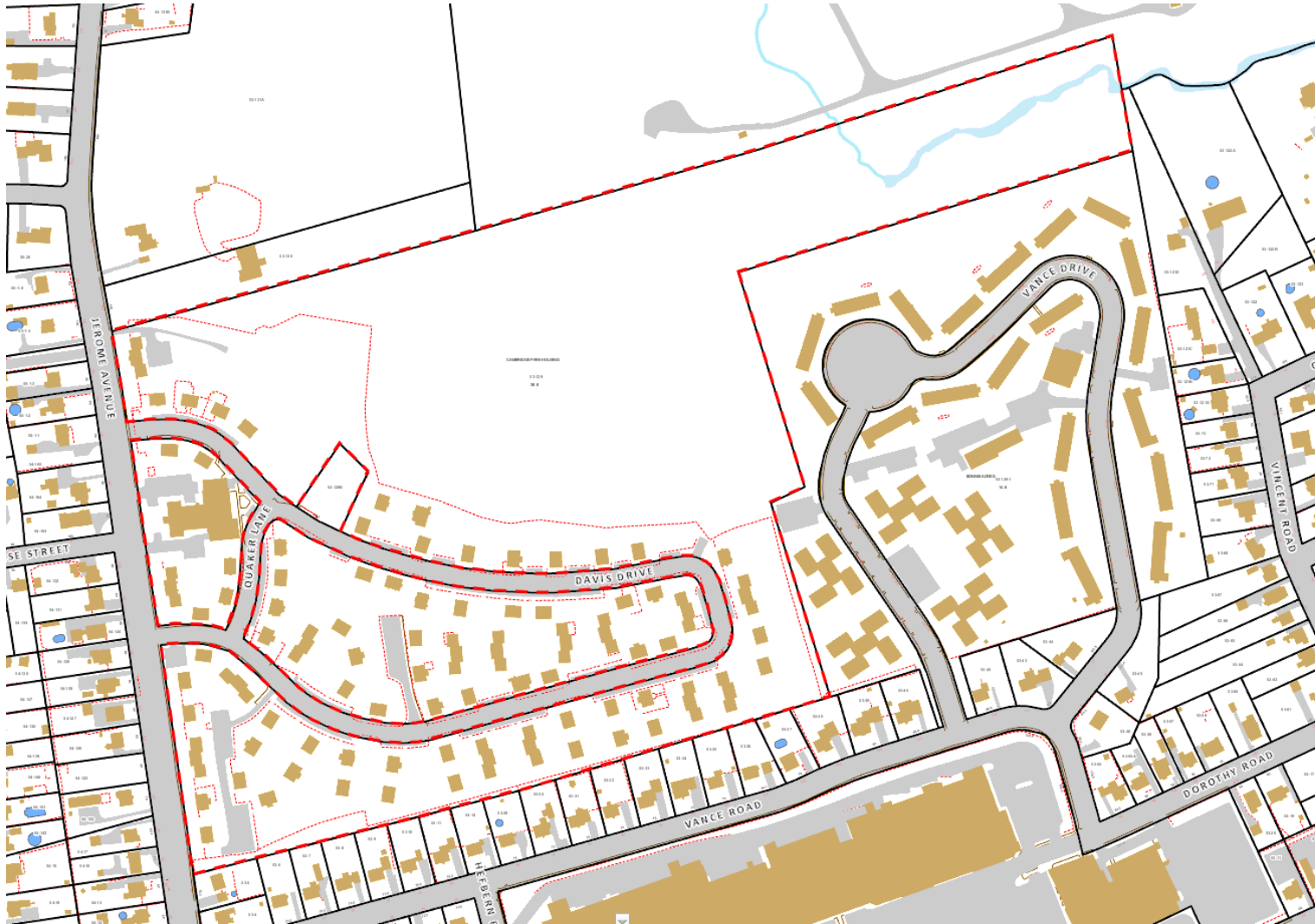
**Design Professionals, Inc.
58 Connecticut Avenue, Suite H, PO Box 1167
South Windsor, CT 06074**

November 11, 2024



Hyperlink:

<https://www.bristolct.gov/DocumentCenter/View/48007/5059-Storm-Drainage-Report>



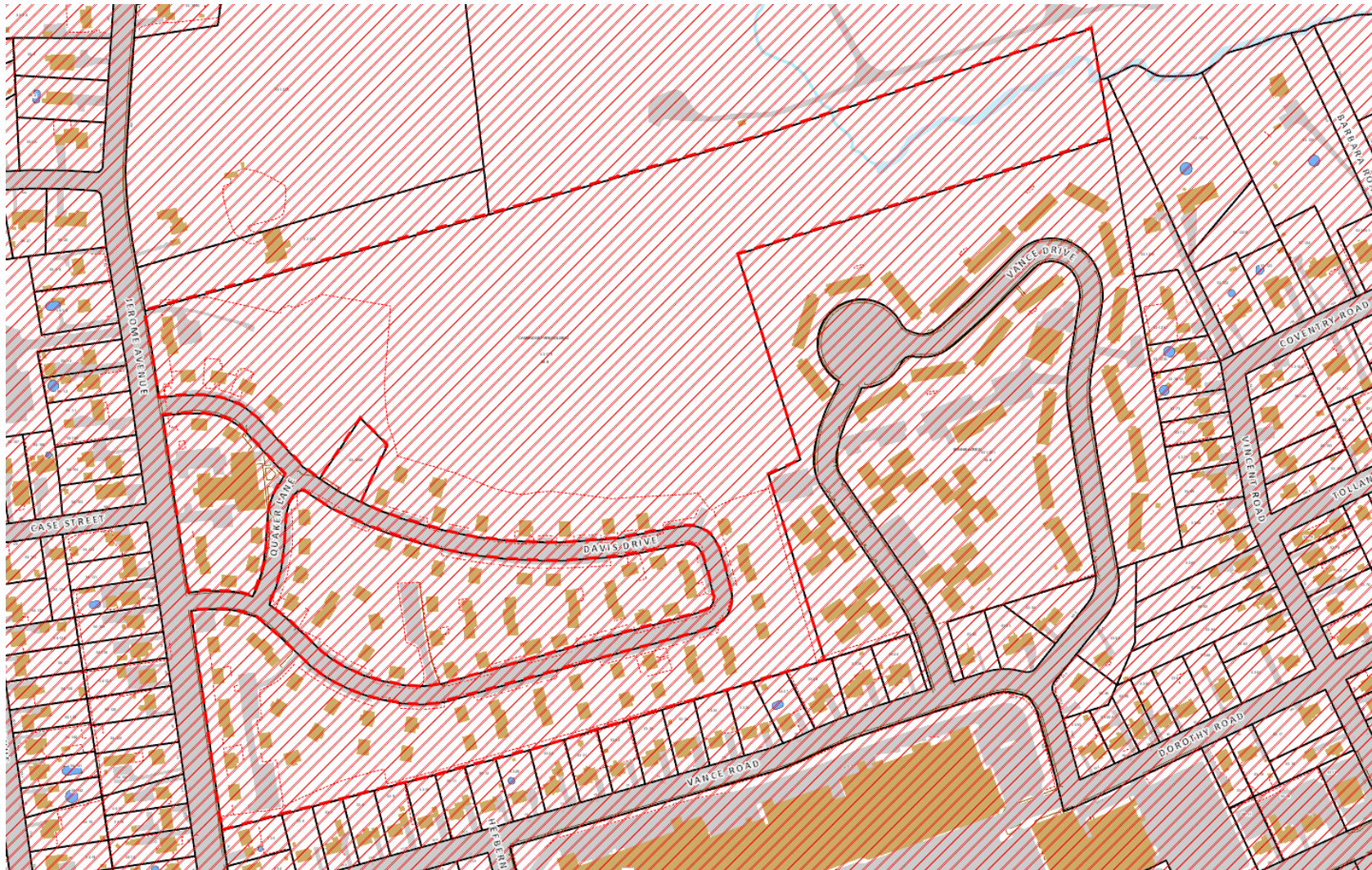
Cambridge Park – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Location Map



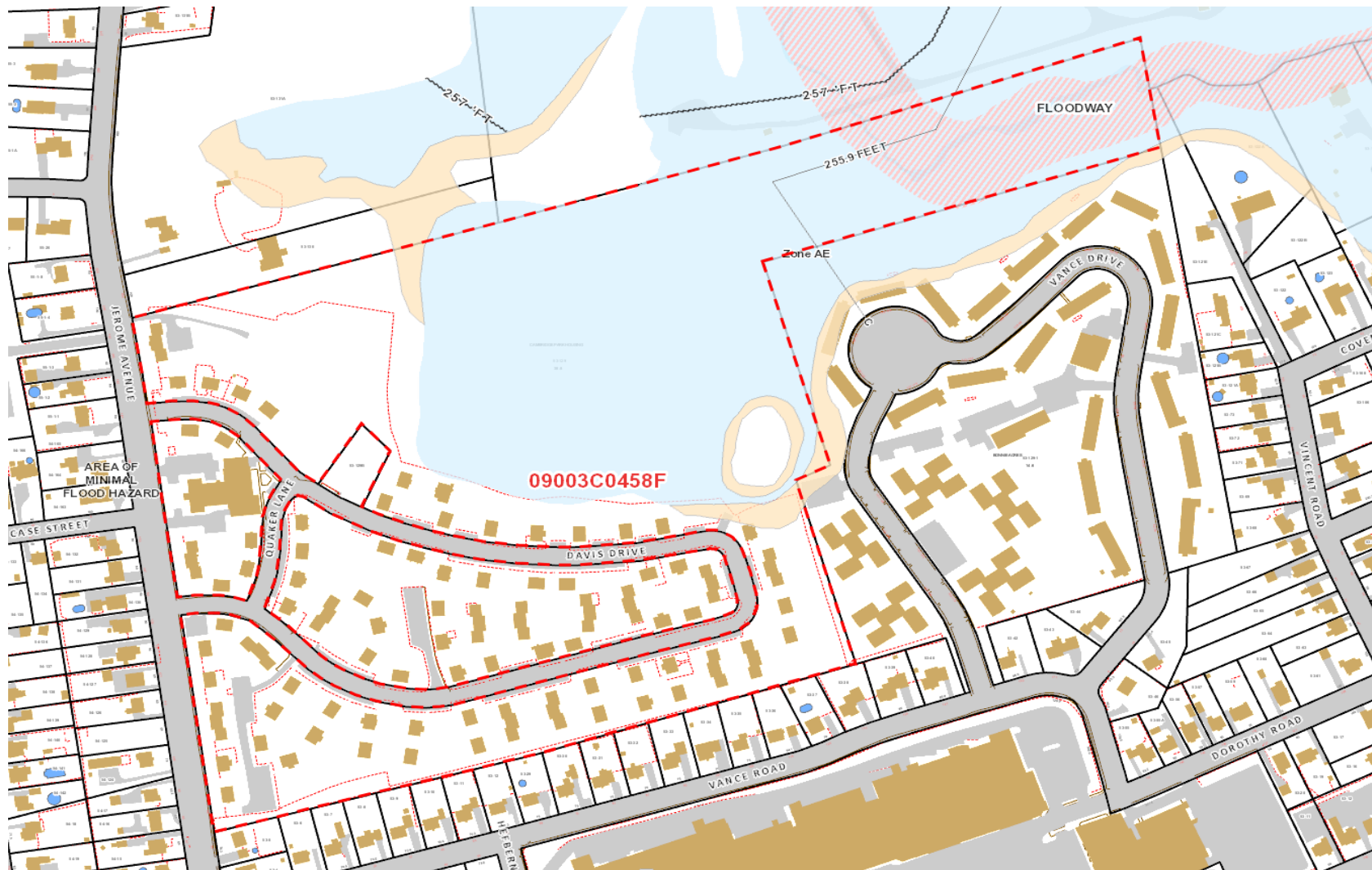
Cambridge Park – App. 2514 & 2515

98 Jerome Avenue

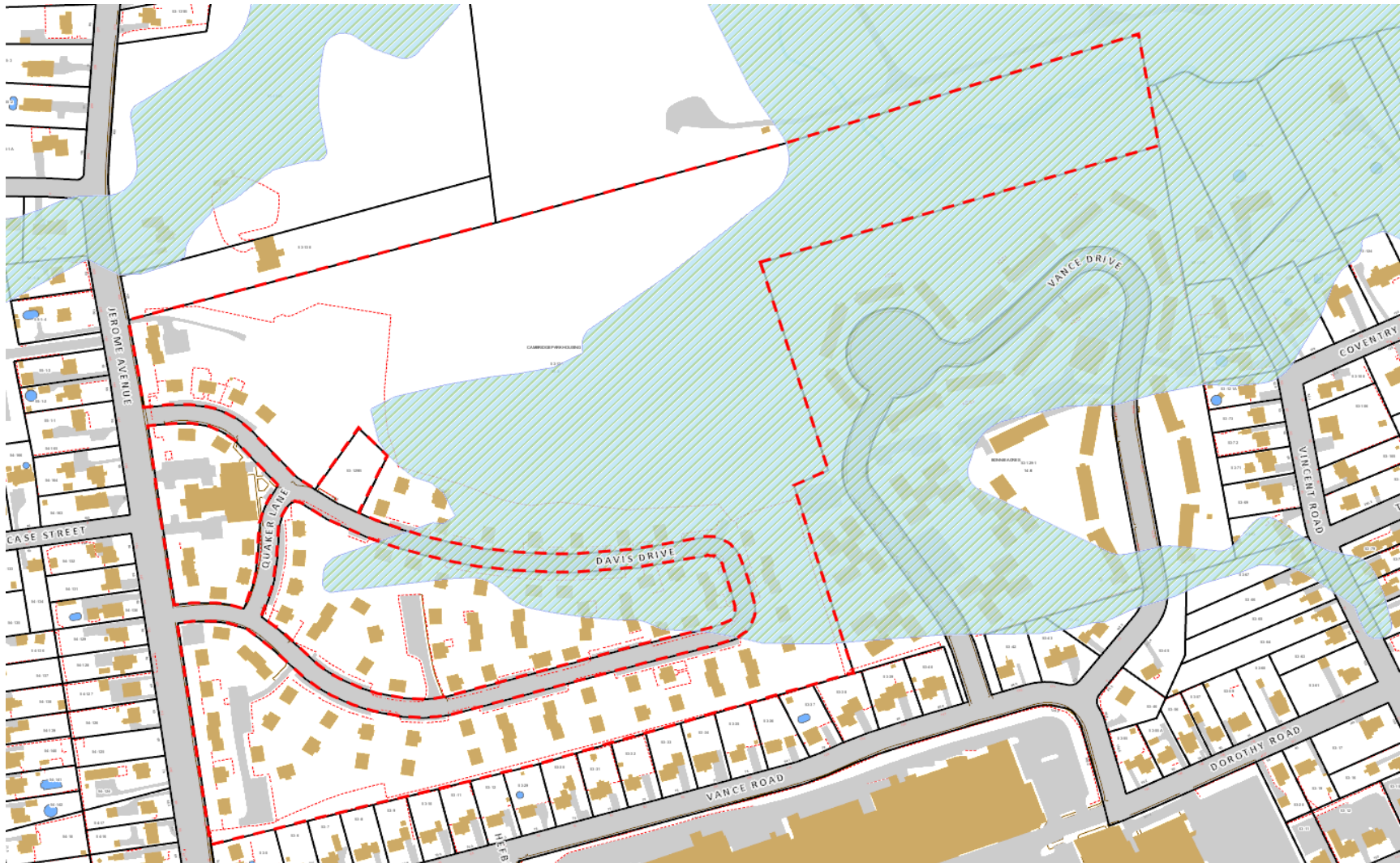
Map 53 Lot 129

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



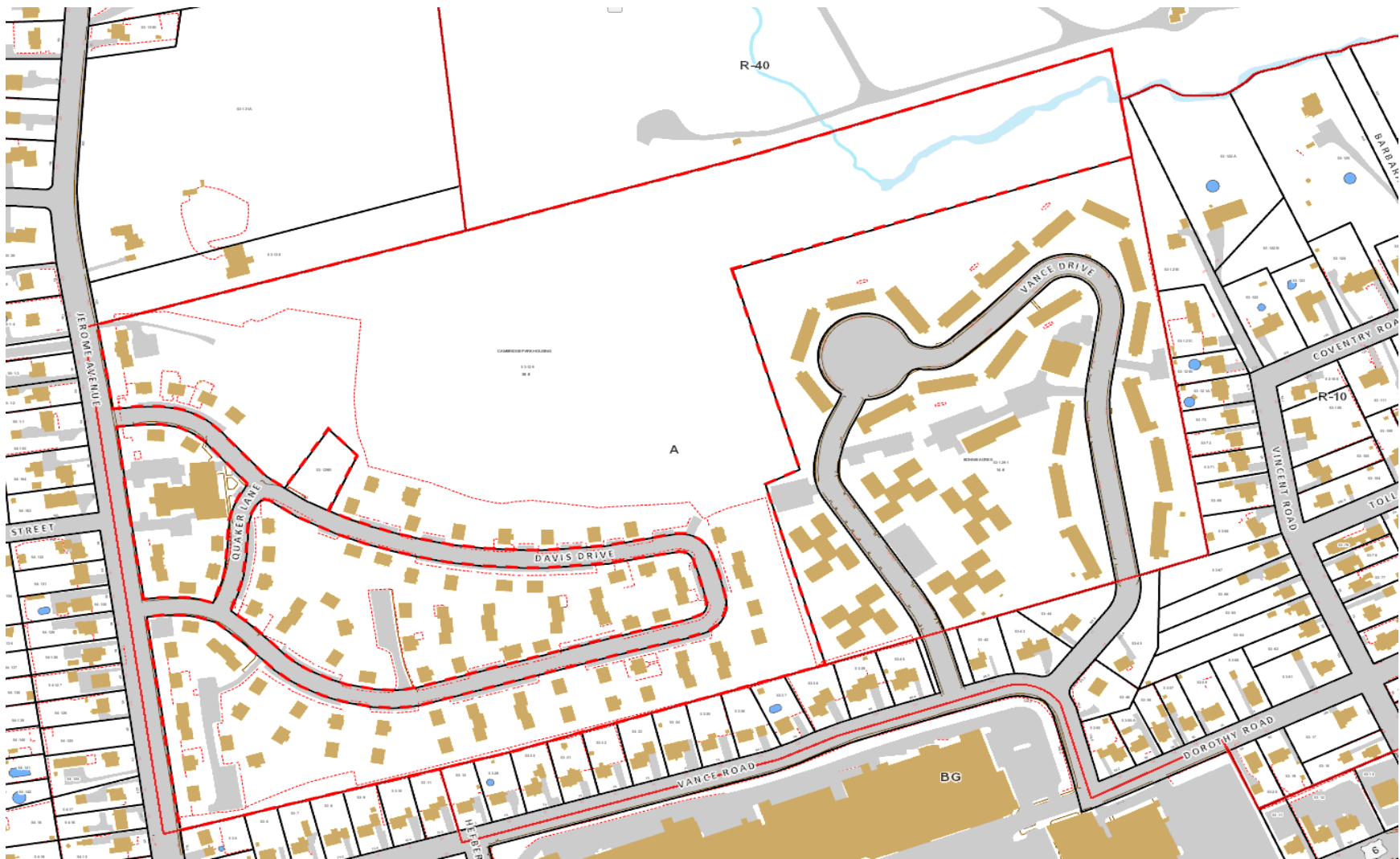
Cambridge Apartments – App. 2514 & 2515

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

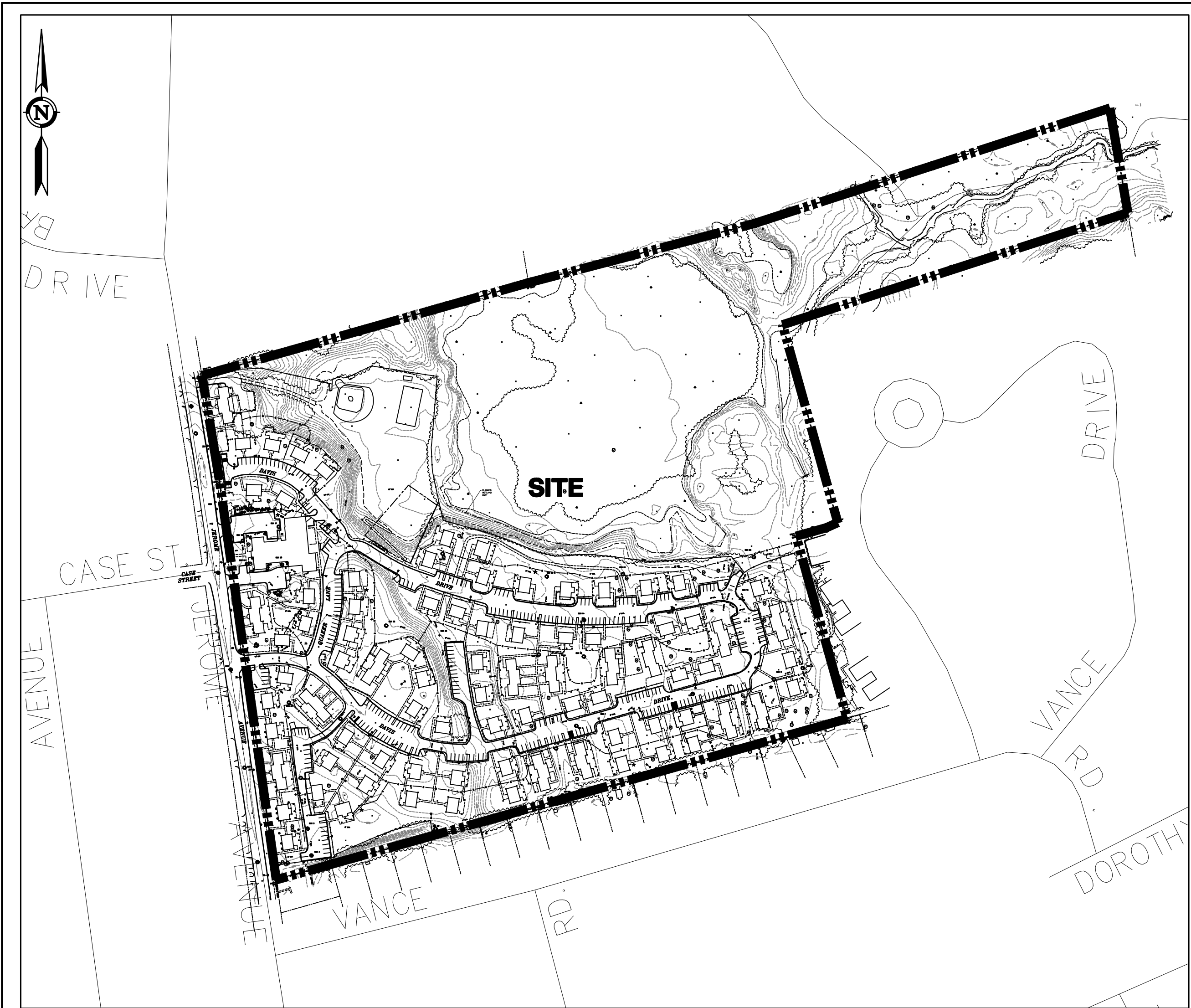
Site Plan

CAMBRIDGE PARK REHABILITATION

SITE PLAN

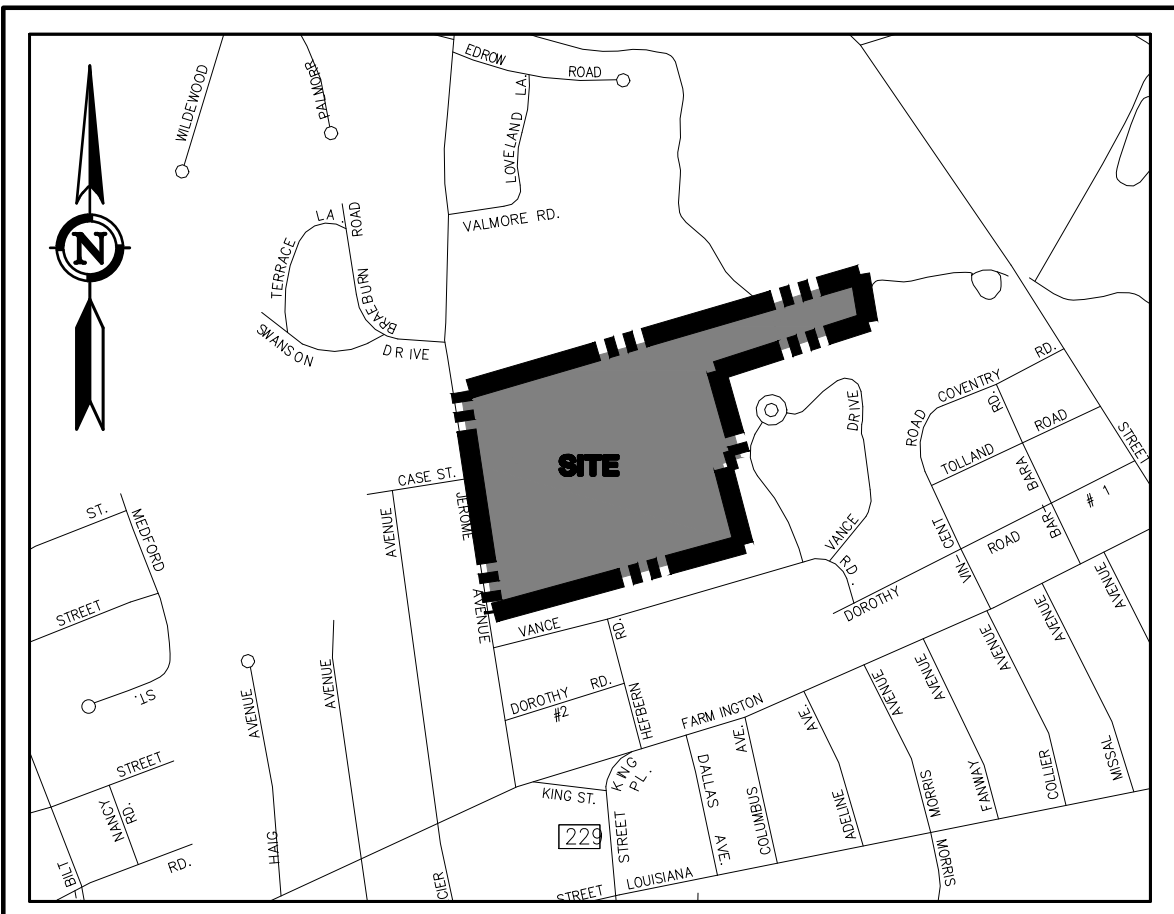
JEROME AVENUE, DAVIS DRIVE, QUAKER LANE
BRISTOL, CONNECTICUT
PARCEL NUMBER: 53-129

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
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.

GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

**CIVIL ENGINEER &
LANDSCAPE ARCHITECT:**
**design
professionals**
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

58 Connecticut Avenue, Suite H
P.O. Box 1167
South Windsor, CT 06074

Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

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

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

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

Copyright © 2024 Design Professionals, Inc. All Rights Reserved.

58 CONNECTICUT AVENUE, SUITE H
PO BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755
860-291-8757 - F
www.designprofessionals.com

**design
professionals**
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:

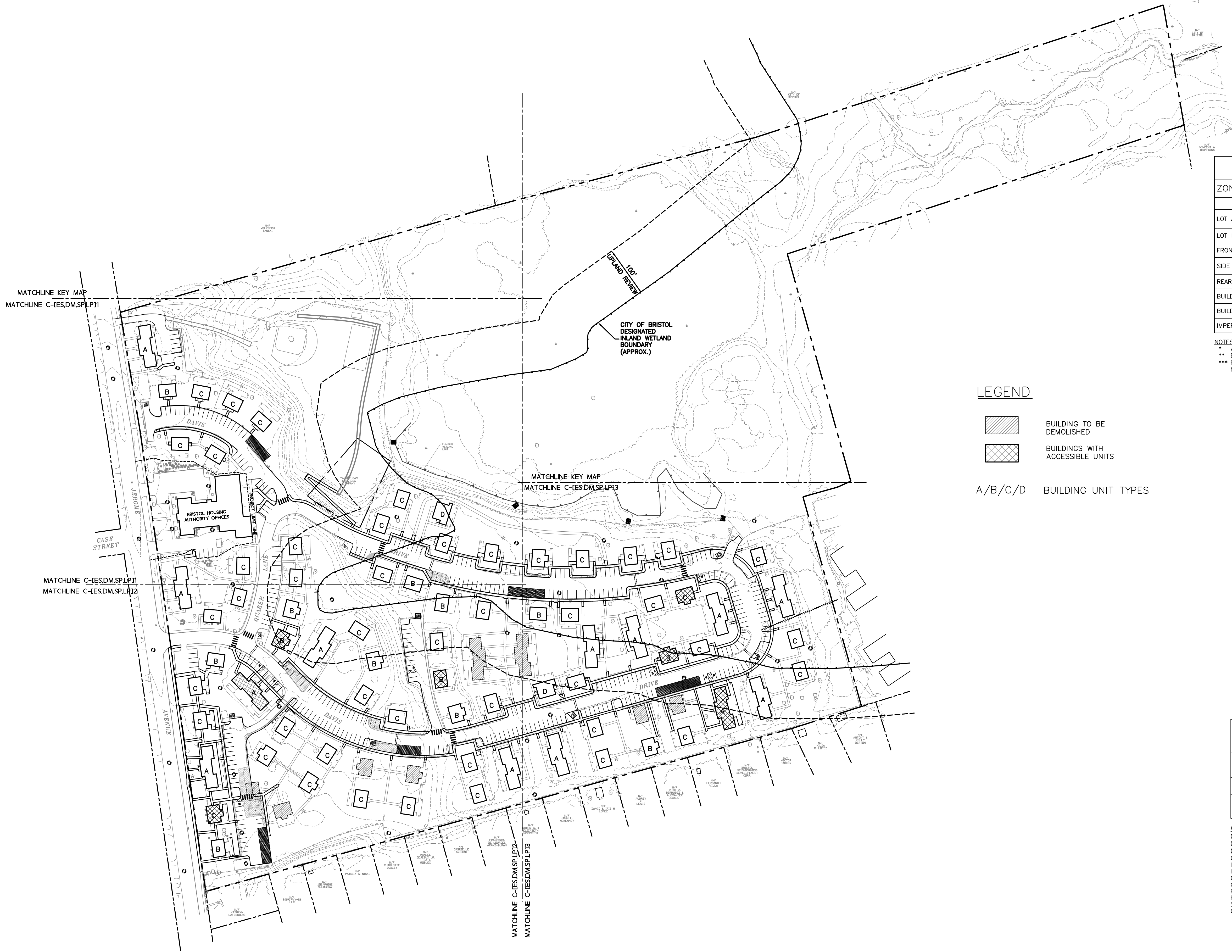
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

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

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

BY: RLD
DATE: 11/12/2024
REVISIONS: Interim Coverage Calculation Modification

TITLE SHEET
SHEET
C-T1
CIVIL SHEET 1 OF 23



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

Copyright © 2024 Design Professionals, Inc. — All Rights Reserved

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8757 — F
www.designprofessionals.com

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

PREPARED FOR:

DAVID HOLMES
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO:

DATE:

10/17/24

DESIGN BY:

DATE:

10/17/24

CHECKED BY:

DATE:

10/17/24

**CAMBRIDGE PARK
REHABILITATION**

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO.

DATE

REVISIONS

BY

1

11/27/2024

Impervious Coverage Calculation Modification

RJD

KEY MAP

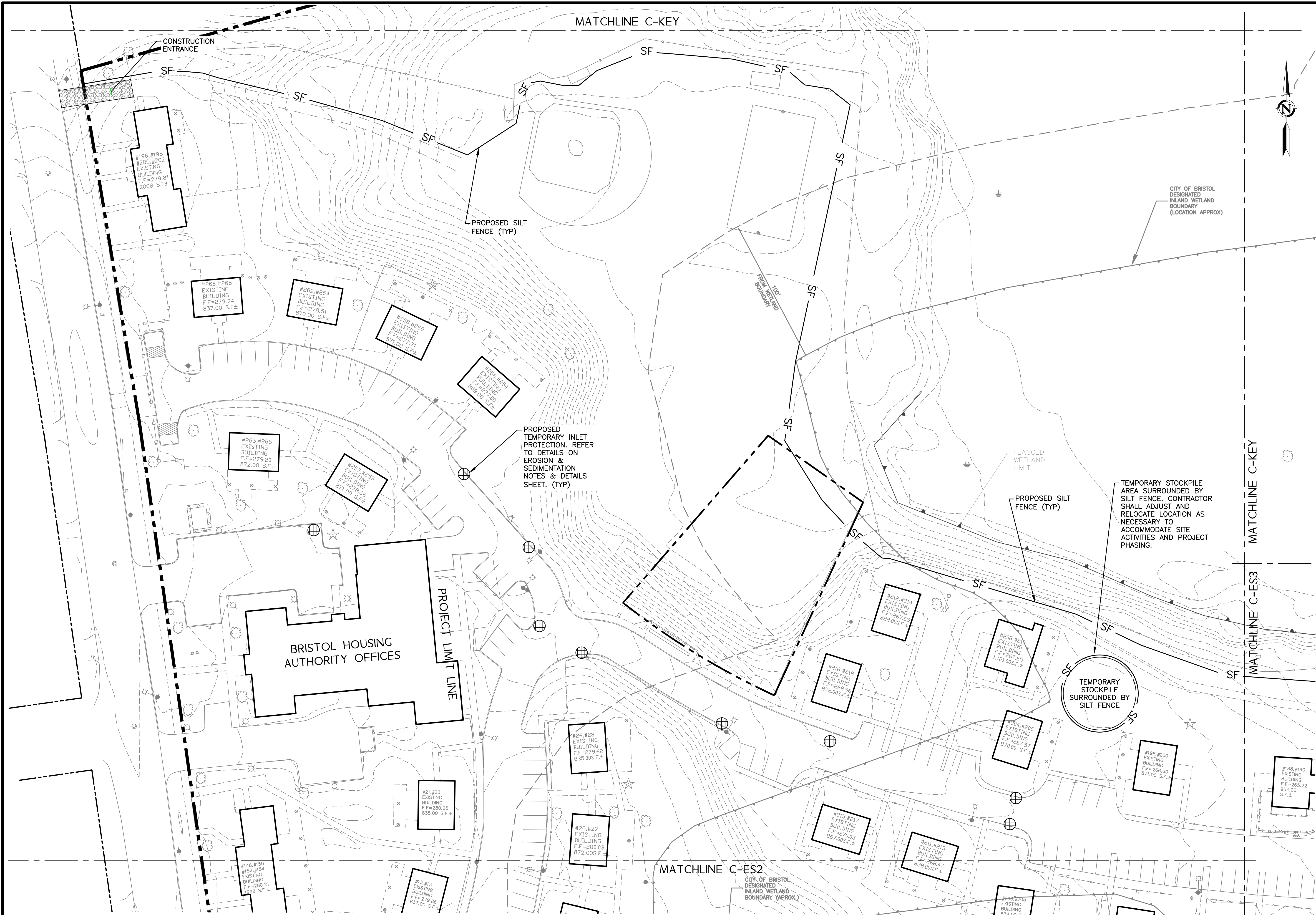
SCALE: 1" = 100'

0 50' 100' 200'

SHEET

C-KEY

CIVIL SHEET 2 OF 23



EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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

SEE E+S DETAILS SHEET C-ES3

MAP REFERENCE:

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

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30'

C-ES1

CIVIL SHEET 3 OF 23

NO.

DATE

REVISIONS

BY

1

11/17/2024

Interperv Coverage Calculation Modification

RJD

PROJECT NO.

DATE

DESIGN BY

DESIGNED BY

CHECKED BY

10/17/24

BMS

BMS

D

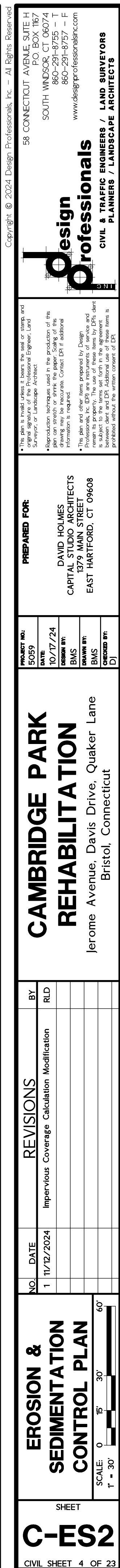
PREPARED FOR:

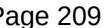
DAVID HOLMES
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

DESIGN PROFESSIONALS

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8257
www.designprofessionals.com

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS







SEE DEMOLITION PLAN LEGEND AND
NOTES ON SHEET C-DM3

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

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

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

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

REVISIONS
NO. DATE REVISIONS
1 11/27/2024 Improvements Coverage Calculation Modification
BY: RLD

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

SHEET
C-DM2
CIVIL SHEET 7 OF 23

38 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8257
WWW.DESIGNPROFESSIONALS.COM

Copyright © 2024 Design Professionals, Inc. All Rights Reserved.

This plan is a legal document and should be used in accordance with the provisions of the Connecticut General Statutes, Chapter 54-2a, and the provisions of the Connecticut Statewide Planning Act, Chapter 54-2b. The plan is a legal document and should be used in accordance with the provisions of the Connecticut General Statutes, Chapter 54-2a, and the provisions of the Connecticut Statewide Planning Act, Chapter 54-2b. The plan is a legal document and should be used in accordance with the provisions of the Connecticut General Statutes, Chapter 54-2a, and the provisions of the Connecticut Statewide Planning Act, Chapter 54-2b.



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

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

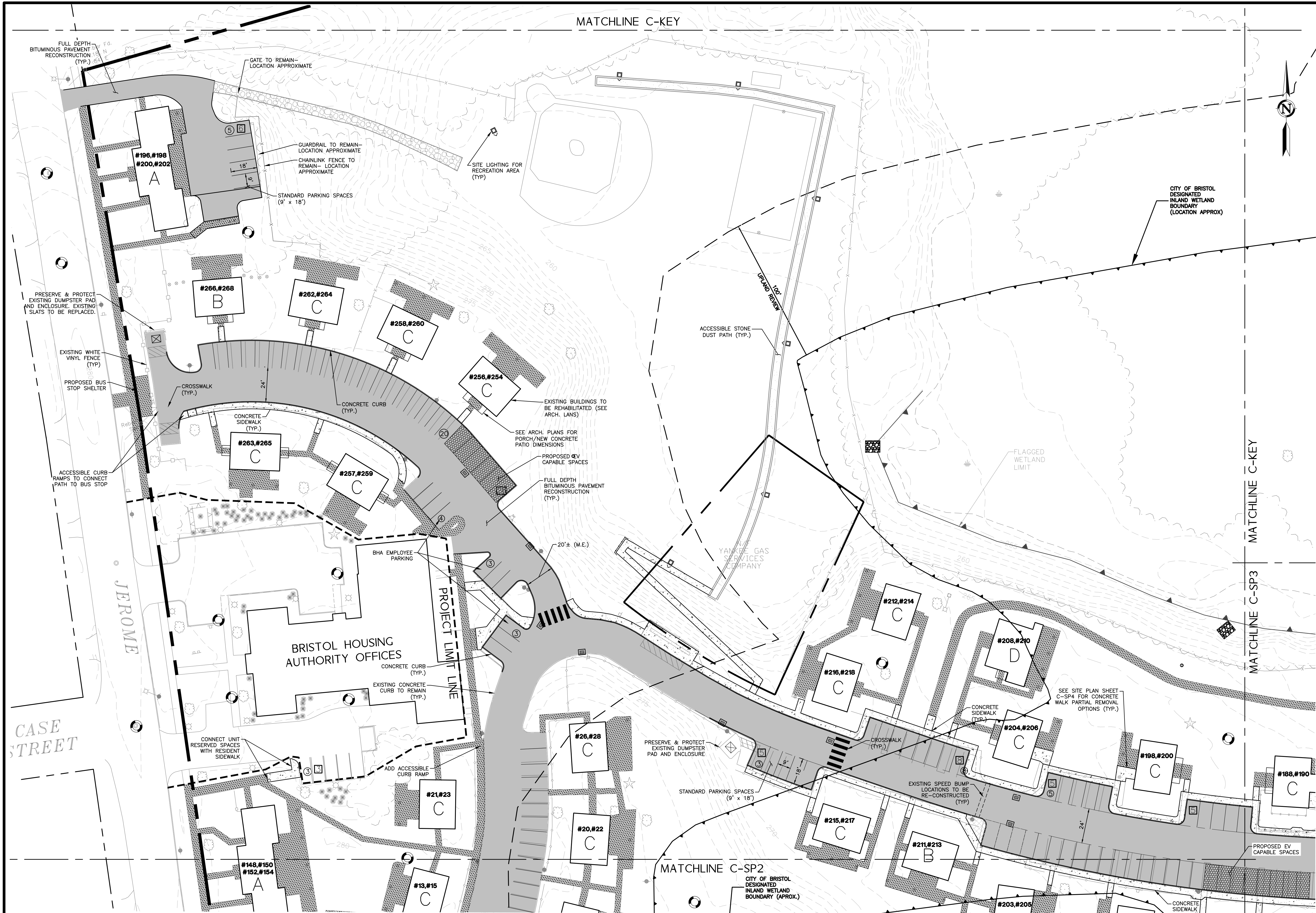
PREPARED FOR:
DAVID HOLMES
CAPITAL
1379 MAN STREET
EAST HARTFORD, CT 06108

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

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

BY:
RDL
DATE:
11/27/2024
REVISIONS:
1
DATE:
11/27/2024
DESCRIPTION:
Impervious Coverage Calculation Modification

DEMOLITION PLAN
SHEET
C-DM3
CIVIL SHEET 8 OF 23



SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

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

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

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

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

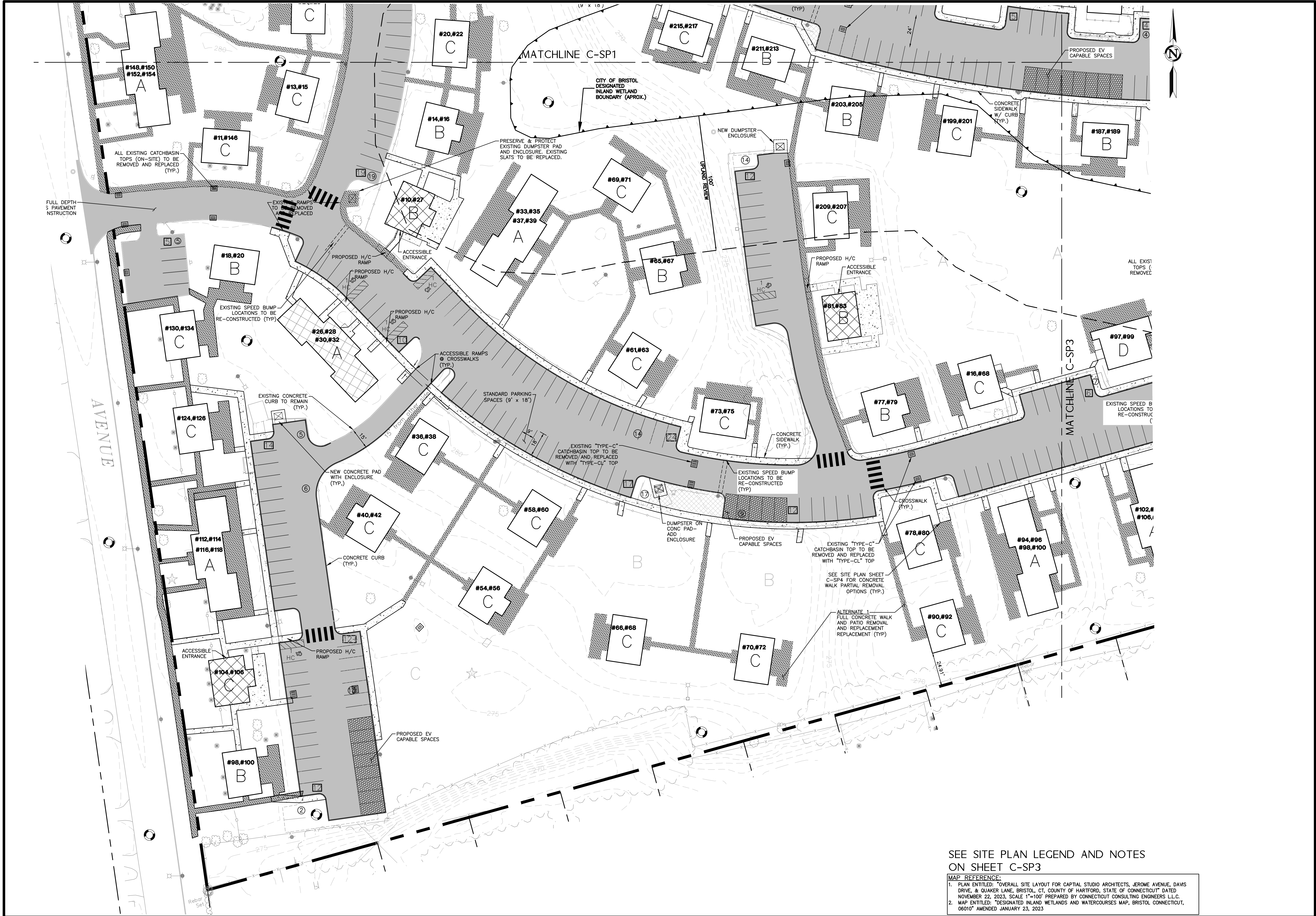
SITE PLAN
SCALE: 1" = 30'
60'
30'
15'

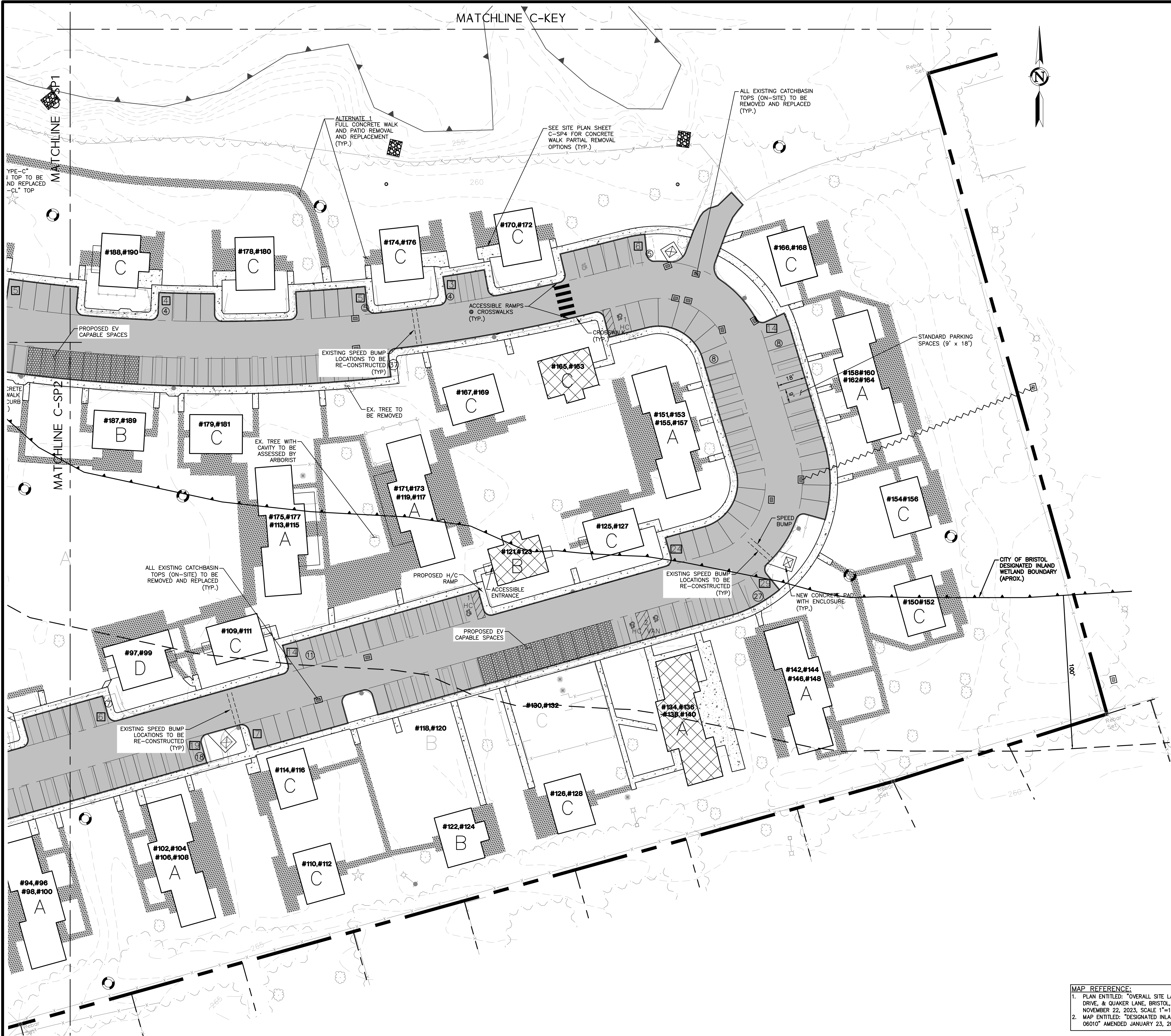
SHEET
C-SP1
CIVIL SHEET 9 OF 23

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

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8257
www.designprofessionals.com

Copyright © 2024 Design Professionals, Inc. - All Rights Reserved





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 IF AND INV INFORMATION FROM PREVIOUS SURVEY CCE DATED 9/6/23. TOP OF FRAMES ALSO CONFIRMED BY SPOT ELEVATION IN ALTA SURVEY DATED 11-24-23.

SITE PLAN LEGEND

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

MAP REFERENCE:

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

PROJECT NO.
0559
DATE
10/17/24
DESIGN BY
BMS
CHECKED BY
J

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

SITE PLAN

SCALE
1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/27/2024	Interpervious Coverage Calculation Modification	RJD

CAMBRIDGE PARK
REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SHEET
C-SP3

CIVIL SHEET 11 OF 23

design
professionals

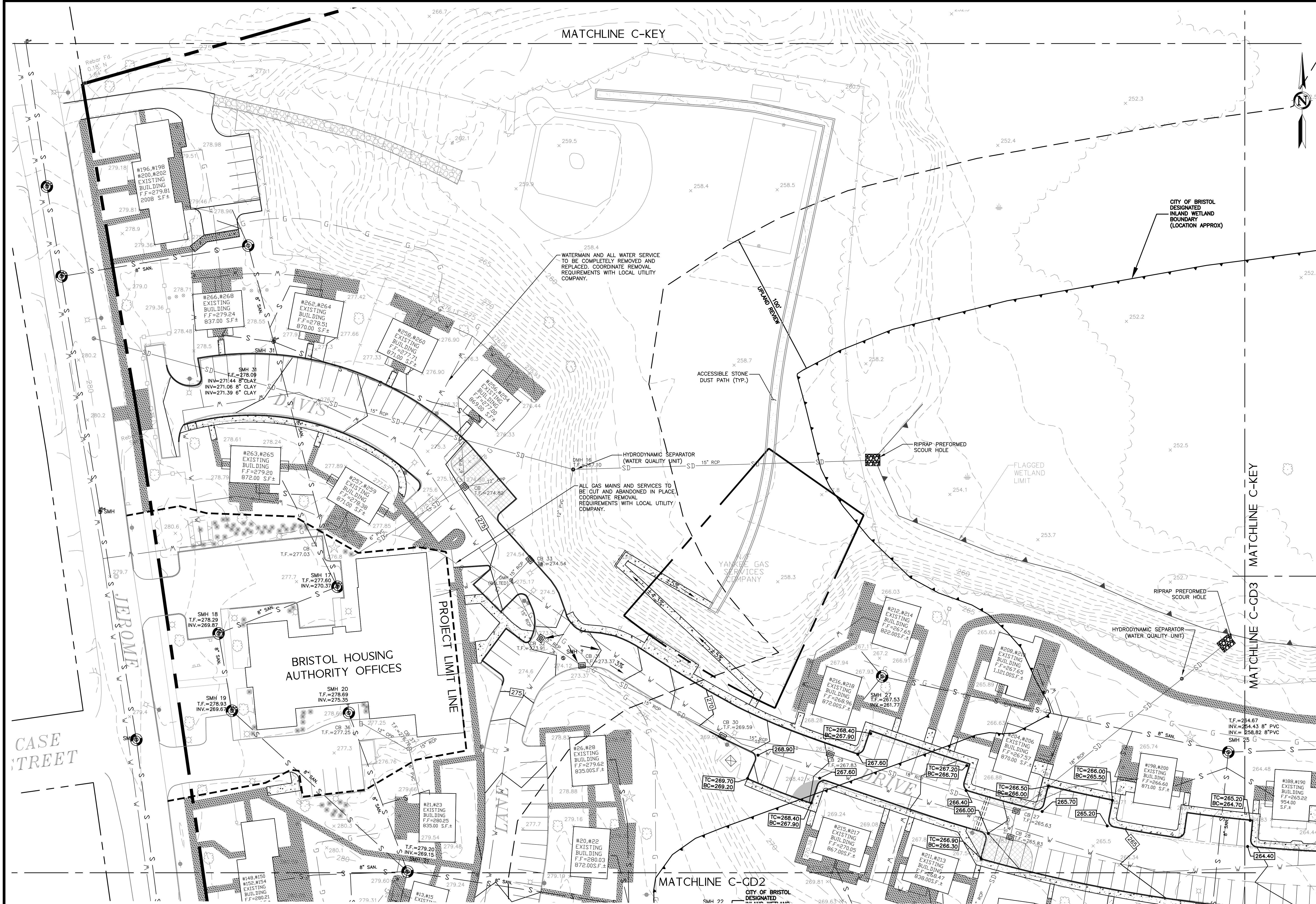
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

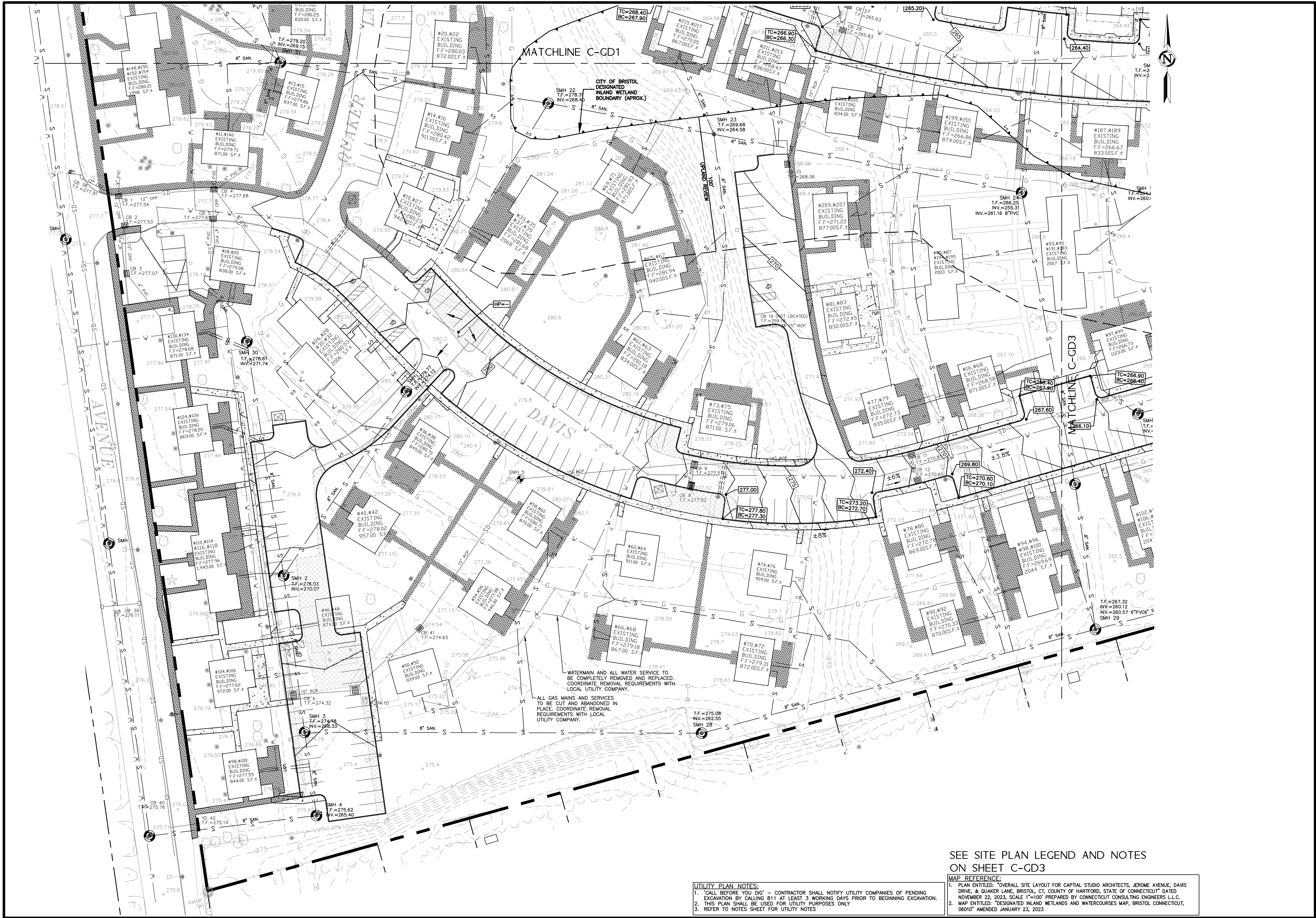
58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8757
860-291-8757
www.designprofessionals.com

Page 215

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







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

SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-GD3

GRADING & UTILITIES

SCALE: 1"=30'

C-GD2

CIVIL SHEET 14 OF 23

NO.	DATE	REVISIONS	BY
1	11/12/2024	Inter-previous Coverage Calculation Modification	RJD

PREPARED FOR:

DAVID HOLMES
CAPITAL
1379 MAN STREET
EAST HARTFORD, CT 06108

PROJECT NO.

10/17/24

DESIGN BY

BMS

CHECKED BY

D

DESIGN PROFESSIONALS

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8257
www.designprofessionals.com



GRADING NOTES:

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

UTILITY NOTES:

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

UTILITY LINE LEGEND

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

MAP REFERENCE:

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

© 2024 Design Professionals, Inc. - All Rights Reserved.
58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8757
www.designprofessionals.com

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

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

PROJECT NO.:
5059
DATE:
10/17/24
DRAWN BY:
BMS
CHECKED BY:
BMS

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

**GRADING &
UTILITIES**
SCALE:
1" = 30'
0' 30' 60'

REVISIONS
NO. DATE DESCRIPTION BY
1 11/27/2024 Improvised Coverage Calculation Modification RLD

SHEET
C-GD3
CIVIL SHEET 15 OF 23



SITE PLANTING PALETTES

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

SITE SHRUBS FOR SCREENING / DELINEATION / GROUNDCOVER

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

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

PROJECT NO.
50559
DATE
10/17/24
DESIGNED BY
Owaed Coura
CHECKED BY
BMS

REVISIONS

NO.	DATE	REVISIONS	BY
1	11/12/2024	Impervious Coverage Calculation Modification	RJD

LANDSCAPE PLAN

C-LS3

CIVIL SHEET 18 OF 23

SCALE: 1" = 30'

0' 15' 30' 60'

**CAMBRIDGE PARK
REHABILITATION**

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

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

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8257 - F
www.dwpdesign.com

© 2024 Design Professionals, Inc. - All Rights Reserved.
This plan is a preliminary design. It is based on the information provided by the client and is not a final design. It is not to be used for construction without the approval of the designer. The designer is not responsible for any errors or omissions in this plan. The client is responsible for obtaining all necessary permits and approvals. The designer is not responsible for any damage to property or persons resulting from the use of this plan. The designer is not responsible for any changes to the plan after it has been approved by the client.

Page 222

LANDSCAPE NOTES:

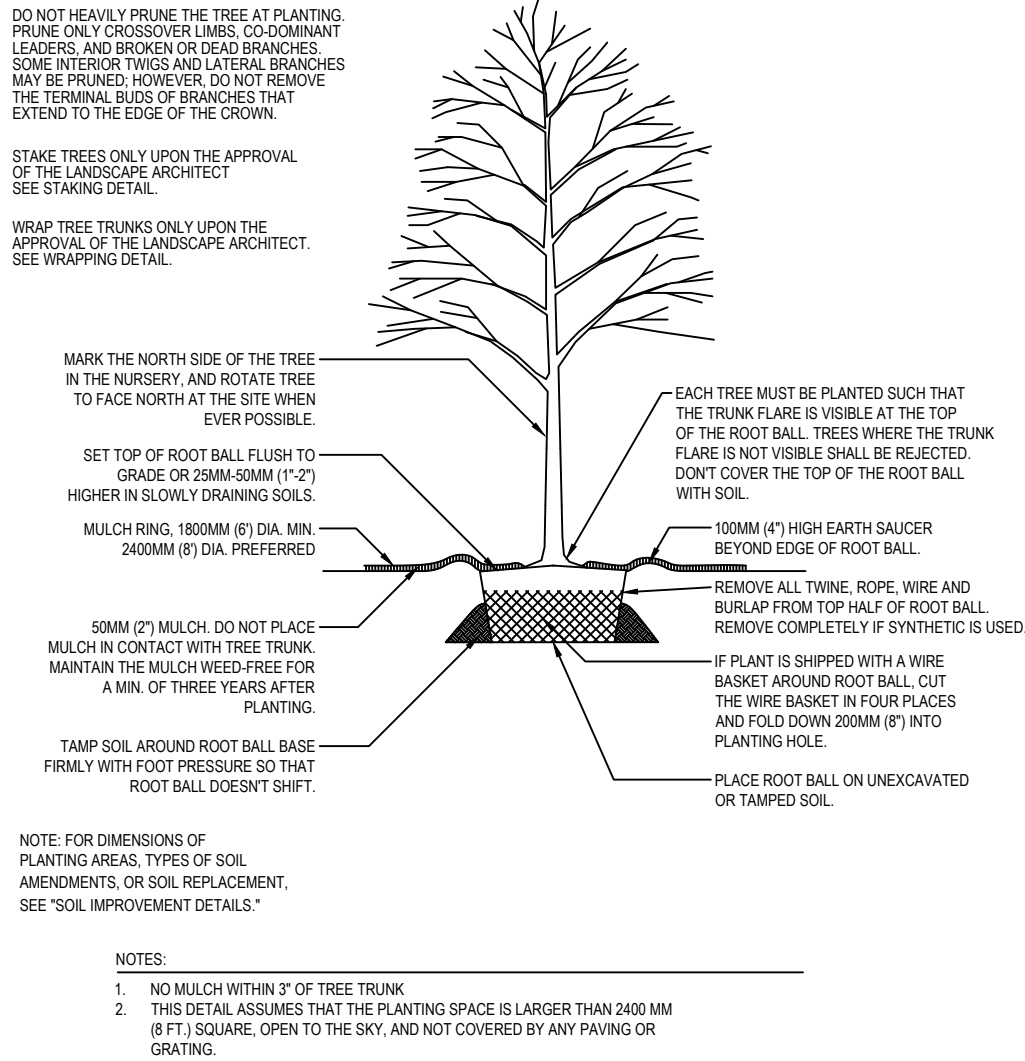
1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
2. ALL AREAS DESIGNATED TO BE SEEDBED 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.
3. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK. PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
4. BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRN, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOTED BALLS ARE NOT ACCEPTABLE.
- 5.A. BARE-ROOT PLANTS: DIG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORM THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN POST STRAW OR PEAT MOSS.
- 5.B. CONTAINER STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
- 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
- 5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
- 5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. FOR AT LEAST ONE YEAR.
6. CONTRACTOR RESPONSIBLE TO MAINTAIN PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANTING. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TOGETHER WITH PROPOSAL FOR EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
- 9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
A. BARK MULCH/COMPOST 50%
B. COARSE SAND 40-45%
C. TOPSOIL 46-50%
12. PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
- 12.A. LIFE SHALL BE PELLETED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
- 12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
- 12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS.
- 12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING HEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETEIORATION.
- 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
13. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
16. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURERS OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
- 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
- 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
- 17.D. INSPECTION CERTIFICATES REQUIRED BY LAH SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
- 17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. THE MINIMUM SIZE LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
19. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
20. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
21. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
22. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPARATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
24. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID, ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
25.A. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
25.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
26. MULCH TO BE APPLIED AS FOLLOWS:
26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
30. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-422-4465 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

1. SEEDING MIXTURE TYPE 1 (LAWN AREAS):
BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
CHEENING RED FESCUE 30% OF MIXTURE
PERENNIAL RYEGRASS 20% OF MIXTURE
APPLICATION RATE: 4.50LBS. PER 1000 S.F.

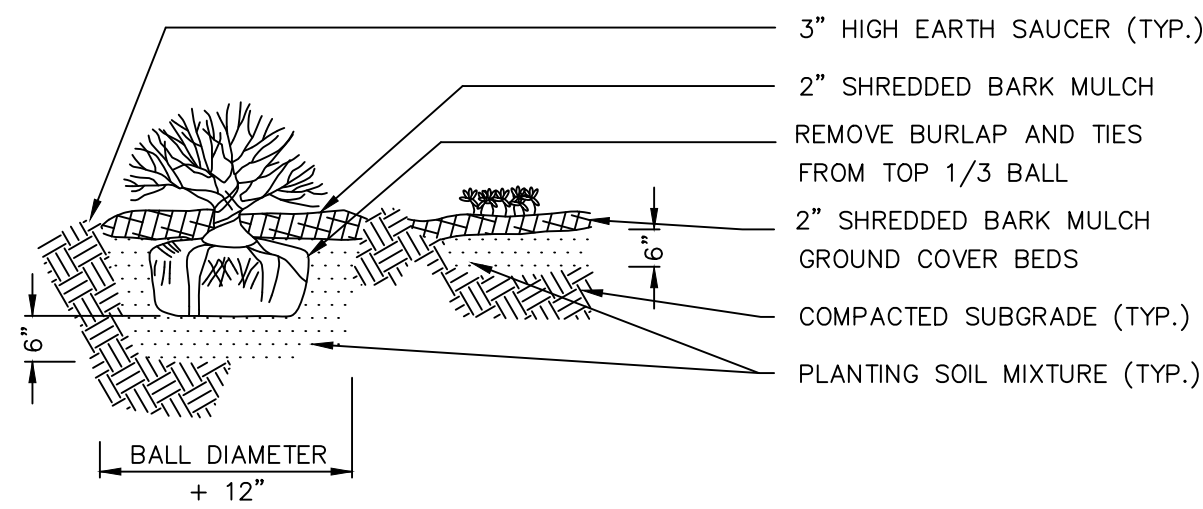
STREET TREE NOTES:

1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR THINE 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 THINE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.
6. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF THE ROOT BALL.
7. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
8. WHEN BACK FILLING TREES, GROUND MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.
9. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
10. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
11. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
12. ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.
13. TREES SHALL NOT BE STAKED OR GUYED UNLESS DICTATED BY THE TREE WARDEN.
14. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
15. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
16. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE WARDEN.
17. NO FERTILIZERS OR WATER POLYTHERS SHALL BE APPLIED AT PLANTING.



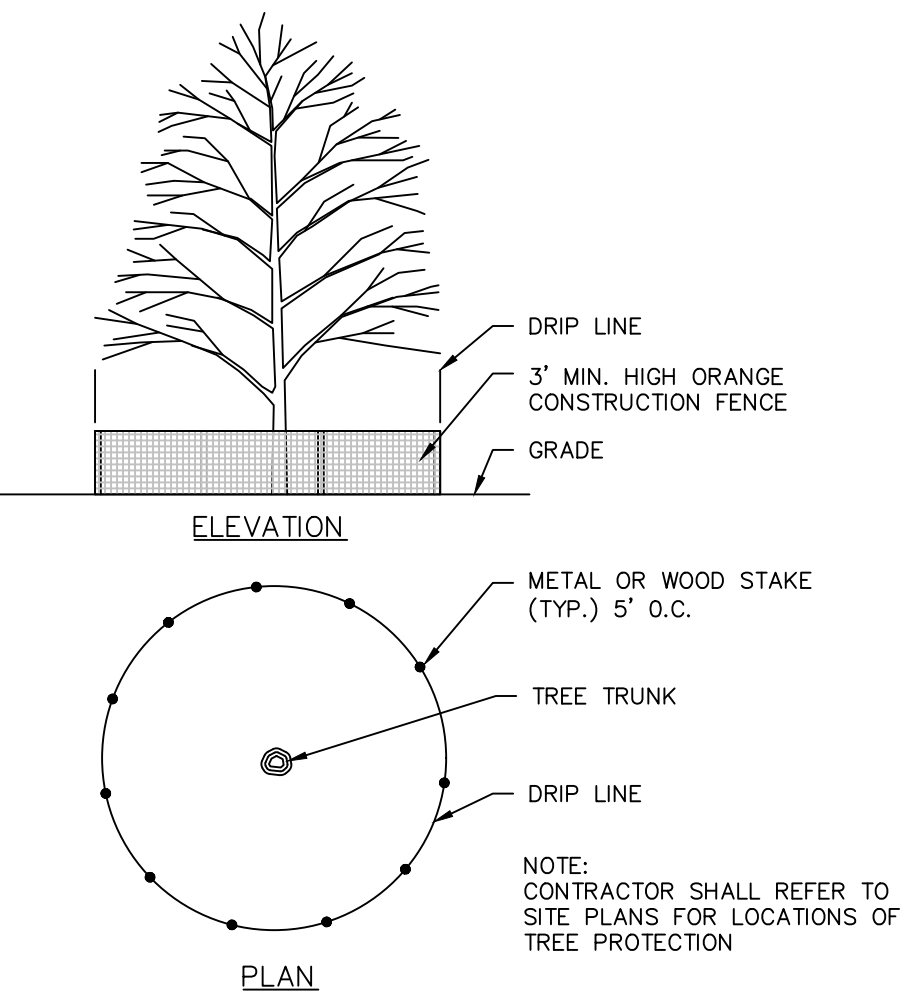
1 TREE PLANTING DETAIL

Not to Scale



2 SHRUB & GROUNDCOVER PLANTING DETAIL

Not to Scale



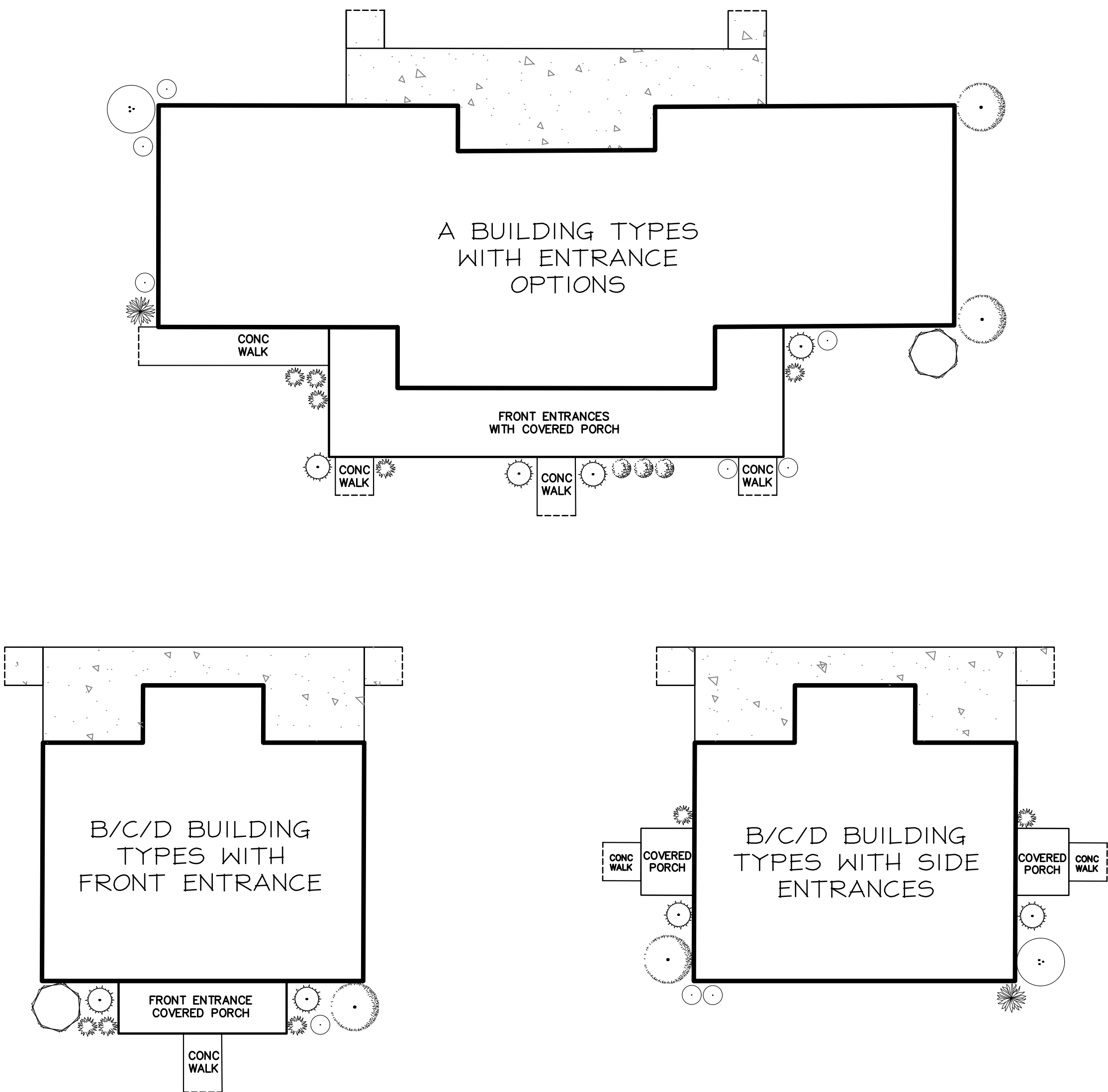
3 TREE PROTECTION DETAIL

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	Spiraea japonica 'Double Play Candy Corn'	Candy Corn Spiraea- 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

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-298-8255
860-298-8257
www.designprofessionals.com

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

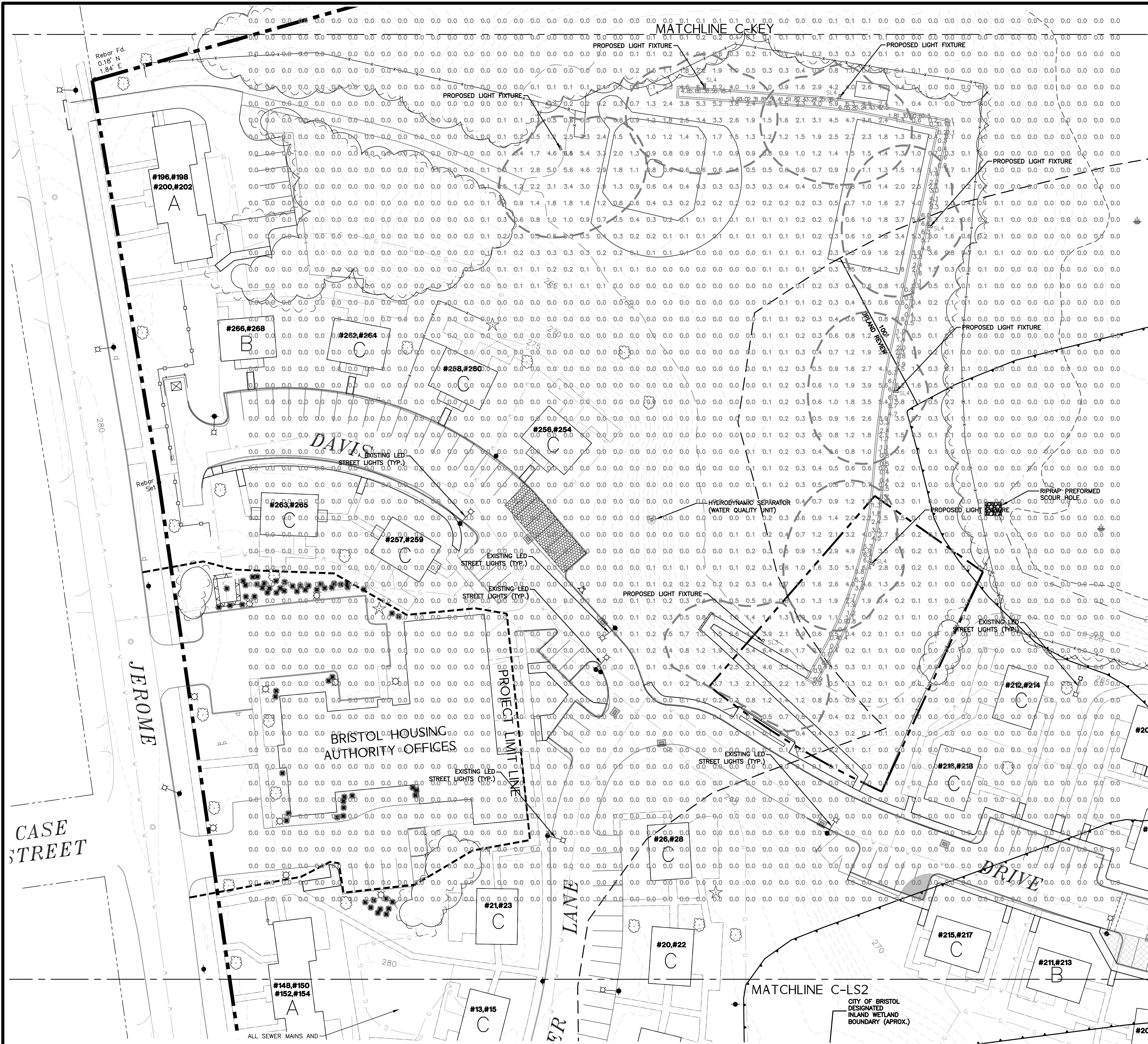
PREPARED FOR:
DAVID HOLMES ARCHITECTS
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

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

PROJECT NO.	DATE	REVISIONS	BY
1	11/12/2024	Imperious Coverage Calculation	RJD
		Modification	

LANDSCAPE DETAILS
& TYPICAL BUILDING PLANTINGS

SHEET
C-L54
CIVIL SHEET 19 OF 23



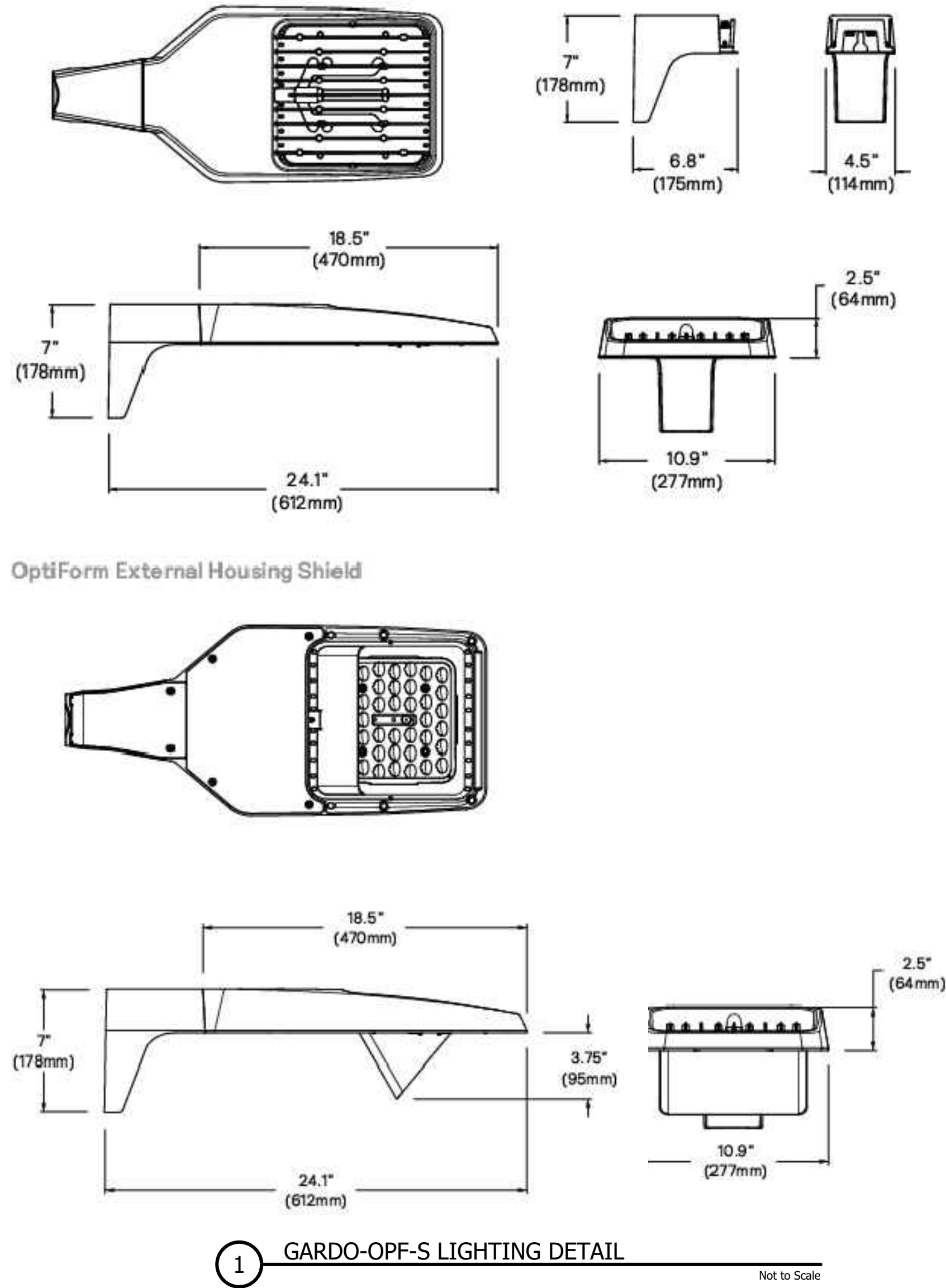
JOB NAME: CAMBRIDGE PARK - JEROME AVENUE - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: DESIGN PROFESSIONALS INC

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating
1	SL3	Single	12708	90.68	0.900	B3-U0-G3
6	SL4	Single	12878	90.68	0.900	B2-U0-G2

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

Dimensions

OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)



SITE LIGHTING NOTES:

- THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
- 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.
- MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
- LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
- ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
- LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
- INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

SITE LIGHTING PLAN NOTES:

- 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.
- THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY.

Copyright © 2024 Design Professionals, Inc. - All Rights Reserved.
58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-293-8255
860-293-8257 - F
www.designprofessionals.com

Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

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

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

BY: RLD
REVISIONS
DATE: 11/12/2024
Description: Inpervious Coverage Calculation Modification

**SITE LIGHTING
PLAN**

SCALE: 1" = 30'
60'
30'

SHEET
C-LT1
CIVIL SHEET 20 OF 23

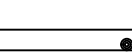
1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's 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 oral 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 confirm 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.

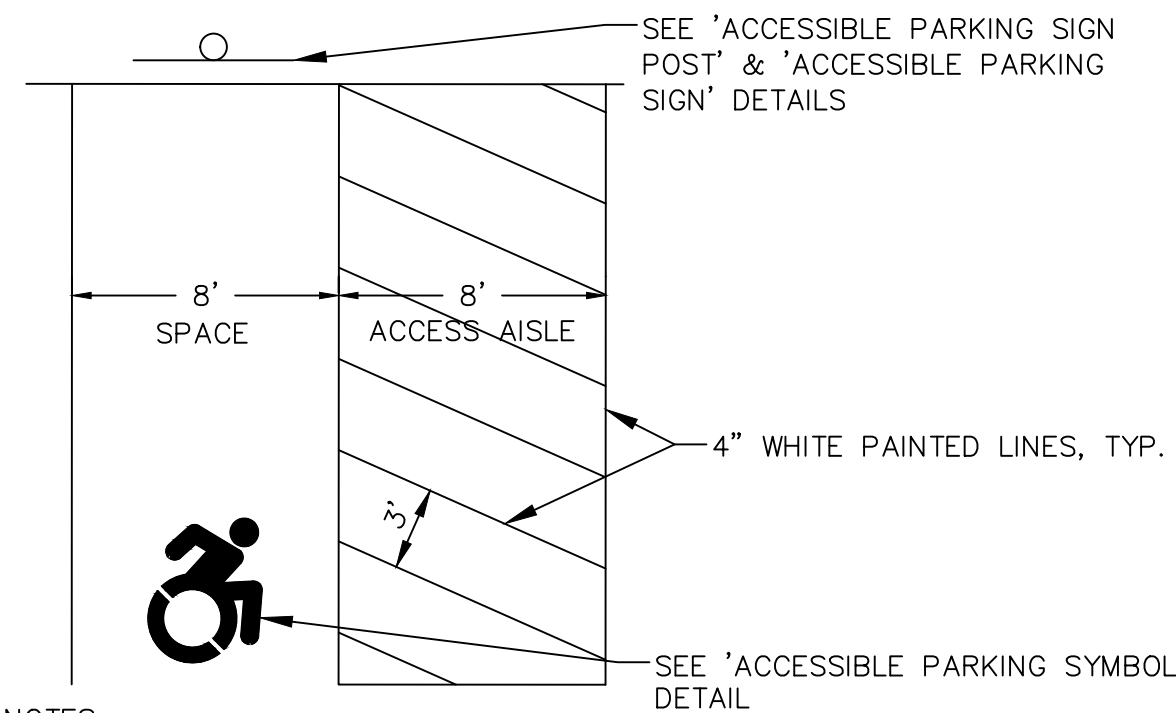
- The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
- 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.
- 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.
- The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and for 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.
- 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.
- 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.
- The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- 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.
- 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 for all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
- 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.
- 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 being 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 freed 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.
- 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.
- The tops of existing manholes, inlet structures, and sanitary cleannout tops must be adjusted as necessary, to match proposed grades.
- 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.
- 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 split 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 split 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.
- 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.
- 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.
- 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 should be located so both joints may 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.

3. 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 facade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
43. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
45. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.
46. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
47. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
49. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:

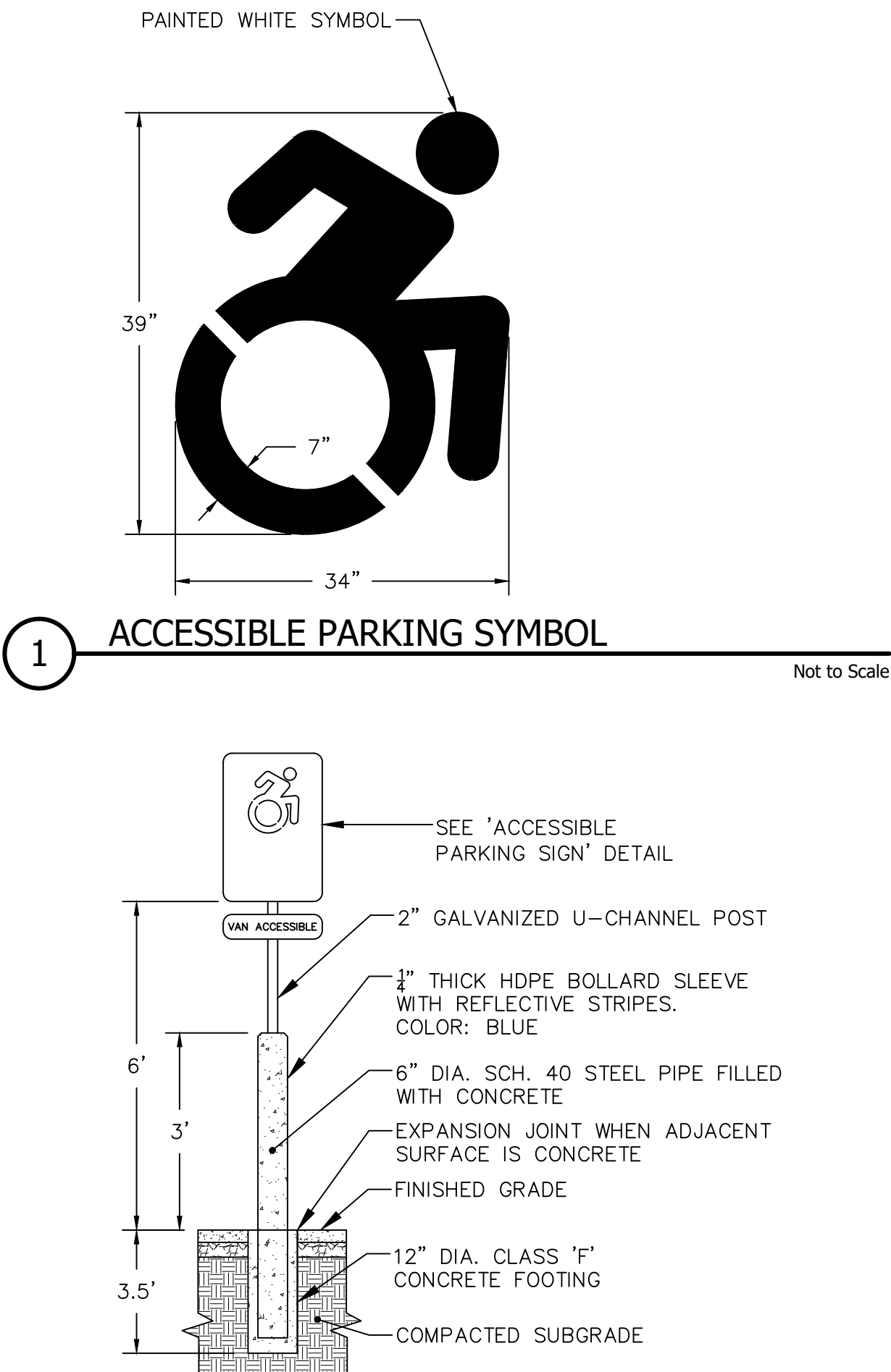
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
- Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
- A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.
- Curb ramps-- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
- The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
COMMUNICATION		
--- C _u ---	UNDERGROUND COMMUNICATION LINES	--- C ---
DOMESTIC WATER		
--- W _u --- W _u ---	WATER MAIN	--- W ---
--- WS _u ---	WATER SERVICE	--- WS ---
--- F _u --- F _u ---	FIRE SERVICE LINE	--- F ---
--- NPW _u ---	NON-POTABLE WATER LINE	--- NPW ---
	WATER VALVE / FIXTURES	
	FIRE HYDRANT	
LIQUID FUEL		
--- LF _u ---	MAIN LIQUID FUEL LINE	--- LF ---
--- LFS _u ---	LIQUID FUEL SERVICE LINE	--- LFS ---
--- LF _o ---	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
--- I _u --- I _u ---	IRRIGATION LINES	--- I ---
LIGHTING		
 / 	POLE / GROUND MOUNTED LIGHT	 / 
NATURAL GAS		
--- G _u --- G _u ---	GAS MAIN	--- G ---
--- GS _u ---	GAS SERVICE LINE	--- GS ---
POWER		
--- E _u ---	ELECTRICAL LINES, OVERHEAD	--- E _o ---
--- E _u ---	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. UP CURB	BCLC
---	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
--- S _u --- S _u ---	SANITARY SEWER MAIN	
--- SS _u --- SS _u ---	SANITARY SEWER SERVICE LINE	--- SS ---
	SANITARY SEWER MANHOLE	
STORM SEWER		
---	STORM DRAIN PIPE	
--- RL _u --- RL _u ---	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



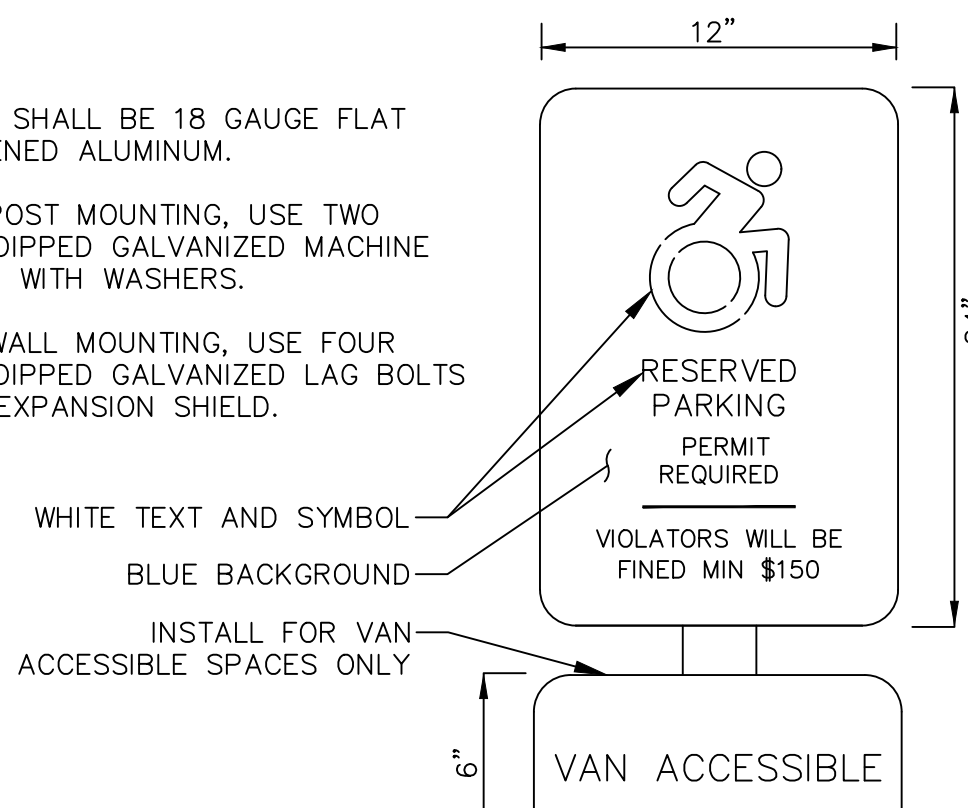
- NOTES:**
1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
 2. TWO VAN ACCESSIBLE SPACES MAY SHARE AN 8' ACCESS AISLE.
 3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

Not to Scale



Not to Scale

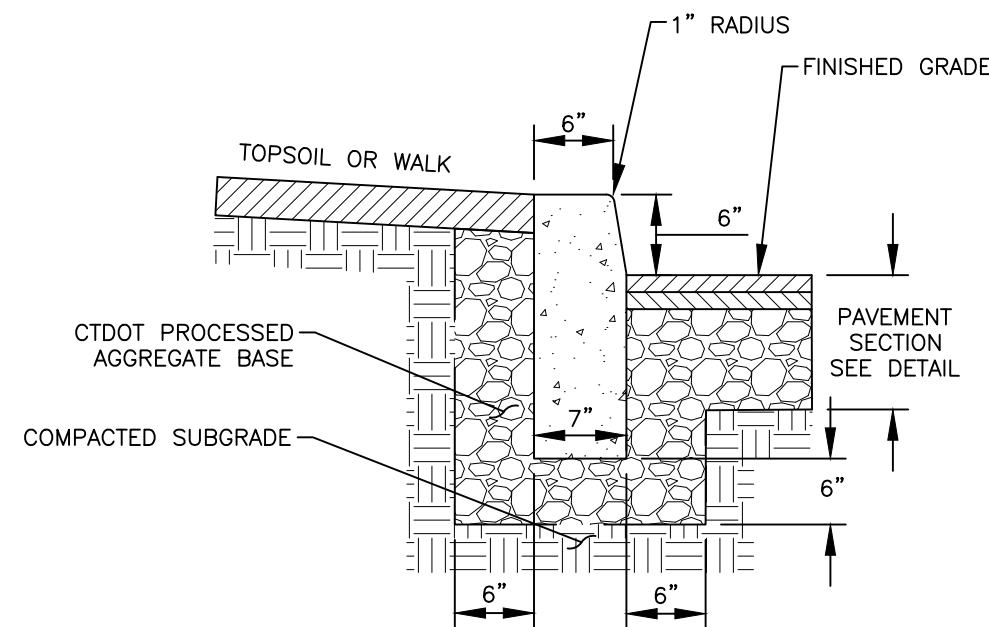
1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM.
2. FOR POST MOUNTING, USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.



Not to Scale

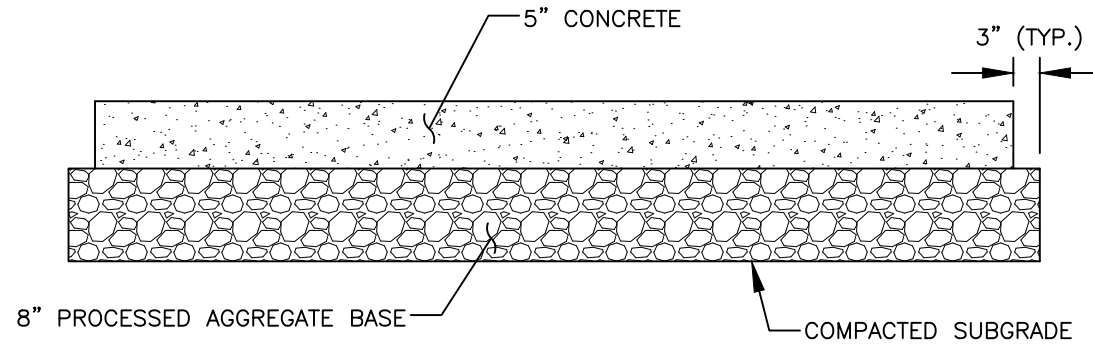
1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
2. TWO CAR SPACES MAY SHARE A 5' ACCESS AISLE.
3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

Not to Scale



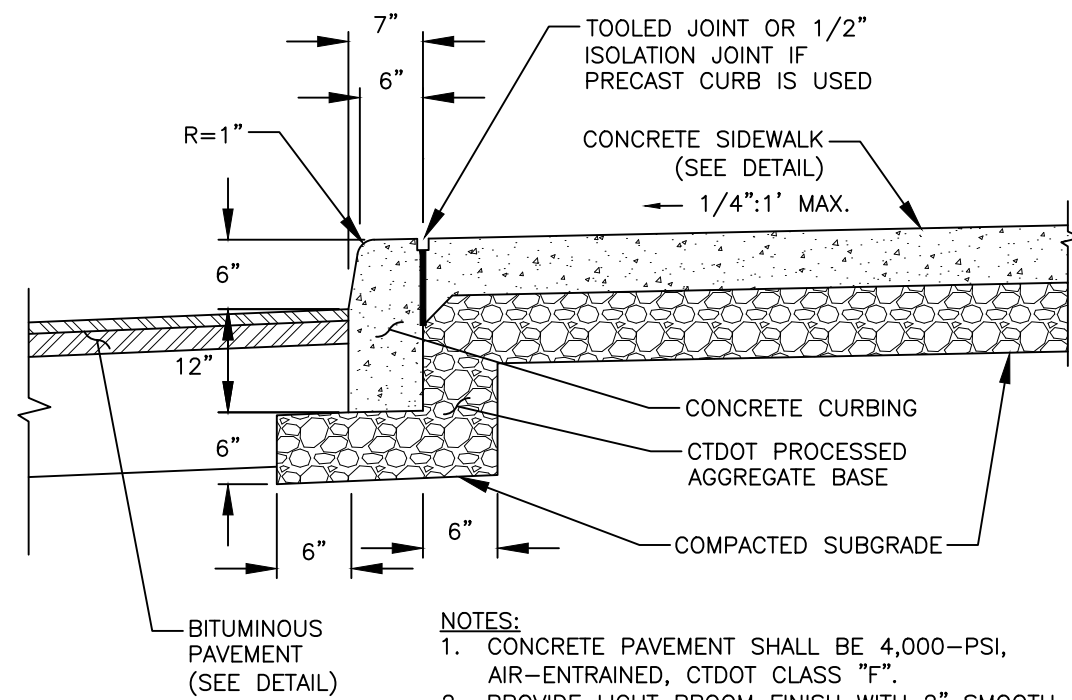
- NOTES:
1. ALL CONCRETE SHALL BE CTDOT CLASS "F" OR EQUIVALENT.
 2. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF 20 FEET ON CENTER USING PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF 3/4".
 3. WHEN ABUTTING CONCRETE WALKS, INSTALL PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF 3/4" 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



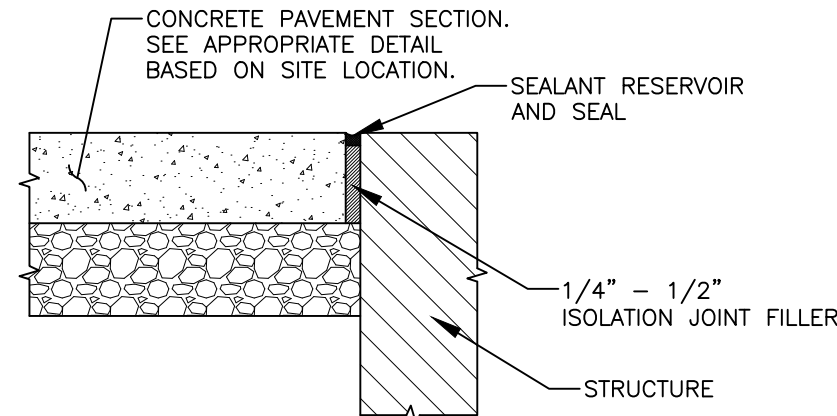
- NOTES:
1. REFER TO JOINT DETAILS FOR JOINT REINFORCING AND SPACING.
 2. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
 3. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.
 4. THIS DETAIL IS FOR AUTO PARKING AREAS ONLY AND DOES NOT APPLY TO OUTDOOR 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



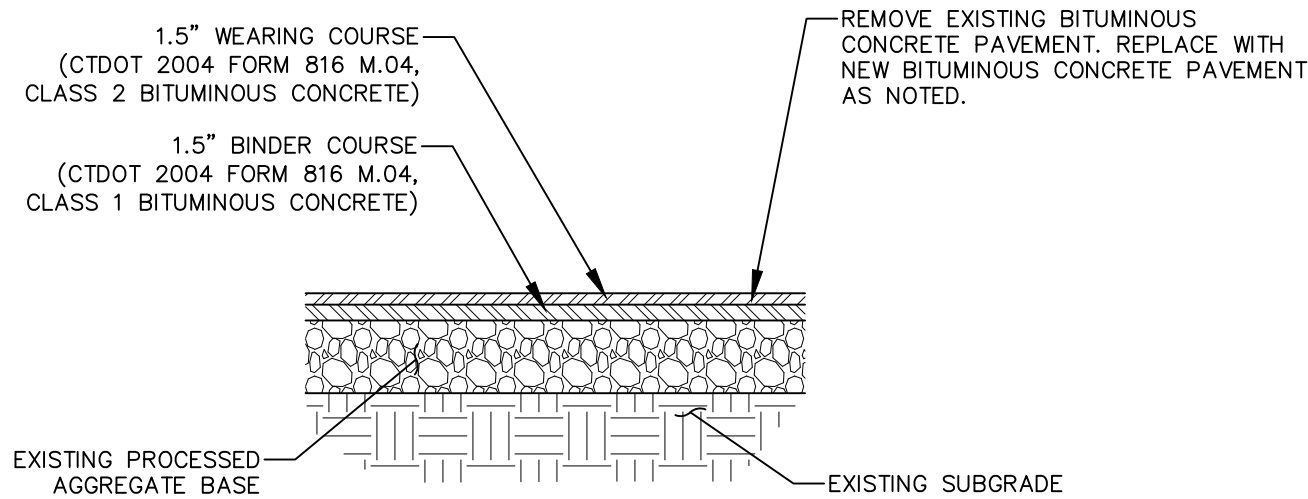
- NOTES:
1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
 2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.

3 MONOLITHIC CONCRETE CURB & WALK Not to Scale



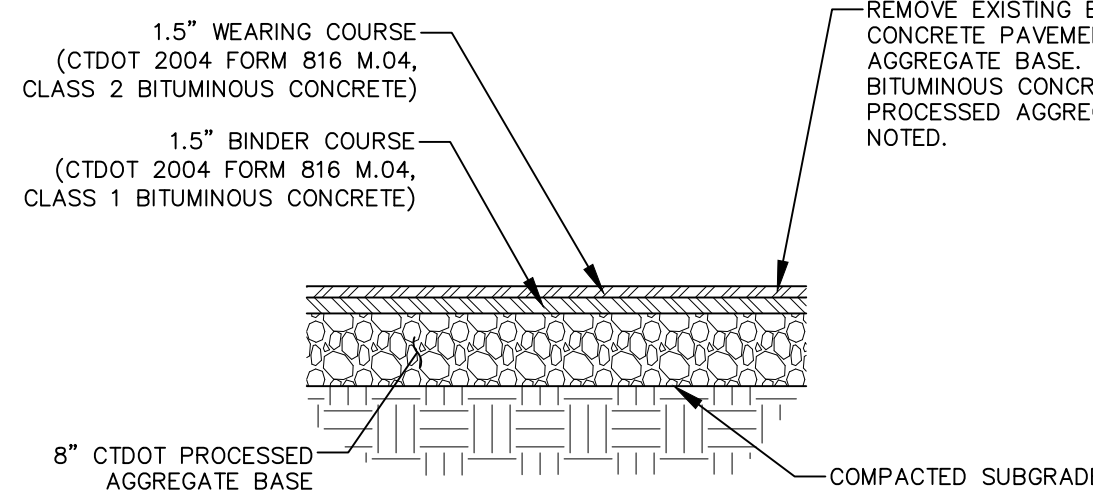
- NOTES:
1. ALL ISOLATION JOINTS SHALL BE IN ACCORDANCE WITH ACI 308.2R-17.
 2. PROVIDE ISOLATION JOINTS AT CONCRETE PAVEMENT INTERSECTIONS WITH ALL FIXED OBJECTS, INCLUDING BUILDINGS, CATCH BASINS, LIGHT POLE BASES, ETC., EXCEPT FOR THE BUILDING SLAB AT ALL DOOR LOCATIONS.
 3. SEE STRUCTURAL PLANS FOR 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



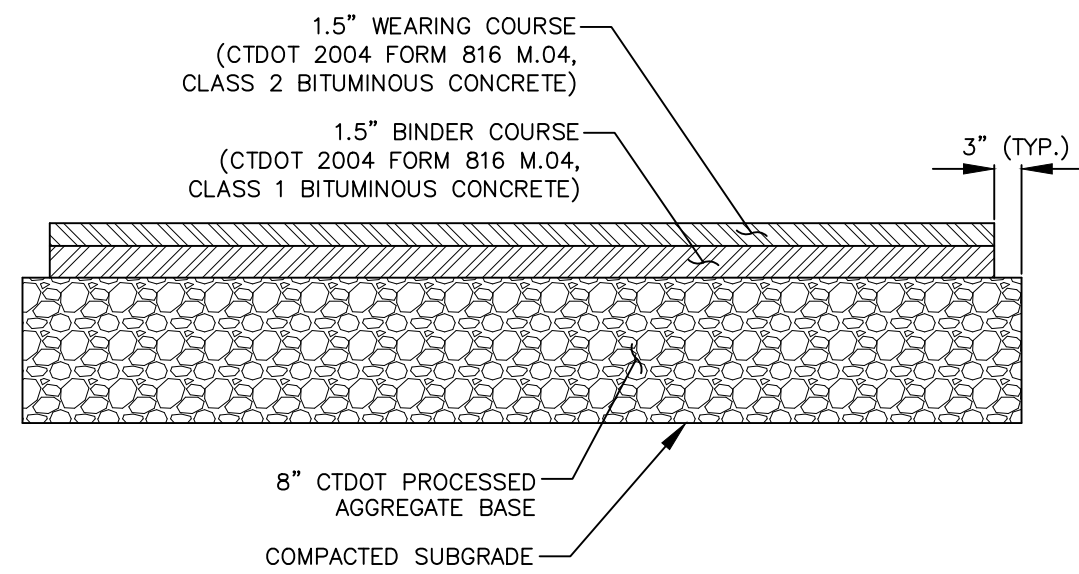
- NOTES:
1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
 2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

5 PARTIAL BITUMINOUS CONCRETE RECONSTRUCTION SECTION Not to Scale



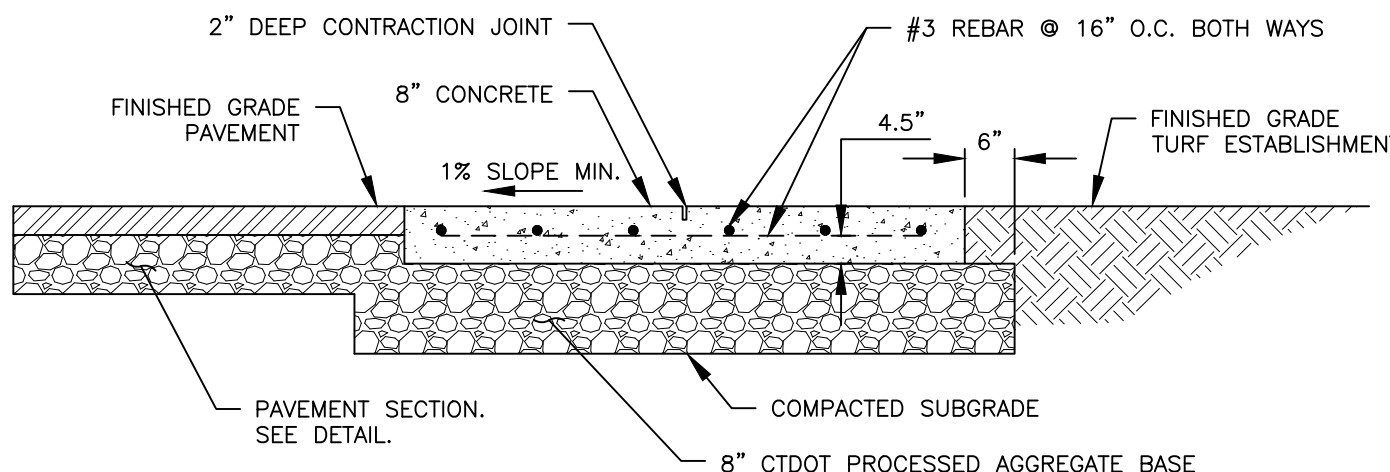
- NOTES:
1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
 2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

6 FULL BITUMINOUS CONCRETE RECONSTRUCTION SECTION Not to Scale



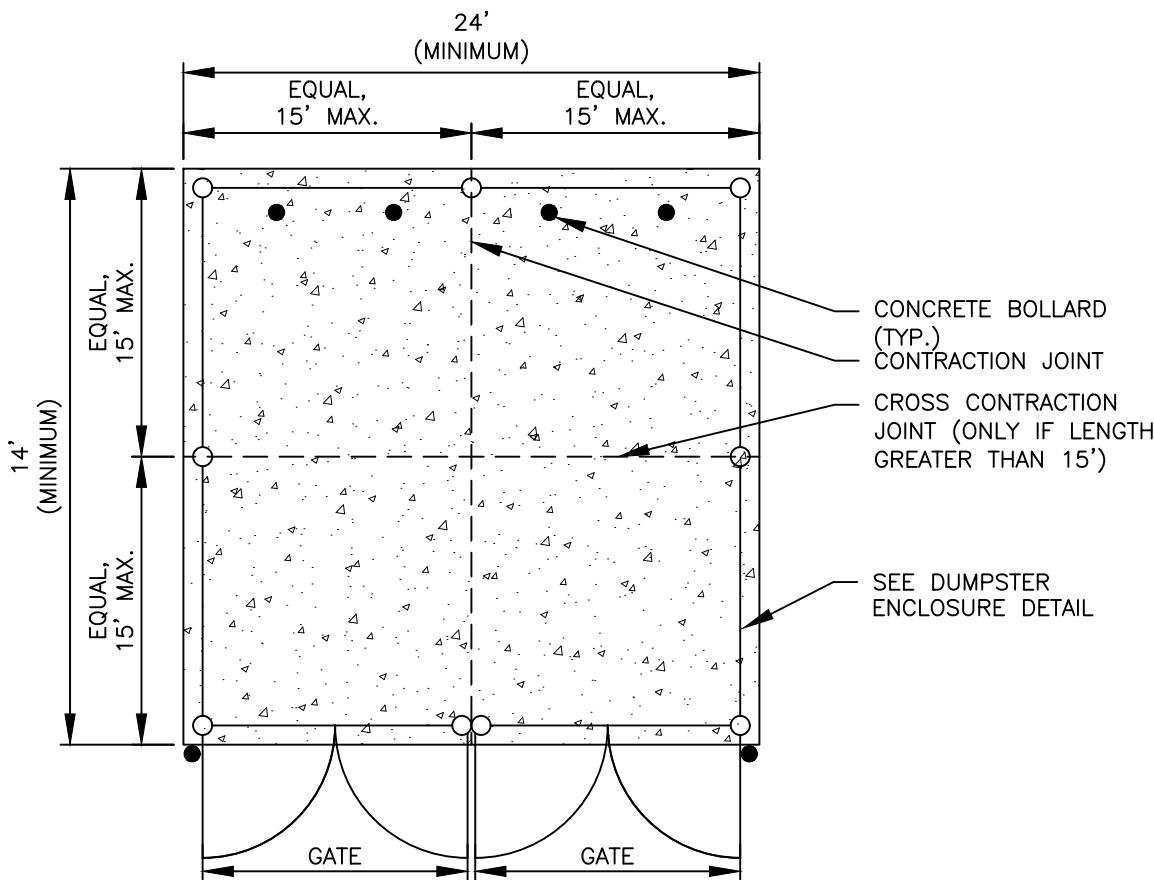
- NOTES:
1. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED "PREPARED BY" DATED.
 2. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
 3. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR 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



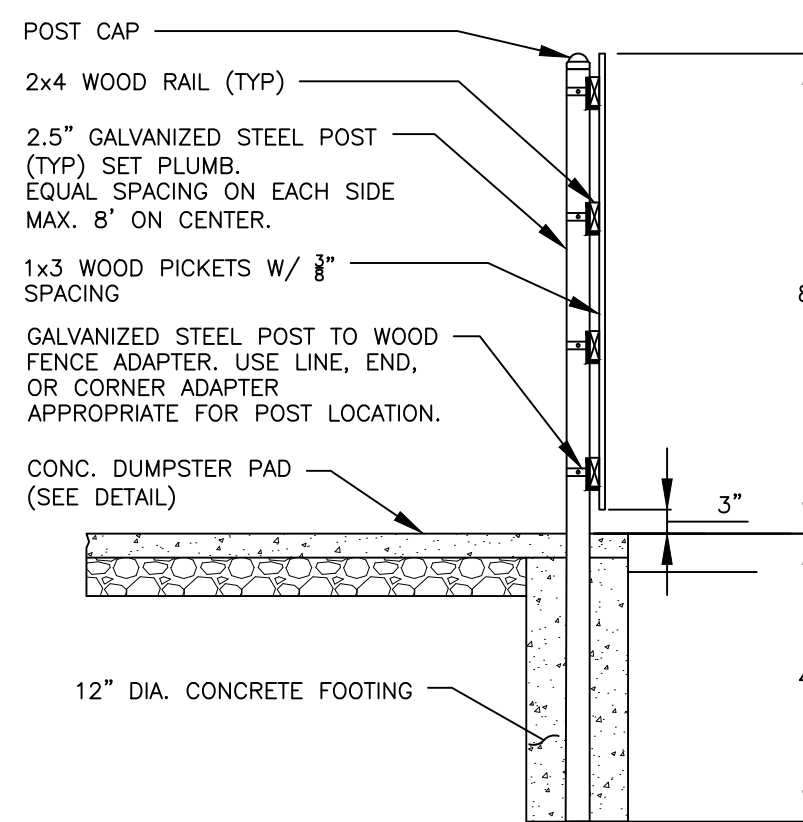
- NOTES:
3. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
 4. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ALONG EDGES AND ON EACH SIDE OF ALL JOINTS.
 5. MAINTAIN MINIMUM OF 3" BETWEEN REBAR AND TOP, BOTTOM, AND SIDES OF CONCRETE.
 6. SEE SITE PLANS FOR LAYOUT AND DIMENSIONS.

8 DUMPSTER PAD SECTION Not to Scale



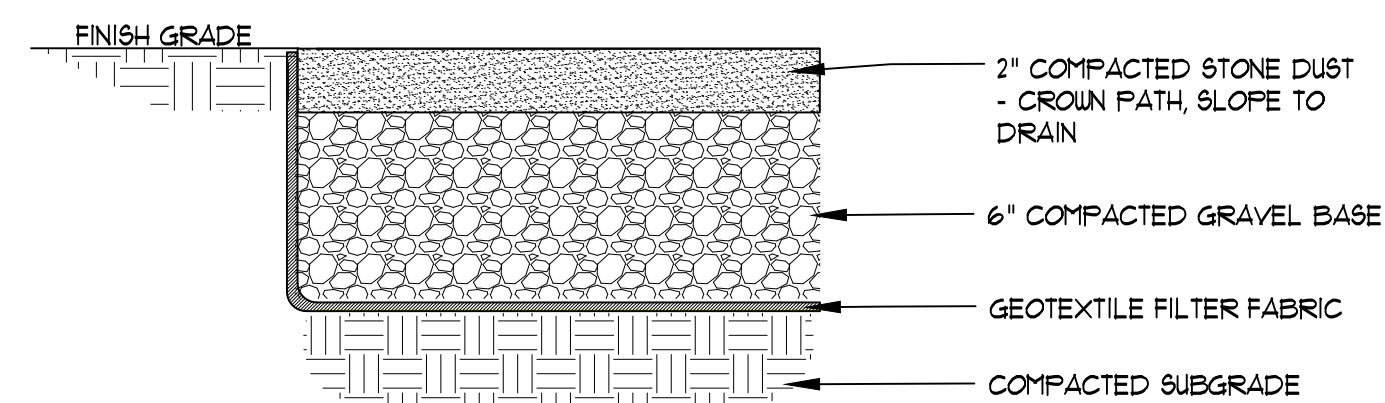
- NOTES:
1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

9 DUMPSTER PAD PLAN Not to Scale

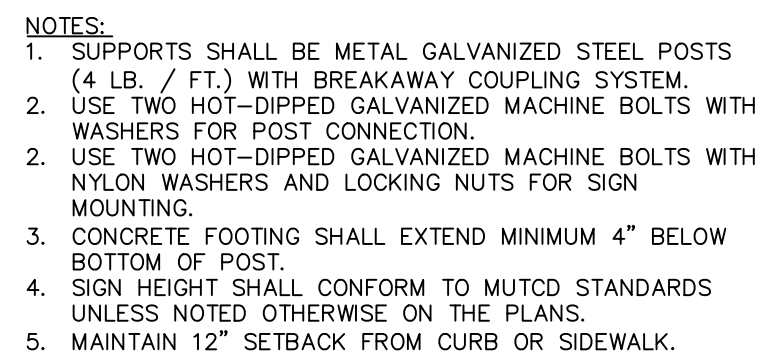


- NOTES:
1. FINISH SIDE TO FACE AWAY FROM DUMPSTER PAD.
 2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.
 3. ALL WOOD TO BE SPRUCE OR PRESSURE TREATED.

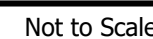
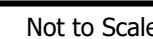
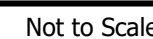
10 DUMPSTER ENCLOSURE SECTION Not to Scale



11 STONE DUST PATH Not to Scale



Not to Scale



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



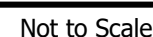
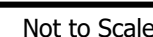
1. CONCRETE ENCASEMENT NOT REQUIRED IF CLEAR DISTANCE BETWEEN PIPES IS GREATER THAN 18".
2. PIPES MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATING DURING PLACEMENT OF CONCRETE
3. ALL CONCRETE ENCASEMENTS SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT.
4. CONCRETE SHALL EXTEND 1.5'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



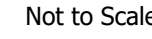
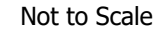
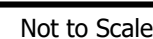
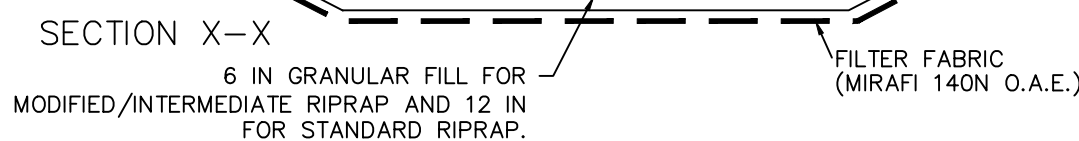
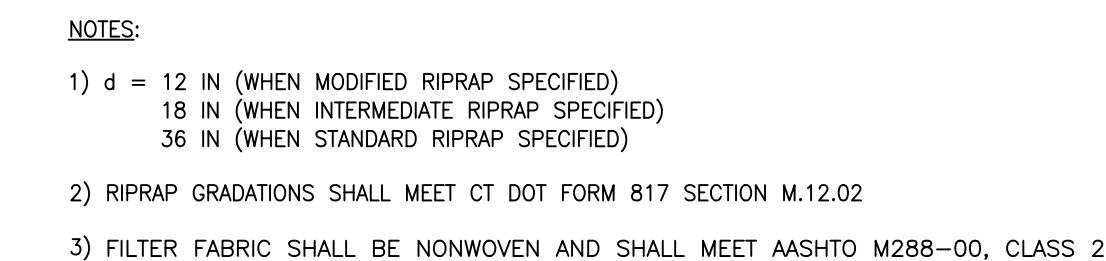
1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO M 170 CLASS IV WITH SILT TIGHT JOINTS.
2. RCP CLASS V PIPE SHALL BE USED IN PAVED AREAS WITH LESS THAN 1 FT. OF COVER OR IN LOCATIONS NOTED ON THE PLANS.
3. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M 294, TYPE 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.

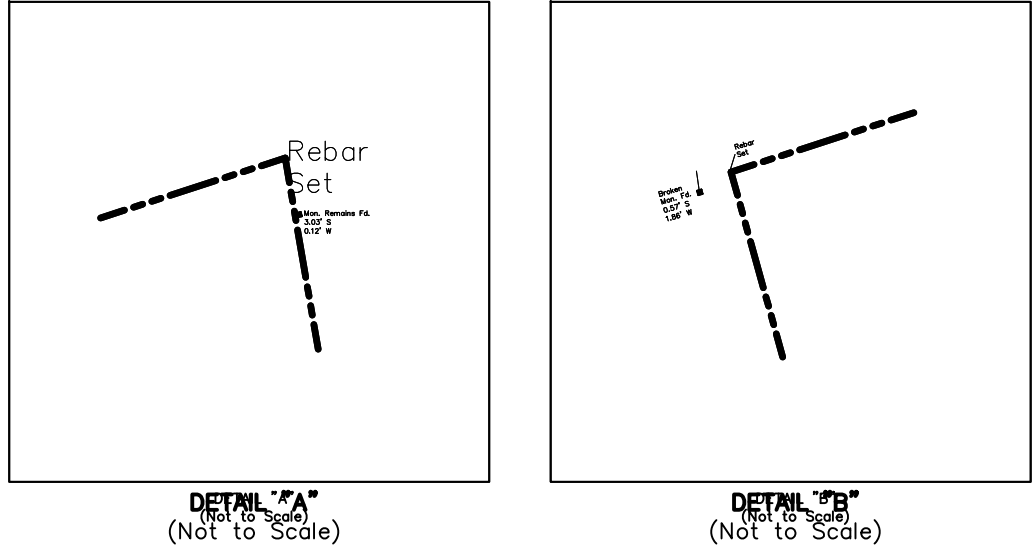
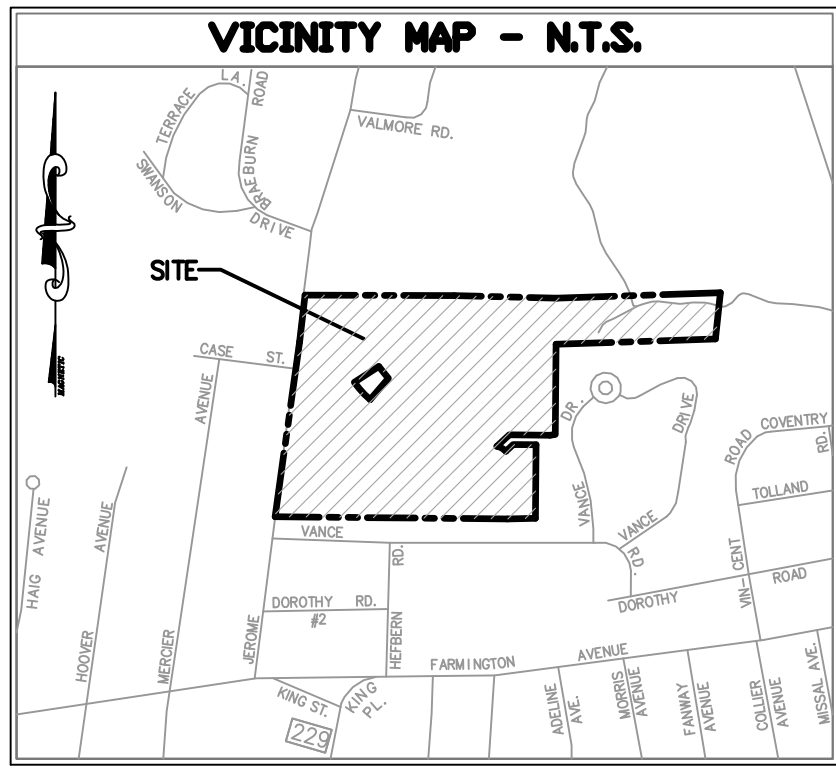


1. ADS BARRACUDA S6 UNIT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUIVALENT.
2. IF SUBSTITUTE IS USED, CONTRACTOR SHALL PROVIDE DOCUMENTATION PROPOSED UNIT IS RATED FOR A MINIMUM 80% TSS REMOVAL FOR THE DESIGNED WATER QUALITY FLOW RATE.
3. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



- 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.





LEGEND OF SYMBOLS & ABBREVIATIONS		
POWER POLE	TRAFFIC SIGNAL BOX	SANITARY MANHOLE
LIGHT POLE	SIGNAL LIGHT POLE	CLEAN OUT
GUY WIRE	SIGNAL LIGHT	GAS MANHOLE
ELECTRIC MANHOLE	VAULT	GAS VALVE
ELECTRIC METER	SIGN (AS NOTED)	GAS METER
ELECTRIC VAULT		MITERED END SECTION
TRANSFORMER	MONITORING WELL	BENCHMARK
AIR CONDITIONER UNIT	FLAG POLE	RECORD
TELEPHONE MANHOLE	WATER VALVE	MEASURED
TELEPHONE PEDESTAL	FIRE HYDRANT	CALCULATED
CABLE BOX	SIAMESE FIRE HYDRANT	VOL. VOLUME
STORM DRAIN MANHOLE	WATER MANHOLE	PG. PAGE
STORM DRAIN INLET	BACKFLOW PREVENTER	D.R. OFFICIAL RECORDS
STORM PIPE	WATER METER	P.B. PLAT BOOK
GREASE TRAP	WELL HEAD	
	POINT OF ACCESS	
	OVERHEAD WIRES	
	UNDERGROUND ELECTRIC LINE	
	GAS LINE	
	WATER LINE	
	STORM DRAIN LINE	
	SEWER LINE	



MISCELLANEOUS NOTES

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

COPYRIGHT 2023

BY CONNECTICUT CONSULTING ENGINEERS, LLC (CCE) THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF CCE.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 690023, MAP NUMBER 0900300458F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND A PORTION OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE. HTTP://MSC.FEMA.GOV WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

STATEMENT OF ENCROACHMENTS

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

UTILITY NOTES

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

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

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

SURVEYOR'S GENERAL NOTES

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

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

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

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

SCOTT D. PORTER, REGISTERED LAND SURVEYOR NO. 19299

IN THE STATE OF CONNECTICUT

DATE OF SURVEY: NOV. 24, 2016

DATE OF LAST REVISION:

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

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

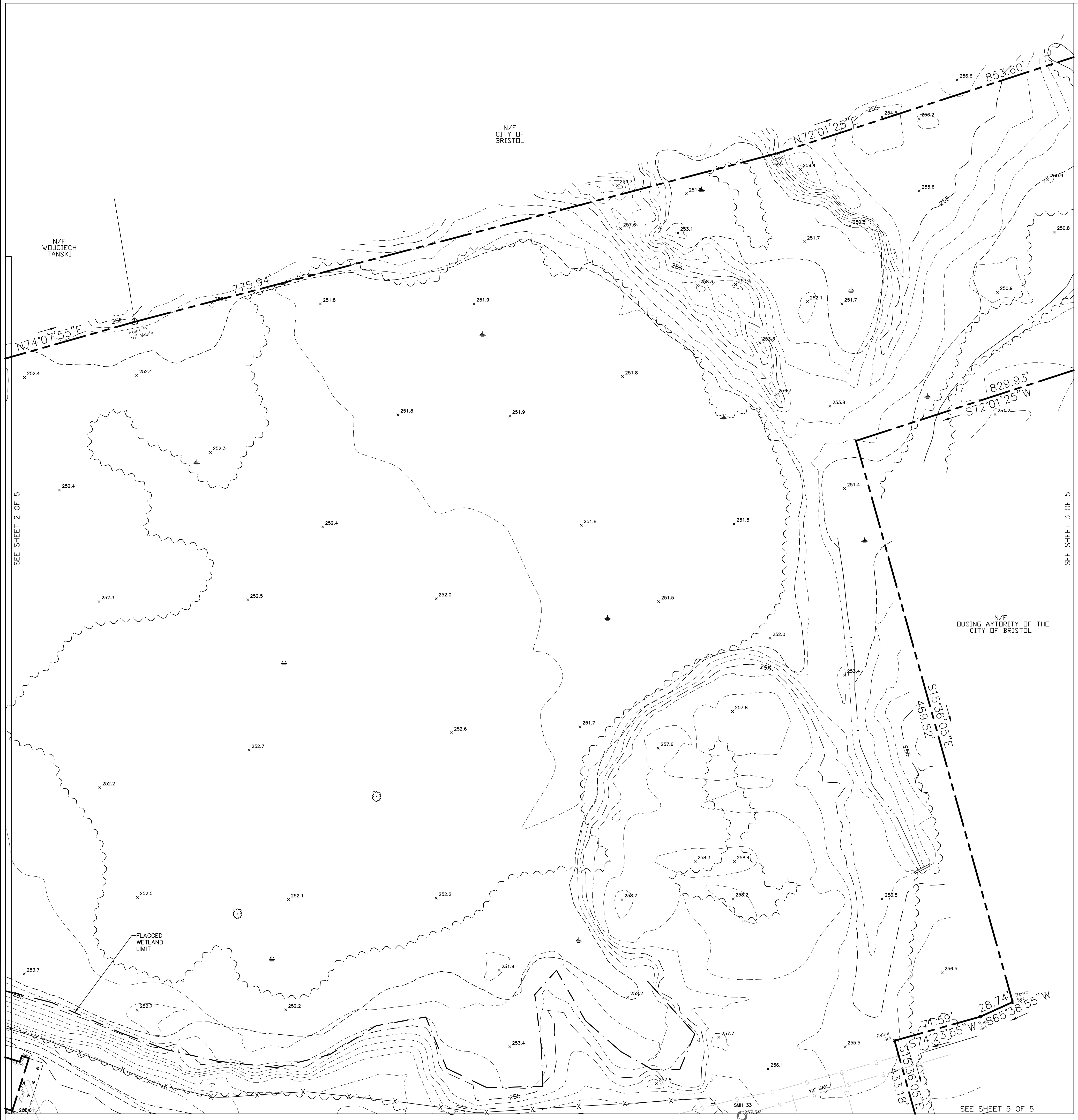
NOVEMBER 24, 2023

SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS, LLC
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8836

MERIDEN, CT. 06450
FAX 203-639-0022



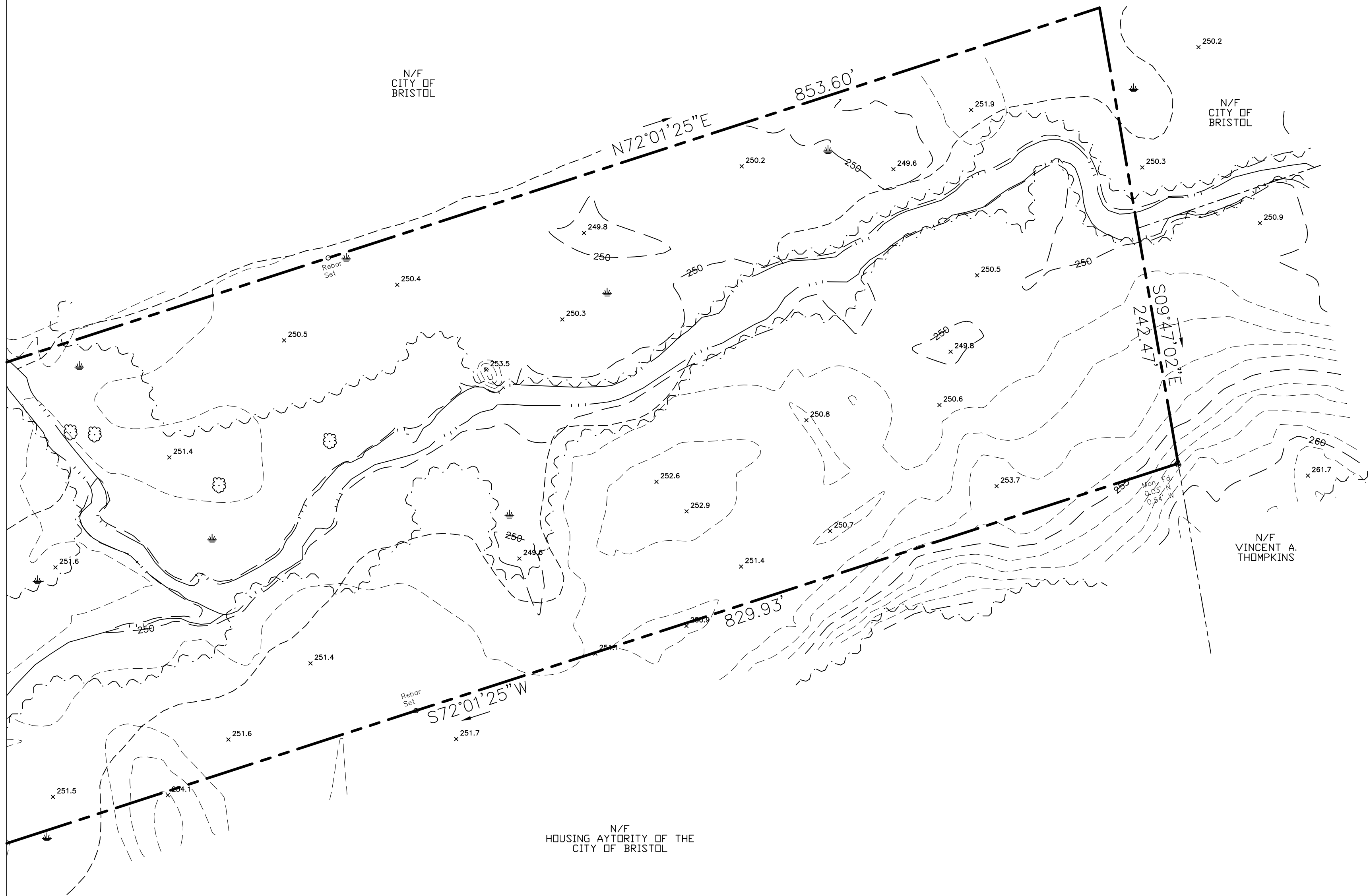
PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022





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'

CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636



MERIDEN, CT. 06450
FAX 203-639-0022



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'

CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636



MERIDEN, CT. 06450
FAX 203-639-0022



SEE SHEET 2 OF 5



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

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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

CCE

MERIDEN, CT. 06450
FAX 203-639-0022

CCE

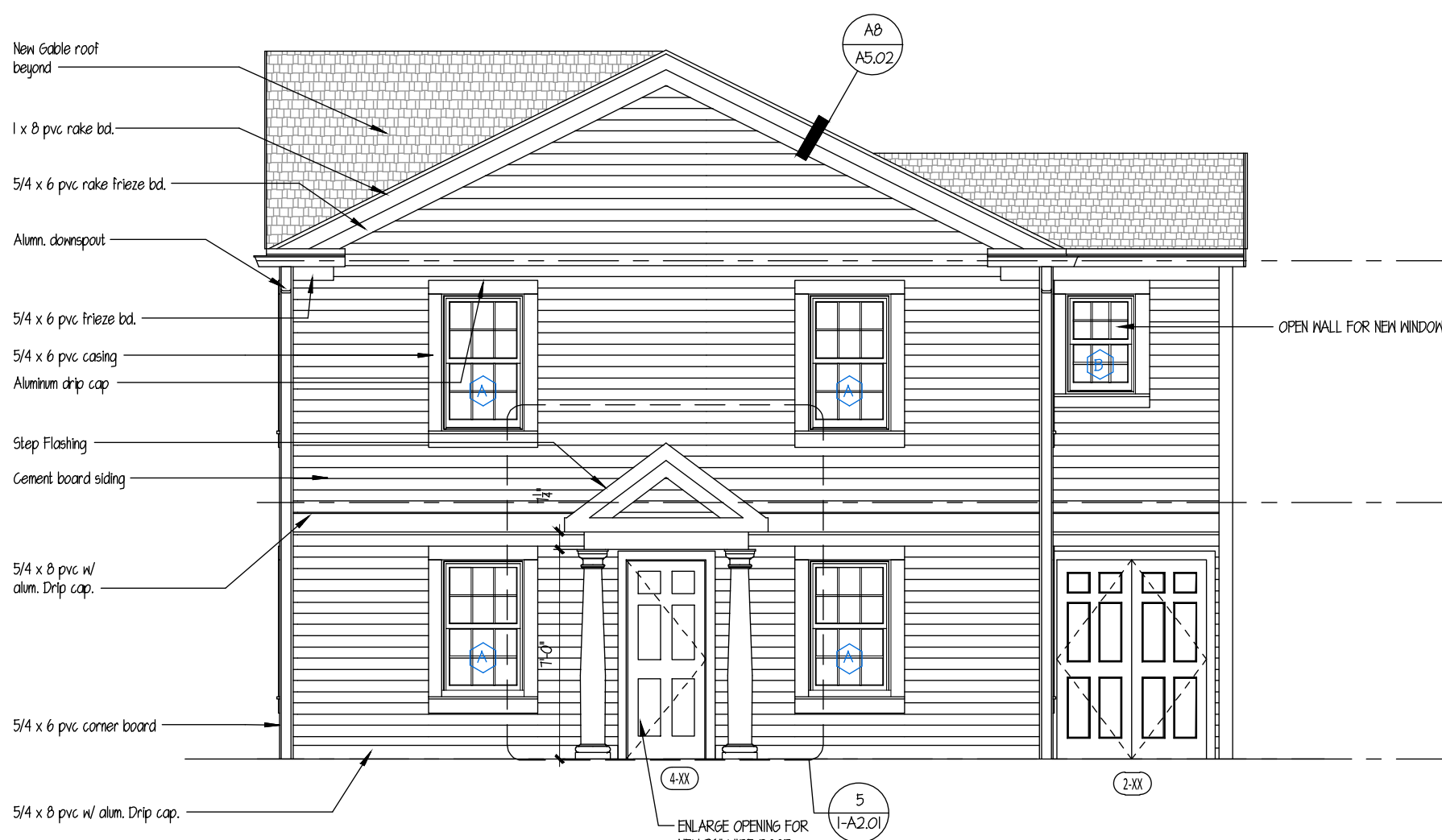
MERIDEN, CT. 06450
FAX 203-639-0022

Elevation Drawings

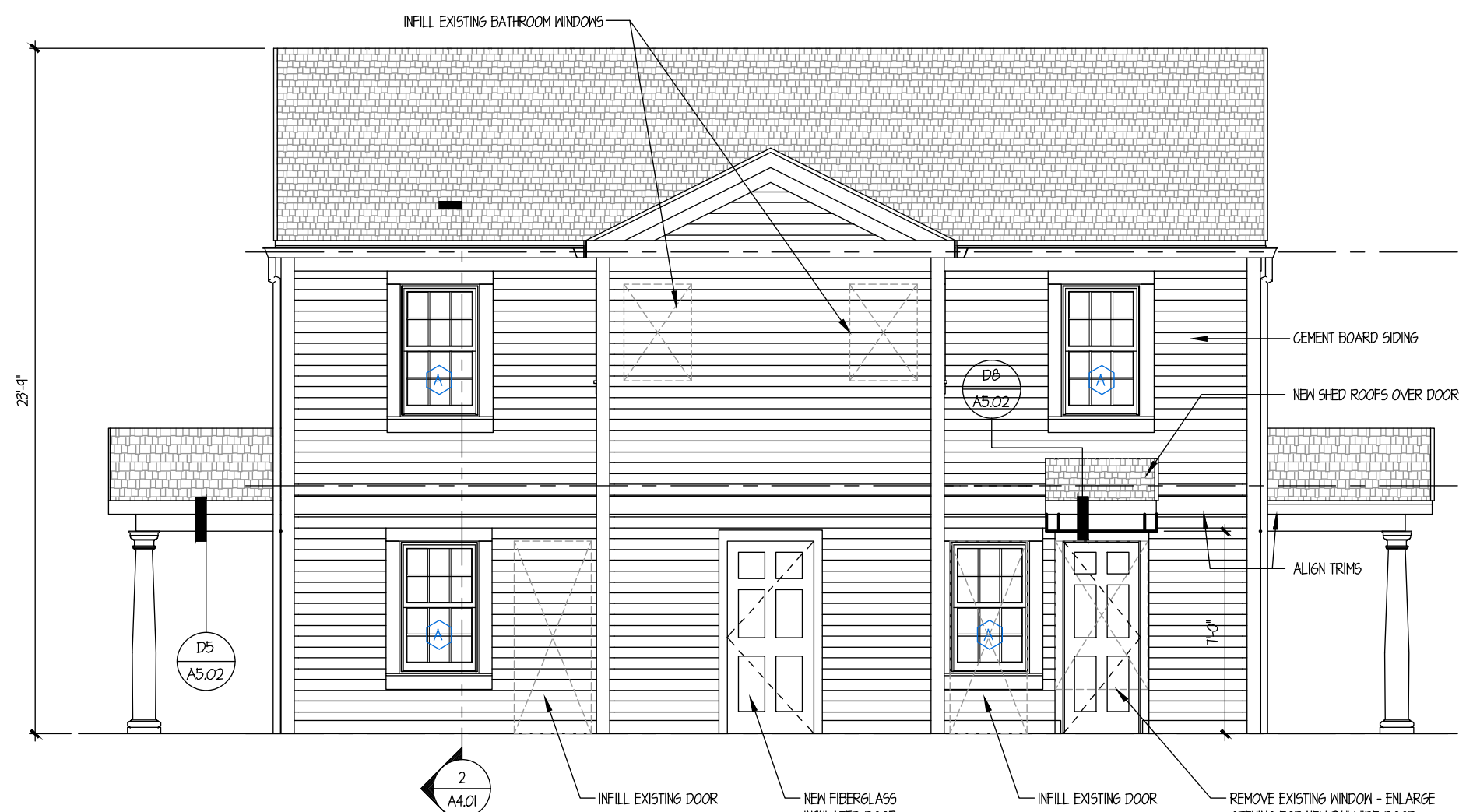
CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

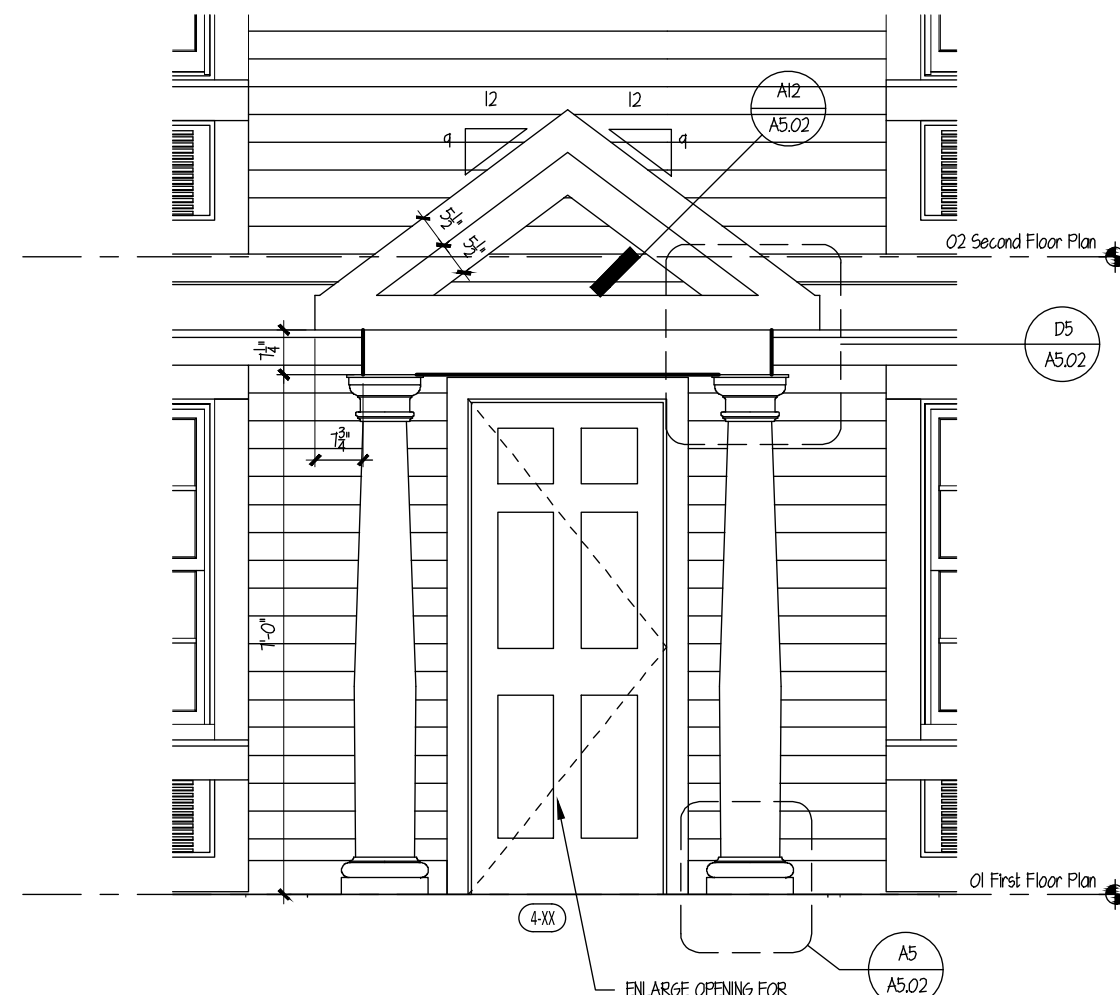
CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-16 sheet 1-A2.01 - ELEVATIONS



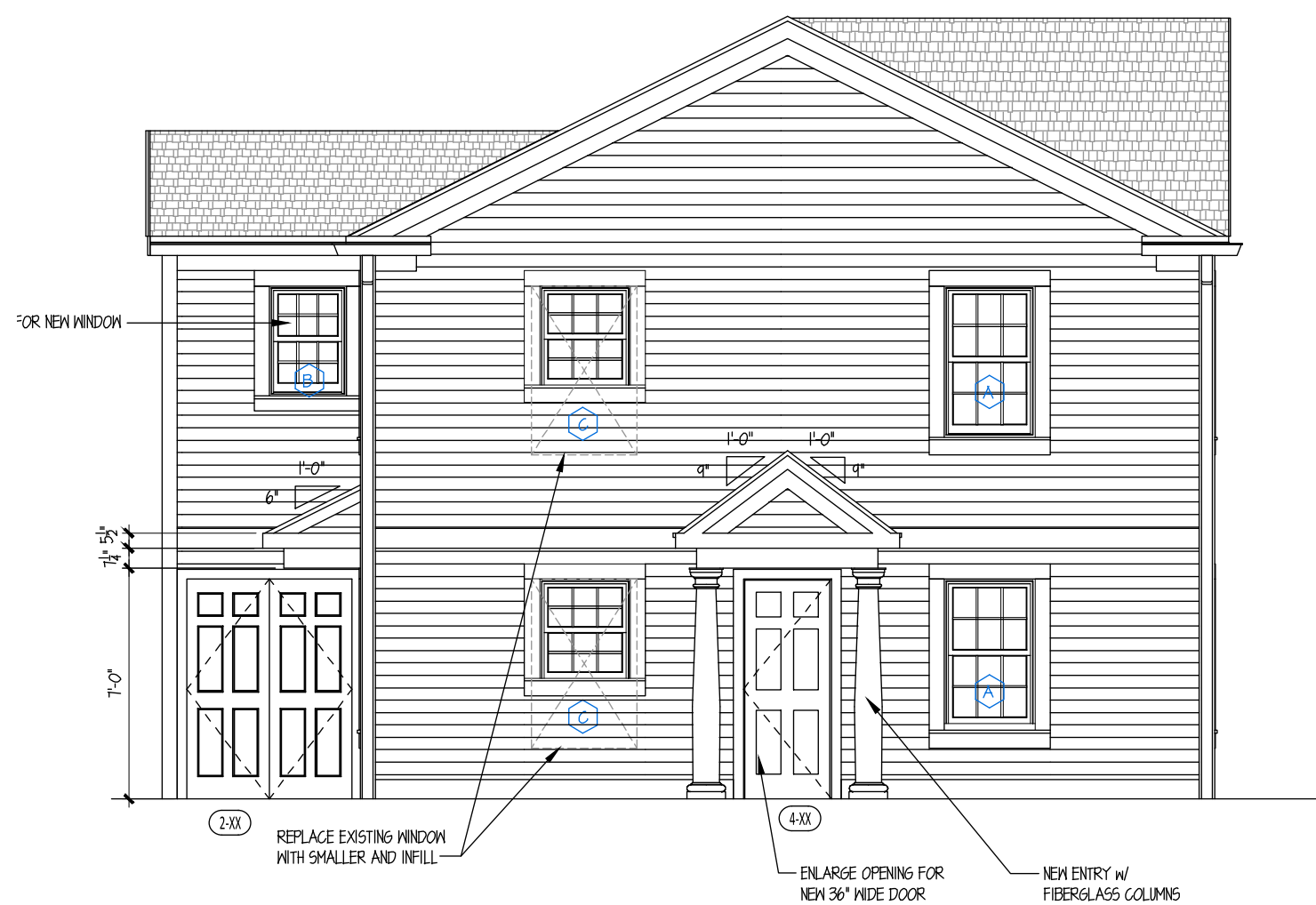
4 BLDG #1 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



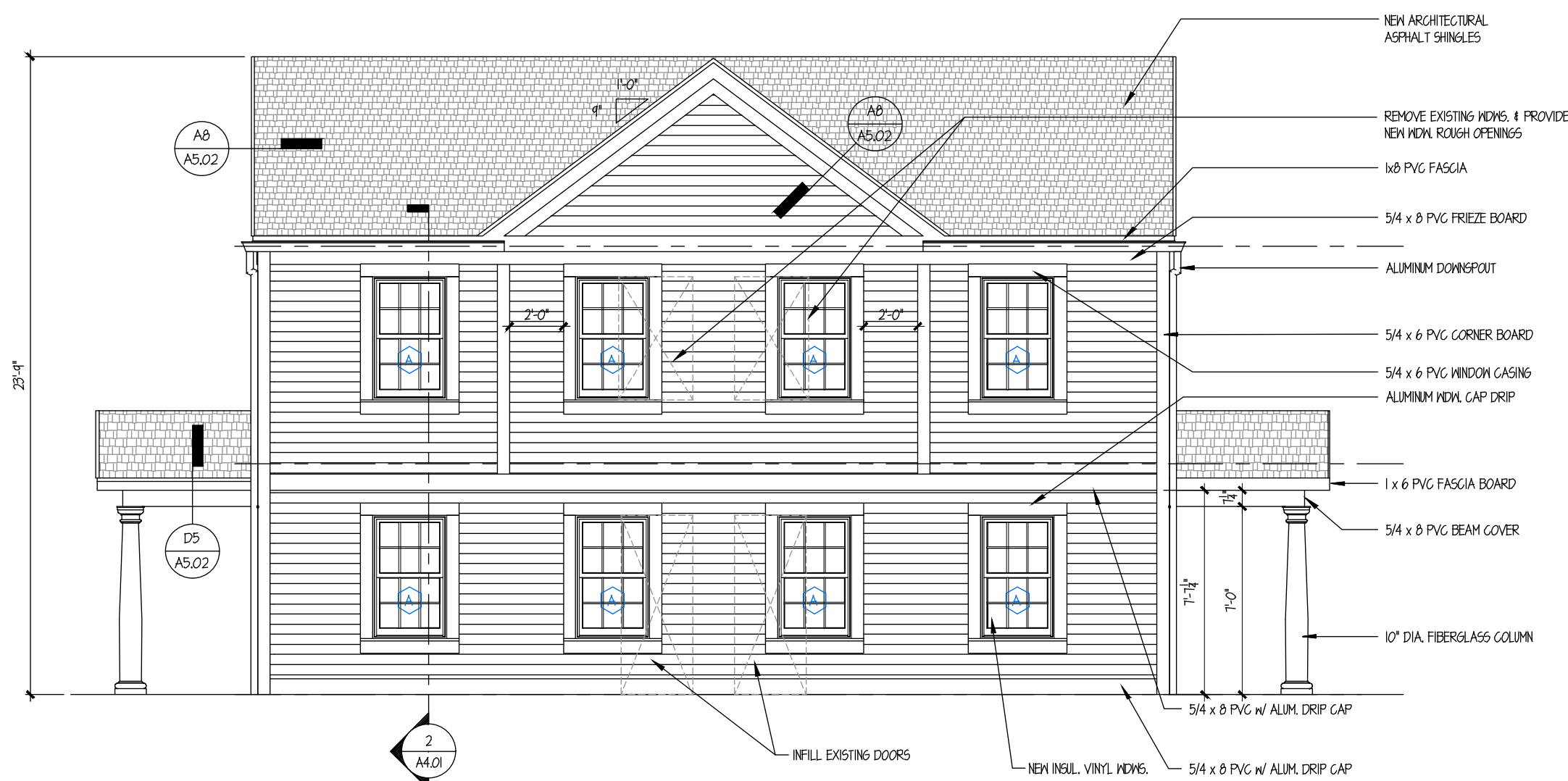
3 BLDG #1- REAR ELEVATION
SCALE: 1/4"=1'-0"



5 BLDG #1 - SIDE ENTRY ELEVATION
SCALE: 1/2"=1'-0"



2 BLDG #1 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 BLDG #1 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

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:

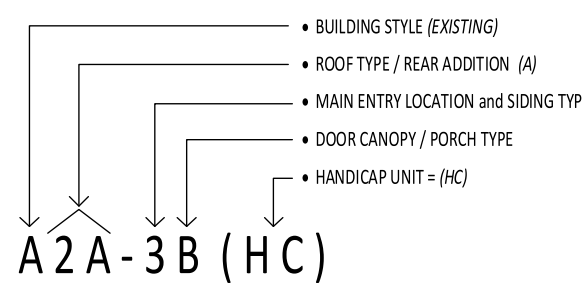
27-10 Quaker / Davis
50-52 Davis (to be demo'd)
81-83 Davis
104/106 Jerome
121/123 Davis
130/132 Davis (to be demo'd)
163-165 Davis

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

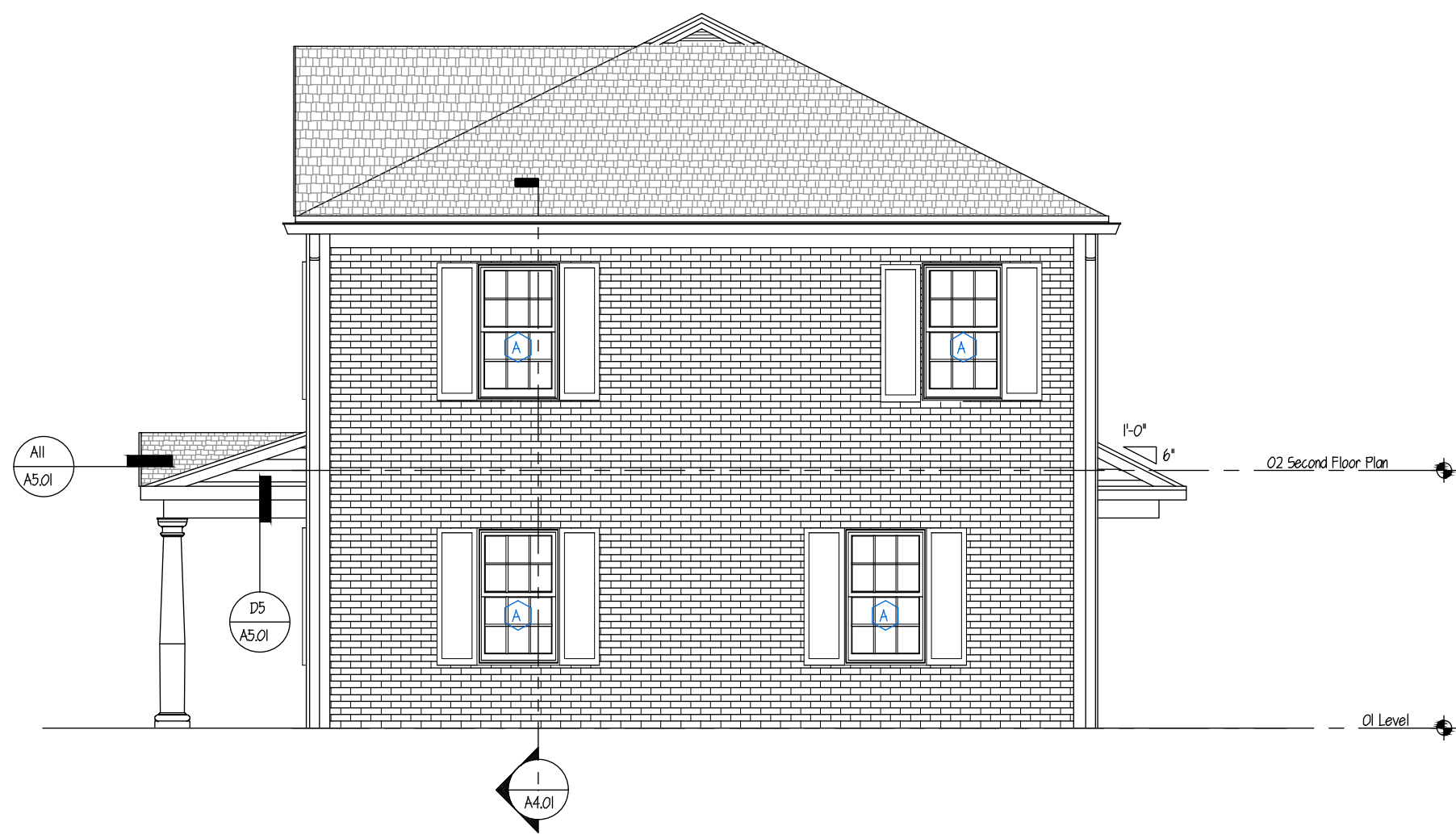


DESIGN DEVELOPMENT

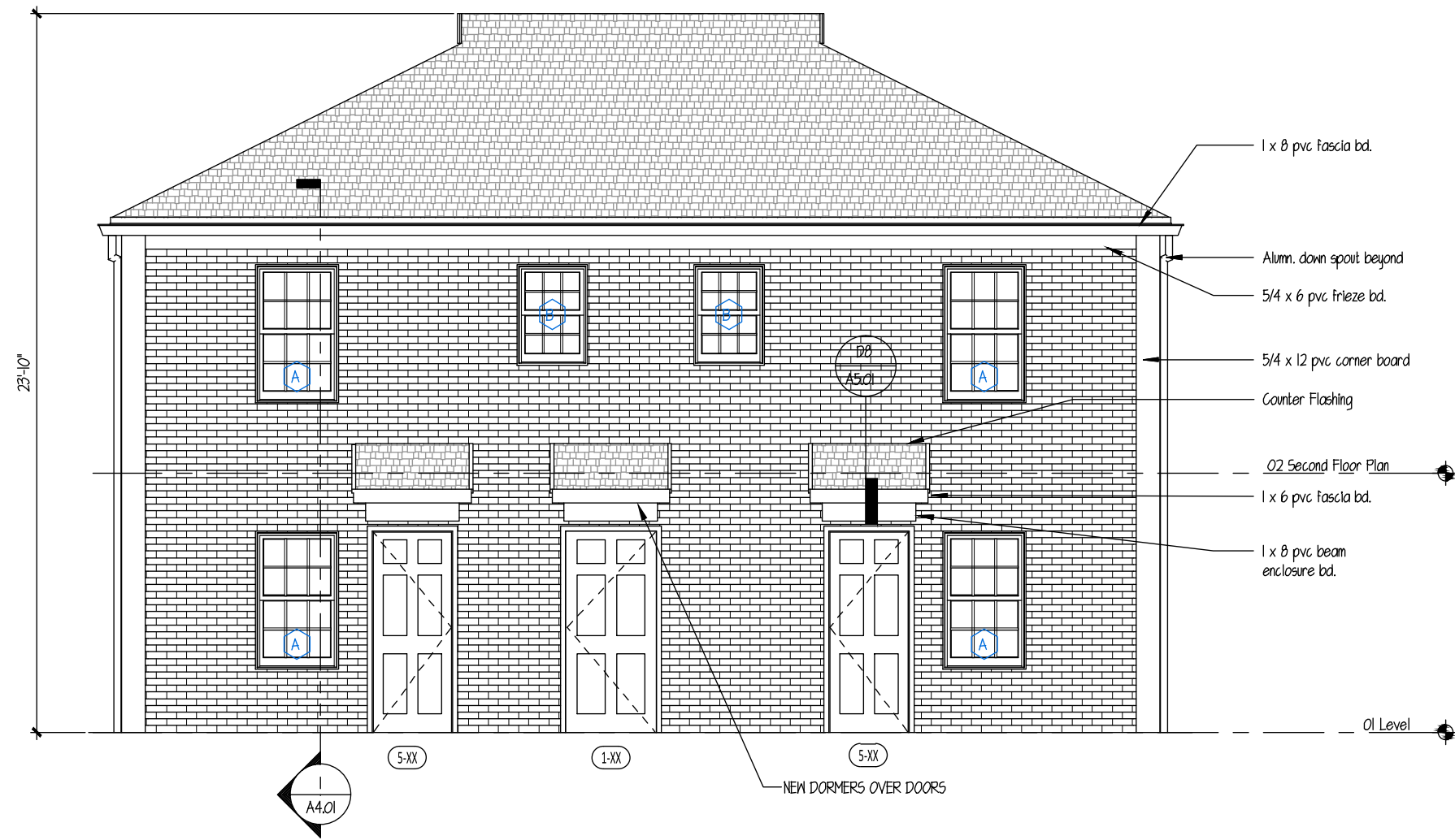
1-A2.01

date AUGUST 1, 2024
drawn MGM
scale AS NOTED
checked DH
project no. 23-10

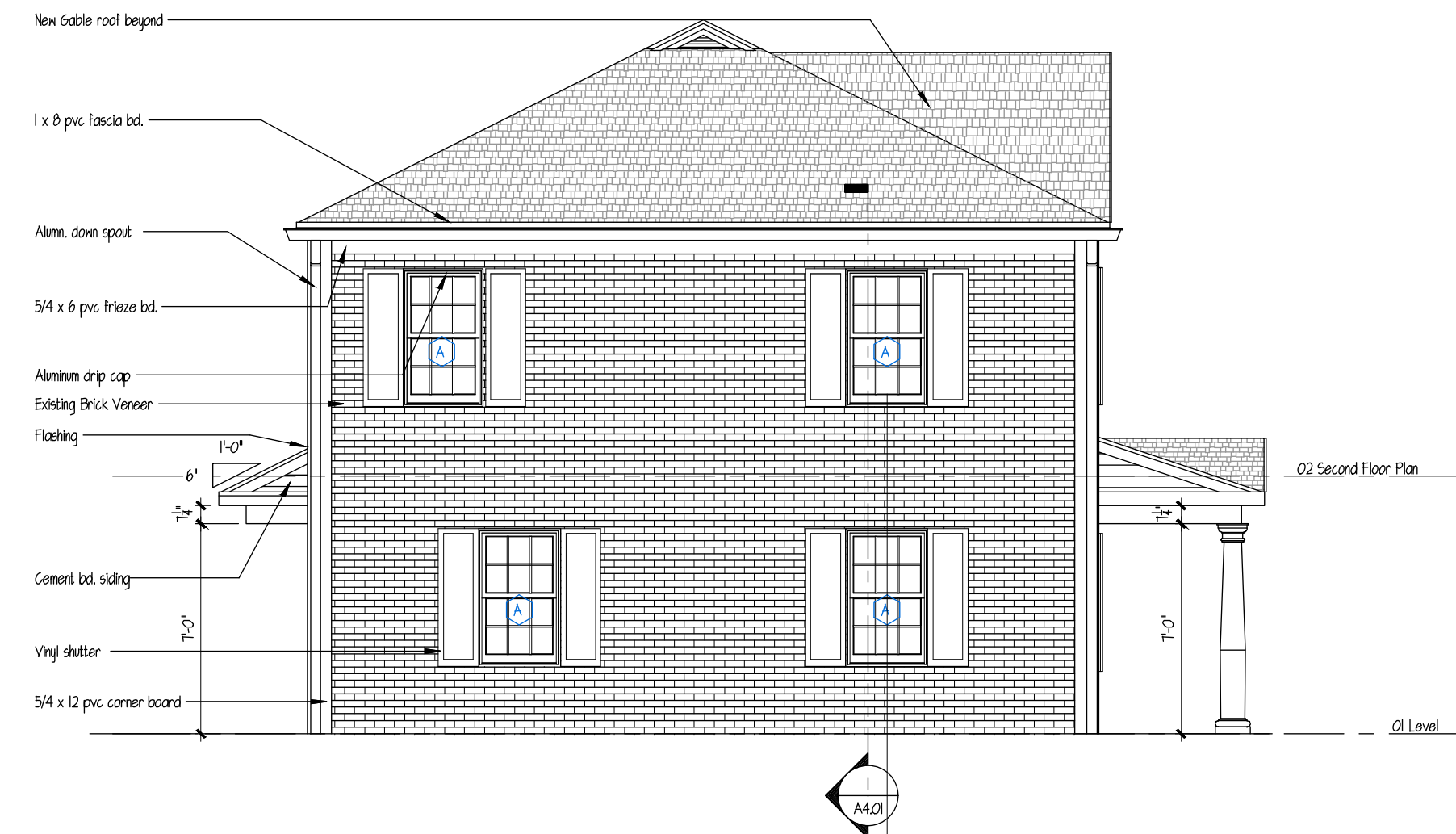
NOT TO SCALE



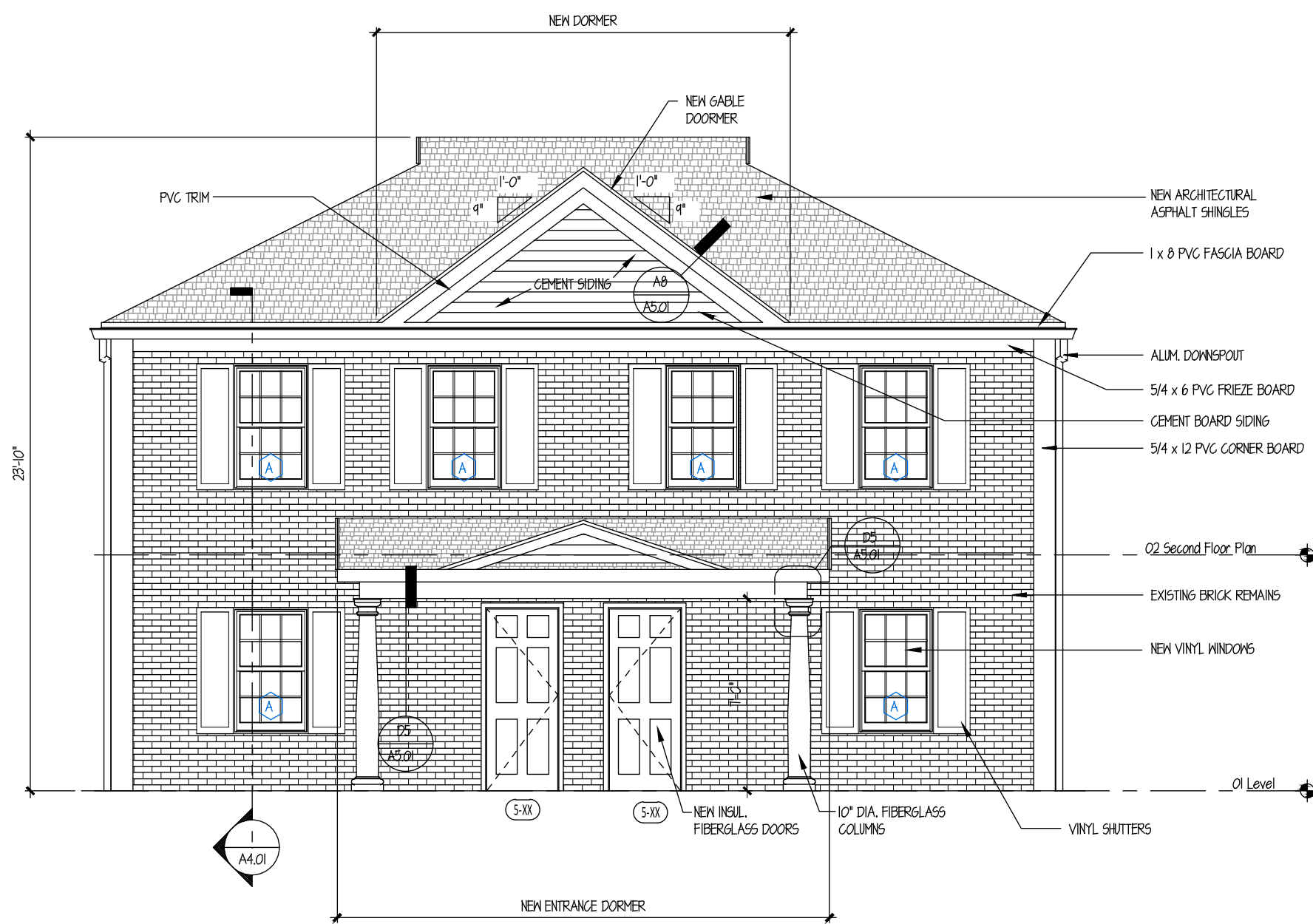
3 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



4 BLDG #7- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



2 BLDG #7 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 BLDG #7 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

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:

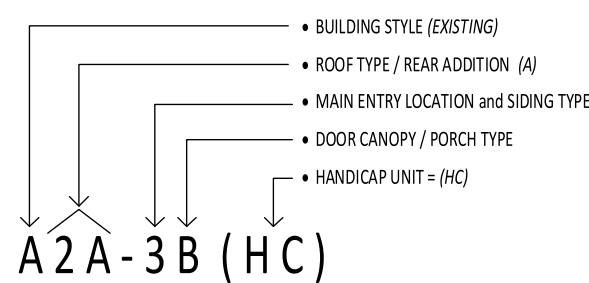
203-205 Davis
118-120 Davis (to be demo'd)
212-214 Davis

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT

7-A2.01

date AUGUST 1, 2024
drawn MGM
scale AS NOTED
checked DH
project no. 23-10

NOT TO SCALE

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

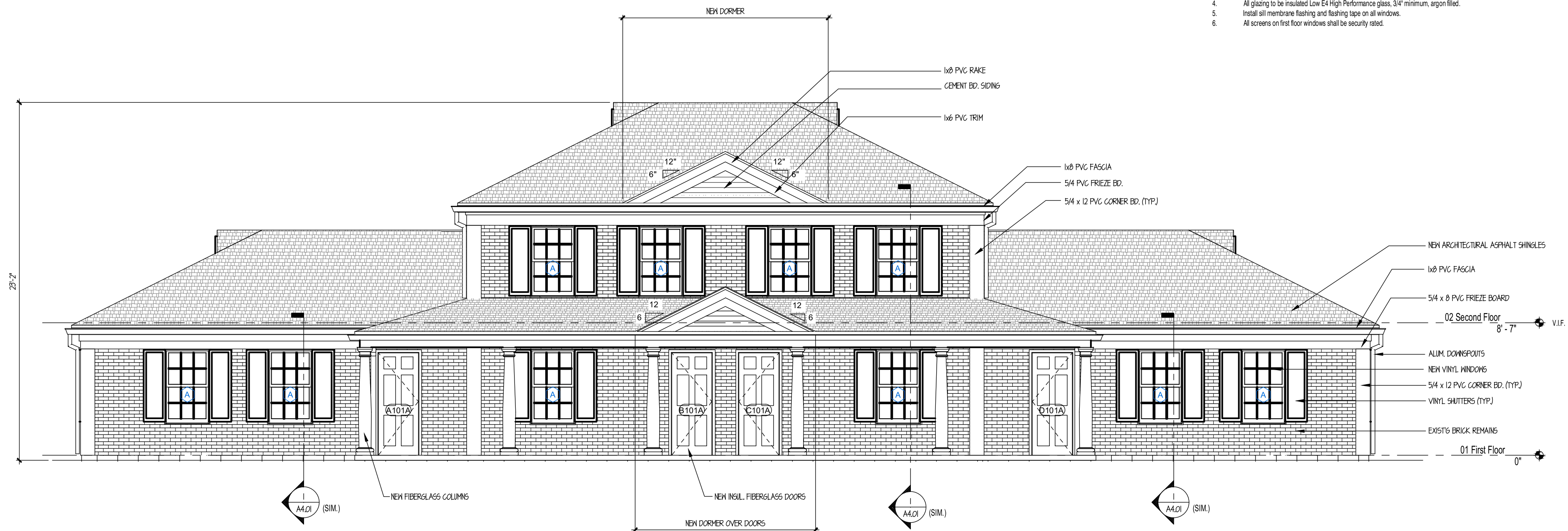
CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 - sheet 12_A2.01 - ELEVATIONS



2 BLDG #12 - REAR ELEVATION
SCALE: 1/4"=1'-0"

Window Schedule						
Type	Count	Rough Opening		Material	Type	Sgress
		Width	Height			
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"			
E	8	3'-0"	1'-4"			
F	2	3'-0"	1'-4"			

- NOTES:
- Windows are to be vinyl, 5/8 Azek casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent glits on the interior and exterior.
 - All operating windows to have full white framed insect screens.
 - Verify all rough openings in field prior to cutting windows with manufacturer.
 - All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
 - Install all membrane flashing and flashing tape on all windows.
 - All screens on first floor windows shall be security rated.



1 BLDG #12 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

Building Type 12
A2-2C

- 4 Units (1BR/2BR/2BR/1BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

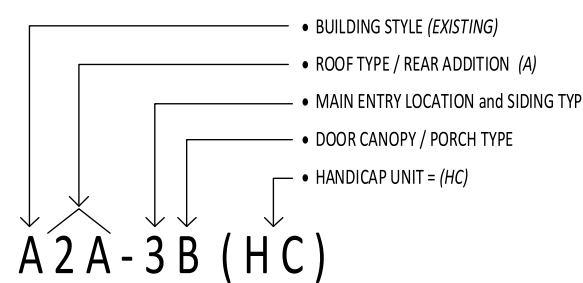
112-114-116-118 Jerome
85-87-194-196 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT

12-A2.01

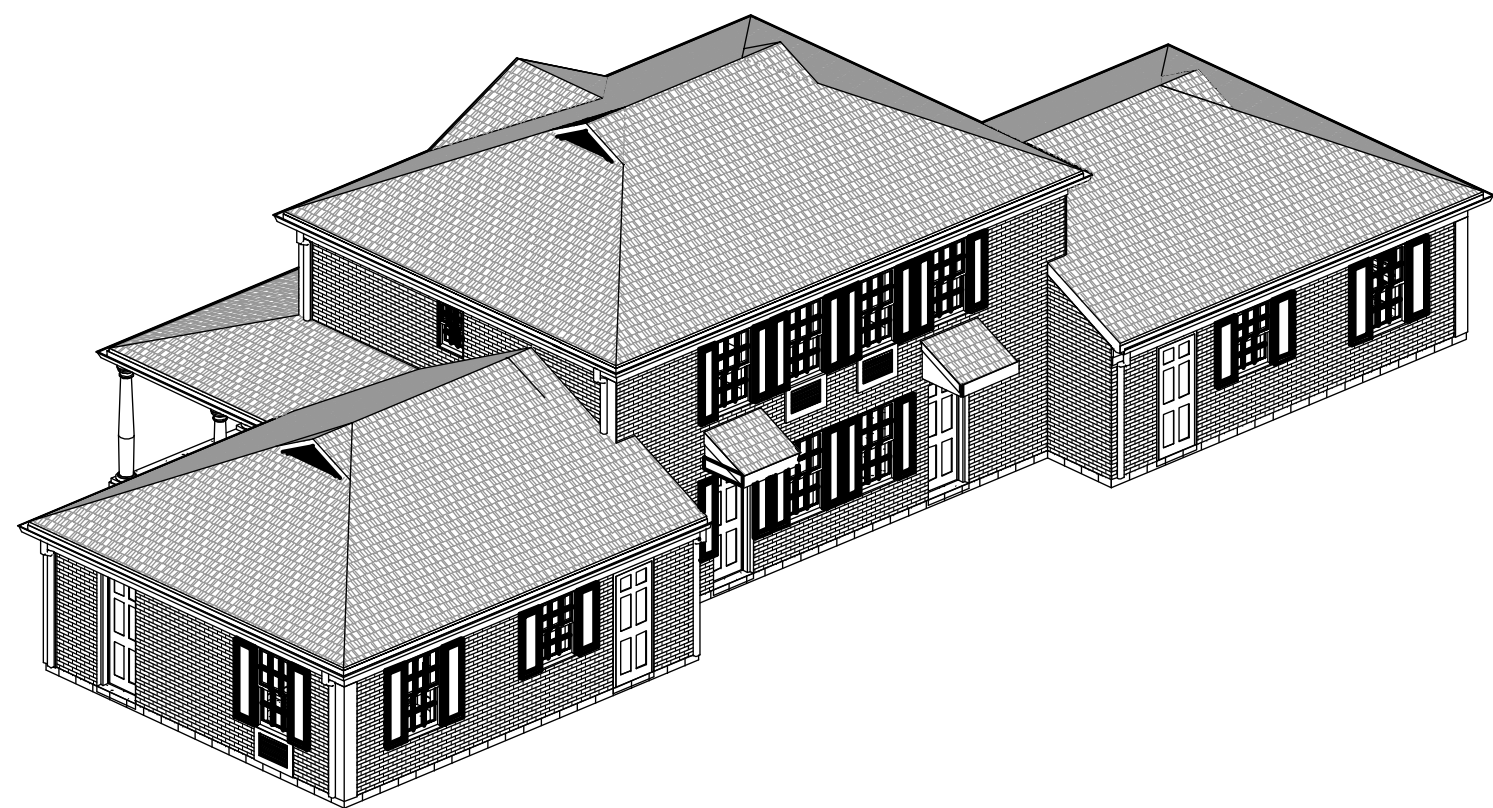
date AUGUST 1, 2024
drawn MGM
scale AS NOTED
checked DH
project no. 23-10

NOT TO SCALE

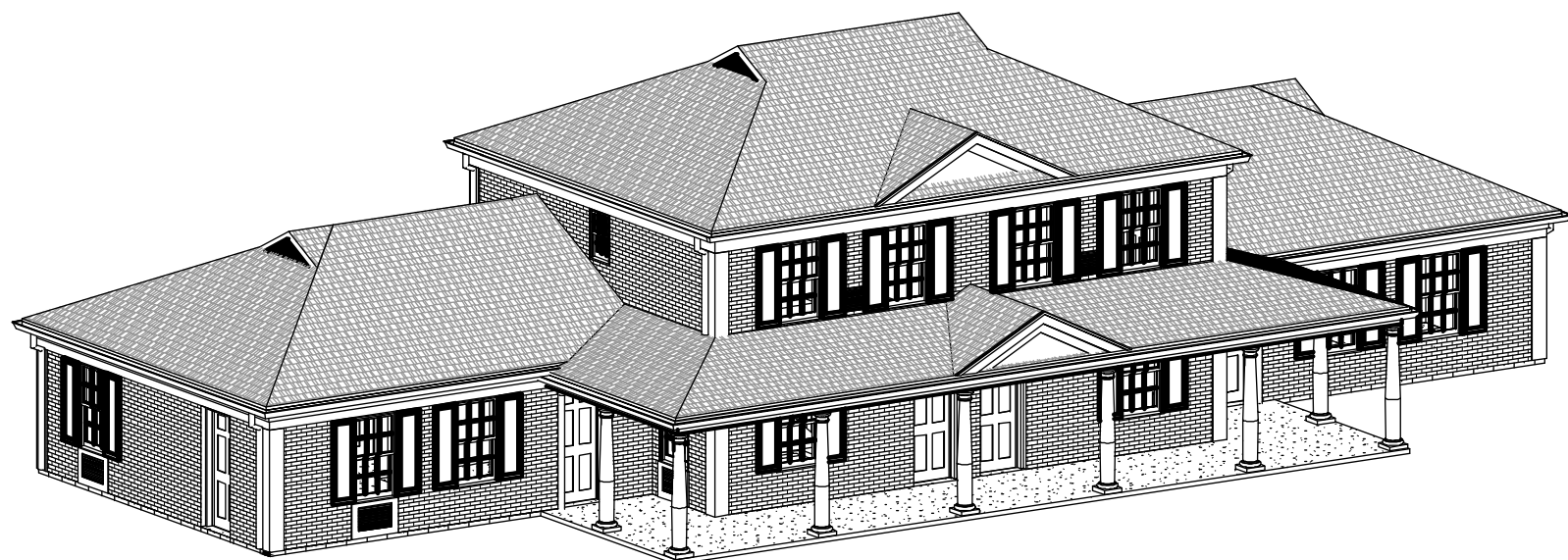
CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

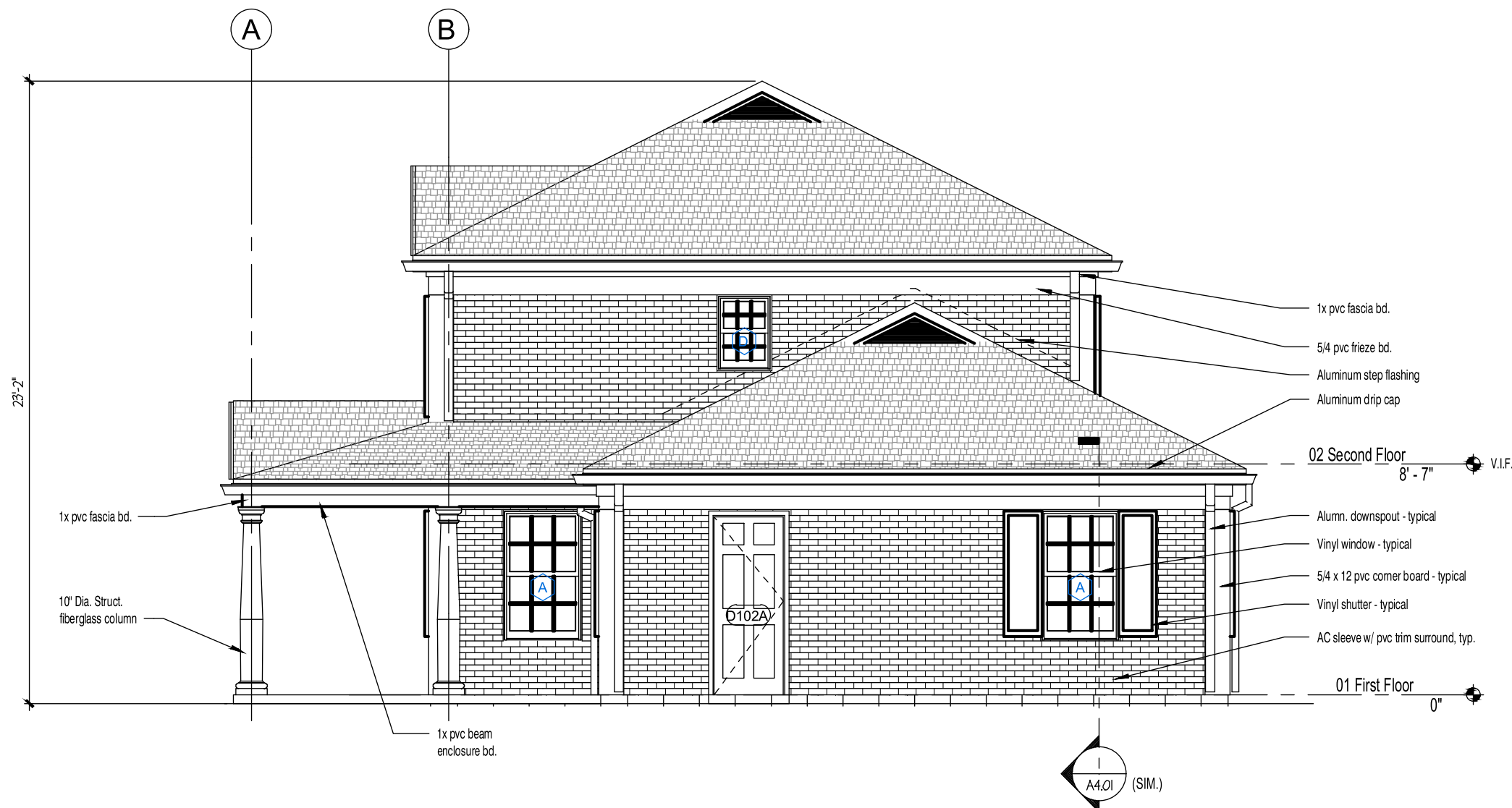
CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-01 - Sheet 12-A2.01 - ELEVATIONS



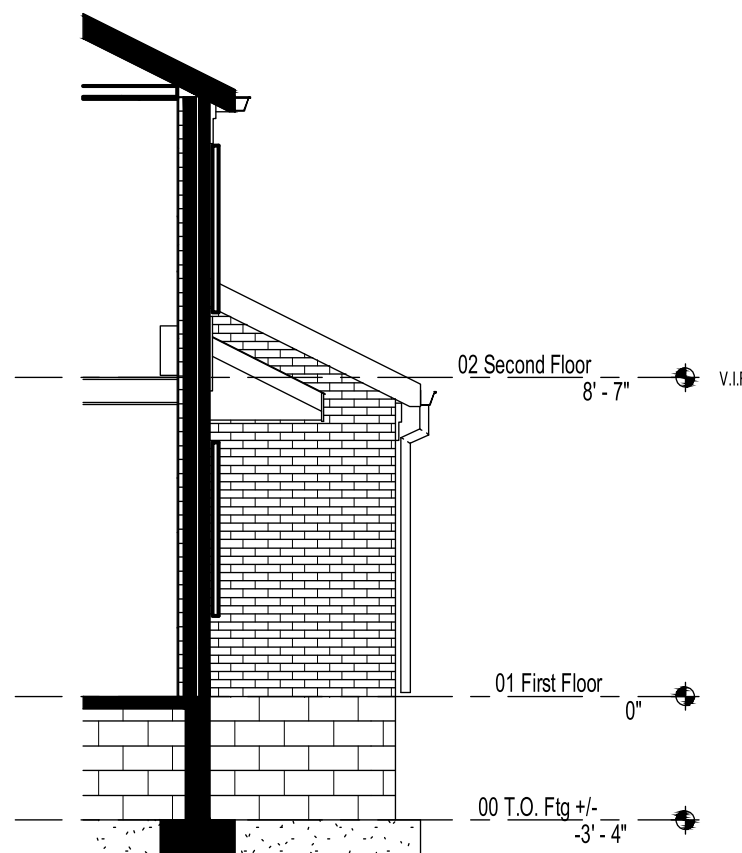
1 BLDG #12 - REAR PERSPECTIVE
12-A2.02 SCALE: 1/8"=1'-0"



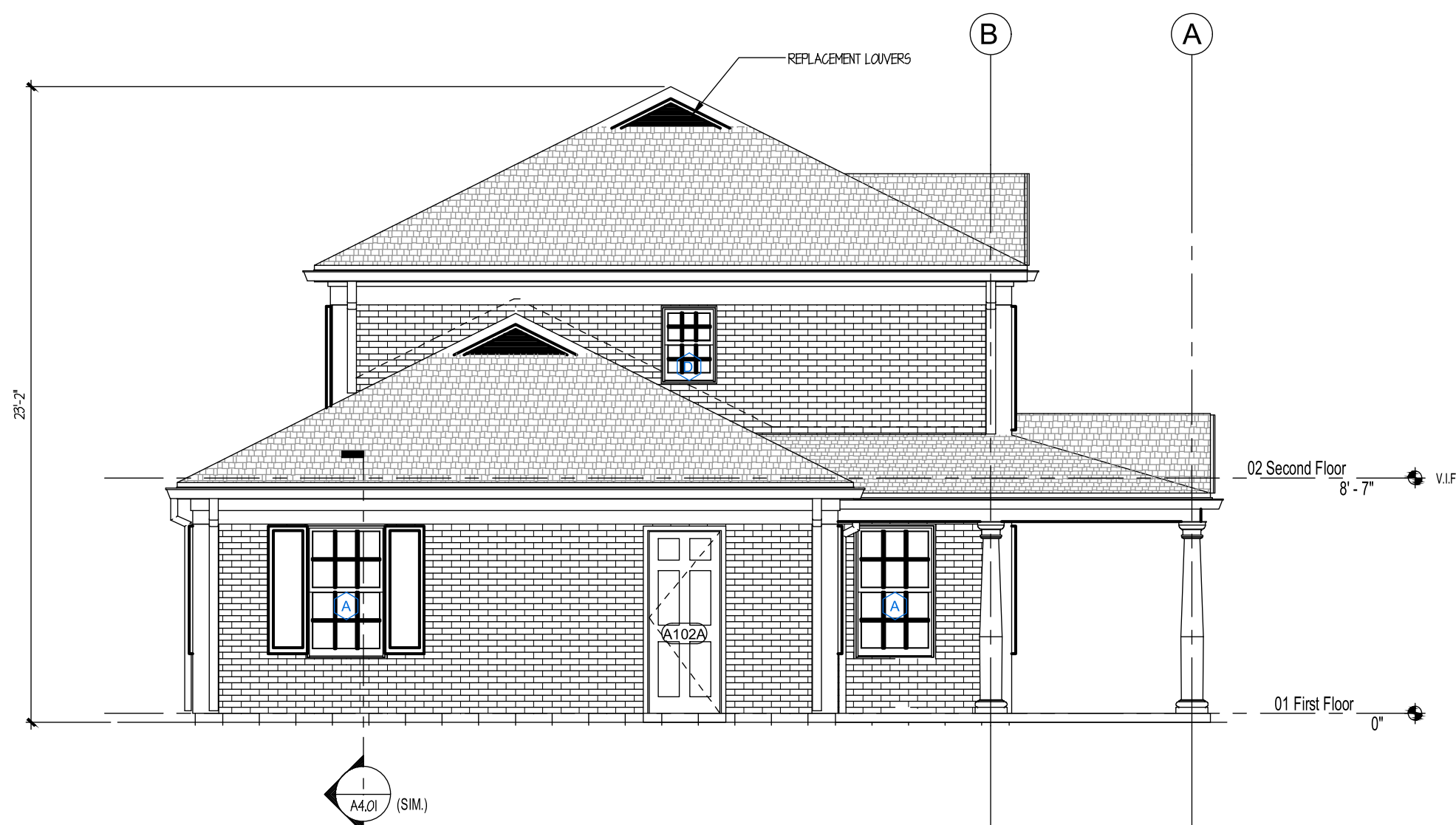
3 BLDG #12 - FRONT PERSPECTIVE
12-A2.02 SCALE: 1/8"=1'-0"



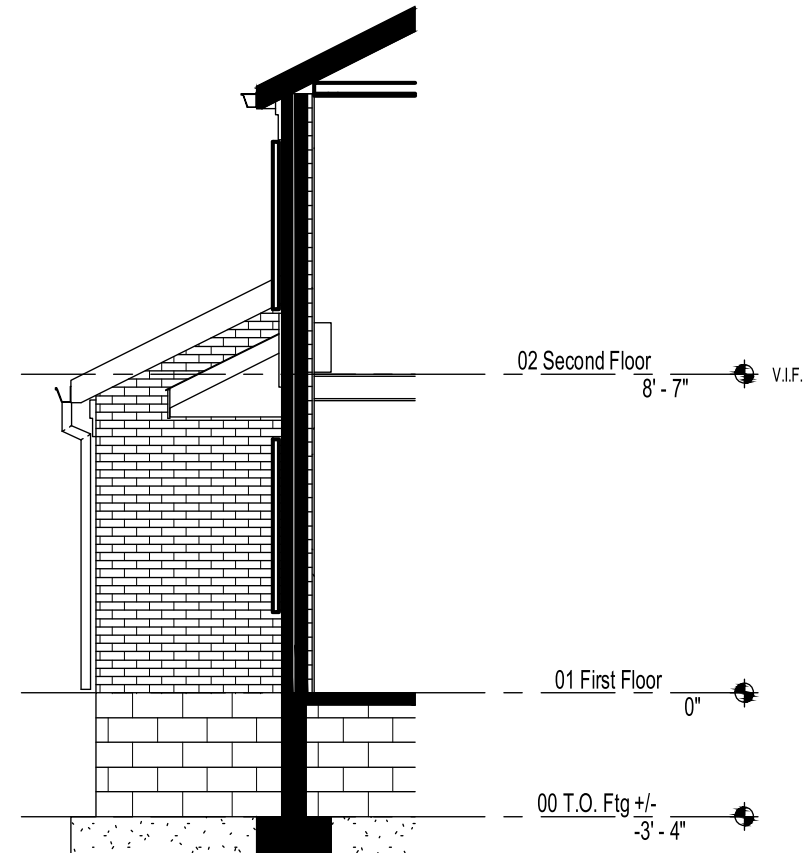
2 BLDG #12 - RIGHT SIDE ELEVATION
12-A2.02 SCALE: 1/4"=1'-0"



2A PARTIAL RIGHT
SIDE ELEVATION
12-A2.02 SCALE: 1/4"=1'-0"



1 BLDG #12 - LEFT SIDE ELEVATION
12-A2.02 SCALE: 1/4"=1'-0"



1A PARTIAL LEFT
SIDE ELEVATION
12-A2.02 SCALE: 1/4"=1'-0"

Building Type 12
A2-2C

- 4 Units (1BR/2BR/2BR/1BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

112-114-116-118 Jerome
85-87-194-196 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

NOT TO SCALE

BUILDING TYPES
See G2.01 for further descriptions

- BUILDING TYPE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION AND SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT - (HC)

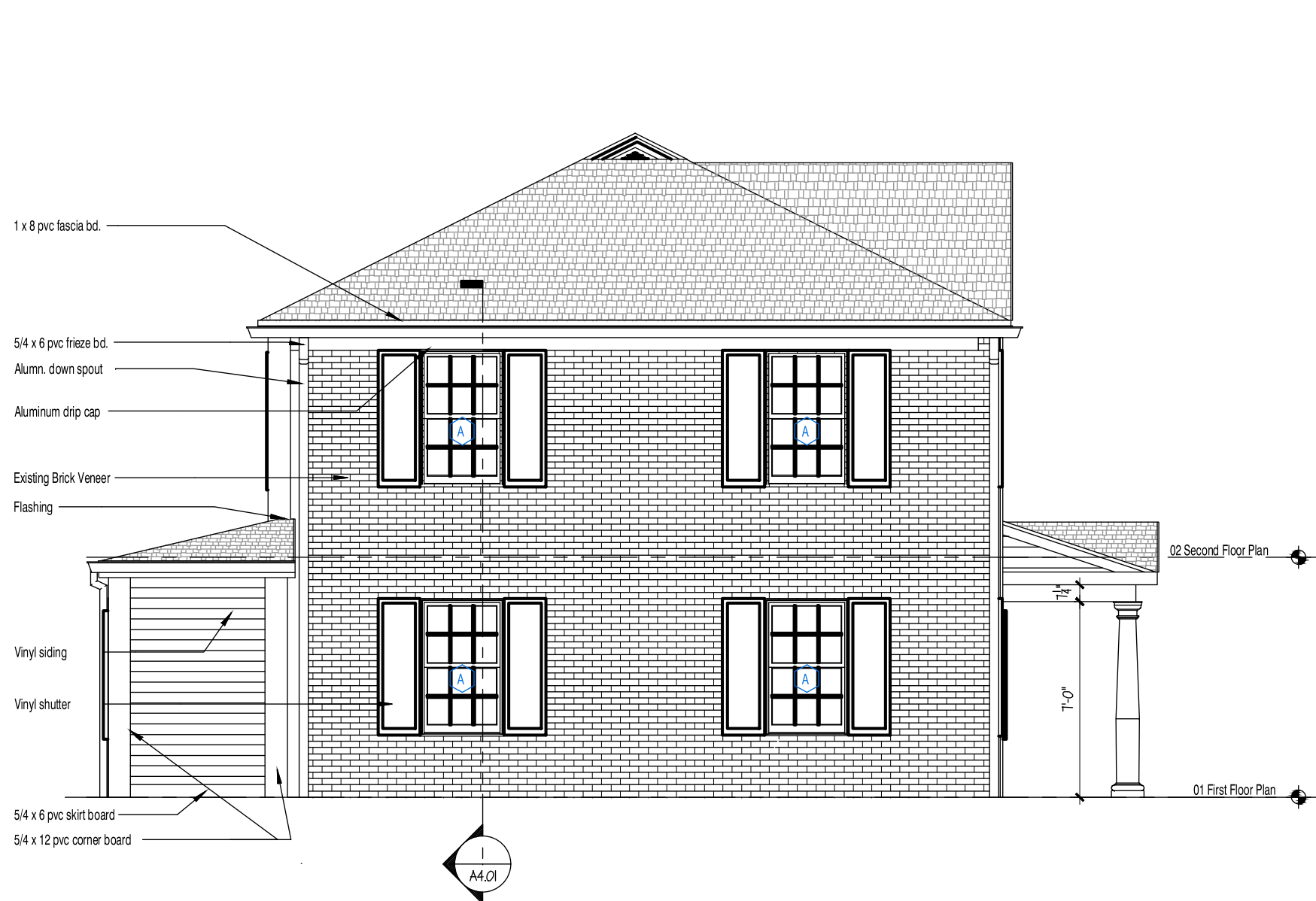
A2A-3B (HC)



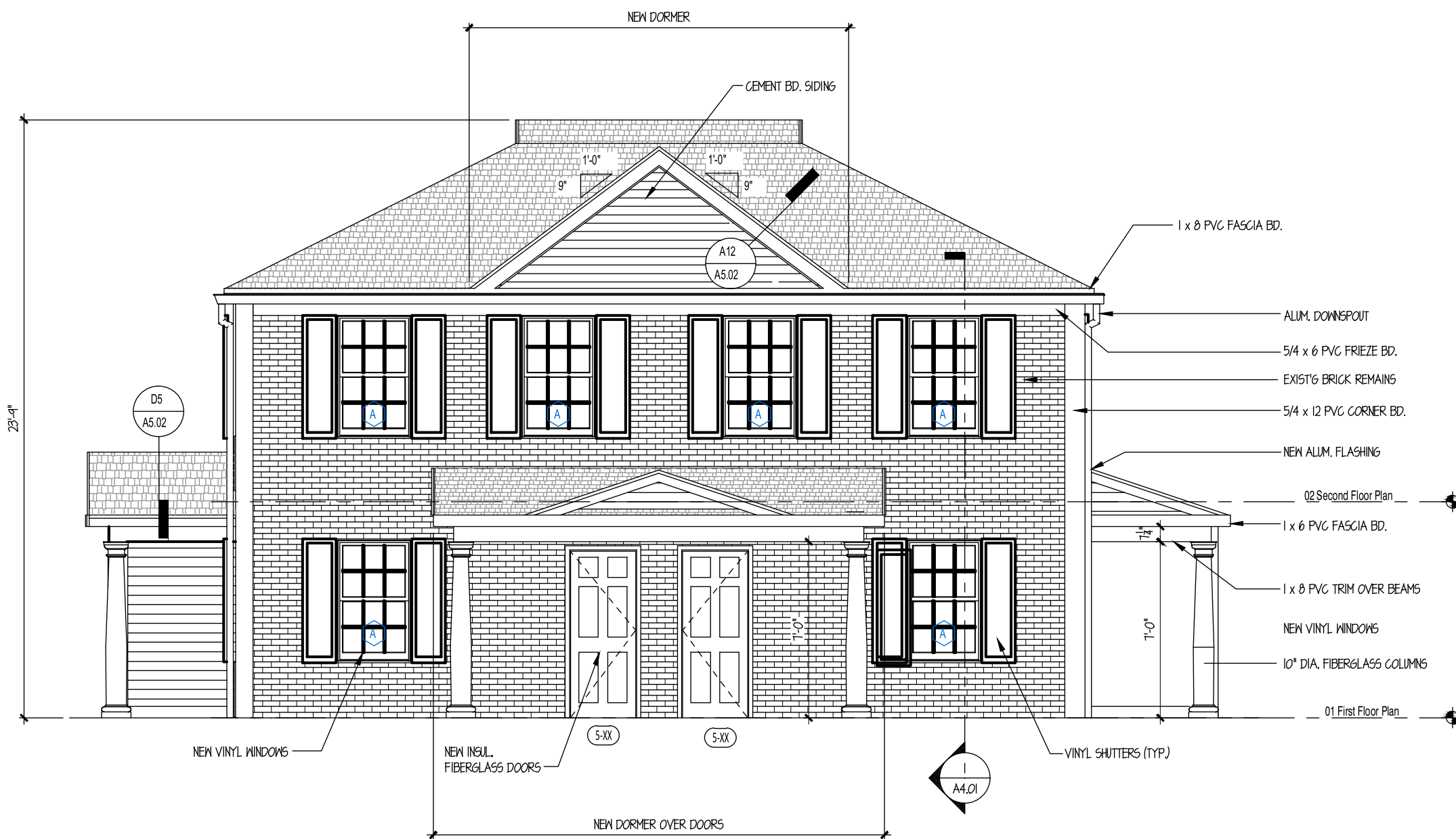
3 BLDG #16 - REAR ELEVATION
SCALE: 1/4"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 BLDG #16 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

Window Schedule						
Type Mark	Count	Rough Opening		Material	Type	Egress
		Width	Height			
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:
- Windows are to be Vinyl Windows with vinyl extension jamb, clad exterior. 5/4 Asak 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.
 - All operating windows to have full white framed specified insect screens.
 - Verify all rough openings in field prior to ordering windows with manufacturer.
 - All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
 - 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)

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

CH

project no.

23-10

NOT TO SCALE

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 [Signature]

CHECK ONE: ☒ owner ☐ other (specify): McLissa A. Green, Acting CEO

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

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

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>

Site Plan Comments 12/20/24

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2515

SITE PLAN: Site Plan and Special Permit for revisions to an existing affordable housing development at 98 Jerome Avenue; , applicant.

Plans Dated: November 12, 2024; Date of Committee Review: December 20, 2024 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The Inland Wetlands permit conditions need to be addressed, in particular, finalization on drainage submission, report and plan revisions related to improvements at the stormwater outfalls and access to same.
2. Recommend the installation of an inset bus stop on Jerome Avenue due to traffic volumes on Jerome Avenue and expected usage.
3. It is our understanding that the residents will be moved to alternative housing during construction.
4. Provide sidewalk ramps at intersections and crosswalks.
5. Show accessible routes across streets and across driveways as needed.
6. Sidewalk and or ramps should be installed at the driveway entrance (Davis Drive) on Jerome Avenue
7. Stop bars and Stop signs should be installed as needed in coordination with crosswalks.
8. Speed bumps should be constructed with signs and markings in accordance with the (MUTCD section 3B.25
9. Advance warning signs should be installed at crosswalks. (MUTCD section 2C.50 W11-2) suggest subplate W16-7
10. Yankee gas services should be a co applicant since work is being performed on their property.
11. The illumination plan does not take into consideration the streetlighting in the design, in addition the lighting is not in conformance with section 11.2
12. Accessible parking space signs should be 7 feet to bottom rather than the 6 feet shown. (MUTCD section 2A18.05)
13. Plans have been reviewed based on the fact that the parking accessway are NOT City accepted streets. If accessways ways are classified as Streets, additional comments would be made, including but limited to speed humps are not permitted on City Streets and parking.
14. Per Engineering report an OSTA permit is required.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. List all approvals on cover sheet – all boards/commissions.
2. The site has a favorable parking ratio for units on the surface. Would there be any benefit to additional accessible designated parking spaces?
3. An Aquifer Protection determination is required.
4. Provide crosswalk hatching on Sheet C-SP2, near Buildings C #36/#38.
5. The 8 EV spaces at the corner of the site do not appear to be within a reasonable proximity to most residential units within the site. Could they be distributed more evenly?
6. Are any stop signs proposed within the parking area?
7. Provide dimension and landscaping screening from parking lot to the abutting single-family residential home property line to the south.
8. Provide quantities of landscaping in table.
9. Provide additional trees along street to supplement new landscape shrubs.
10. Lighting sheet shows a footcandle calculation of 0.0 over a large majority of the site. Is this accurate?
11. Provide landscape screening to dumpster pads.
12. Will new landscaping plantings shown on Sheet C-LS4 be included for all existing units?
13. Is the railing that is proposed to be removed going to be replaced?
14. Will this project be phased?
15. Will residents be living on the property during construction?
16. Supplement the existing tree line along the Southern boundary with additional new landscape screening (such as a form of evergreens or arborvitaes) from the abutting single-family residential homes. Supplemental landscaping will grow with the revitalized development and provide screening for the life of the development in all seasons.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD has no issues at this time.

FIRE MARSHAL (Kristopher Lambert):

1. On Page C-SP2

The access road that leads back to Building “A” that contains units 112, 114, 116, and 118 is showing a width of fifteen (15) feet.

Section 503.1 of the CSFSC:
503.1 Where Required

Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.

D1.2.3.5.1.1

Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

WATER DEPARTMENT (Paul Keegan/Rob Longo)

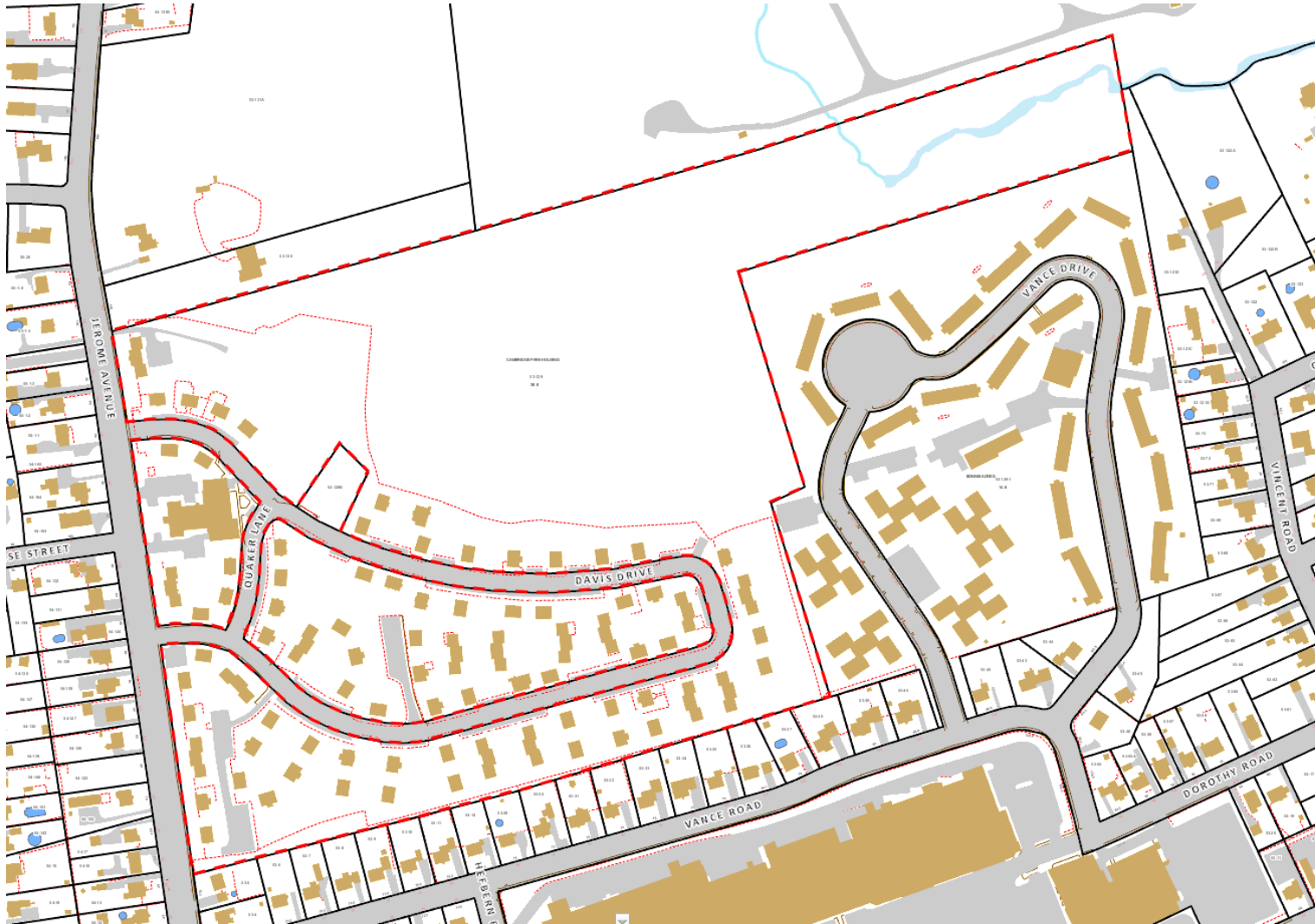
Water:

Water is considered private after the meter pit.

1. In order to knock down a building, water needs to be disconnected at the main prior to demo
2. If water main is being replaced, there needs to be an 8" tap done to run the new water main. Once the water main is complete it needs to be pressure tested, bacteria tested and flushed. This needs to be coordinated between the contactor and Bristol Water.
3. All new hydrants are subject to the same pressure test, bacteria test and flush
4. Once the water main is complete, then services need to be done
5. All work needs an inspection. Inspections are based on the current rate.
6. The plans call for all current water main and services to be removed. The material needs to be disposed of accordingly.
7. All work must meet current Bristol Water and Sewer specifications to include depths of water main and services to specific size and material being used
8. All work needs a permit. Bristol Water and Sewer requires licensed people only

Sewer:

1. In order for a building to be knocked down, sewer needs to be cut and capped prior to demo
2. All sewer work needs to be inspected at current inspection rate
3. Any sewer main or later improvements needs to be inspected and documented



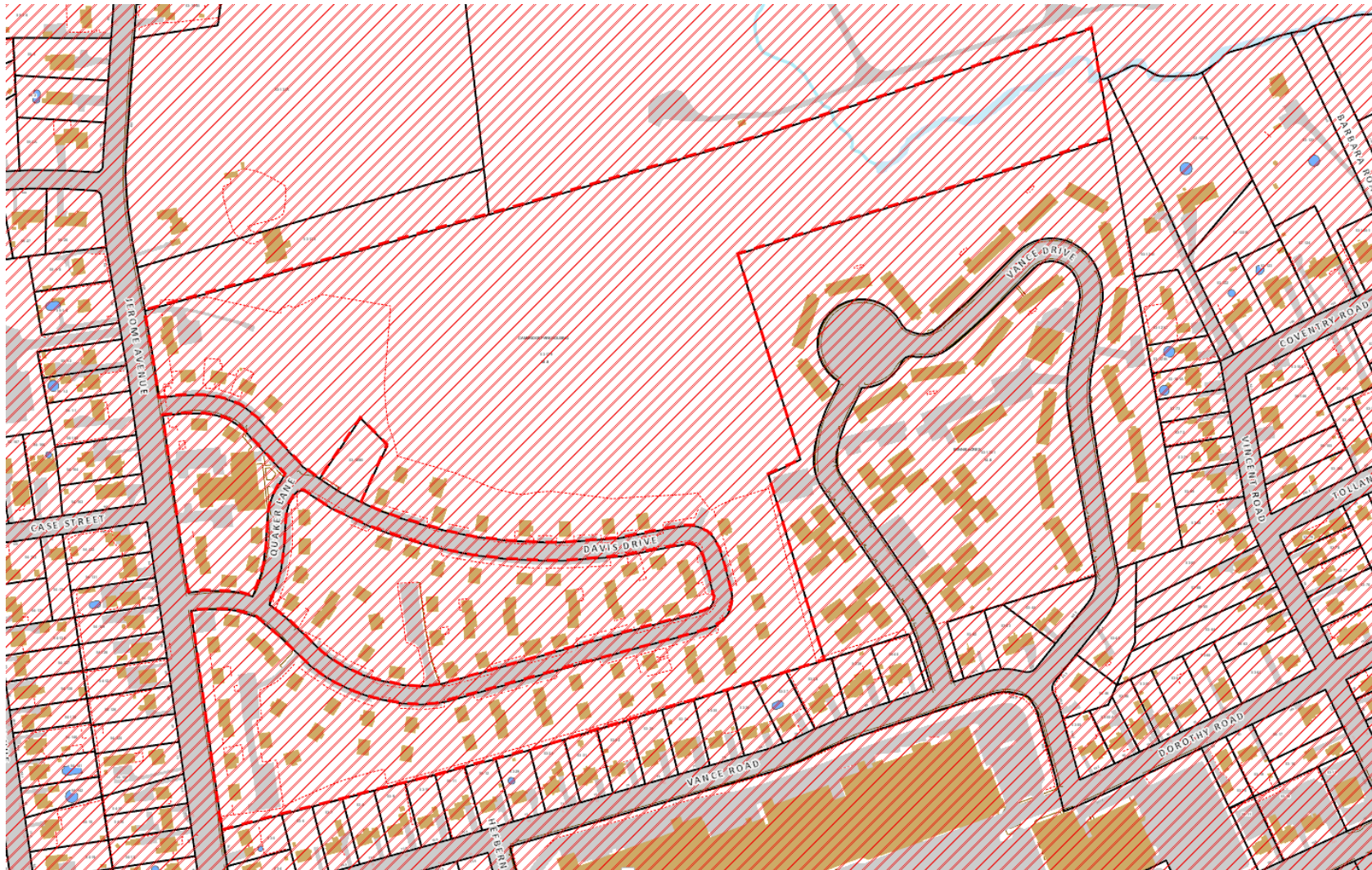
Cambridge Park – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Location Map



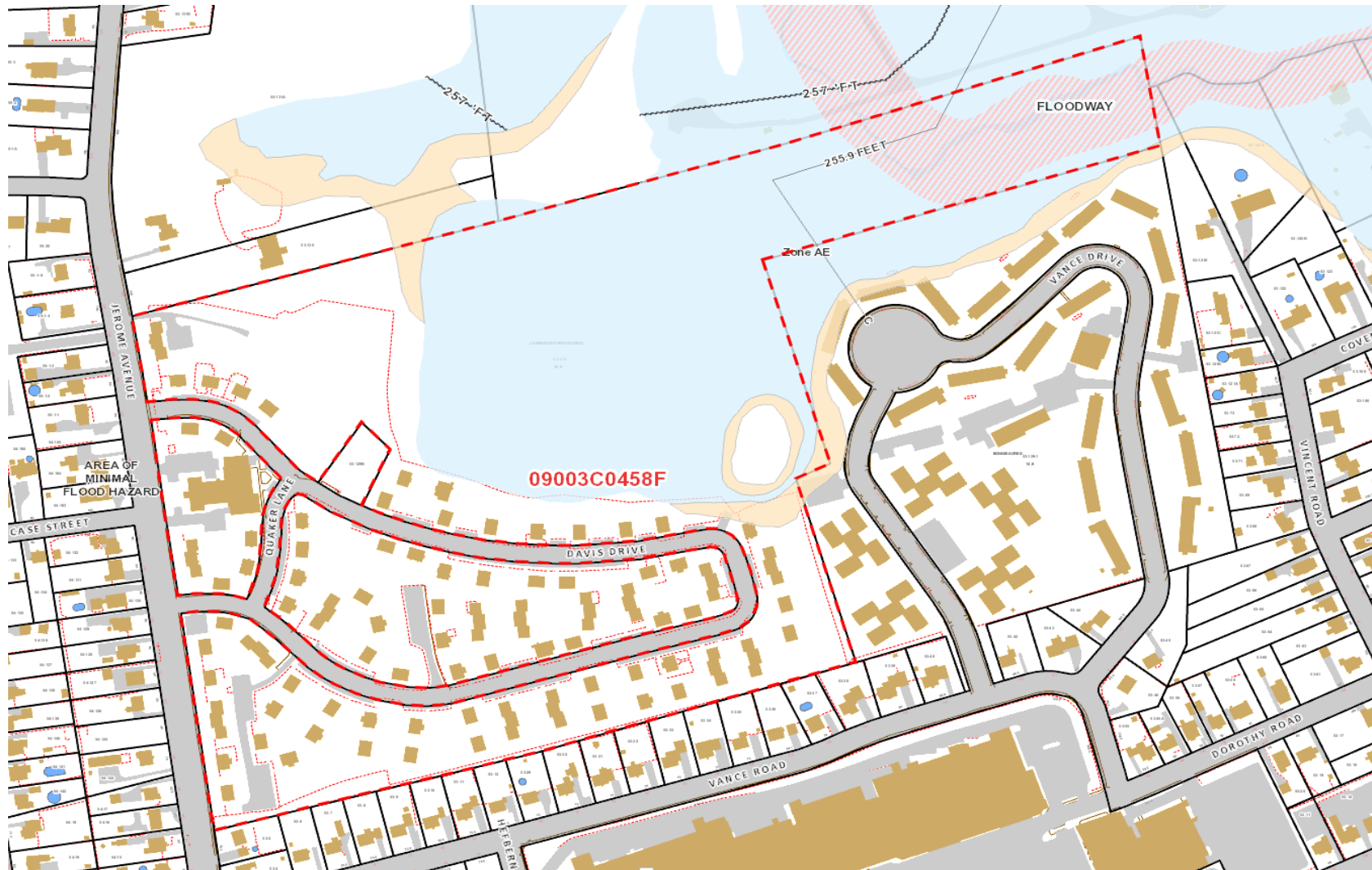
Cambridge Park – App. 2514 & 2515

98 Jerome Avenue

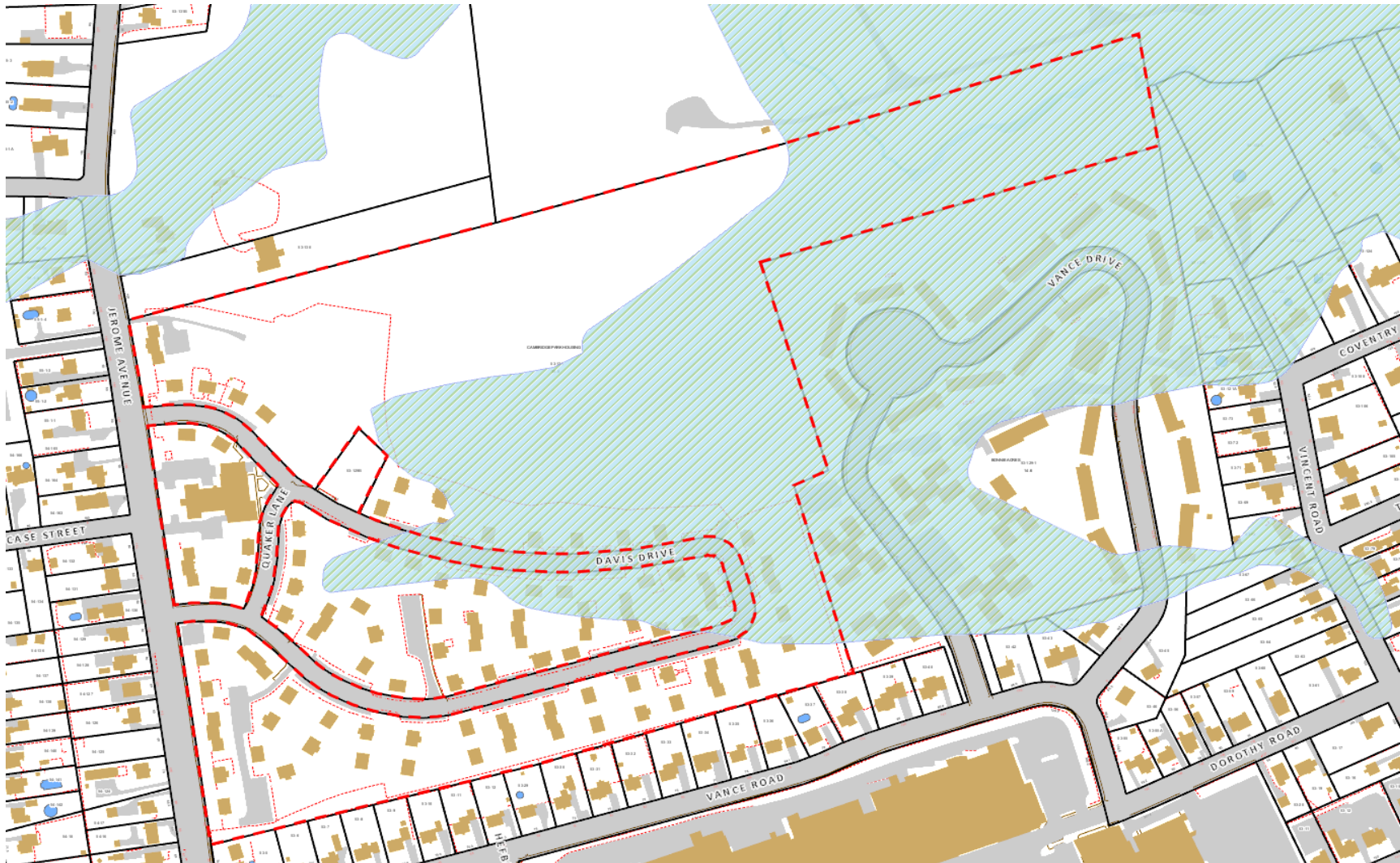
Map 53 Lot 129

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



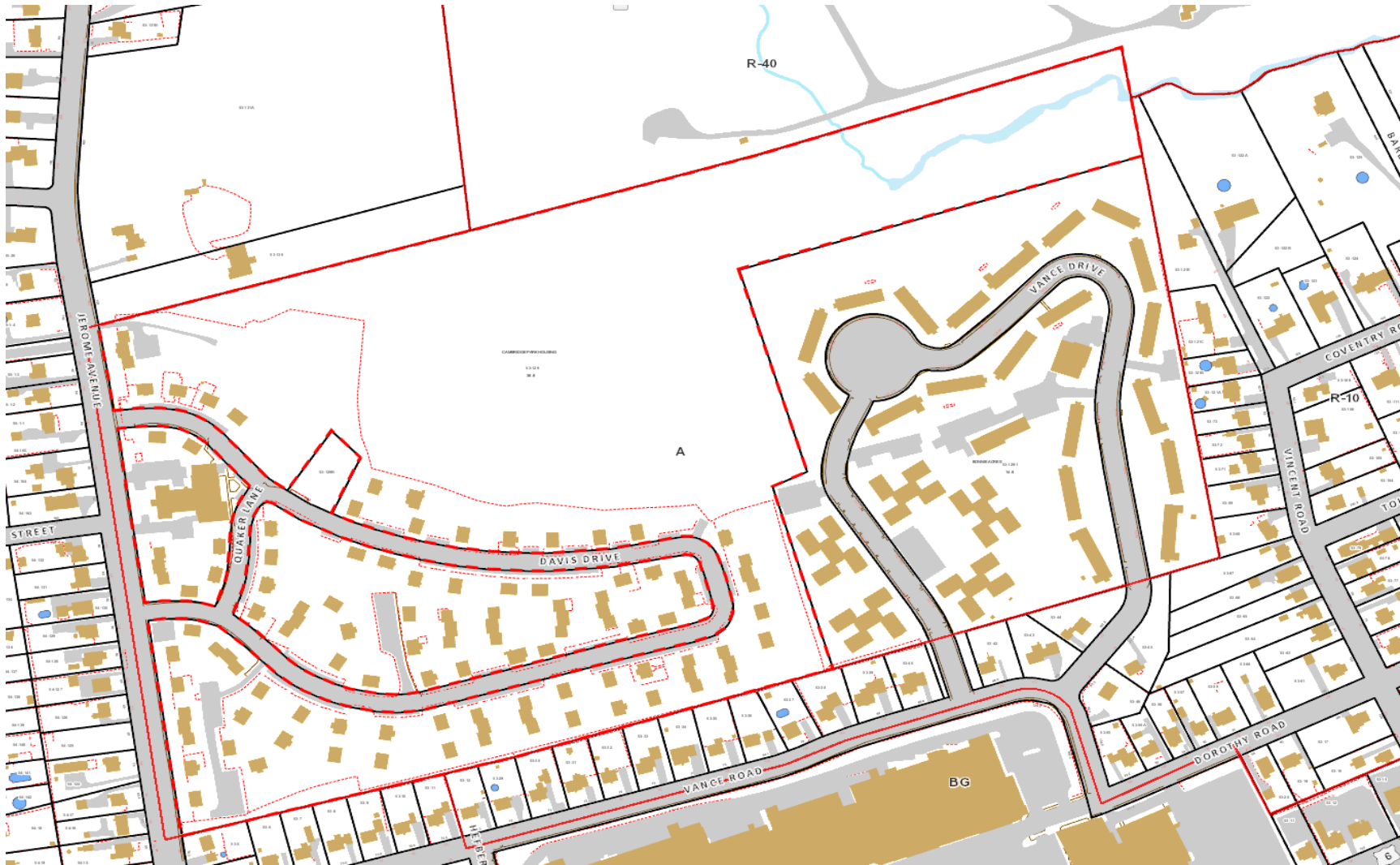
Cambridge Apartments – App. 2514 & 2515

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

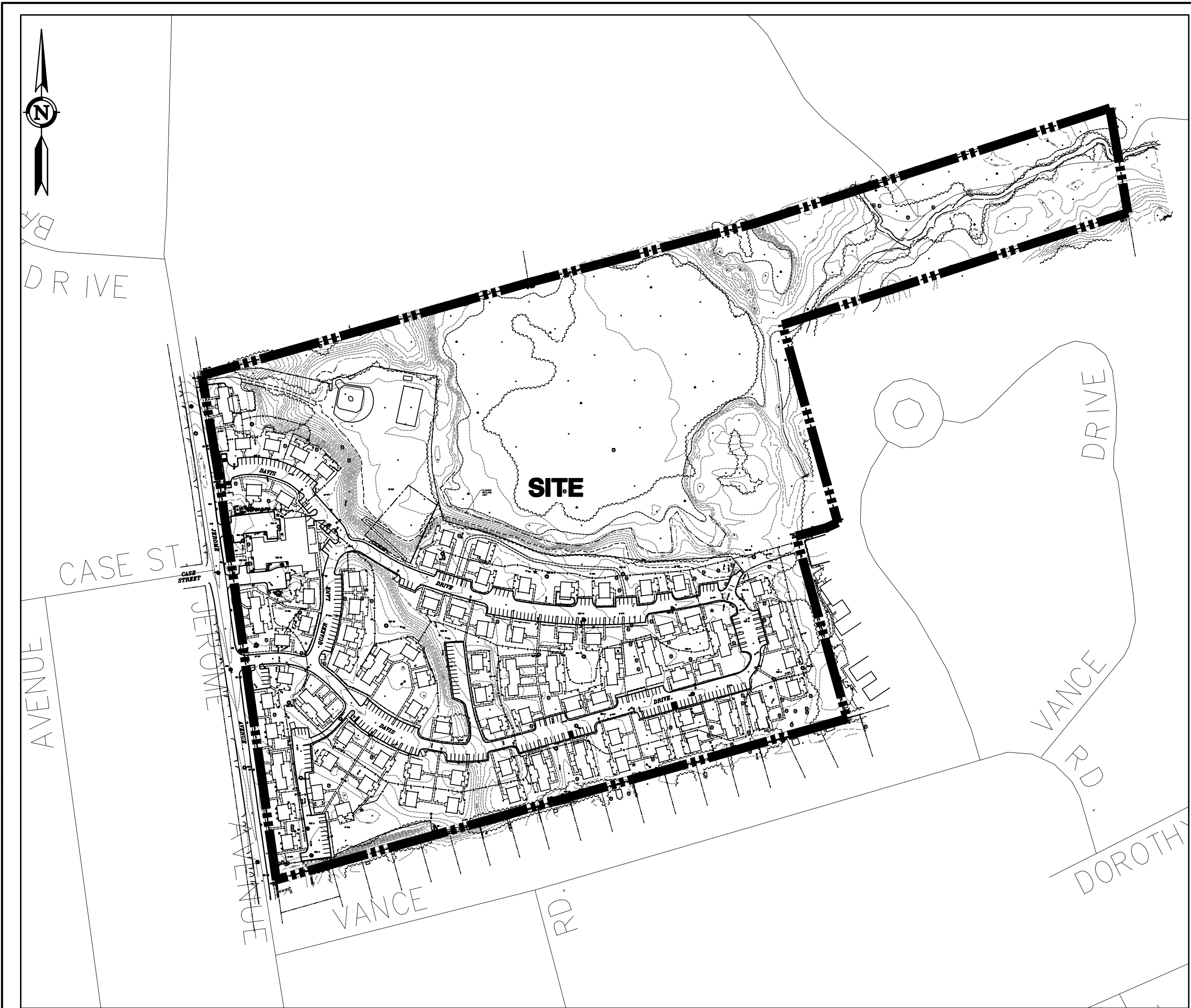
Site Plan

CAMBRIDGE PARK REHABILITATION

SITE PLAN

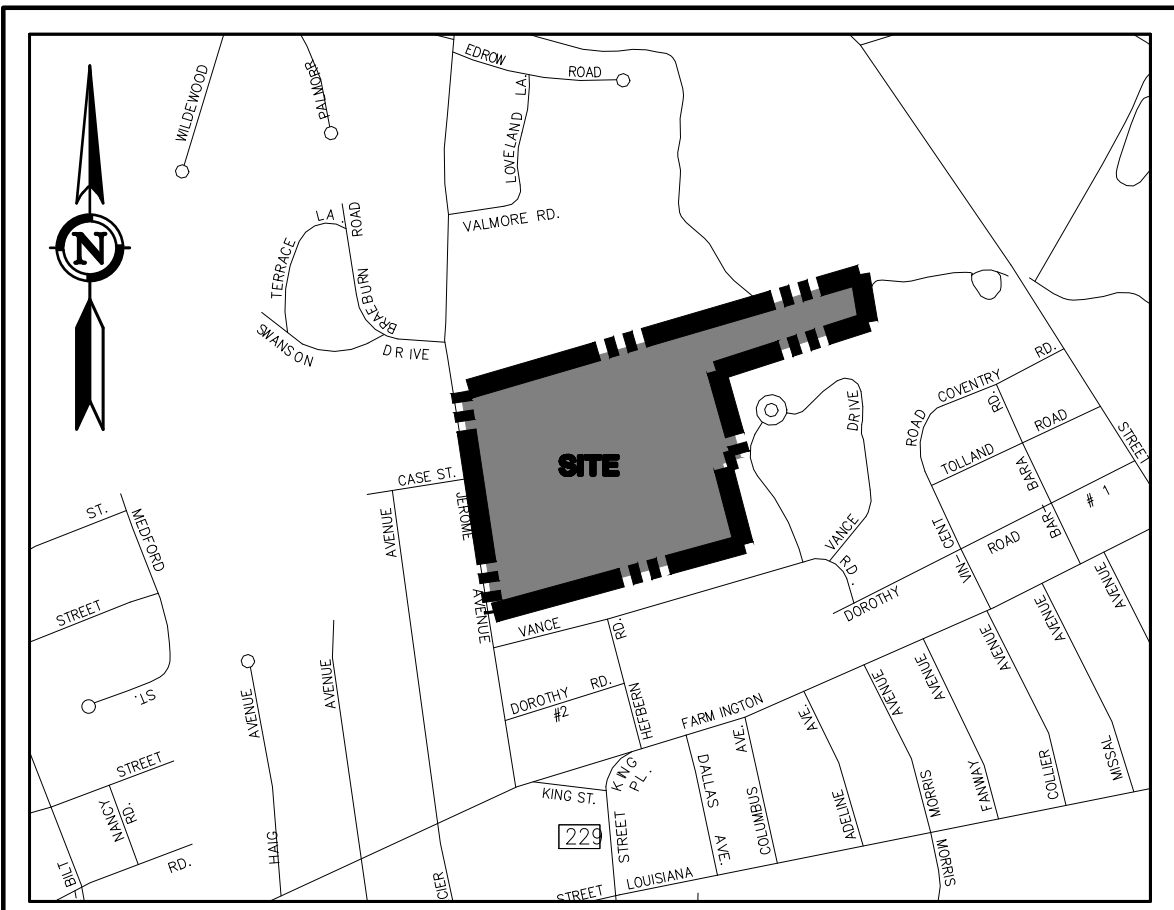
JEROME AVENUE, DAVIS DRIVE, QUAKER LANE
BRISTOL, CONNECTICUT
PARCEL NUMBER: 53-129

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
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.

GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

**CIVIL ENGINEER &
LANDSCAPE ARCHITECT:**
**design
professionals**
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

58 Connecticut Avenue, Suite H
P.O. Box 1167
South Windsor, CT 06074

Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com

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

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

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

Copyright © 2024 Design Professionals, Inc. All Rights Reserved.
58 CONNECTICUT AVENUE, SUITE H
PO BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755
860-291-8757 - F
www.designprofessionals.com

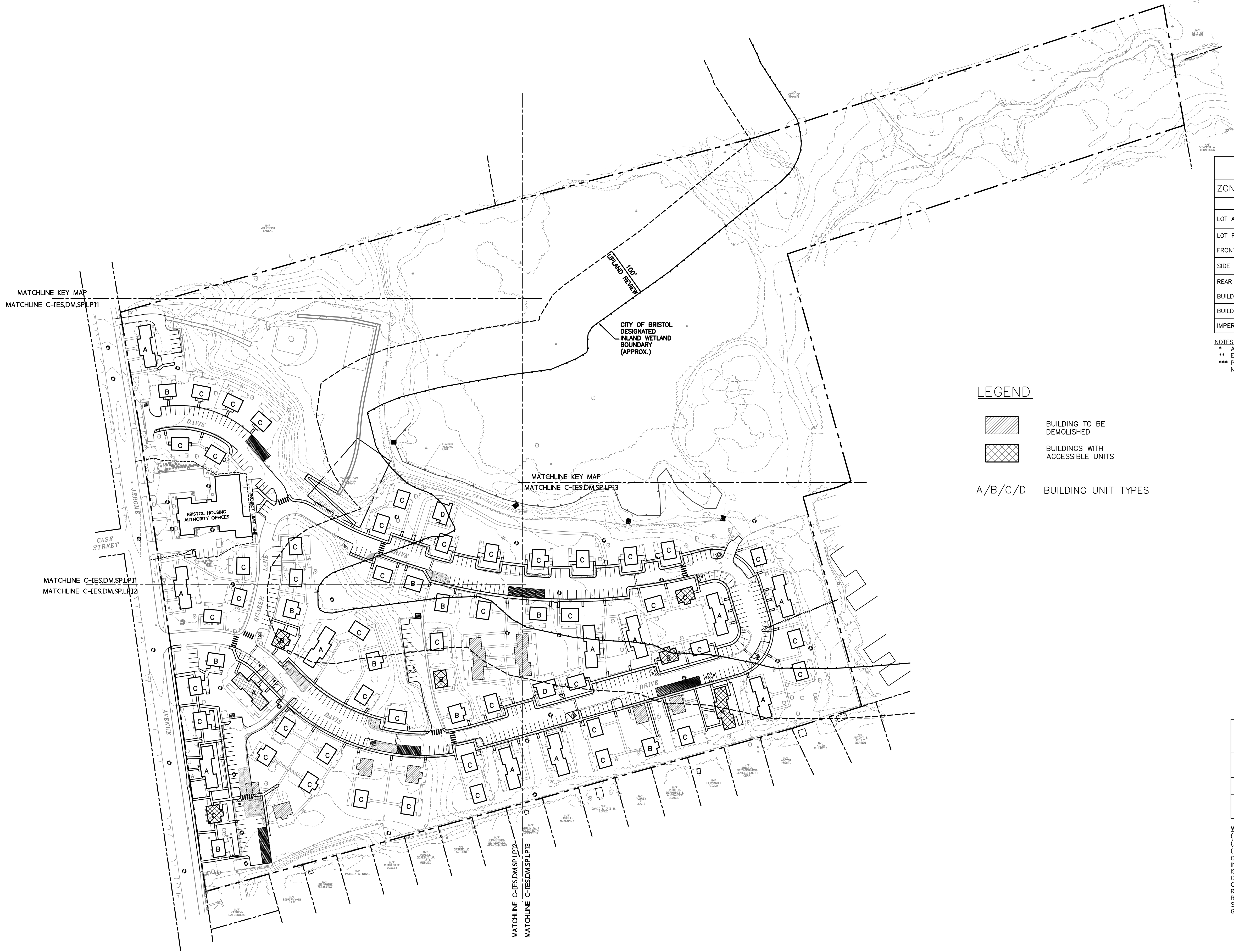
**design
professionals**
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

PROJECT NO.:
1
DATE:
11/12/2024
REVISIONS:
1
BY:
RDL
REVISIONS:
1
DATE:
11/12/2024
REVISIONS:
1
BY:
RDL

TITLE SHEET
C-T1

CIVIL SHEET 1 OF 23



LEGEND

-  BUILDING TO BE DEMOLISHED
-  BUILDINGS WITH ACCESSIBLE UNITS

A/B/C/D BUILDING UNIT TYPES

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.

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

Copyright © 2024 Design Professionals, Inc. — All Rights Reserved

design professionals

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:

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

PROJECT NO:

DATE:

10/17/24

DESIGN BY:

DATE:

10/17/24

BY:

DATE:

10/17/24

BY:

DATE:

10/17/24

CAMBRIDGE PARK
REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO.

DATE

11/27/2024

REVISIONS

Impervious Coverage Calculation Modification

BY

RJD

KEY MAP

SCALE: 1" = 100'

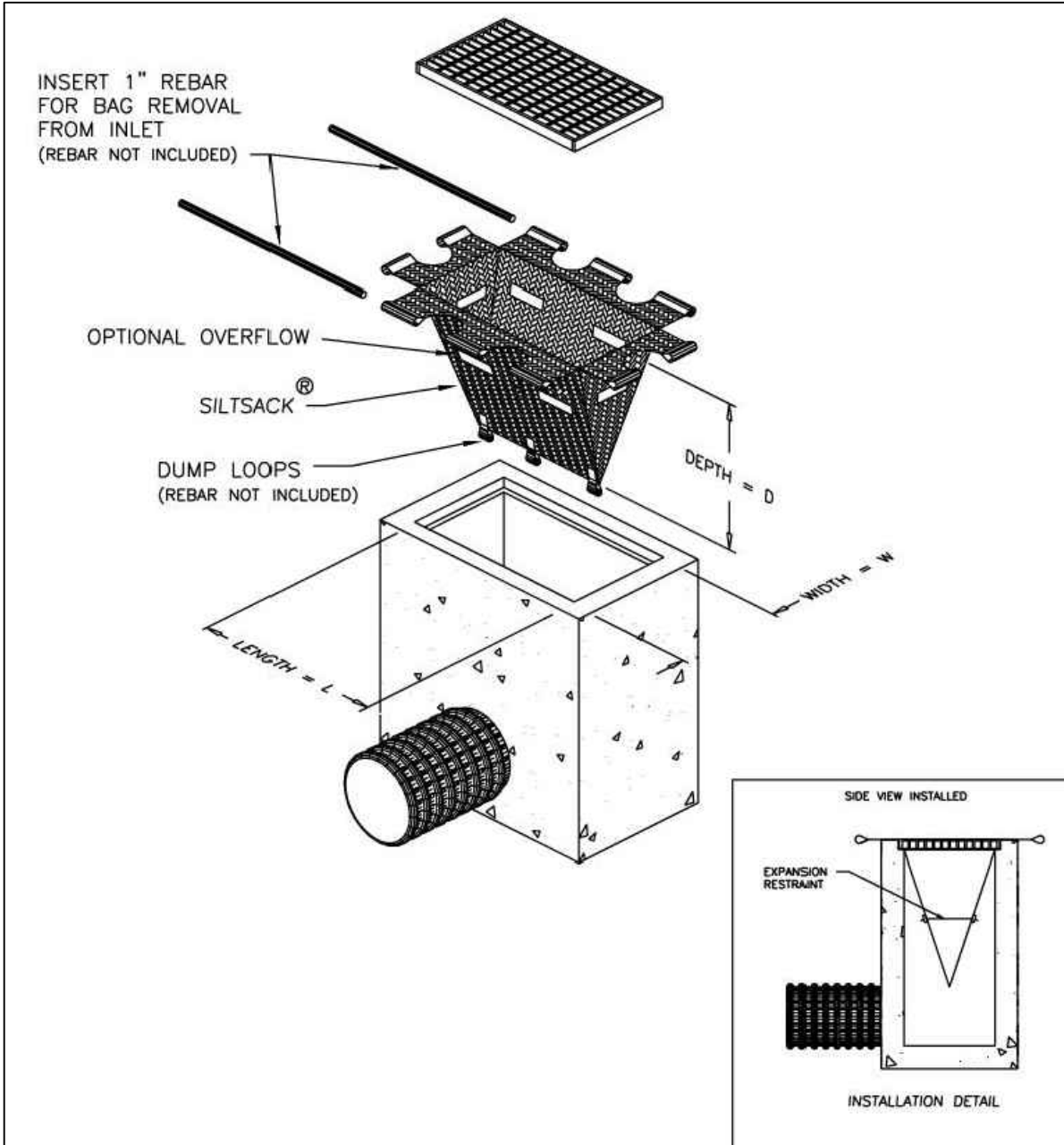
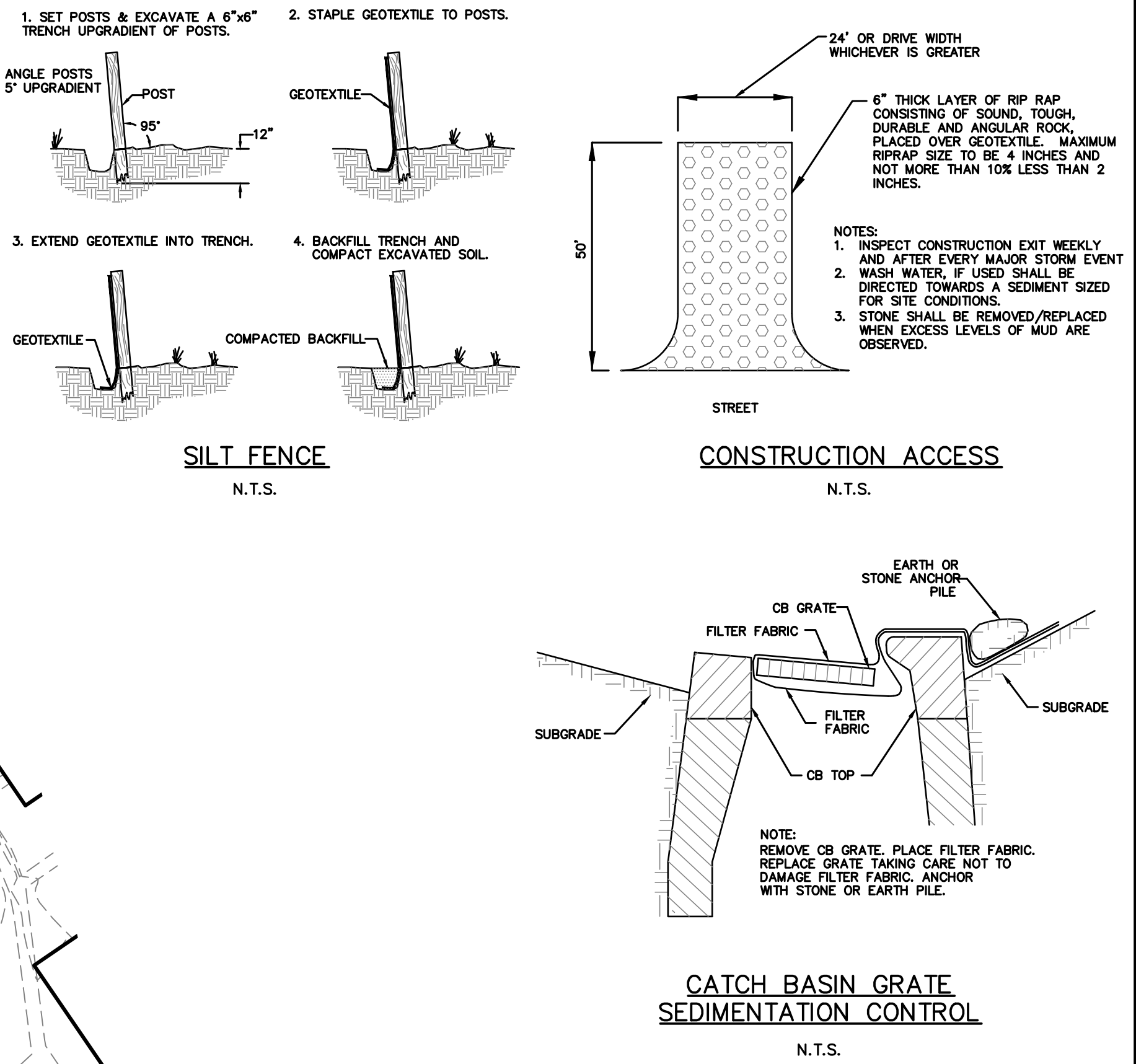
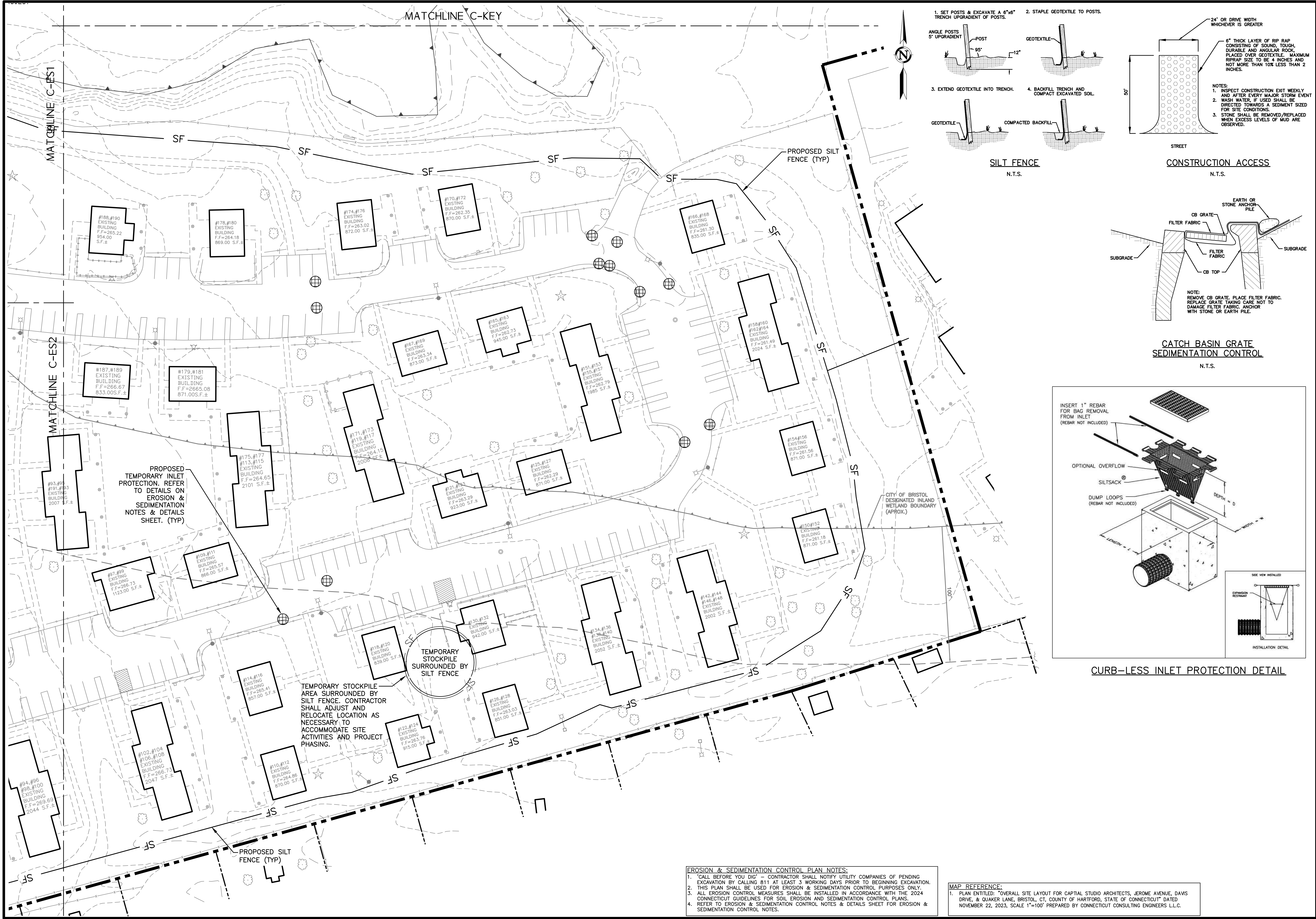
0 50' 100' 200'

SHEET

C-KEY

CIVIL SHEET 2 OF 23

Page 259



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

Copyright © 2024 Design Professionals, Inc. - All Rights Reserved

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-293-8255
860-293-8257
www.designprofessionals.com

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

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

PROJECT NO.: 5059
DATE: 11/27/2024
DESIGN BY: RLD
CHECKED BY: BMS
DATE: 11/27/2024

REVISIONS

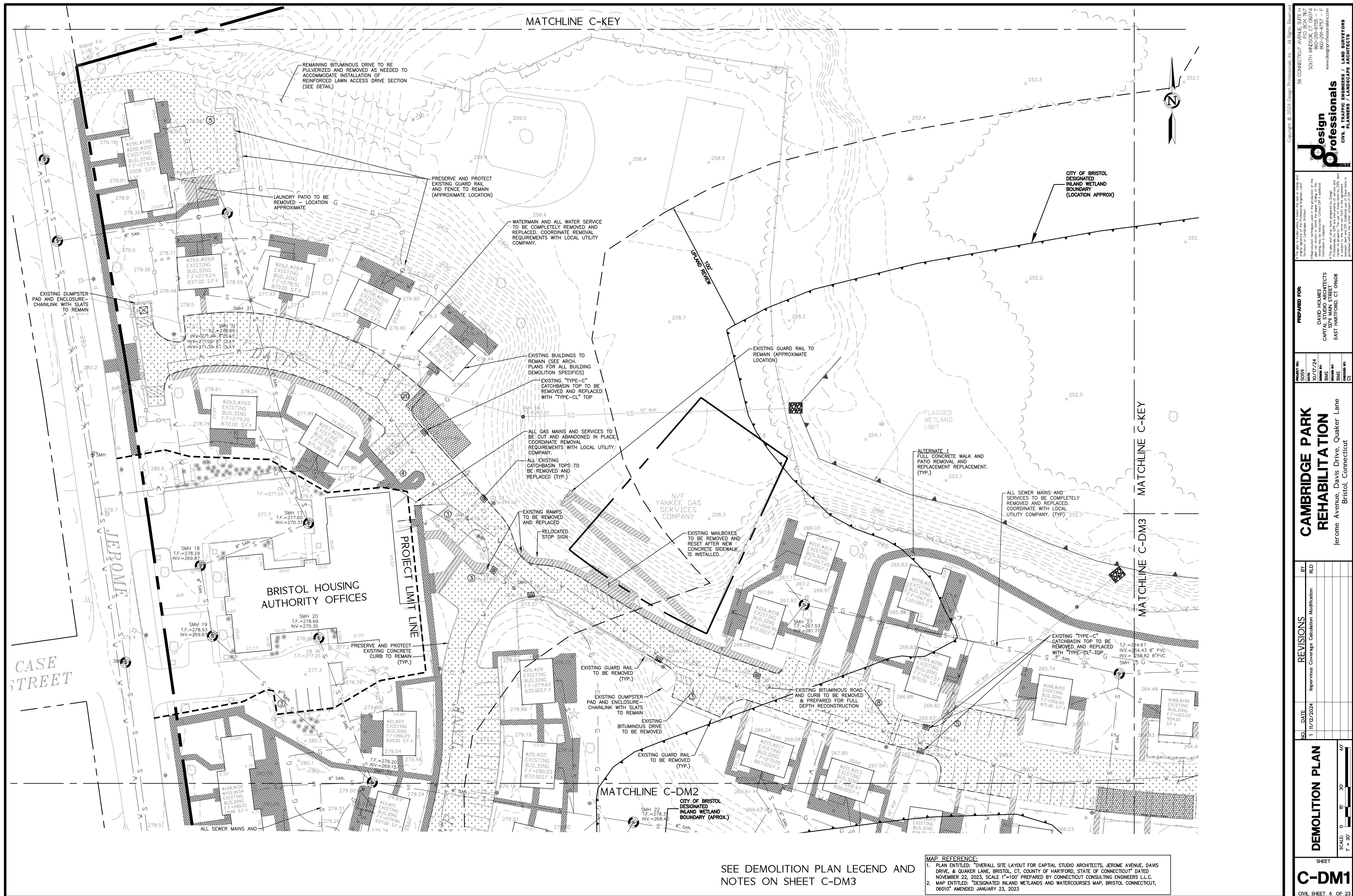
NO.	DATE	REVISIONS	BY
1	11/27/2024	Interim Coverage Calculation Modification	RLD

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30'

60'
30'
15'

SHEET
C-ES3
CIVIL SHEET 5 OF 23





SEE DEMOLITION PLAN LEGEND AND
NOTES ON SHEET C-DM3

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

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

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

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

REVISIONS
1 11/27/2024
Improvised Coverage Calculation Modification

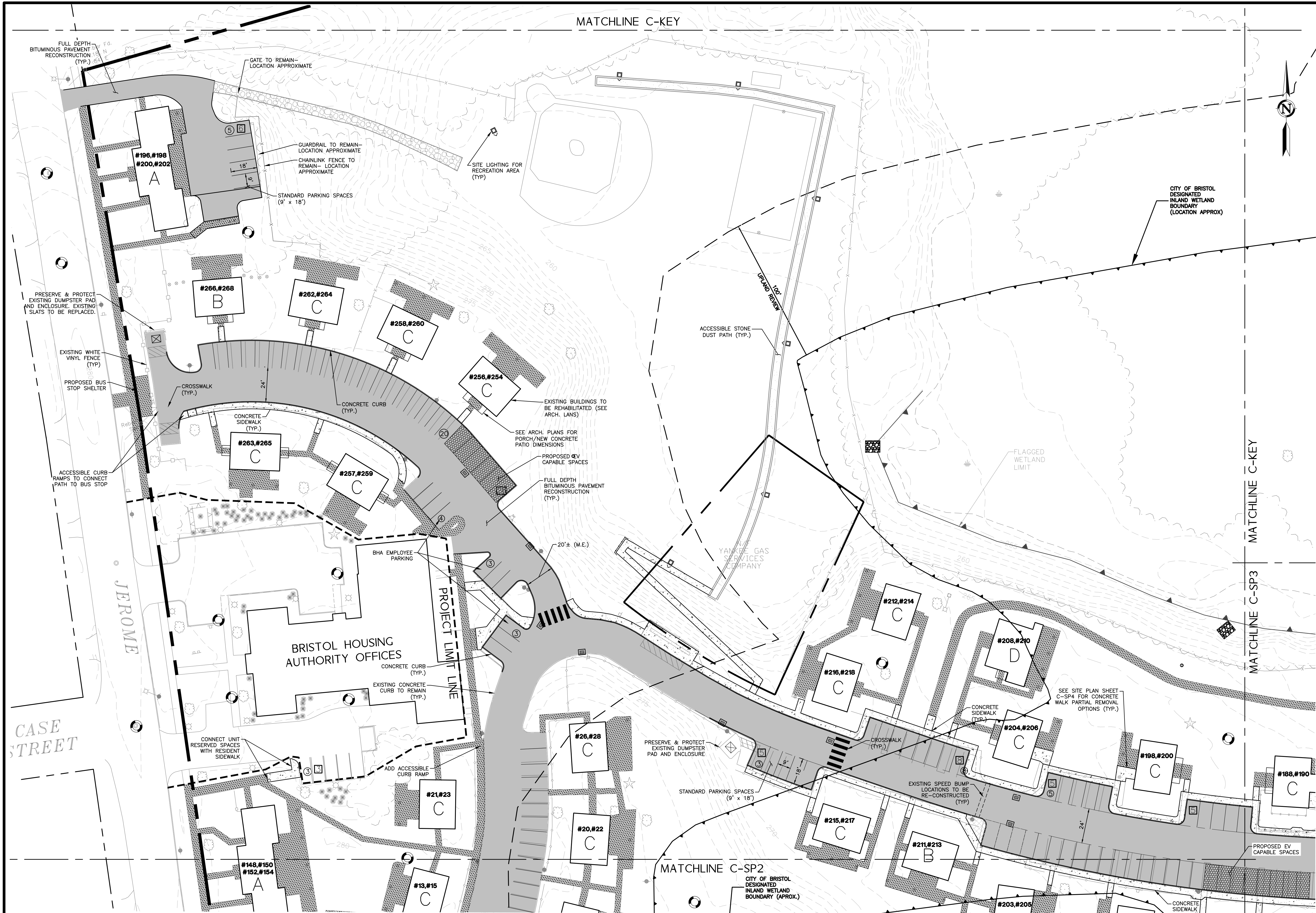
DEMOLITION PLAN
SCALE: 0' 15' 30' 60'
1" = 30'

SHEET
C-DM2
CIVIL SHEET 7 OF 23

38 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8257
WWW.DESIGNPROFESSIONALS.COM

Copyright © 2024 Design Professionals, Inc. All Rights Reserved

This plan is a legal document and should be used in accordance with the provisions of the Connecticut General Statutes, Chapter 54-2a, and the provisions of the Connecticut Statewide Planning Act, Chapter 54-2b. The plan is a legal document and should be used in accordance with the provisions of the Connecticut General Statutes, Chapter 54-2a, and the provisions of the Connecticut Statewide Planning Act, Chapter 54-2b. The plan is a legal document and should be used in accordance with the provisions of the Connecticut General Statutes, Chapter 54-2a, and the provisions of the Connecticut Statewide Planning Act, Chapter 54-2b.



SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

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

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

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8257 - F
www.designprofessionals.com

PREPARED FOR:

DAVID HOLMES
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO:

10/17/24

DATE:

10/17/24

DESIGN BY:

BMS

CHECKED BY:

BMS

SITE PLAN

NO

DATE

11/27/2024

REVISIONS

Imperious Coverage Calculation Modification

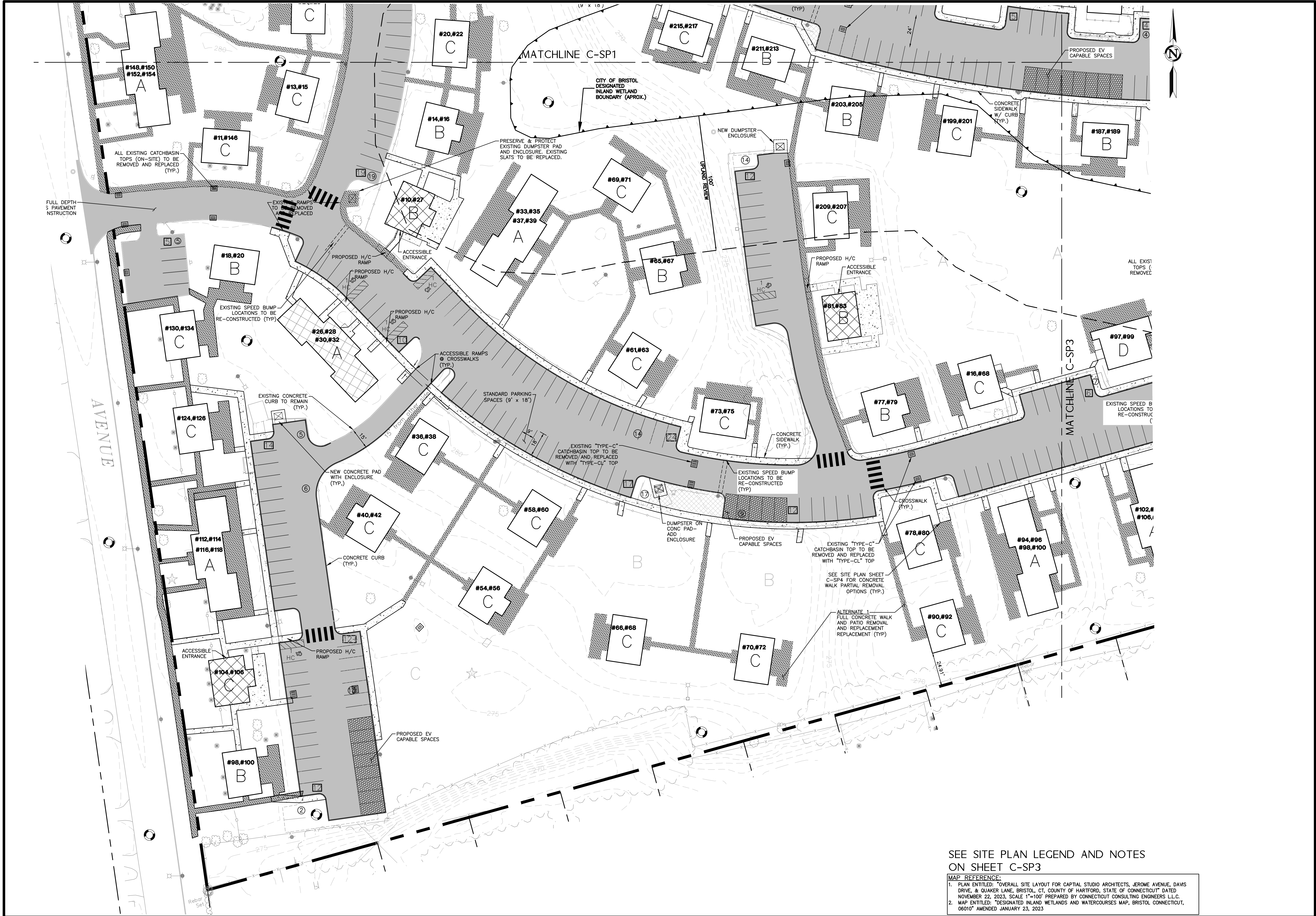
BY

RLD

SHEET

C-SP1

CIVIL SHEET 9 OF 23



SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

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

PROJECT NO.
5059

DATE
10/17/24

NO.

DESIGNED BY
BMS

CHECKED BY
D

BY
RJD

REVISIONS

Interpervious Coverage Calculation Modification

SITE PLAN

SCALE: 1" = 30'

60'
30'
15'

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

CAMBRIDGE PARK
REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

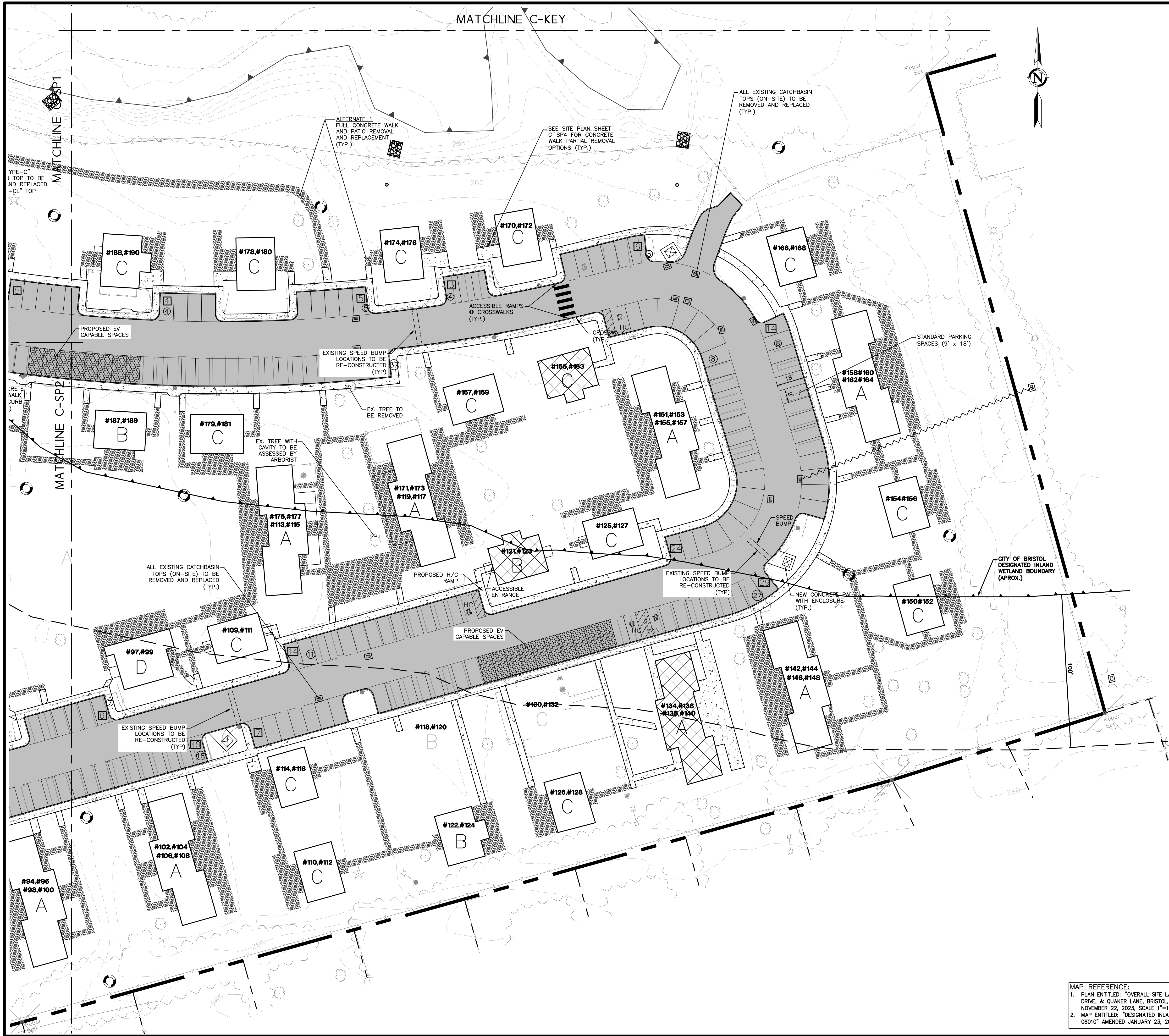
design
professionals

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

58 CONNECTICUT AVENUE, SUITE 107
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8257
www.designprofessionals.com

CIVIL SHEET 10 OF 23

C-SP2



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 IF AND INV INFORMATION FROM PREVIOUS SURVEY CCE DATED 9/6/23. TOP OF FRAMES ALSO CONFIRMED BY SPOT ELEVATION IN ALTA SURVEY DATED 11-24-23.

SITE PLAN LEGEND

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

MAP REFERENCE:

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

PROJECT NO: 0559
DATE: 11/17/24
DESIGN BY: RLD
CHECKED BY: BMS

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

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

BY: RLD
REVISIONS
1 11/17/2024 Impervious Coverage Calculation Modification

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

C-SP3
SHEET
CIVIL SHEET 11 OF 23

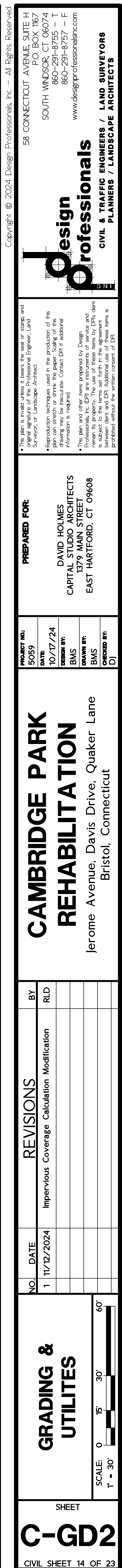
design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8757
860-291-8757
www.designprofessionals.com

Copyright © 2024 Design Professionals, Inc. - All Rights Reserved

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

Page 269





GRADING NOTES:

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

UTILITY NOTES:

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

UTILITY LINE LEGEND

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

MAP REFERENCE:

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

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

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8757
860-291-8757
www.designprofessionals.com

PREPARED FOR:

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

PROJECT NO:

10/17/24

DATE:

10/17/24

BY:

RJD

REVISIONS

NO	DATE	REVISIONS
1	11/27/2024	Imperious Coverage Calculation Modification

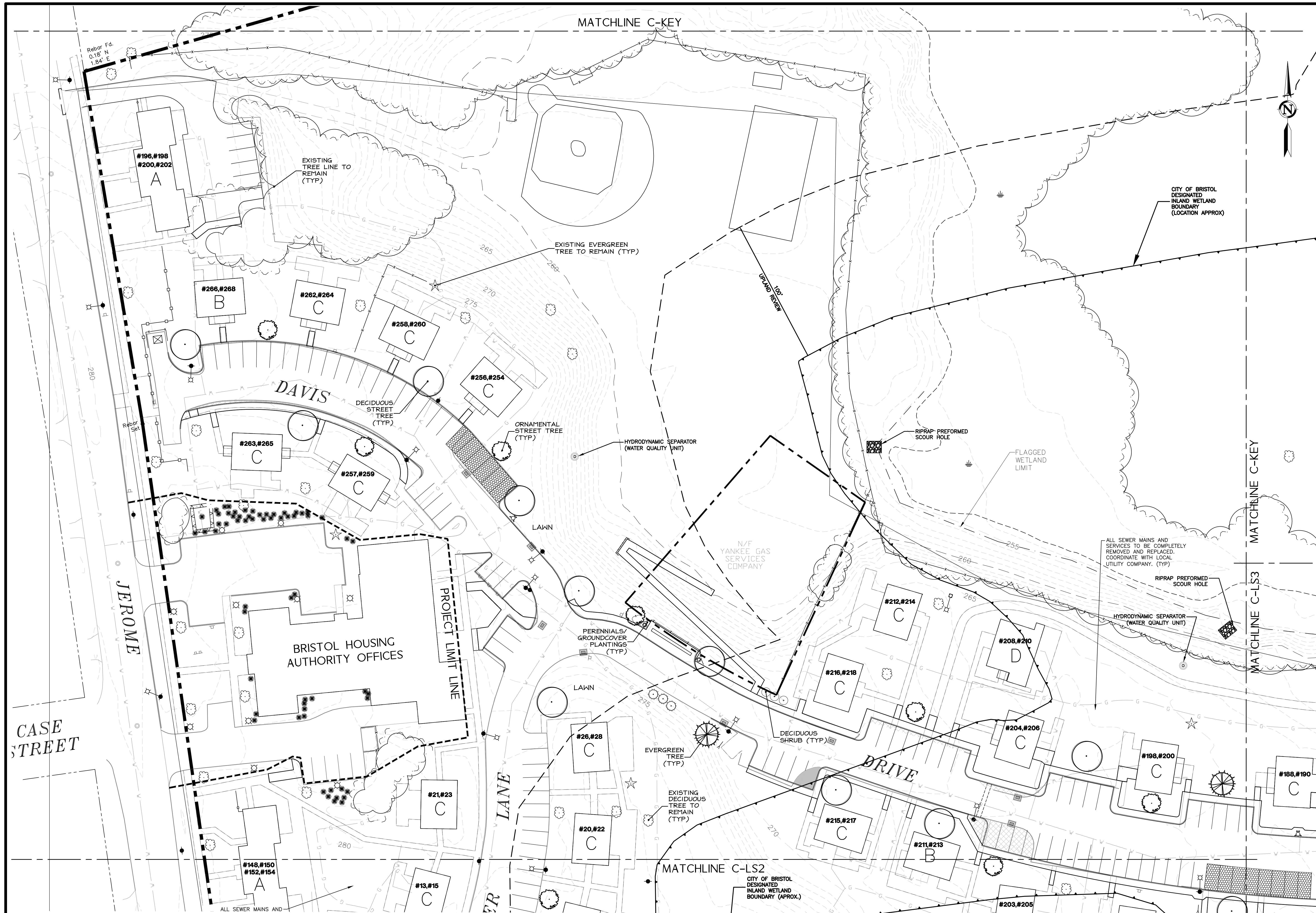
GRADING & UTILITIES

SCALE: 1" = 30'

SHEET

C-GD3

CIVIL SHEET 15 OF 23



SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3
AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS
ON SHEET C-LS4





SITE PLANTING PALETTES

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

SITE SHRUBS FOR SCREENING / DELINEATION / GROUNDCOVER

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

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

LANDSCAPE PLAN
C-LS3
CIVIL SHEET 18 OF 23

REVISIONS
NO. DATE REVISIONS BY
1 11/12/2024 Impervious Coverage Calculation Modification RLD

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

PROJECT NO.: 50559
DATE: 10/17/24
DESIGNER: JBS
CHECKER: JBS
DATE: 11/26/24

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

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

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

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8257
www.designprofessionals.com

Copyright © 2024 Design Professionals, Inc. - All Rights Reserved

LANDSCAPE NOTES:

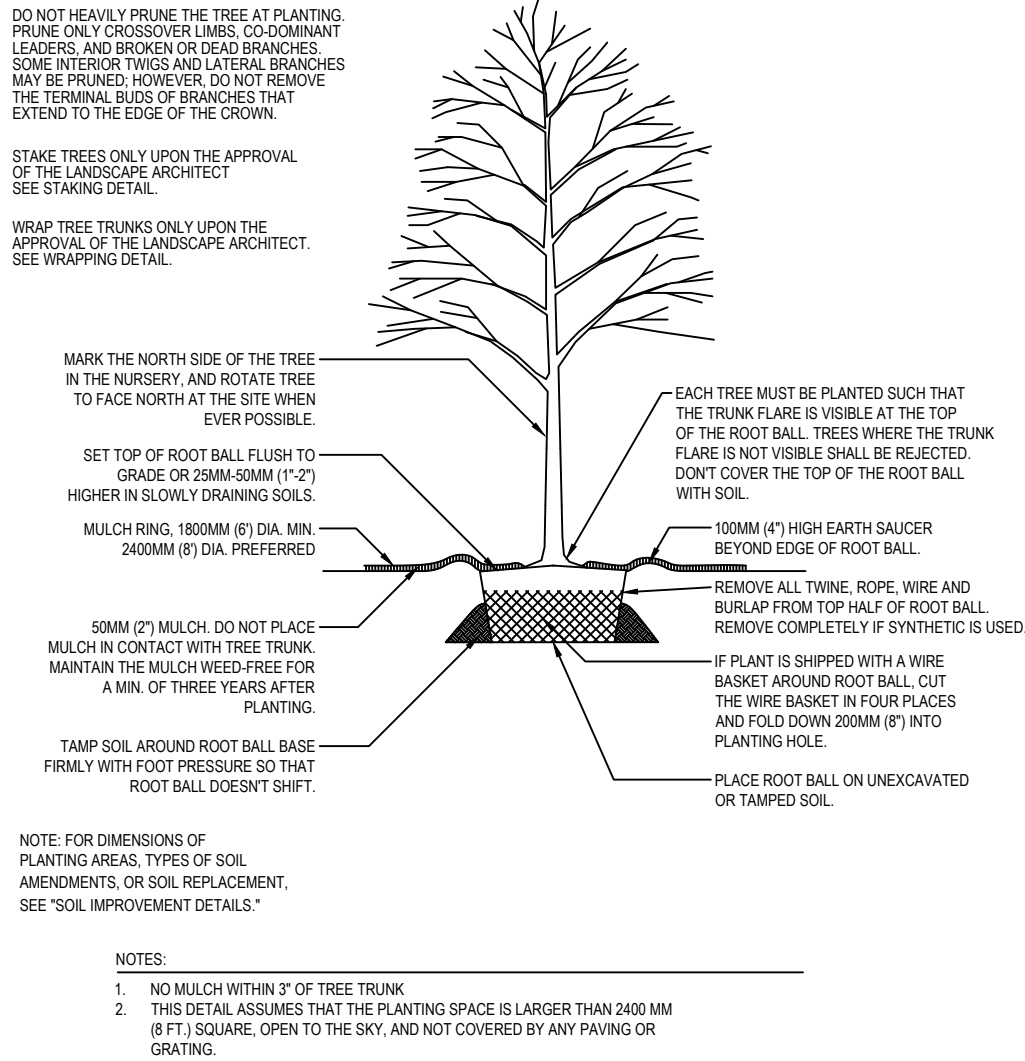
1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
3. ALL AREAS DESIGNATED TO BE SEEDBED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH, WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
4. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK. PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
5. BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRN, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOTED BALLS ARE NOT ACCEPTABLE.
- 5.A. BARE-ROOT PLANTS: DIG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORM THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN POST STRAW OR PEAT MOSS.
- 5.B. CONTAINER STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRN AND WHOLE.
- 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
- 5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
- 5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. FOR AT LEAST ONE YEAR.
6. CONTRACTOR RESPONSIBLE TO MAINTAIN PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANTING. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TOGETHER WITH PROPOSAL FOR EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
- 9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
A. BARK MULCH/COMPOST 50%
B. COARSE SAND 40-45%
C. TOPSOIL 46-50%
12. PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
- 12.A. LIFE SHALL BE PELLETED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
- 12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
- 12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS.
- 12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING HEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETEIORATION.
- 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
13. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
16. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURERS OR VENDORS CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
- 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
- 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
- 17.D. INSPECTION CERTIFICATES REQUIRED BY LAH SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
- 17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. THE MINIMUM SIZE LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
19. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
20. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
21. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
22. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPARATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
24. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID, ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
25.A. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
25.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
26. MULCH TO BE APPLIED AS FOLLOWS:
26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
30. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-422-4465 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

1. SEEDING MIXTURE TYPE I (LAWN AREAS):
BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
CHEENING RED FESCUE 30% OF MIXTURE
PERENNIAL RYEGRASS 20% OF MIXTURE
APPLICATION RATE: 4.50LBS. PER 1000 S.F.

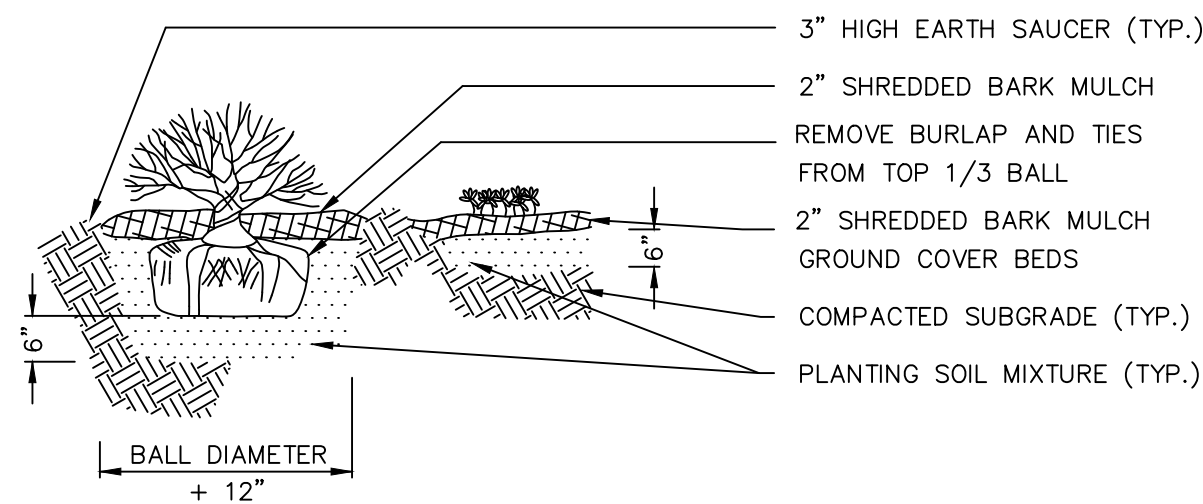
STREET TREE NOTES:

1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR THINE 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 THINE, 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, GROWN MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.
9. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
10. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
11. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
12. ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.
13. TREES SHALL NOT BE STAKED OR GUYED UNLESS DICTATED BY THE TREE WARDEN.
14. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
15. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
16. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE WARDEN.
17. NO FERTILIZERS OR WATER POLYTHERS SHALL BE APPLIED AT PLANTING.



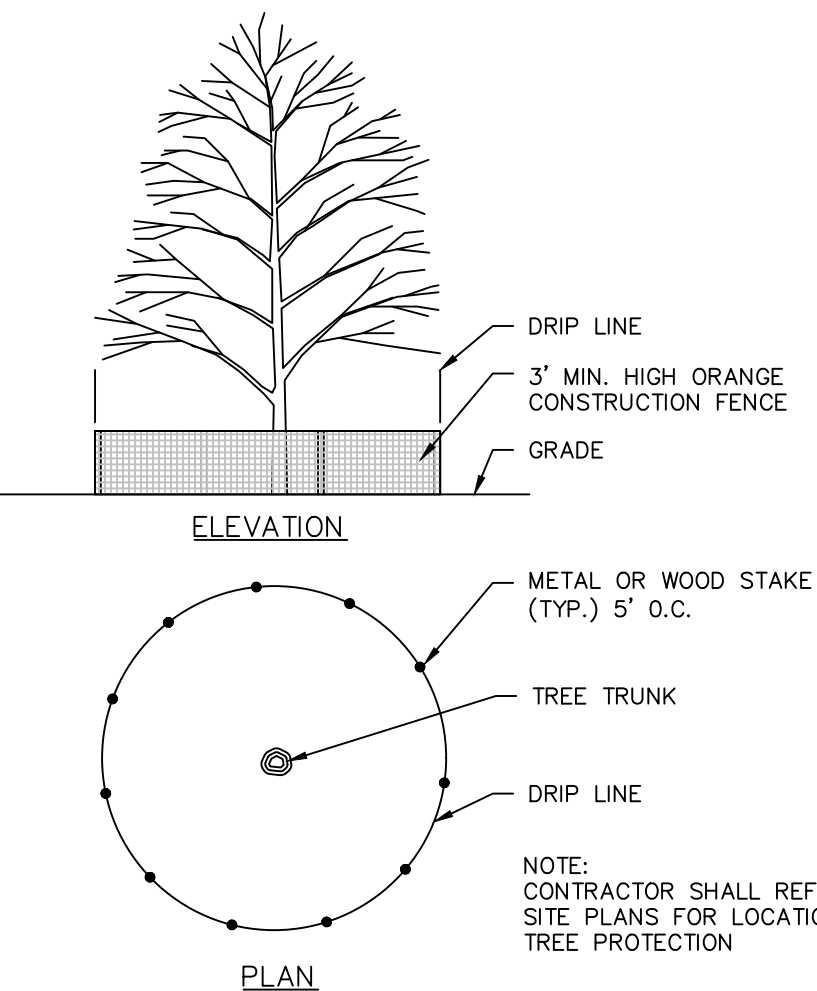
1 TREE PLANTING DETAIL

Not to Scale



6 SHRUB & GROUND COVER PLANTING DETAIL

Not to Scale



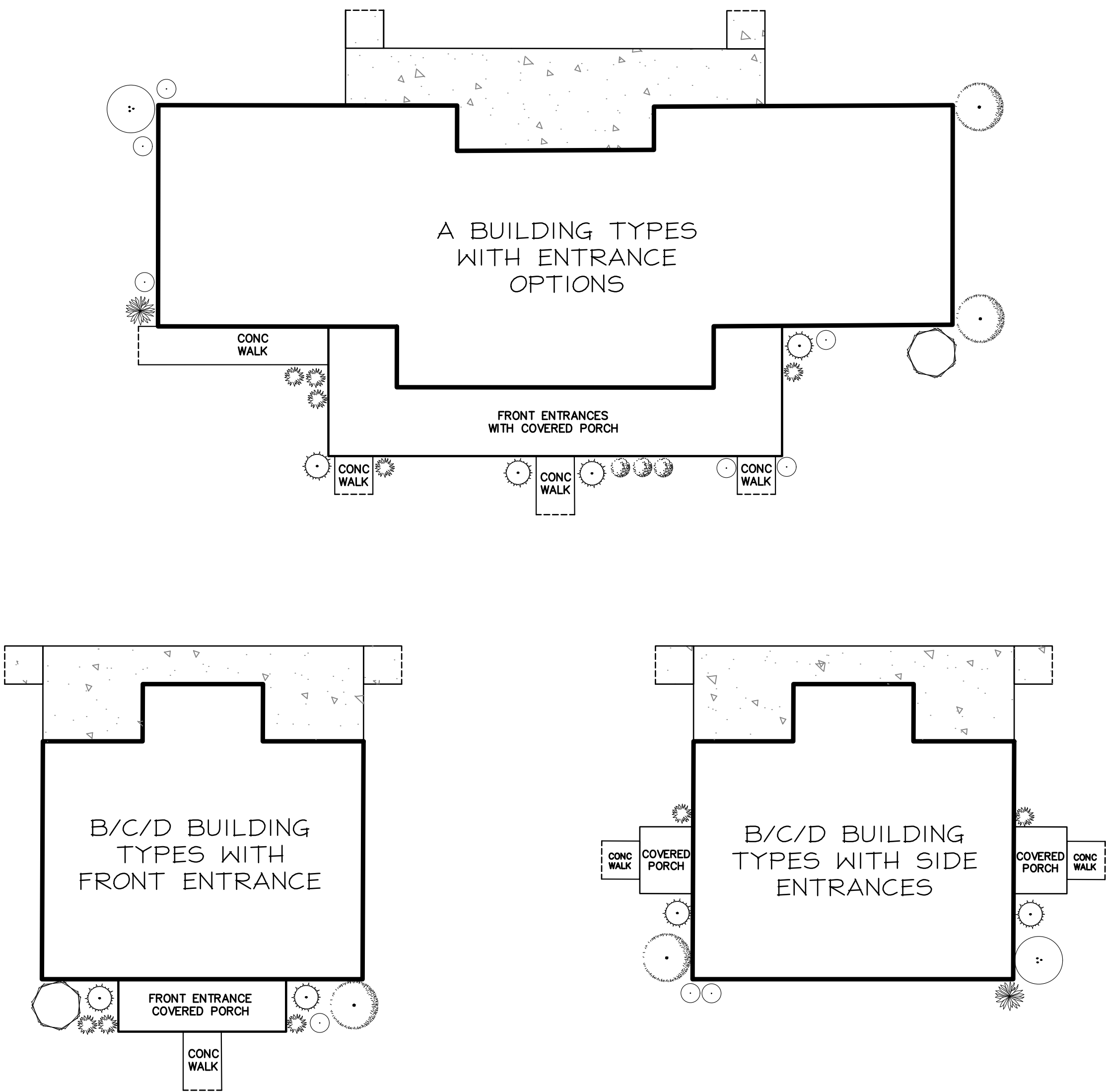
7 TREE PROTECTION DETAIL

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					
	BC	Buxus x 'Green Gem'	Green Gem Boxwood	18-24" ht.	
	IC	Ilex crenata 'Helleri'	Helleri Japanese Holly	No. 1	
	SJ	Spiraea japonica 'Double Play Candy Corn'	Candy Corn Spiraea-- 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

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-298-8325
860-298-8757
www.designprofessionals.com

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

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

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

PROJECT NO.	DATE	BY
1	11/12/2024	RJD

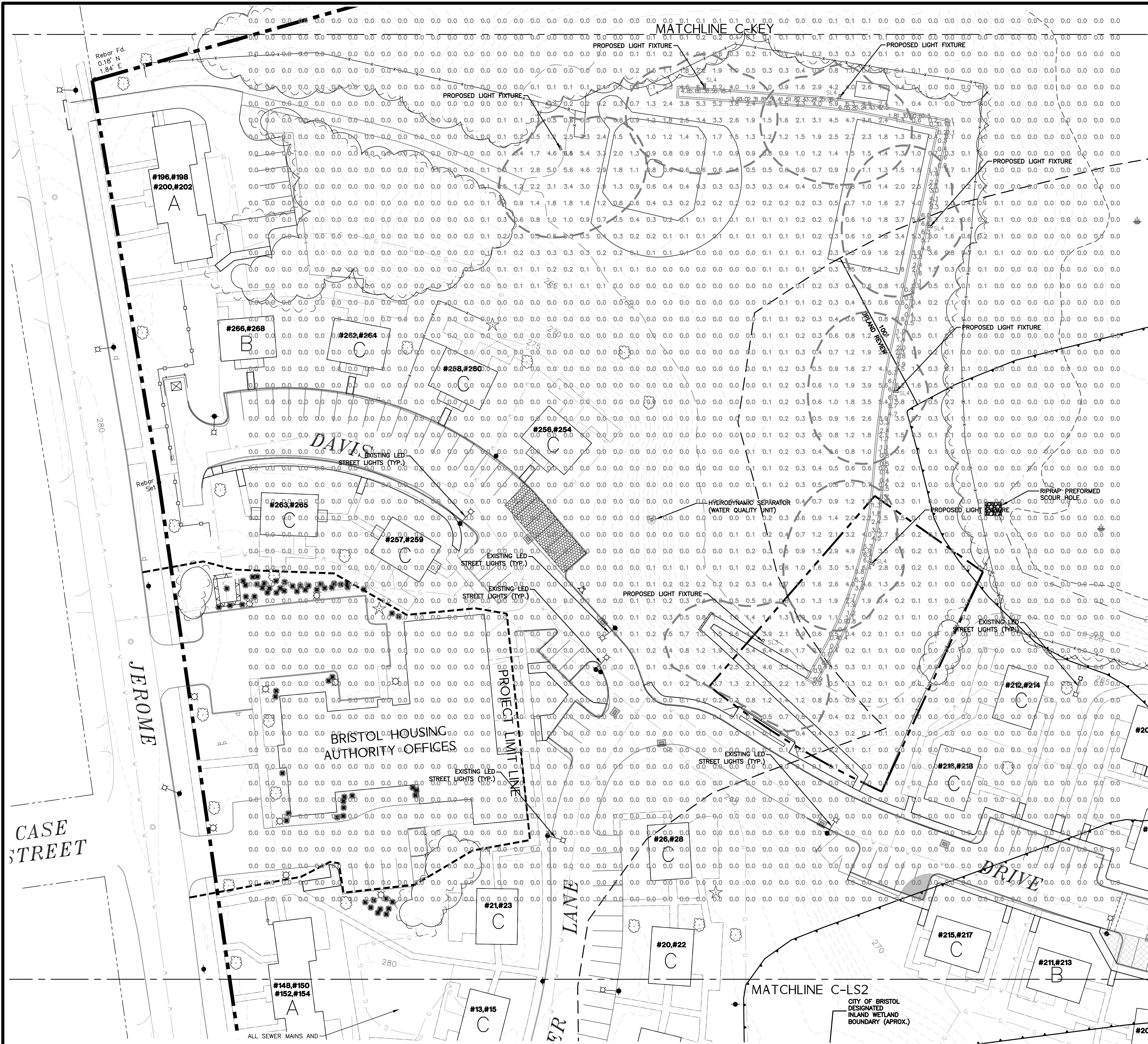
REVISIONS	DATE	DESCRIPTION
1	11/12/2024	Impervious Coverage Calculation Modification

NO.	DATE	BY
1	11/12/2024	RJD

LANDSCAPE DETAILS
& TYPICAL BUILDING PLANTINGS

SHEET
C-L54

CIVIL SHEET 19 OF 23



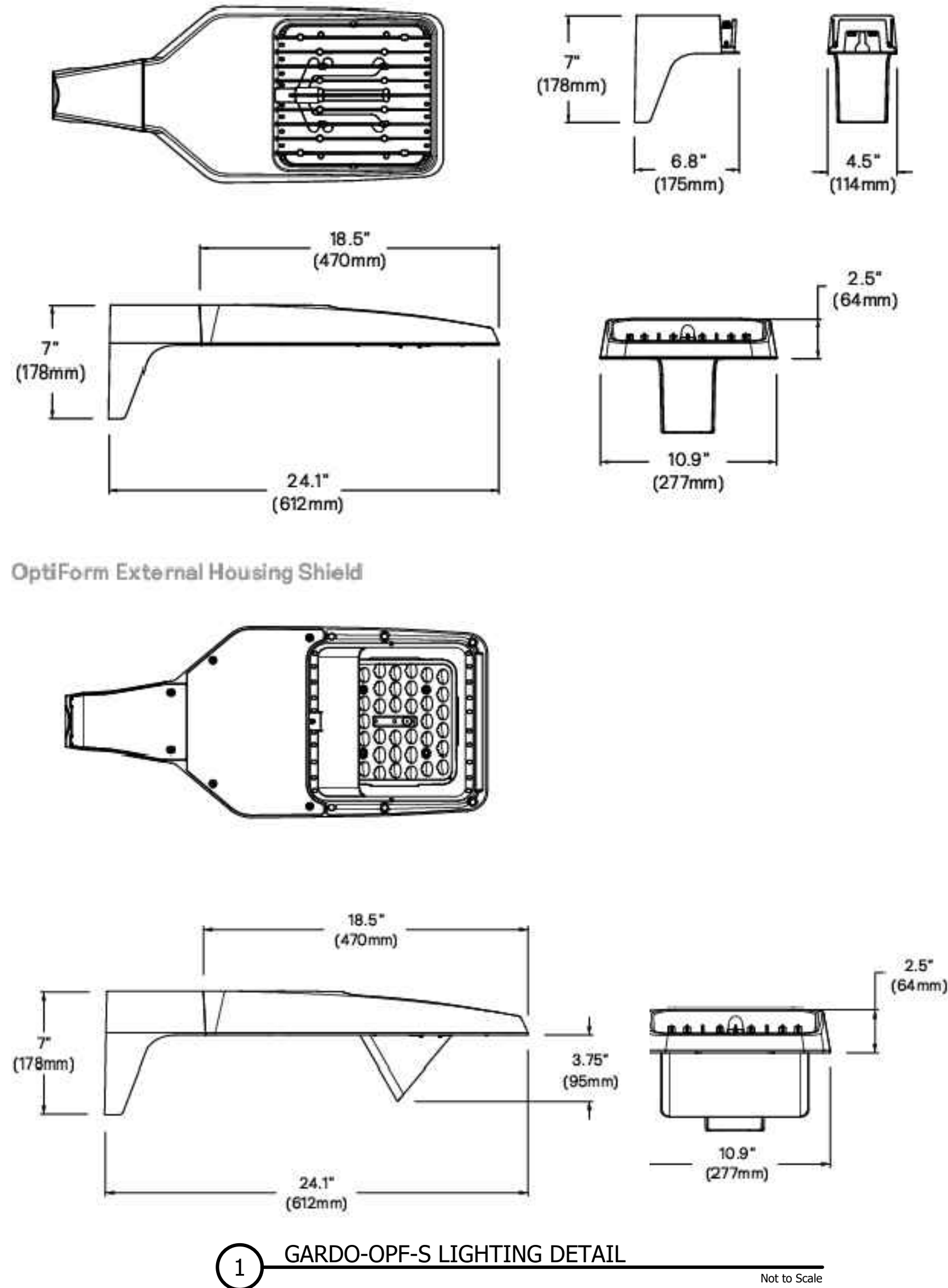
JOB NAME: CAMBRIDGE PARK - JEROME AVENUE - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: DESIGN PROFESSIONALS INC

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating
1	SL3	Single	12708	90.68	0.900	B3-U0-G3
6	SL4	Single	12878	90.68	0.900	B2-U0-G2

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

Dimensions

OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)



1 GARDOPF-S LIGHTING DETAIL

SITE LIGHTING NOTES:

- THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
- 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.
- MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
- LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
- ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
- LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
- INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

SITE LIGHTING PLAN NOTES:

- 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.
- THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY.

Copyright © 2024 Design Professionals, Inc. - All Rights Reserved.
58 CONNECTICUT AVENUE, SUITE 100
PO BOX 167
SOUTH WINDSOR, CT 06074
860-293-8255
860-293-8257 - F
www.designprofessionals.com

Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

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

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

BY: RLD
REVISIONS
DATE: 11/12/2024
Description: Impervious Coverage Calculation Modification

**SITE LIGHTING
PLAN**

SCALE: 1" = 30'
60'
30'

SHEET
C-LT1

CIVIL SHEET 20 OF 23

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 oral 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 confirm 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.

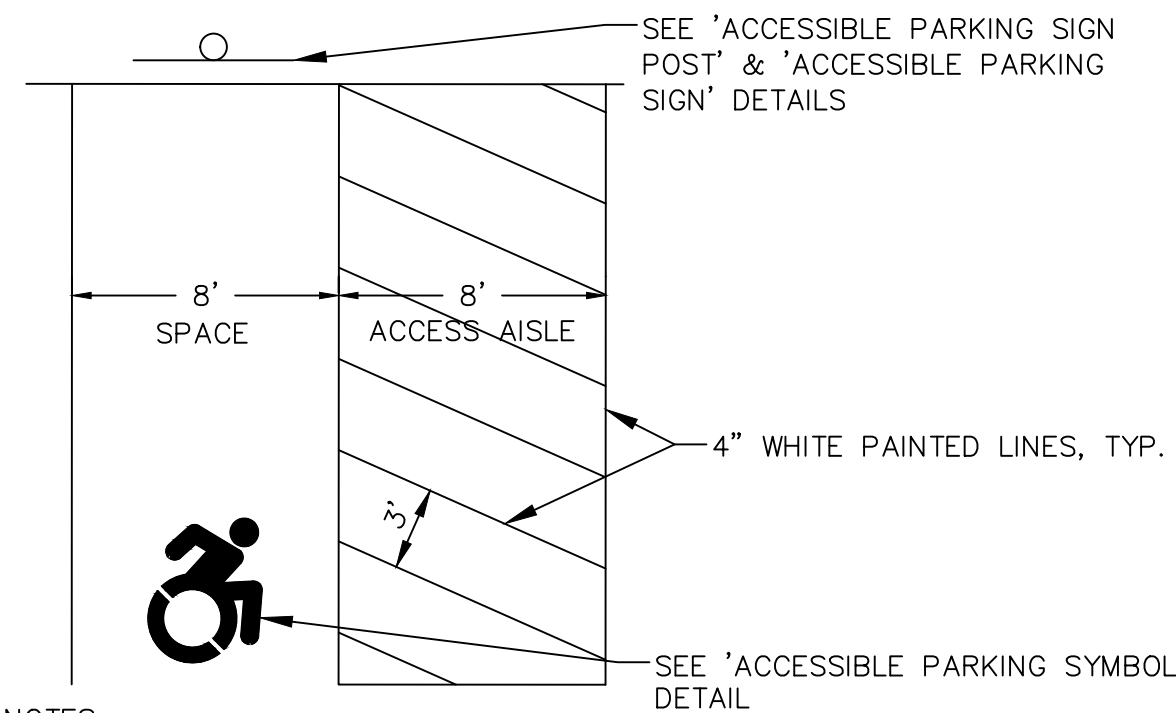
- The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal 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 thereof. 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 freed 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 cleantout 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 floating/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 joint limits.
- 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 joint 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 15 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.

3. Contractor's price for water service must include all fees, costs and apprentices 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 installed 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.
- 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 facade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
43. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
45. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.
46. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
47. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
49. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

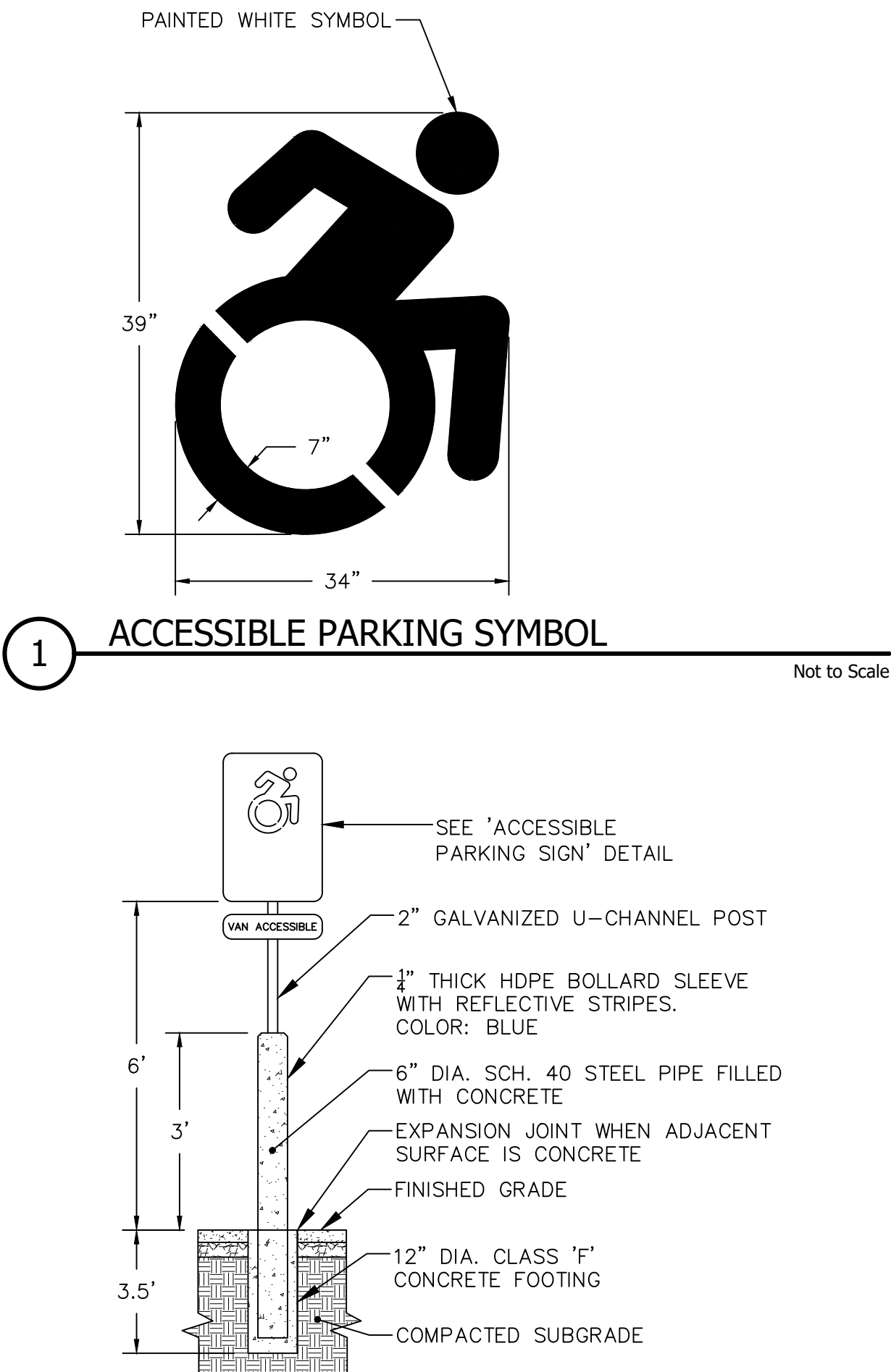
The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:

- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
- Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
- A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.
- Curb ramps-- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
- The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

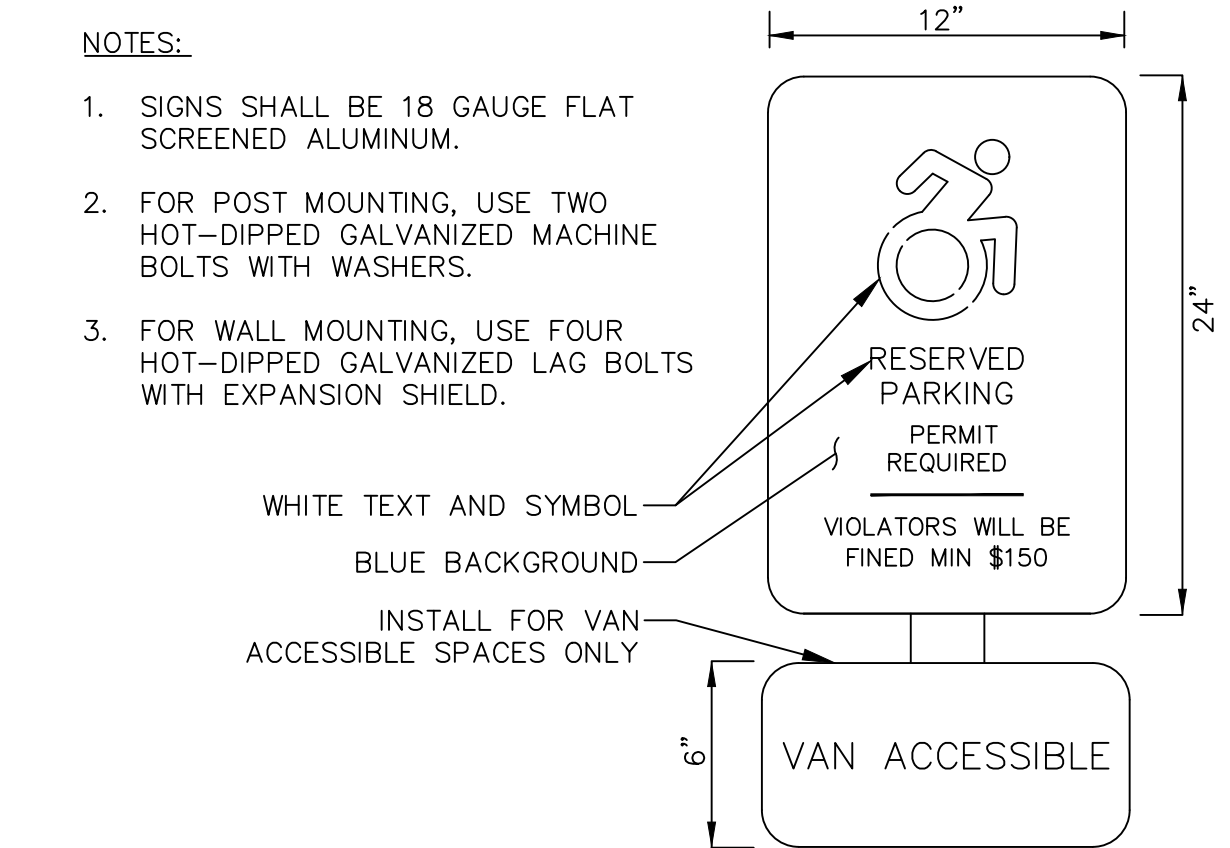
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
COMMUNICATION		
— — — C _u — — — C _u —	UNDERGROUND COMMUNICATION LINES	— — — C —
DOMESTIC WATER		
— — — W _u — — — W _u —	WATER MAIN	— — — W —
— — — WS _u — — —	WATER SERVICE	— — — WS —
— — — F _u — — — F _u —	FIRE SERVICE LINE	— — — F —
— — — NPW _u — — —	NON-POTABLE WATER LINE	— — — NPW —
	WATER VALVE / FIXTURES	
	FIRE HYDRANT	
LIQUID FUEL		
— — — LF _u — — —	MAIN LIQUID FUEL LINE	— — — LF —
— — — LFS _u — — —	LIQUID FUEL SERVICE LINE	— — — LFS —
— — — LF _o — — —	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— — — I _x — — — I _x —	IRRIGATION LINES	— — — I —
LIGHTING		
 / 	POLE / GROUND MOUNTED LIGHT	 / 
NATURAL GAS		
— — — G _u — — — G _u —	GAS MAIN	— — — G —
— — — GS _u — — —	GAS SERVICE LINE	— — — GS —
POWER		
— — — E _u — — —	ELECTRICAL LINES, OVERHEAD	— — — E _o —
— — — E _u — — —	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. UP CURB	— — — BCLC — — —
— — — — —	PRECAST CONCRETE CURB	— — — PCC — — —
SANITARY SEWER		
— — — S _u — — — S _u —	SANITARY SEWER MAIN	— — — — —
— — — SS _u — — — SS _u —	SANITARY SEWER SERVICE LINE	— — — SS —
	SANITARY SEWER MANHOLE	
STORM SEWER		
— — — — —	STORM DRAIN PIPE	— — — — —
— — — RL _u — — — RL _u —	ROOF LEADER	— — — RL — — —
— — — UD — — — UD —	UNDERDRAIN	— — — UD — — — UD —
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
— — — — — 95 — — — — —	CONTOUR	— — — — — 95 — — — — —
— — — — — X61.95 — — — — —	SPOT ELEVATION	— — — — — 95 — — — — —
OTHER		
— — — — —	RAMP	— — — — — R — — — — —
— — — — —	LANDSCAPE AREA	— — — — — LSA — — — — —



- 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.

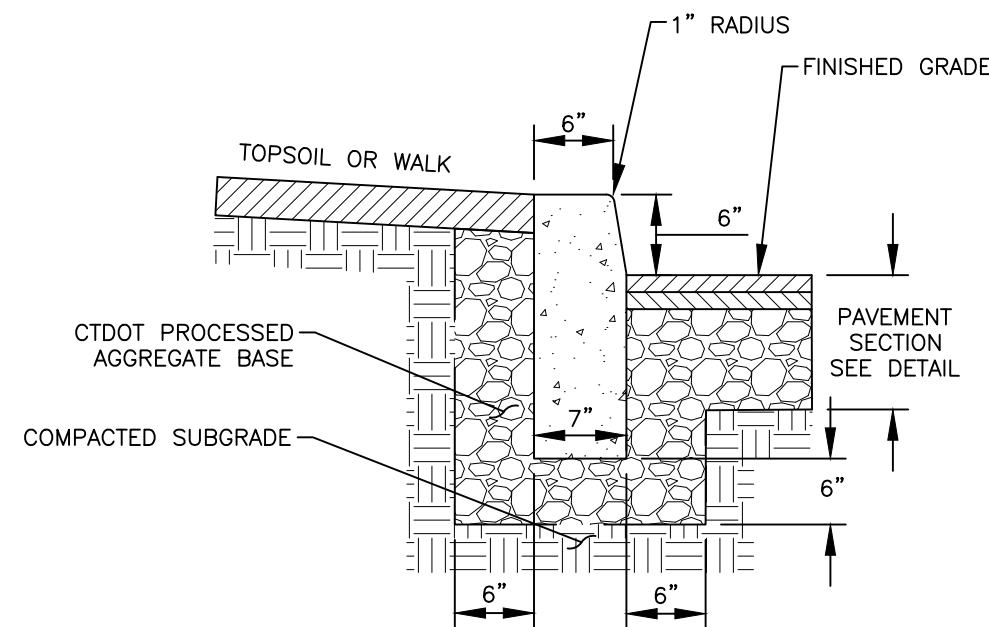


1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM.
2. FOR POST MOUNTING, USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.



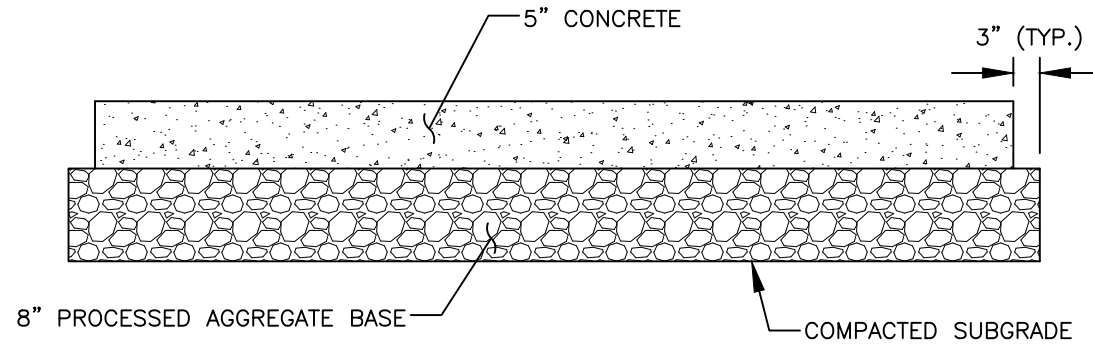
-
- SEE 'ACCESSIBLE PARKING SIGN POST' & 'ACCESSIBLE PARKING SIGN' DETAILS
- 10' SPACE
- 5' ACCESS AISLE
- 4" WHITE PAINTED LINES, TYP.
- 6"
- SEE 'ACCESSIBLE PARKING SYMBOL' DETAIL

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.



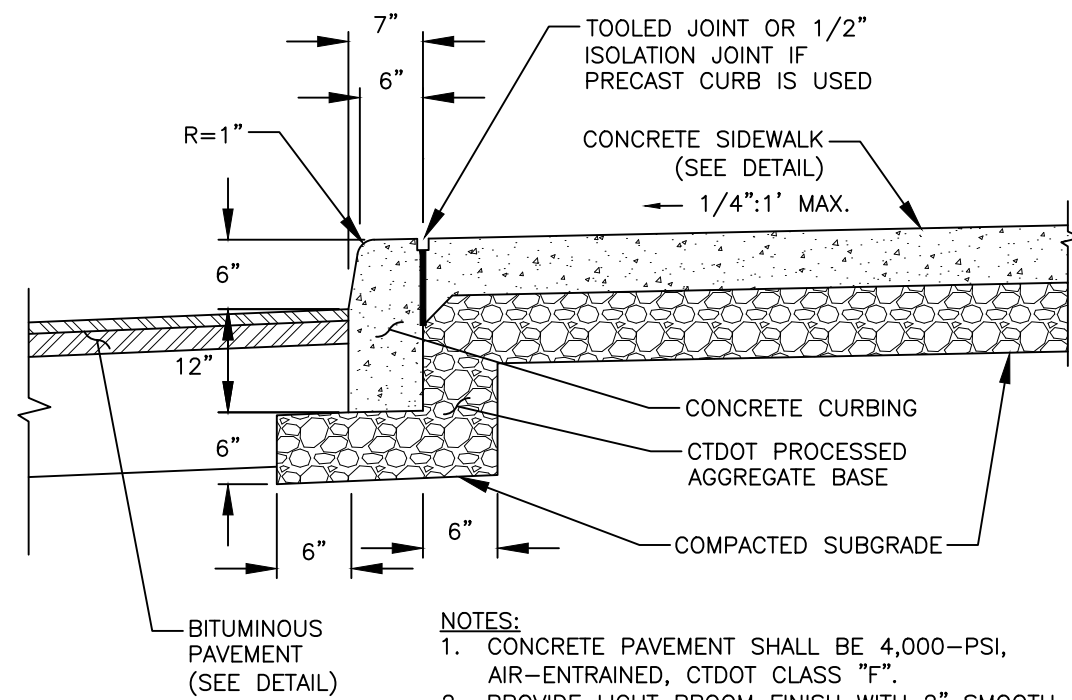
- NOTES:
1. ALL CONCRETE SHALL BE CTDOT CLASS "F" OR EQUIVALENT.
 2. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF 20 FEET ON CENTER USING PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF 3/4".
 3. WHEN ABUTTING CONCRETE WALKS, INSTALL PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF 3/4" 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



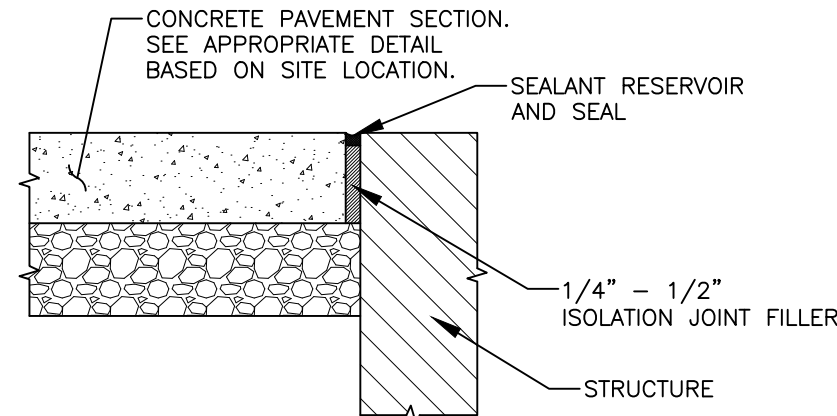
- NOTES:
1. REFER TO JOINT DETAILS FOR JOINT REINFORCING AND SPACING.
 2. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
 3. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.
 4. THIS DETAIL IS FOR AUTO PARKING AREAS ONLY AND DOES NOT APPLY TO OUTDOOR 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



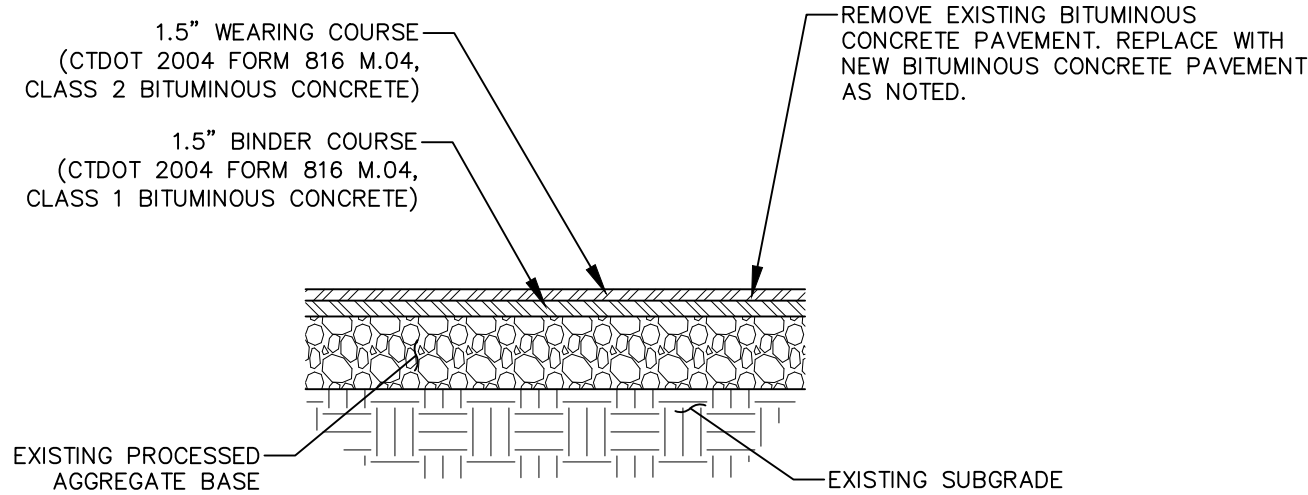
- NOTES:
1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
 2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.

3 MONOLITHIC CONCRETE CURB & WALK Not to Scale



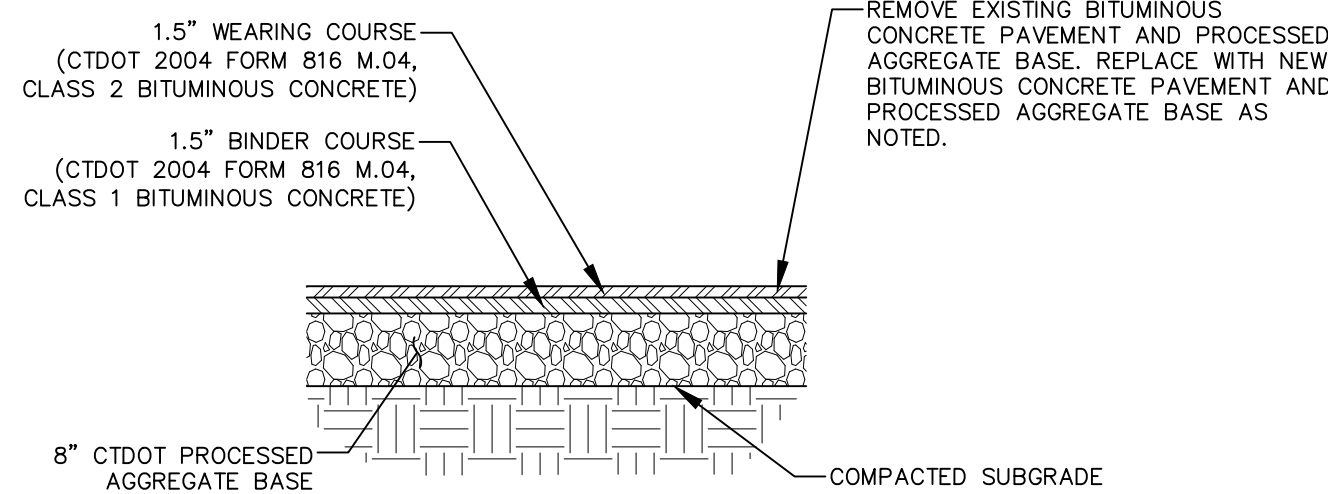
- NOTES:
1. ALL ISOLATION JOINTS SHALL BE IN ACCORDANCE WITH ACI 308.2R-17.
 2. PROVIDE ISOLATION JOINTS AT CONCRETE PAVEMENT INTERSECTIONS WITH ALL FIXED OBJECTS, INCLUDING BUILDINGS, CATCH BASINS, LIGHT POLE BASES, ETC., EXCEPT FOR THE BUILDING SLAB AT ALL DOOR LOCATIONS.
 3. SEE STRUCTURAL PLANS FOR 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



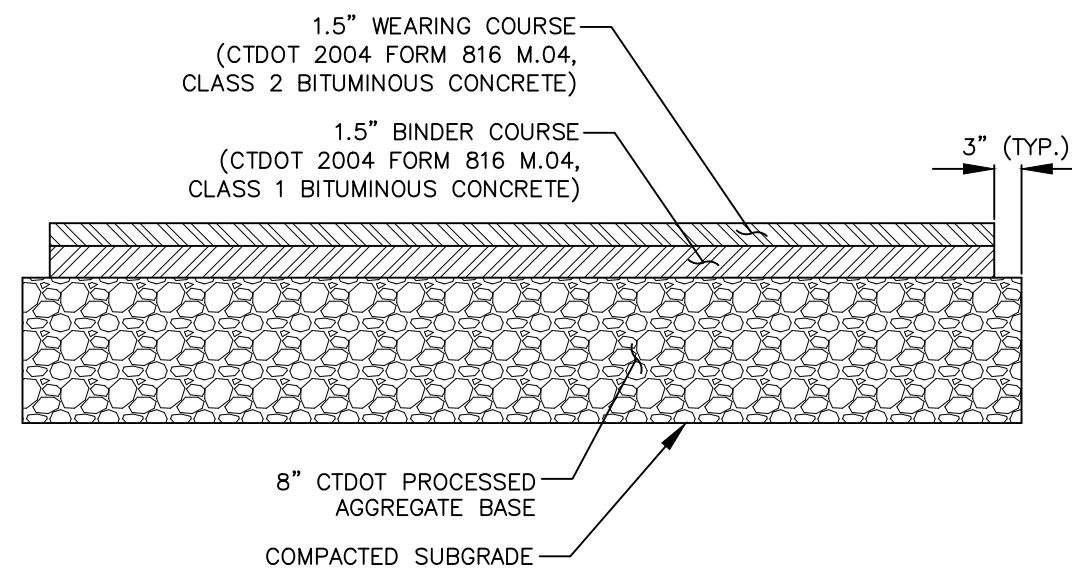
- NOTES:
1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
 2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

5 PARTIAL BITUMINOUS CONCRETE RECONSTRUCTION SECTION Not to Scale



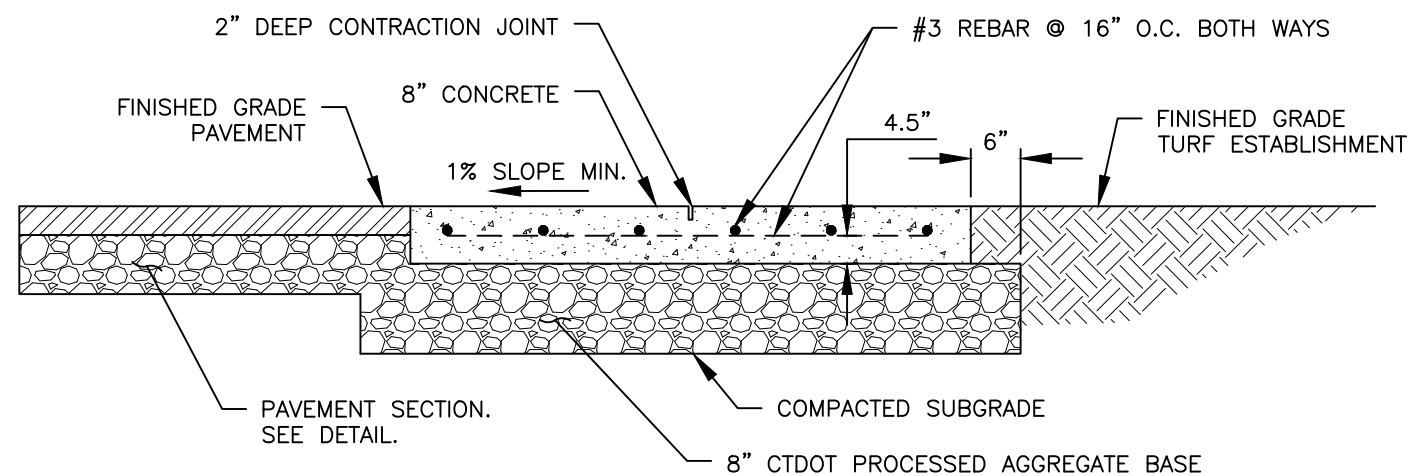
- NOTES:
1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
 2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

6 FULL BITUMINOUS CONCRETE RECONSTRUCTION SECTION Not to Scale



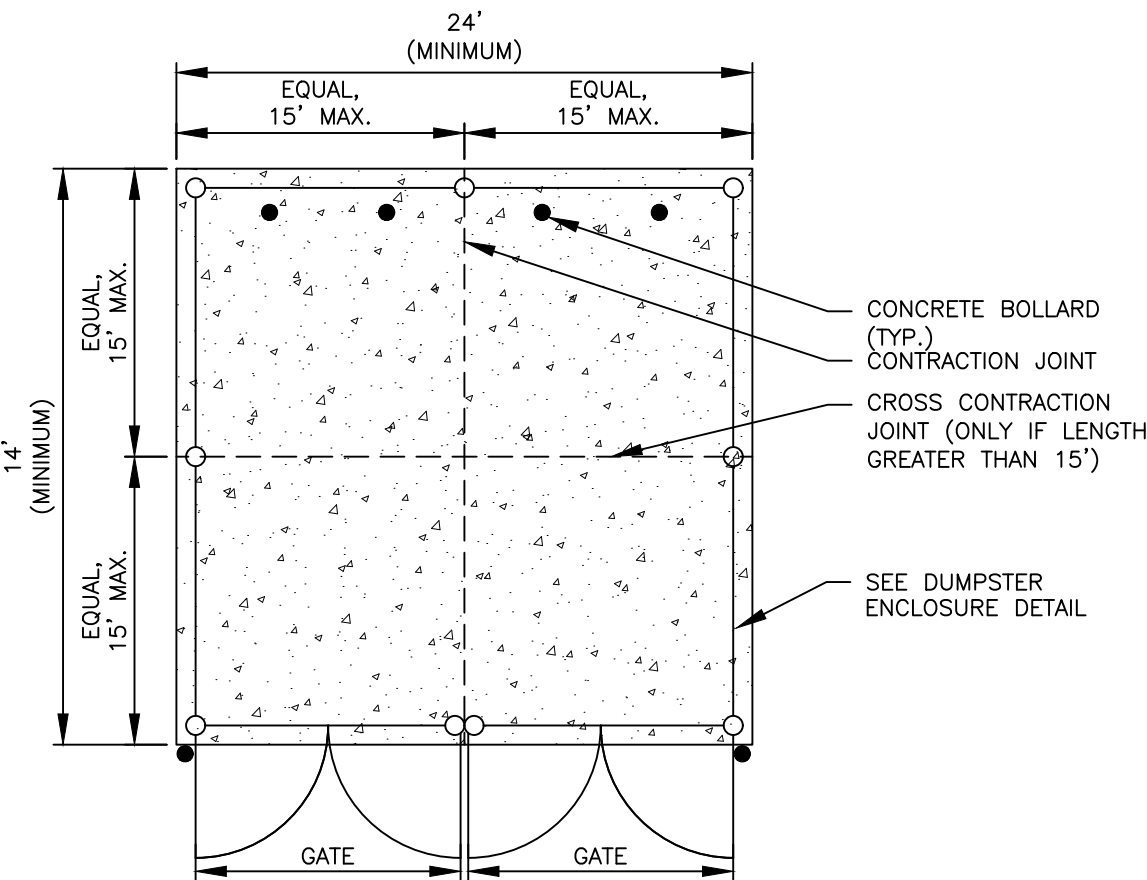
- NOTES:
1. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED "PREPARED BY _____, DATED _____".
 2. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
 3. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, 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



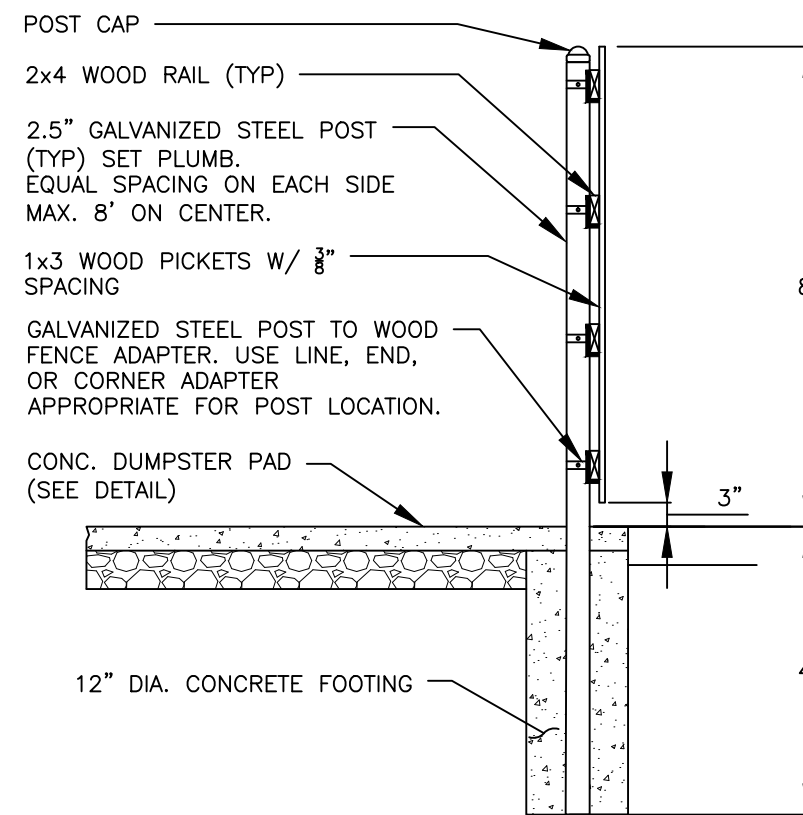
- NOTES:
3. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
 4. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ALONG EDGES AND ON EACH SIDE OF ALL JOINTS.
 5. MAINTAIN MINIMUM OF 3" BETWEEN REBAR AND TOP, BOTTOM, AND SIDES OF CONCRETE.
 6. SEE SITE PLANS FOR LAYOUT AND DIMENSIONS.

8 DUMPSTER PAD SECTION Not to Scale



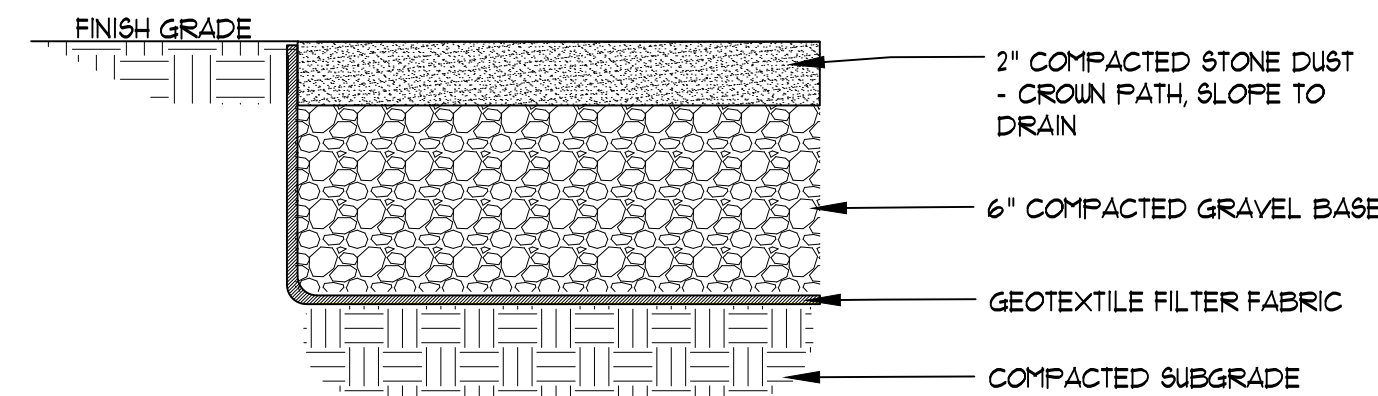
- NOTES:
1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

9 DUMPSTER PAD PLAN Not to Scale

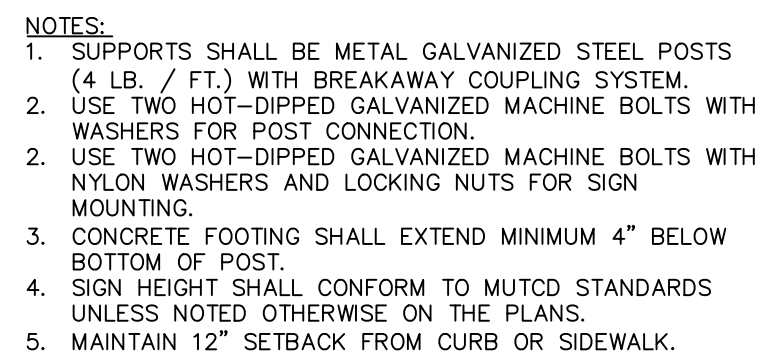


- NOTES:
1. FINISH SIDE TO FACE AWAY FROM DUMPSTER PAD.
 2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.
 3. ALL WOOD TO BE SPRUCE OR PRESSURE TREATED.

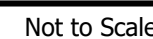
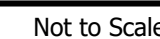
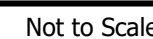
10 DUMPSTER ENCLOSURE SECTION Not to Scale



11 STONE DUST PATH Not to Scale



Not to Scale



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



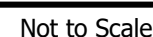
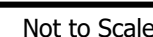
1. CONCRETE ENCASEMENT NOT REQUIRED IF CLEAR DISTANCE BETWEEN PIPES IS GREATER THAN 18".
2. PIPES MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATING DURING PLACEMENT OF CONCRETE
3. ALL CONCRETE ENCASEMENTS SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT.
4. CONCRETE SHALL EXTEND 1.5'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



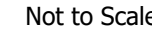
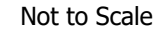
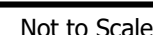
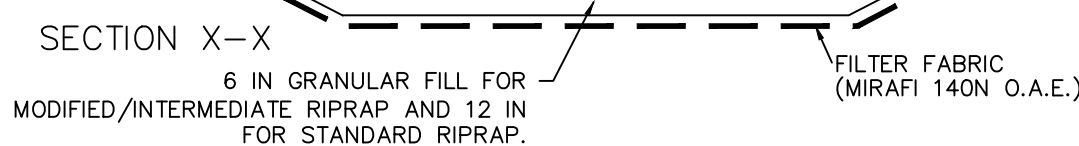
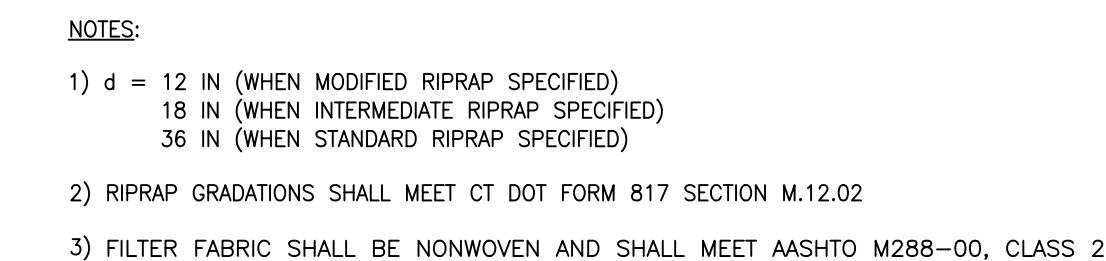
1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO M 170 CLASS IV WITH SILT TIGHT JOINTS.
2. RCP CLASS V PIPE SHALL BE USED IN PAVED AREAS WITH LESS THAN 1 FT. OF COVER OR IN LOCATIONS NOTED ON THE PLANS.
3. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M 294, TYPE 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.

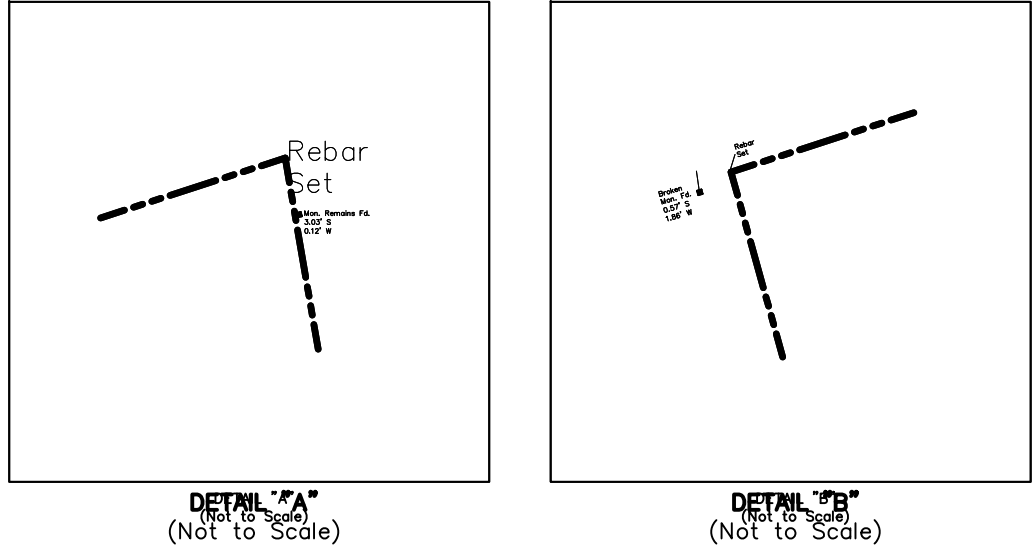
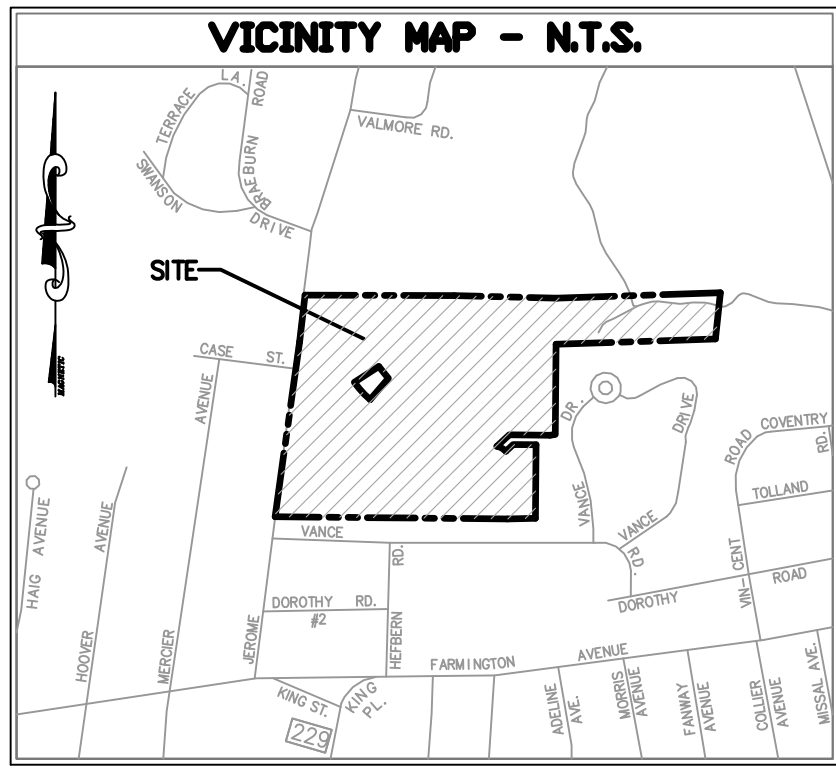


- NOTES:**
1. ADS BARRACUDA S6 UNIT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUIVALENT.
 2. IF SUBSTITUTE IS USED, CONTRACTOR SHALL PROVIDE DOCUMENTATION PROPOSED UNIT IS RATED FOR A MINIMUM 80% TSS REMOVAL FOR THE DESIGNED WATER QUALITY FLOW RATE.
 3. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



- 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.







MISCELLANEOUS NOTES

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

COPYRIGHT 2023

BY CONNECTICUT CONSULTING ENGINEERS, LLC (CCE) THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF CCE.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 690023, MAP NUMBER 0900300458F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND A PORTION OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE. HTTP://MSC.FEMA.GOV/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

STATEMENT OF ENCROACHMENTS

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

UTILITY NOTES

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

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

1. CAMBRIDGE PARK, OWNER: - UNITED STATES OF AMERICA, CITY OF BRISTOL, CONNECTICUT, SCALE 1"=40', SEPTEMBER 13, 1947, NO. 6091, NEW ENGLAND SURVEY SERVICE INC.
2. CAMBRIDGE PARK, CONN. 6091, LAYOUTS OF DAVIS DRIVE & QUAKER LANE, BRISTOL, CONNECTICUT, SEPTEMBER 20, 1943, SCALE 1"=40', CHARLES A. MAGUIRE AND ASSOCIATES.
3. COMPILED PROPERTY LINE PLAN, CONN-23-1, CONN-23-2, REMAINDER OF CONN-6091, LOCATED IN BRISTOL, CONNECTICUT, SCALE 1"=80', JULY 24, 1961, ADRIAN M. MATTHEWS, REG. LAND SURVEYOR.
4. MAP SHOWING PROPERTY BELONGING TO UNITED STATES OF AMERICA, BRISTOL, CONN., DEC. 1957, SCALE 1"=200', C.M. PFENNIG, CITY ENGR.
5. CONTOUR MAP, LAND IN BRISTOL, CONN., PROPERTY OF THE UNITED STATES OF AMERICA, PROPOSED SITE FOR FEDERAL ELDERLY HOUSING PROGRAM, TO BE DEVELOPED BY THE HOUSING AUTHORITY OF THE CITY OF BRISTOL, SCALE 1"=40', APRIL 8, 1961, ADRIAN M. MATTHEWS, P.E. & L.S.
6. PHA AIDED LOW-RENT HOUSING PROJECT CONN. 23-2, HOUSING AUTHORITY OF THE CITY OF BRISTOL, CAMBRIDGE PARK, BRISTOL, CONN., AS BUILT STREET PLAN, SCALE: 1"=40', NOV. 1963, A.W.C. KRATZER, CIVIL ENGINEER & LAND SURVEYOR.
7. MAP SHOWING SEWER RIGHT OF WAY ACROSS PROPERTY OF THE UNITED STATES OF AMERICA, BRISTOL, CONN., JAN. 1950, SCALE 1"=200', DEPT. OF ENG. CITY OF BRISTOL.
8. MAP SHOWING LOCATION OF STORM WATER EASEMENT THRU PROPERTY OF THE UNITED STATES OF AMERICA, BRISTOL, CONN., SCALE 1"=40', JAN. 18, 1957, L.J. BARIBAUT, C.E.
9. DEVELOPMENT PLAN, PROPERTY OF THE HEFURN CORPORATION, BRISTOL, CONN., MAY 1946, SCALE 1"=40', A.W. BACON, CIVIL ENGINEER MAP OF BRISTOL ACRES, DEVELOPED BY A.G.A. DEVELOPMENT CORP., BRISTOL, CONN., SCALE 1"=40', OCT. 1955, L.J. BARIBAUT, C.E.
10. MAP OF BRISTOL ACRES, SECTION TWO, DEVELOPED BY A.G.A. DEVELOPMENT CORP., BRISTOL, CONN., SCALE 1"=40', DEC. 1955, TIES ADDED 1 DEC. '58, H.B.'S SET 3 DEC. '58, L.J. BARIBAUT, C.E.
11. MAP SHOWING VANCE DRIVE, FROM VANCE ROAD NORTH TO CIRCLE, BRISTOL, CONN., SCALE 1"=40', AUGUST 1969, SHEET 1 OF 1, F.N. 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. POKORNY, REGISTERED LAND SURVEYOR NO. 19299
IN THE STATE OF CONNECTICUT
DATE OF SURVEY: NOV. 24, 2016
DATE OF LAST REVISION:

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

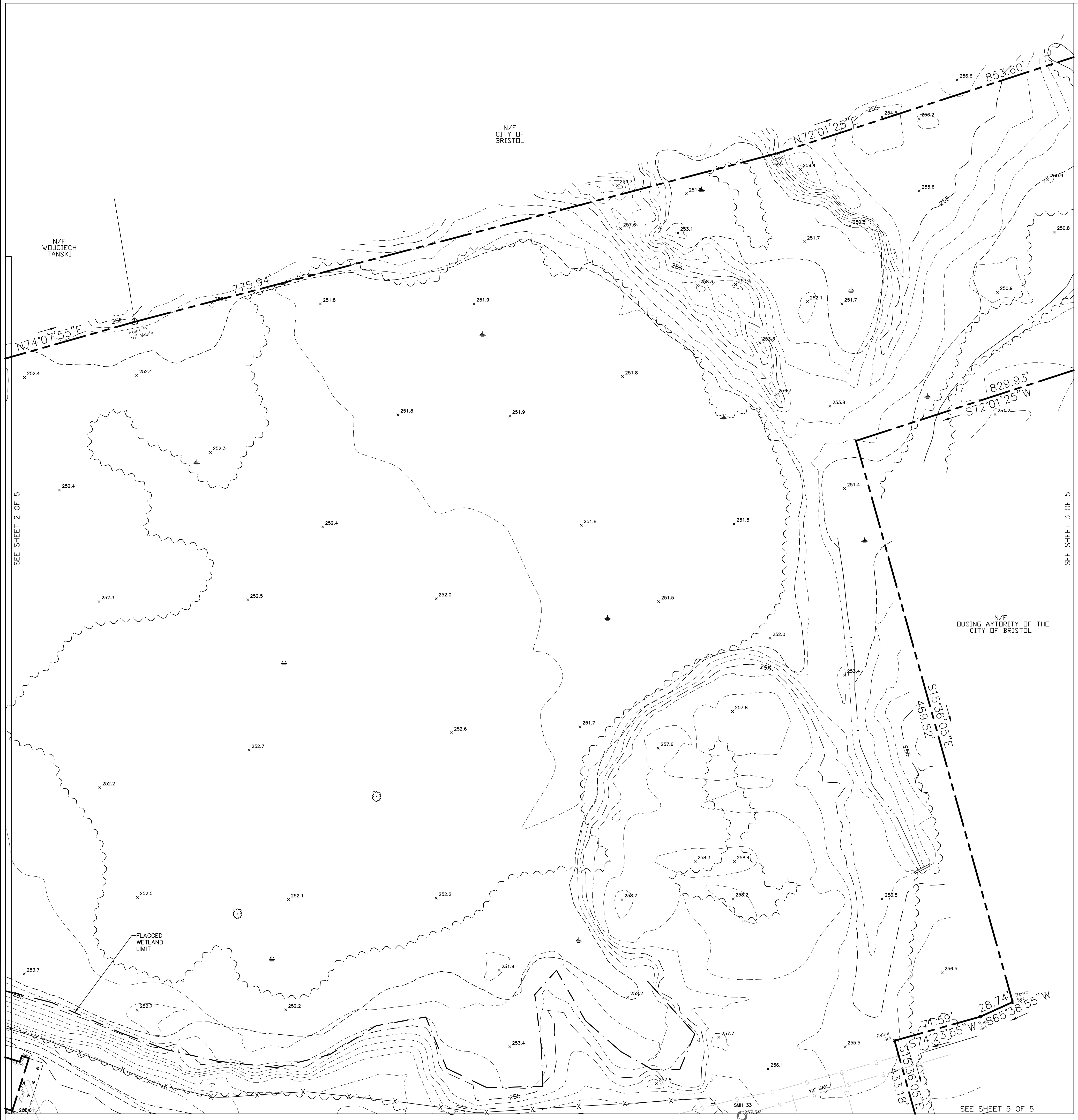
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023

SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS, LLC
CIVIL ENGINEERS & SURVEYORS

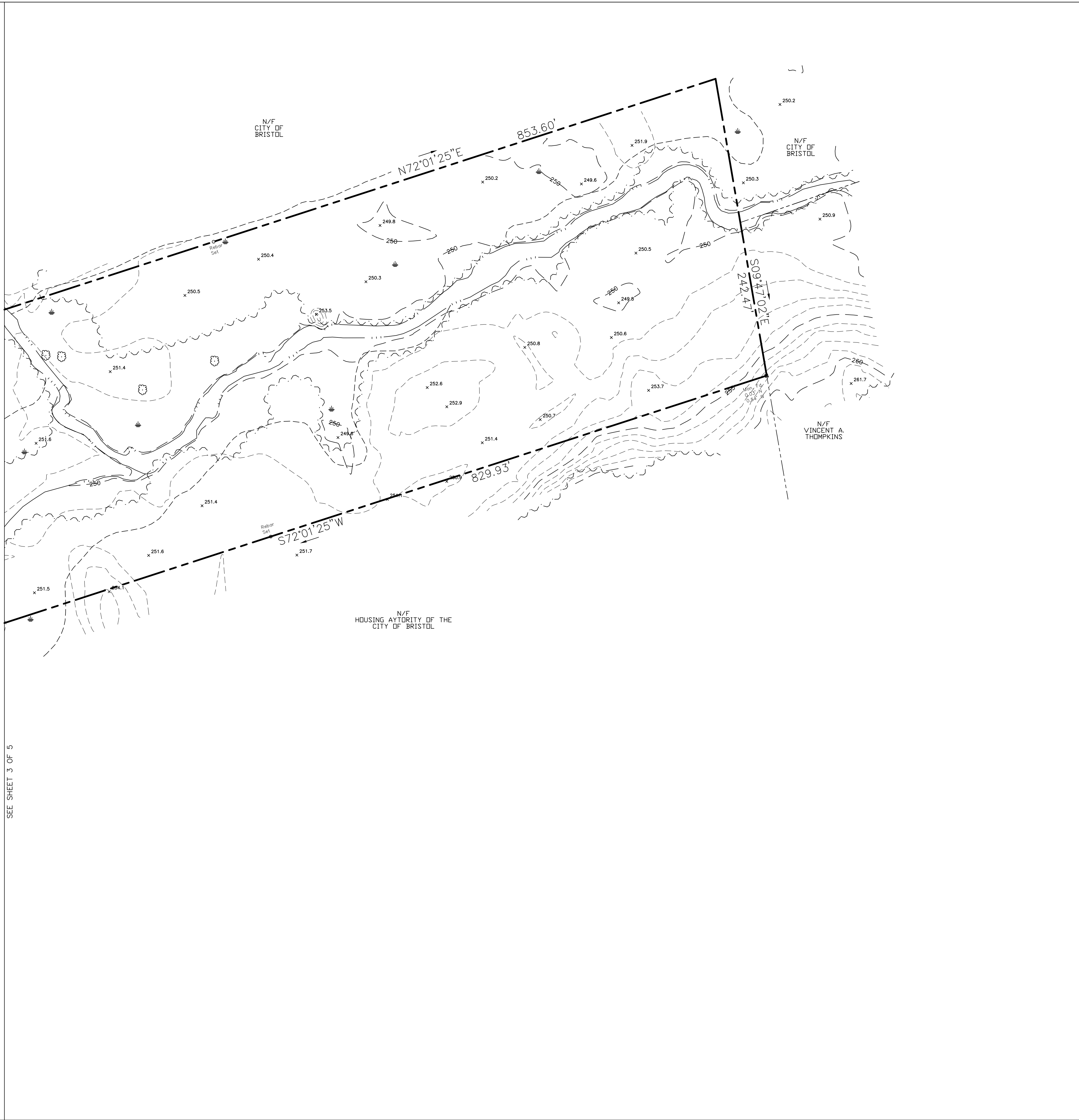
ONE PRESTIGE DRIVE
SUITE 110
203-639-8836
MERIDEN, CT. 06450
FAX 203-639-0022



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

NOVEMBER 24, 2023 SCALE 1"=40'
CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTIGE DRIVE SUITE 110 MERIDEN, CT. 06450
203-639-8636 FAX 203-639-0022





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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022





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'

CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022





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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS, LLC.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022

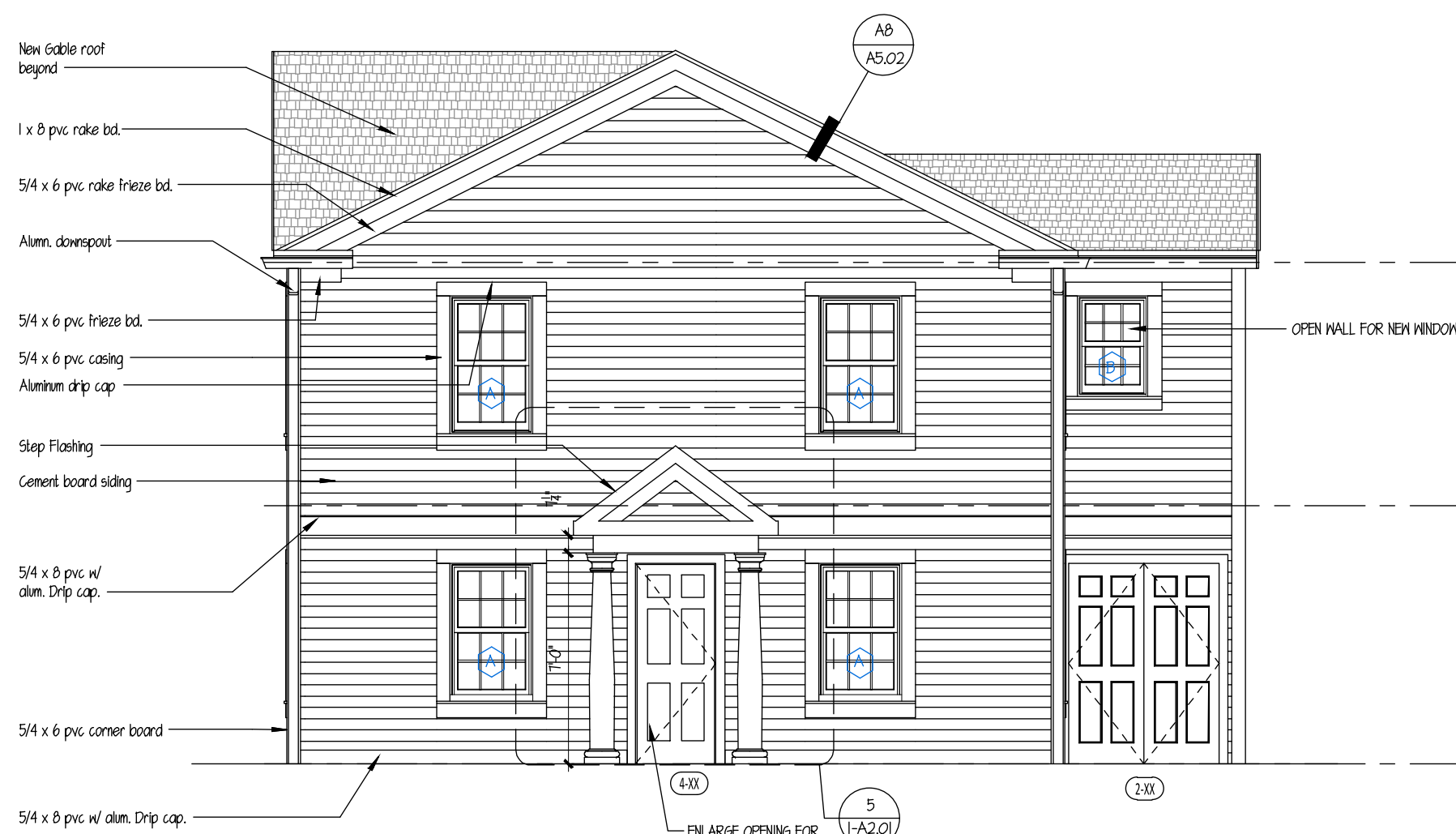


Elevation Drawings

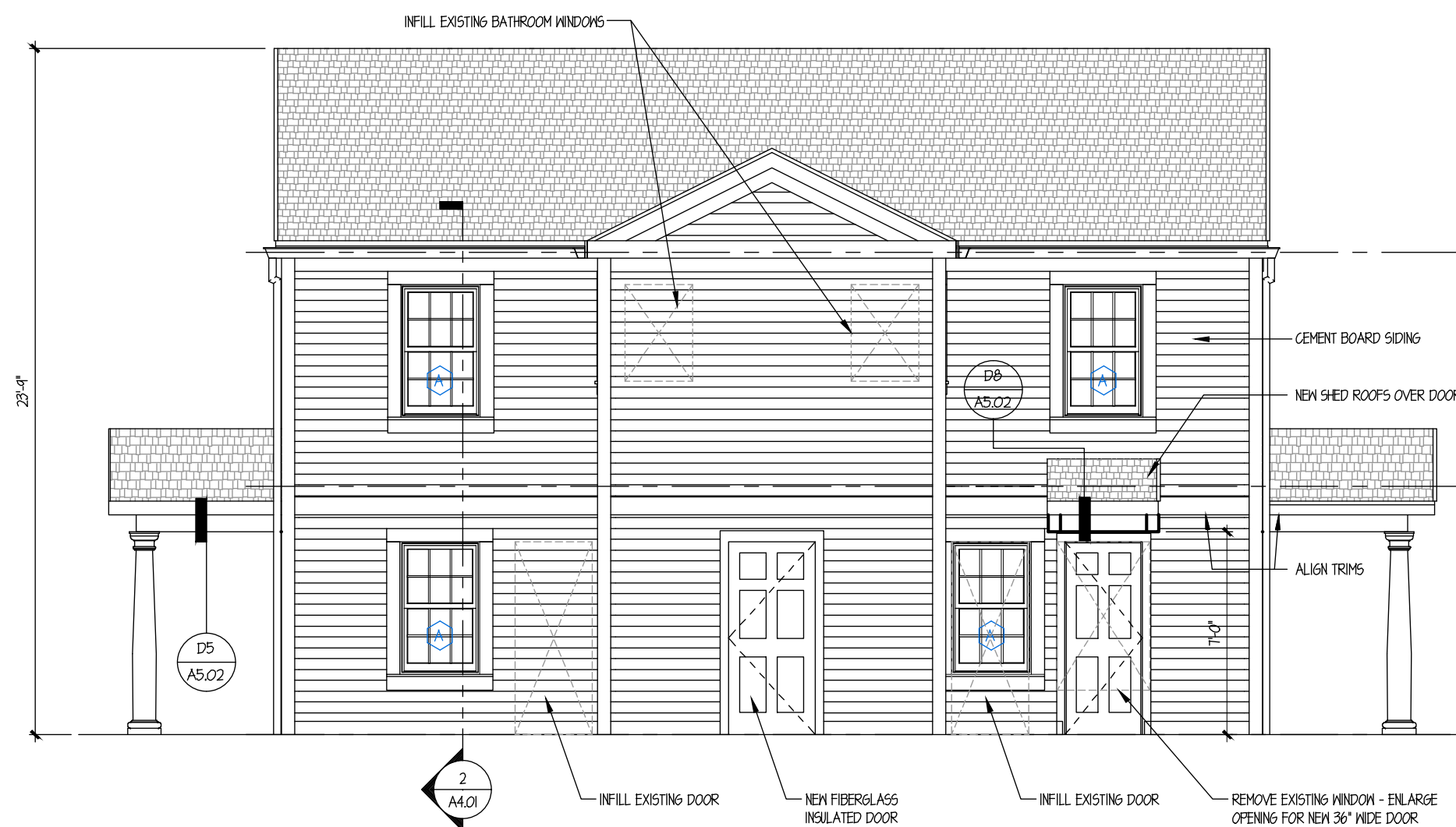
CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

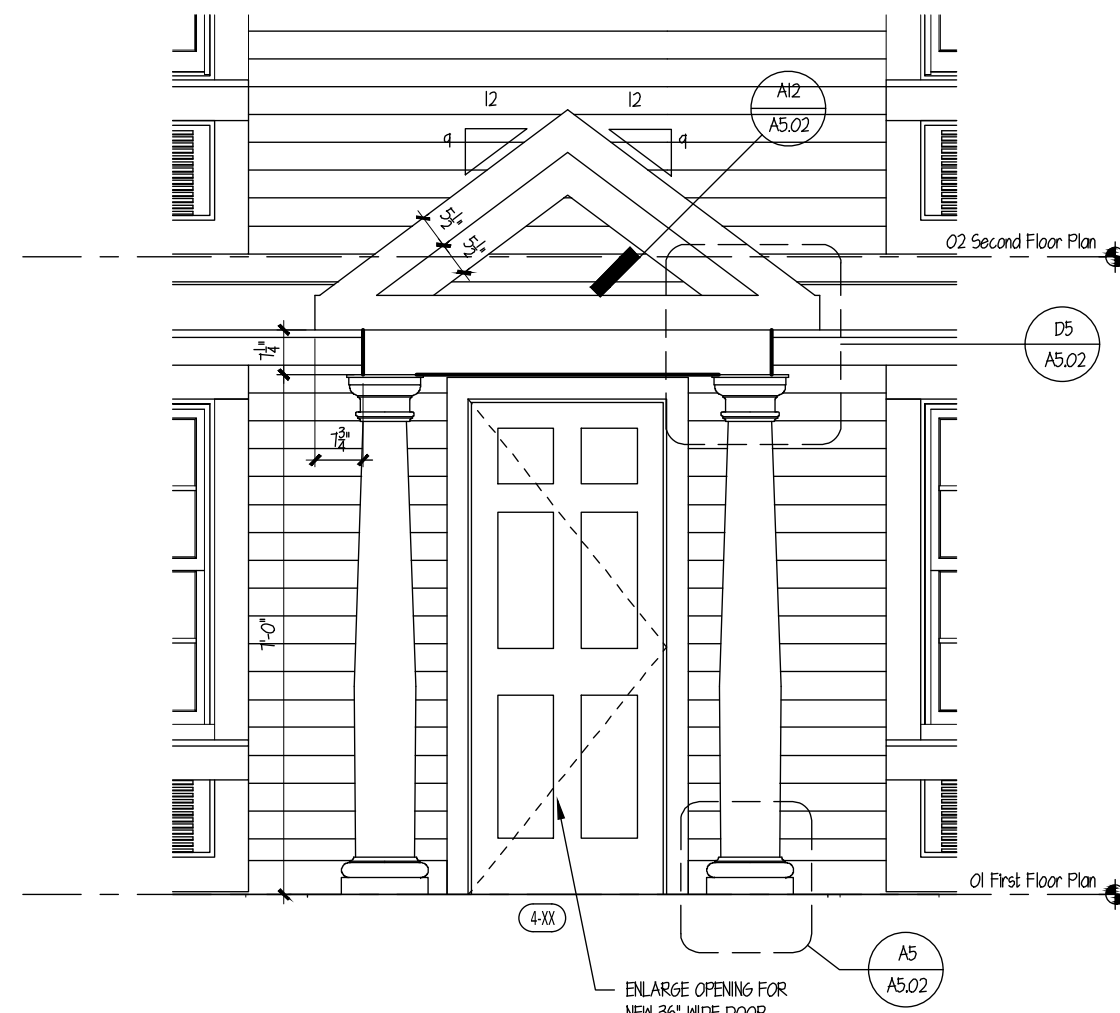
CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-16 sheet 1-A2.01 - ELEVATIONS



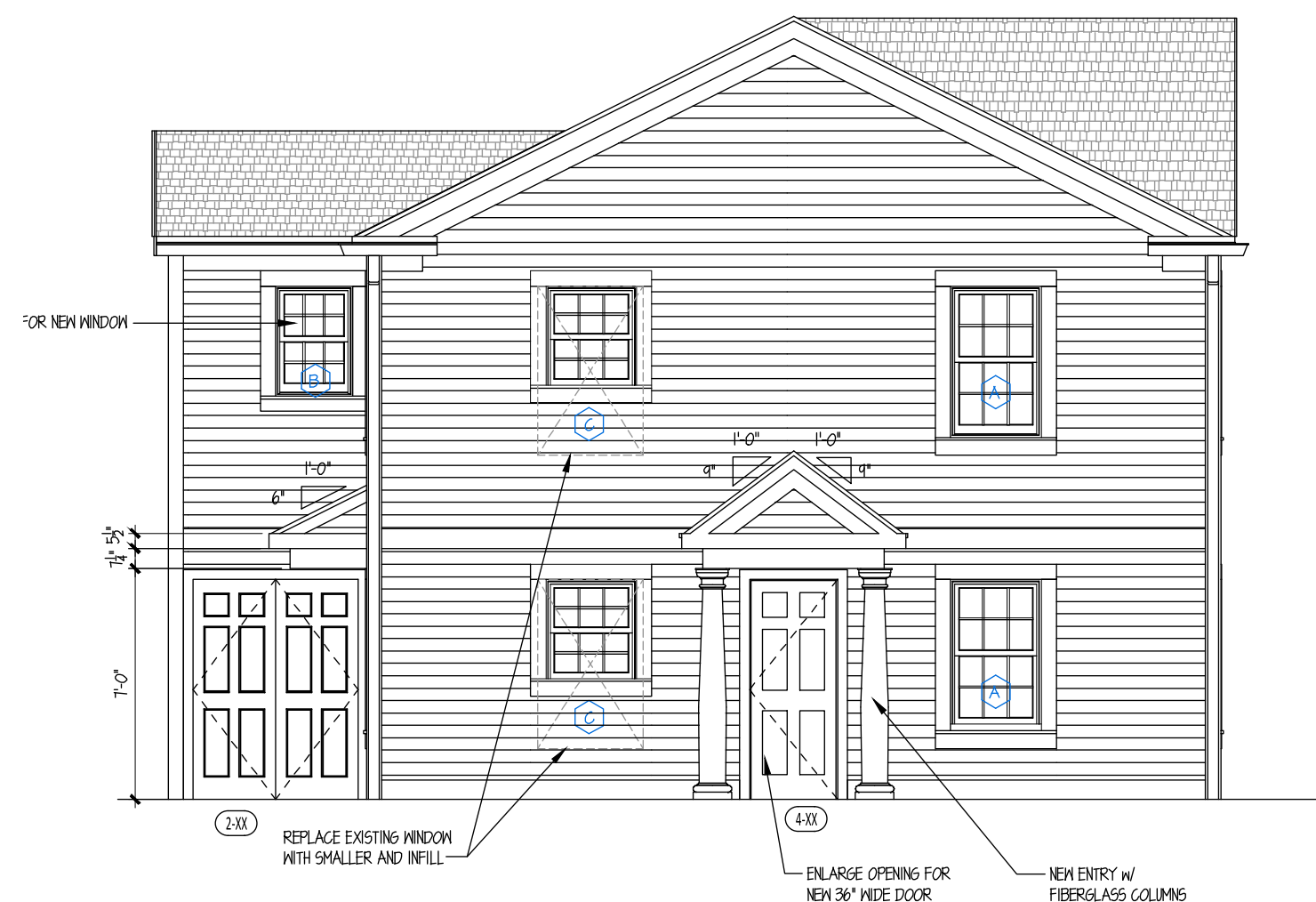
4 BLDG #1 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



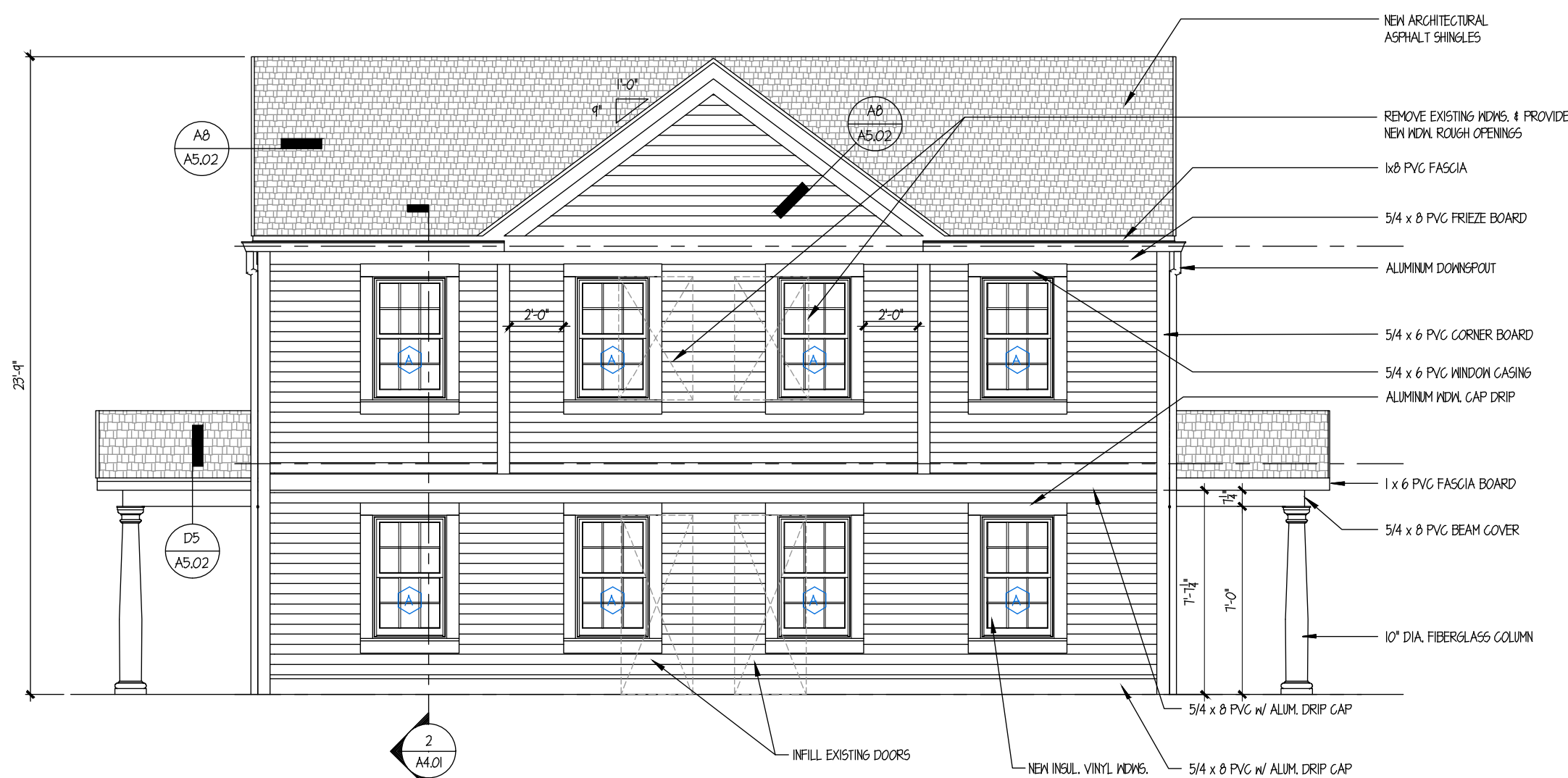
3 BLDG #1- REAR ELEVATION
SCALE: 1/4"=1'-0"



5 BLDG #1 - SIDE ENTRY ELEVATION
SCALE: 1/2"=1'-0"



2 BLDG #1 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 BLDG #1 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

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:

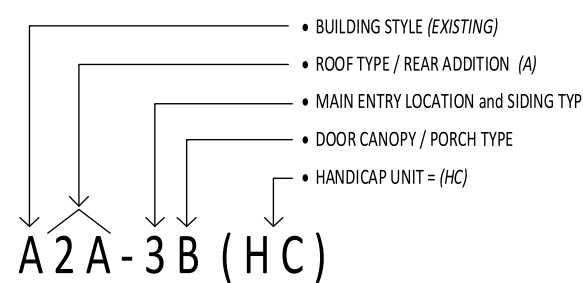
- 27-10 Quaker / Davis
- 50-52 Davis (to be demo'd)
- 81-83 Davis
- 104/106 Jerome
- 121/123 Davis
- 130/132 Davis (to be demo'd)
- 163-165 Davis

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

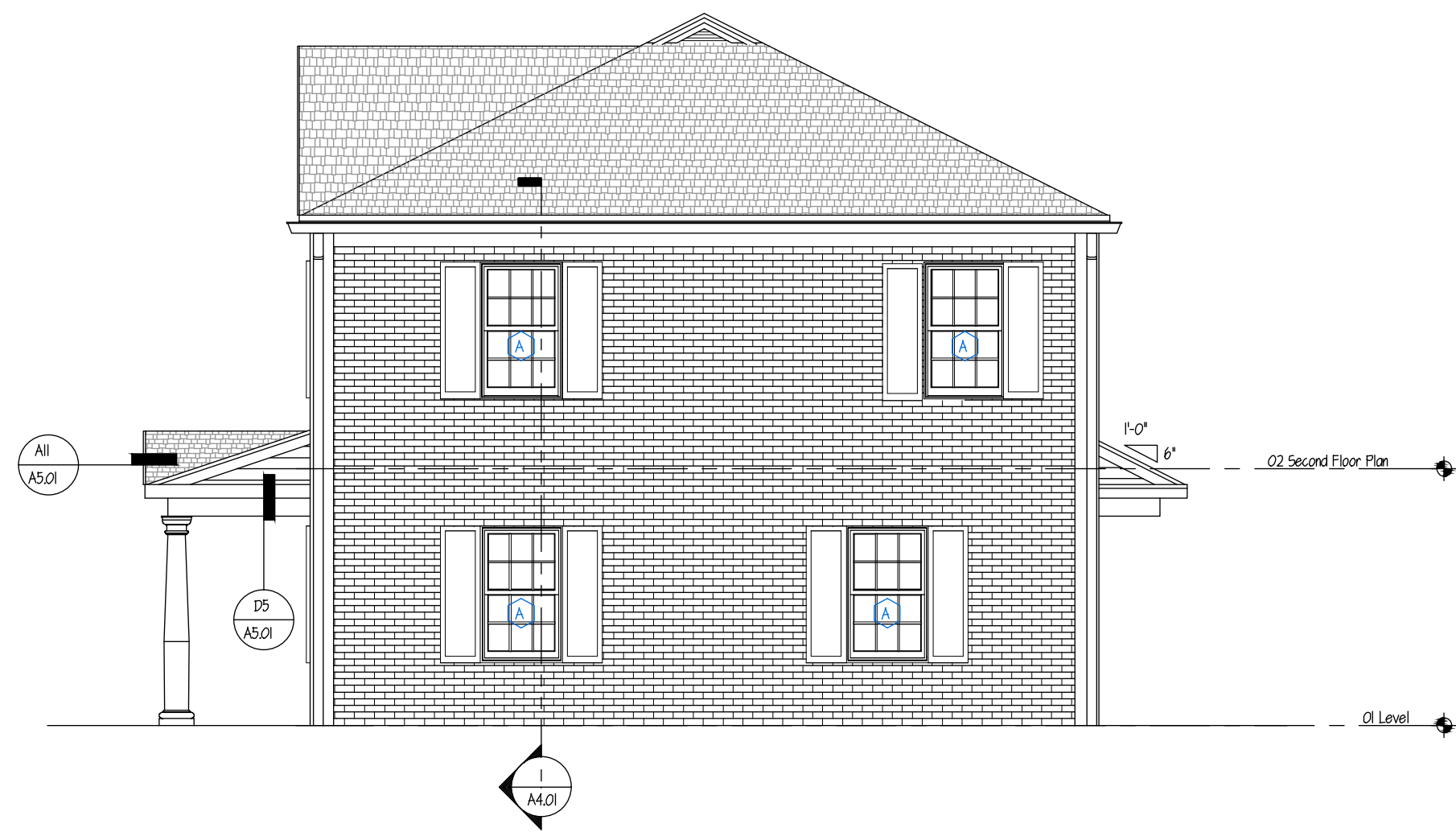


DESIGN DEVELOPMENT

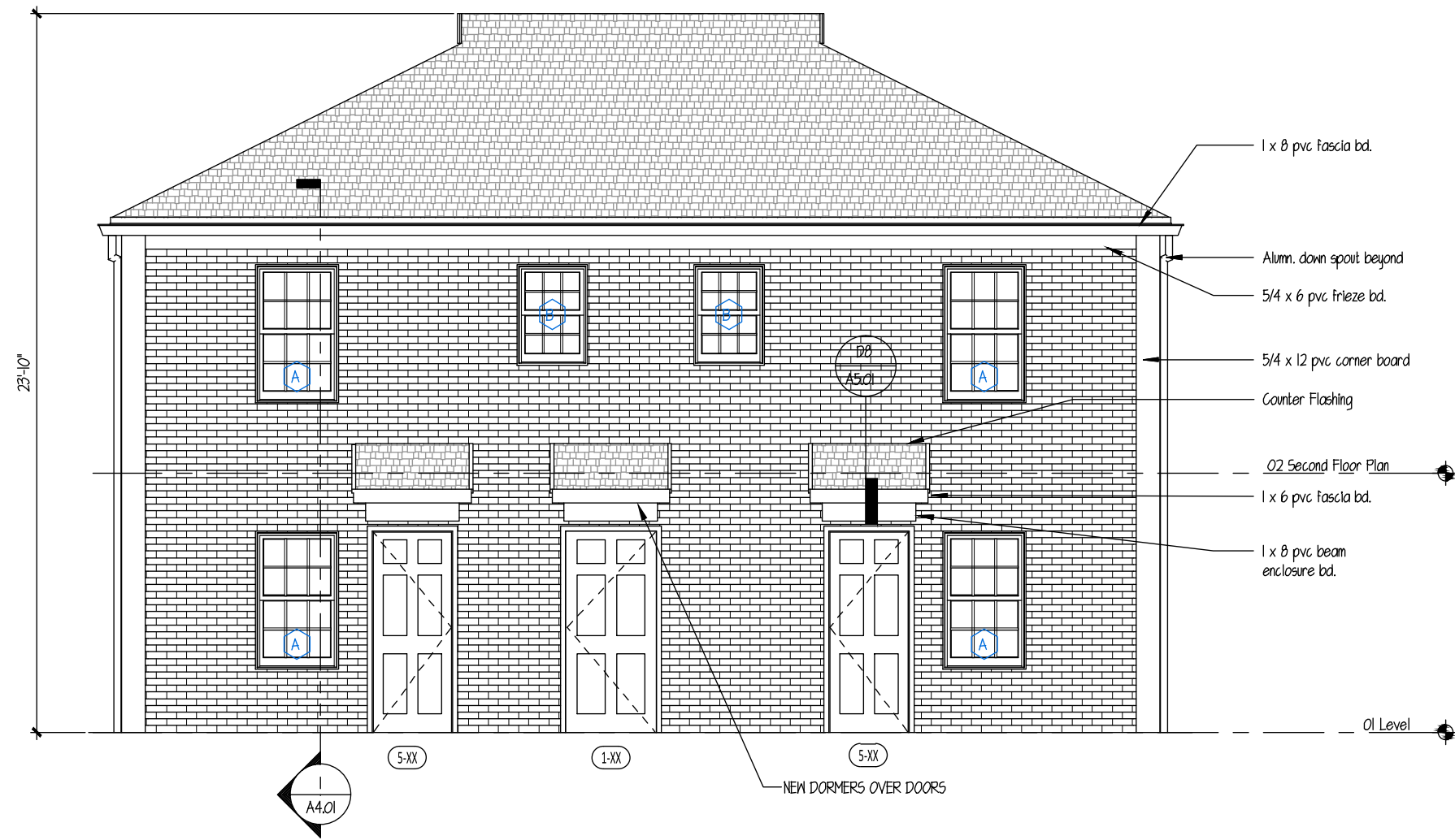
1-A2.01

date AUGUST 1, 2024
drawn MGM
scale AS NOTED
checked DH
project no. 23-10

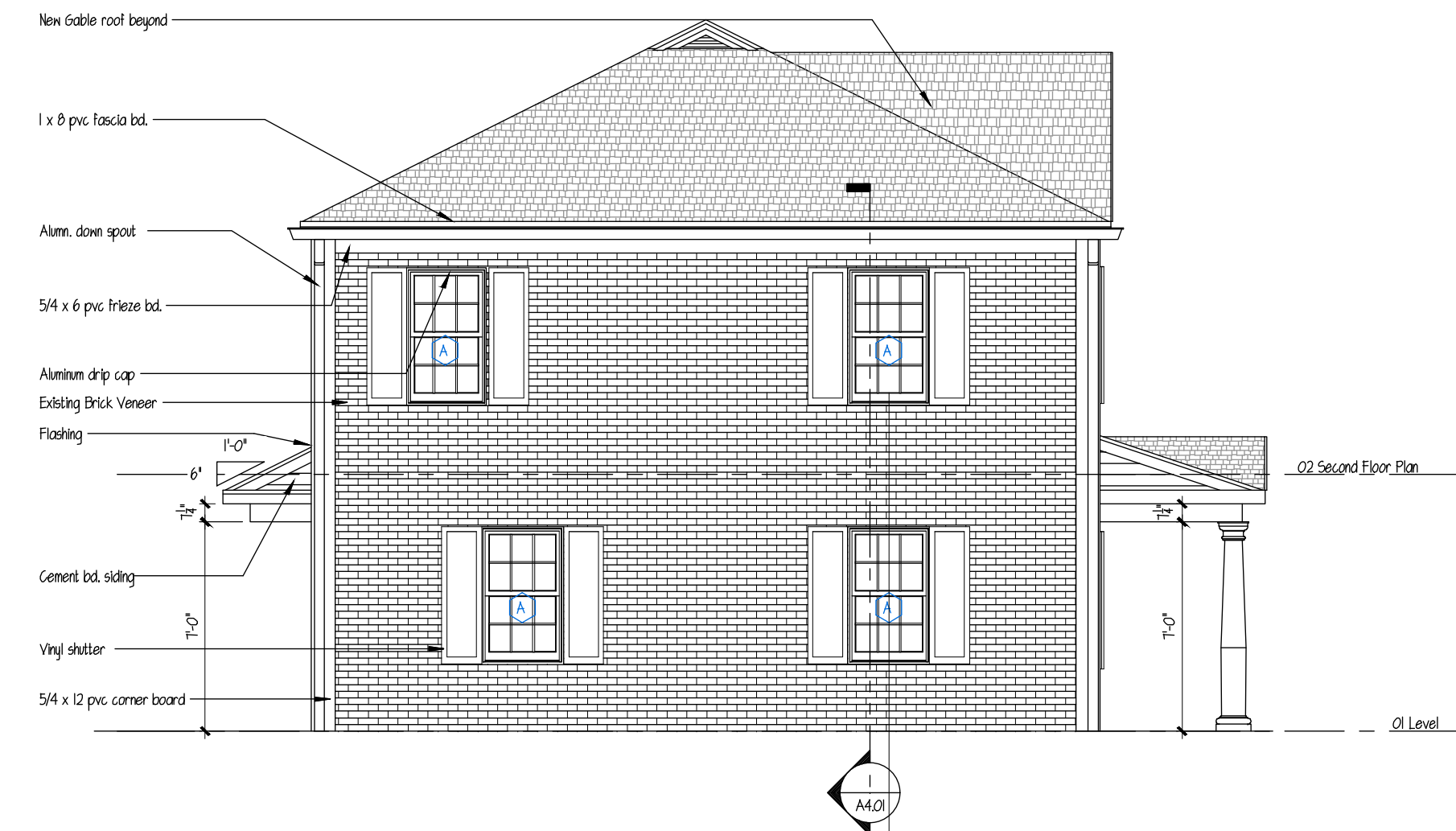
NOT TO SCALE



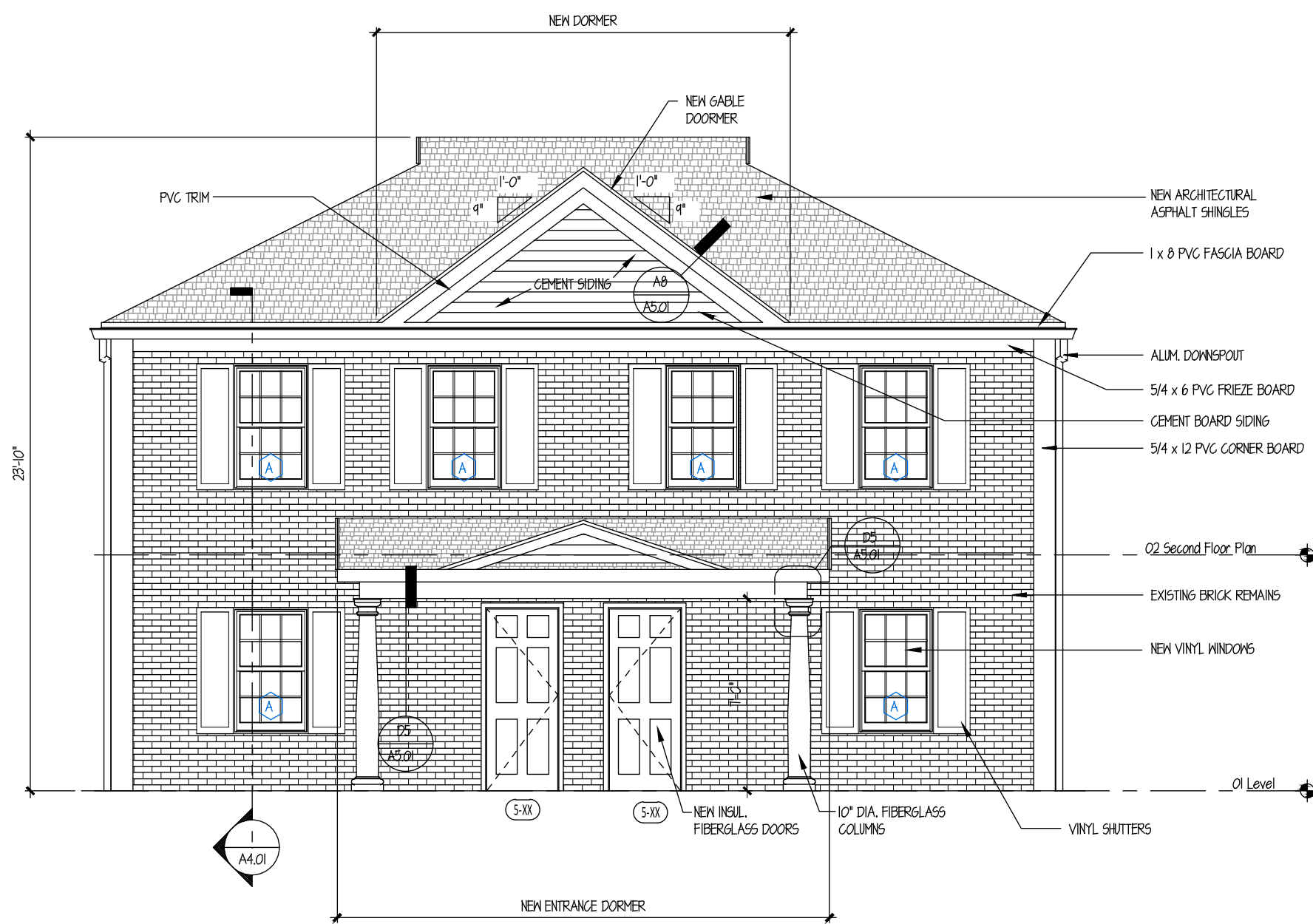
3 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



4 BLDG #7- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



2 BLDG #7 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 BLDG #7 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

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

BUILDING TYPES
• See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (AI)
- 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

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-01 - sheet 12-A2.01 - ELEVATIONS

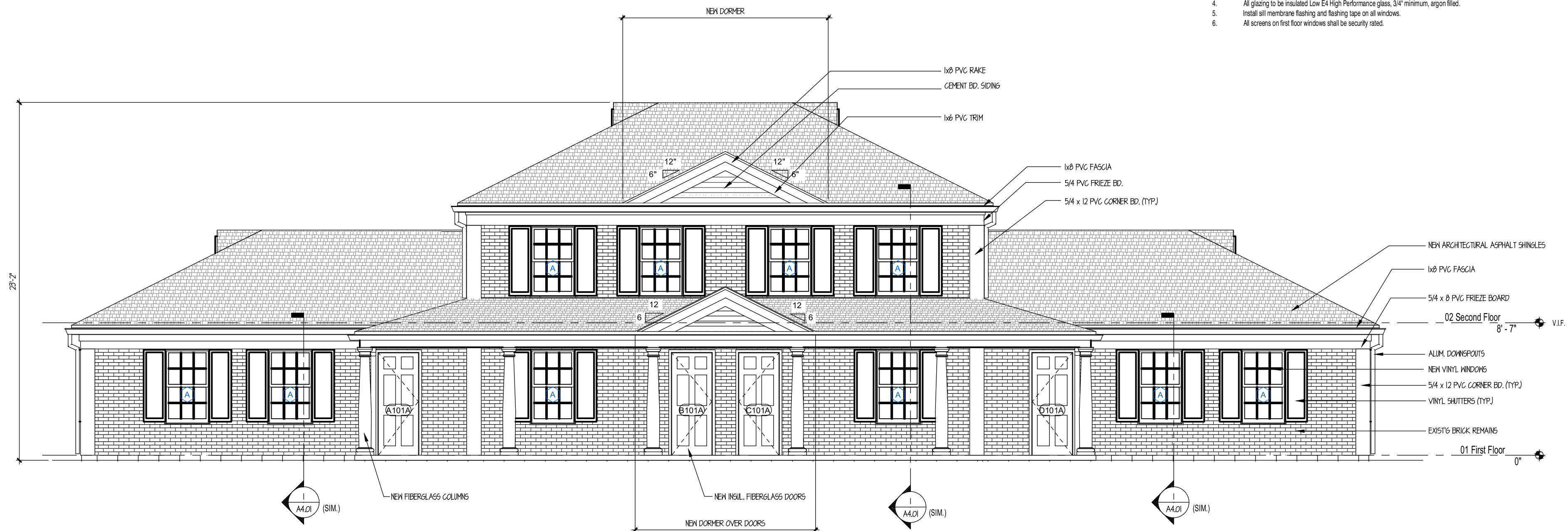


2 BLDG #12 - REAR ELEVATION
SCALE: 1/4"=1'-0"

Window Schedule						
Type	Count	Rough Opening		Material	Type	Spigot
Mark		Width	Height			
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"			
E	8	3'-0"	1'-4"			
F	2	3'-0"	1'-4"			

NOTES:

- Windows are to be vinyl, 5/8 Azek casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent glits on the interior and exterior.
- All operating windows to have full white framed insect screens.
- Verify all rough openings in field prior to cutting windows with manufacturer.
- All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
- Install all membrane flashing and flashing tape on all windows.
- All screens on first floor windows shall be security rated.



1 BLDG #12 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

Building Type 12
A2-2C

- 4 Units (1BR/2BR/2BR/1BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

112-114-116-118 Jerome
85-87-194-196 Davis (DEMO)
83-85-191-193 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

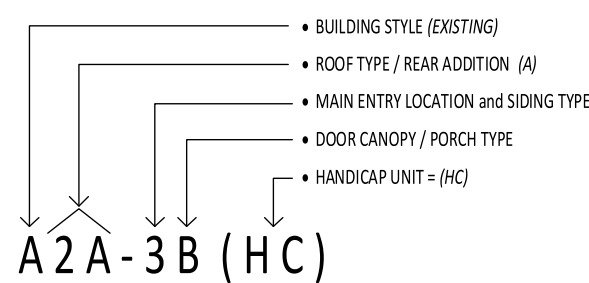
4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR
ELEVATIONS

BUILDING TYPES

- See G2.01 for further descriptions

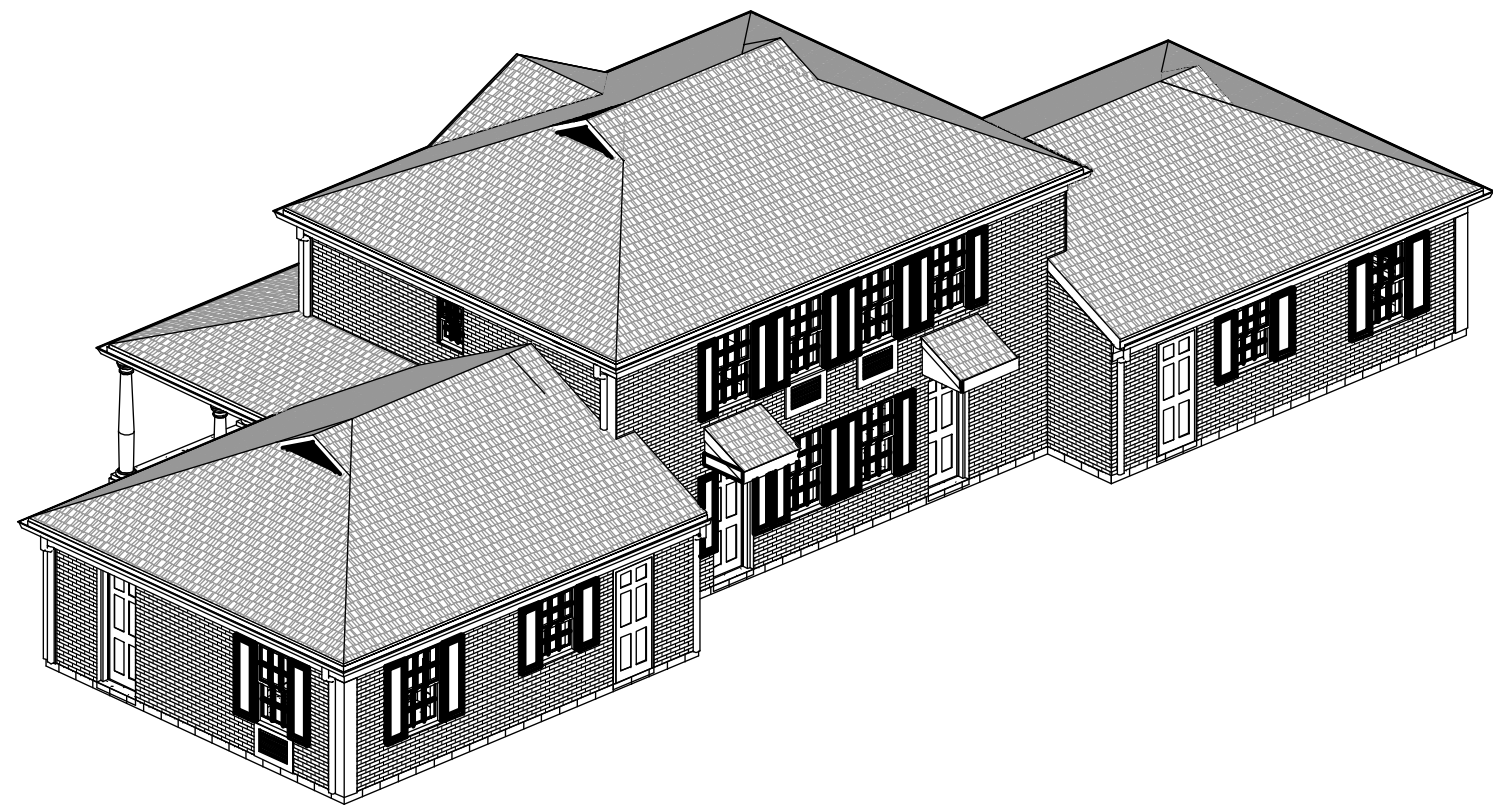


DESIGN DEVELOPMENT

12-A2.01

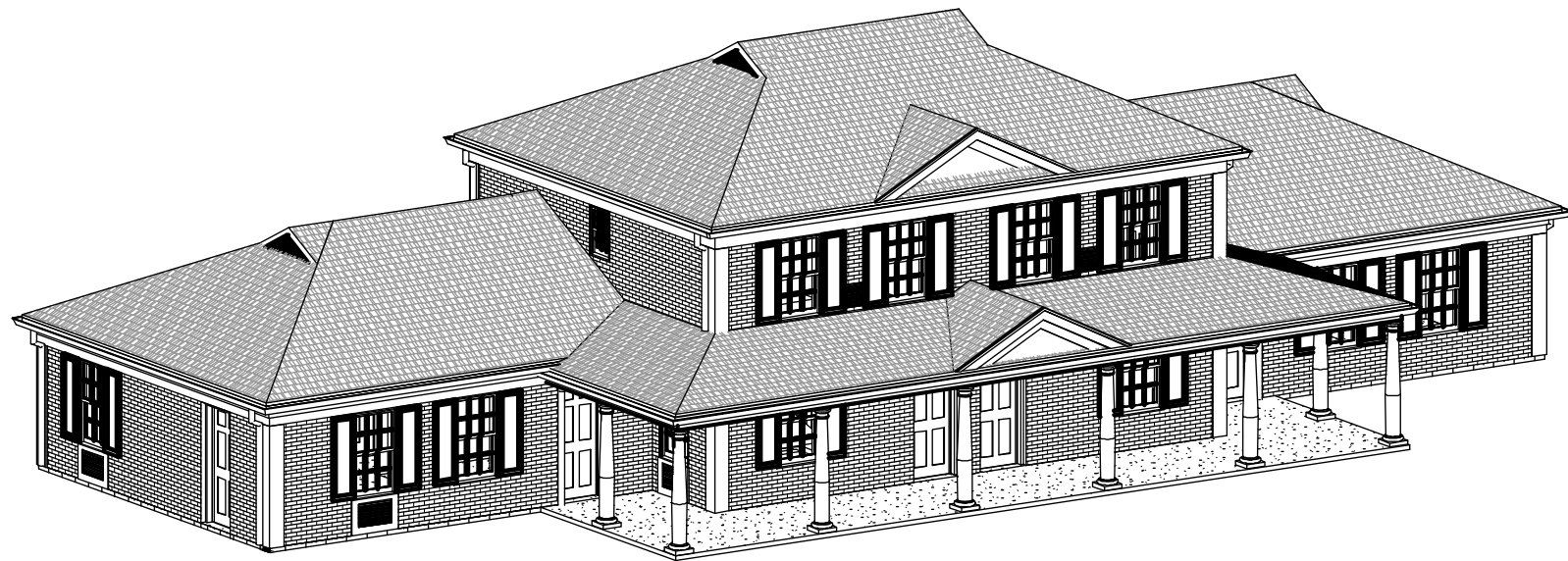
date AUGUST 1, 2024
drawn MGM
scale AS NOTED
checked DH
project no. 23-10

NOT TO SCALE



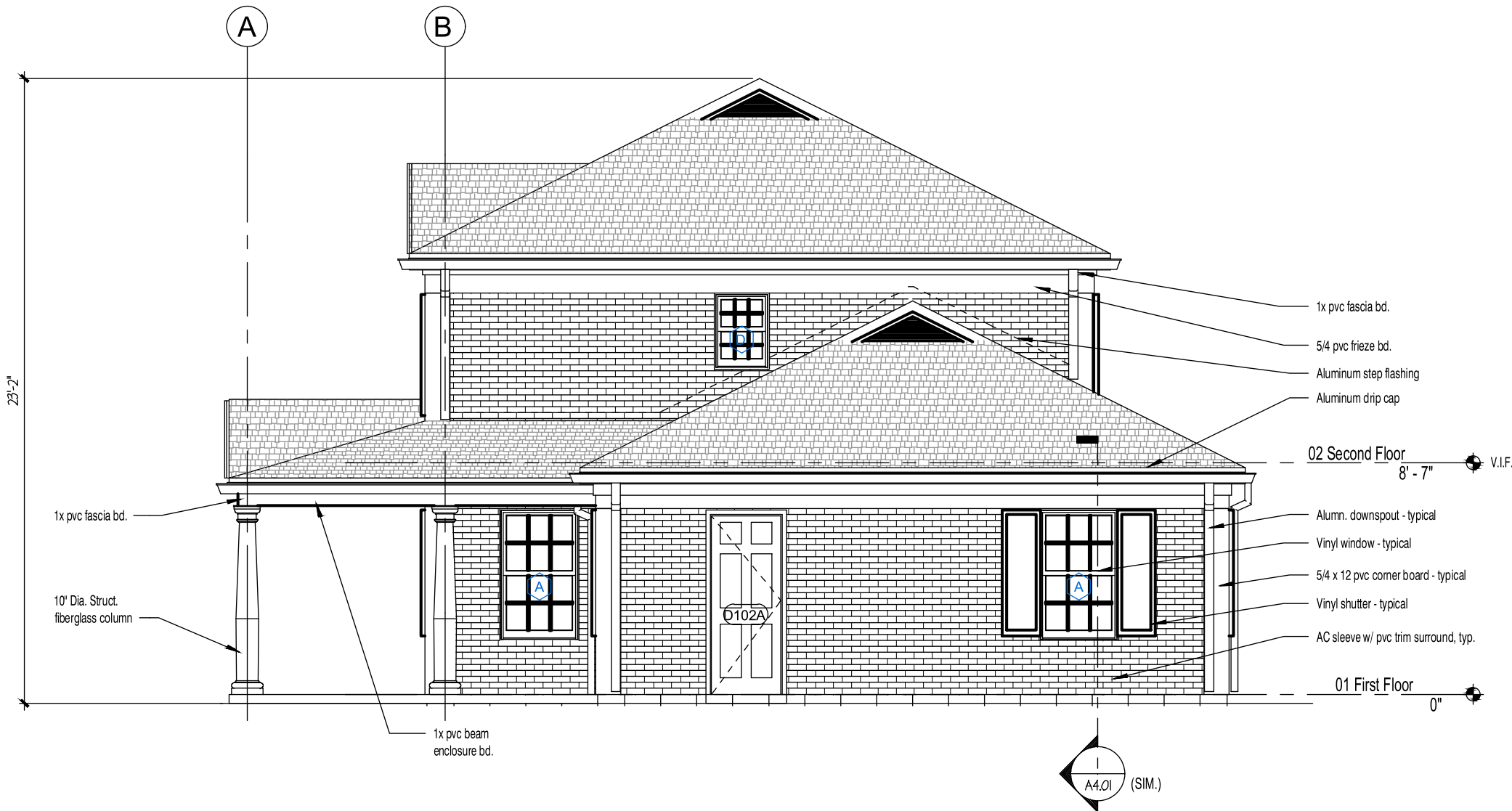
1 BLDG #12 - REAR PERSPECTIVE

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



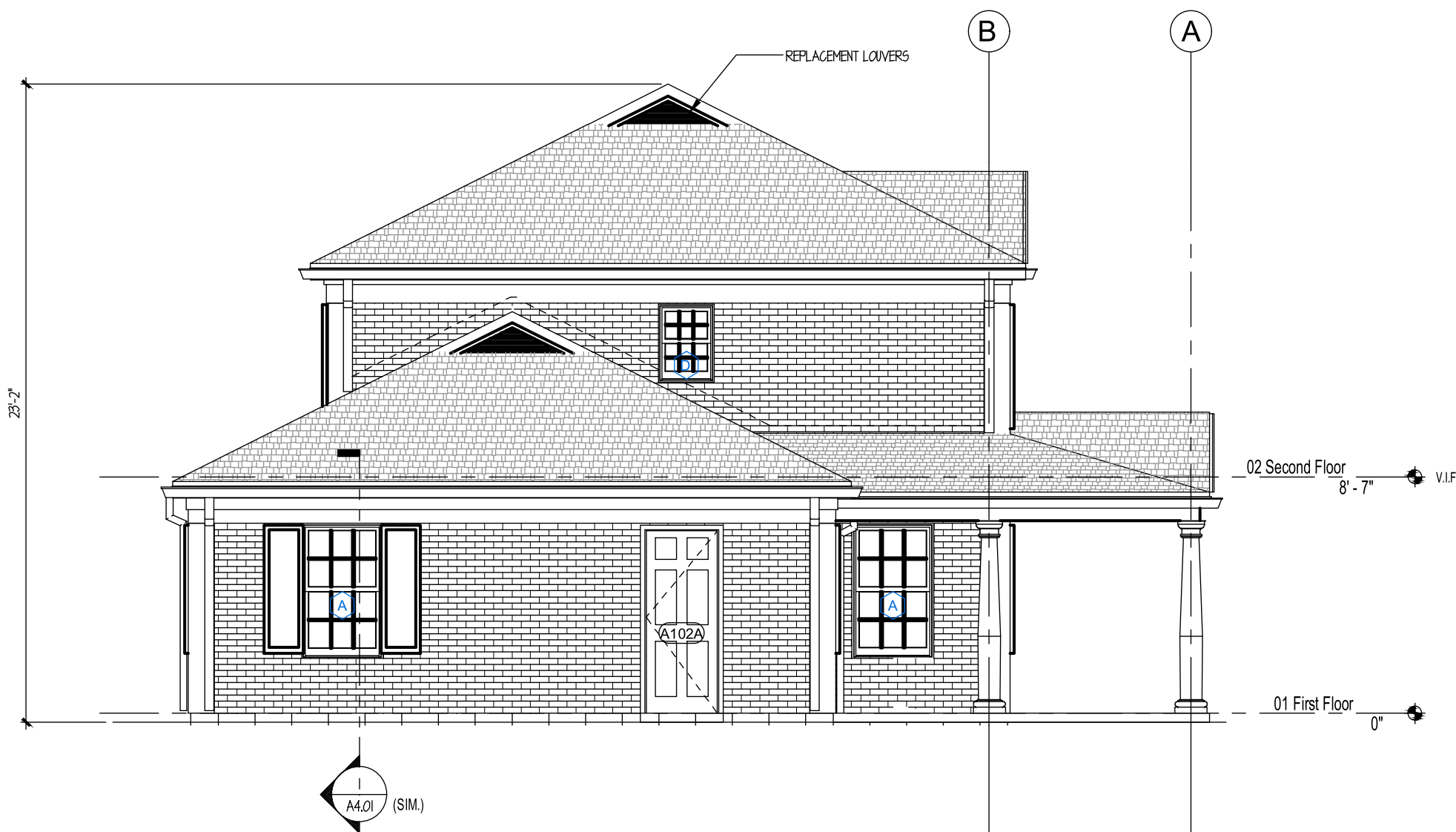
3 BLDG #12 - FRONT PERSPECTIVE

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



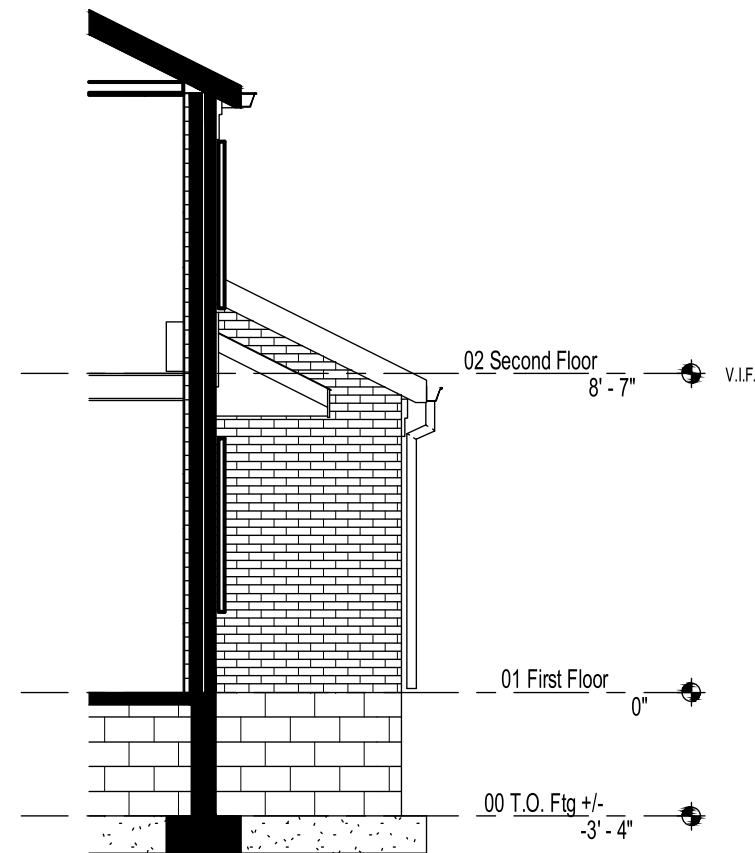
2 BLDG #12 - RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



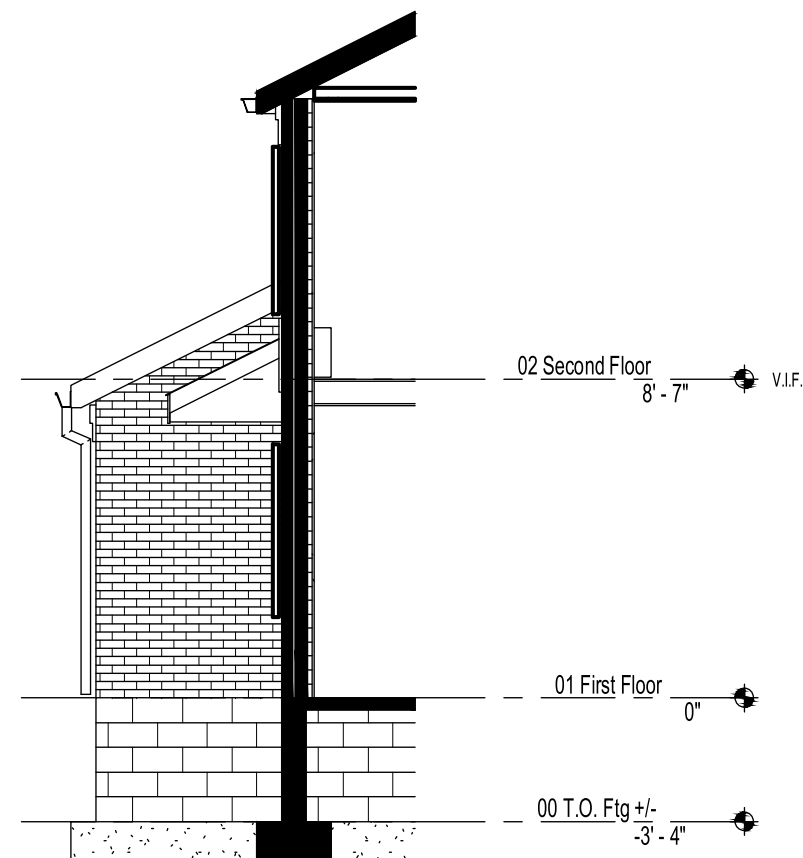
1 BLDG #12 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



PARTIAL RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



PARTIAL LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPES

See G2.01 for further descriptions

- BUILDING TYPE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION AND SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT - (HC)

A2A-3B (HC)

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
85-87-194-196 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

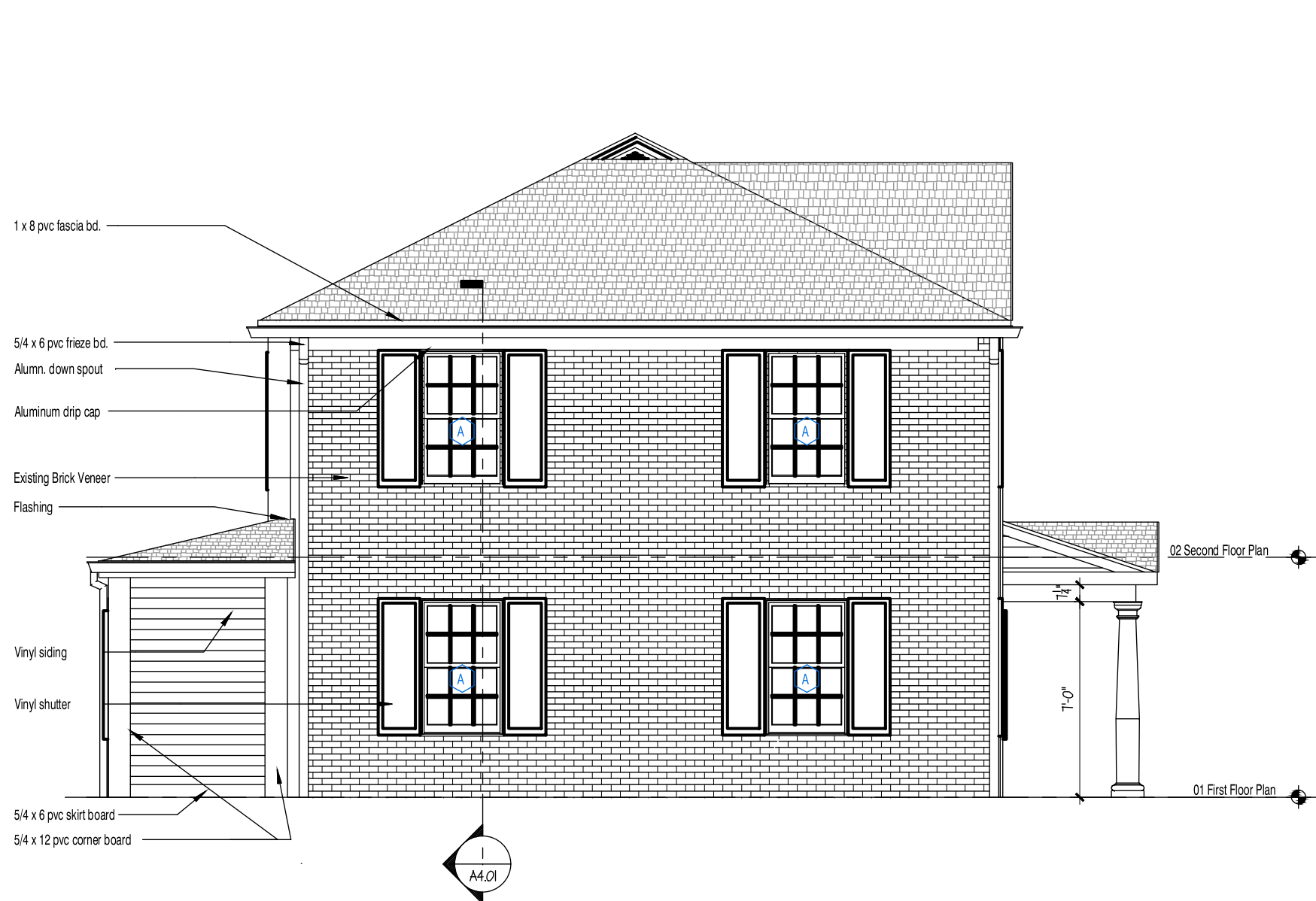
NOT TO SCALE



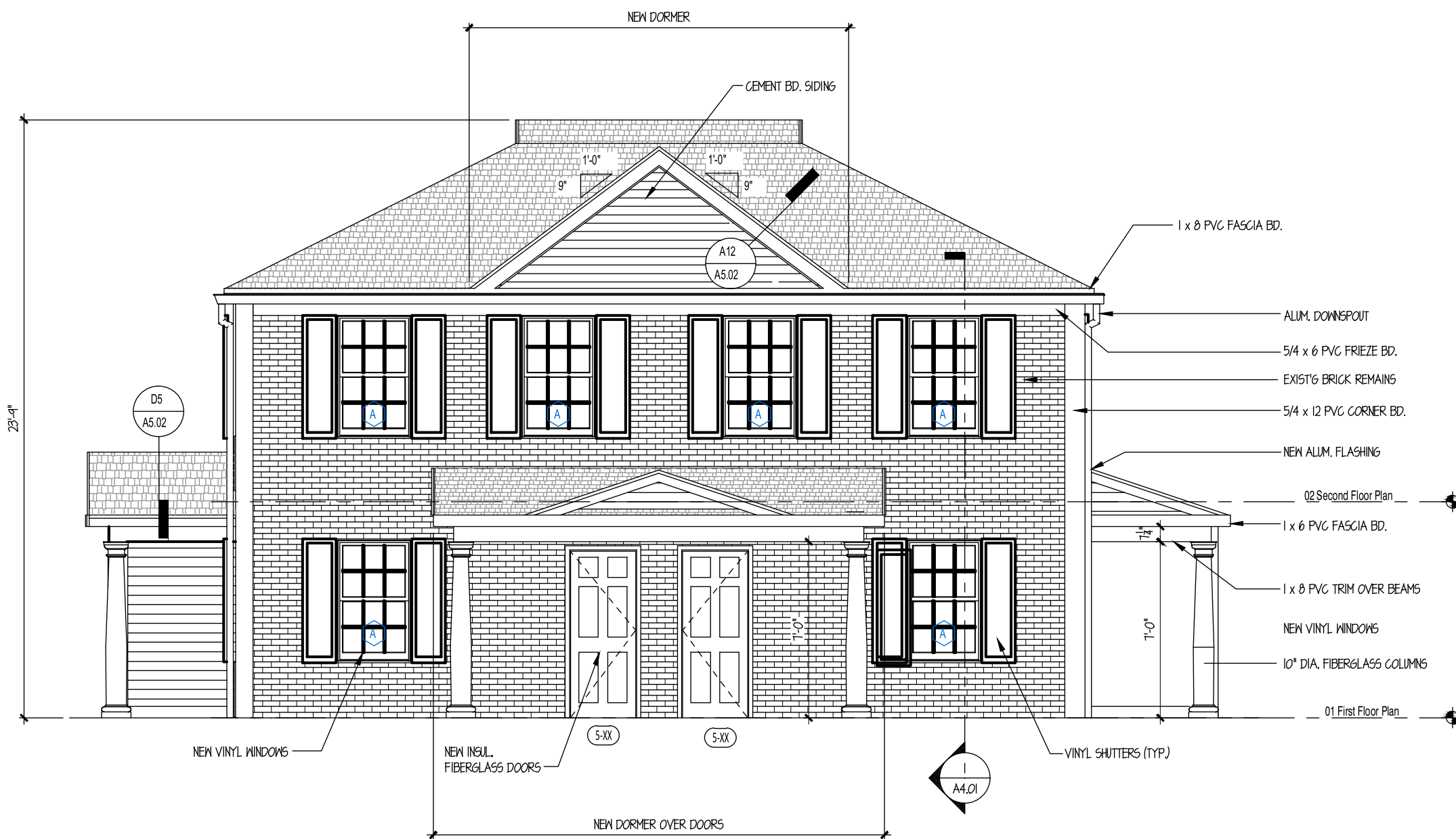
3 BLDG #16 - REAR ELEVATION
SCALE: 1/4"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 BLDG #16 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

Window Schedule						
Type Mark	Count	Rough Opening		Material	Type	Egress
		Width	Height			
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:
- Windows are to be Vinyl Windows with vinyl extension jamb, clad exterior. 5/4 Asak 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.
 - All operating windows to have full white framed specified insect screens.
 - Verify all rough openings in field prior to ordering windows with manufacturer.
 - All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
 - 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 (AI)

MAIN ENTRY LOCATION and SIDING TYPE

DOOR CANOPY / PORCH TYPE

HANDICAP UNIT - (HC)

A2A-3B (HC)

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

CH

project no.

23-10

NOT TO SCALE

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.

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

For Office Use Only	
APPLICATION NO.	2504
DATE FILED:	6/27/24
DECISION DATE:	
DECISION:	

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

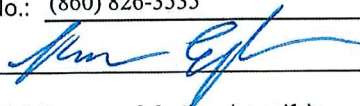
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands 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 – (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!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2504

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.



**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](#)

The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of address or routing, is not the intended recipient, you are hereby notified that you have received this transmission in error, and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete it from your system, destroy any printed copies, and immediately notify us by sending a reply e-mail to the sender of this message. The text of this e-mail is similar to ordinary telephone or face-to-face conversations and does not necessarily reflect the level of factual or legal inquiry or analysis which would be applied in the case of a formal legal opinion. No legal opinion is expressed herein. MacDermid, Reynolds & Glissman, P.C. assumes no responsibility for any loss or damage arising in any way from your use of this email transmission, including, without limitation, in connection with any virus or other defect that might affect any computer system into which this email is received and opened. It is the responsibility of the recipient to ensure that it is virus free.

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.



**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](#)

The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of address or routing, is not the intended recipient, you are hereby notified that you have received this transmission in error, and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete it from your system, destroy any printed copies, and immediately notify us by sending a reply e-mail to the sender of this message. The text of this e-mail is similar to ordinary telephone or face-to-face conversations and does not necessarily reflect the level of factual or legal inquiry or analysis which would be applied in the case of a formal legal opinion. No legal opinion is expressed herein. MacDermid, Reynolds & Glissman, P.C. assumes no responsibility for any loss or damage arising in any way from your use of this email transmission, including, without limitation, in connection with any virus or other defect that might affect any computer system into which this email is received and opened. It is the responsibility of the recipient to ensure that it is virus free.

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

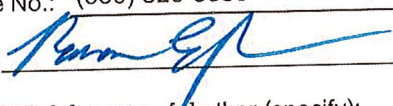
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands 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 – (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) _____

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2505

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

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](#)

The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of address or routing, is not the intended recipient, you are hereby notified that you have received this transmission in error, and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete it from your system, destroy any printed copies, and immediately notify us by sending a reply e-mail to the sender of this message. The text of this e-mail is similar to ordinary telephone or face-to-face conversations and does not necessarily reflect the level of factual or legal inquiry or analysis which would be applied in the case of a formal legal opinion. No legal opinion is expressed herein. MacDermid, Reynolds & Glissman, P.C. assumes no responsibility for any loss or damage arising in any way from your use of this email transmission, including, without limitation, in connection with any virus or other defect that might affect any computer system into which this email is received and opened. It is the responsibility of the recipient to ensure that it is virus free.

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.



**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](#)

The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of address or routing, is not the intended recipient, you are hereby notified that you have received this transmission in error, and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete it from your system, destroy any printed copies, and immediately notify us by sending a reply e-mail to the sender of this message. The text of this e-mail is similar to ordinary telephone or face-to-face conversations and does not necessarily reflect the level of factual or legal inquiry or analysis which would be applied in the case of a formal legal opinion. No legal opinion is expressed herein. MacDermid, Reynolds & Glissman, P.C. assumes no responsibility for any loss or damage arising in any way from your use of this email transmission, including, without limitation, in connection with any virus or other defect that might affect any computer system into which this email is received and opened. It is the responsibility of the recipient to ensure that it is virus free.

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.

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

For Office Use Only	
APPLICATION NO.	<u>2506</u>
DATE FILED:	<u>6/27/24</u>
DECISION DATE:	_____
DECISION:	_____

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

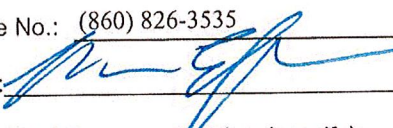
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands 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!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2506

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

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](#)

The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of address or routing, is not the intended recipient, you are hereby notified that you have received this transmission in error, and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete it from your system, destroy any printed copies, and immediately notify us by sending a reply e-mail to the sender of this message. The text of this e-mail is similar to ordinary telephone or face-to-face conversations and does not necessarily reflect the level of factual or legal inquiry or analysis which would be applied in the case of a formal legal opinion. No legal opinion is expressed herein. MacDermid, Reynolds & Glissman, P.C. assumes no responsibility for any loss or damage arising in any way from your use of this email transmission, including, without limitation, in connection with any virus or other defect that might affect any computer system into which this email is received and opened. It is the responsibility of the recipient to ensure that it is virus free.

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.



**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](#)

The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of address or routing, is not the intended recipient, you are hereby notified that you have received this transmission in error, and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete it from your system, destroy any printed copies, and immediately notify us by sending a reply e-mail to the sender of this message. The text of this e-mail is similar to ordinary telephone or face-to-face conversations and does not necessarily reflect the level of factual or legal inquiry or analysis which would be applied in the case of a formal legal opinion. No legal opinion is expressed herein. MacDermid, Reynolds & Glissman, P.C. assumes no responsibility for any loss or damage arising in any way from your use of this email transmission, including, without limitation, in connection with any virus or other defect that might affect any computer system into which this email is received and opened. It is the responsibility of the recipient to ensure that it is virus free.

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.

2024 ZONING ENFORCEMENT REPORT

For September 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	5	60
<i>Year (23):</i>	3	1	3	0	4	3	1	12	2	4	4	4	41
Illegal Business:	0	1	1	4	2	2	0	4	1	6	3	1	25
<i>Year (23):</i>	1	0	2	2	0	0	0	2	2	0	1	0	10
Lack of Permit:	3	0	0	0	2	1	1	2	14	24	12	10	69
<i>Year (23):</i>	1	0	1	1	4	2	3	3	0	1	1	1	18
Accessory Structure:	1	0	1	0	1	2	0	1	0	1	0	2	9
<i>Year (23):</i>	0	0	0	0	0	0	0	1	1	2	0	0	4
Illegal Fence:	1	0	0	2	0	2	0	0	0	2	1	1	9
<i>Year (23):</i>	0	0	0	1	1	0	0	2	1	2	1	0	8
Illegal Sign:	0	0	0	0	1	1	0	0	0	0	0	2	4
<i>Year (23):</i>	1	1	1	3	0	2	0	0	0	0	1	0	9
Fowl:	0	1	1	1	0	0	0	5	1	1	0	1	11
<i>Year (23):</i>	0	0	0	1	0	0	0	1	0	0	0	0	2
Blight:	2	2	0	6	1	1	0	5	5	4	11	5	42
<i>Year (23):</i>	9	6	6	3	6	1	1	9	4	1	1	4	51
Sightline:	0	0	0	0	0	0	0	2	0	0	0	0	2
<i>Year (23):</i>	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting:	0	0	0	1	1	1	0	1	0	1	0	0	5
<i>Year (23):</i>	0	0	0	0	1	0	0	1	0	0	0	0	2
Site Plan:	1	15	7	6	3	3	0	1	0	0	1	4	41
<i>Year (23):</i>	3	1	1	0	2	4	0	0	3	0	1	2	17
Illegal Rentals:	0	0	0	0	0	0	0	0	1	2	1	2	6
<i>Year (23):</i>	0	0	0	0	0	0	0	0	0	0	1	0	1
Miscellaneous:	3	0	1	4	4	0	0	5	3	0	1	0	21
<i>Year (23):</i>	2	6	1	1	1	2	0	5	3	2	1	3	27
2023 TOTAL:	13	21	11	28	18	20	6	36	10	36	31	24	254
<i>Year (23):</i>	20	16	15	15	19	14	5	36	16	12	12	14	194
ABATEMENTS:	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Year (23):</i>	0	0	0	0	0	0	0	0	3	0	0	0	3
CITATIONS:	6	2	3	0	3	0	1	1	3	11	25	17	72
<i>Year (23):</i>	11	10	7	4	8	13	3	6	4	5	5	5	81
PERMITS ISSUED:	275	234	250	300	351	335	339	296	389	425	300	305	3799
<i>Year (23):</i>	256	273	351	321	363	371	321	404	327	340	304	304	3935

Respectfully submitted,
Brandon Peate

Brandon Peate
 Zoning Enforcement Officer
 January 2nd, 2025