City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, JANUARY 27, 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/81255519682?pwd=UyqqknQQQcxbldmsGHkCAHD9GhWqxL.1

Meeting ID:
812 5551 9682

Meeting Passcode:
123456

Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Public Participation

4. Approval of Minutes

   a. Regular Meeting - December 23, 2024

5. Receipt of New Applications

   a. Application #436 – Site Plan for a 42,000 sq. ft. (two phases/two buildings) Manufacturing Facility (robotic product assembly) at Lot 3 Business Park Road Assessor's Map 3, Lot 3; IP-1 (Industrial Park) zone; Force Automation, Inc, applicant.

6. Zoning Commission Referrals

   a. 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.

7. City Council and Other Referrals

    a. Highlands Conservation Region – Presentation on the Highlands Conservation Act to the Commission.

8. New Business

    a. Application #433 – Discussion on Bond Request for Subdivision (Cold Spring Farm – Phase 4) west of Village St. and Silo Rd. (20 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, applicant/owner.

    b. Application #2517 – Discussion on 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.

    c. Application #423 – Discussion on Revisions to an Approved Site Plan for trucking terminal facility at 101 Business Park Drive; Assessor's Map 3 Lot 2; IP-1 (Industrial Park) zone; Brown Holdings, LLC, applicant (former owner).

9. Old Business

10. City Planner's Report

    a. Subdivision Status Report

11. Communications

12. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, February 24, 2025.

BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY, DECEMBER 23, 2024

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose (Acting Secretary)	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Kristen O'Donnell		X
	Kiana Small		X
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order
Per the order of Chairman Veits, the meeting was called to order at 6:00 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, January 27, 2025.

Item # 3, Approval of Minutes was taken out of order.

2. Approval of Minutes
   a. Regular Meeting - November 25, 2024

Chairman Veits designated himself, regular Commissioners Pose, Soares and Nardi with alternate Commissioner Rasmussen-Tuller to vote on the minutes of the November 25, 2024, regular meeting.

MOTION: Move to approve the minutes of the November 25, 2024, regular meeting.

By: Pose Seconded: Rasmussen-Tuller.

For: Nardi, Rasmussen-Tuller, Pose, Soares and Veits.
Against: None.
Abstain: None.

Chairman Veits designated himself, regular Commissioners Nardi, Pose, Bacchus and Soares as voting Commissioners this evening.

3. Public Participation
There was no public participation.

4. City Council and Other Referrals
   a. C.G.S. 8-24 Referral: 685 Lake Ave - Map 4, Lot 17
      (Continued review from November 25, 2024).

DRAFT

Raymond Rogozinski, P.E., Director of Public Works, Public Works Dept., 111 North Main St., reviewed the request to install solar panels on the flat areas of the City's landfill. Mr. Rogozinski explained the plan has been in the works since 2020 with an RFP and a consultant's assistance.

The Director said the Public Works Dept. considered this a good use of unused property with an added source of revenue for the transfer station. Mr. Rogozinski noted the tenant would maintain the property and solar panels.

The Director reviewed the construction infrastructure that the ConnDEEP supports Regarding concerns of methane, Mr. Rogozinski explained the site was monitored from 1998 to 2016 and no methane was being produced.

As such, a waiver was obtained from the ConnDEEP. The director said the electrical installations would comply with the Building Code. Mr. Rogozinski concluded this was an important plan for the Public Works Dept. to add value to unused land. The Director's view was the plan was consistent with the PoCD.

Commission inquiries: Mr. Rogozinski clarified that the City would be responsible for repairs below the solar panel structures. The director noted the tenant was responsible for any repairs negotiated with the tenant attorneys and the City attorneys. Mr. Rogozinski agreed with the monthly reports that there were no vernal pools.

Staff said as the Commission requested from last month, New Britain was a municipality that had solar panels on their landfill. The City Planner indicated the questions in the electronic packet were answered by Mr. Rogozinski. Staff had no concerns with the request. The City Planner noted the CT Siting Council would also review these plans and permitting.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 referral, for 685 Lake Ave - Map 4, Lot 17.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares Seconded: Nardi.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

5. New Business

There was no new business.

6. Old Business

There was no new business.

7. Staff Reports

a. Update of the Zoning Regulation Re-Write Process

Staff reported the update of the Zoning Regulations Re-Write Process was currently being worked on by the Zoning Commission. The city planner noted Mr. Gomes, the consultant, was in attendance this evening. The city planner pointed out this item would be referred to the Commission in about 4 months.

Mr. Gomes reviewed the update of the Zoning Regulations Re-Write process. He stated that it has been a year since the Planning Commission was last updated on the progress on the re-write.

Mr. Gomes pointed out the Phase I review was adopted and was in effect almost one year. Mr. Gomes said the next phase has more substantial updates. The consultant encouraged the Commission and the public to take the online survey. Mr. Gomes reported some items are linked from Phase I to Phase 3 on how to use the Regulations that would be finished at the end of the process. The consultant said the public hearing on final adoption would likely be in June 2025. Staff noted he would send the link to the survey to the Commission.

b. Review of recommended parking regulation amendments

Mr. Gomes noted Phase 3 began with the parking Regulations amendments. The consultant outlined the next topics of discussion for Phase 3 of environmental protection; residential districts; site design and signage and then administrative permits. Mr. Gomes explained currently the commercial industrial and mixed-use districts were being finished. The consultant directed the Planning Commission to the City's Website for the associated items for the updates under the Zoning Commission.

Commission inquiries: Mr. Gomes explained the pervious parking did not have a process yet for enforcement or maintenance. The consultant would add the suggestion of using the same materials for pervious parking repairs and maintenance plans in place.

c. Review of recommended environmental regulation amendments

Mr. Gomes discussed a variety of new suggested Regulations and simplified language. He suggested the solar panel height be increased to 20 ft. that would be allowed above parking lots.

Mr. Gomes reviewed the limits of the suggested Riparian Corridor Protection zone along the Pequabuck River versus the limits of the Inland Wetlands and Watercourse Agency. With the State's two new manuals, the consultant would update the references to the Soil, Erosion and Sedimentation Control and the Storm Water Quality. Mr. Gomes wanted to add long term maintenance plans to Special Permits and Site Plans with storm water quality control concerns.

Commission inquiries: The consultant specified there were no details on the process of the enforcement of the preservation of trees.

For the preservation of trees Regulations, the Commission suggested starting escrow accounts for the larger quantity of trees to ensure the maintenance of trees for absent builders. The Commission suggested specifying in the Regulations "an area of trees" but not "an exact location" on plans. Commissioner Pose did not agree with making a developer replant upwards of 50 trees because it would increase the costs of housing. Regarding Sustainability Incentives, the Commission suggested having LEED equivalent certificate requirements in the language.

Mr. Gomes explained that's the Zoning Commission was reviewing recommended Commercial, Industrial and Mixed-Use Districts Regulations and potential needs across those districts. Mr. Gomes said there are suggestions to add more uses in more zones. The consultant requested the Commission's suggestions to reduce some special permit uses to a site plans requirement, which would be reviewed by the Planning Commission. The Planning Commission did not have any objections to this suggestion.

Staff felt the Planning Commission review of site plans was a good idea to reduce the applications for the Zoning Commission and get the Planning Commission more involved with the site plan review and approval process.

Mr. Gomes recommended increasing the BN zone sizes of development from 2,500 sq. ft. to 5,000 sq. ft. to make the zone function as intended. The consultant suggested lifting the limits of the BN zone building because there are a lot of controls.

The consultant suggested removing the Unified Downtown Development zone from the BD zone. Regarding the IP-25 zone, Mr. Gomes recommended reducing this to 5-acre parcels and allowing parcels to be subdivided. The consultant suggested a new zone from the R-15/BT zone to an R-5 zone with 5,000 sq. ft. and grandfather the existing businesses in this zone.

Mr. Gomes noted the next steps were to review the Commercial, Industrial and Mixed-Use Districts with the Zoning Commission in January 2025. The consultant said a public presentation would be scheduled after that meeting. Mr. Gomes concluded the residential zones needed to be reviewed after the Commercial, Industrial and Mixed-Use Districts and the public presentation. The consultant appreciated all the Commission's comments.

DRAFT

d. Subdivision Status Report

Staff noted there were no updates to the subdivision status report dated December 19, 2024.

8 Communications

There were no communications.

9. Adjournment

Motion was made by Commissioner Nardi to adjourn.
Motion seconded by Commissioner Soares.
Motion carried 5-0.

The meeting adjourned 7:32 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Nancy King

_____

William Veits
Chairman
City Planning Commission

DRAFT

For Office Use Only	
APPLICATION NO.	436
DATE FILED:	1/16/25
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:

42,000 Square Foot Manufacturing Facility (2 Phases), 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: Lot 3 Business Park Drive

Assessor's Map No.: 03 Assessor's Lot No.(s): 03

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 5.53 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 1/16/2025 [ ] 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: Force Automation, INC

Address: 100 Production Court Section B City: New Britain State: CT Zip: 06050

Telephone No.: 860-622-1618 E-Mail: lukasz@forceautomationusa.com

Signature: [signature] *Signature – (Printed/Typed)* Attorney Timothy Furey

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

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

Name: City of Bristol

Address: 111 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 584-6250 E-Mail: mayorsoffice@bristolct.gov

Signature: [signature] *Signature – (Printed/Typed)* Mayor Jeffrey Caggiano

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 436

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Lot 3 Business Park Drive

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

1/24 - LUO

Narrative

From: Charlie Talmadge <Charlie@developmentplanningsolutions.com>
Sent: Wednesday, January 15, 2025 3:24 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Business Park Drive Lot 3

Good afternoon Robert,

Here is a brief summary of the Project proposed for Lot 3 Business Park Drive

The company proposed to move in is called Force Automation and the are a robotics manufacturing company. This may be an oversimplification but basically what they do is take robotic arms that are manufactured as generic parts, program them to do what the end user needs them to do and then they build specific machines around the arms.

They are initially proposing a 30,000 square foot facility which once built will contain roughly 13,000 square feet of manufacturing space, office space for front office and engineering staff (approx. 2800 sqft) and a training facility for future work force development roughly 3,000 square feet.

The remainder of the building will be an industrial tenant space, to be leased to a similar type business.

The second building will be a 12,000 square foot tenant building.

In total the project will have 106 Parking spaces once fully developed. The project will be built in 2 phases.

The project has been approved by the Economic Development Commission and the Industrial Committee.

We are anticipating a 9 month construction cycle and aim to be complete by November 2025
Regards,

Charlie Talmadge

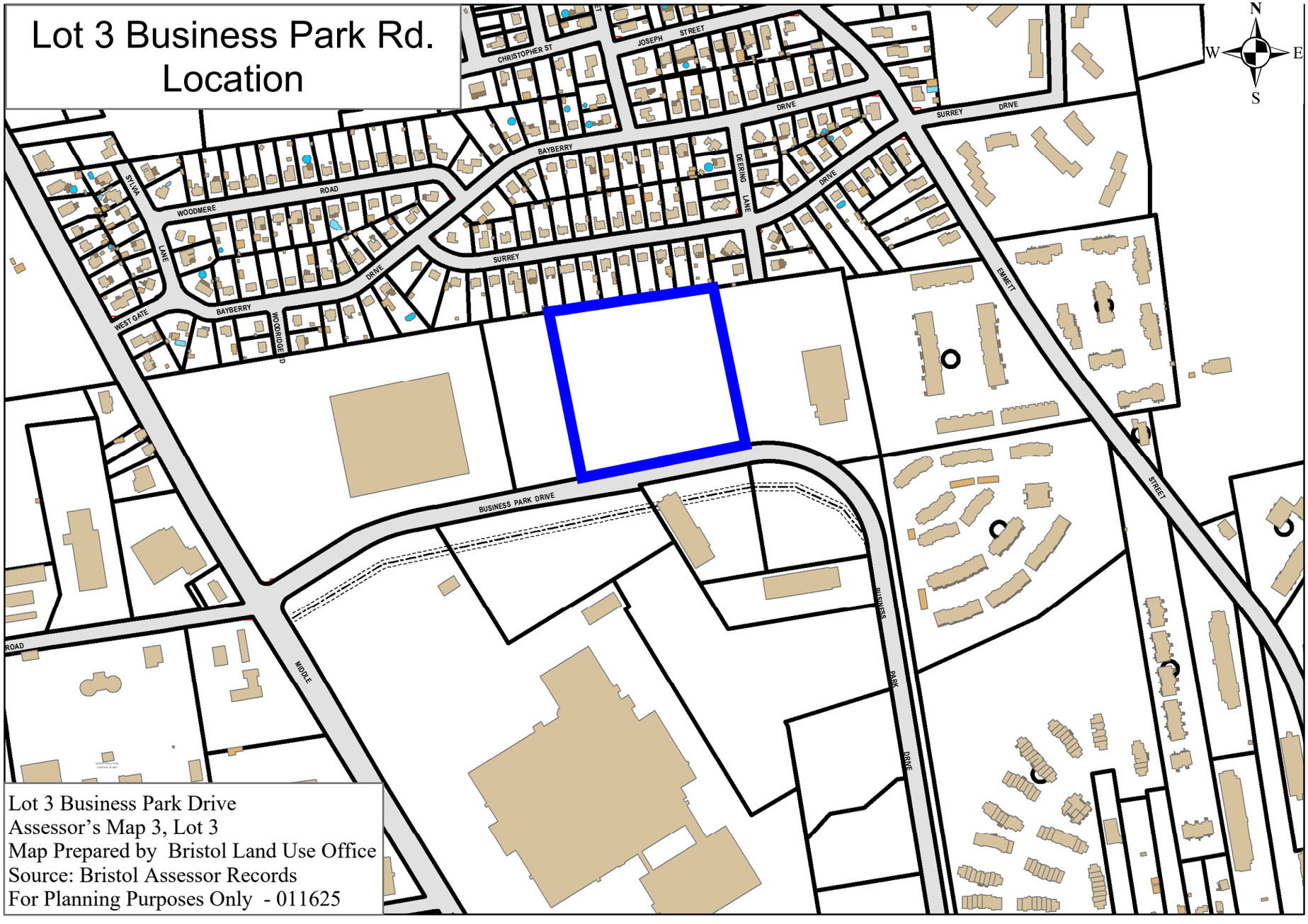
Development Planning Solutions LLC

225 North Main Street, Suite 207

Bristol Ct, 06010

(o) 860-506-4268

(c) 860-712-3967


Lot 3 Business Park Rd.
Location
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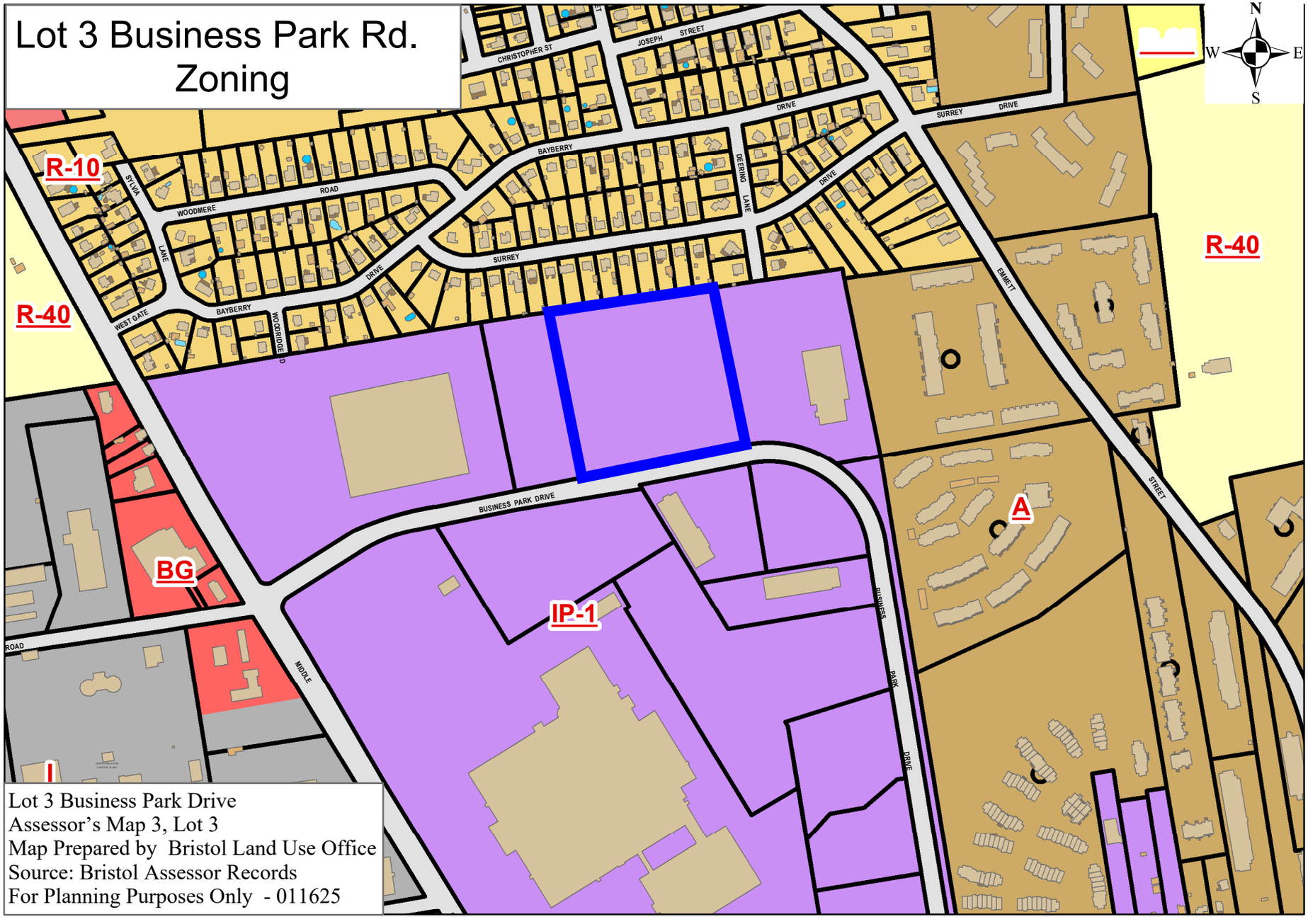
CHRISTOPHER ST
JOSEPH
STREET
DRIVE
SURREY
DRIVE
BAYBERRY
ROAD
WOODMERE
SYLVIA
LANE
DEERING
LANE
DRIVE
SURREY
DRIVE
WEST GATE
BAYBERRY
WOODRIDGE
DRIVE
EMMET
STREET
BUSINESS PARK DRIVE
ROAD
MIDDLE
BUSINESS
PARK
DRIVE
Lot 3 Business Park Drive
Assessor's Map 3, Lot 3
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 011625


Lot 3 Business Park Rd.
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WOODRIDGE RD
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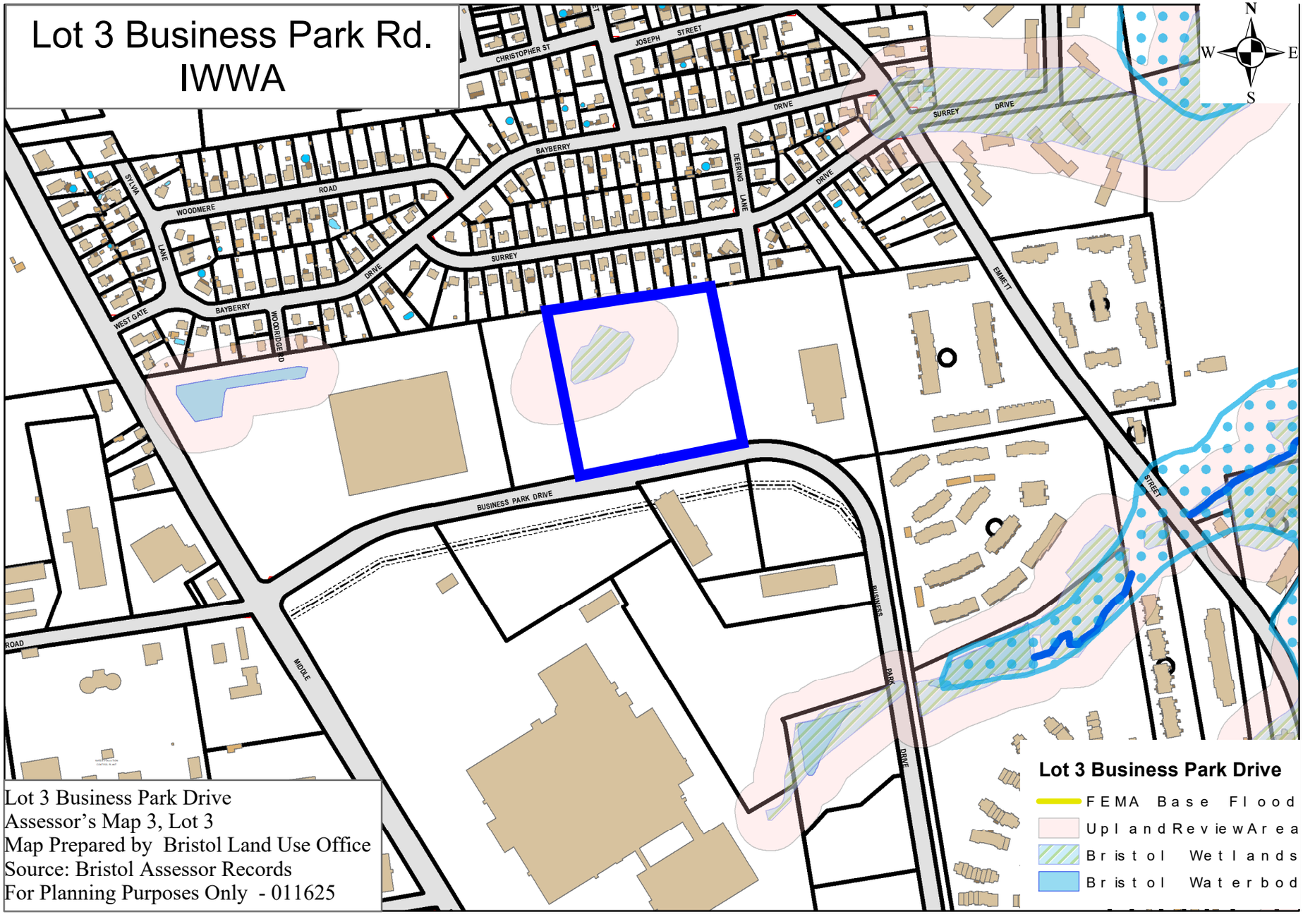
DEERING
LANE
DRIVE
EMMETT
STREET
BUSINESS PARK DRIVE
ROAD
MIDDLE
BUSINESS
PARK
DRIVE
Lot 3 Business Park Drive
Assessor's Map 3, Lot 3
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 011625

Lot 3 Business Park Rd. Aerial



Lot 3 Business Park Drive
Assessor's Map 3, Lot 3
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 011625


Lot 3 Business Park Rd.
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SYLVIA
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WOODRIDGE RD
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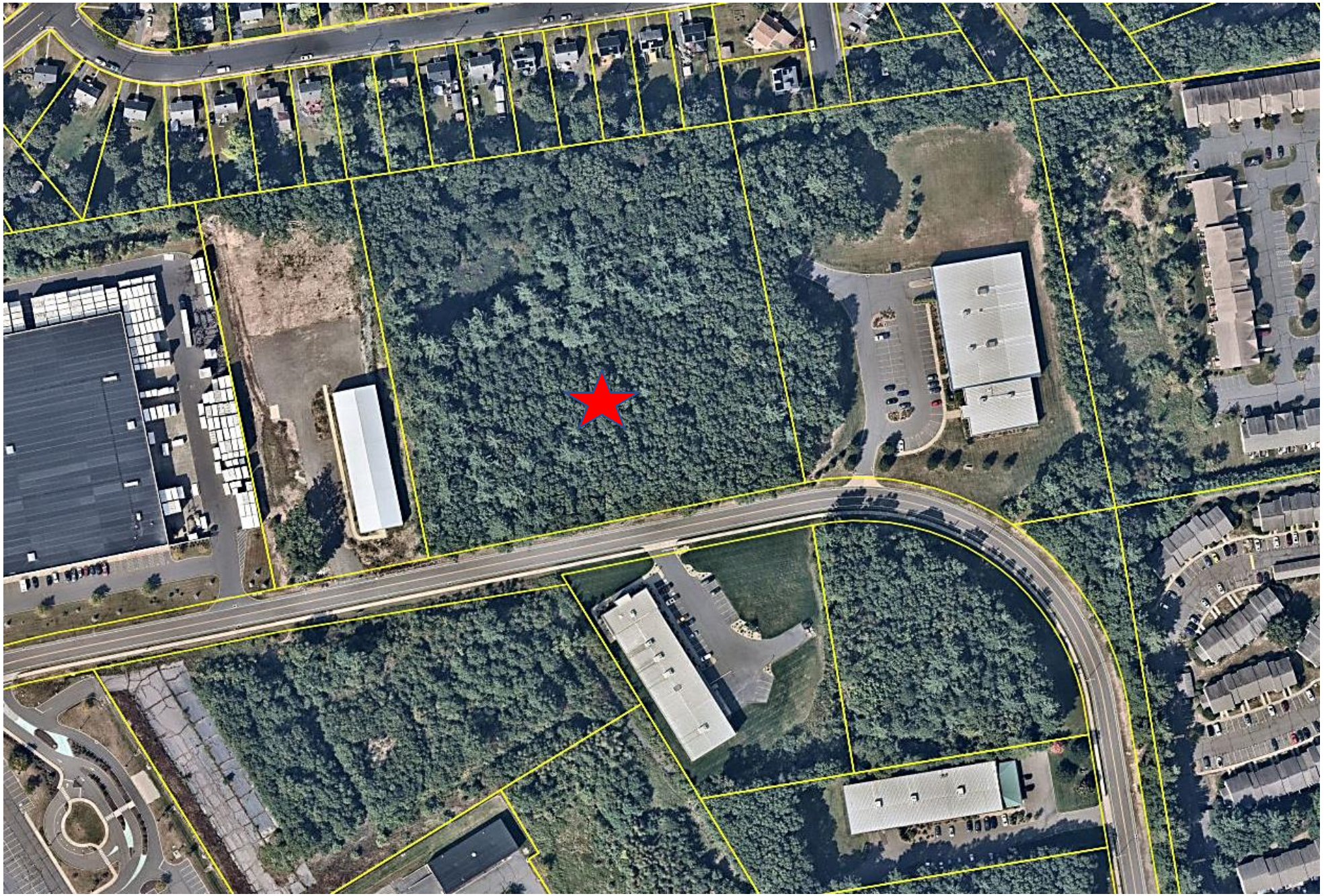
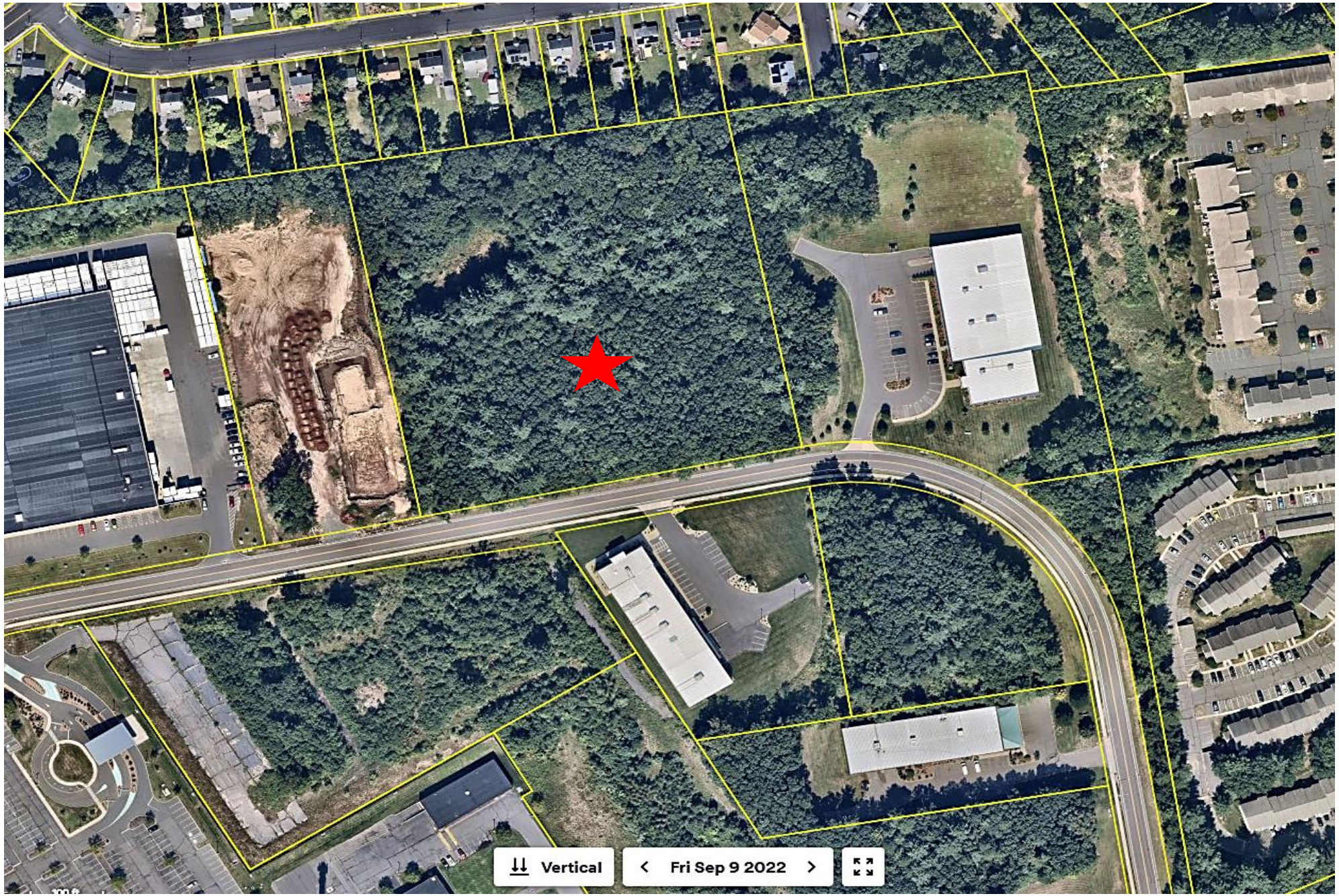
STREET
BUSINESS PARK DRIVE
ROAD
MIDDLE
BUSINESS
PARK
DRIVE
Lot 3 Business Park Drive
FEMA Base Flood Elevatio
Upland Review Area
Bristol Wetlands
Bristol Waterbodies
Lot 3 Business Park Drive
Assessor's Map 3, Lot 3
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 011625




Vertical
Tue Aug 22 2023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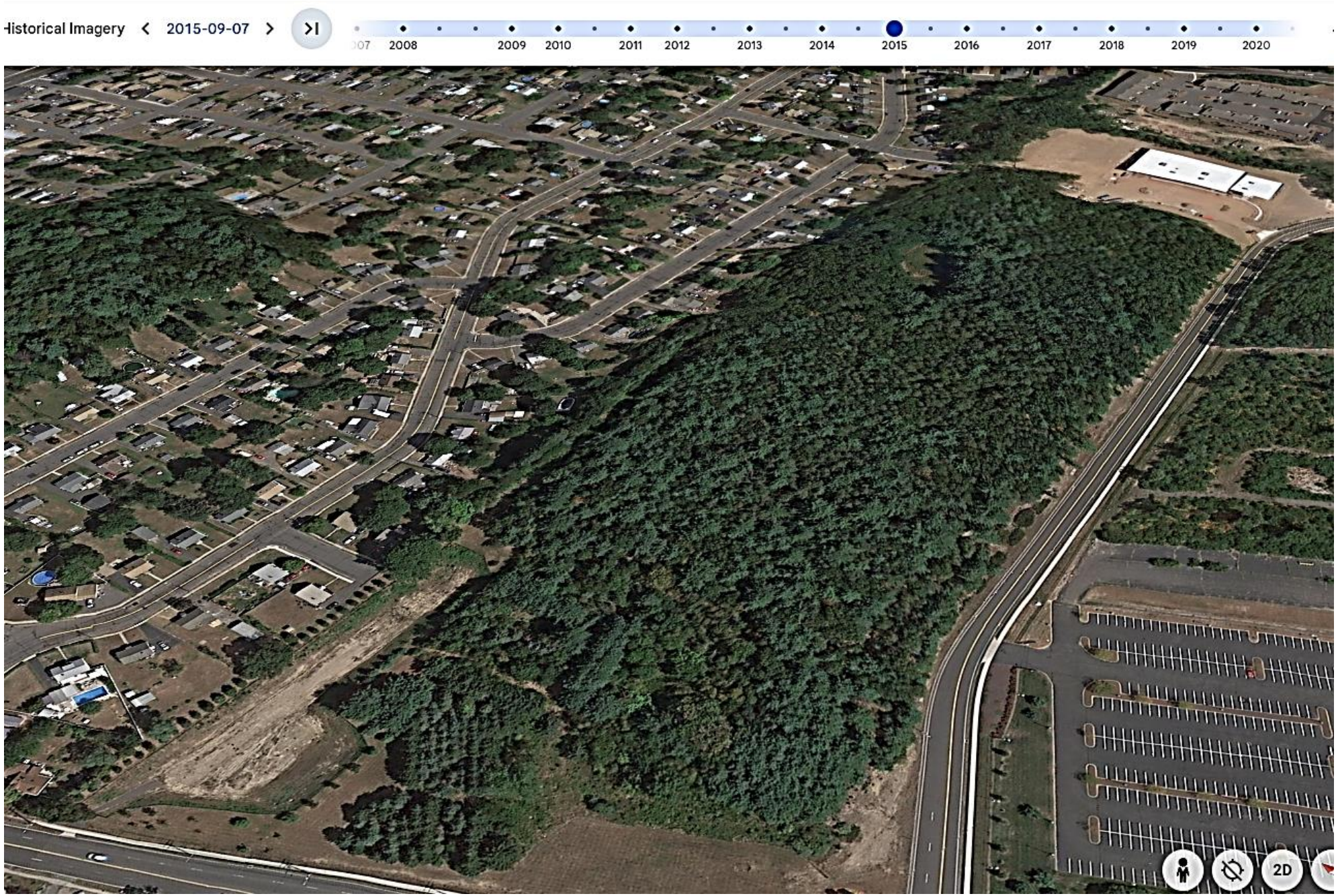
Fri Sep 9 2022


Historical Imagery
2015-09-07
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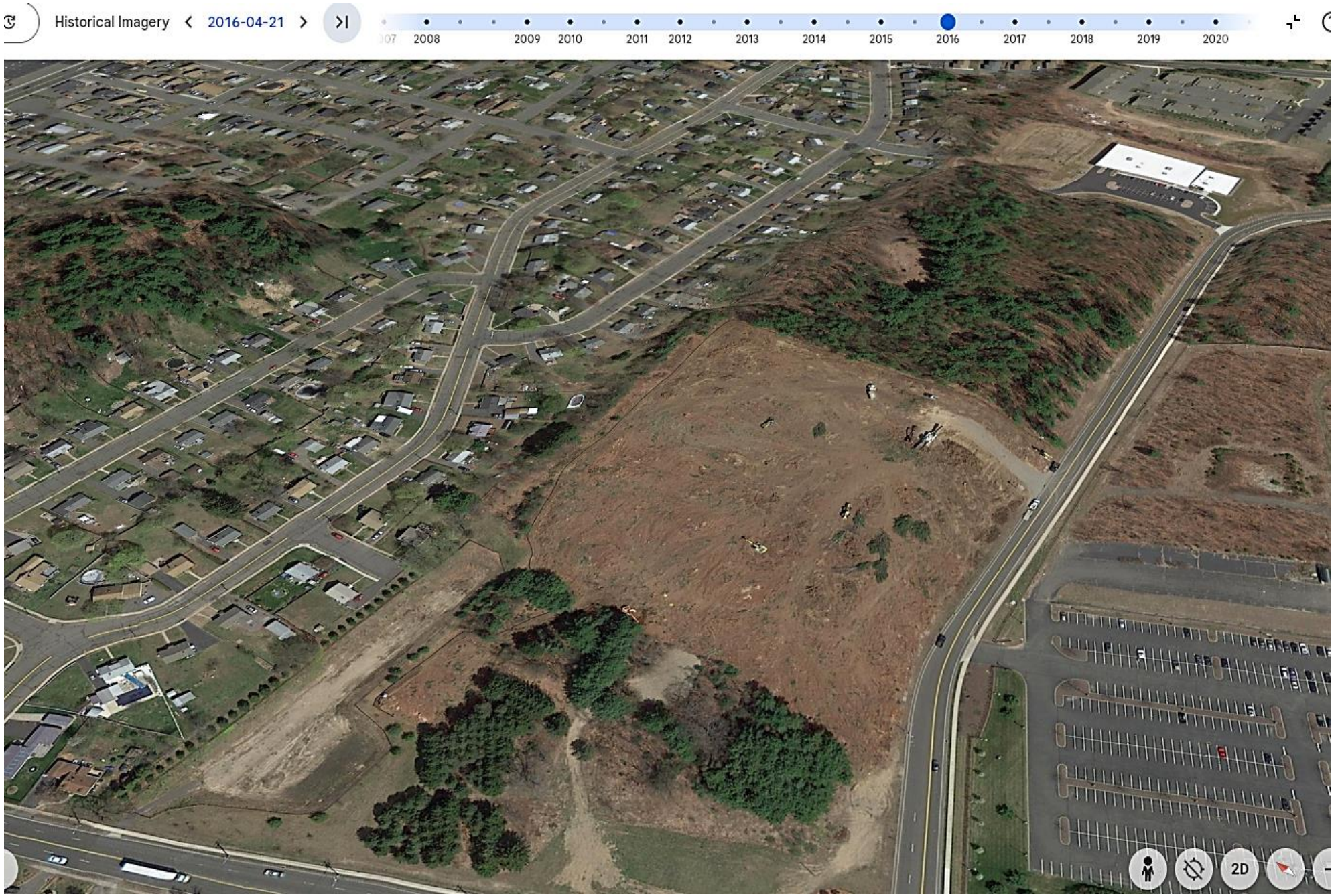
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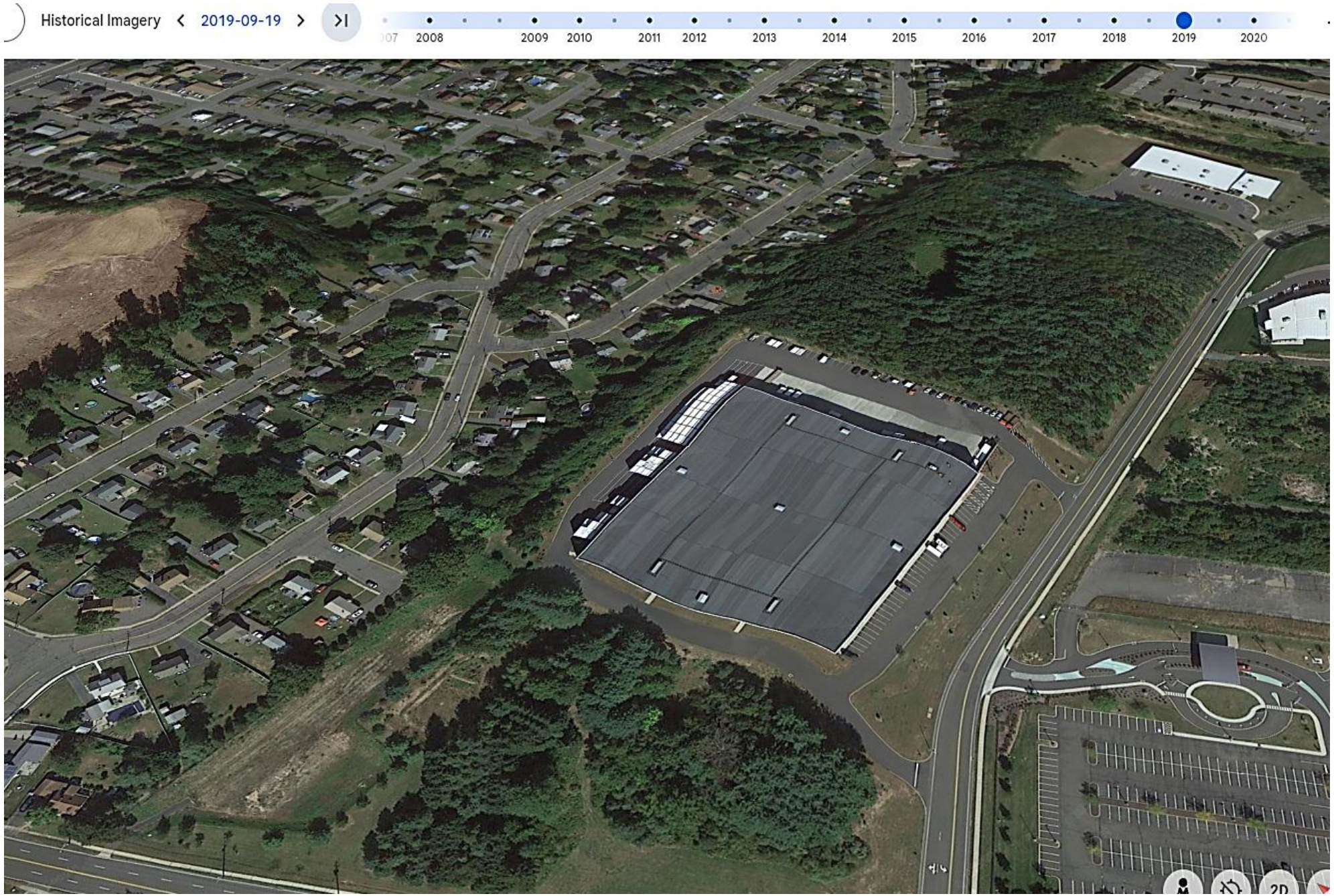
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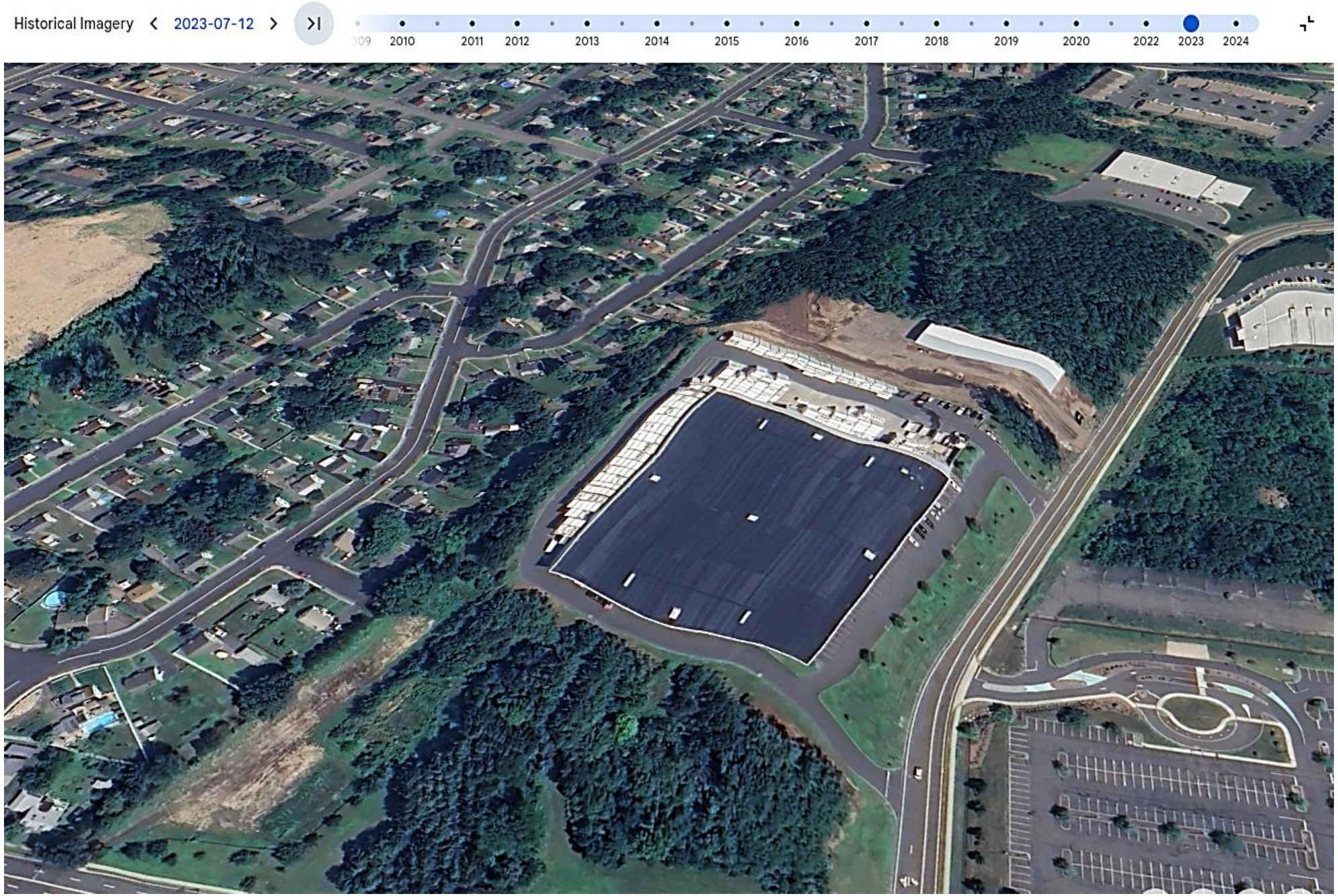
Historical Imagery
2023-07-12
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2024

Plan Set

Dated:

December 3, 2024

FORCE AUTOMATION

LOT 3-3 BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT
DECEMBER 3, 2024
ASSESSORS MAP 3 LOT 3

APPLICATION: #XXX

SITE PLAN: FOR RESEARCH AND DEVELOPMENT FACILITIES; MANUFACTURING

GRANTED: MM/DD/YY



LOCATION MAP
(SCALE 1"=1000')

LIST OF REVISIONS		
1	1-17-25	MISC. HOUSEKEEPING
REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROX. LOCATION EXISTING SEWER MAIN
- APPROX. LOCATION EXISTING WATER MAIN
- APPROX. LOCATION EXISTING GAS MAIN
- APPROX. LOCATION EXISTING COMMUNICATION LINE
- PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- PROPOSED 2" DOMESTIC WATER SERVICE
- PROPOSED UNDERGROUND ELECTRIC CONNECTION
- PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW
- TREELINE

LIST OF DRAWINGS

1	COVER SHEET
2	PROPERTY & TOPOGRAPHIC SURVEY
	INDEX & REMOVALS PLAN
3	GENERAL NOTES
4-5	LAYOUT, SIGNS AND PAVEMENT MARKINGS
6-7	DRAINAGE AND UTILITIES
8-9	GRADING
10-11	EROSION AND SEDIMENTATION CONTROL
12-15	MISCELLANEOUS NOTES AND DETAILS
L-1.1	LANDSCAPE PLAN
L-2	LIGHTING PLAN
L-2.1 - L-2.2	LIGHTING CUT SHEETS

Applicant:

Force Automation Inc.
100 Production Court Unit B
New Britain, CT 06051

Attn: Lukasz Poplawski
(860) 495-5221

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:

N/F Joseph Formisano | N/F Dolores L. McDaniel | N/F Michael & Mary Lou Kopinja | N/F Jean-Luc & Linda L. Bilodeau | N/F Aneta & Cezary Wilewski | N/F Bruce A & Selena Burness | N/F Christopher N. Lagace | N/F Kevin Chartier | N/F Paul D. & Patricia C. Martin

20' Buffer

533.54'
S81°22'23"W

20' Buffer

15' Drainage Easement In Favor of The City of Bristol

15' San. Sewer Easement In Favor of Lot 3

8" PVC

SMH
T.F.:2559
I.E.(48") W.,I.E.)

SMH
T.F.:2558
I.E.(48") W.,I.E.)

50' R.Y.

WL 1 WL 2 WL 3 WL 4 WL 5 WL 6 WL 7 WL 8 WL 9 WL 10 WL 11 WL 12 WL 13 WL 14 WL 15 WL 16 WL 17 WL 18

Lot 3-3
Area = 284,529 S.F.or 6.532 Ac.

40' Wetland Setback

60' Wetland Setback

Remove Trees, Stumps and Brush

Remove Trees, Stumps and Brush

Remove Trees, Stumps and Brush

SHEET 002

SHEET 002

N/F Brown Holdings, LLC

S16°53'36"E 321.91'

SHEET 001

N/F GWN USA, LLC

N16°53'36"W 520.19'

SHEET 001

Remove Trees, Stumps and Brush

Remove Trees, Stumps and Brush

35' F.Y.

Remove Trees, Stumps and Brush

Remove Trees, Stumps and Brush

15' Utility Easement

15' Utility Easement

535.32'
N78°40'48"E

Remove Curbing

Remove Curbing

24" Force Main
SMH
T.F.:2123

Ex. Type "C" C.B.
T.F.:266.59
Inv.:252.8

Ex. Type "C" C.B.
T.F.:267.20
Inv.:252.5 (8")
Inv.:252.4 (E.)
Inv.:252.46 (S.)

Business Park Drive

Business Park Drive

Main Valve

C.B.
T.F.:265.29

C.B.
T.F.:265.71

266.72

267.30

270.00

270.28

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Vertical Datum - NAVDatum 1988

Underground features have been compiled, in part, based upon informations furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Map References:

City of Bristol, Southeast Bristol Business Park, Bristol, CT, Zone IP-1, Date: September 2005, Rev. 09/06, Scale 1"=100' Prepared By: A/N Consulting Engineers Inc., 124 White Oak Drive, Berlin, Connecticut 06037

As-Built, Southeast Industrial Park, Roadway Utility Plan, Business Park Drive, Bristol, CT., Date: October 2009, Scale: 1"=40' Prepared By: Department of Public Works, Division of Engineering, City of Bristol Connecticut.

Department of Public Works, Division of Engineering, City of Bristol, Connecticut "Sewer As-built" Scale: 1"=40' Horiz., 1"=8' Vert., Sewer Installed 2007.

Easement Map, Map Showing Easement Area to be Granted to The Connecticut Light and Power Company Across the Property of The City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut Scale: 1"=100', Date: October 25, 2007

REV.	DATE	REVISION DESCRIPTION
1	1-17--25	MISC. HOUSEKEEPING

DATE: DECEMBER 3 ,2024

SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'

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

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

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ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO. V-001

DRAWING TITLE: PROPERTY & TOPOGRAPHIC SURVEY INDEX & REMOVALS PLAN

SHEET NO. 2

GENERAL NOTES:

1. ASSESSORS MAP: 3
   ASSESSORS LOT: 3
2. PROPERTY ADDRESS: BUSINESS PARK DRIVE
3. OWNER NAME: CITY OF BRISTOL
5. ZONE: IP-1
6. LOT AREA = 284,529 S.F. (6.532 ACRES)
7. WETLANDS SHOWN ARE AS INDICATED ON MAP REFERENCE NO.1
8. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 466 OF 675, MAP NUMBER 09003C0466F, 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 CONTOURS AT 2' INTERVALS - PROPOSED CONTOURS AT 1' INTERVALS
11. 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
12. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN PERIMETER WALL CONSTRUCTION.
11. BEGIN CONSTRUCTION OF THE BUILDING.
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 BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
19. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
20. INSTALL FINAL COURSE OF PAVEMENT.
21. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT, NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2 " OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
5. THE WATER QUALITY STRUCTURE SHALL BE INSPECTED TWICE A YEAR AND CLEANED OUT IN ACCORDANCE WITH THE PRODUCT MANUFACTURERS GUIDELINES. RECORDS OF THE INSPECTIONS AND CLEANOUTS SHALL BE MAINTAINED ON THE PREMISES.

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

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE WATER AND SEWER DEPARTMENT. WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-19(f) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT. WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT. WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/IWEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES; BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

ZONING DATA TABLE

ZONE IP-1

	REQUIRED	PHASE 1	PHASE 2	AGGREGATE
MINIMUM LOT AREA, (S.F.)	50,000	174,089	110,440	284,529
MINIMUM LOT FRONTAGE (F.)	160	303.33	231.99	535.32
MINIMUM FRONT YARD ON A CITY STREET (F.)	35	39.5	59.8	N/A
MINIMUM SIDE YARD (F.)	15	31.0	103.3	N/A
MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (F.)	50	178.7	375.2	N/A
MAX. BUILDING HEIGHT (F.)	50	See Arch. Dwgs.	See Arch. Dwgs.	See Arch. Dwgs.
MAXIMUM BUILDING COVERAGE (%)	40	10.5	4.2	14.7
MAXIMUM IMPERVIOUS COVERAGE (%)	88	28.4	10.9	39.3

PARKING CACLULATION

PHASE 1 BUILDING 1

OFFICE/RESEARCH	- 6,725 S.F.	REQUIRED 1/250 G.F.A.	26.9 SPACES	
MANUFACTURING/WAREHOUSE	- 23,415 S.F.	REQUIRED 2/1000 S.F.	46.8 SPACES	
		TOTAL PHASE 1 BUILDING 1 REQUIRED	- 73.7 SAY 74 SPACES	PARKING PROVIDED - 70 SPACES
PHASE 2 BUILDING 2				
MANUFACTURING/WAREHOUSE	- 12,000 S.F.	REQUIRED 2/1000 S.F.	- 24 SPACES	36 SPACES
		TOTAL AGGREGATE PARKING REQUIRED	- 98 SPACES	106 SPACES

REMOVAL NOTES:

1. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR, ENGINEER AND CITY SHALL DETERMINE A SUITABLE LOCATION FOR THE TOPSOIL STOCKPILE.
4. SIDEWALKS TO BE REPLACED SHALL BE REPLACED TO THE NEAREST JOINT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS" (OR APPROVED EQUAL) WITH THE STANDARD D.I. FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES TO VERIFY PROPOSED DRAINAGE PIPE CLEARANCES PRIOR TO CUTTING PAVEMENT FOR PIPE TRENCHING EXCAVATIONS.
6. ALL WATER MAIN, WATER SERVICE AND SEWER WORK TO BE INSTALLED IN ACCORDANCE WITH THE BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS. CONTACT CRAIG KEEGAN AT THE BRISTOL WATER AND SEWER DEPARTMENT AT (860) 582-7431 OR mkelynch@brlstolct.gov PRIOR TO THE START OF CONSTRUCTION. THE SEWER CONTACT SHALL BE BRYAN ROBERTS AT (860) 582-7431 OR bryanroberts@brlstolct.gov
7. THE BUILDING WILL HAVE A SINGLE METER INSTALLED AND ONCE THE OWNERS ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE METER SIZE.
8. ALL WATER SERVICE TAPS TO BE DONE BY THE CITY OF BRISTOL WATER DEPARTMENT. SEWER TAPS TO BE DONE BY CONTRACTOR (DEVELOPER).
9. THE UNUSED 6" FIRE SERVICE TO THE PROPERTY SHALL BE ABANDONED AT THE WATER MAIN; THE VALVE SHALL BE REMOVED AND A PLUG WILL BE INSTALLED.
10. WATER AND SEWER SHALL MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION.
11. SUBSEQUENT TO C.B.Y.D., THE CONTRACTOR SHALL IDENTIFY ANY POTENTIAL CONFLICTS BETWEEN EXISTING UNDERGROUND UTILITIES AND PROPOSED DRAINAGE AND UTILITIES WITHIN THE EASEMENT ALONG THE FRONTAGE.
12. 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 EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
   A) SEED BED PREPARATION:
      - REMOVE STONES LARGER THAN 2"
      - APPLY LIMESTONE AT 90# / 1000 S.F.
      - WORK LIME AND FERTILIZER INTO SOIL
   B) SEED APPLICATION:
      - APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
      - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
   C) SEED MIX:
      - CREEPING RED FESCUE 49# / ACRE
      - TALL FESCUE 20# / ACRE
   D) MULCHING:
      - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
      - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
   E) TREE PROTECTION:
      - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES, THE AREA ADJACENT TO AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ. : 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. LUKASZ POPLAWSKI OR HIS DULY AUTHORIZED AGENT (860) 495-5221 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. LUKASZ POPLAWSKI OR HIS DULY AUTHORIZED AGENT (860) 495-5221 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

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

DUST CONTROL:

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

TREE PROTECTION:

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

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

NOT TO SCALE

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

Robert Green Associates L.L.C.
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STATE OF CONNECTICUT JOSEPH M. GREEN NO. PEN.0026293 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:
Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 3

Match Mark to Sheet No.5

WL 14

WL 13

Timber Railing or Approved Eq.

R=529'

Conc. Block Retaining Wall w/ Safety Fence - Design by Others - Top of Wall as Shown

Conc. Block Retaining Wall w/ Safety Fence - Design by Others Top of Wall as Shown

40' Wetland Setback

60' Wetland Setback

Bit. Curbing

Bit. Curbing

PHASE LINE

28.9'

R=20'

R=5'

R=35'

R=5'

R=20'

R=5'

S69°18'12"E

331.2'

Conc. Block Retaining Wall w/Safety Fence - Design by Others Top of Wall to be 18" Min. Above Gutter

R=20'

R=4.5'

R=20'

R=4.5'

103.3'

100'

Begin Bit. Curbing

End Bit. Curbing

End Bit. Curbing

6.5' Conc. Sidewalk w/ Monolithic Curb

Begin Bit. Curbing

18'

47'

18'

47'

R=5'

18'

25'

18'

18'

25'

18'

PHASE 2

Building No.2

FF = 265.4

166.9'-18"-144°

106.81'-18"-180°

180.1'-18"-180°

106.81'-18"-180°

166.81'-18"-180°

106.81'-18"-180°

120'

120'

End Bit. Curbing

Begin Monolithic Curbing Taper

Begin Zero Reveal Curbing

Sidewalk Ramp Type "D"

End Zero Reveal Curbing

End Monolithic Curbing Taper

End Monolithic Curbing 6" Reveal

Begin Bit. Curbing

Bit. Curbing

R=10'

18'

40'

Conc. Block Retaining Wall - Design by Others Top of Wall to be 18" Min. Above Gutter

R=5'

25'

39.5'

100'

VAN

R=5'

Conc. Block Retaining Wall w/ Safety Fence - Design by Others Top of Wall as Shown

Conc. Block Retaining Wall w/ Safety Fence - Design by Others Top of Wall as Shown

R=14'

Begin Bit. Curbing

5' Conc. Sidewalk w/ Stepss as stown

24.2'

70'

Conc. Retaining Wall w/ Safety Railing by others

32.3'

75.5'

5' Conc. Stoop & Steps

Conc. Retaining Wall w/ Safety Railing by others

19'

End Bit. Curbing

R=5'

R=5'

12'

27.3'

Begin Bit. Curbing

25'

5'

PHASE 1

27.3'

Building No.1

FF=265.0

6'x20' Conc. Stoop

4" White Painted Pavement Marking (Typ.)

8.2' Conc. Sidewalk w/ Monolithic Curb

Begin Monolithic Curbing 6" Reveal

Accessible "RESERVED PARKING" Sign (Typ.)

End Zero Reveal Curbing

4" White Painted Crosshatch Marking (Typ.)

Sidewalk Ramp Type "D"

Begin Zero Reveal Curbing

49.1'

14' Conc. Sidewalk

49.4'

Wheelstop (Typ.)

Canopy

9.5'

11.5'

6'x6' Conc. Stoop

VAN

R=5'

Accessible "RESERVED PARKING" Sign & "VAN ACCESSIBLE" Sign CONNDOT *31-0648

End Bit. Curbing

Begin Monolithic Curbing Taper

The Inland Wetlands Commission at its meeting held on Feb. 21, 2006 approved the referenced subdivision with the condition that on Lots 1 & 3 a 60' building setback and 40' grading setback be maintained from the wetlands unless an additional permit is granted from the City og Bristol Inland Wetlands Commission.

15' Utility Easement

15' Utility Easement

59.8'

End Bit. Curbing

Begin Bit. Curbing

R=30'

12" White Stop Line

"STOP" Sign CONNDOT *31-0552

R=30'

Concrete Apron

Begin Bit. Curbing

R=30'

12" White Stop Line

"STOP" Sign CONNDOT *31-0552

"C" C.B. T.F.-265.79

W.G.

W.B.

Business Park Drive

W.G.

W.G.

24" Force Main

S.M.H. T.F.-271.23

HYD.

G.G.

Business Park Drive

"C" C.B. T.F.-265.27

G.G.

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

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

SURVEYOR SIGNATURE/BLOCK:

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN 24 No. PEN.0026930 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO.: PLN-001

DRAWING TITLE: LAYOUT , SIGNS AND PAVEMENT MARKINGS

SHEET NO.: 4

The Inland Wetlands Commission at its meeting held on Feb.21, 2006 approved the referenced subdivision with the condition that on Lots 1 & 3 a 60' building setback and 40' grading setback be maintained from the wetlands unless an additional permit is granted from the City og Bristol Inland Wetlands Commission.

N/F Joseph Formisano | N/F Dolores L. McDaniel | N/F Michael & Mary Lou Kopinja | N/F Jean-Luc & Linda L. Bilodeau | N/F Aneta & Cezary Milewski | N/F Bruce A & Selena Burness | N/F Christopher N. Lagace | N/F Kevin Chartier | N/F Paul D. & Patricis C. Martin

533.54'
S81°22'23"W

20' Buffer

20' Buffer

15' Drainage Easement in Favor of The City of Bristol

15' San. Sewer Easement in Favor of Lot 3

50' R.Y.

PHASE 1

S.M.H.
T.F.=255.91
F-2487 W.J.F.J

8" PVC — S —

PHASE 2

Lot 3-3
Area = 284,529 S.F.or 6.532 Ac.

PHASE LINE

WL 1
WL 2
WL 3
WL 4
WL 5
WL 6
WL 7
WL 8
WL 9
WL 11
WL 18
WL 19

40' Wetland Setback

60' Wetland Setback

Timber Railing or Approved Eq.

Conc. Dumpster Pad w/ Fence Enclosure

End Bit. Curbing

5' Conc. Sidewalk

Begin Bit. Curbing

R-4.5'

18'

18'

R-5'

150'9"x18'-135'

25'

52'

18'

18'

R-5'

118.7'

150'9"x18'-135'

R-4.5'

25'

End Bit. Curbing

Begin Bit. Curbing

31.0'

110'

5' Conc. Stoop & Steps

5' Conc. Stoop & Steps

6.5' Conc. Sidewalk w/ Monolithic Curb

5' Conc. Sidewalk w/ Steps as shown

R-5'

R-5'

Radial

R-5'

Radial

R-5.25'

25.2'

R-4.5'

Conc. Block Retaining Wall w/ Safety Fence - Design by Others - Top of Wall as Shown

392.7'

375.2'

15' S.V.

15' S.V.

27.3'

27.3'

Building No.1
F.F. = 265.0

Match Mark to Sheet No.4

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

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

SURVEYOR SIGNATURE/BLOCK:
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Surveyors and Engineers
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Phone: (860)-589-0135 Fax: (860)-589-1342

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0009230 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED

LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO: PLN-002

DRAWING TITLE: LAYOUT , SIGNS AND PAVEMENT MARKINGS

SHEET NO.: 5

Match Mark to Sheet No.7

Type 'C' Catch Basin *3
T.F.- 262.33
Inv.- 257.07 (18")
Inv.- 257.32 (15")
Inv.- 257.57 (12")

156 L.F.- 8" PVC SDR35 Pipe @ S - 0.0216 F1/F1

282 L.F.- 8" PVC SDR35 Pipe @ S - 0.0142 F1/F1

92 L.F.- 18" H.D.P.E. @ S-0.0167 F1/F1

PVC Cleanout In Asphalt
E - 252.65

369 L.F.- 6" PVC SDR35 Pipe @ S - 0.027 F1/F1 with Cleanouts Spaced at 75' Max.

PVC Cleanout Off Pavement

145 L.F.- 15" H.D.P.E. @ S-0.01 F1/F1

105 L.F.- 18" H.D.P.E. @ S-0.01 F1/F1

92 L.F.- 18" H.D.P.E. @ S-0.0167 F1/F1

Type 'C-L' Catch Basin *10
T.F.- 260.8
Inv.- 257.3

Inv.- 256.81

Modified Rip-rap Apron
Length - 10 ft
W1 - 3 ft
W2 - 10 ft

Type 'C' Catch Basin *12
T.F.- 263.02
Inv.- 257.77 (15")
Inv.- 258.02 (12")

40' Wetland Setback

60' Wetland Setback

128 L.F.- 12" H.D.P.E. @ S-0.0134 F1/F1

PVC Cleanout In Asphalt

156 L.F.- 12" PVC SDR35 Roof Leader @ S - 0.0321 F1/F1

78 L.F.- 12" H.D.P.E. @ S-0.01 F1/F1

45 L.F.- 15" H.D.P.E. @ S-0.01 F1/F1

12" Flared End Section
Inv.- 253.0

84 L.F.- 12" H.D.P.E. @ S-0.01 F1/F1

Drainage Manhole *2
T.F.- 263.8
Inv.- 258.41

Inv.- 257.87

85 L.F.- 12" PVC SDR35 Roof Leader @ S - 0.0183 F1/F1

PVC Cleanout In Asphalt
E - 256.02

Type 'C-L' Catch Basin *6
T.F.- 262.83
Inv.- 257.32 (15")
Inv.- 256.91 (12")

PHASE LINE

PHASE 1

Type 'C' Catch Basin *2
Double Grate Type I
T.F.- 263.23
Inv.- 259.73 (12")

174 L.F.- 8" PVC SDR35 Pipe @ S - 0.0367 F1/F1

225 L.F.- 8" PVC SDR35 Roof Leader @ S - 0.01 F1/F1

Drainage Manhole *1
T.F.- 263.3
Inv.- 256.02 (18")
Inv.- 256.02 (18")
Inv.- 256.27 (15")
Inv.- 256.52 (12")

Yard Drain w/Solid Cover
T.F.- 265.0
Inv.- 258.31 (Out)
Inv.- 260.4 (In)

E - 257.29

90 L.F.- 12" H.D.P.E. @ S-0.01 F1/F1

Yard Drain w/Solid Cover
T.F.- 265.1
Inv.- 259.42 (Out)
Inv.- 259.75 (In)

74 L.F.- 12" H.D.P.E. @ S-0.01 F1/F1

211 L.F.- 12" PVC SDR35 Roof Leader @ S - 0.009 F1/F1

Type 'C' Catch Basin *7
T.F.- 260.8
Inv.- 257.87

120 L.F.- 8" PVC SDR35 Roof Leader @ S - 0.019 F1/F1

Type 'C' Catch Basin *14
T.F.- 263.43
Inv.- 259.93 (12")

27 L.F.- 12" H.D.P.E. @ S-0.0563 F1/F1

PHASE 2
Building No.2
FF = 265.4

Type 'C' Catch Basin *4
T.F.- 262.7
Inv.- 259.15 (12")

77 L.F.- 12" H.D.P.E. @ S-0.01 F1/F1

88 L.F.- 12" H.D.P.E. @ S-0.0145 F1/F1

Building No.1
FF-265.0

PVC Cleanout Off Pavement

12 L.F.- 6" PVC SDR35 Pipe @ S - 0.027 F1/F1

E - 259.42

Inv.- 261.29

Canopy

E - 262.4

Inv.- 262.0

Inv.- 262.0

Inv.- 261.6

92 L.F.- 12" H.D.P.E. @ S-0.01 F1/F1

Inv.- 262.3

Type 'C-L' Catch Basin *9
T.F.- 263.6
Inv.- 260.07

Type 'C-L' Catch Basin *8
T.F.- 263.6
Inv.- 259.15

Type 'C-L' Catch Basin *5
T.F.- 264.6
Inv.- 259.92

15' Utility Easement

15' Utility Easement

Ex. Type 'C' C.B.
T.F.-266.97
Inv.-262.8

Ex. 15" R.C.P.

Ex. Type 'C' C.B.
T.F.-267.20
Inv.-262.8 (N)
Inv.-262.4 (E)
Inv.-262.46 (S)

'C' C.B.
T.F.-265.79

'C' C.B.
T.F.-265.77

W.G.
W.B.

W.G.

H.H.D.

G.G.

G.G.

266.72

267.30

270.50

270.80

270.98

24" Force Main

S.M.H.
T.F.-271.23

Business Park Drive

Business Park Drive

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

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

SURVEYOR SIGNATURE/BLOCK:
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Surveyors and Engineers
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Phone: (860)-589-0135 Fax: (860)-589-1342

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN.0026930
LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

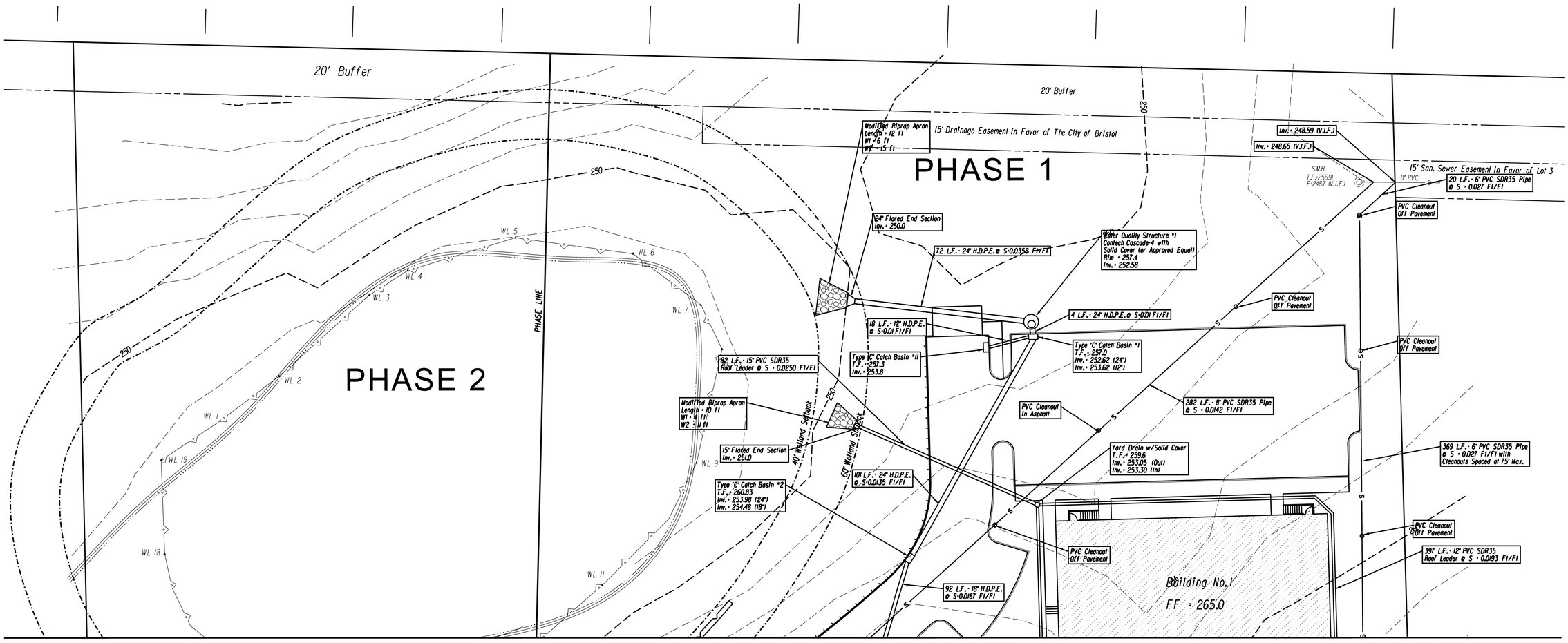
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO.: UTIL-001

DRAWING TITLE: DRAINAGE AND UTILITIES

SHEET NO.: 6



REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

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Surveyors and Engineers

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026820 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

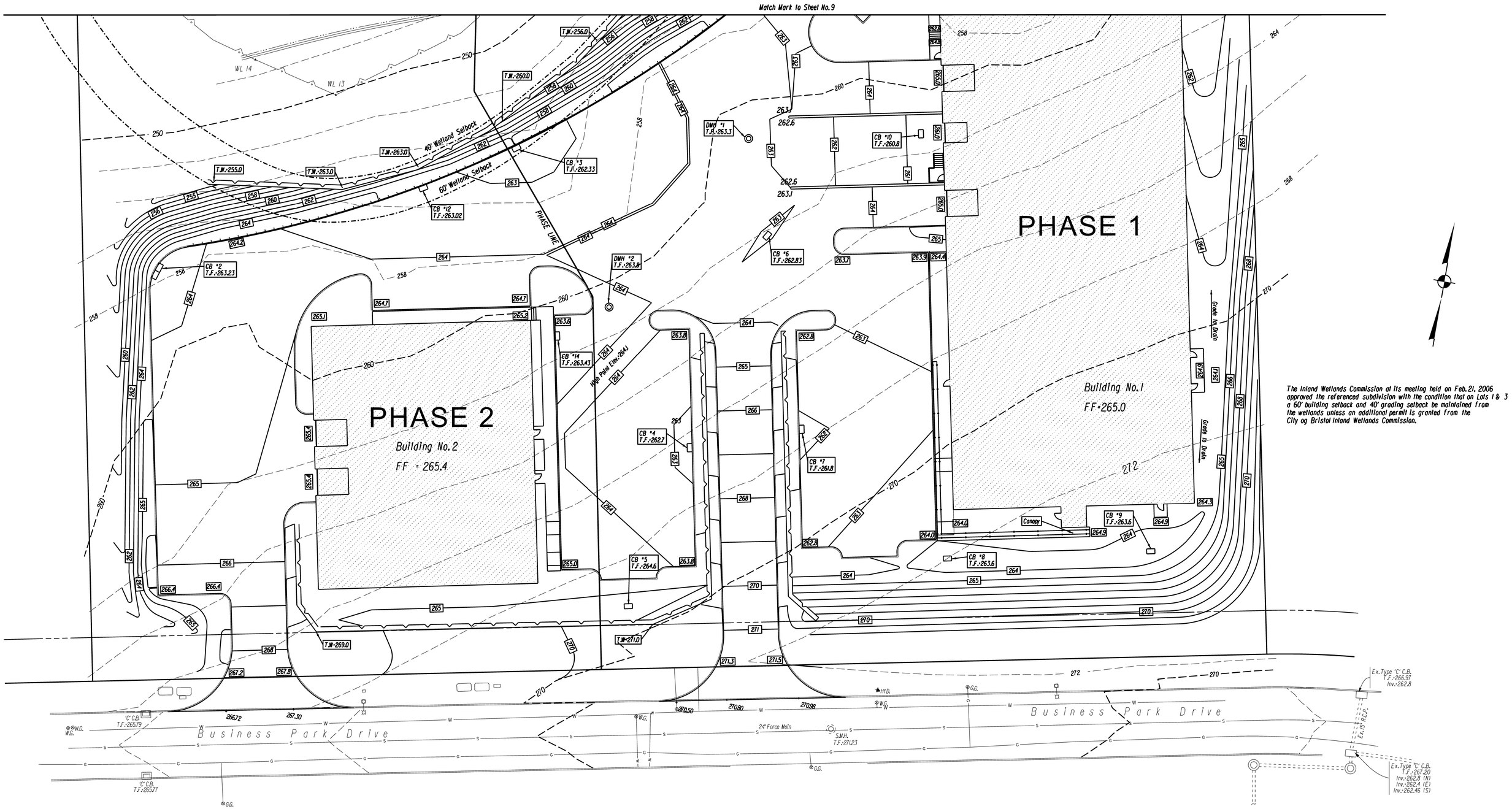
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO: UTIL-002

DRAWING TITLE: DRAINAGE AND UTILITIES

SHEET NO.: 7



The Inland Wetlands Commission at its meeting held on Feb. 21, 2006 approved the referenced subdivision with the condition that on Lots 1 & 3 a 60' building setback and 40' grading setback be maintained from the wetlands unless an additional permit is granted from the City og Bristol Inland Wetlands Commission.

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

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

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

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Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0008292 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED

LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

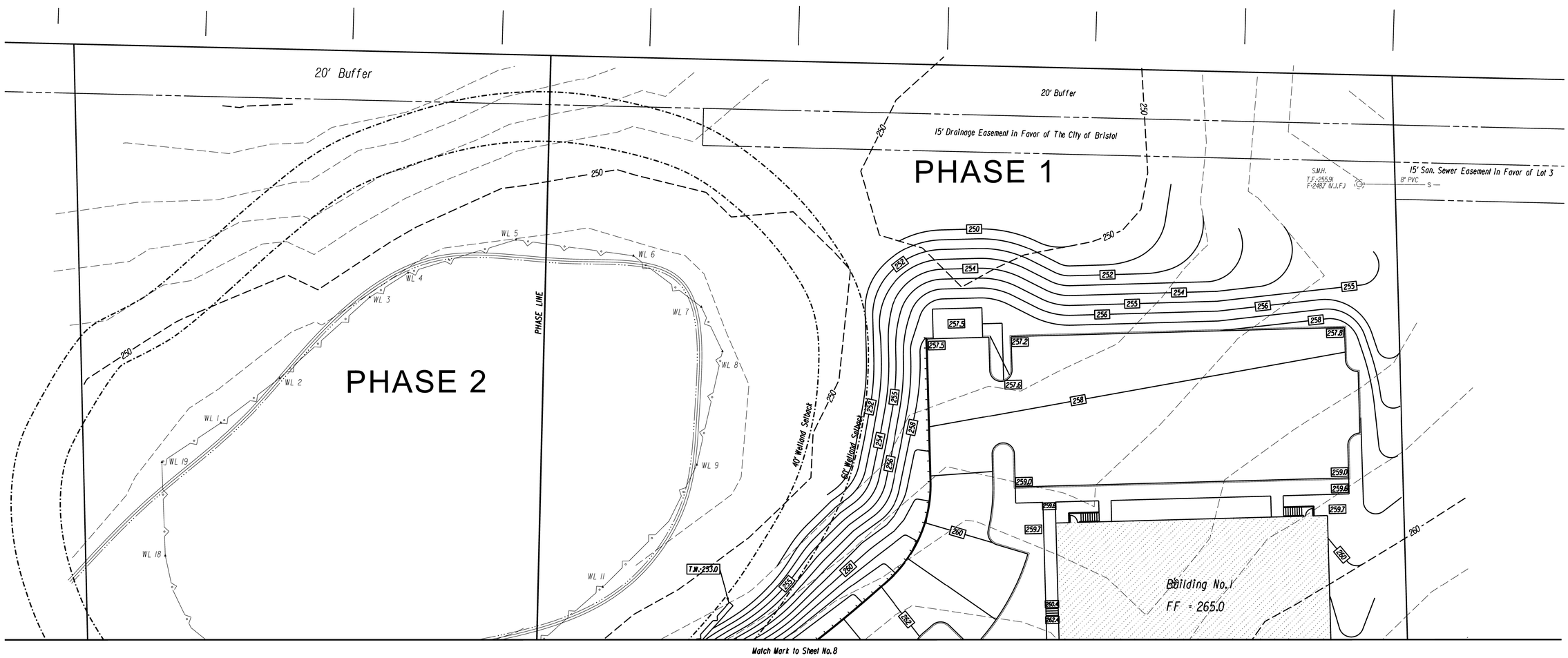
ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO. GRA-001

DRAWING TITLE: GRADING

SHEET NO. 8

The Inland Wetlands Commission at its meeting held on Feb. 21, 2006 approved the referenced subdivision with the condition that on Lots 1 & 3 a 60' building setback and 40' grading setback be maintained from the wetlands unless an additional permit is granted from the City og Bristol Inland Wetlands Commission.



REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

SCALE:

SCALE IN FEET SCALE 1"=20'

0 20 40

SURVEYOR SIGNATURE/BLOCK:

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Surveyors and Engineers
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1340

STATE OF CONNECTICUT JOSEPH M. GREEN LICENSED PROFESSIONAL ENGINEER NO. PEN.0026230

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO: GRA-002

DRAWING TITLE: GRADING

SHEET NO.: 9

Match Mark to Sheet No.11

WL 14

WL 13

40' Wetland Setback

60' Wetland Setback

PHASE LINE

Erosion Control Matting

Sedimentation Control Fence

Sedimentation Control at Catch Basin

PHASE 1

Building No.1

FF=265.0

Canopy

PHASE 2

Building No.2

FF = 265.4

15' Utility Easement

Proposed Location of Construction Entrance Pad

24" Force Main

S.M.H.
T.F.=27.23

"C" C.B.
T.F.=265.79

"C" C.B.
T.F.=265.77

Ex. Type "C" C.B.
T.F.=266.97
Inv.=262.8

Ex. 15" R.C.P.

Ex. Type "C" C.B.
T.F.=267.20
Inv.=262.8 (W)
Inv.=262.4 (E)
Inv.=262.46 (S)

Business Park Drive

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

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STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN.0026230
LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED

LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO.: E&S-001

DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL

SHEET NO.: 10

N/F Joseph Formisano | N/F Dolores L. McDaniel | N/F Michael & Mary Lou Kopinja | N/F Jean-Luc & Linda L. Bilodeau | N/F Aneta & Cezary Milewski | N/F Bruce A & Selena Burness | N/F Christopher N. Lagace | N/F Kevin Chartier | N/F Paul D. & Patricis C. Martin

533.54'
S81°22'23"W

20' Buffer

20' Buffer

15' Drainage Easement in Favor of The City of Bristol

15' San. Sewer Easement in Favor of Lot 3

50' R.Y.

PHASE 1

S.M.H.
T.F.=255.91
F-24&7 W.I.F.J

8" PVC — S —

Sedimentation Control Fence

Sedimentation Control at Catch Basin

Sedimentation Control at Catch Basin

Erosion Control Matting

Erosion Control Matting

Sedimentation Control at Catch Basin

Building No.1
F.F. = 265.0

40' Wetland Setback

50' Wetland Setback

PHASE LINE

WL 1
WL 2
WL 3
WL 4
WL 5
WL 6
WL 7
WL 8
WL 9
WL 11
WL 18
WL 19

15' S.A.

PHASE 2

Lot 3-3
Area = 284,529 S.F. or 6.532 Ac.

Match Mark to Sheet No.10

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

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

SURVEYOR SIGNATURE/BLOCK:
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STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN.0009230
LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED

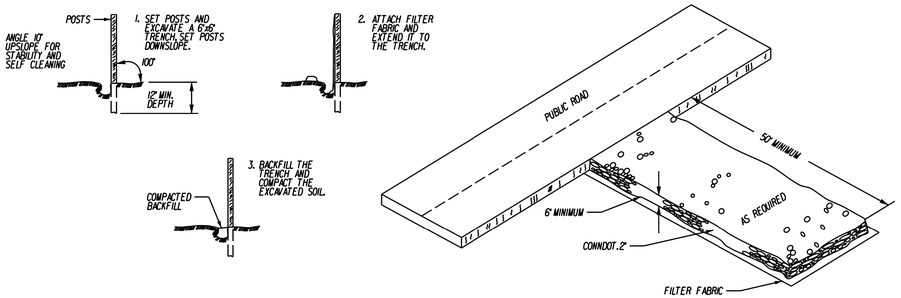
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL

DRAWING NO: E&S-002

SHEET NO.: 11

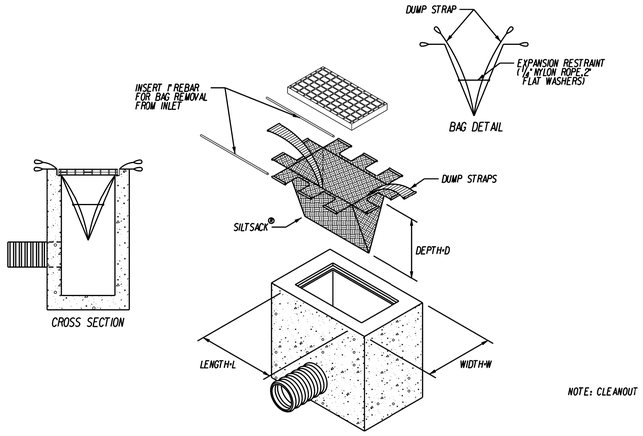


PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE

NOT TO SCALE

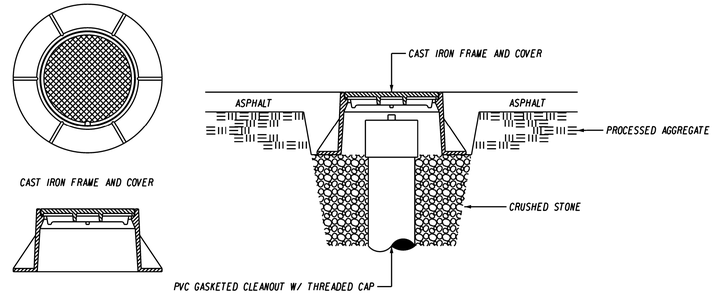
CONSTRUCTION ENTRANCE PAD

NOT TO SCALE



SEDIMENTATION CONTROL AT CATCH BASIN

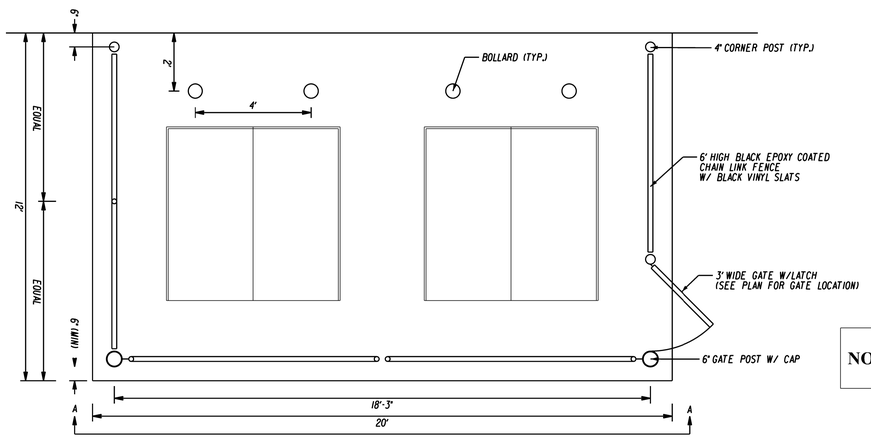
(NOT TO SCALE)



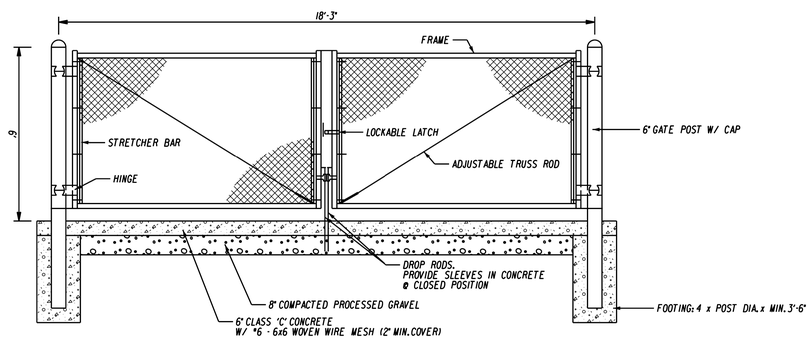
NOTE: CLEANOUT FRAME AND COVER SHALL MEET H-20 LOADING REQUIREMENTS

CAST IRON COVER AND FRAME FOR PVC CLEANOUT IN ASPHALT

NOT TO SCALE



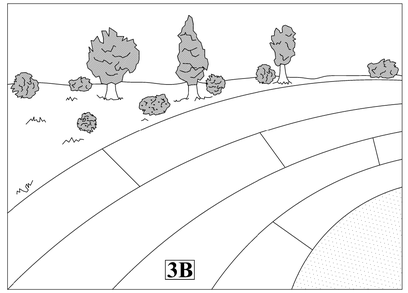
PLAN



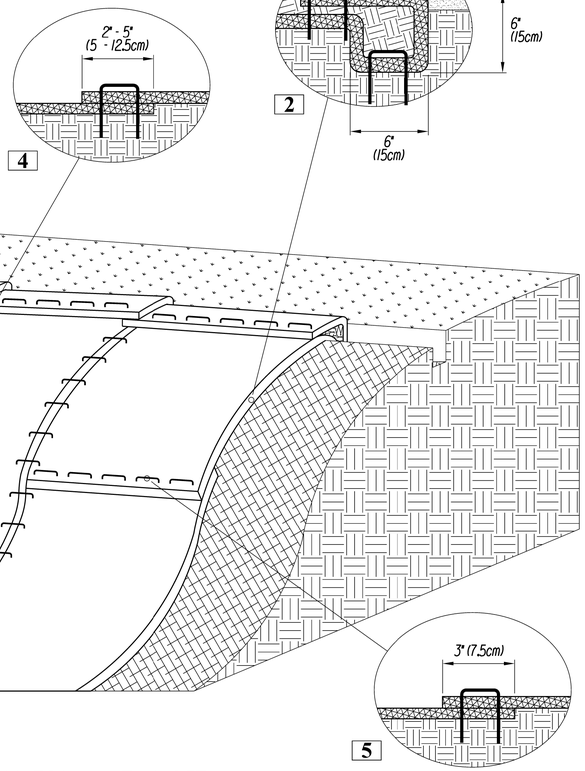
SECTION A-A

DUMPSTER PAD DETAIL

NOT TO SCALE



REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL

NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" (30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPATED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE RECPs.

3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 - 12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.

5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

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

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

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

ENGINEER SIGNATURE/BLOCK:

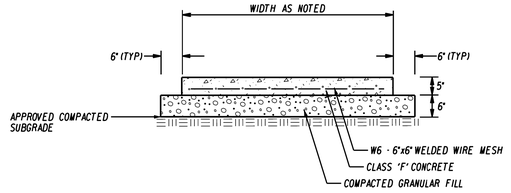
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

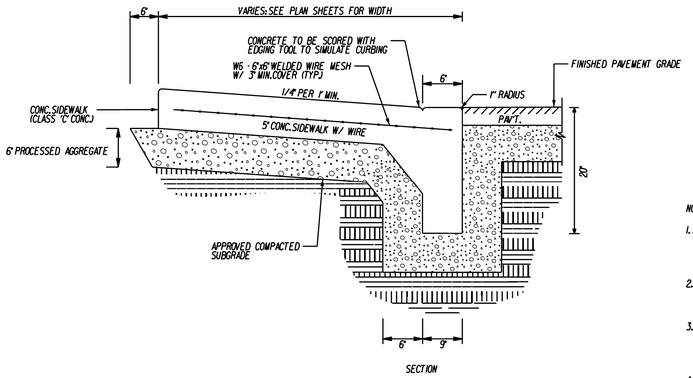
SHEET NO.: 12



CONCRETE SIDEWALK SECTION
NOT TO SCALE

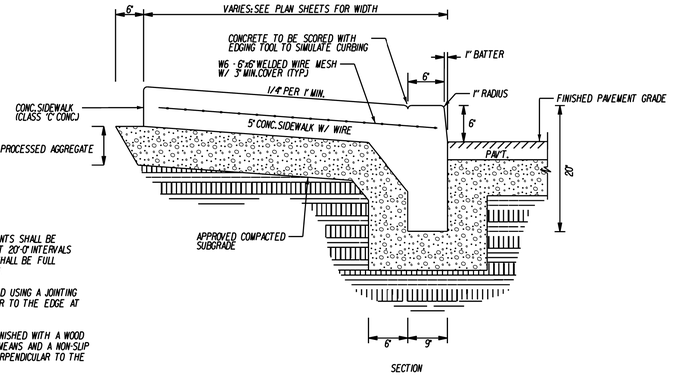
NOTES:

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



SECTION

MONOLITHIC CONCRETE CURB AND SIDEWALK W/ NO CURB REVEAL
NOT TO SCALE

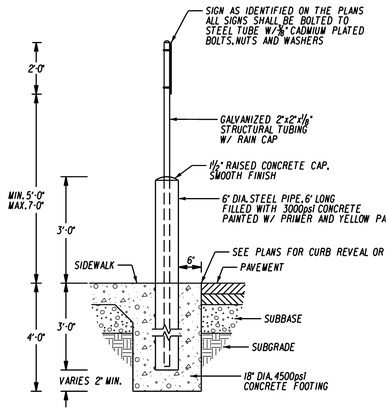


SECTION

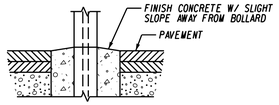
NOTES:

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

MONOLITHIC CONCRETE CURB AND SIDEWALK W/ 6" CURB REVEAL
NOT TO SCALE



SIDEWALK INSTALLATION

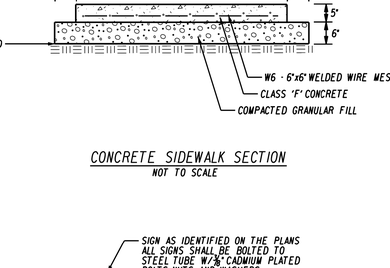


PAVEMENT INSTALLATION

NOTES:

1. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST VERSION.
2. BOLTS SHALL NOT PROTRUDE MORE THAN ¾" BEYOND THE NUT WHEN TIGHT, BUT SHALL FULLY ENGAGE ALL THREADS ON THE NUT.
3. SEE PLANS FOR TYPE OF INSTALLATION AND WHETHER TO BE INSTALLED WITH OR WITHOUT A SIGN.

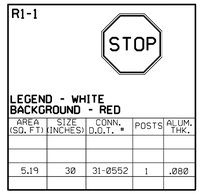
BOLLARD / SIGN BOLLARD
NOT TO SCALE



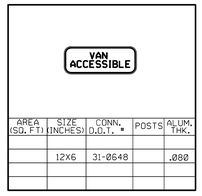
BOLLARD
NOT TO SCALE

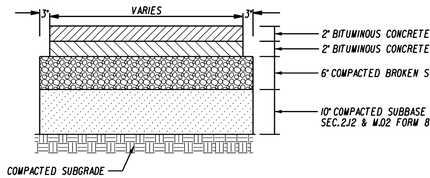


SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A.*16-78)
NOT TO SCALE





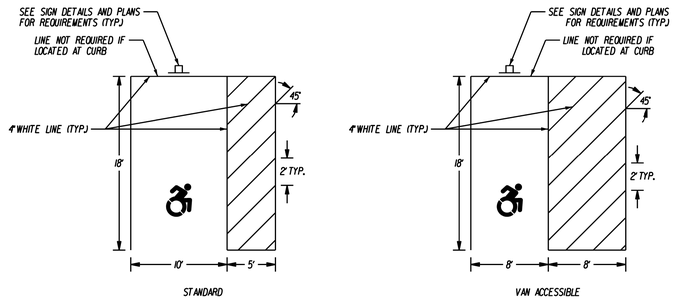




HEAVY DUTY (HD) PAVEMENT SECTION
NOT TO SCALE

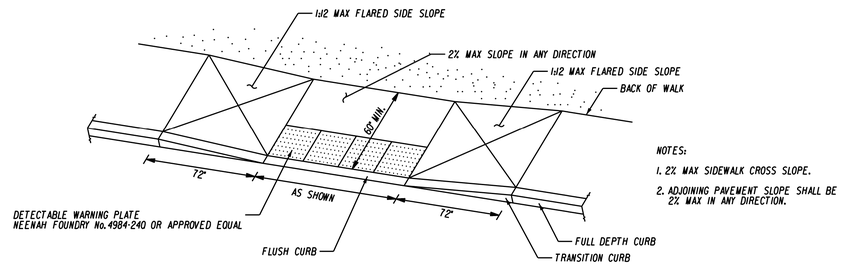


CURBING TAPER
NOT TO SCALE



NOTE: SEE PLAN FOR CROSS HATCH LOCATION

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



NOTES:

1. 2% MAX SIDEWALK CROSS SLOPE.
2. ADJOINING PAVEMENT SLOPE SHALL BE 2% MAX IN ANY DIRECTION.

SIDEWALK RAMP TYPE 'D'
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

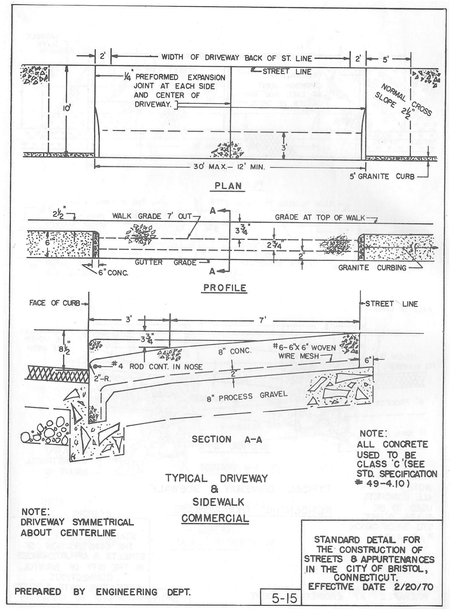
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

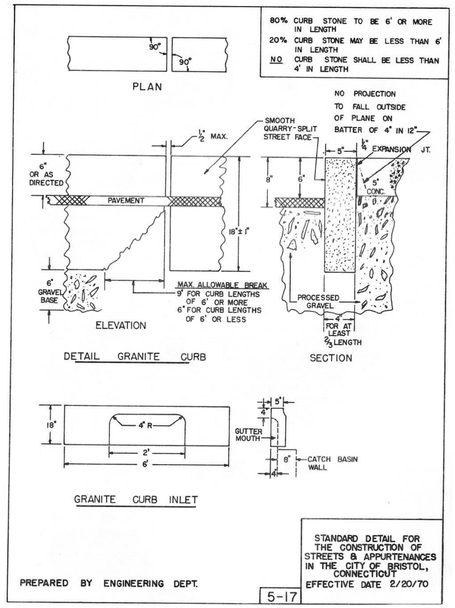
ASSESSOR'S MAP/LOT: 3 / 3

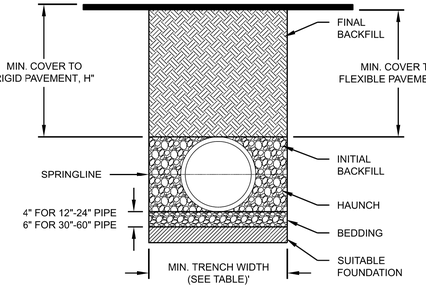
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

DRAWING NO. MISC-002

SHEET NO. 13







RECOMMENDED MINIMUM TRENCH WIDTHS

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

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

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

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

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

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

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

NOTES:

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

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

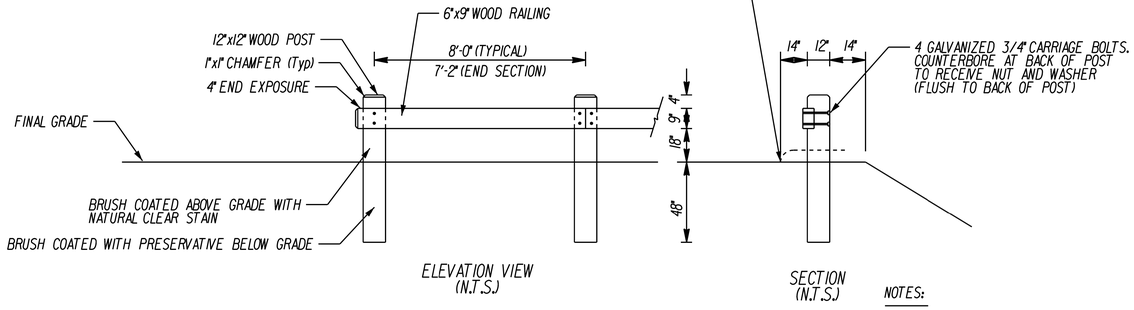
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE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

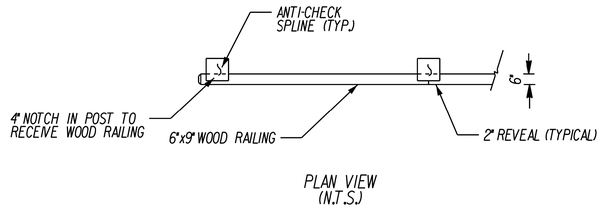
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

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

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

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE





TIMBER RAILING DETAILS
NOT TO SCALE

NOTES:

1. COMMERCIAL LUMBER GRADE No. 1 OR BETTER

2. ROUGH SAWN (NON-PLANED) OR S4S (SURFACE FOUR SIDE) SOLID YELLOW PINE WITH NOMINAL DIMENSIONS AS INDICATED ON THE PLANS. VARIATIONS IN THE SIZE OF ANY DIMENSIONS SHALL NOT BE MORE THAN +/- 1/4"

3. ALL TIMBER POSTS SHALL BE PRESSURE TREATED. PRESSURE TREATMENT SHALL BE CCA IN ACCORDANCE WITH AWPA "P5" TO A MINIMUM NET RETENTION OF 0.60 lb/cubic foot

4. ALL TIMBER RAILINGS SHALL BE PRESSURE TREATED. PRESSURE TREATMENT SHALL BE CCA IN ACCORDANCE WITH AWPA "P5" TO A MINIMUM NET RETENTION OF 0.40 lb/cubic foot

5. ALL TIMBER COMPONENTS SHALL BE FREE OF EXCESS PRESERVATIVE AND SOLVENT AT THE CONCLUSION OF THE TREATING PROCESS.

6. BOLTS SHALL BE 3/4" DIAM., ASTM 307, WITH APPROPRIATE NUTS AND WASHERS (ALL HOT DIPPED GALVANIZED)

7. BACKFILL AROUND EACH POST WITH SUITABLE NATIVE MATERIAL COMPACTED IN 1 FOOT LIFTS

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1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024

SCALE: AS NOTED

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STATE OF CONNECTICUT JOSEPH M. GREEN NO. PEN.0026932 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

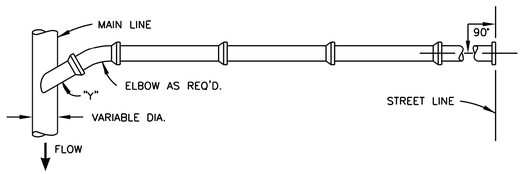
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

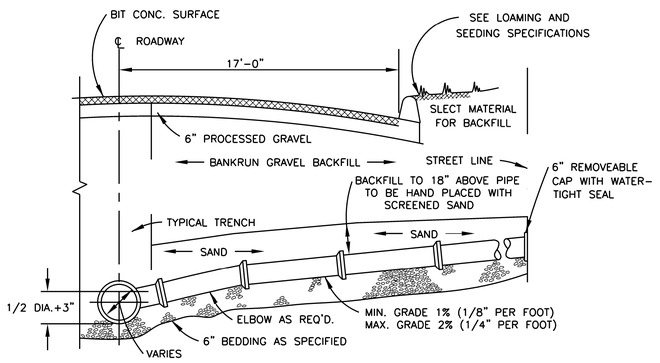
DRAWING NO.: MISC-003

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

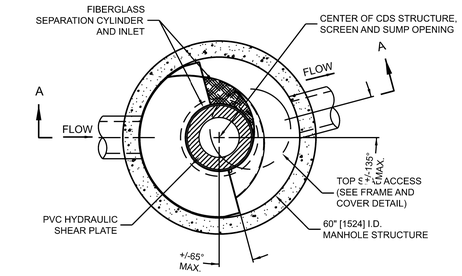
SHEET NO.: 14



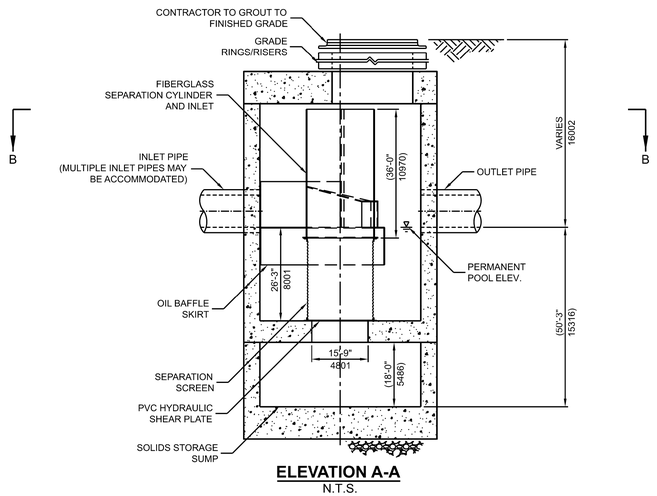
TYPICAL SANITARY SEWER CONNECTION – PLAN



TYPICAL SANITARY SEWER CONNECTION LATERAL



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

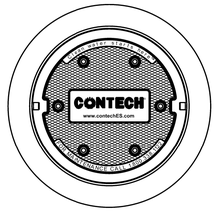
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,849; 5,941,729; 6,511,595; 6,821,421; AND RELATED FOREIGN PATENTS; OR OTHER PATENTS PENDING.

C:\USERS\SCH\LACHTER\DESKTOP\CDS DETAILS 180 MICRON SIZING\ACAD\CDS2025-5-C-DTL.DWG 5/19/2014 5:20 PM

CDS2025-5-C DESIGN NOTES

THE STANDARD CDS2025-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



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

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			CDS #1
WATER QUALITY FLOW RATE (CFS OR L/s)			0.77 CFS
PEAK FLOW RATE (CFS OR L/s)			7.25 CFS
RETURN PERIOD OF PEAK FLOW (YRS)			25 YR
SCREEN APERTURE (2400 OR 4700)			4700
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	247.16	HDPE	18"
INLET PIPE 2			
OUTLET PIPE	247.16	HDPE	18"
RIM ELEVATION			255.85
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
NOTES/SPECIAL REQUIREMENTS: * PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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

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

CDS2025-5-C
INLINE CDS
STANDARD DETAIL

REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE: DECEMBER 3, 2024
SCALE: AS NOTED

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026293 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 3 / 3

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

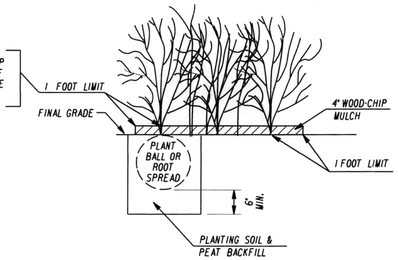
DRAWING NO. MISC-004

SHEET NO. 15

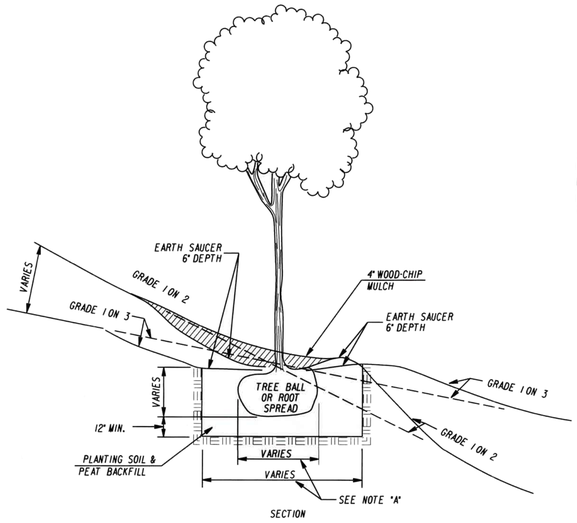
Landscape Plan

MULCHING OF PLANT BEDS

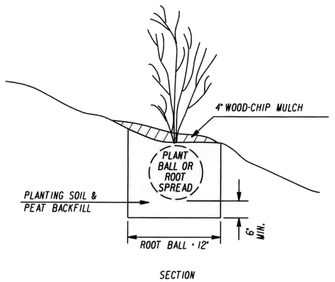
UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



SHRUB PLANTING IN BEDS



TREE PLANTING



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 IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



Planting Key

Key	Quantity	Botanical Name / Common Name	Size	Condition
EWP	30	Pinus strobus Eastern White Pine	6 Foot	Height
BP	8	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper
AZ	7	Rododendron / Robelzea Autumn Bonfire Azalea / Deleware Wine Valley Azalea (Alternate Color)	3	Gallon
CBS	4	Picea pungens Colorado Blue Spruce	6 Foot	Height

REV.	DATE	REVISION DESCRIPTION

DATE: DECEMBER 3, 2024

SCALE: SCALE IN FEET 0 30 60 — SCALE 1"=30'

DPS DEVELOPMENT PLANNING SOLUTIONS LLC

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

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

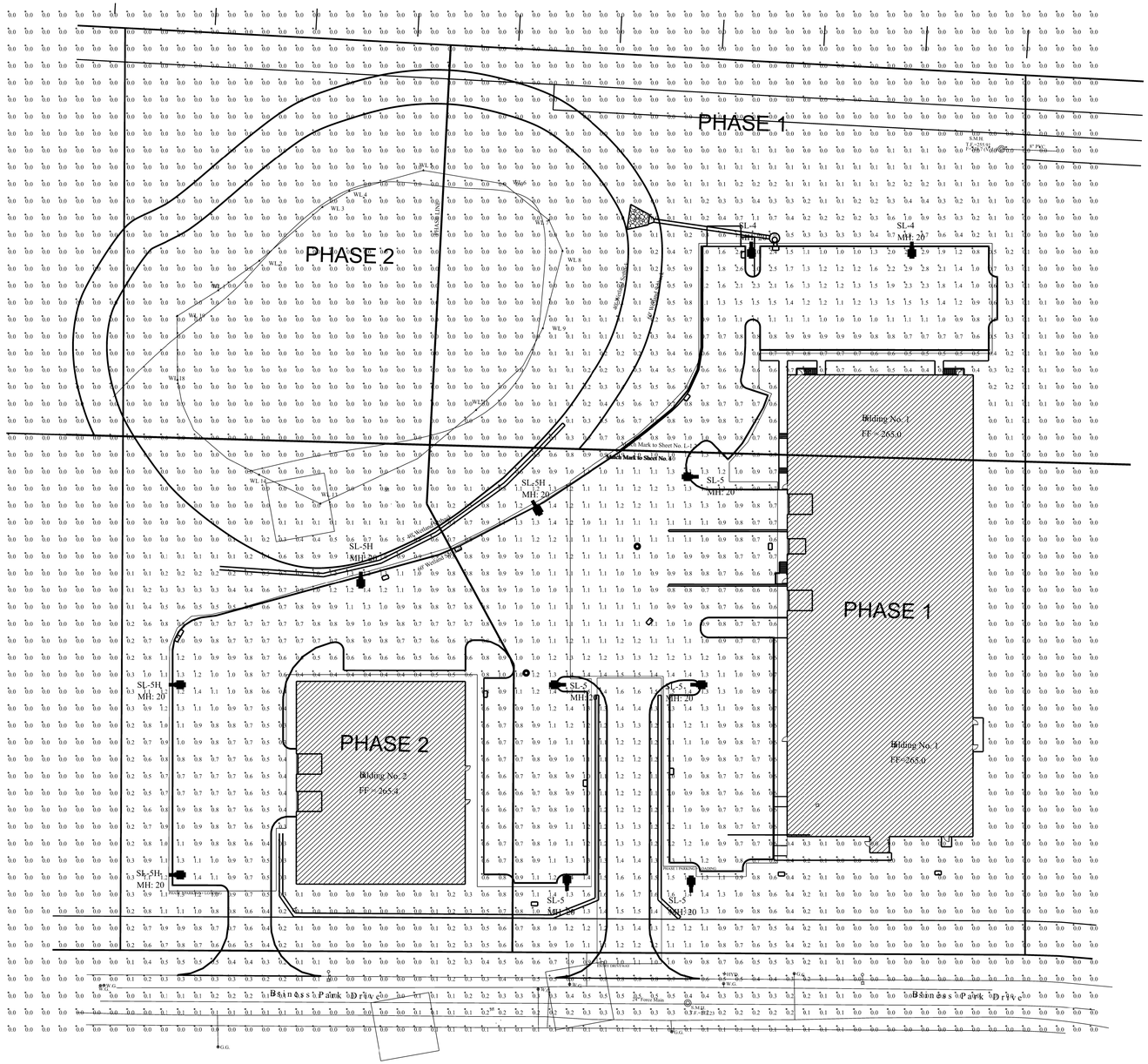
ASSESSOR'S MAP/LOT: 3/3

DRAWING NO.:

DRAWING TITLE: LANDSCAPE PLAN

SHEET NO.: L-1.1

Photometric Plan


PHASE 1
PHASE 2
Bilding No. 1
FF = 265.0
Bilding No. 2
FF = 265.4
SL-4
MH: 20
SL-5H
MH: 20
SL-5
MH: 20
SL-5
MH: 20
SL-5H
MH: 20
SL-5H
MH: 20
Match Mark to Sheet No. L-1
Match Mark to Sheet No. L-1
Business Park Drive
Business Park Drive
6" W.G.
8" W.G.
8" W.G.
8

LITHONIA LIGHTING®

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets SA and SB classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNEMENT PROCUREMENT —

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without hosting fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent flesh damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA



SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM19 DDBXD

SSS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**	**Options**	**Finish**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.)	4C 4" 11g (0.120")	Tenon mounting	Shipped installed	Super durable paint colors
		4G 4" 7g (0.179")	PT Open top (includes 1@ CAP)	VO Vibration damper[4]	DDBXD Dark bronze
	(See technical information table for complete ordering information.)	5C 5" 11g (0.120")	T20 2-3/8" O.D. (2" NPS)	HKxy Horizontal arm bracket (1 fixture)[5,6]	DBLXD Black
		5G 5" 7g (0.179")	T25 2-7/8" O.D. (2-1/2" NPS)	FDLxy 1/2" coupling[7]	DNAXD Natural aluminum
		6G 6" 7g (0.179")	T30 3-1/2" O.D. (3" NPS)	CPL12/xy 1/2" coupling[7]	DWHXD White
		(See technical information table for complete ordering information.)	T35 4" O.D. (3-1/2" NPS)	CPL34/xy 3/4" coupling[7]	DSSXD Sandstone
			KAC/KAD/KSE/KSF/KVB/KVF Drill mounting[3]	CPL1/xy 1" coupling[7]	DGCXD Charcoal gray
			DM19 1 at 90°	NPL12/xy 1/2" threaded nipple[7]	DTGXD Tennis green
			DM28 2 at 180°	NPL34/xy 3/4" threaded nipple[7]	DBRXD Bright red
			DM28 PL 2 at 180° with one side plugged	NPT/xy 1" threaded nipple[7]	DSBXD Steel blue
			DM29 2 at 90°	EHHxy Extra handhole[7,8]	DDBTXD Textured dark bronze
			DM39 3 at 90°	STLHHC Steel handhole cover (standard is plastic, finish is smooth)[9]	DBLBXD Textured black
			DM49 4 at 90°	FBCSTL2PC 2 Piece steel base cover (standard is plastic)[9]	DNATXD Textured natural aluminum
			CSX/DSX/RSX/AERG*/OMERO*/ KAA Drill mounting[3]	IC Interior coating[10]	DWHGXD Textured white
			DM19AS 1 at 90°	LJUB Less anchor bolts (Include when anchor bolts are not needed)	Other finishes
			DM28AS 2 at 180°	TP Tamper resistant handhole cover fasteners	GALV Galvanized finish
			DM29AS 2 at 90°	NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)	Architectural colors and special finishes[11]
			DM39AS 3 at 90°	UL UL listed with label (Includes NEC compliant cover)	[PAINT] GALV Paint over galvanizing
			DM49AS 4 at 90°	BAA Buy America(n) Act Compliant[12]	VP30 3 year warranty extension
			ESK Drill mounting[3]	VM/original order# Match pole to prior order or project[13]	VP35 5 year warranty extension
			DM19ESX 1 at 90°		RAL#### Use designated Lithonia Lighting nomenclature in brochure
			DM28ESX 2 at 180°		Custom color Nomenclature assigned through Customer Care "Custom Color Process"
			DM29ESX 2 at 90°		
			DM39ESX 3 at 90°		
			DM49ESX 4 at 90°		

NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT-open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, if a provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 09 = 9 and 209 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 2/2" coupling at 2'-8", orientation C = CPL12/9-4C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. if ordering two horizontal arms at the same height, specify with HKxy.
   Example: HA208D.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Use when mill certifications are required.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    Example: VM-010-36784
13. Must be quoted through ADI. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*

PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

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SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft²) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	605

NOTE: EPA values are based ASCE 7-95 wind map.
* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25	-	-	205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25	-	-	445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

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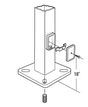
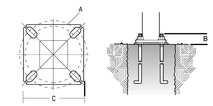
SSS Square Straight Steel Poles

BASE DETAIL

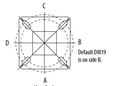


ANCHORAGE AND TEMPLATE INFORMATION

Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Bolt size (in. x in. x in.)	Anchor bolt and template description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE P350004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE P350004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE P350010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE P350011	AB36-0	1 x 36 x 4	N/A



HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:
- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent flesh damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

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D-Series Size 1
LED Area Luminaire

d-series

Catalog Number

Notes

Type

Specifications

EPA: 0.69 ft² (0.06 m²)

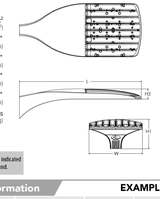
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

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

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

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[2]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[3,4]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[3,4]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[5]	120[6,7]	SPA5 Square pole mounting #5 drilling[8]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[5]	BLC4 Type IV backlight control[5]	208[6,7]	RPA5 Round pole mounting #5 drilling[8]
	P5			T4M Type IV medium	LCCO Left corner cutoff[5]	240[6,7]	SPA5N Square narrow pole mounting #8 drilling
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare[5]	RCCO Right corner cutoff[5]	277[6,7]	WBA Wall bracket[9]
	P10[5] P12[5]	30K 3000K	80CRI	T FTM Forward throw medium		347[6,7,8]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[5] P13[5]	35K 3500K	80CRI			480[6,7,8]	
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options			Other options		Finish (required)	
Shipped installed	PER7	Seven-pin receptacle only (controls ordered separately)[14,15]	**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[16,17,18,19]	FAO	Field adjustable output[11,20]	SPD20KV 20KV surge protection	DBLXD	Black
		BL30	Bi-level switched dimming, 30%[14,21]	HS Houseside shield (black finish standard)[22]	DNAXD	Natural Aluminum
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[16,17,18,19]	BL50	Bi-level switched dimming, 50%[14,21]	L90 Left rotated optics[5]	DWHXD	White
		DMG	0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[14]	R90 Right rotated optics[5]	DDBTXD	Textured dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separately)[14]	DS	Dual switching[16,19,21]	CCE Coastal Construction[23]	DBLBXD	Textured black
PER5	Five-pin receptacle only (controls ordered separately)[14,21]			HA 50°C ambient operation[24]	DNATXD	Textured natural aluminum
				BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD	Textured white
				SF Single fuse (120, 277, 347V)[25]		
				DF Double fuse (208, 240, 480V)[25]		
				Shipped separately		
				EGSR External Glare Shield (reversible, field install required, matches housing finish)		
				BSDB Bird Spikes (field install required)		

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COMMERCIAL OUTDOOR

Ordering Information

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [26]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [26]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [26]
DSHORT SBK	Shorting cap [26]
DSX15 PX	House-side shield (enter package number 1-13 in place of X)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSRA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXTBSSW (FINISH)	External glare shield (specify finish)
DSXTBSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 HVOLT or XVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12 PIR not available with NLTAIR2 PIRHN, PER, PER5, PERT, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PERT, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PERT not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from options. Not available with DSHORT. Not available with fusing.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PERS, PERT, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PERT, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PERT, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PERT, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P6, P7, P8, P12 and P13.
20 Reference Motion Sensor default settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PERT option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



External Glare Shield (EGSR)



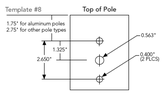
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Recyclable Outside Pole Dimensions					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.56
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.66
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.66
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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COMMERCIAL OUTDOOR

REV.	DATE	REVISION DESCRIPTION

DATE: DECEMBER 3, 2024

SCALE: N. T. S.

SURVEYOR SIGNATURE/BLOCK:

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

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

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

3 / 3

DRAWING NO. LGT-002

DRAWING TITLE: LIGHTING PLAN

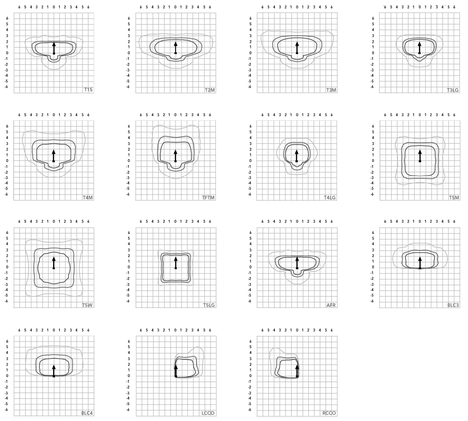
SHEET NO. L-2.1

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
- 0.1 fc
- 0.5 fc
- 1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For additional lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for each FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSR0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider eldLight AIR as a more cost-effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 in dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight fixtype.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRITY Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC OVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
P1	51W	30	530	T1S	6,836	1	0	2	134	7,176	1	0	2	141	7,236	1	0	2	142
				T2M	7,203	1	0	3	141	7,563	1	0	3	148	7,627	1	0	3	150
				T3M	7,207	1	0	3	141	7,567	1	0	3	148	7,631	1	0	3	150
				T4M	7,207	1	0	3	141	7,567	1	0	3	148	7,631	1	0	3	150
				T6LG	6,509	1	0	1	128	6,834	1	0	1	134	6,893	1	0	1	135
				TFTM	7,446	1	0	3	146	7,818	1	0	3	153	7,884	1	0	3	155
				T5W	7,212	3	0	2	141	7,572	3	0	2	148	7,636	3	0	2	150
				T5SW	7,212	3	0	2	141	7,572	3	0	2	148	7,636	3	0	2	150
				T5GLG	6,611	1	0	1	130	6,942	1	0	1	136	7,001	1	0	1	137
				BLC3	5,380	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	4	112	5,836	0	0	3	114
				RCOD	5,548	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCOD	5,548	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,725	1	0	3	151	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T6LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5W	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5SW	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5GLG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCOD	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCOD	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	13,093	2	0	2	128	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T6LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5W	13,790	4	0	2	135	14,373	4	0	2	141	14,652	4	0	2	143
				T5SW	14,011	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5GLG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCOD	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCOD	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	3	0	4	124	16,032	3	0	4	129	16,345	3	0	4	132
				T4M	15,607	3	0	4	126	16,266	3	0	4	131	16,583	3	0	4	134
				T6LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5W	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5SW	16,334	5	0	3	132	17,015	5	0	3	137	17,344	5	0	3	140
				T5GLG	16,118	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,990	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCOD	11,293	1	0	3	93	11,767	1	0	3	95	11,996	1	0	3	97
				LCOD	11,293	1	0	3	93	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T4M	17,161	3	0	4	124	17,884	3	0	4	130	18,228	3	0	4	132
				T6LG	15,115	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				TFTM	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T5W	17,645	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5SW	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5GLG	17,736	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,385	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCOD	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCOD	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	3	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	4	124	20,938	3	0	5	127
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T6LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5W	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5SW	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5GLG	20,618	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,435	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCOD	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCOD	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,331	3	0	5	116	22,230	3	0	5	120	22,662	3	0	5	123
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T6LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5W	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5SW	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5GLG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,030	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCOD	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCOD	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T4M	27,279	3	0	5	126	28,429	3	0	5	132	28,978	3	0	5	134
				T6LG	24,825	3	0	3	111	25,858	3	0	3	116	25,526	3	0	3	118
				TFTM	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T5W	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5SW	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5GLG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,561	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCOD	19,740	1	0	4	93	20,572	1	0	4	95	20,973	1	0	4	97
				LCOD	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,839	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,273	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T6LG	30,139	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,145	3	0	5	120	34,713	3	0	5	125	35,429	3	0	5	128
				T5W	34,073	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5SW	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5GLG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCOD	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCOD	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,839	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

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Performance Data

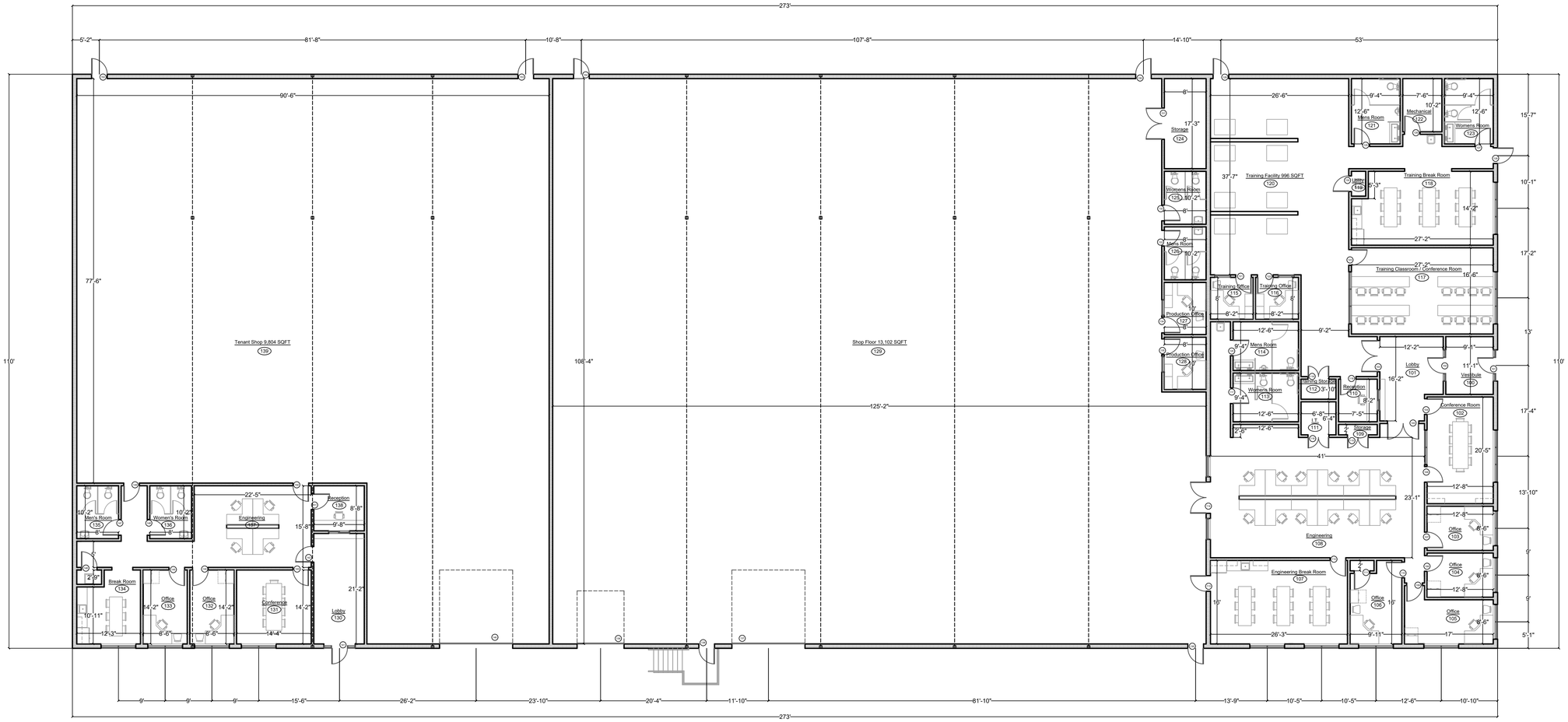
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,646	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T4M	14,430	4	0	4	142	15,038	4	0	4	148	15,321	4	0	4	151
				T6LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				TFTM	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				T8TM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,713	5	0	3	155	16,019	5	0	3	158
				T5GG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,135	3	0	3	102	10,771	4	0	4	106

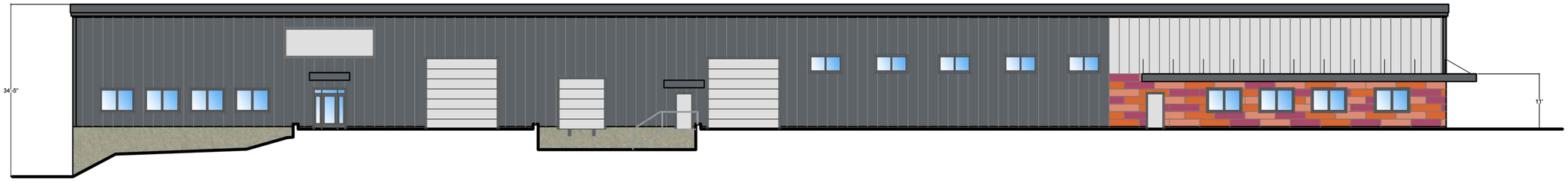
Floor Plans



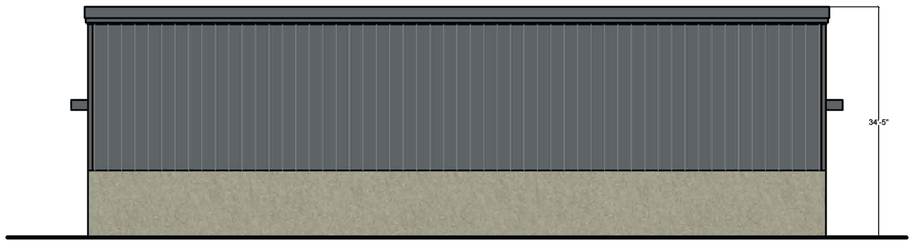
Drawing Title	Scale
First Floor Plan **30,000 sqft**	$\frac{3}{32}$" = 1' - 0"
DPS_CLIENTS_FORCE AUTOMATION_BRISTOL_LOT 3 BUSINESS PARK DRIVE	Project Number 2024-22

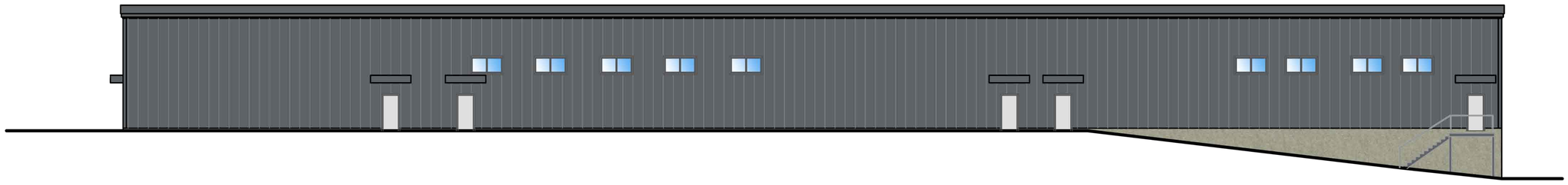
SHEET A.3

Elevation Drawings









Drawing Title	Scale
ELEVATIONS	$\frac{3}{32}$" = 1' - 0"
DPS_CLIENTS_FORCE AUTOMATION_BRISTOL_LOT 3 BUSINESS PARK DRIVE	Project Number 2024-22

SHEET A.2

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

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.

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 Britian, 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.

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

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

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

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:

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

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 (NHCOG)
Regional Planning Commission – Zoning Regulation Referral
Rista Malanca, AICP – NHCOG – (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.

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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

City Council Referral

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200 ext. 0

January 15, 2025

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on January 14, 2025 it was voted to refer to the Planning Commission & Conservation Commission a request to review the City's participation in the Highlands Conservation Region. Participation in the region would provide the city potential grant funding opportunities for conservation projects and open space acquisitions.

Very truly yours,

Erica Cabiya

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Raymond Rogozinski, Dir. Of Public Works

Department of Public Works | 860.584.6125

MEMORANDUM

DATE: January 7, 2025

TO: Mayor Jeffrey Caggiano
City Council

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **HIGHLANDS CONSERVATION REGION – CITY OF BRISTOL PARTICIPATION (REFERAL TO THE PLANNING COMMISSION & CONSERVATION COMMISSION)**

The Department of Public Works has been notified by the Farmington River Association of an opportunity for the City of Bristol join the Highland Conservation Region. Participation in the region would provide the City potential grant funding opportunities for conservation projects and open space acquisitions. An informational packet on the Highlands Conservation Act is attached for reference purposes.

The Department of Public Works request the following City Council action.

> **Refer to the City's Planning Commission and Conservation Commission a request to review City participation in the Highlands Conservation Region and provide a recommendation to City Council.**

Please note that based on information provided to the Department of Public Works the City deadline to submit an application for participation in the Highlands Conservation Region is April 2025.

Please feel free to contact me at 860-584-6113 regarding any questions or concerns.

Litchfield Hills Greenprint Collaborative

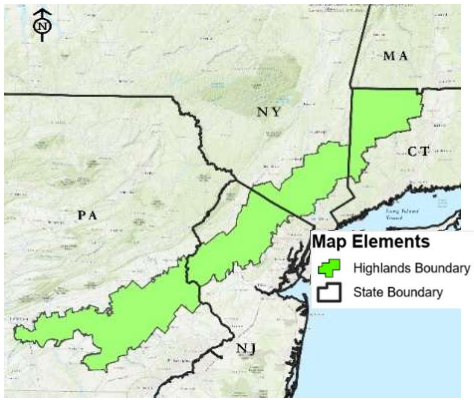
COULD YOUR TOWN BE A HIGHLANDS TOWN?

THE HIGHLANDS COALITION

Highlands Conservation Act Objectives:

∗ Clean drinking water ∗ Healthy forests ∗ Thriving wildlife populations ∗ Productive agriculture ∗ Abundant recreational opportunities

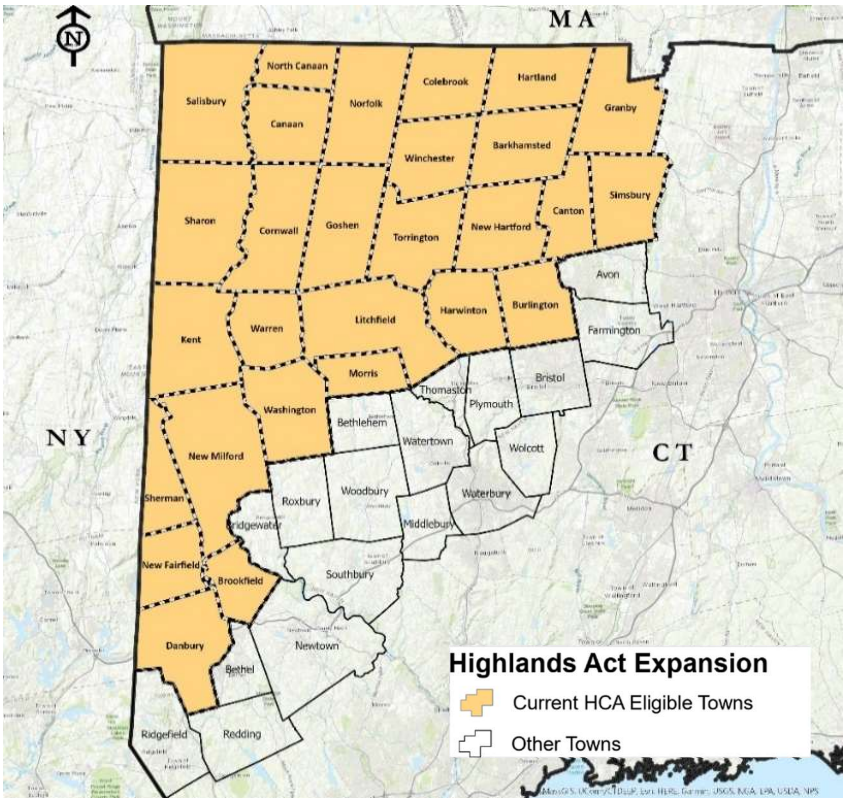
Background: The Highlands region spans 3.4M acres across four states: Connecticut, New York, New Jersey, and Pennsylvania. The Highlands Conservation Act was first passed by Congress in 2004 to conserve lands with important natural resources in this region. Since that time, it has brought *over $80 million dollars* in federal conservation funding to the four states for use in Highlands communities. Administered by the U.S. Fish and Wildlife Service, funds are dispersed by state agencies (in CT, the Department of Energy and Environmental Protection), to support land conservation projects that advance Highlands Conservation Act Objectives.



In December 2022, the Highlands Conservation Act was reauthorized with some significant new provisions:

- **Additional Highlands Eligible Towns**: The area eligible for Highlands Conservation Act funding can be expanded to include new towns in the region.
- **Newly Eligible Conservation Interest Holders**: County and municipal government entities can now be recipients of Highlands Act funding for land conservation.
- **Highlands Resource Updates**: U.S. Fish and Wildlife will update its project eligibility criteria in alignment with the conservation objectives, best available data and current science.

What New Towns May Be Eligible For Highlands Act Funding?



The original Highlands Conservation Act identified 28 Northwest CT towns as part of the Highlands Region. Communities southeast of the Rte. 202 corridor in Western Connecticut were left out, although many of these towns have natural resources supporting the conservation objectives the Highlands Act aims to protect. Similarly, in the other three states, towns with Highlands conservation resources were excluded from the Highlands Region.

The reauthorization of the Highlands Conservation Act expansion of the Highlands Region boundary to include additional towns that contain Highlands resources.

We can help your Town apply for inclusion in the Highlands Region (if it is not already) and attract federal conservation dollars for qualified land protection opportunities in your community.

Frequently Asked Questions

(1) What does my town need to do?
Town leadership (town council, first selectman, mayor) needs to state (e.g. through a letter or resolution) willingness to be added to the Highlands Region.

(2) How can my town position itself to be eligible for Highlands Act funding?
Indicating your town's willingness to be added to the Highlands Region is the first step in enabling conservation projects in your town to receive Highlands Conservation Act funds.

(3) Does this commit my town to anything?
No. It will enable your town to be eligible for funding only. It does not commit the town to applying for funding, nor does it guarantee funding.

(4) Would this impact the town's grand list or mill rate?
No. Being included in the Highlands Region allows for the potential use of federal Highlands funding in efforts to protect property with willing landowners in the community. The funding passes through to qualified state, county or municipal government entities that will purchase conservation land (through ownership, conservation easement, or both in combination).

(5) Does this add regulations or oversight in my town?
No. If your town is added to the Highlands Region, there will be no additional regulations or oversight, just the potential to access federal funding.

(6) Is every undeveloped parcel in my town potentially eligible?
The U.S. Fish and Wildlife Service has eligibility criteria based on the Highlands conservation objectives. These criteria are being updated based on the 2022 reauthorization language. We expect along with this update, the criteria will expand to new Highlands towns.

(7) What happens next?
If your town leadership indicates willingness to be added to the Highlands Region, the letter or resolution will be forwarded to the Connecticut DEEP. The State will make a recommendation to the U.S. Fish and Wildlife Service. The Director of U.S. Fish and Wildlife will have final approval.

(8) Is there a deadline or a window of opportunity to state my town's willingness to be added?
There is currently no deadline to indicate your willingness to be added to the Highlands boundary. We anticipate U.S. Fish and Wildlife Service will review requests periodically. There is likely benefit to indicating willingness sooner (e.g. Spring 2023) rather than later.

(9) How does my town become a conservation interest holder? What does that entail?
While permitted in the 2022 reauthorization language, the details of municipal and county governments receiving Highlands funds for land conservation are still being worked out.

Who can I contact with additional questions?

Housatonic Valley Association
Tim Abbott
(860) 605-5625 | tabbott@hvatoday.org

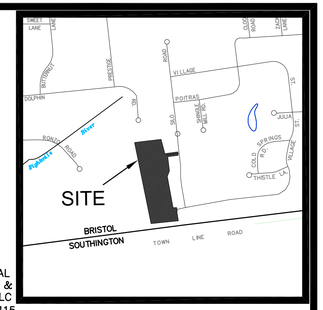
[Local Partner]
[Insert]
Phone | Email

N/F
L.I.C. WAREHOUSE
REALTY CO INC.
B.1980/P.730

PROP. 100'L x 4'W x 3'D
STONE STRENCH
PROP. INV.=317.5
(PROVIDE MOD. RIP RAP)
PROP. 55 LF- 8" PVC
S=0.009 FT/FT

PROP. SILT FENCE
(SEE DETAIL)

NORTH



KEYMAP: SCALE: 1"=1000'

N/F
INDUSTRIAL
BUILDERS &
REALTY LLC
B.2097/P.115

PROP. Y.D.
T.F.=319.7'
INV.=318.0'

N/F
NOVA REAL
ESTATE LLC
B.2199/P.727

N/F
THOMAS K. &
CATHY L.
FILIPPETTI

N/F
AMBER ANN MORRONE
B.2179/P.811

N/F
INDUSTRIAL BUILDERS
& REALTY LLC
B.2097/P.83

N/F
BETTA BLUE MANAGEMENT
COMPANY
B.1644/P.1279

N/F
BRYAN WOOD &
KIMBERLY WOOD
B.2030/P.197

N/F
LESTER K BALICKI &
KARI M SURV
B.1753/P.676

N/F
DAVID J MILEWSKI
CYNTHIA S MILEWSKI
B.1731/P.544

PHASE LINE

PROP. WATER MAIN

SLOPE RIGHTS RESERVED

VILLAGE STREET

SILO ROAD

DOWN OF SOUTHINGTON
CITY OF BRISTOL

BENCHMARK:
Ex. CB-C
ELEV.=338.89'

BENCHMARK:
Ex. CB-C
ELEV.=318.46'

SHOW PROP. SOIL GRADES ON PLAN

GRADE TO DRAIN

Ex Drive

Ex Bit Road (Approx.)

Ex Conc. Walk

Ex Conc. Curb (Approx.)

Ex Trees

Ex Utility Pole

Ex Guide Rail

Ex Fence

Ex House

Ex Shed

Ex Garage

Ex Barn

Ex Sign

Ex Trans. Pole

Ex Hydrant

Ex Gas Line

Ex Water Line

Ex Sewer Line

Ex Overhead Wires

Ex Stone Wall

Ex Wood Fence

Ex Chain Link Fence

Ex Stone Wall

Ex Tree Line

Ex Woods

Ex Brush Line

Ex Stream

Ex Wetland

Ex Pond

Ex Rock Outcrop

Ex Boulder

Ex Ledge

Ex Contour

Ex Spot Grade

Ex Drainage Manhole

Ex Catch Basin

Ex Yard Drain

Ex Light

Ex Utility Pole

Ex Guy Wire

Ex Mailbox

Ex Flag Pole

Ex Bench Mark

Ex Test Pit

Ex Perc Test

Ex Monument

Ex Iron Pin

Ex Property Corner

Ex Property Line

Ex Edge of Road

Ex Edge of Bit. Curb

Ex Edge of Conc. Curb

Ex Sanitary Sewer Line

Ex Water Line

Ex Storm Pipe

Ex Contour

Ex Spot Grade

Ex Silt Fence

Ex Footing Drain

Ex Silt Sock

Ex Silt Stockpile

Ex Mulch Logs

Ex Rip Rap

Ex Footing Drain Outlet

Ex Roof Leader

Ex Sump

Ex Electric Line

Ex Underground Electric Line

Ex Overhead Electric Line

Ex Telephone Line

Ex Underground Telephone Line

Ex Cable TV Line

Ex Underground Cable TV Line

Ex Gas Line

Ex Underground Gas Line

Ex Fiber Optic Line

Ex Underground Fiber Optic Line

Ex Transformer

Ex Electric Manhole

Ex Telephone Manhole

Ex Telephone Pedestal

Ex Gas Valve

Ex Gas Meter

Ex Cable TV Manhole

Ex Cable TV Pedestal

Ex Fiber Optic Manhole

Ex Fiber Optic Pedestal

Ex Electric Meter

Ex Electric Pedestal

Ex Electric Vault

Ex Telephone Vault

Ex Cable TV Vault

Ex Fiber Optic Vault

Ex Gas Vault

Ex Water Manhole

Ex Water Gate

Ex Water Blow Off

Ex Water Curb Stop

Ex Water Meter

Ex Water Vault

Ex Water Well

Ex Sanitary Manhole

Ex Sanitary Cleanout

Ex Sanitary Vault

Ex Septic Tank

Ex Septic Leaching Field

Ex Septic Leaching Pit

Ex Septic Vault

Ex Septic Manhole

Ex Septic Cleanout

Ex Septic Pump

Ex Septic Pump Chamber

Ex Septic Pump Vault

Ex Septic Pump Manhole

Ex Septic Pump Cleanout

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

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

January 16, 2025

William Veits, chairman
City of Bristol Planning commission
111 North Main Street
Bristol, CT 06010

Re: application #433 Village Street, Cold Springs Phase 4

Dear Mr. Chairman;

We are requesting that the bond requirement for the Cold Springs subdivision be reduced to $83,576.25, per the attached spread sheet. Significant improvements have been completed on this project.

As you may recall Phase 4 of the Cold Springs subdivision was by your commission on August 28, 2023. The approval consisted of the development of 19 lots and the extension of Village Street as per the plan.

We would anticipate completion of the final items referenced in our budget as soon as possible this spring.

Please place this on your agenda under old business for January 27, 2025.

Sincerely

James Ziogas Jr.

REVISED BOND ESTIMATE - 012425

Cold Springs Phase 4 Remaining Work Estimate

		Desc	Quant	Unit		Total
	6 inch Conc. Sidewalks	SF	4560	$14.00		$63,840.00
	Top course Paving	Ton	357	$102.51		$36,596.07
	Tack Coat	Gallon	228	$7.74		$1,764.72
	Milling	LS	1	$2,000.00		$2,000.00
	Light Poles	LS	1	$7,500.00		$7,500.00
	Restoration	LS	1	$5,000.00		$5,000.00
	Survey As-Built	LS	1	$5,000.00		$5,000.00
	S & E Controls	LS	1	$2,000.00		$2,000.00
	Sub Total					$123,700.79
	15% Contingency					$18,555.12
	Total					$142,255.91

Cold Springs Subdivision Phase 4 - LC Estimate

Infrastructure Costs - Phase 4			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 4	$4,000.00	$2,000.00	$2,000.00
Strip Topsoil/Clearing for Roadway Phase 4	$10,000.00	[illegible]0,000.00	[illegible]0.00
Earth Excavation/Grading	$10,000.00	[illegible]0,000.00	$0.00
Sanitary Sewers Phase 4	$99,500.00	[illegible]500.00	$0.00
Storm Drainage Phase 4	$85,000.00	$[illegible]0.00	$0.00
Water Main Phase 4	$98,000.00	$9[illegible]	$0.00
Road Subbase	$25,000.00	$25,[illegible]	$0.00
Sidewalks	$18,000.00	$[illegible]	$18,000.00
Underground Utilities (Electric)	$40,000.00	$[illegible],000.[illegible]	$0.00
Light Poles & Bases	$15,000.00	$7,500.00	$7,500.00
Bit. Paving & Curbs	$65,000.00	$45,000.00	[illegible],000.00
Restoration	$10,000.00	$5,000.00	[illegible]0.00
Survey/As-Built/lot pins & monuments	$5,000.00	$2,000.00	$3,000.00
Subtotal	$484,500.00	$0.00	$55,500.00
Contingency	$72,675.00	$0.00	$28,076.25
Totals	**$557,175.00**	**$0.00**	**$83,576.25**

Proposed bond amount $83,576.25

For Office Use Only	
APPLICATION NO.	433
DATE FILED:	6-14-23
DECISION DATE:	
DECISION:	

BRISTOL PLANNING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SUBDIVISION APPROVAL

The undersigned Applicant hereby applies to the Bristol Planning Commission for approval of the following subdivision:

Name of the Subdivision (if any): COLD SPRINGS PHASE 4

Address or Location of the Subdivision: Village Street and Silo Road

Assessor's Map No.: 1 Assessor's Lot No.(s): 7B Zone of the Property: R-15

Size of the Property to be Subdivided (in acres or square feet): 9.74 No. of Lots in the Subdivision: 20

Water Supply: [✓] city water [ ] private well(s) Sanitary Sewer: [✓] city sewer [ ] on-site septic system(s)

Does the Property to be subdivided abut an adjoining municipality? [ ] no [✓] yes, Town of Southington

Does this subdivision involve land regulated under the Inland Wetlands and Watercourses provisions of the Connecticut General Statutes? [ ] yes [✓] no

NOTE: Section 8-26 of the Connecticut General Statutes requires that, if an application for subdivision approval involves land regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant must submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the subdivision application is filed.

APPLICANT (If more than one, list each separately)

Name: Industrial Builders & Realty, LLC

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

Telephone No.: 860 729 9930 E-Mail: industriald@comcast.net

Signature: [signature] *Signature – (Printed/Typed)* William Delfino

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

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

Name: same

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

Telephone No.: _____ E-Mail: _____

Signature: [signature] *Signature – (Printed/Typed)* _____

The following shall be included as part of this application:

- filing fee – $125 per lot; $250 minimum, *plus* $60 State fee (make checks payable to "City of Bristol")
- seven copies of the subdivision plan, in accordance with the submission requirements of the Bristol Subdivision Regulations
- any other data and drawings as may be required by the Planning Commission

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

BPC – 08/17

For Office Use Only
APPLICATION NO. 433

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Village Street and Silo Road

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

this subdivision was originally by the Planning Comission and the approval was allowed to lapse due to market conditions. The Open Space required by the entire project has reviously been provided.

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) _____

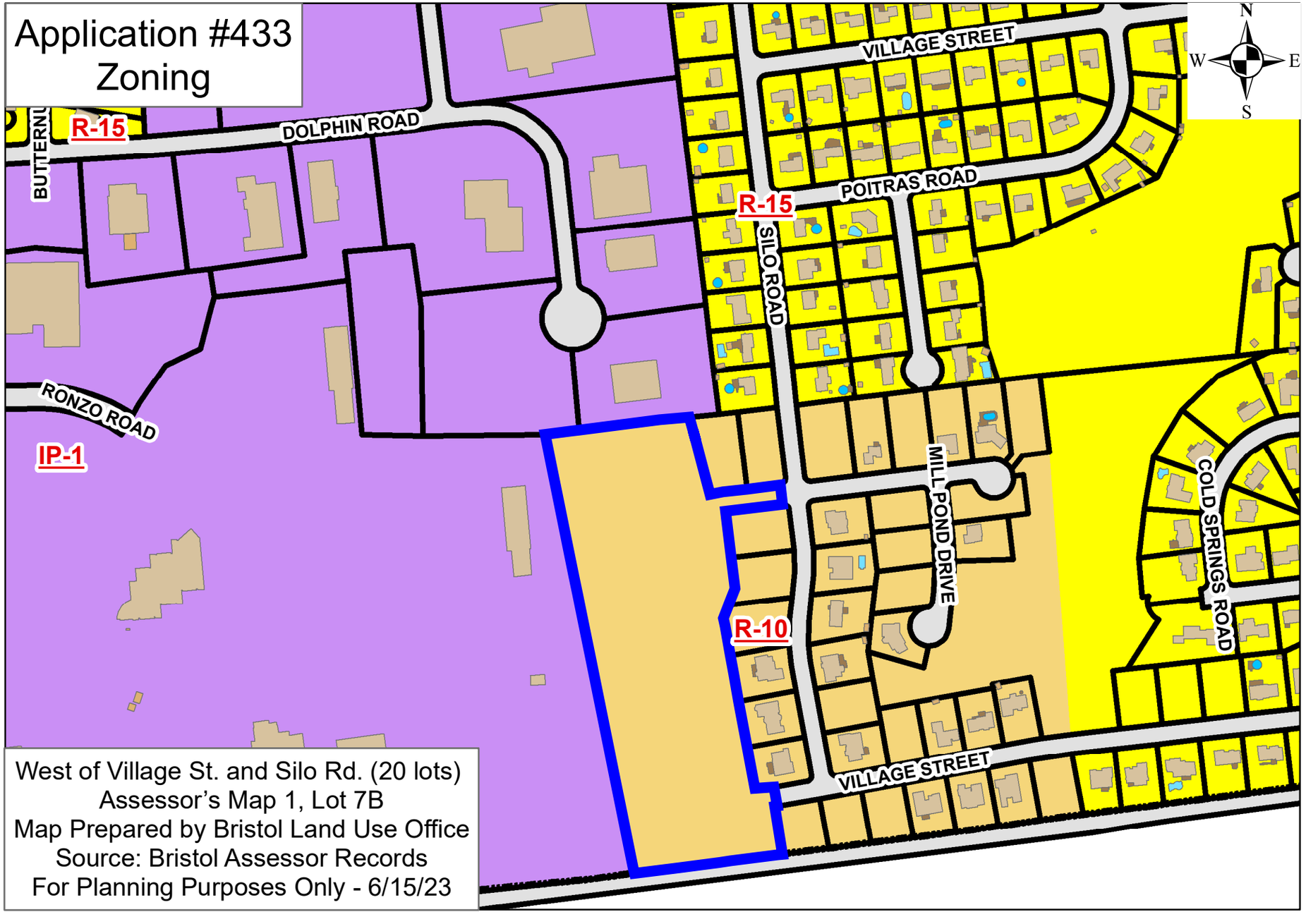
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

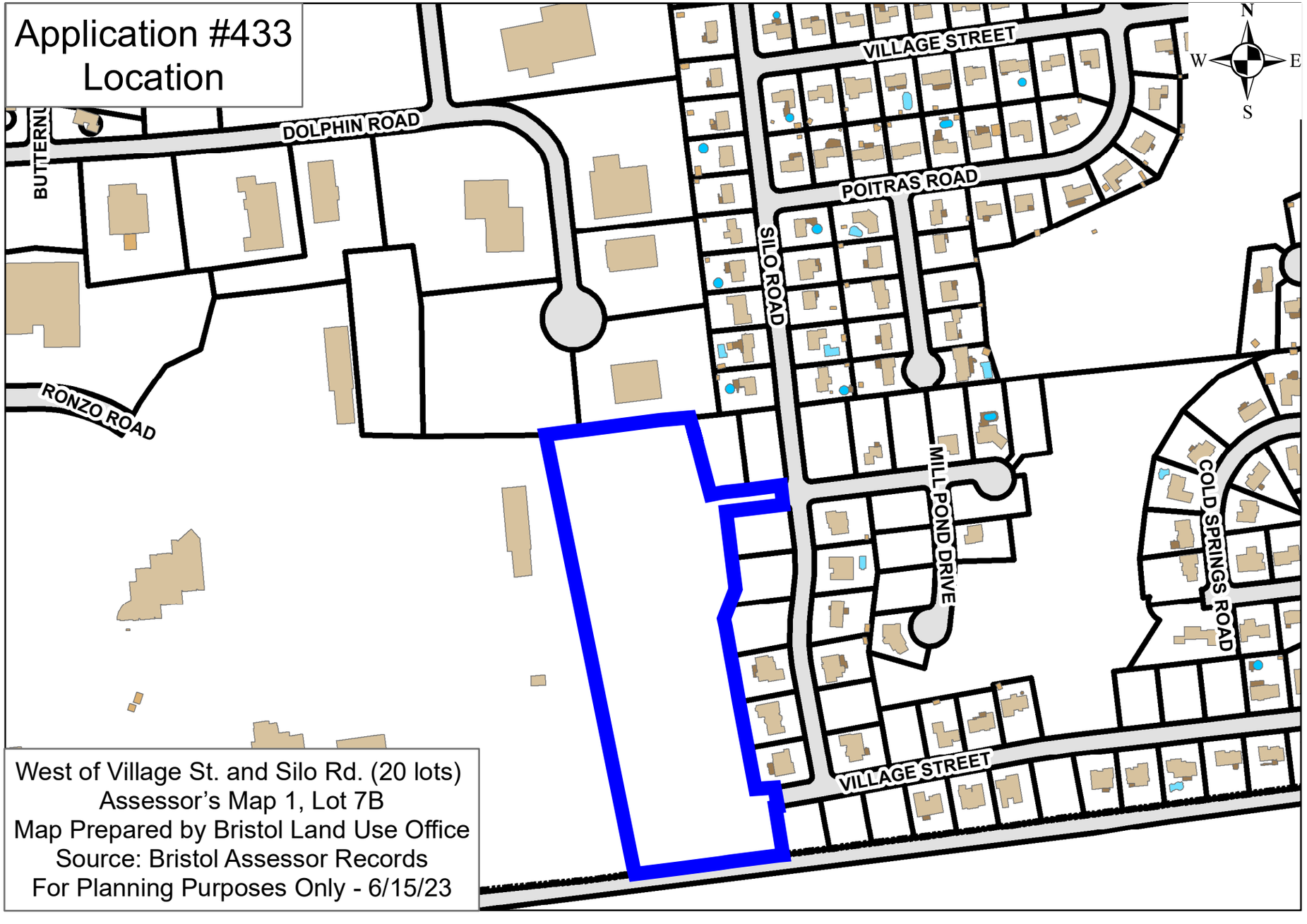
Name: j Ziogas

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

Telephone No.: _____ E-Mail: jziogas@ziogaslaw.com

08/17 - LUO


Application #433
Zoning
R-15
DOLPHIN ROAD
BUTTERNU
R-15
SILO ROAD
VILLAGE STREET
POITRAS ROAD
RONZO ROAD
IP-1
MILLPOND DRIVE
COLD SPRINGS ROAD
R-10
VILLAGE STREET
N
W
E
S
West of Village St. and Silo Rd. (20 lots)
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/15/23


Application #433
Location
DOLPHIN ROAD
BUTTERNU
VILLAGE STREET
POITRAS ROAD
SILO ROAD
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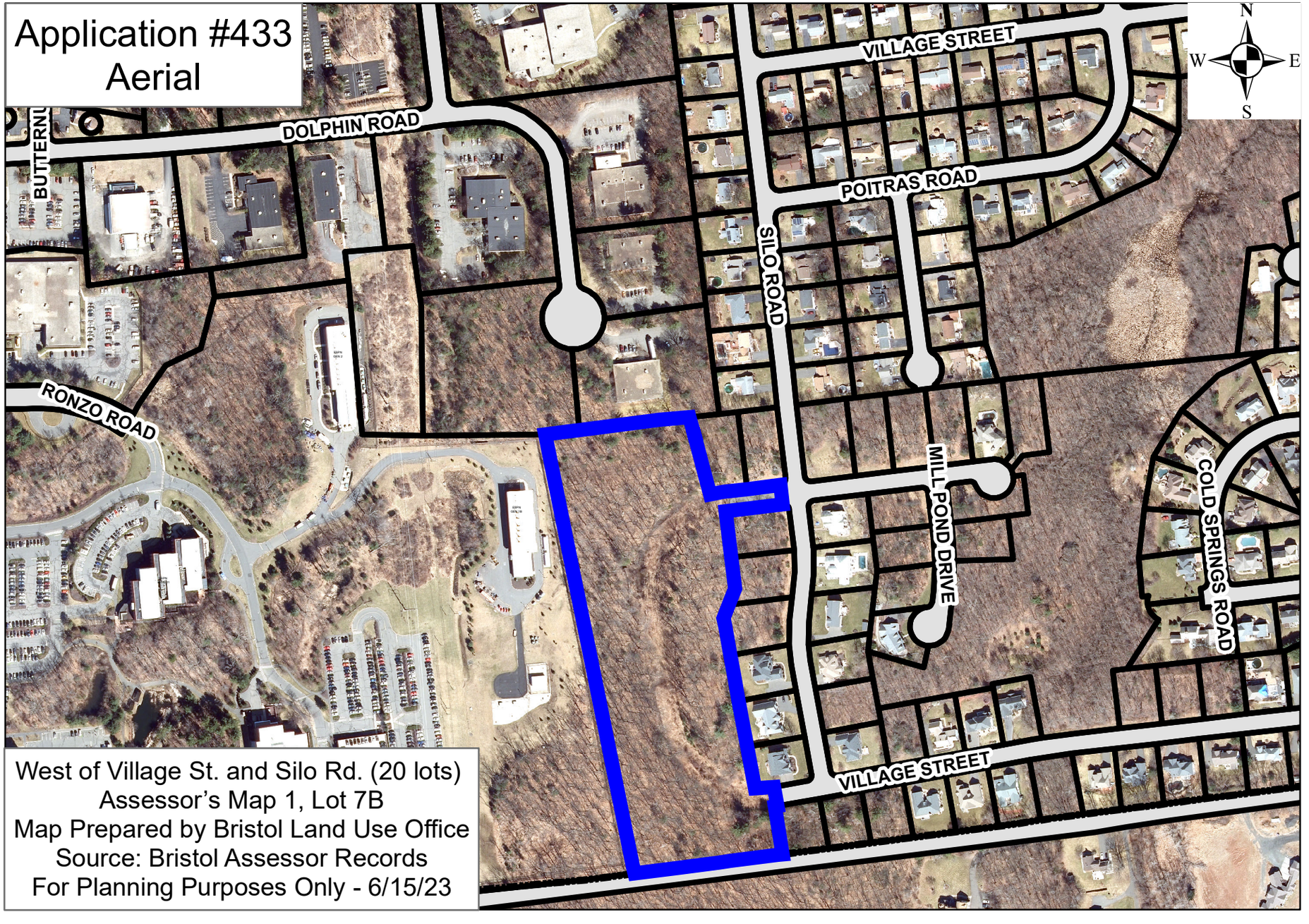
Application #433
Aerial
VILLAGE STREET
DOLPHIN ROAD
BUTTERNU
POITRAS ROAD
SILO ROAD
RONZO ROAD
MILLPOND DRIVE
COLD SPRINGS ROAD
VILLAGE STREET
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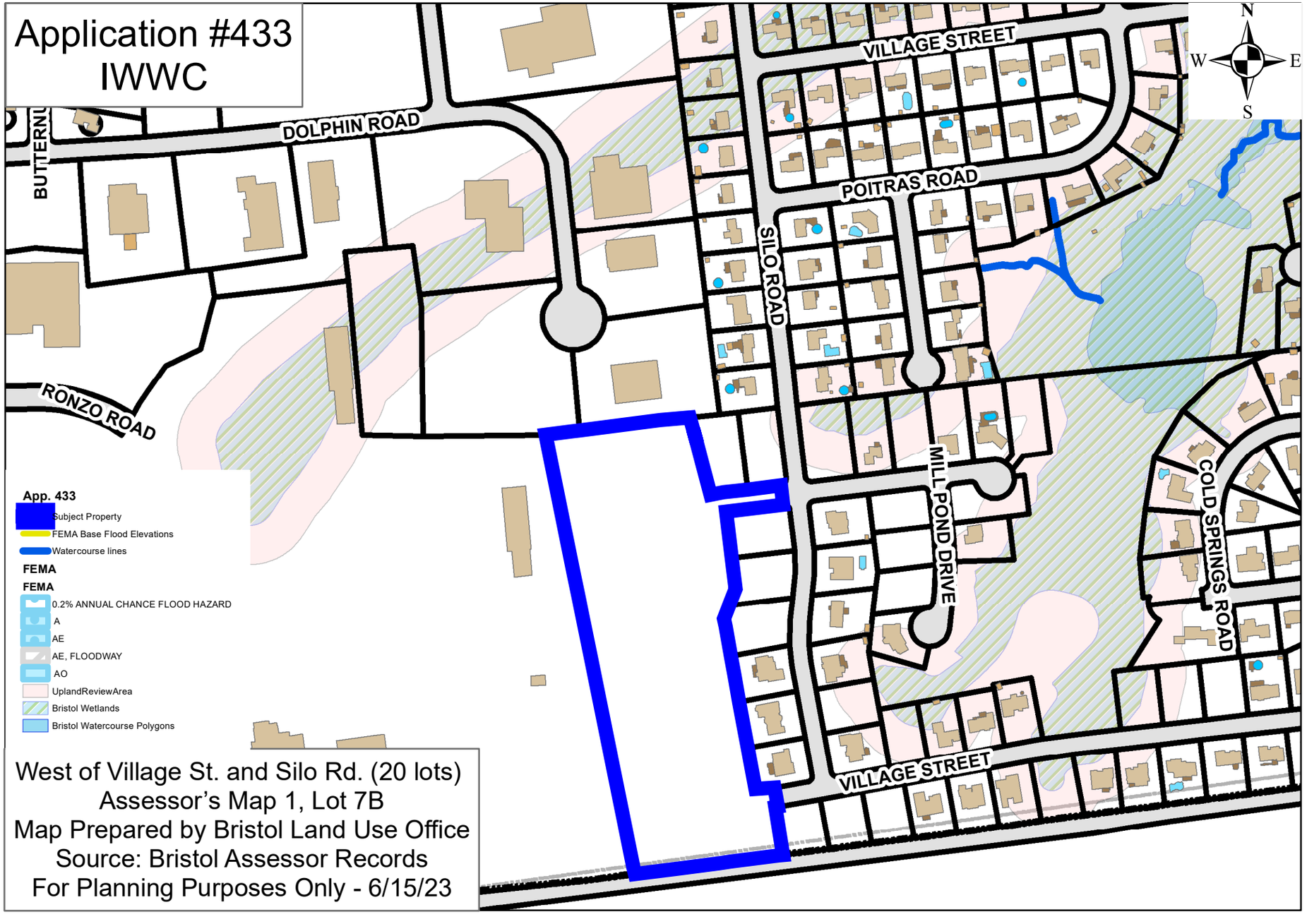
Application #433
IWWC
DOLPHIN ROAD
BUTTERNU
VILLAGE STREET
POITRAS ROAD
SILO ROAD
RONZO ROAD
MILL POND DRIVE
COLD SPRINGS ROAD
VILLAGE STREET
N
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S
App. 433
Subject Property
FEMA Base Flood Elevations
Watercourse lines
FEMA
FEMA
0.2% ANNUAL CHANCE FLOOD HAZARD
A
AE
AE, FLOODWAY
AO
UplandReviewArea
Bristol Wetlands
Bristol Watercourse Polygons
West of Village St. and Silo Rd. (20 lots)
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/15/23

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 433

SITE PLAN: Subdivision - Subdivision (Cold Spring Farm – Phase 4) west of Village St. and Silo Rd. (20 lots) Assessor's Map 1, & Lot 7B; R-15 (Single-Family Residential) zone.
Date of Committee Review: 7/20/23 – First Review; 8/28/23 – Second Review.

ENGINEERING/PUBLIC WORKS (Nancy Lévesque):

1. Indicate status of HELCO/Eversource easement. One of the proposed houses is indicated within the easement. Provide a copy of the deed if the easement is abandoned and reference on Subdivision Plan.

7/24/23 Applicant Response: The original easement is found in Volume 84 at page 247 of the Bristol Land Records. In the third paragraph of the easement, it is stated "if line is abandoned for over three years, this right of way, shall revert to the Grantors." An affidavit was filed in volume 1523 at page 765 of the land records setting forth the factual basis that the easement has been abandoned at least since 1998. Based upon the forgoing the easement no longer is effective and should be removed from the plans.

8/28/23 City Response:

2. Verify existing elevations of Silo Road at the connection points to Village Street for the roadway and utilities. Sidewalk on the west side of Silo Rd is not indicated on the existing conditions.

7/24/23 Applicant Response: WE WILL, THE ATTY WILL DISCUSS A WAIVER.

8/28/23 City Response:

3. In order to meet current requirements, infiltrators shall be required and sized per each individual lot/plot plan.

7/24/23 Applicant Response: WE WILL REVISE IT.

8/28/23 City Response:

4. Update the drainage details to current standards. Refer to CT DOT Form 818 not 814.

7/24/23 Applicant Response: WE WILL REVISE IT.

8/28/23 City Response:

5. Subdivision Plan Notes: Note 2 on the subdivision plan has a placeholder for the total lot area; Remove all references to Southington and update to Bristol requirements.

7/24/23 Applicant Response: WE WILL.

8/28/23 City Response:

6. Stormwater for Lots 22-30 is being directed toward Lot 29 and the lot to the west. How will adverse impacts to those lots be avoided?

7/24/23 Applicant Response: WE WILL LOOK AT THAT, IT IS CUREENTLY BY SHEET RUN OFF. WE DO NOT WANT TO CHANGE WATERSHED, SOME YARD DRAIN MAY HAVE TO BE PROVIDED.

8/28/23 City Response:

7. Check the FF for Lot 32. Proposed driveway grading is labeled as "0" for lot 22.

7/24/23 Applicant Response: THE ELEVATION SHOULD BE 328.3, IT WILL BE REVISED. ELEV. FOR 22 WILL BE ADDED.

8/28/23 City Response:

8. Type 2 CB's shall be proposed in the sag vertical curves.

7/24/23 Applicant Response: WE WILL.

8/28/23 City Response:

9. Label piping, inverts, slopes and include proposed water main on profiles.

7/24/23 Applicant Response: WE WILL.

8/28/23 City Response:

10. Footing drains are not indicated on all of the lots.

7/24/23 Applicant Response: WE WILL REVIEW, SOME MAY NEED A SUMP WITH A DISCHARGE POINT.

8/28/23 City Response:

11. Provide phone number for erosion control contact. The phone number for Bristol Engineering/Public Works is 860-584-6125.

7/24/23 Applicant Response: WE WILL.

8/28/23 City Response:

12. Indicate the correct applicant and contact on the Erosion Control Narrative and Notes sheet.

7/24/23 Applicant Response: WE WILL.

8/28/23 City Response:

13. Sidewalks are required per City Ordinance.

7/24/23 Applicant Response: WAIVER WILL BE DISCUSSED BY ATTY ZIOGAS.

8/28/23 City Response:

14. The applicant is responsible for any additional permits that may be required at the State level.

7/24/23 Applicant Response: AGREED.

8/28/23 City Response:

15. An as-built of the roadway including utilities and laterals shall be required.

7/24/23 Applicant Response: AGREED.

8/28/23 City Response:

16. For clarity, remove the bearings and distances from the grading and erosion control plan. Provide construction entrances at each access and indicate the erosion control at each catch basin, topsoil stockpiles and associated measures etc…..

7/24/23 Applicant Response: AGREED.

8/28/23 City Response:

17. Driveway locations must be a minimum of 3' away from catch basins.

7/24/23 Applicant Response: AGREED.

8/28/23 City Response:

18. Provide a bond estimate for review by the City Engineer.

7/24/23 Applicant Response: IT WILL BE PROVIDED.

8/28/23 City Response:

19. Plot plans and as-builts shall be required for all lots.

7/24/23 Applicant Response: AGREED.

8/28/23 City Response:

SHEET C-1

20. Update building elevation.

Applicant RESPONSE: THE BUILDING ELEVATION HAS BEEN REVISED TO REMOVE THE ILLEGIBLE TEXT AND THE SCALE HAS BEEN REMOVED.

21. Add applicant information.

8/21/23 Applicant RESPONSE: THE APPLICANT INFORMATION HAS BEEN ADDED.

8/28/23 City Response:

22. Please consider improving the readability of the key map.

8/21/23 Applicant RESPONSE: THE KEY MAP HAS BEEN UPDATED ON SHEETS C-1, E-1, S-1 AND G-1.

8/28/23 City Response:

23. Update certifications.

8/21/23 Applicant RESPONSE: THE CERTIFICATIONS HAVE BEEN UPDATED ON ALL SHEETS. NO CERTICATIONS ARE NECESSARY ON SHEETS C-1, G-1, P-1, P-2 OR THE DETAIL SHEETS.

8/28/23 City Response:

24. Add KJA file number.

8/21/23 Applicant RESPONSE: THE KJA FILE NUMBER HAS BEEN ADDED ON ALL SHEETS.

8/28/23 City Response:

SHEET E-1:

25. Remove all proposed layers.

8/21/23 Applicant RESPONSE: ALL PROPOSED LAYERS HAVE BEEN REMOVED.

8/28/23 City Response:

26. Verify vertical datum (Note #6)

8/21/23 Applicant RESPONSE: THE VERTICAL DATUM (NGVD29) HAS BEEN UPDATED ON ALL SHEETS WHERE IT APPEARS.

8/28/23 City Response:

27. Revise zoning table from R-15 to R-10.

8/21/23 Applicant RESPONSE: THE ZONING TABLE HAS BEEN REVISED ON ALL SHEETS.

8/28/23 City Response:

28. Add centerline on Silo Road.

8/21/23 Applicant RESPONSE: THIS INFORMATION IS NOT NECESSARY ON SHEET E-1. THE CENTERLINE AND STATIONS ARE SHOW ON SHEET G-1. THE STATIONS HAVE BEEN REMOVED FROM SHEET E-1

8/28/23 City Response:

SHEET S-1:

29. Please center parcel area labels within each parcel.

8/21/23 Applicant RESPONSE: THE LOT NUMBERS AND AREAS HAVE BEEN MOVED.

8/28/23 City Response:

30. Add centerline and PT and PC stations.

8/21/23 Applicant RESPONSE: THIS INFORMATION IS NOT NECESSARY ON SHEET S-1. THE CENTERLINE AND STATIONS ARE SHOW ON SHEET G-1 AND THE PT AND PC STATIONS ARE ON THE PROFILE SHEETS. THE STATIONS HAVE BEEN REMOVED FROM SHEET S-1.

8/28/23 City Response:

31. Remove proposed spot grades.

8/21/23 Applicant RESPONSE: THE SPOT GRADES HAVE BEEN REMOVED.

8/28/23 City Response:

32. Remove roof drain splash pads.

8/21/23 Applicant RESPONSE: THE ROOF DRAIN SPLASH PADS HAVE BEEN REMOVED.

8/28/23 City Response:

33. Remove silt fence.

8/21/23 Applicant RESPONSE: THE SILT FENCE HAS BEEN REMOVED.

8/28/23 City Response:

34. Please align and center all curve labels and all bearing/distance labels.

8/28/23 City Response:

8/21/23 Applicant RESPONSE: THE PROPERTY LINE LABELS HAVE BEEN REVISED PER THE MARKUP.

8/28/23 City Response:

35. Revise viewport to show information that was cut off.

8/21/23 Applicant RESPONSE: THE VIEWPORT WAS REVISED.

8/28/23 City Response:

36. Revise all text from Southington to Bristol.

8/21/23 Applicant RESPONSE: ALL REFERENCES TO SOUTHINGTON HAS BEEN REVISED TO BRISTOL.

8/28/23 City Response:

37. Add the length at the setbacks.

8/21/23 Applicant RESPONSE: THE PURPOSE OF SHOWING THE LENGTH OF THE FRONT SETBACK IS TO ACHIEVE THE REQUIRED LOT FRONTAGE IF IT IS NOT BEING MET AT THE RIGHT OF WAY. ALL LOTS ARE MEETING THE LOT FRONTAGE REQUIREMENT AT THE RIGHT OF WAY SO SHOWING THE LENGTHS AT THE SETBACK IS NOT NECESSARY. THIS INFORMATION HAS BEEN REMOVED.

8/28/23 City Response:

SHEET G-1:

38. Review grading on south side of subdivision. Add missing contours and revise incorrect first floors.

8/21/23 Applicant RESPONSE: THE GRADING AND FIRST FLOORS HAVE BEEN REVISED.

8/28/23 City Response:

39. Show road centerlines.

8/21/23 Applicant RESPONSE: THE ROAD CENTERLINES HAVE BEEN ADDED.

8/28/23 City Response:

40. Fix footing drain linetypes.

8/21/23 Applicant RESPONSE: THE LINETYPES HAVE BEEN FIXED.

8/28/23 City Response:

41. Revise the legend.

8/21/23 Applicant RESPONSE: THE LEGEND HAS BEEN REVISED PER THE MARKUP.

8/28/23 City Response:

42. Remove the bearings and distances.

8/21/23 Applicant RESPONSE: THE BEARINGS AND DISTANCES HAVE BEEN REMOVED.

8/28/23 City Response:

43. A stone trench is recommended on Lot #29.

8/21/23 Applicant RESPONSE: A STONE TRENCH HAS BEEN ADDED.

8/28/23 City Response:

44. Add swales and yard drains between lots.

8/21/23 Applicant RESPONSE: YARD DRAINS HAVE BEEN ADDED.

8/28/23 City Response:

45. Show existing pavement at entrances to the new road to be milled.

8/21/23 Applicant RESPONSE: A NOTE HAS BEEN ADDED ON SHEET P-1 FOR THE SOUTHERN ENTRANCE. A NOTE HAS BEEN ADDED ON SHEET P-2 FOR THE EXISTING PAVEMENT TO REMAIN FOR THE NORTHERN ENTRANCE.

8/28/23 City Response:

46. Move roof drain outlets to catch basins.

8/21/23 Applicant RESPONSE: THE ROOF DRAIN OUTLETS HAVE BEEN ADDED THE CATCH BASINS EXCEPT FOR THE REAR LOTS.

8/28/23 City Response:

SHEET P-1:
47. Label hatch at northern entrance to proposed road.

8/21/23 Applicant RESPONSE: THE HATCH IS FOR A CONSTRUCTION ENTRANCE. THIS IS SHOWN ON SHEET G-1 SO IT WAS REMOVED FROM SHEET P-1.

8/28/23 City Response:

48. Revise viewport to show information that is cut off.

8/21/23 Applicant RESPONSE: THE VIEWPORT HAS BEEN REVISED.

8/28/23 City Response:

49. Verify the stations for CB #1 and #2.

8/21/23 Applicant RESPONSE: THE STATION INFORMATION HAS BEEN UPDATED ON THE PROFILE.

8/28/23 City Response:

SHEET D-3:
50. "Final Approval" block contains incorrect information.

8/21/23 RESPONSE: THE FINAL APPROVAL BLOCK IS NOT NECESSARY AND HAS BEEN REMOVED.

8/28/23 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/Ed Spyros):
1. On Drawing G-1, you will see that on lot #31, the dwelling is completely located within the 100' easement. I was in the understanding that just fences & sheds could go in the easement but not a "structure". (R.B.)

7/24/23 Applicant Response: The original easement is found in Volume 84 at page 247 of the Bristol Land Records. In the third paragraph of the easement, it is stated "if line is abandoned for over three years, this right of way, shall revert to the Grantors." An affidavit was filed in volume 1523 at page 765 of the land records setting forth the factual basis that the easement has been abandoned at least since 1998. Based upon the forgoing the easement no longer is effective and should be removed from the plans.

8/23/23 Applicant Response: THE ORIGINAL EASEMENT IS FOUND IN VOLUME 84 AT PAGE 247 OF THE BRISTOL LAND RECORDS. IN THE THIRD PARAGRAPH OF THE EASEMENT, IT IS STATED "IF LINE IS ABANDONED FOR OVER THREE YEARS, THIS RIGHT OF WAY, SHALL REVERT TO THE GRANTORS.". AN AFFIDAVIT WAS FILED IN VOLUME 1523 AT PAGE 765 OF THE LAND RECORDS SETTING FORTH THE FACTUAL BASIS THAT THE EASEMENT HAS BEEN ABANDONED AT LEAST SINCE 1998. BASED UPON THE FORGOING THE EASEMENT NO LONGER IS EFFECTIVE AND THE EASEMENT WAS REMOVED FROM THE PLANS. A NOTE WAS ADDED AS NOTE #10 UNDER "NOTES" ON SHEET E-1. THE EASEMENT WAS ABANDONED.

8/28/23 City Response:

2. No comments from ZEO (E.S.)

CITY PLANNER (Robert Flanagan):

1. On cover sheet, indicate application number and if subdivision is approved, approval date; Wetland Agency approvals should also be listed in this area.

7/24/23 Applicant Response: Acknowledged.

8/23/23 Applicant Response: A SUBDIVISION APPROVAL BLOCK HAS BEEN ADDED ON THE COVER SHEET. THERE ARE NO WETLANDS ON SITE SO WETLAND APPROVAL BLOCK WAS NOT ADDED.

8/28/23 City Response:

2. In table format, provide a Zoning Compliance chart listing all proposed lots and the easement areas associated with each lot and how each lot and associated easement areas comply with the Zoning Regulations. The chart shall also include the proposed Open Space parcel.

7/24/23 Applicant Response: Acknowledged.

8/23/23 Applicant Response: THE EASEMENT WAS ABANDONED PER VOL 84 AT PAGE 247, AND IN AFFIDAVIT VOLUME 1523 AT PAGE 765.

8/28/23 City Response:

3. In table format, provide abutting property owners listing.

7/24/23 Applicant Response: Acknowledged.

8/23/23 Applicant Response: AN ABUTTING PROPERTY OWNERS LIST HAS BEEN ADDED ON SHEET C-1 AND S-1.

8/28/23 City Response:

4. In Subdivision notes, correct the total area of the subdivision (blank, no entry). Additionally, notations on plan refer to the zone of the property as R-15, but should be corrected to show "R-10."

7/24/23 Applicant Response: Acknowledged.

8/23/23 Applicant Response: THE SUBDIVISION NOTES HAVE BEEN REVISED. THE ZONE HAS BEEN REVISED TO R-10.

8/28/23 City Response:

5. Provide a listing of the LID (Low Impact Development) features that have been incorporated into this phase of the Subdivision plan design.

7/24/23 Applicant Response: Acknowledged.

8/23/23 Applicant Response: THE LID FEATURES ARE UNDERGROUND STORAGE FOR EACH HOME, SHEET RUNOFF FROM LOTS, GRASS SWALES, SILT FENCE, SILT SOXX ON CATCH BASINS, CONSTRUCTION ENTRANCES AND AN OIL GRIT SEPARATOR ON THE PREVIOUS PHASE.

8/28/23 City Response:

6. Prior to the issuance of a building permit for any lot in Phase 4, bonding, to complete public improvements, shall be in place.

7/24/23 Applicant Response: Acknowledged.

8/23/23 Applicant Response: AGREED.

8/28/23 City Response:

7. The applicant should address the lack of street trees on the plan. Enhancing the aesthetic of the proposed neighborhood should be given serious consideration and an appropriate street tree planting plan should be provided for review.

7/24/23 Applicant Response: The proposed subdivision is heavily wooded and the developer will makes every effort to maintain as many existing trees as possible. The planting of trees in the street border presents issue for underground utilities and disruption of sidewalks as the root systems of the trees expand.

8/23/23 Applicant Response: THE PROPERTY IS WOODED AND THE ATTORNEY REQUESTED A WAIVER.

8/28/23 City Response:

8. A street lighting plan should be submitted for review. Details should also be provided on of each type of lighting fixture that will be used, along with pole heights and placement of poles on the subdivision plan.

7/24/23 Applicant Response: Acknowledged, lighting plan will be consistent with previous phases of the subdivision.

8/23/23 Applicant Response: THE STREET LIGHTING LOCATIONS HAVE BEEN ADDED ON SHEET G-1, P-1 AND P-2. INFORMATION ON THE TYPE OF LIGHTING HAS BEEN ADDED ON SHEET P-1 AND P-2.

8/28/23 City Response:

9. The Commission may require up to 15% of the land in the proposed subdivision to be dedicated as open space, parks or playgrounds. The applicant should offer comment on how this requirement has been achieved with the previous application and other applications from 2004. Additionally, the recorded subdivision map from 2004 for this development should be made part of this plan set in order to provide a context to the Commission and the public with respect to the open space that has been provided previously.

7/24/23 Applicant Response: At the time the original subdivision was laid out. It consisted of 58.8 acres. When the Planning Commission approved the overall plan for the subdivision, the developer set aside 8.85 acres of "Open Space" slightly in excess of the 15% requirement.

8/23/23 Applicant Response: OPEN SPACE WAS PROVIDED IN THE ORIGINAL PHASE.

8/28/23 City Response:

10. Sidewalks are shown on the plan submitted; a deferment request should be submitted if that is the intention of the applicant.

7/24/23 Applicant Response: The Applicant will submit a sidewalk waiver on one side of the street that is consistent with the overall subdivision plan.

8/23/23 Applicant Response: ATTORNEY ZIOGAS REQUESTED A WAIVER.

8/28/23 City Response:

New Comment 8/28/23

11. The subdivider shall provide a sidewalk caveat for review by Staff. The caveat, once approved, will be recorded on the City of Bristol land records acknowledging that the sidewalk deferment may be revoked at any time in writing by the City Council. Such revocation shall require the property owner to install the sidewalk to current City specifications within 360 days of the date of such revocation.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD sees no issues at this time.

FIRE MARSHAL (Kristopher Lambert):

1. Number of proposed fire hydrants and their location.

7/24/23 Applicant Response: To be provided.

8/23/23 Applicant Response: HYDRANTS HAVE BEEN ADDED AT APPROXIMATE STATIONS 35+80 AND 31+00.

8/28/23 City Response:

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Robert Longo)

1. I do not see any details of water or sewer main extensions or related services on the plan. My suggestion is the General Contractor call the office and schedule a meeting to go over our rules, regulations and expectations. A meeting between parties is best in these projects.

7/24/23 Applicant Response: Acknowledged.

8/23/23 Applicant Response: A NOTE HAS BEEN ADDED ON SHEET G-1 UNDER "GRADING NOTES" AS NOTE #15.

8/28/23 City Response:

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

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

Sidewalk Deferral Request

July 24, 2023

City of Bristol
Planning Commission
111 North Main Street
Bristol, Ct 06010

Re: Cold Spring Farm Phase 4 Application number 433

Dear Mr. Chairman:

Please be advised that my office represents Industrial Builders & Realty, LLC regarding a request for subdivision approval of 20 lots located at the proposed extension of Village Street. We have proposed sidewalks on only one side of the proposed road. This is consistent with the other 4 phases already approved and developed in this overall subdivision plan. We are requesting a waiver in accordance with the submitted plans. Under the current Subdivision Regulations the Commission has the authority to grant the deferment requested upon the consideration of the following;

1. The proximity of the subdivision to schools, parks, playgrounds or other such public facilities.

2. The proximity of the subdivision to shopping facilities.

3. The presence of other sidewalks in the area.

We will be prepared to discuss this issue at the hearing schedule for July 24, 2023.This application

Sincerely;

James Ziogas Jr.

From: Robert Flanagan
To: Richard Brown
Cc: Nancy Levesque
Subject: App. 433 - Phase 4 CL&P Easement
Date: Friday, June 30, 2023 9:32:00 AM
Attachments: DOC_20230627105241.PDF
DOC_20230627105231.PDF

Attorney Ziogas is stating that the Easement for Phase 4 has been released by CL&P.

We will verify prior to any decision by the Planning Commission.
Easement for Phase 4 has been released by CL&P.

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.

From: jziogas@ziogaslaw.com [mailto:jziogas@ziogaslaw.com]
Sent: Tuesday, June 27, 2023 10:55 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: cold springs

Robert:

See attached documents that created the easement and subsequently released it.

Thank you.

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

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VOLUME 84 247

See Affidavit VOL. 1523 PAGE 145

RIGHT-OF-WAY DEED

RALPH I. SCOVILLE ETAL TO THE CONNECTICUT POWER COMPANY

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME: GREETING: KNOW YE THAT, We, Ralph I. Scoville, Carrie E. Scoville, Elizabeth M. Scoville and Frederick F. Scoville, of the Town of Bristol, County of Hartford, Connecticut, hereinafter known and designated as "Grantor", for the consideration of the sum of one dollar and other valuable considerations to me in hand paid by The Connecticut Power Company, a corporation organized under the laws of the State of Connecticut, hereinafter known and designated as "Grantee", receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the said Grantee, and Grantee's successors and assigns:-

The perpetual right, privilege and easement to enter upon and to erect, maintain, inspect, operate, replace, repair and patrol not more than one line of towers with cross arms, and other usual fixtures and appurtenances used or adapted for the transmission of electricity and for telephone or telegraph use upon, over and across property owned by Grantor in Town of Bristol, Hartford County, Connecticut, described as follows:-

1st Parcel: Bounded North by James Burns; East and South by Highways; West by Denzie B. Hoadley;

2nd Parcel: Bounded North by James Burns; East by Denzie B. Hoadley; South by Highway; West by Sophie Bush and Highway.

The wood on this property is to be cut up to 4 foot cord wood or in longer lengths if desired by the Grantors. Brush to be burned and land left clear. Trees to be cut within 8 inches of the ground. No fruit trees shall be cut or damaged unless necessary; if such trees are cut or damaged the Grantee agrees to pay fair market price for them. Grantee agrees to pay for all damage caused by construction or maintenance of the above mentioned line. If line is abandoned for over three years, this right of way, shall revert to the Grantors. The above clause with reference to damage is intended to cover damage to animals as well as crops etc.

The said right-of-way being a strip of land 100 feet in width, running over and across the above described property in a southeasterly and northeasterly direction, which right of way is particularly shown and described in a volume of maps or blue prints on file in the Town Clerk's Office of the Town of Bristol, Connecticut, to which reference is hereby made, which volume of maps or blue prints is entitled, "Maps showing Property and Rights-of-Way of The Connecticut Power Company in the Town of Bristol, Connecticut, March, 1915." The blue print in said volume, showing the particular right-of-way granted in this deed, is entitled, "Exhibit A, Right-of-Way The Connecticut Power Co. across the property of Ralph I. Scoville, Town of Bristol, County of Hartford, State of Connecticut, Scale 1 inch = 500 feet, March, 1915."

The Grantor hereby grants to the Grantee, its successors and assigns, the right to trim or remove such trees and underbrush upon or adjacent to the land covered by said right-of-way as would interfere with or endanger said line or lines or the operation thereof when erected. The Grantor and Grantor's heirs or assigns, may use the said right-of-way for their own purposes so long as said uses do not interfere with any of the rights conveyed under the terms of this deed.

TO HAVE AND TO HOLD, the above granted and bargained easements, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, to its and their own proper use and behoof; and also we, the said Grantors, do for ourselves, our heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, we are well seized/ of the above easements and premises as a good indefeasible estate in fee simple and have good right to bargain and sell the same in manner and form as is above written, and that the same is free from all encumbrances whatsoever, and furthermore, we, the said Grantors do by these presents bind ourselves, and our heirs forever to warrant and defend the above granted and bargained easements to The Connecticut Power Company, the said Grantee, its successors and assigns, against all claims and demands whtsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 22nd day of April, 1915.

Signed, sealed and delivered in the presence of

L. P. Winchell..... witness to R.I.S.
E. L. Guthrie.....
J. H. Willoughby
Carleton W. Buell

Ralph I. Scoville (Seal)
Carrie E. Scoville (Seal)
Frederick F. Scoville (Seal)
Elizabeth M. Scoville (Seal)

STATE OF NEW YORK:
ss.
COUNTY OF TOMPKINS:

Personally appeared Ralph I. Scoville, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me, on this 22nd day of April, 1915.

(NOTARY SEAL) L. E. Post, Notary Public.

STATE OF CONNECTICUT:
COUNTY OF HARTFORD:

Personally appeared Carrie E. Scoville, Frederick F. Scoville and Elizabeth M. Scoville, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me, on this 27th day of April.

(THREE FIFTY CENT REVENUE STAMPS AFFIXED.) Carleton W. Buell, Notary Public.

Received for record July 20, 1915 at 3:55 P.M. and recorded by Thomas B. Steele
TOWN CLERK.

MORTGAGE DEED.

JOHN L. FITZPATRICK TO THE INTERNATIONAL MILL AND TIMBER CO.

Mr. John L. Fitzpatrick of the City of Bristol, State of Connecticut, mortgagor.

MORTGAGES AND WARANTS

To the International Mill and Timber Company, a corporation of Bay City, Michigan, mortgagee, its successors or assigns, all that certain piece or parcel of land, situated and being in the City of Bristol, in the County of Hartford and State of Connecticut; known and described as follows, to wit:-

Bounded South by highway Terryville Road fifty (50) feet,

East by land of the heirs of Ellen G. Fitzpatrick,

North by land of The New York, New Haven and Hartford Railroad Company, about fifty (50) feet, and

West by land of the heirs of Ellen G. Fitzpatrick.

The easterly line of the land herein described is sixty feet westerly of the west line of the Dwelling House "known as the Fitzpatridk Homestead". The East and West lines are parallel and fifty feet distant from one another. See Bristol Land Records, Volume 85, Page 211 for reference.

Together with the building to be erected thereon, to secure the payment to the mortgagee, its successors or assigns of Three Hundred fourteen dollars sixty cents ($314.60) Dollars, payable as follows:-

$13.30 upon August 15, 1915	$13.10 upon June 15, 1916
$13.10 upon September 15, 1915	$13.10 upon July 15, 1916
$13.10 upon October 15, 1915	$13.10 upon August 15, 1916
$13.10 upon November 15, 1915	$13.10 upon September 15, 1916
$13.10 upon December 15, 1915	$13.10 upon October 15, 1916
$13.10 upon January 15, 1916	$13.10 upon November 15, 1916
$13.10 upon February 15, 1916	$13.10 upon December 15, 1916
$13.10 upon March 15, 1916	$13.10 upon January 15, 1917
$13.10 upon April 15, 1916	$13.10 upon February 15, 1917
[illegible] 1916	$13.10 upon March 15, 1917

Quit Claimed Vol. 91 Page 72 Thomas B. Steele

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18450

AFFIDAVIT OF FACTS RELATING TO
TITLE OR INTEREST IN REAL ESTATE GIVEN
UNDER SECTION 47-12(a) OF THE CONNECTICUT GENERAL STATUTES

STATE OF CONNECTICUT

ss: Oct 6, 2003

COUNTY OF HARTFORD

Peter J. Del Mastro, being duly sworn, deposes and says as follows:

1. I am over the age of 18 and understand the obligations of an oath.

2. This affidavit is given with regard to the real property that constitutes Chimney Crest Condominiums ("Condominium"), created by a Declaration by Chimney Crest Development Corporation dated July 28, 1986 and recorded July 30, 1986 in Volume 835 at Page 478 of the Bristol Land Records ("Declaration").

3. The association of unit owners for Chimney Crest Condominiums is Chimney Crest Condominiums Association, Inc. ("Association")

4. I am the president of the Association, and am familiar with the Association's affairs.

5. The common elements of the Condominium are owned by the unit owners of the Condominium as tenants in common.

6. By an instrument recorded on July 20, 1915 in Volume 84 at Page 247 of the Bristol Land Records ("Grant"), Ralph I. Scoville, Carrie E. Scoville, Elizabeth M. Scoville and Frederick F. Scoville ("Grantors") granted an easement and right-of-way to The Connecticut Power Company over land that is now part of the common elements of the Condominium, for the purpose of erecting and maintaining one line of towers with cross arms, and other usual fixtures and appurtenances used or adapted for the transmission of electricity and for telephone or telegraph use.

7. Under the terms of the Grant, the easement and right-of-way shall revert to the Grantors if the line is abandoned for over three years.

8. I have lived at the Condominium since 1998, and I am familiar with the common elements of the Condominium as well as the structures on the common elements.

9. In 1998, the line of towers described in the Grant did not exist.

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10. No such towers have been installed during the past five years.

11. By the terms of the Grant, the easement and right-of-way are terminated and the interest granted in the Grant has reverted to the unit owners of the Condominium as tenants in common, as the unit owners at the Condominium are the successors to the Grantors.

Peter J. Del Mastro

Subscribed and sworn to before me
this 6 day of Oct 2003

Notary Public
My Commission Expires: 10/31/2004

Received Bristol Land Records @ 12:15PM

OCT 14 2003

Town Clerk

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SUBDIVISION REFERRAL FORM

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

FOR: NOTIFICATION OF PROPOSED SUBDIVISION AT MUNICIPAL BOUNDARY

Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org

FROM: ☑ Planning Commission ☐ Planning and Zoning Commission

Municipality: Bristol

TO: Capitol Region Council of Governments
Policy Development & Planning Department
241 Main Street
Hartford, CT 06106

Date of Referral:

Pursuant to the provisions of Section 8-26 of the General Statutes of Connecticut, as amended, the following proposed subdivision is referred to the Capitol Region Council of Governments for comment:

The proposed subdivision is entitled: Cold Spring Farms – Phase 4

Number of Acres: 9.74

Number of Lots to be Created: 20

☑ will include or abut land in the following Capitol Region Municipalities:
Southington

☐ will include or abut land in the following towns in adjacent regions:

Name, Mailing Address, and e-mail of the Subdivision Applicant is:

Industrial Builders and Realty, LLC
785 Middle Street
Bristol, CT 06010

Additional Comments:
This was a previously approved subdivision phase that lapsed in 2014.

DATE PUBLIC HEARING, IF ANY, IS SCHEDULED FOR: 07/24/2023

MATERIAL SUBMITTED HEREWITH (at a minimum, a plot plan should be provided):

☑ Application Form	☐ Engineering Plans/Profiles	☐ Other Specify:
☑ Plot Plan	☐ Grading Plan	

HAS THIS SUBDIVISION BEEN SUBMITTED PREVIOUSLY TO CRCOG?
☑ YES ☐ NO. IF YES, ON WHAT DATE: 05/28/2004

(FOR USE BY CRCOG)	
Date Received:	Name: Robert M. Flanagan, AICP
Sent certified/e-mail?	Title: City Planner
File Number	Address: 111 North Main Street Bristol, CT 06010
	Phone: 860-584-6227
	Email: robertflanagan@bristolct.gov

BY LAW, THE PLANNING 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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 20, 2023

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

FROM: Bristol Planning Commission

Re: Notice of Pending Application within 500 Feet of the Bristol-Southington Line

In accordance with the provisions of Section 8-26b of the Connecticut General Statutes, as amended, notice is hereby given that the Bristol Planning Commission has received the following application that may affect the Town of Southington:

Application #433 – Subdivision – Assessors Map 1, & Lot 7B; R-10 (Single-Family Residential) zone

Location: West of Village St. and Silo Rd.; north of Southington Town Line Rd.

Description of proposal: 20-lot residential subdivision (Cold Spring Farms – Phase 4)

Initiated by: Industrial Builders & Realty Co.

Tentative Review Date: July 24, 2023

(Note: This was a previously approved subdivision phase that lapsed in 2014; Application #433 will be reviewed by the Bristol Planning Commission at the above date, but a Public Hearing may not be scheduled.)

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

Enclosures (application/map)

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: June 20, 2023

TO: Town Clerk, Town of Southington

FROM: Bristol Planning Commission

Re: Notice of Pending Application within 500 Feet of the Bristol-Southington Line

In accordance with the provisions of Section 8-26f of the Connecticut General Statutes, as amended, notice is hereby given that the Bristol Planning Commission has received the following application that may affect the Town of Southington:

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

Enclosures (application/map)

Original Approval
092204

City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

September 22, 2004

Industrial Builders & Realty Company
785 Middle Street
Bristol, CT 06010

RE: Application #268 – Subdivision ("Cold Spring Farms", Secs. 2-4), south of Village St. and Silo Rd. (73 lots); Assessor's Map 1, Lots 6 and 7; R-10 and R-15 (Residential) zones; Industrial Builders & Realty Co., applicant

Dear Applicant:

The Planning Commission at its meeting of July 28, 2004, voted to grant conditional approval of the above application with the following stipulations:

1. All remaining staff comments shall be satisfactorily addressed prior to filing the subdivision maps.
2. Minor adjustments may be made to the proposed phase limits with the approval of the Engineering Division.
3. No access shall be allowed from the subdivision or any of its lots to Southington Town Line Road.

Please make the necessary modifications to the plans and submit seven revised paper copies, along with two Mylar copies of the subdivision map suitable for filing, to the City Engineer's office within 90 days.

Additionally, please provide legal documents for any easements in favor of the City that will result from this subdivision. Please note that the appropriate fees will be required to file these maps and documents once final approval has been granted.

Finally, it should be noted that final approval of this subdivision cannot be granted, **and that no lots may be offered for sale nor building permits issued**, until either all associated public improvements have been completed or a subdivision bond covering these improvements has been filed by you.

Very truly yours,

Paul A. Strawderman
Secretary
City Planning Commission

PAS/nm
C: Attorney Timothy Furey
City Clerk
City Surveyor
P.W. Coordinator
Building Official
Water Dept.
Fire Dept.
Highway Inspector

Subdivision Expiration
100814

City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

October 8, 2014

William Delfino
Industrial Builders & Realty Company
785 Middle Street
Bristol, CT 06010

RE: Application #268, Expiration of Cold Springs Farm, Sect. 4 subdivision, Cold Spring Farm Subdivision, Section IV, Village St., Industrial Builders, Inc., applicant.

Dear Mr. Delfino:

The Planning Commission at its meeting of September 23, 2014, voted to affirm that Section 4 of the Cold Springs Farm subdivision, initially approved by the Commission on July 28, 2004, has expired per the provisions of Section 8-26c of the Connecticut General Statutes.

The Planning Commission further voted that the Commission direct its staff to file notification of such expiration on the Bristol Land Records and on the subdivision plan on file in the office of the Town and City Clerk.

Very truly yours,

Paul A. Strawderman
City Engineer

PAS/nk

C; Assessor's Office
City Clerk

Minutes
September 2014

BRISTOL PLANNING COMMISSION
REGULAR MEETING OF SEPTEMBER 23, 2014

ATTENDANCE: Commissioner John Soares (Acting Vice Chairman)
Commissioner Gary Harrigan
Commissioner Gary Lawton (Alternate)
Commissioner Jodi Zils Gagne (Alternate)
Commissioner Roland Loranger (Alternate)
City Planner, Alan Weiner
City Engineer, Paul Strawderman

ABSENT: Commissioners Anthony Dell'Aera, Marie Keeton, and William Veits.

Acting Chairman Soares designated Commissioners Harrigan, Lawton, Gagne, Loranger and himself as voting Commissioners.

The meeting was called to order at 7:01 P.M.

I. Minutes
1. Regular Meetings of June 25, 2014, July 30, 2014, August 6, 2014 (special), and September 3, 2014 (special).

Motion was made by Commissioner Harrigan to accept the minutes of June 25, 2014 as presented.
Motion seconded by Commissioner Gagne.
Motion carried 5-0.

Motion was made by Commissioner Harrigan to accept the minutes of July 30, 2014 as presented.
Motion seconded by Commissioner Lawton.
Motion carried 5-0.

The Commission agreed to postpone action on the August 6, 2014 special minutes to the October 29, 2014, regular meeting.

Motion was made by Commissioner Harrigan to accept the special minutes of September 3, 2014 as presented.
Motion seconded by Commissioner Gagne.
Motion carried 5-0.

II. Pending Applications
There were no pending applications.

III. New Applications
1. Application #377 – Site Plan for firehouse (expansion), 17 Vincent P. Kelly Rd.; Assessor's Map 3, Lot 31B; I (General Industrial) zone; City of Bristol, applicant.

The Commission acknowledged receipt of the second set of Site Plan Comments dated September 16, 2014.

James Sperry, P.E., Kaestle Boos Associates, Inc., 416 Slater Road, New Britain, on behalf of the applicant, explained the request to redesign the existing Fire Station #4 to redevelop the site and the existing building. Mr. Sperry explained that there would be one entrance to the site and the site would be used as a fire training facility. He explained that the parking spaces would be for staff and for the training facility, which had a proposed thirty two parking spaces in front of the building for public parking and the rear parking spaces would be for staff and fire training facility. He explained the existing fire tower would remain with a proposed addition and the smoke house would be demolished. He reviewed the sand storage shelter that was used for emergencies that would be redesigned. He explained the proposed concrete vehicle rescue pad for training purposes. He reviewed the dumpster area and that the landscaping plans were reduced because of the facilities purposes. Mr. Sperry explained the site would have new water connections and new sanitary sewer lines because currently they were undersized. He described the storm drainage system that would have an overflow system to a city system.

Paul Dominov, P.E., Kaestle Boos Associates, Inc., 416 Slater Road, New Britain, on behalf of the applicant, reviewed the existing 35,000 square foot building, proposed building, and proposed building facades. He explained the building purpose was for the storage of equipment, trailers, and vehicles. There would be three garage bays that included a maintenance bay for City vehicles. The proposed building would contain administrative offices and a training area.

for roof areas. After inquiry by Mr. Strawderman, Mr. Hiltbrand explained there would likely be sufficient building area because there was not many buildings, but the parking areas and the inland wetlands would affect the plan designs.

Attorney Ziogas explained the site had two acres but sixteen building units were the maximum amount the applicant would construct because of the site limitations.

Mr. Weiner explained the map provided an overview of the site. He reviewed the Assessor's records, noting the errors on the applicant's map of 371 King Street (single family house) and 375 King Street (two family house). Also, Lot 25 was a two family house and Lot 26 was a single family house. He requested a revised map be submitted for the Zoning Commission meeting. He reviewed the various zones and mixed uses in the area. He reviewed Page 82, item #4 of the Plan of Conservation and Development for Future Land Use Plans recommendations for Route 229 and Route 72, which recommended the area not to turn into an excessive commercial area, but to be used as a residential area with residential character.

Motion was made by Commissioner Harrigan to recommend approval of Application #2172 to the Zoning Commission, Change of Zone from R-10 (Single-Family Residential) to A (Multi-Family Residential) for Lots 4 (pt.), 4A (pt.) and 4B, east side of King Street between Stonecrest Drive and Holt Street, based on item number four of the Route 229 Corridor Study to maintain the predominantly residential character of Route 229 between Broad Street and Route 6.
Motion seconded by Commissioner Lawton.
Motion carried 5-0.

V. City Council and Other Referrals
There were no City Council and other referrals.

VI. Old Business
There was no old business.

VII. New Business
1. Expiration of Cold Springs Farm, Sect. 4 subdivision, Application #268

The Commission acknowledged receipt of the following items: a letter dated August 12, 2014, from Paul Strawderman, City Engineer and a letter dated April 9, 2014, from Peter Forrest, former City Surveyor.

The following item was submitted into the record: a map dated September 23, 2014, entitled *"For Planning Purposes Only, Map Prepared by Bristol Land Use Office, Source: Bristol Assessor's Records, dated 09/23/14"* , regarding the Cold Springs Farm Subdivision and a draft motion, undated, to vote on the application (submitted by Alan Weiner, City Planner).

Mr. Weiner read into the record the letter dated August 12, 2014.

Mr. Weiner explained to the Commission that they reviewed this item at their July 2014 meeting. He explained the application was approved July 2004 and there was ten years of conditional approvals. He explained because of the State laws the subdivision was valid for another four years, but the conditional approvals have expired for the site. Mr. Weiner explained the Commission requested at their July 2014 that a letter be sent to the applicant regarding the site.

Mr. Weiner read into the record the letter dated August 12, 2014.

Mr. explained there has been no correspondence or no conversations with the applicant. He reviewed the State Statute, Section VIII.26.c. and that the State Statute considered the subdivision automatically expired. Mr. Weiner explained that no action was required by the Commission, but the Commission had previous applications that they voted on to declare subdivisions null and void. He suggested that the Commission not declare the subdivision null and void, but affirm the subdivision null and void and direct Staff the Commissions directions for the subdivision.

After inquiries by the Commission, Mr. Weiner explained his submitted map had the Cold Springs Farm, Section 5 subdivision because it was a similar situation as the Cold Springs Farm, Section 4 subdivision. He explained the applicant was likely affected by the economy and that it was not economically feasible to bond the site.

Mr. Weiner explained that the land would be considered raw land and the property would be taxed as land property. He explained if the applicant wanted to reactivate the subdivision, the applicant was required to file a new application. He explained the last four years of the subdivision had to be bonded, which the applicant has not completed.

Motion was made by Commissioner Gagne that Application #268, affirm that Section 4 of the Cold Springs Farm subdivision, initially approved by the Commission on July 28, 2004, has expired per the provisions of Section 8-26c of the Connecticut General Statutes. Commissioner Gagne further moved that the Commission direct its staff to file notification of such expiration on the Bristol Land Records and on the subdivision plan on file in the office of the Town and City Clerk.

Motion seconded by Commissioner Harrigan.
Motion carried 5-0.

VIII. Staff Reports

1. Monthly Subdivision Status Report

The commission acknowledged receipt of the monthly subdivision status report dated September 18, 2014.

Mr. Weiner explained the Commission reviewed the Expiration of Cold Springs Farm, Section 4 subdivision (App. #268) would be removed from the subdivision report next month. He explained that Mr. Rock has begun the construction of a street for the Jerome Avenue subdivision (App. #372).

2. Update of 2000 Plan of Conservation and Development

Mr. Weiner reminded the Commission of the special meeting on Wednesday, October 1, 2014, at 7:00 P.M., in the First Floor Meeting Room, with Glen Chalder of Planimetrics. He explained the Commission would receive an agenda this week. Acting Chairman Soares encouraged the Commission members to attend these meetings because they were this was a comprehensive review of the update of the 2000 Plan of Conservation and Development.

IX. Communications

Motion was made by Commissioner Gagne to adjourn.
Motion seconded by Commissioner Lawton.
Motion carried 5-0.

The meeting adjourned at 8:20 P.M.

These minutes represent the proceedings of the meeting.
This meeting was taped.

Respectfully submitted,
Nancy King

_____

Marie Keeton
Secretary
City Planning Commission

JOB: COLD SPRING FARM
CLIENT: INDUSTRIAL BUILDERS
ADDRESS: SOUTH OF VILLAGE ROAD, BRISTOL
DATE: Mar-90
EXISTING POND FOR REDUCED AREA
FILE F_IND_B5

ATTACHED IS AN ENGINEERING COMPUTER ANALYSIS OF A DETENTION POND TO REDUCE PEAK FLOW AFTER DEVELOPMENT.

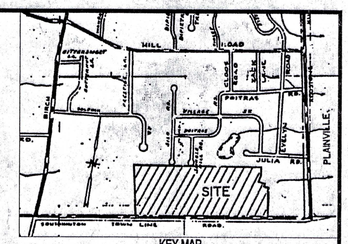
KRATZERT, JONES AND ASSOCIATES, INC.
Engineers Surveyors Site Planners
1457 Meriden Waterbury Road
Milldale (Southington), Ct. 06467

203-621-3638

Hyperlink for Report:

https://ct-bristol2.civicplus.com/DocumentCenter/View/41607/Cold-Springs-Drainage

2004 - Original Approved Subdivision Map



KEY MAP
SCALE 1" = 1000'

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION:	8-25-04- TOWN COMMENTS
REVISION:	
REVISION:	
REVISION:	
PROJECT:	
DRAWN BY:	CVZ

SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS A:
IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON:
A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A:
CLASS A-2

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

James N. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

OVERALL SUBDIVISION PLAN

for

COLD SPRINGS SUBDIVISION PHASES 2 & 4

BRISTOL, CT

SCALE: 1" = 80'
DATE: NOVEMBER 29, 2003

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : 0 OF 5

NOTES:

1. THIS SUBDIVISION IS SUBJECT TO STIPULATION AS SET FORTH BY INLAND WETLANDS COMMISSION IN PERMIT #492.
2. THE WETLANDS REVIEW AREA IS 100' FROM THE WETLANDS BOUNDARY.

SUBDIVISION NOTES:

1. PARCEL OWNER: INDUSTRIAL BUILDERS
2. AREA: 59.8 ACRES
3. ADDRESS:
4. ZONE: R-10 & R-15
   ZONING REQUIREMENTS:
   LOT FRONTAGE: 85' (R-10) & 100' (R-15)
   FRONT YARD: 20' (R-10) & 25' (R-15)
   SIDE YARD: 8' (R-10) & 10' (R-15)
   REAR YARD: 20' (R-10) & 25' (R-15)
   LOT AREA: 10,000 S.F. (R-10) & 15,000 S.F. (R-15)
5. SITE TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
6. PRIOR TO EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" 1-800-922-4455.
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND\WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPERATE INLAND\WETLAND PERMIT.
9. OWNER IS RESPONSIBLE TO MAINTAIN WATERCOURSE.

LEGEND
- PROPERTY LINE
- PROPERTY CORNER
- EXISTING IRON PIN
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXIST. EDGE OF ROAD
- PROP. EDGE OF ROAD
- EDGE OF EASEMENT
- LOT NUMBER
- HOUSE NUMBER

K:\2003\Sub2\INDUSTR-203285-PHASE2,-8R\dwg\phase2-3-4.dwg, 80 scale, 09/28/2004 03:08:55 PM, HP1050C

SUBDIVISION PLANS PREPARED FOR

COLD SPRINGS PHASE IV



LIST OF DRAWINGS

C-1	COVER SHEET	AS NOTED
E-1	EXISTING CONDITIONS MAP	40' SCALE
S-1	PHASE IV SUBDIVSION MAP	40' SCALE
G-1	GRADING AND EROSION CONTROL PLAN	40' SCALE
P-1	PLAN AND PROFILE SHEETS	V:4' SCALE/H:40' SCALE
P-2	PLAN AND PROFILE SHEETS	V:4' SCALE/H:40' SCALE
D-1	SITE DETAILS	N.T.S.
D-2	SITE DETAILS	N.T.S.
D-3	SITE DETAILS	N.T.S.
D-4	SITE DETAILS	N.T.S.
D-5	SITE DETAILS	N.T.S.

STATE INFORMATION

1. CONNECTICUT HIGHWAY DEPT.
   OFFICE OF SPECIAL SERVICES & PERMITS
   1107 CROMWELL AVENUE
   ROCKY HILL, CT 06067
   (860) 258-4541

2. STATE D.E.P.
   79 ELM STREET
   HARTFORD, CT 06106
   (860) 424-3245

MISCELLANEOUS

1. CALL BEFORE YOU DIG
   (800) 922-4455

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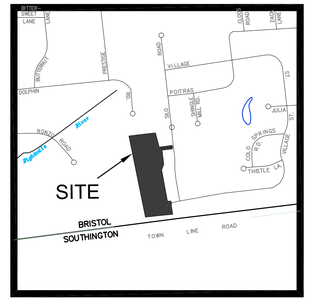

KEYMAP: SCALE: 1"=1000'

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01-4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01-57)
#286 SILO ROAD

LESTER K. & KARI M. BALICKI (MBL: 01-58)
#274 SILO ROAD

DAVID J. & CYNTHIA S. MILEWSKI (MBL: 01-59)
#264 SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-60)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01-34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01-09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-08)
DOLPHIN ROAD

APPLICATION #433
ASSESSOR'S MAP 01, LOT 7B

DATE OF APPROVAL

APPLICANT

INDUSTRIAL BUILDERS & REALTY, LLC
785 MIDDLE STREET
BRISTO, CT 06010
860 583-2430

SITE CONSULTANTS

KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY RD.
P.O. BOX 337
MILLDALE, CT 06467
TEL. (860) 621-3638
FAX (860) 621-9609
EMAIL: info@kratzertjones.com
www.kratzertjones.com

KJA
kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS
BUILDING ENGINEERS

REVISION: 8/14/23 - TOWN COMMENTS
REVISION: 6/07/23
REVISION: 1/20/06 CORRECTION NOTE
REVISION: 8/12/05
REVISION: 8-25-04- TOWN COMMENTS
PROJECT: 203\Sub2\INDUSTR-203285-PHASE2
DRAWN BY: CVZ/MBR/RB
SEAL:

James N. Sokonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
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SITE PLANNERS • BUILDING ENGINEERS
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MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJAS@AOL.COM

COVER SHEET

for

COLD SPRINGS SUBDIVISION PHASE 4

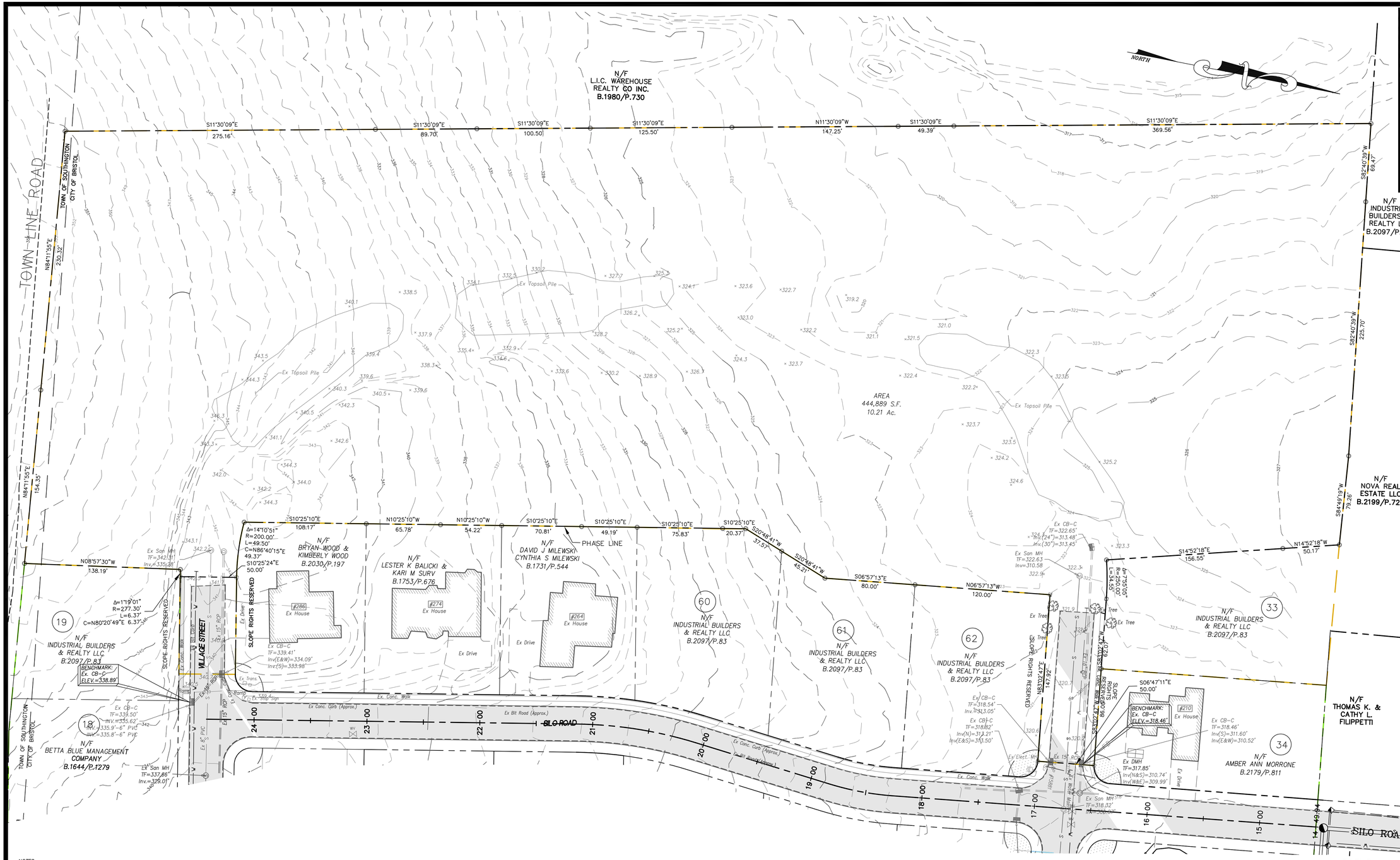
VILLAGE STREET, BRISTOL, CT

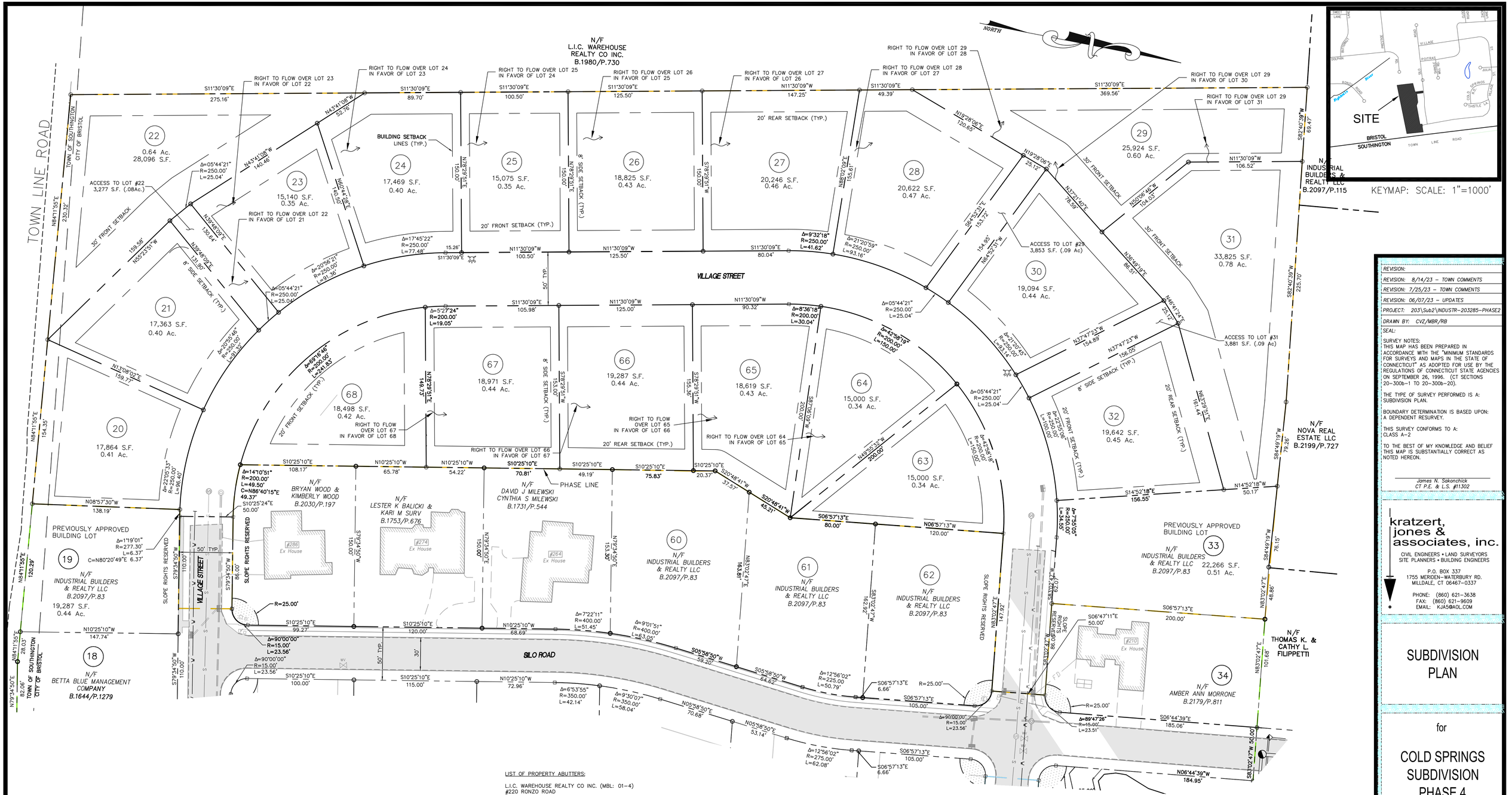
SCALE: N.T.S.
DATE: JANUARY 30, 2023

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : C-1

M:\203\Sub2\INDUSTR-203285-PHASE2 - JBR\Dwg\phase2-4 (2023).dwg
Layout: C-1 Model
Plotted: 30 Jan 2023 - 2:30pm


TOWN LINE ROAD
TOWN OF SOUTHINGTON
CITY OF BRISTOL
N8411'55"E 230.32'
N8411'55"E 154.35'
S11°30'09"E 275.16'
S11°30'09"E 89.70'
S11°30'09"E 100.50'
S11°30'09"E 125.50'
N11°30'09"W 147.25'
S11°30'09"E 49.39'
S11°30'09"E 369.56'
S82°40'39"W 69.47'
S82°40'39"W 225.70'
S84°49'19"W 79.26'
N/F L.I.C. WAREHOUSE REALTY CO INC. B.1980/P.730
N/F INDUSTRIAL BUILDERS & REALTY LLC B.2097/P.115
N/F NOVA REAL ESTATE LLC B.2199/P.727
N/F THOMAS K. & CATHY L. FILIPPETTI
AREA 444,889 S.F. 10.21 Ac.
NORTH
KEYMAP: SCALE: 1"=1000'
SITE
BRISTOL
SOUTHINGTON
TOWN LINE ROAD
SWEET LANE
ELM STREET
DOOR BOARD
ALDEN LANE
WESTERLY
ANN STONE
VILLAGE
ROAD
DOLPHIN
POITRAS
OLD
BRISTOL
JULIA
ST
ROAD
Pequabuck River
COLD SPRINGS
VILLAGE
LA
THISTLE
Ex Topsoil Pile
Ex Drive
Ex Conc. Walk
Ex Conc Curb (Approx.)
Ex Bit Road (Approx.)
SILO ROAD
VILLAGE STREET
SLOPE RIGHTS RESERVED
Ex Utility Pole
Ex Trans
Ex Sign
Ex Tree
Ex Elect. MH
Ex 15" RCP
Ex 18" RCP
Ex 24" RCP
Ex 48" RCP
Ex 6" PVC
Ex 8" PVC
Ex 12" PVC
Ex 15" PVC
Ex 24" PVC
Ex 30" PVC
Ex 36" PVC
Ex 42" PVC
Ex 48" PVC
Ex 54" PVC
Ex 60" PVC
Ex 72" PVC
Ex 84" PVC
Ex 96" PVC
Ex 108" PVC
Ex 120" PVC
Ex 132" PVC
Ex 144" PVC
Ex 156" PVC
Ex 168" PVC
Ex 180" PVC
Ex 192" PVC
Ex 204" PVC
Ex



SUBDIVISION NOTES:

1. PARCEL OWNER: INDUSTRIAL BUILDERS & REALTY
2. AREA: ±10.2 Ac TOTAL
3. ADDRESS: VILLAGE STREET, BRISTOL, CT
4. ZONE: SEE ZONING TABLE
5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
6. **THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.**
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND\WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPERATE INLAND\WETLAND PERMIT.
10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
11. **INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. LIGHTING LAYOUT TO BE PER TOWN ENGINEER. LIGHTING TO BE LEDs PER CITY OF BRISTOL STANDARDS.**
12. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICE MUST BE APPROVED BE THE BRISTOL POLICE DEPARTMENT.
13. THE MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF THE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. MAINTENANCE INCLUDING SNOWPLOWING, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE MUNICIPALITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.
14. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
15. **PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 584-6225 AND 584-6125, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.**
16. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
17. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
19. PRESERVE AS MANY TREES AS POSSIBLE.
20. **DRIVEWAY GRADES NOT TO EXCEED 15%.**
21. CITY STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
22. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER CITY OF BRISTOL REGULATIONS.
23. **PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
24. **THE APPLICANT IS RESPONSIBLE FOR ANY ADDITIONAL PERMITS THAT MAY BE REQUIRED BY THE STATE.**
25. **AN AS-BUILT OF THE ROADWAY INCLUDING UTILITIES AND LATERALS SHALL BE REQUIRED.**
26. **PLOT PLANS AND AS-BUILTS SHALL BE REQUIRED FOR ALL LOTS.**

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01-4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01-57)
#286 SILO ROAD'

LESTER K. & KARI M. BALICKI (MBL: 01-58)
#274 SILO ROAD

DAVID J. & CYNTHIA S. MILEWSKI (MBL: 01-59)
#264 SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-60)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01-34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01-09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-08)
DOLPHIN ROAD

ZONING TABLE

ZONE – R-10

	REQUIREMENTS
LOT AREA	10,000 SF
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	20'
LOT FRONTAGE	85'

Utilities Disclaimer:
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REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

NOTE:
The intent of this map is to correct errors in lot dimension on map entitled "Subdivision Plan for Cold Springs Subdivision Phase 2 Bristol, CT. Scale:1"=40', Date: November 29, 2003 (Revised 8/25/04) Drawing No. 1 of 5 Kratzert & Jones Associates Inc." said map being filed in Map Dawer 111 – N. The lots affected are 5,6,22,24,41,51,52,57,60, 61,62,65,66 and 75.

LEGEND

	PROPERTY LINE
○	IRON PIN TO BE SET
◉ Ex IP	EXISTING IRON PIN
⊡	MONUMENT TO BE SET
■	EXISTING MONUMENT
Ⓢ	EXISTING SANITARY MANHOLE
Ⓓ	EXISTING STORM MANHOLE
□	EXISTING CATCH BASIN
☆	EXISTING LIGHT
	EXISTING HYDRANT
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EX. EDGE OF ROAD
	EX. EDGE OF ROAD (CURBED)
	EX. EDGE OF DRIVEWAY
S	EX. SANITARY SEWER LINE
W	EX. WATER LINE
	EX. GUIDE RAIL
98	EX. CONTOUR

REVISION:
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
REVISION: 06/07/23 – UPDATES
PROJECT: 203\Sub2\INDUSTR-203285-PHASE2
DRAWN BY: CVZ/MBR/RB
SEAL:

SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS A: SUBDIVISION PLAN.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2

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

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJAS@AOL.COM

SUBDIVISION PLAN

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1" = 40'

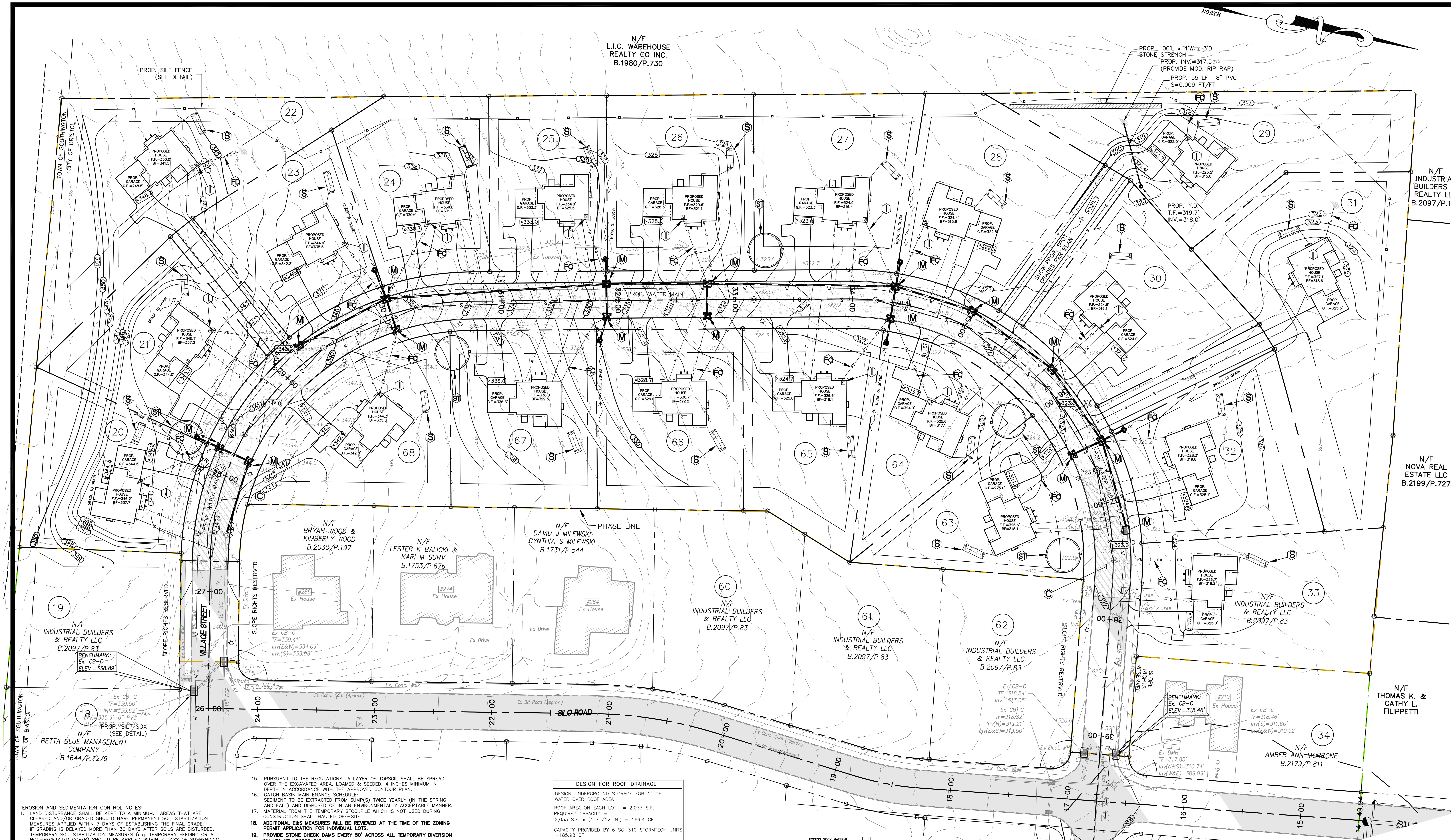
DATE: JANUARY 30, 2023

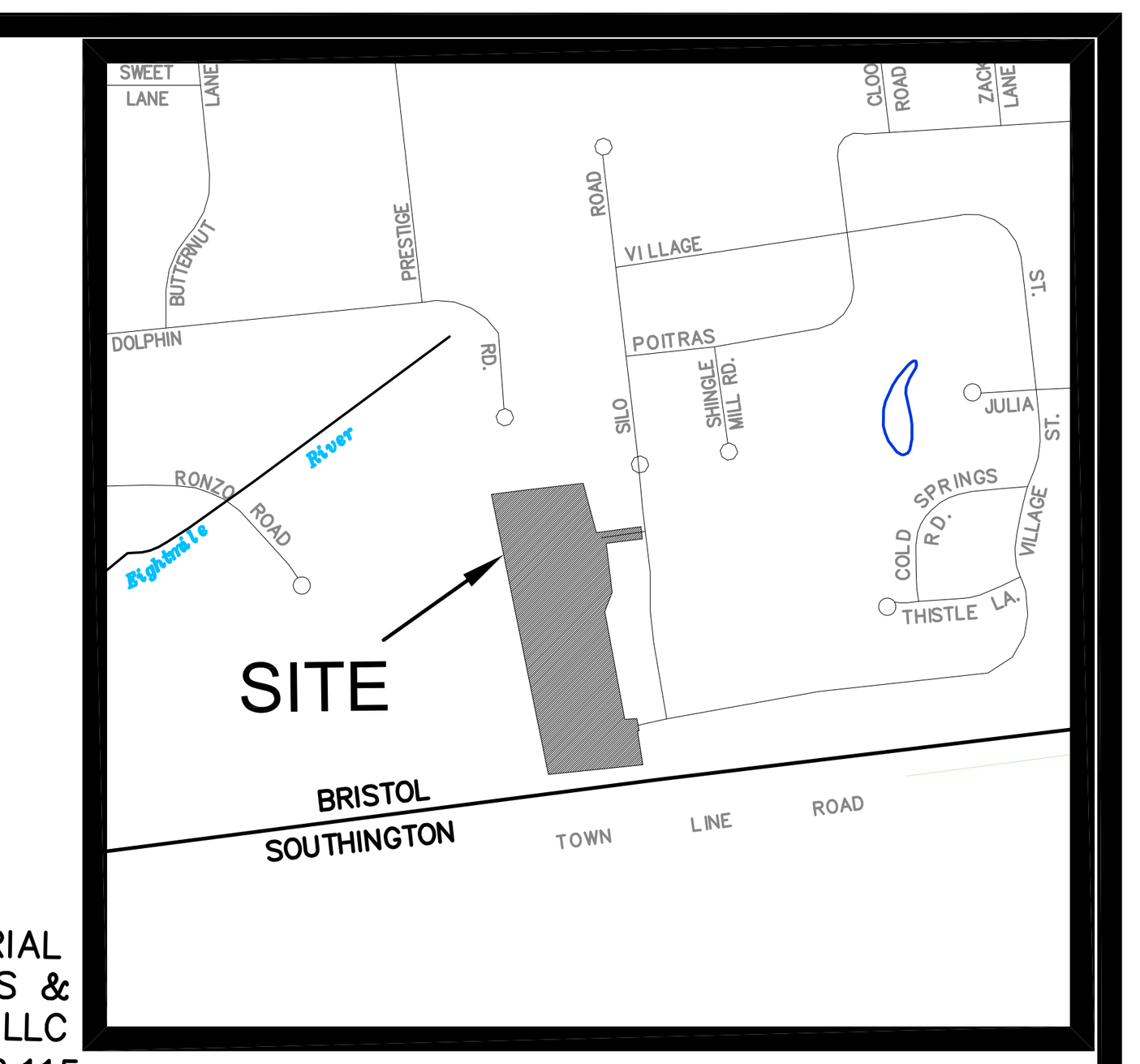
HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126

DRAWING NO. : S-1

M:\2003\SAZ\MISCPR-203285-PHASE2-ARB\plan\planset-4 (2003).dwg
LA:0.01 S=1 DATE: Aug 16, 2023 - 9:53am





KEYMAP: SCALE: 1"=1000'

EROSION AND SEDIMENTATION CONTROL NOTES:

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. AREAS THAT ARE CLEARED AND/OR GRADED SHOULD HAVE PERMANENT SOIL STABILIZATION MEASURES APPLIED WITHIN 7 DAYS OF ESTABLISHING THE FINAL GRADE. IF GRADING IS DELAYED MORE THAN 30 DAYS AFTER SOILS ARE DISTURBED, TEMPORARY SOIL STABILIZATION MEASURES (e.g. TEMPORARY SEEDING OR A NON-VEGETATED COVER) SHOULD BE APPLIED WITHIN 7 DAYS OF SUSPENDING WORK.
2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4"MIN.) AND SEEDED OR MULCHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, THIER APPLICATIONS, AND SPECIFIC DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE.
5. ALL E&S CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ANY E&S CONTROL MEASURES NOT WILL BE SUBJECT TO A CITATION.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE MUNICIPALITY.
7. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, STRAW WATTLES OR STRAW BALES.
8. SEDIMENTATION BARRIERS TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION.
9. BRING ANY UNFORSEEN CONDITIONS TO THE ATTENTION OF THE MUNICIPALITY.
10. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
11. **INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583–2430** IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
12. **INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583–2430** IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
13. SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING STRAW BALES, STRAW WATTLES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
14. SILT FENCE AND/OR STRAW WATTLES & STRAW BALES TO BE INSTALLED PRIOR TO COMMENCMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE. PERPENDICULAR WINGS SHOULD BE USED TO BREAK THE VELOCITY OF WATER FLOWING ALONG THE GEOTEXTILE SILT FENCE WHERE IT DOES NOT FOLLOW THE CONTOUR AT THE TOE OF SLOPE. FOR SLOPES OF 5:1 OR FLATTER, WINGS SHALL BE PLACED EVERY 100 FEET; FOR 3:1 TO 5:1 EVERY 75 FEET; AND FOR 2:1 TO 3:1 SLOPES, EVERY 50 FEET.
15. PURSUANT TO THE REGULATIONS; A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEEDED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
16. CATCH BASIN MAINTENANCE SCHEDULE: SEDIMENT TO BE EXTRACTED FROM SUMP(S) TWICE YEARLY (IN THE SPRING AND FALL) AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
17. MATERIAL FROM THE TEMPORARY STOCKPILE WHICH IS NOT USED DURING CONSTRUCTION SHALL HAULED OFF-SITE.
18. **ADDITIONAL E&S MEASURES WILL BE REVIEWED AT THE TIME OF THE ZONING PERMIT APPLICATION FOR INDIVIDUAL LOTS.**
19. **PROVIDE STONE CHECK DAMS EVERY 50' ACROSS ALL TEMPORARY DIVERSION SWALES (IF NECESSARY).**
20. **ALL DEWATERING MUST BE DIRECTED INTO FILTER BAGS.**
21. **DUST CONTROL MEASURES, INCLUDING THE USE OF MULCHES, SPRAY ADHESIVES, WATER AND CALCIUM CHLORIDE SHALL BE UTILIZED WHENEVER ORDERED OR WHEN WINDS ARE FORECAST TO EXCEED 8MPH.**
PUBLIC RIGHTS-OF-WAY SHALL BE KEPT CLEAN DURING EARTH MOVING.
EROSION CONTROL MATTING TO BE USED FOR IMMEDIATE STABILIZATION ON SLOPES GREATER THAN 3:1
22. CONTACT BRISTOL ENGINEERING/PUBLIC WORKS AT (860) 584–6125

GRADING NOTES:

1. CONTOUR INTERVAL = 1'
2. ELEVATIONS BASED ON NGVD29.
3. **TOPOGRAPHY IS FROM CITY TOPOGRAPHY AUGMENTED BY FIELD SURVEY.**
4. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1–800–922–4455.
5. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
6. ALL EARTH SLOPES TO BE 2' HORIZONTAL TO 1' VERTICAL MAXIMUM.
7. EROSION AND SEDIMENTATION CONTROL TO FOLLOW CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDED.
9. DEVELOPMENT OF INDIVIDUAL LOT(S) SHOWN ON THESE PLANS IS INTENDED TO BE CONCEPTUAL IN NATURE TO FACILITATE HOUSE PLANNING. DEVELOPER SHALL NOT BE PRECLUDED FROM REVISING THIS PLAN TO ACCOMMODATE ACTUAL HOUSE STYLE CHOSEN AND FIELD CONDITIONS FOUND ON EACH LOT.
10. SEE EROSION AND SEDIMENTATION CONTROL NOTES.
11. CONTRACTOR TO VERIFY BY TEST PIT EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
12. IF NECESSARY, USE DEWATERING BAG (SEE DETAIL).
13. STREET LIGHTS TO BE LED's
14. MAXIMUM DRIVEWAY GRADE SHALL NOT EXCEED 15% WITH A TRANSITION UP TO THE STREET LINE
15. GENERAL CONTRACTOR TO CALL THE WATER DEPARTMENT OFFICE AND SCHEDULE A MEETING TO GO OVER THE RULES, REGULATIONS AND EXPECTATIONS
16. DRIVEWAY LOCATIONS MUST BE A MINIMUM OF 3' AWAY FROM CATCH BASINS

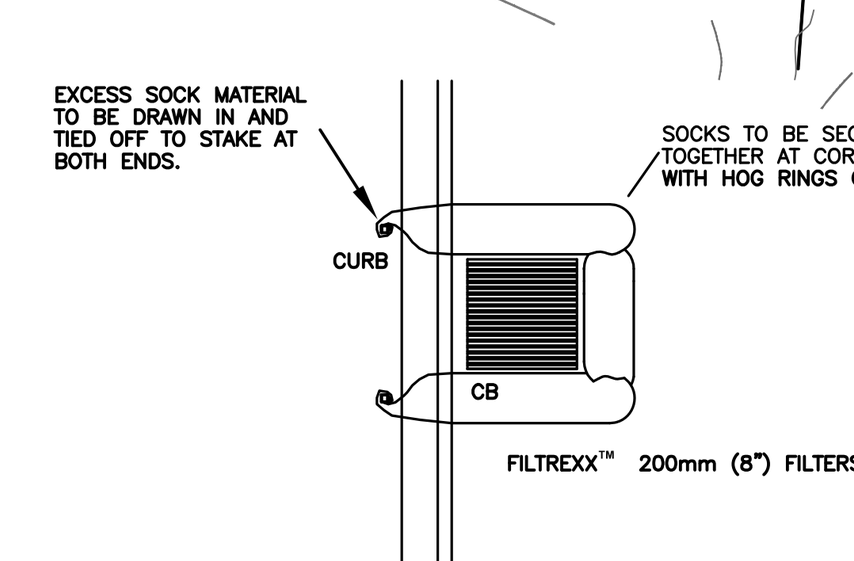
DESIGN FOR ROOF DRAINAGE
DESIGN UNDERGROUND STORAGE FOR 1" OF WATER OVER ROOF AREA
ROOF AREA ON EACH LOT = 2,033 S.F. REQUIRED CAPACITY = 2,033 S.F. x (1 FT/12 IN.) = 169.4 CF
CAPACITY PROVIDED BY 6 SC–310 STORMTECH UNITS =185.98 CF

CONSTRUCTION SEQUENCE:

1. **AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.**
1A. **LIMITS OF CLEARING SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.**
1B. **THE STORMWATER BASIN SHOULD BE CONSTRUCTED FIRST AND IMMEDIATELY STABILIZED (SHAPED, SEEDED, AND BLANKETED). ALL SLOPES > 3:1 SHOULD BE EITHER MATTED OR HYDRO SEEDED WITH A TACKIFIER.**
2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
3. CALL BEFORE YOU DIG 1–800–922–4455.
4. CLEAR AND GRUB SITE, TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
5. STRIP AND STOCKPILE TOPSOIL FROM ROADWAY AREA. ANCHOR WITH STRAW MULCH AND AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 30 DAYS, THEN THEY SHOULD BE SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
6. ROUGH GRADE ROAD RIGHT OF WAY PURSUANT TO THE APPROVED PLAN.
7. CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH STRAW WATTLES OR STRAW BALES, AND FILTER FABRIC ON GRATES TO TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
8. PLACE AND GRADE BANKS; PROVIDE SLOPE STABILIZATION AT 3:1 BANKS AND GREATER.
9. FINISH GRADE ROADWAY AND PLACE GRAVEL BASE FOR BINDER COURSE OF PAVING.
10. PAVED APRONS TO BE CONSTRUCTED TO THE RIGHT OF WAY LINE AT ALL PROPOSED CURB CUTS.
11. ROUGH GRADE AREA BETWEEN CURB AND RIGHT OF WAY LINE.
12. PLACE FINISH COURSE OF PAVING.
13. FINISH GRADE RIGHT OF WAY; SPREAD TOPSOIL (4" MIN.) AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.

SUGGESTED SEED MIXTURE	LBS/AC	LBS/1000 SF
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS	5	0.10
	45	1.00

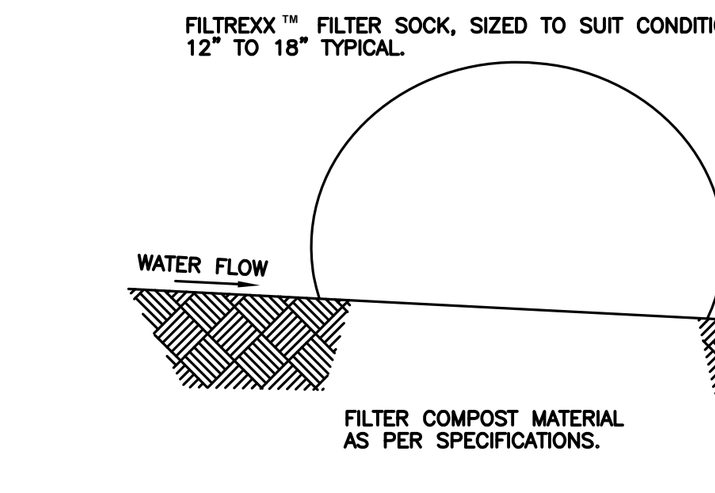
14. REMOVE SEDIMENT AND DISPOSE OF OFF SITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
15. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
16. AFTER DISTURBED AREAS HAVE HAD VEGETATION REESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.
17. KRATZERT, JONES & ASSOC., INC. DOES NOT ADVISE IN SAFETY REQUIREMENTS DURING CONSTRUCTION AND KJA IS NOT AN EXPERT ON SAFETY REQUIREMENTS DURING CONSTRUCTION. CONSTRUCTION PERSONNEL SHALL VERIFY THAT ALL OSHA REQUIREMENTS ARE MET OR RETAIN QUALIFIED OSHA EXPERTS TO ADVISE ON SAME.



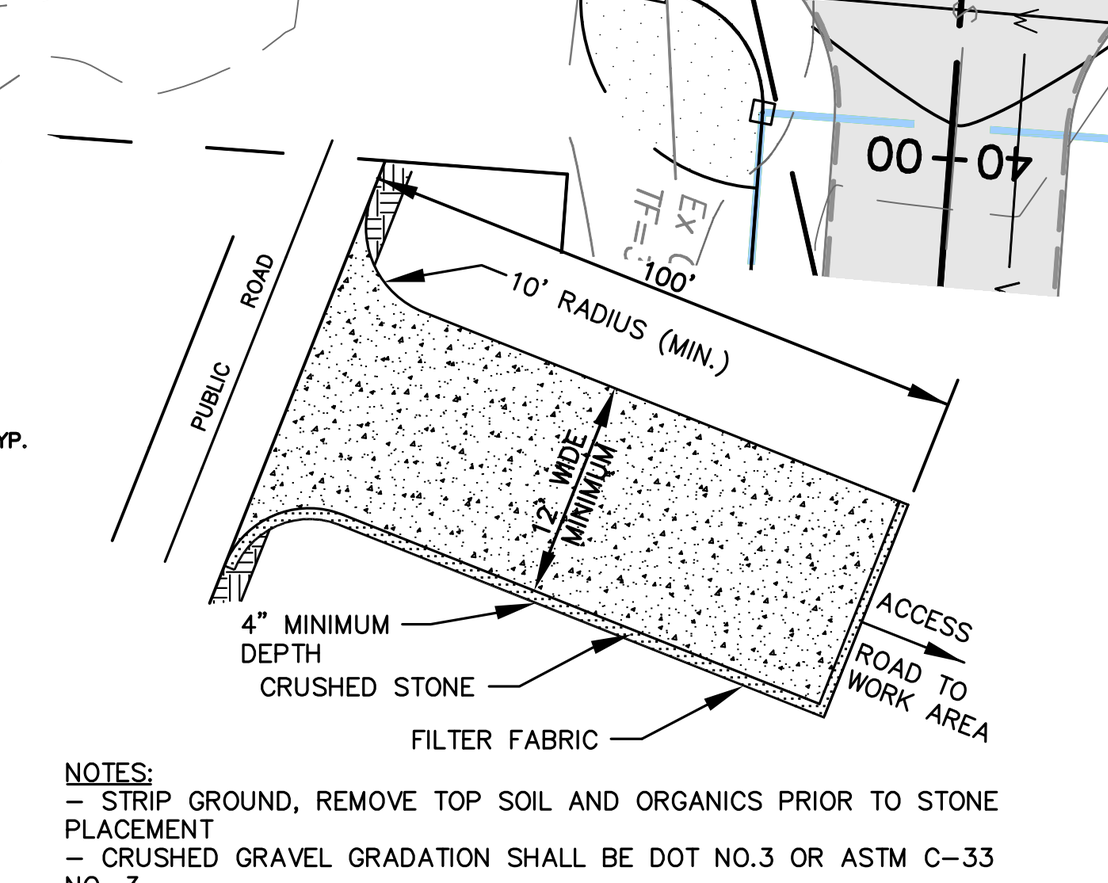
SILT SOXX CATCH BASIN APPLICATION DETAIL

NOTES:
1. ALL MATERIAL TO MEET FILTREXX™ SPECIFICATIONS.
2. SECURE FILTERSOCK TO GROUND AT EACH END.

SOCK OPTION:



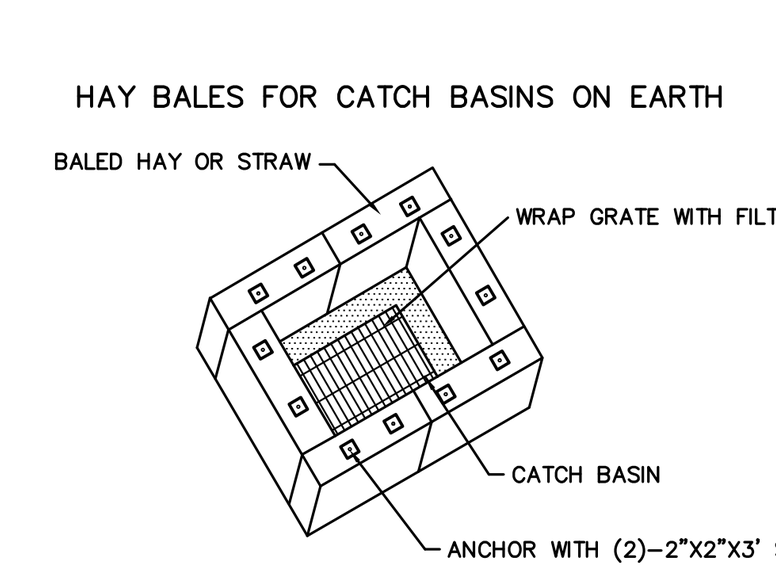
SILT SOXX DETAIL
NTS



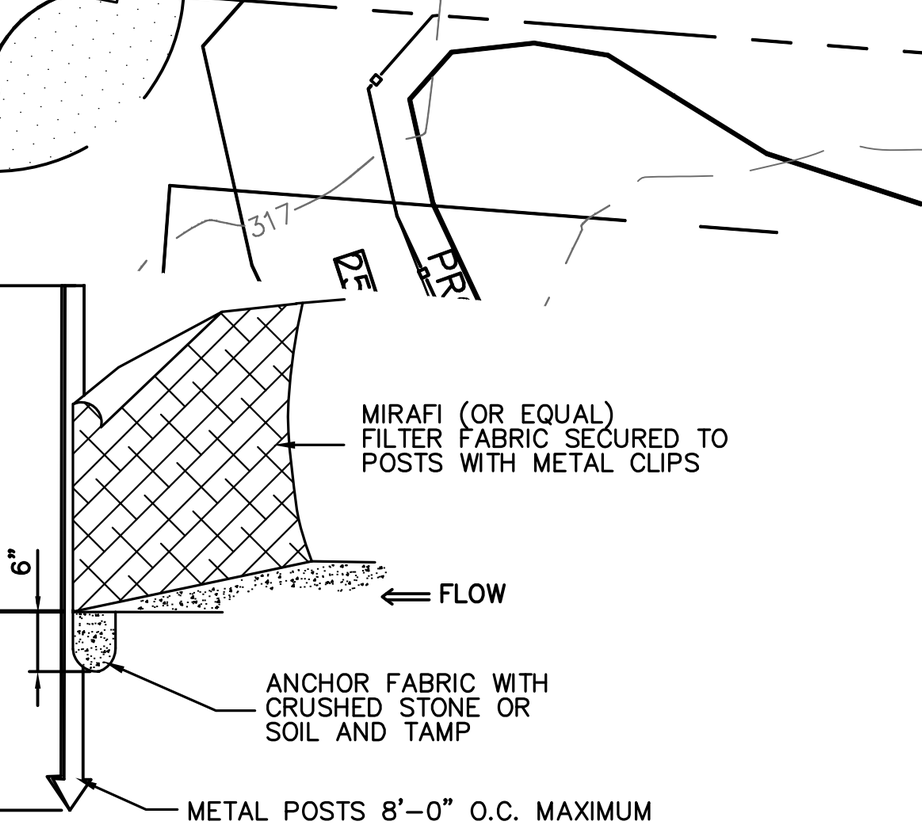
NOTES:
– STRIP GROUND, REMOVE TOP SOIL AND ORGANICS PRIOR TO STONE PLACEMENT
– CRUSHED GRAVEL GRADATION SHALL BE DOT NO.3 OR ASTM C–33 NO. 3

CONSTRUCTION ENTRANCE DETAIL
N.T.S.

HAY BALES FOR CATCH BASINS ON EARTH



SEDIMENTATION BARRIER INSTALLATION
N.T.S.



SILT FENCE DETAIL
N.T.S.

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The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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SYMBOLS LEGEND

- (C) PROP. CONSTRUCTION ENTRANCE
- (S) PROP. ROOF LEADER TO 6– SC–310 STORMTECH UNITS
- (G) PROP. SILT FENCE
- (M) PROP. MULCH LOGS (SILT SOXX) AROUND CATCH BASIN
- (FC) PROP. FOOTING DRAIN OUTLET TO CATCH BASIN
- (FD) PROP. FOOTING DRAIN OUTLET TO RIP RAP AT DAYLIGHT
- (I) PROP. SUMP
- (ST) PROP. SOIL STOCKPILES

LEGEND

Existing	Proposed
PROPERTY LINE	PROP. PROPERTY LINE
PROPERTY CORNER	PROP. IRON PIN
EXISTING IRON PIN	PROP. MONUMENT
EXISTING MONUMENT	PROP. SANITARY MANHOLE
EXISTING SANITARY MANHOLE	PROP. STORM MANHOLE
EXISTING STORM MANHOLE	PROP. YARD DRAIN
EXISTING CATCH BASIN	PROP. CATCH BASIN
EXISTING LIGHT	PROP. LIGHT
EXISTING HYDRANT	PROP. HYDRANT
EXISTING UTILITY POLE	PROP. EDGE OF ROAD
EX. EDGE OF ROAD	PROP. EDGE OF BIT. CURB
EX. EDGE OF BIT CURB	PROP. EDGE OF CONC CURB
EX. EDGE OF CONC CURB	PROP. SANITARY SEWER LINE
EX. SANITARY SEWER LINE	PROP. WATER LINE
EX. WATER LINE	PROP. STORM PIPE
EX. CONTOUR	PROP. CONTOUR
	PROP. SPOT GRADE
	PROP. SILT FENCE
	PROP. FOOTING DRAIN

M:\203\Sub2\INDUSTR–203285–PHASE2,–BR\dwg\phase2–4 (2023).dwg
LAYOUT: G–1 DATE: Aug 22, 2023 – 10:10am

REVISION:
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
REVISION: 06/07/23 – UPDATES
PROJECT: 203\Sub2\INDUSTR–203285–PHASE2
DRAWN BY: CVZ/MBR/RB
SEAL:

"I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE CITY OF BRISTOL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL DATED 2002, AS AMENDED."

SIGNATURE

JAMES N. SAKONCHICK CT P.E. & L.S. #11302
(NAME) (CERTIFICATION NO.)

"THE PLANNING AND ZONING COMMISSION CERTIFIES THAT THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF BRISTOL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL DATED 2002, AS AMENDED."

SIGNATURE

DATE OF APPROVAL

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN–WATERBURY RD.
MILLDALE, CT 06467–0337
PHONE: (860) 621–3638
FAX: (860) 621–9609
EMAIL: KJA5@AOL.COM

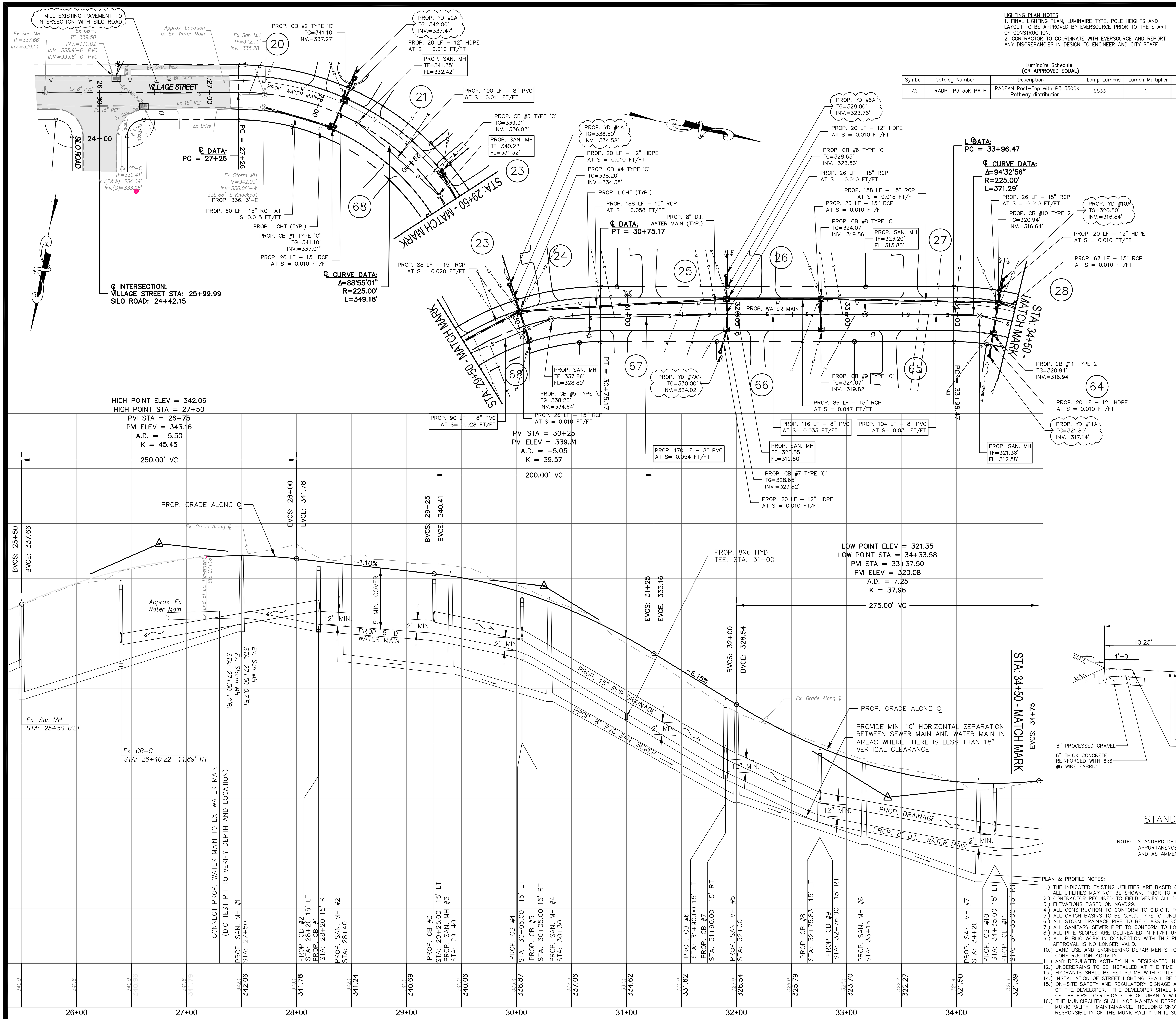
GRADING & EROSION CONTROL MAP

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1" = 40'
DATE: JANUARY 30, 2023
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL
KJA FILE NO. : DRAW #126
DRAWING NO. : G-1



LIGHTING PLAN NOTES
1. FINAL LIGHTING PLAN, LUMINAIRE TYPE, POLE HEIGHTS AND LAYOUT TO BE APPROVED BY EVERSOURCE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH EVERSOURCE AND REPORT ANY DISCREPANCIES IN DESIGN TO ENGINEER AND CITY STAFF.

Luminaire Schedule
(OR APPROVED EQUAL)

Symbol	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts
☼	RADPT P3 35K PATH	RADEAN Post-Top with P3 3500K Pathway distribution	5533	1	1	53.62

LEGEND
- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN (Ex IP)
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE (GV)
- EXISTING WATER VALVE (WV)
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR
- PROP. PROPERTY LINE
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
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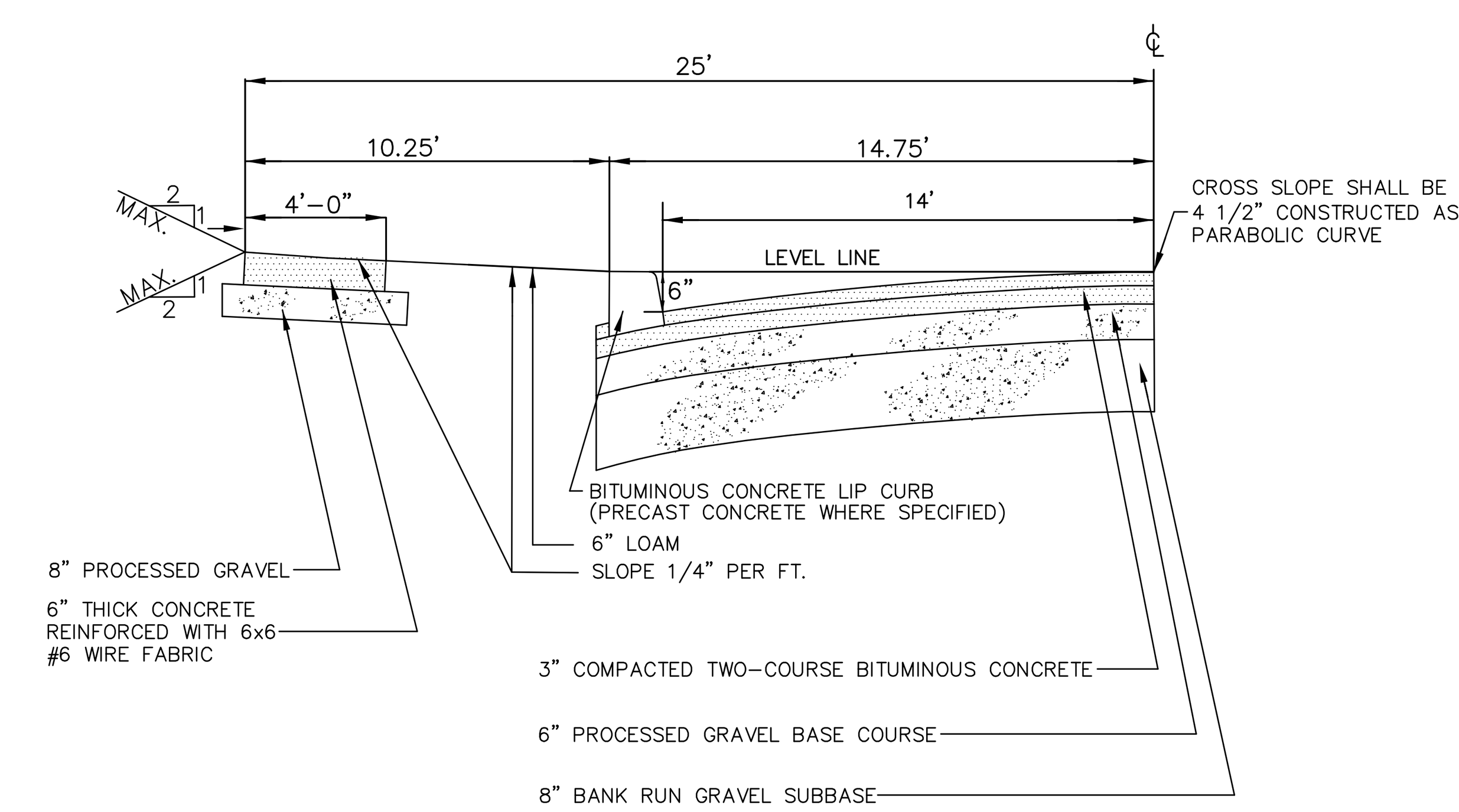
LIGHT POLE
(OR APPROVED EQUAL)
(N.T.S.)



STANDARD ROAD SECTION
(N.T.S.)

NOTE: STANDARD DETAIL FOR THE CONSTRUCTION OF STREETS AND APPURTANENCES IN THE CITY OF BRISTOL, CT. EFF. 2/20/70 AND AS AMMENDED 4/10/01

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REVISION: 7/25/23 - TOWN COMMENTS
REVISION: 06-07-23 - UPDATES
REVISION: 01-07-05 - TOWN COMMENTS
REVISION: 10-22-2004 - TOWN COMMENTS
PROJECT: 203\SUB2\INDUSTR-203285-...
DRAWN BY: TJM
SEAL:

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
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MILLDALE, CT 06467-0337
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FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

PLAN AND PROFILE FOR VILLAGE STREET

for

COLD SPRINGS SUBDIVISION PHASE 4

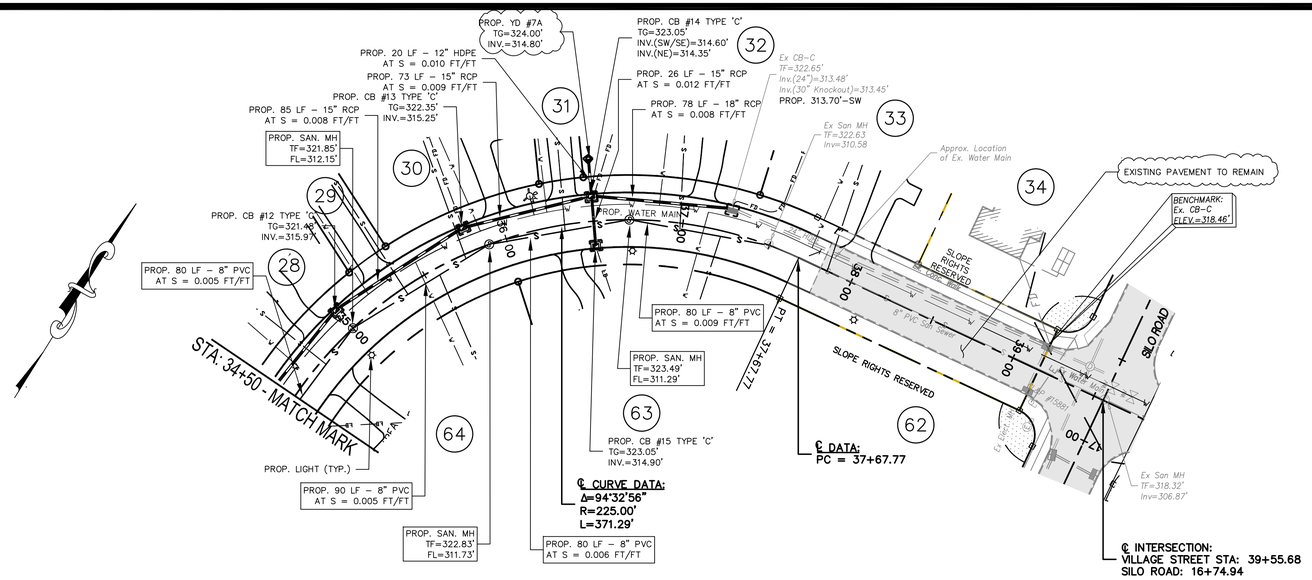
VILLAGE STREET, BRISTOL, CT

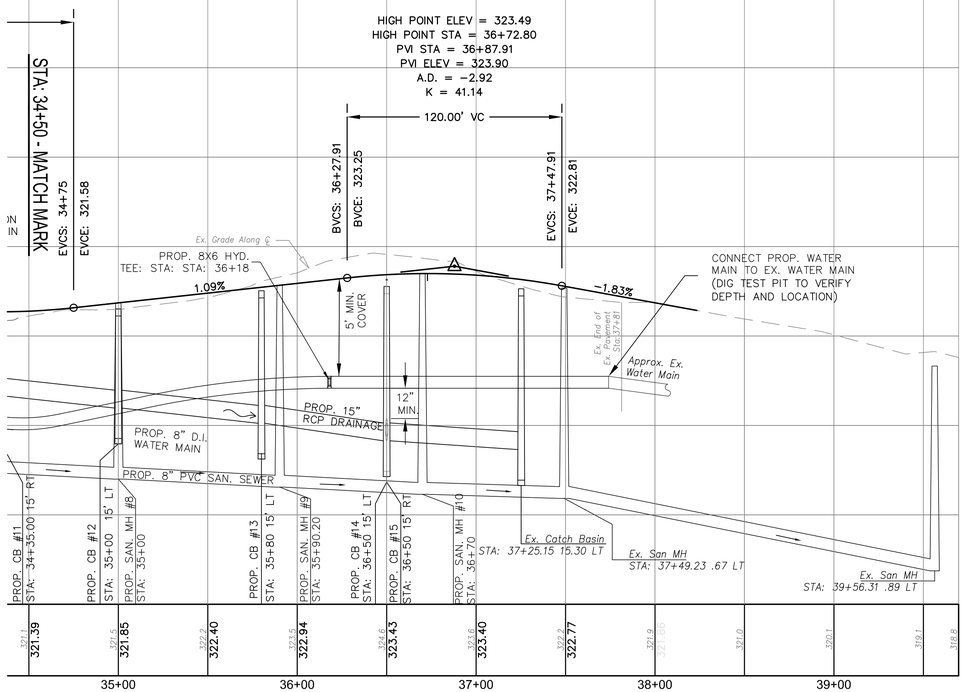
SCALE: 1"=40'(P&H)/4'(V)

DATE: FEBRUARY 14, 2023

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : P-1





LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- Ex IP — EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
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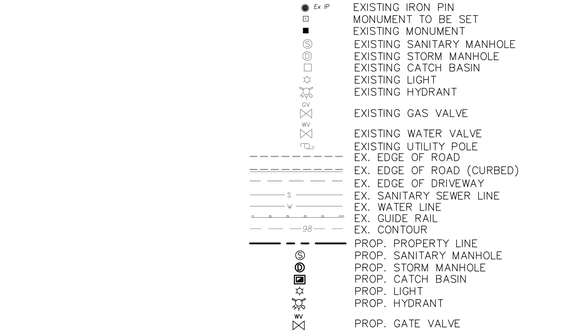
LIGHTING PLAN NOTES
1. FINAL LIGHTING PLAN, LUMINAIRE TYPE, POLE HEIGHTS AND LAYOUT TO BE APPROVED BY EVERSOURCE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH EVERSOURCE AND REPORT ANY DISCREPANCIES IN DESIGN TO ENGINEER AND CITY STAFF.

Luminaire Schedule
(OR APPROVED EQUAL)

Symbol	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts
☼	RADPT P3 35K PATH	RADEAN Post-Top with P3 3500K Pathway distribution	5533	1	1	53.62



LIGHT POLE
(OR APPROVED EQUAL)
(N.T.S.)



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REVISION: 8/14/23 – TOWN COMMENTS
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for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1"=40'(P&H)/4'(V)
DATE: FEBRUARY 14, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : P-2

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a (Capital Letter) may occur concurrently:

1. Conduct a preconstruction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field mark the limits of all activities and install, at a minimum, silt fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER.
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations.
4. After each rainstorm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location.
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6 in diameter, and not to remain, shall be chipped and stored on site for mulch.
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited.
7. Construct all temporary sedimentation and erosion control structures, including but not limited to: Sedimentation Basin, swales, stone check dams and water breaks. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction.
8. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet Job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles.
9. Bring proposed site entrance surface areas to rough subgrade.
10. Install a six inch (6") deep crushed stone anti-tracking pad as detailed and dimensioned on the drawings. At the end of each working day or as required, accumulated soil is to be swept from existing streets.
11. Conduct all rough cuts and fills for proposed building, parking and swales. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials.
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having Jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted.
13. Provide temporary seeding measures on all exposed soils which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan.
14. Excavate for and construct infiltration trenches.
15. Excavate for and install storm drainage systems. Install silt soxx sediment barriers at all catch basin locations.
16. Bring proposed driveway areas to pavement subgrade with processed gravel and install binder course and curbing. Refer to details.
17. Construct all driveway entrance Improvements as indicated on plans.
18. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of six inches (6") of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame.
19. Exercise final landscaping plan and permanent seeding to provide long-term stabilization.
20. Complete final paving with top course and paint surfaces with pavement markings.

21. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner.
22. Remove temporary measures once permanent measures have matured as approved by the Municipalities enforcement officer.
23. Conduct final inspection with Municipality to identify deficiencies and establish punch list; complete some to the satisfaction of the Municipality.
24. Construction Staging:
a. Stage #1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures.
b. Stage #2 - Install subsurface stormwater systems, install underground utilities.
c. Stage #3 - Erect building, complete driveway, finish grade site and loan and seed all disturbed areas.

B. REGULATORY COMPLIANCE

1. The OWNER of record or its agent shall be responsible for registering the project with the CTDEP for 'Discharge of Stormwater and Dewatering Wastewaters' per Section 22a-430b of the Connecticut General Statutes whenever five acres or more of accumulated disturbance will occur with the parcels boundaries.
2. The OWNER of record shall be responsible for retaining a licensed Professional Engineer or Certified Soil Erosion & Sediment Control Specialist to inspect the site periodically in accordance with CTDEP guidelines. Monitoring reports shall be prepared and filed with the OWNER, contractor and Inland-Wetland office of the town.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the contractor where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that contractor shall be held responsible for Informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed In the event the title of the property Is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER.
2. Whenever sedimentation Is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.
3. Maintenance of all drainage facilities and watercourses within any subdivision or land development shall be the responsibility of the OWNER OF RECORD until they are accepted by the Municipality. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of in an environmentally acceptable manner at an approved location consistent with the plan.
4. Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the OWNER to their point of open discharge at the property line or at a communal watercourse within the property.
5. No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Municipality.
Department of Environmental Protection General Permit for Stormwater Discharges.

INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430
IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430
IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY

A. INTRODUCTION

The primary function of erosion and sedimentation control management is to absorb stormwater energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area (ie; wetlands or watercourses). Soil erosion and sedimentation control principles are all formulated on the premise that it is easier, cheaper and less environmentally damaging to reduce soil detachment in the first place than It is to control its transport and deposition or to remediate the damage after it occurs. Therefore, a comprehensive soil erosion and sedimentation control plan has been prepared for the project utilizing both temporary and permanent devices to minimize impacts. The plan is based on the Connecticut Guidelines for Soil Erosion and Sediment Control as amended to date and that of the Connecticut Department of Environmental Protection General Permit for Stormwater Discharges.

B. PRINCIPLES FOR SOIL EROSION AND SEDIMENT CONTROL

1. Control erosion at its source with temporary control structures, minimize the runoff from areas of disturbance, and disperse and distribute stormwater runoff through natural vegetation before discharge to critical zones such as streams or wetlands.
2. Keep land disturbances to a minimum - The more land that is kept in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. This design approach minimizes the required earthwork, thereby lowering the erosion potential.
3. Time grading and construction to minimize soil exposure - The development will be phased to minimize the extent of cleared soil at any particular time. Within the scheduled phasing, only areas under active construction will be exposed. Residential lots, for example, will remain undisturbed until actual construction of the house is to begin.
4. Retain existing vegetation wherever feasible - Silt fencing and in some cases construction/snow fencing will be used to physically define the limit of work, thereby protecting and preserving existing vegetation from the act of construction.
5. Stabilize disturbed or unstable areas as soon as possible - In areas where work is not expected to occur for one (1) to twelve (12) months, soil stabilization by temporary seeding or mulching must be done within seven (7) days of the suspended clearing or excavation/grading operation.
6. Minimize the length and steepness or slopes - The project has engineered the steepness and length of slopes to minimize runoff velocities and to control concentrated flow. Where concentrated (aware?) flow from exposed surfaces is expected to be greater than three feet per second, hay bale or stone check dams will be installed in the aware. The check dams will be placed so that unchecked flow lengths will not be greater than 100 feet.
7. Maintain low runoff velocities - To protect disturbed areas from stormwater runoff, hay bale and/or soil diversion berms will be installed wherever runoff is likely to traverse newly exposed soil. Immediately following the clearing and stripping of topsoil, rough grading for the post-construction swales will take place. The swales will direct runoff so that it can be checked or impounded. Stormwater outlets will be designed to reduce velocities and dissipate energy.
8. Trap sediment on-site and prior to reaching critical areas such as wetlands - Silt fences, haybale check dams, filter strips, sediment traps, and catch basin filters will be used to either impound sediment-laden runoff or to filter the runoff as it flows through an area. Reference is made to the Soil Erosion and Sediment Control Plan for location of silt fences, hay bales, etc. Stabilized construction entrances will be installed at all construction entrances to prevent construction vehicles from tracking sediment onto off-site roadways. All temporary erosion control devices will be installed prior to the commencement of construction.
9. Establish a thorough maintenance and repair program - Soil Erosion and Sediment Control measures will be inspected at least once weekly and within twenty four (24) hours of the end of a storm with a rainfall amount of 1/2 inch or greater, and maintained and/or repaired as needed to ensure proper function.
10. Assign responsibility for the maintenance program - The responsibility for the maintenance program will be assigned to the contractor who shall designate one of its supervisory personnel to be the liaison to the Owner's representative. The Owner will retain the services of a licensed professional who shall inspect and monitor the contractor's methods and have the authority to require modifications to the SE&S controls. The municipality will be copied on all inspection reports prepared on behalf of the project.
11. All construction equipment, when not in use, should be stored a safe distance from all inland wetlands and watercourses. All petroleum products used for operation and maintenance of construction equipment shall not be stored on-site. When fueling or maintaining equipment on-site, it shall be done at a minimum of two hundred feet (200') from any inland wetlands or watercourses. It is required that absorbent pads be kept on-site in event of a spill, it is important that spills be avoided at all costs. In case of an emergency, the Connecticut Department of Environmental Protection emergency spill reporting hotline shall be contacted at (860) 424-3338.
12. Portable sanitary facilities shall be operational on-site throughout the duration of the construction process.

5-2 PRESERVE AND CONSERVE SOIL

TO - TOP SOILING

1. Definition
The application of topsoil to promote the growth of vegetation following the establishment of final grades.
2. Purpose
To provide a suitable growth medium for final site stabilization with vegetation.
3. Applicability
Where the texture, pH, or nutrient balance of the available soil (sands, gravels or other unconsolidated materials) cannot be modified by reasonable means to provide an adequate growth medium.

Where the existing soil material is too shallow to provide an adequate root zone and to supply necessary moisture and nutrients for plant growth.

Where high quality turf is desirable to prevent erosion and withstand intensive use and/or meet aesthetic requirements.

Where landscape plantings are planned.

Where extensive filling and cutting of slopes has occurred.
Only on slopes no steeper than 2:1.

4. Specifications:
Stockpiling
Stockpile topsoil that is stripped from the site in such a manner that natural site drainage is not
obstructed and no oft-site sediment damage results. In all cases, locate stockpiles to maximize distance from wetlands and/or watercourses.
The side slopes of all stockpiles shall not exceed 2:1. Install a sediment barrier down slope to trap sediments eroding from the stockpile. Stabilize the stockpiled material if it is to remain for a period of 30 days or longer (see Temporary Soil Protection, Temporary Seeding, Permanent Seeding, and Mulch for Seed measures for application timing requirements).

Application of Topsoil
Site Preparation: Install and/or repair erosion and sediment control measures such as diversions, grade stabilization structures, waterways, silt fence and sediment basin before topsoiling. Maintain these measures during topsoiling.

Bonding: After bringing the subsoil to grade (and immediately prior to spreading the topsoil), the subgrade shall be loosened by discing, scarifying or tracking to a depth of at least 4 inches to ensure bonding of the topsoil and subsoil. For a tracking description, see Surface Roughening measure.

Applying Topsoil Distribute the topsoil uniformly to a minimum depth of 4 inches. Maintain approved grades when spreading topsoil. Correct any irregularities In the surface resulting from topsoiling or other operations in order to prevent the formation of depressions or water pockets.

Note. Do not place topsoil if the subgrade or the topsoil is frozen or excessively wet.

Ensure good contact with the underlying soil and obtain a uniform firm seedbed for the establishment of vegetation. Avoid excessive compaction as it Increases runoff velocity and volume, and inhibits seed germination.

Liming: Where the pH at the subsoil is 6.0 or less, ground agricultural limestone shall be spread in accordance with the soil test to attain a pH of 6.0 to 6.5 or to attain a pH as required by the vegetative establishment practice being used.

5. Maintenance Inspect and maintain in accordance with the surface protection measure(s) used.

LG - LAND GRADING

1. Definition
Reshaping of the ground surface by excavation or filling or both, to obtain planned grades.
2. 2. Purpose
To control surface runoff and reduce erosion potential. To prepare for the establishment of a vegetative cover on those areas where the existing land surface is to be reshaped by grading.
3. Applicability
Where grading to planned elevations is practical for the purposes set forth above. On slopes no steeper than 2:1. For slopes steeper than 2:1, see the slope stabilization measures In the Stabilization Structures Functional Group, does not apply to bedrock cuts or faces.
4. Maintenance
Inspect and maintain all erosion and sediment measures implemented during land grading operations according to their respective requirements.

SR - SURFACE ROUGHENING

1. Definition
A rough soil surface with horizontal depressions created by operating a tillage or other suitable implement on the contour; or by leveling slopes in a roughened condition by not fine-grading them.
2. Purpose
To promote the establishment of vegetative cover with seed, reduce storm water runoff velocity, increase infiltration, and to reduce sheet erosion and provide for sediment trapping.
3. Applicability
On disturbed slopes whose gradients are between 2:1 and 4:1 inclusive.
4. Specifications
For Areas Which Will Not Be Mowed
Cut Slope Applications:
Cut slopes between 2:1 and 4:1, inclusive, shall be tracked or grooved using machinery to create a series of ridges and depressions which run perpendicular to the direction of the slope (on the contour). Grooves may be made with any approximate implement which can be safely operated on the slope and which will not cause undue compaction.

Fill Slope Applications:
Fill slopes between 2:1 to 4:1, inclusive, shall be grooved or allowed to remain rough as they are constructed. As lifts of the Fill are constructed, soil and rock materials may be allowed to fall naturally onto the slope surface after filling is completed if the surface is not sufficiently roughened. After filling is completed, if the surface Is not sufficiently roughened, groove or track surface the same as for cut slopes. Slopes shall not be bladed or scraped to produce a smooth, hard surface, except where slopes are meant to be used as a travel way for vehicles and additional erosion and sediment controls are installed.
Areas Which Will Be Mowed
Mowed slopes should not be steeper than 3:1. Excessive roughness is undesirable where mowing is planned and surface roughening is not recommended for areas to be sodded. Areas to be seeded and mowed may be roughened with shallow depressions such as those that remain after harrowing, raking, or using a cultipacker-seeded.

Roughening With Tracked Machinery
Roughening with tracked machinery on soils with a high clay content is not recommended unless no alternatives are available. Undue compaction of surface soil results from this practice. Sandy soils do not compact severally, and may be tracked. In sandy soils tracking may not be as effective as the other roughening methods described.
When tracking is the chosen surface roughening technique, it shall be done by operating tracked machinery up and down the slope to leave horizontal depressions In the soil. As few passes as possible of the machinery should be made to minimize compaction.

5. Maintenance
Inspect and maintain In accordance with the surface protection measure(s) used.

DC - DUST CONTROL

1. Definition
The control of dust on construction sites, construction roads and other areas where dust is generated.
2. Purpose
To prevent the movement of dust from exposed soil surfaces, which may cause both off-site and on-site a health hazard to humans, wildlife and plant life, or create a safety hazard by reducing traffic visibility.
3. Applicability
On unstable soils subject to construction traffic. Where unstable soils are located on hill tops or long reaches of open ground and can be exposed to high winds.
4. Specifications
Mechanical Sweeping Use mechanical sweeping on paved areas where dust and fine materials accumulate as a result of truck traffic, pavement saw cutting spillage, and wind or water deposition from adjacent disturbed areas. Sweep daily in heavily trafficked areas, water periodically to moisten exposed soil surfaces on unpaved travelways and to keep the travelway damp.
5. Maintenance
Repeat application of dust control measures when fugitive dust becomes evident.

5-3 VEGETATIVE SOIL COVER

PS - PERMANENT SEEDING

1. Definition
Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long term protection.
2. Purpose
To permanently stabilize the soil, to reduce damages from sediment and runoff and to enhance the environment.
3. Applicability
On exposed soils that have a potential for producing sediment and causing on or off-site damages.
4. Planning Considerations
Provisions shall be made for surface and subsurface drainage, as needed, and for disposal of runoff without causing erosion. Facilities may include diversions, grade stabilization structures, stream bank stabilization or waterways. Consider establishing permanent seeding in stages.
5. Installation Requirements
Site Preparation - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. All grading should be done in accordance with the measure for Land Grading.

Seedbed Preparation
Apply limestone and fertilizer according to soil tests such in those offered by the University of Connecticut Soil Testing Laboratory. Soft sample mailers are available from the local Cooperative Extension Service Office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet using 10-10-10 or equivalent. In addition, 300 pounds of 38-0-0 per acre or equivalent of slow release nitrogen may be used for topdressing. Apply ground limestone (equivalent to 50 percent calcium plus magnesium oxide) as follows:

Soil Texture	Tons/Ac.	Lbs/1000 sq. ft
Clay, clay loan and high organic soil	4	180
Sandy loan, loan, silt loam	3	135
Loamy sand, sand	2	90

Refer to county soil survey report for soil textures at the site.

Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.

Remove from the surface all stones two inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, pieces of concrete, clods, lumps or other unsuitable material.

Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled and firmed as above.

Seeding Dates

Spring seedings usually give the best results. Spring seedings of all seed mixes with legumes is recommended, however late summer seedings prior to September 15 can be made. When crown vetch is seeded in late summer at least 35 percent of the seed should be hard seed (unscarified). The recommended seeding dates are:

April 15 through June 15
August 15 through September 15

With the exception of crown vetch, the final seeding date may be extended 15 days in the coastal towns of New London, Middlesex, New Haven and Fairfield counties.

Seeding

Select a mixture from reference pgs. 5-3-8 thru 11 or use mixture recommended by the Soil Conservation Service. Inoculate all legume seed with the correct type and amount of Inoculant.

Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Normal seeding depth is from 1/4 to 1/2 inch. Hydroseedings which are mulched may be left on soil surface.

Where feasible, except where either a cultipacker type seeder or hydroseeder is used, the seedbed should be firmed following seeding operations with a roller, or light drag. Seeding operations should be on the contour.

Frost crack seeding is an effective way to plant seed during late or early spring. Suitable weather conditions are freezing nights and thawing days with little or no snow cover that works the seed into the soil for good contact. This method is most effective on areas that have a seedbed prepared, or areas that have been disturbed but where topsoil exists and vegetation has not been established. Frost crack seeding can be used to reseed or overseed an area already seeded, but where the catch was poor. The existing plants can remain undamaged by mechanical raking, while the frost works the seed into the soil in bare areas.

This method works particularly well with legumes, such as crown fetch and flat pea, which have a hard seed coat. The natural freezing action breaks down the seed coat to allow for germination. Seeding rates must be Increased 10 percent when using frost crack seeding.

Hydraulic application (hydroseeding), is a suitable method For use on critical areas. When hydroseeding, a seedbed is prepared in the conventional way or by hand raking to loosen and smooth the soil and to remove surface stones larger than six inches in diameter. Slopes must be no steeper than 2 to 1 (2 Feet horizontally to 1 Foot vertically). Lime and fertilizer may be applied simultaneously with the seed. The use of fiber mulch on critical areas is not recommended. Fiber mulch does not provide adequate seedbed protection. Better protection is gained by using straw mulch and holding it with adhesive materials or 500 pounds per acre of wood fiber mulch. Seeding rates must be increased 10 percent when hydroseeding. If seeding cannot be done within the seeding dates, use the Temporary Mulching measure to protect the site and delay seeding until the next recommended seeding period.

6. Maintenance
Lime according to a soil test or at a minimum of every five years using a rate of two tons per acre (100 pounds per 1,000 square Feet). Where grasses predominate, fertilize according to a soil test or broadcast biannually, 300 pounds of 10-10-10 or equivalent per acre (7.5 pounds per 1,000 square feet). Where legumes predominate, fertilize according to a soil test or broadcast every three years 300 pounds of 0-20-20 or equivalent per acre (7.5 pounds per 1,000 square feet).

LP - LANDSCAPE PLANTING

1. Definition
Planting trees, shrubs, or ground covers for stabilization of disturbed areas.
2. Purpose
To aid in protecting and stabilizing soil. To intercept precipitation and retard runoff while providing increased plant diversity, food and shelter for wildlife, and improved a?èà?ir quality, to develop high quality riparian buffers and enhanced site aesthetics.
3. Applicability
On steep or irregular terrain, where mowing to maintain an herbaceous plant cover is not feasible. Where ornamental plantings are desired to improve site aesthetics. In shady areas where turf establishment is difficult. Where woody plants are desirable for soil conservation, plant diversity, or to create or enhance wildlife habitat. Where permanent plantings will reduce the extent of lawn and lawn maintenance requirements. Where riparian or other functional buffers needed to be extended, reestablished or created. Where wind breaks are needed.
4. Specifications

Timing of Transplanting

When plants may be transplanted depends on how they are grown and supplied. Balled and burlapped and container grown plants can be planted any time of the year, provided that the soil at the planting site is not waterlogged or frozen. Trees are normally dug and balled for the transplanting in the early spring, before flowers or leaves develop. Normally, spring flowering trees are not dug while flowering, so summer availability of field grown balled and burlapped trees is usually somewhat restricted to those dug early in the season. Depending on the species of the plant, method and time of transplanting can vary. Trees and shrubs to be planted as bare-root plants should be handled only when dormant in spring, or after leaf fall in autumn.

Handling and Setting the Plants
Set the plant in the planting site so that it is plumb, level, and centered. When the plant is properly positioned in the planting site, cut all twines and other tying material encircling the trunk.

Backfilling, Watering and Mulching
After all tying materials and wire baskets are removed as appropriate, backfill the site to original grade with original soil. Water the backfill soil allowing the water to settle the soil, removing air pockets. Do not pack thoroughly, with feet or tools. Use enough water to ensure thorough saturation of the soiln made

Transplanting container Grown Plants
Containerized stock should have well developed roots, but pot bound, which caused roots to encircle the container, resulting in difficulties in establishment. If this has occurred either loosen the roots or slice the root ball with a sharp knife vertically three or four times, cutting about an inch deep. This will promote new roots to develop and spread out, rather than continuing to follow the circular rooting pattern.

5. Maintenance
Inspect plants until they are established or at least monthly for 1 year following planting, an inspector should check for soil moisture and general plant condition such as bud break and leaf fall. Prune to remove only dead or damaged limbs on newly planted trees unless an arborist has recommended otherwise.

5-4 NON-LIVING SOIL PROTECTION

TSP - TEMPORARY SOIL PROTECTION

1. Definition
Application of a degradable material that will protect the soil surface on a temporary basis without the intention of promoting plant growth.
2. Purpose
To prevent erosion by dissipating the erosive energy of raindrops and encourage sheet flow over the soil surface.
3. Applicability
When grading of the disturbed area will be suspended for a period of 30 or more consecutive days, but less than 5 months, stabilize the site within 7 days of the suspension of grading through the use of mulch or other materials appropriate for use as a temporary soil protector. For surfaces that are not to be reworked within 5 months but will be reworked within 1 year, use Temporary Seeding, Mulch for Seed or when slopes are less than 3:1, wood chips, bark chips or shredded bark. For surfaces that are to be reworked after 1 year, use Permanent Seeding and Mulch for Seed.
4. Application
Suggested Temporary Soft Protection Application Rates for 100% Cover ved a

Mulch	Rate
Hay/Straw	2-3 Tons/acre
Wood Chips/Shredded Bark	6 cu. yds/1000 sq. ft.

5. Maintenance
Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 Inch or greater for mulch movement and root erosion. Where soil protection fails below 100%, reapply soil protection within 48 hours. If mulch failure was the result of wind, consider applying a tackifier or netting. If it is caused by concentrating water, install additional measures to control water and sediment movement, repair erosion damage, re-apply mulch with anchoring or use Temporary Erosion Control Blankets. Inspections should take place until work resumes.

LM - LANDSCAPE MULCH

1. Definition
Application of a mulch that protects the soil surface on a long term basis and promotes the growth of landscape plantings.

2. Purpose
To prevent erosion by dissipating the erosive energy of raindrops and encouraging infiltration. To promote growth of plantings and woody vegetation by reducing evaporation of water, enhancing absorption of water, controlling weeds, providing protection against extreme heat and cold and improving soil texture. To provide a temporary cover for disturbed soil.

3. Applicability
Used only with landscape plantings and existing woody vegetation.

4. Specifications

Mulch materials must be:

a.) Biodegradable over a period of several years but without substantial degradation within 1 year.
b.) Free of contaminants that pollute the air or waters of the State when applied.
c.) Free of foreign material, and any substance toxic to plant growth.
d.) Capable of being applied evenly such that it provides 100% soil coverage and still adheres to the soil surface without a mulch anchor, does not slip on slopes when it rains or is watered, does not blow off site, dissipates raindrop splash, retains soil moisture, moderates soil temperatures and inhibits the growth of herbaceous plants.

Suggested Landscape Mulch Application Rates for 100% Cover

Mulch	Rate
Wood Chips/Shredded Bark	10 cu, yds/1000 sq. ft.

5. Maintenance
Inspect 2 to 3 months after the first application and then once a year for mulch movement, rill erosion and decay. Where mulch has been moved by concentrated waters, install additional measures to control water and sediment movement, repair erosion damage, remove any unwanted vegetation and re-apply mulch. If mulch has decayed exposing underlying soil, repair any erosion damage, remove any unwanted vegetation and reapply mulch.

REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION: 8/14/23 - TOWN COMMENTS
REVISION: 7/25/23 - TOWN COMMENTS
DRAWN BY: MPT
SEAL:

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, KJA jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

EROSION CONTROL NARRATIVE & NOTES

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: N.T.S.
DATE: FEBRUARY 14, 2023

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : D-3

For Office Use Only	
APPLICATION NO.	2517
DATE FILED:	12/30/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL 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: Kevin P DellaBianca *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!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2517

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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@csmzllc.com

08/17 - LUO

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:

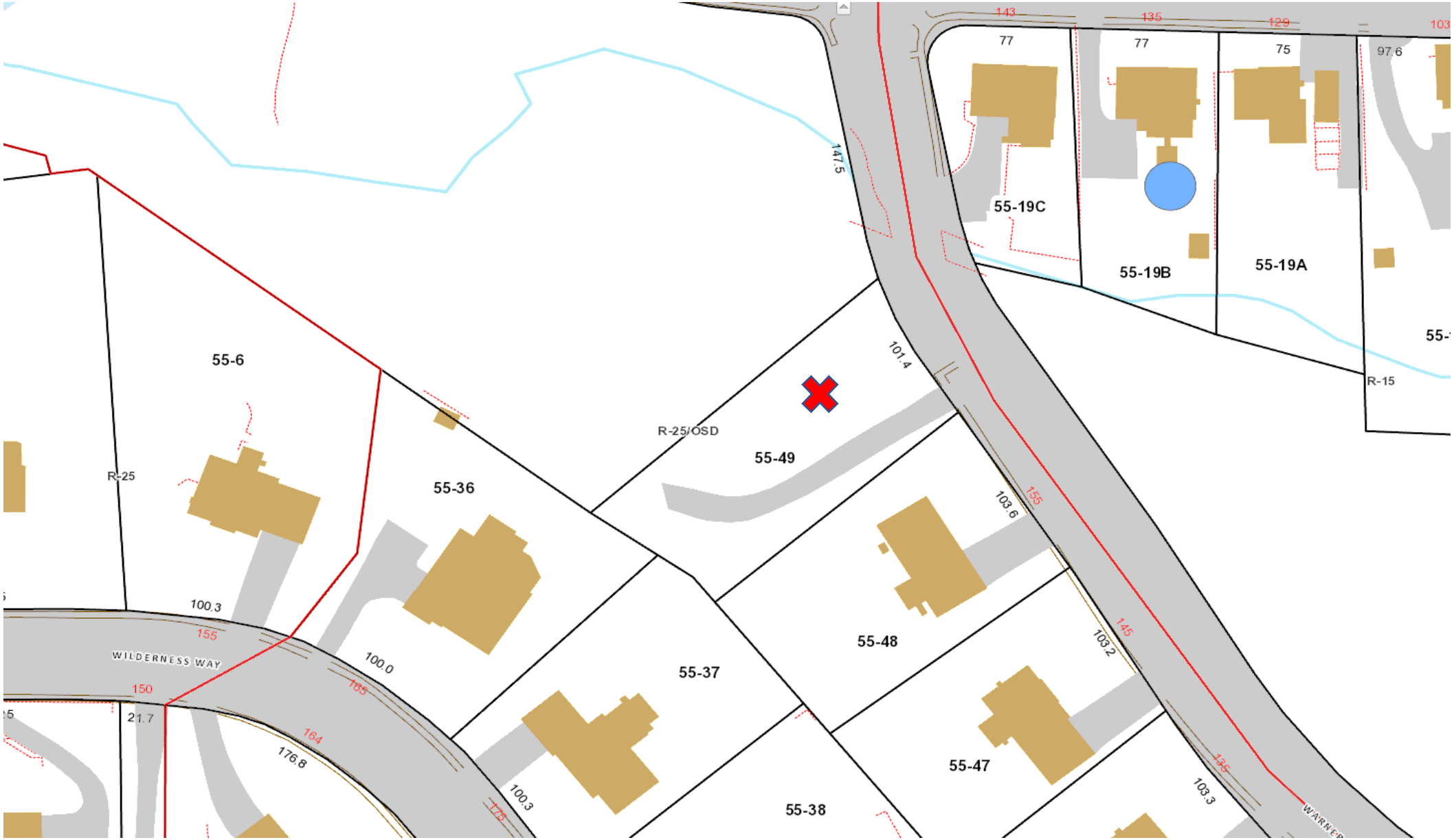
Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:

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

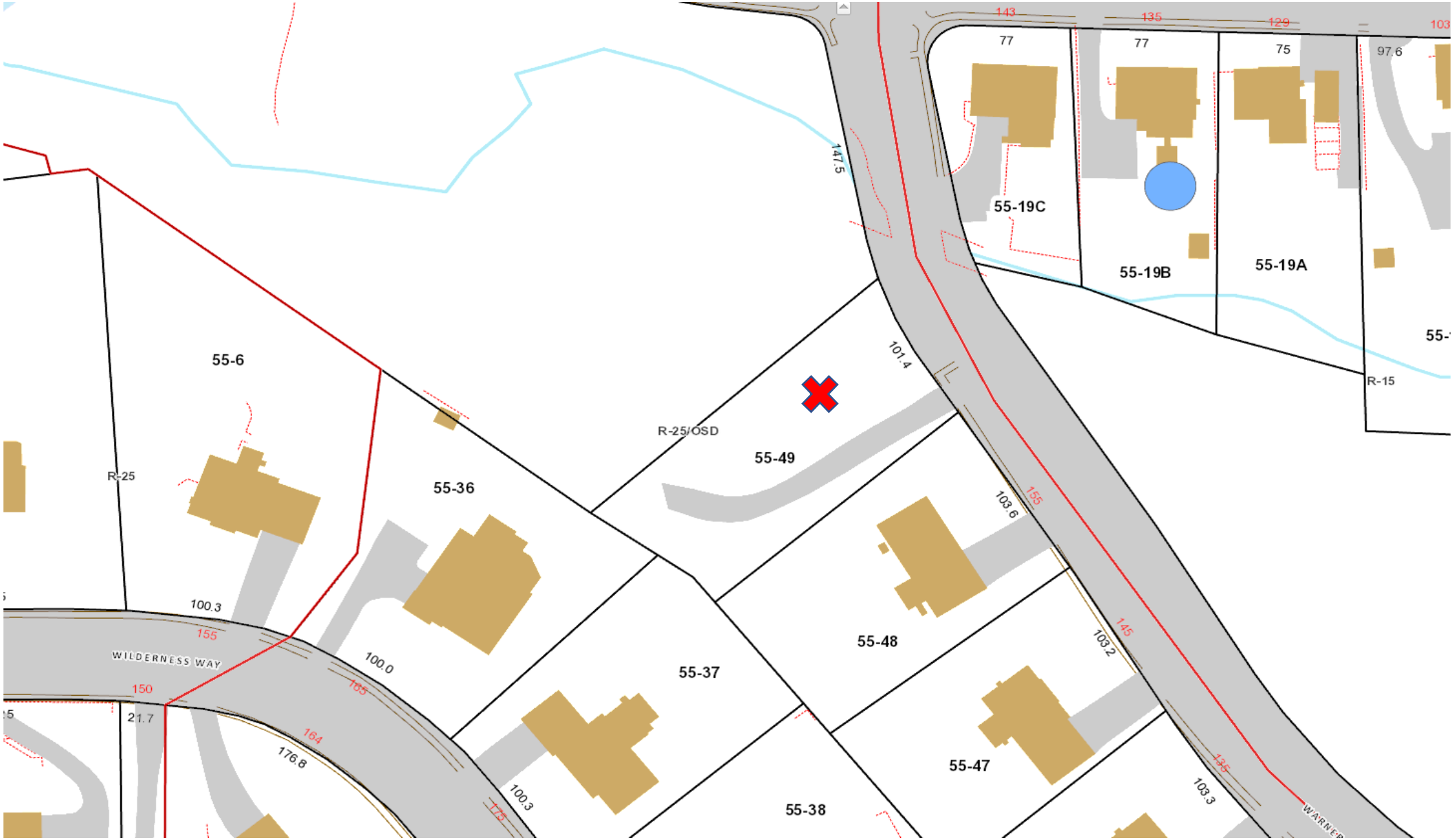
If you want to unsubscribe from these emails, please use this form.



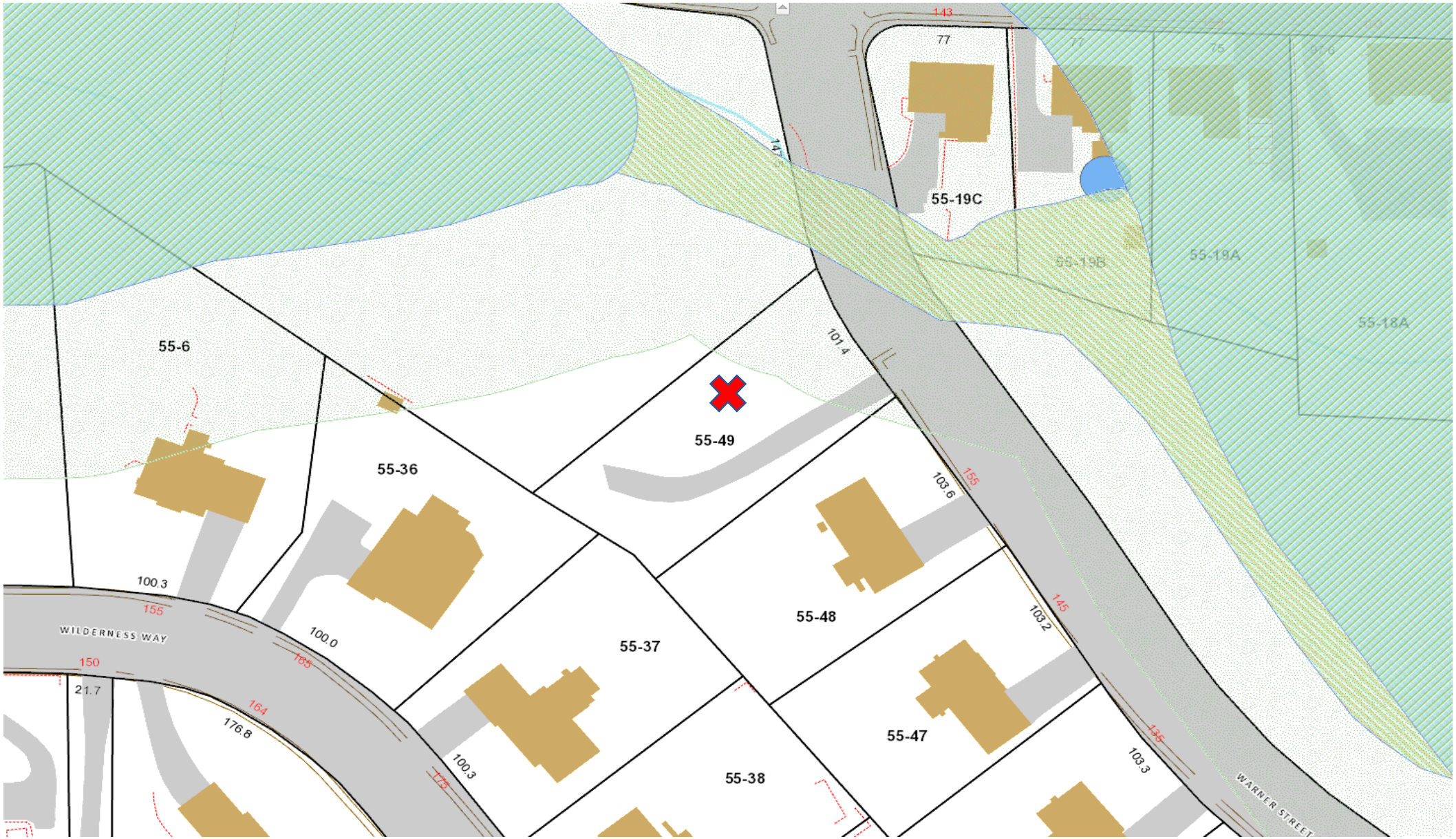
App. 2517 – 165 Warner Street – Map 55 & Lot 49
Aerial View – Bristol GIS



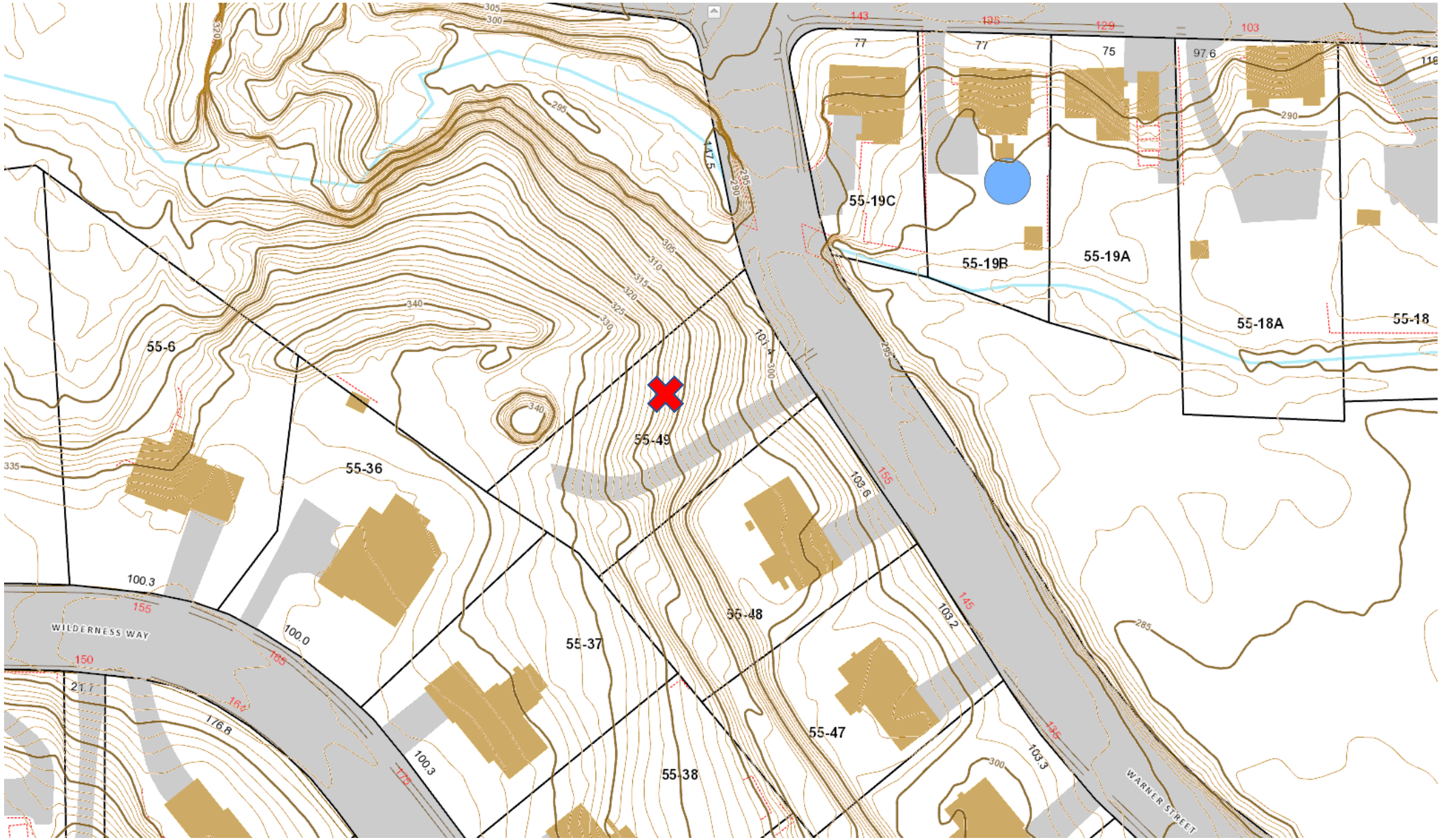
165 Warner Street – Map 55 & Lot 49
Location Map – Bristol GIS



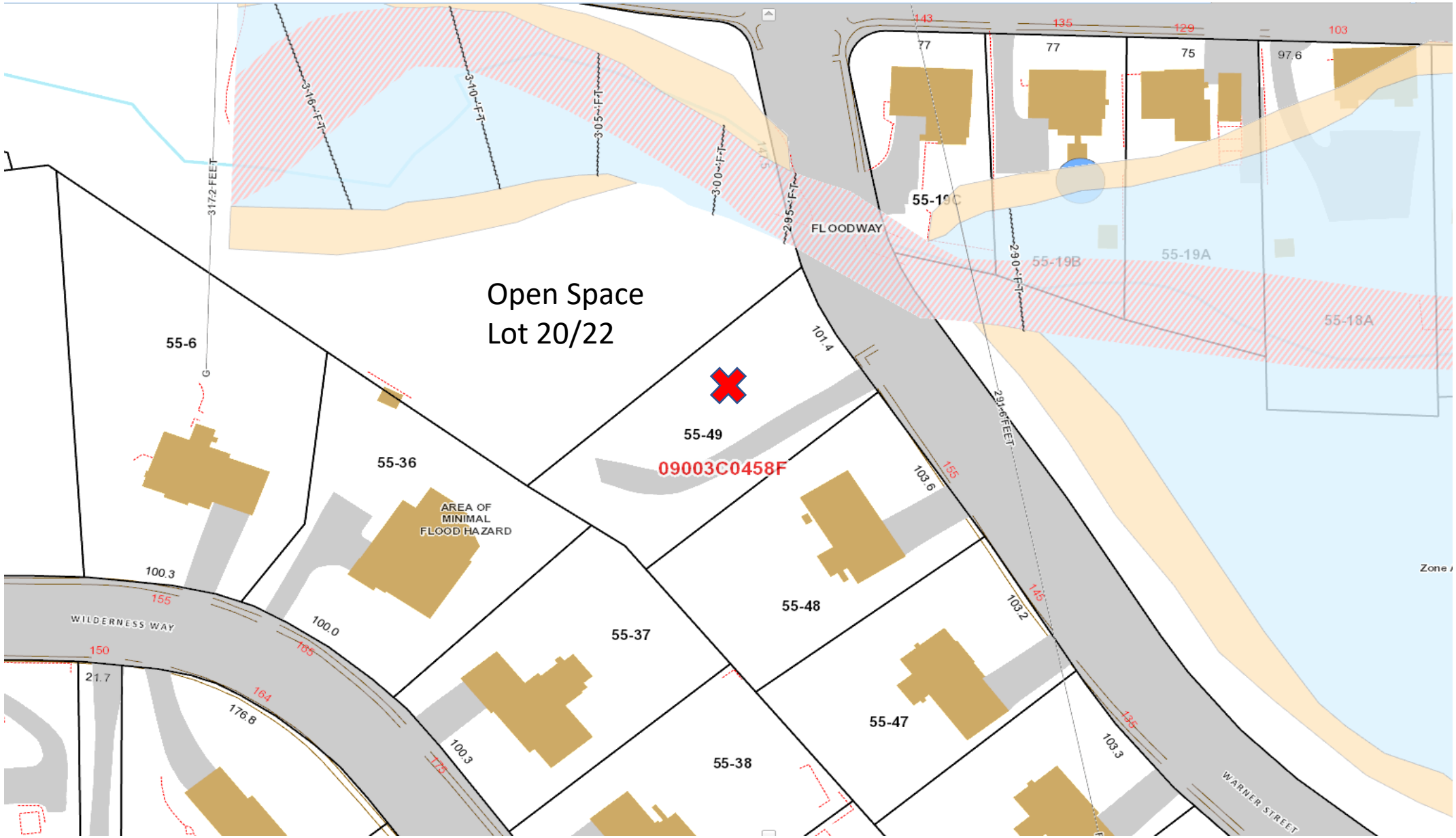
165 Warner Street – Map 55 & Lot 49
Zoning Map (R-25/OSD) – Bristol GIS



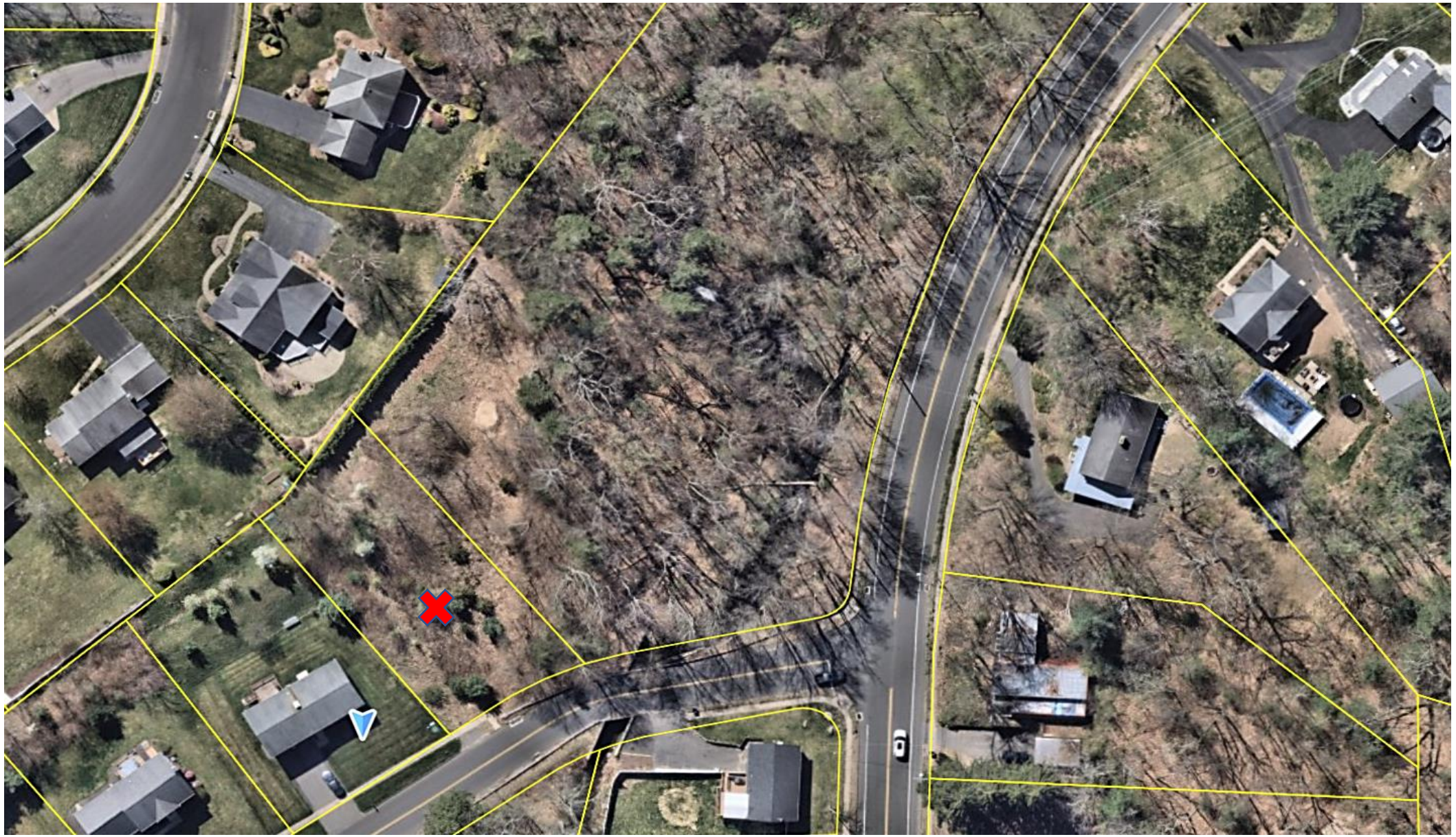
165 Warner Street – Map 55 & Lot 49
Inland Wetlands & Upland Review – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Topography –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

961-J

REFERENCE ASSESSORS MAP #55

Subdivision Map - Circa 1996

RECEIVED June 16 1998
AT 11:53 AM
RECORDED IN BRISTOL LAND RECORDS
VOL. 961-J PAGE
TOWN CLERK

SITE LOCATION
SCALE 1"=800'

MAP REFERENCES -

1) SUBDIVISION OF A PORTION OF LOT #21 WILDERNESS WAY BRISTOL, CONN. TO BE DEVELOPED BY DANIEL P. & CONSTANCE R. SUTULA SCALE 1"=40' DATE 5-12-90 AUGUSTINE F. LEPORE, JR. P.E. & L.S. REV. 5-14-90 BLR. 601-F
2) "WILDWOOD ESTATES" SECTION III MAP SHOWING SUBDIVISION OF LOT #21 WARNER STREET BRISTOL, CONN. TO BE DEVELOPED BY WILDWOOD ESTATES, INC. SCALE 1"=40' DATE 12-2-88 A.F. LEPORE, JR. & ASSOC. REV. 8-1-89 BLR. 539-F
3) MAP OF LOT #21 SHOWING PARCEL "A" WILDEWOOD RUN BRISTOL, CONN. PREPARED FOR DANIEL P. SUTULA 1"=50' FEB. 28, 1995 LEPORE ASSOCS., INC.

NOTES:

1.) # DENOTES MONUMENT TO BE SET,
O DENOTES IRON PIN TO BE SET.
2.) PRESENT ZONE IS R-25 OSD AND R-25.
3) AREA SUBDIVIDED (R-25) 4.44 Ac.
AREA SUBDIVIDED (R25OSD) 13.78 Ac.
AREA OPEN SPACE (R25OSD) 4.37 Ac.
PERCENTAGE OPEN SPACE (OSD) 31.7%
4.) ALL LOTS SHALL BE SERVICED BY CITY WATER AND SANITARY SEWERS AND OTHER UTILITIES IN CONFORMANCE WITH SEC. 2.10 B 1, 2, & 7 OF THE CITY OF BRISTOL SUBDIVISION REGULATIONS.
5.) NUMBER OF PROPOSED BUILDING LOTS EQUALS 21.
6.) LOTS #6 AND #44 THRU #49 ARE WITHIN 100' OF WETLANDS. THE BUILDING ENVELOPE ON LOT #6 SHALL BE AS SHOWN AND THE BUILDING ENVELOPE ON LOTS #44 THRU #49 SHALL BE THE LOT BOUNDARY AS SHOWN.

NOTES (CONT.)

7) THE REQUIREMENT FOR SIDEWALKS IN THE VICINITY OF THE WARNER STREET BRIDGE WAS WAIVED, PLANNING COMM. JAN. 24, 1996 APPLIC. # 108.
8) INLAND WETLAND APPLIC. #740 APPROVED DEC. 18, 1995 WITH STIPULATIONS.

NOTES (CONT.)

7) THE DEVELOPER SHALL PAY FOR AND INSTALL ALL TRAFFIC CONTROL SIGNS/DEVICES REQUIRED BY THE TRAFFIC AUTHORITY OF THE CITY OF BRISTOL PRIOR TO STREET ACCEPTANCE.
8) SOIL EROSION AND SEDIMENT CONTROL PLANS SHALL BE REQUIRED AS PART OF EACH PLOT PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT BY THE CITY OF BRISTOL.

Date	Revision
10-7-96	PLANNING & WETLAND COMM. COMMENTS INCORP.
2-8-95	IWA COMMENTS 1/27/95
10-12-95	ENG. DIV. COMMENTS ADDRESSED
6-27-95	LOT LAYOUT CHANGED, SHEET NOS. CHANGED
4-18-95	ENG. DIV. COMMENTS ADDRESSED

PHASE II
WILDERNESS WAY SECTION II
SCALE IN FEET
0 20 40 80

SUBDIVISION

Plan Granted Conditional Approval by City Planning Commission, Bristol.
Conn. 1/24 19 96
Attested Paul A Strawderman Secretary
or
Attested _____ Chairman

NOTICE
If All Public Improvements Are Not Completed and Accepted By The City of Bristol Prior to 12/31/2001 This Approval Becomes Null and Void Pursuant to Section 8-26c of The General Statutes of Conn.

(8) N/F JOSEPH A. ABLESKI

Plan Granted Final Approval by City Planning Commission, Bristol.
Conn. 6/10 19 98
Attested Paul A Strawderman Secretary
or
Attested _____ Chairman

FINAL APPROVAL APPLIES TO LOTS 6, 30 THRU 43

NOTICE
UNLESS THIS PLAN IS FILED WITH THE BRISTOL CITY CLERK BY 9/10/1998 IT SHALL BE NULL AND VOID PURSUANT TO SECT. 8-25 OF THE CONN. GEN. STATUTES

FINAL APPROVAL FOR LOTS 44 THRU 49
JULY 17, 2003
Paul A Strawderman 7/25/03
PAUL A. STRAWDERMAN DATE

I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT AND SURVEY WAS PREPARED IN ACCORDANCE WITH CLASS A-2 OF THE STANDARDS OF ACCURACY ADOPTED DEC. 10, 1975 BY THE CONNECTICUT ASSOC. OF LAND SURVEYORS, INC.
AUGUSTINE F. LEPORE, JR. P.E. & L.S. #8453
VOID WITHOUT EMBOSSED SEAL

"LEPORE ASSOCIATES, INC"
Civil Engineering And Land Surveying
75 Meadow Street, Bristol, Ct 06010 (203) 589-2920

SUBDIVISION OF LOTS 20 & 22 AND A PORTION OF LOT #21 AND RESUBDIVISION OF LOT #6 WARNER ST. BRISTOL, CONNECTICUT
TO BE DEVELOPED BY
DANIEL P. SUTULA

Drawn: SLS	Scale: 1"=40'	Job No.: 94-11-10
Checked: GAS	Date: 3-2-95	Map No.: 12-53a
	Sheet: S-1	

961-J

0 INCHES 1 2 3 4

2015 Survey

LOT 24
N/F CITY OF BRISTOL

8.8' +/-

192' +/-

32' +/-

57' +/-

47' +/-

53' +/-

39' +/-

20' +/-

53' +/-

62' +/-

54' +/-

217' +/-

55' +/-

28' +/-

18.45'

S82°45'08"W

R=875.00'
L=154' +/-

"OPEN SPACE"

SUBJECT TO CONSERVATION RESTRICTIVE COVENANTS
AS APPEARS OF TITLE RECORD

R=656.14'
L=170' +/-

MAPLE AVENUE

R=656.14'
L=339' +/-

LOT 21
N/F LIBERTY BAPTIST CHURCH

LOT 20/22
AREA = 4.4 ACRES

EXISTING DAM

POLKVILLE BROOK

R=15.00'
Δ=77°28'52"
L=20.28'

N08°42'58"W
77.02'

WARNER STREET

L=50.18'
Δ=17°44'09"

R=845.00'
L=100.18' (Tot.)

L=50.00'
Δ=17°41'35"

Mon. Fd.

N32°08'15"W
51.37'

LOT 6

240.14'
304.42' (TOTAL) N55°18'58"W

159.00'
N51°30'10"E

15' S.Y.

40' F.Y.

LOT 49
AREA = 17,600 S.F.

40' R.Y.

15' S.Y.

64.28'
N55°18'58"W

16.46'
S51°30'10"W

LOT 36

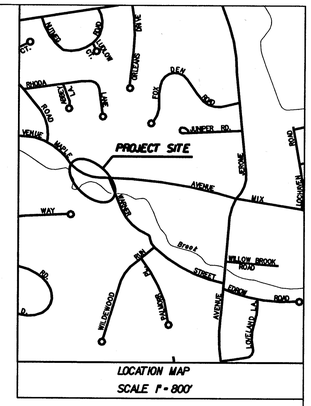
LOT 48

Rebar Fd.

319.37'
N36°29'50"W

Rebar Fd.

LOT 37



RETRACEMENT SURVEY
LOT 20/22, AND LOT 49
PREPARED FOR
DANIEL P. SUTULA
WARNER STREET
BRISTOL, CONNECTICUT
SCALE 1" = 40' MARCH 16, 2015

APPROVED FOR RECORDING
BY PAS
ENGINEERING DIV.

RECORDED IN THE BRISTOL LAND RECORDS ON
MAY 6, 2015
@ 10:57 AM MAP # 9-195
Anne Poe TOWN CLERK

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

Robert C. Green

MAP REFERENCES

1) SUBDIVISION OF LOT'S 20 & 22 AND A PORTION OF LOT 21 AND RESUBDIVISION OF LOT 6 WARNER STREET BRISTOL, CONNECTICUT MARCH 2, 1995, Rev. To OCT. 7, 1996 SCALE 1"=40' LEPORE ASSOCIATES, INC.

2) BOUNDARY AND TOPOGRAPHIC MAP LAND ON SOUTHERLY SIDE OF MAPLE AVENUE OPPOSITE ROUND HILL ROAD BRISTOL, CONN. SCALE 1"=40' APRIL 1982 HODGE SURVEYING ASSOCIATES, P.C.

SURVEYORS NOTES:

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996

BOUNDARY DETERMINATION CATEGORY - DEPENDENT RESURVEY

HORIZONTAL ACCURACY CLASS - A-2 LOT 49
- D LOT 20/22

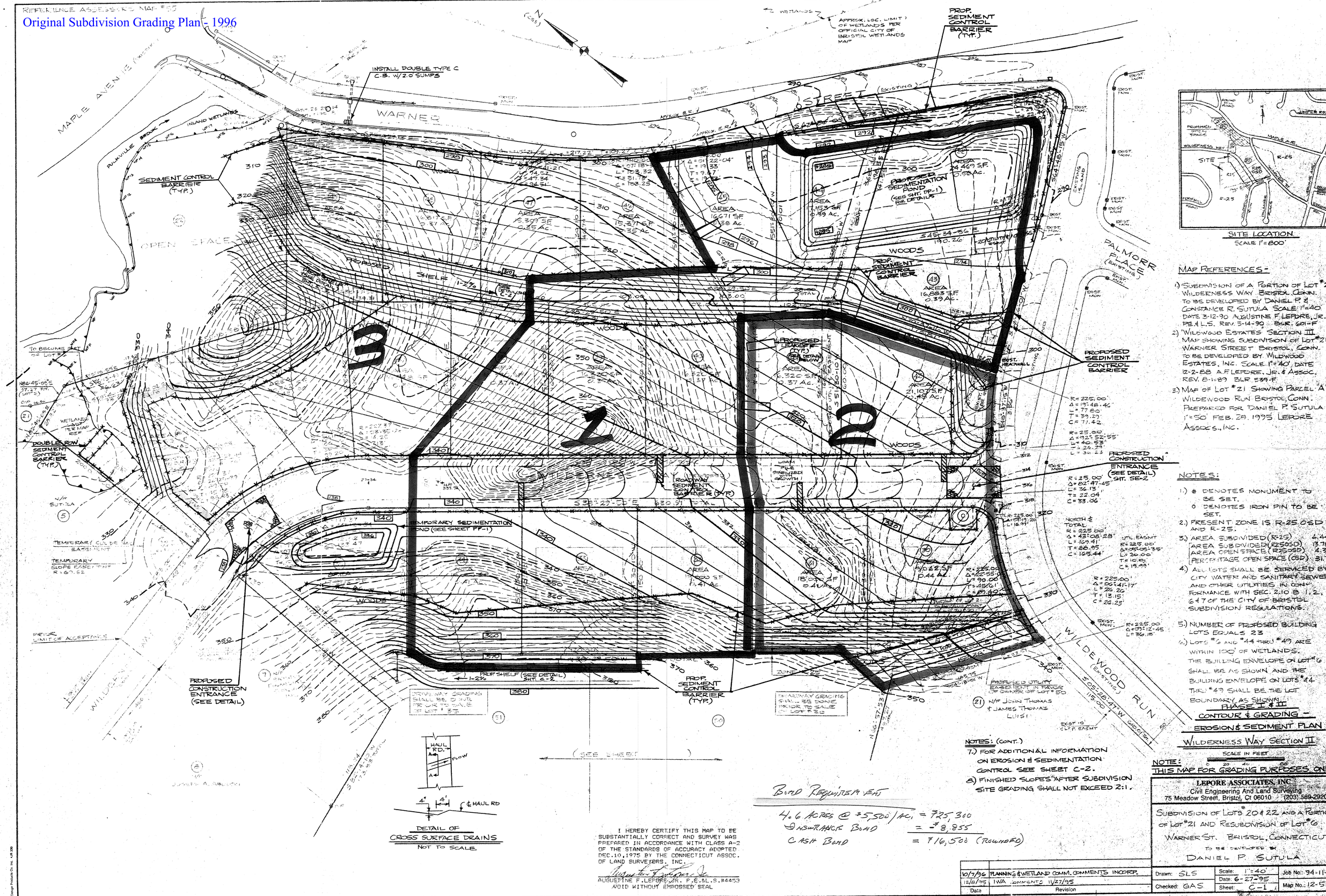
THIS SURVEY IS A RETRACEMENT OF MAP REFERENCE No.1 WITH THE EXCEPTION OF LOT 49 AND IS INTENDED TO SUPERCEDE ANY MAPS FILED OR NOT FILED WITH RESPECT TO LOT 20/22 AND 49.

STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12877
LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 OLD WATERBURY ROAD
TERRYVILLE, CONN. 06786

REFERENCE ASSESSORS MAP #85

Original Subdivision Grading Plan - 1996


MAPLE AVENUE
WARNER STREET
INSTALL DOUBLE TYPE C C.B. W/2.0 SUMPS
WETLANDS
APPROX. LOC. LIMIT OF WETLANDS PER OFFICIAL CITY OF BRISTOL WETLANDS MAP
PROP. SEDIMENT CONTROL BARRIER (TYP.)
PULKVILLE BROOK
INLAND WETLANDS
SEDIMENT CONTROL BARRIER (TYP.)
OPEN SPACE
PROPOSED SHELF 1-2%
PROPOSED SEDIMENTATION POND (SEE SHT. DP-1 FOR DETAILS
PROP. SEDIMENT CONTROL BARRIER
EXISTING ISLAND
PALMER PLACE (EXISTING)
WOODS
PROPOSED SEDIMENT CONTROL BARRIER
PROPOSED LEACHFIELD (TYP.) SEE DETAIL BELOW
WILDERNESS WAY
ROADWAY SEDIMENT CONTROL BARRIER (TYP.)
TEMPORARY SEDIMENTATION POND (SEE SHEET FF-1)
PROP. SEDIMENT CONTROL BARRIER (TYP.)
PROP SHELF (SEE DETAIL SHT. C-2
DRIVEWAY GRADING SHALL BE DONE PRIOR TO SALE OF LOT # 35
DRIVEWAY GRADING SHALL BE DONE PRIOR TO SALE OF LOT # 50
PROPOSED CONSTRUCTION ENTRANCE (SEE DETAIL)
TEMPORARY CUL DE SAC EASEMENT
TEMPORARY SLOPE EASEMENT R=67.62
DOUBLE ROW SEDIMENT CONTROL BARRIER (TYP.)
PROPOSED UTILITY EASEMENT IN FAVOR OF OWNER OF LOT # 50
WILDEWOOD RUN (EXISTING)
(SEE SHEET)
AREA 15,399 SF 0.35 Ac.
AREA 15,371 SF 0.35 Ac.
AREA 16,671 SF 0.38 Ac.
AREA 24,469 SF 0.56 Ac.
AREA 1,153 SF 0.03 Ac.
AREA 16,885 SF 0.39 Ac.
AREA 21,107 SF 0.48 Ac.
AREA 16,320 SF 0.37 Ac.
AREA 16,220 SF 0.37 Ac.
AREA 19,000 SF 0.44 Ac.
AREA 18,000 SF 0.41 Ac.
AREA 8,332 SF 0.19 Ac.
AREA 8,332 SF 0.19 Ac.
AREA 8,332 SF 0.19

Current Plan (2025) Proposal

NOTES

ASSESSORS MAP 55

LOT 49

ZONE R-25

AREA OF WETLANDS ON PROPERTY - 0.0 Ac

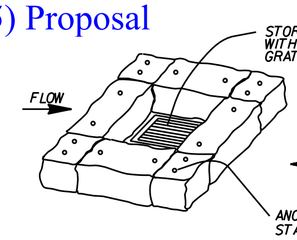
AREA OF WETLANDS DISTURBED - 0.0 Ac

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

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

PROVIDE A 4" PVC OVERFLOW.

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

CONNECT ALL ROOF LEADERS TO ROOF LEADER DRAIN

LOT 20/22

POLKVILLE BROOK

DO NOT DISTURB MONUMENT

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

S.M.H. TF=296.4

PROPOSED HAYBALE PROTECTION AT CATCH BASIN

'C' CB TF=295.8

PROPOSED LOCATION OF CONSTRUCTION ENTRANCE PAD

'C' CB TF=295.7 INV.=291.8

INV.=293.2

WARNER STREET

R=245.00' L=50.00' N17°41'35"W

Mon.

43.8'

2' O.H.

N13°08'13"W 51.37'

PROPOSED BIT.DRIVEWAY

E.x.Hyd.

PROPOSED DECK

309.5

309.3

309.0

308.5

308.2

308.8

15' SY.

92.1'

164.16' S5°30'10"W

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

199.00' N5°30'10"E

LOT 49
AREA = 17,600 S.F.

64.28' N55°18'58"W

Rebar Fd.

38.31' N38°29'50"W

Rebar Fd.

LOT 36

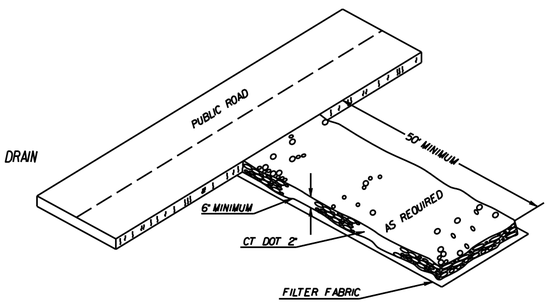
LOT 37

LOT 48

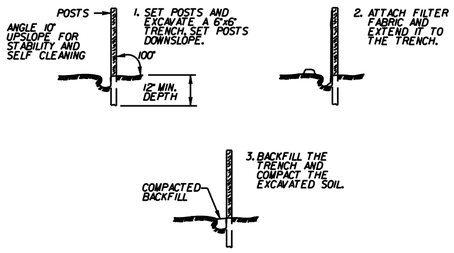
GARAGE FLOOR - 302.5
CELLAR FLOOR - 302.8
FIN FLOOR - 311.5

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 000.0 EXISTING SPOT ELEVATION
- [000.0] PROPOSED SPOT ELEVATION
- BUILDING SETBACK LINE
- WETLAND LIMIT
- S EXISTING SEWER MAIN
- S PROPOSED SEWER LATERAL
- W EXISTING WATER MAIN
- W PROPOSED 1" WATER SERVICE
- F PROPOSED 6" PVC ROOF LEADER AND FOUNDATION DRAIN
- PROPOSED SEDIMENTATION CONTROL FENCE
- E PROPOSED ELECTRIC SERVICE



CONSTRUCTION ENTRANCE



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

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.

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.

LIMITED

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 .

DRAINAGE CALCULATIONS FOR ROOF RUNOFF DETENTION:

Roof Area = 1980 S.F. X 1/12'/Ft = 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

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

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

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

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

App. 423

JANUARY 2025

City of Bristol, Ct

15 January 2015

Planning Commission

William Veits, Chairman

111 North Main Street

Bristol, Ct 06010

Re: Lot # 2 / 101 Business Park Drive / Bristol Ct

Mr. Veits,

I respectfully request that I be put on the next meeting agenda re: the above captioned matter.

A brief design history of Lot # 2

A site plan approval was granted for BHF Logistics, Inc. (Zlatan Hukic) for the construction of a single story 12,000 sf warehouse facility and associated site improvements prepared by Kratzert, Jones & Associates, Inc.

The initial design was for a truck terminal and warehouse, which included a bituminous paved area for fourteen trailers at the north end of the site. The site plan also provided space for five tractors and two dumpsters adjacent to PODs, and nine parking spaces including one ADA space on the west side of the proposed building.

That initial design was subsequently changed and approved as described below.

The trailer storage area was removed along with the associated bituminous concrete paving. The building was moved to the front yard setback line. An 8 ft high vinyl board was shown approximately 30 ft off the north property line with a 25 ft. planting buffer to the south followed by a grass area and 100 ft. of bituminous concrete paving to the north side of the proposed building. The tractors and dumpsters remained along with the nine parking spaces. The remainder of the site was shown with an eight ft. high chain link fence with vinyl infill slats at the north half of the property with a swing gate to the north of the nine parking spaces. The building plans showed a brick facing.

Zlatan Hukic could not finish the site and constructed a pre-engineered building that bears no resemblance to what was approved by the various land use boards.

The site is being purchased by HORIZON Natural Stone. They import natural stone products and are presently located in East Hartford and will be closing that facility and moving their operation to Bristol. They will receive stone products on pallets and stockpile as shown on the site plan. Pallets will also be placed in the warehouse. An office area is to be provided at the southwest corner of the building. They do not sell any product from this location. It is strictly receiving products, stockpiling and distributing them to their dealers, etc. Winter is their quite time with business of distribution starting in early spring.

App. 423

The building will have a stone street facing facade with stone on the west side as shown on the elevations.

We were required to obtain approval from the Business Park Board for this project as well as the outdoor stockpiling of stone products. That approval was granted. The Board also required the approval of all of the property owners in the park which was received at the end of the statutory period provided in the park bylaws.

Thank you in advance for your consideration in this matter and I look forward to presenting this matter to you and the commission.

Regards,

Schadler Selnau and Associates PC

5 Waterville Road

Farmington, CT 06032



Charles R. Nyberg / Project Architect

2021 Application

For Office Use Only	
APPLICATION NO.	423
DATE FILED:	6-1-21
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:

Trucking Terminal Facilities, a [✓] permitted use [ ] Special Permit use

under Section(s) VII.B.2.f. of the Bristol Zoning Regulations.

Address or Location of the Property: Lot 2 Business Park Drive

Assessor's Map No.: 3 Assessor's Lot No.(s): 2

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 2.55 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: Brown Holdings, LLC

Address: 113 Brown Street City: Hartford State: CT Zip: 06114

Telephone No.: 860-978-2222 E-Mail: bhflogistics@gmail.com

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

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

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

Name: City of Bristol

Address: 111 North Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-6125 E-Mail: mayorsoffice@bristolct.gov

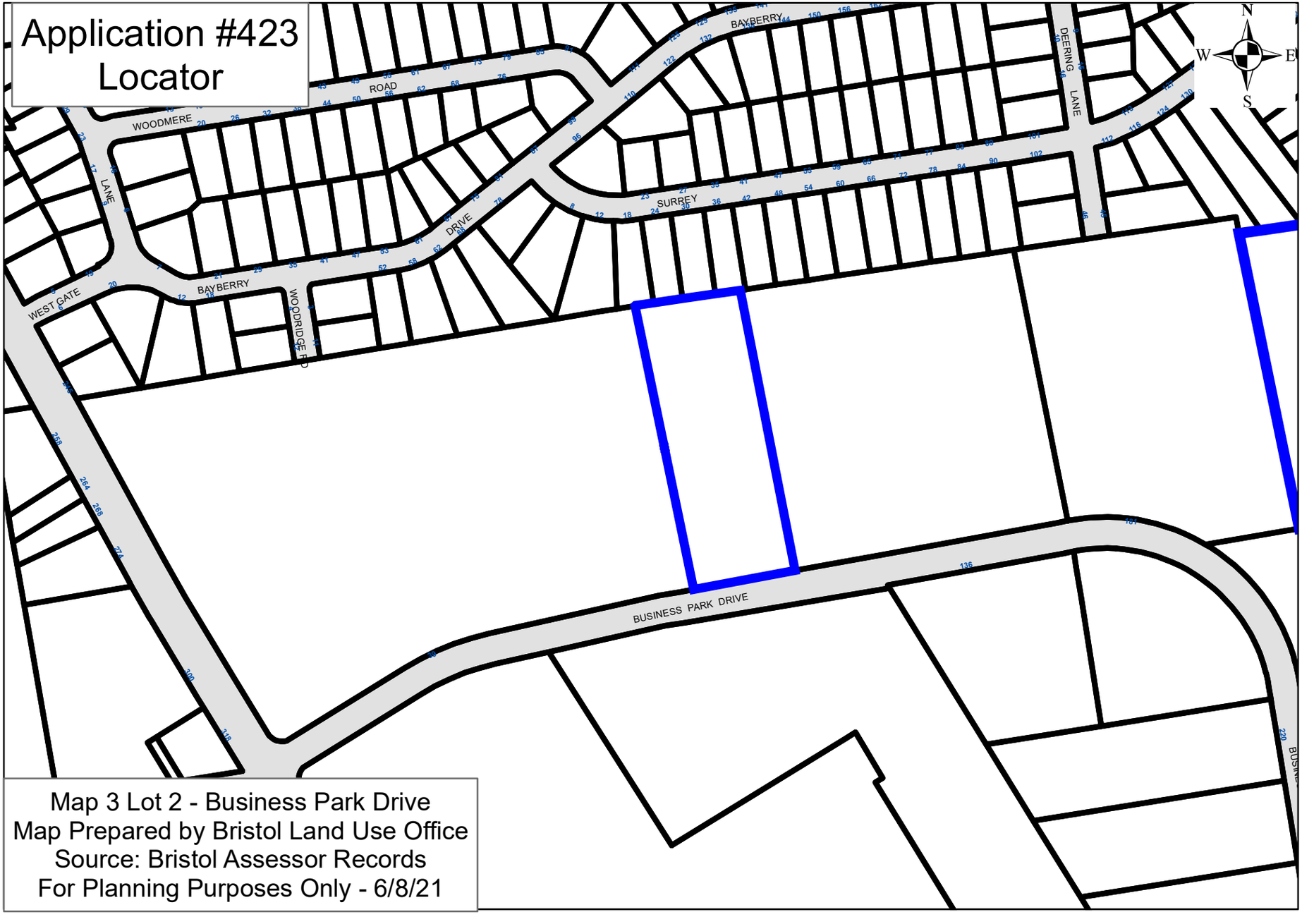
Signature: Ellen Zoppo-Sassu *Signature – (Printed/Typed)* Mayor Ellen Zoppo-Sassu

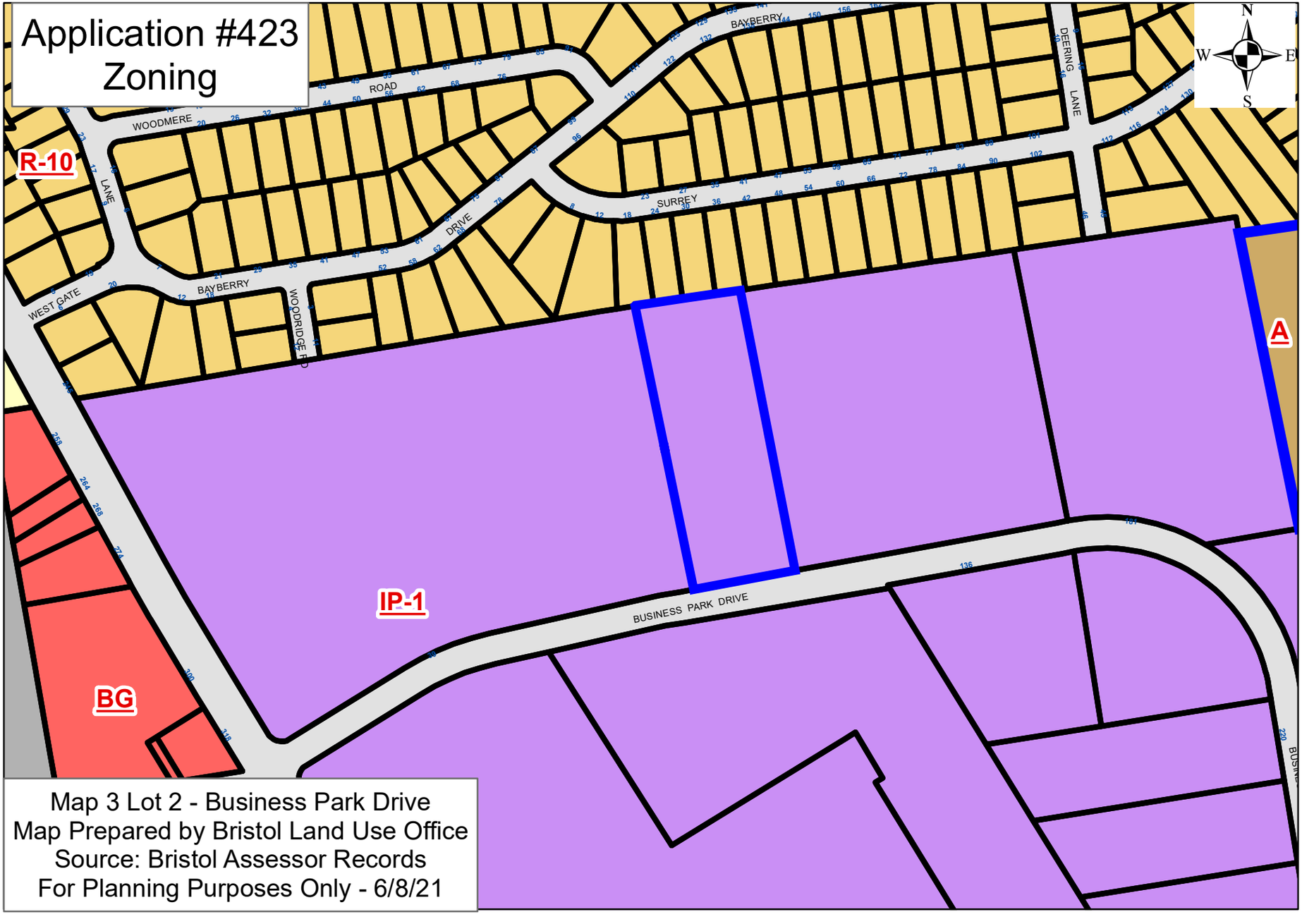
The following shall be included as part of this application:

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

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

LUO – 08/17


Application #423
Locator
WOODMERE
ROAD
BAYBERRY
DEERING
LANE
SURREY
DRIVE
WEST GATE
WOODRIDGE RD
BUSINESS PARK DRIVE
N
W
S
Map 3 Lot 2 - Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/8/21


Application #423
Zoning
R-10
IP-1
BG
A
BAYBERRY ROAD
WOODMERE
LANE
WEST GATE
BAYBERRY
WOODRIDGE RD
SURREY
DRIVE
DEERING
LANE
BUSINESS PARK DRIVE
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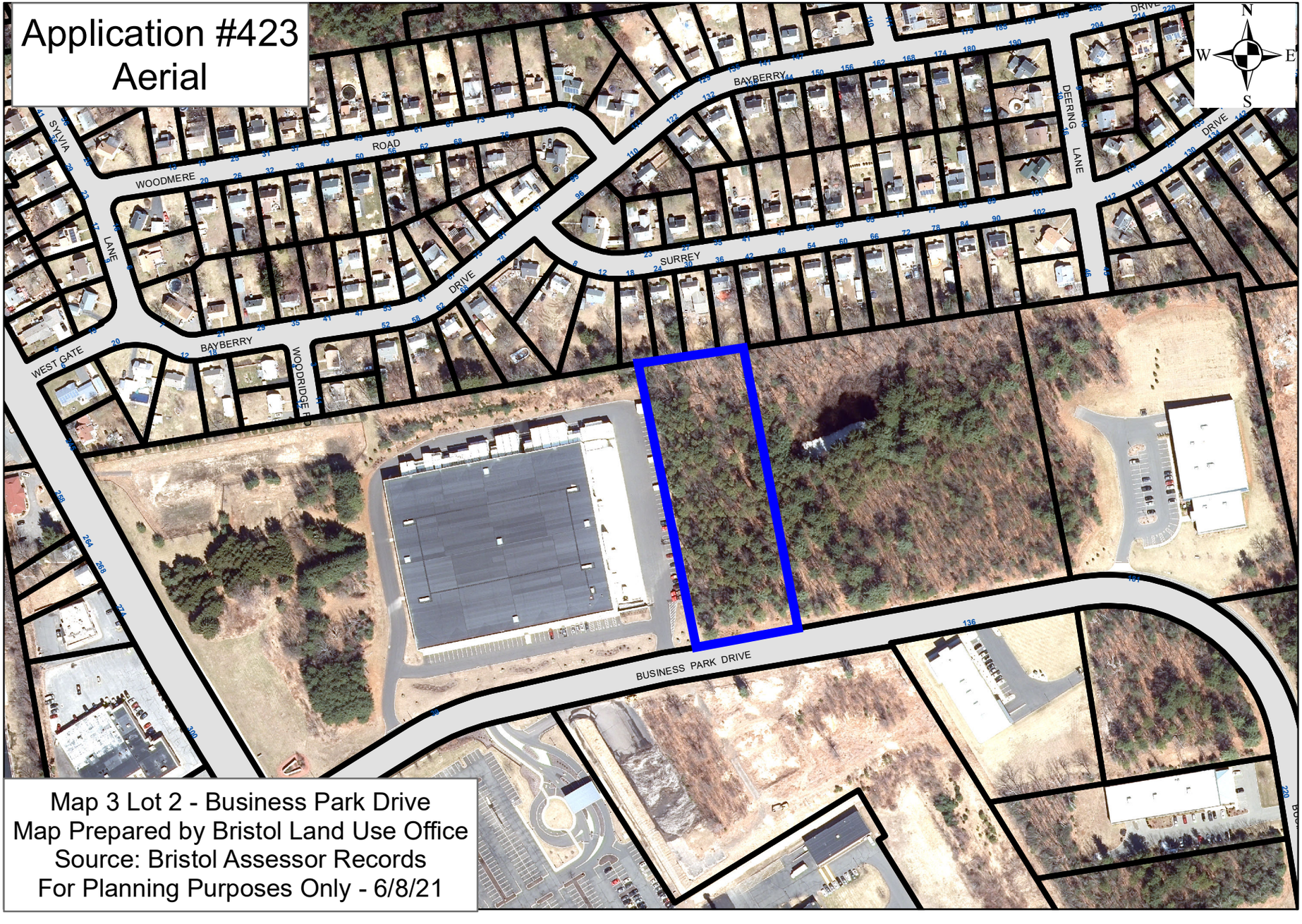
Map 3 Lot 2 - Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/8/21


Application #423
Aerial
N
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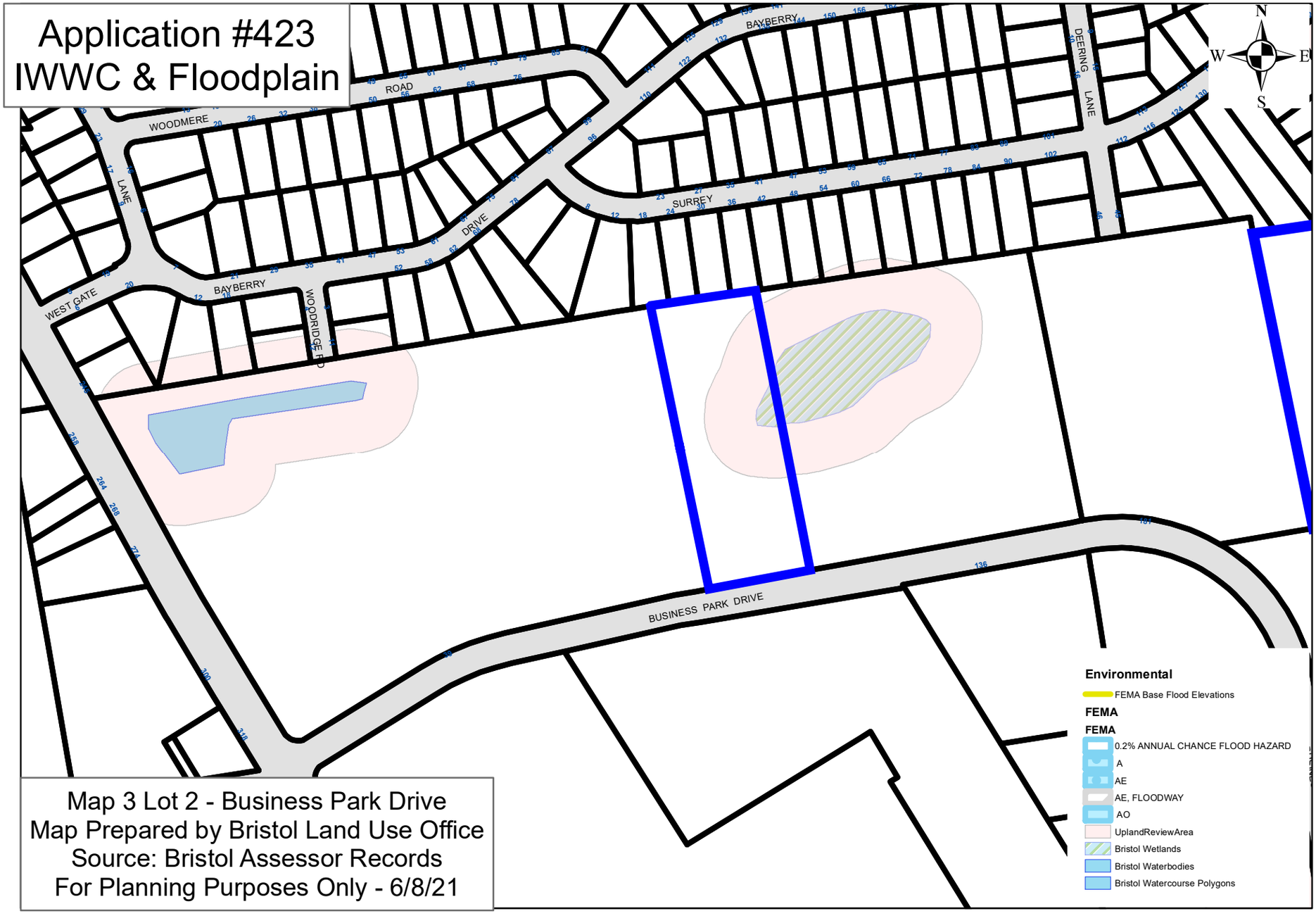
BAYBERRY
WOODMERE
ROAD
SYLVIA
LANE
DEERING
LANE
DRIVE
SURREY
DRIVE
BAYBERRY
WEST GATE
WOODRIDGE
BUSINESS PARK DRIVE
Map 3 Lot 2 - Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/8/21


Application #423
IWWC & Floodplain
WOODMERE
ROAD
BAYBERRY
DEERING
LANE
SURREY
DRIVE
LANE
WEST GATE
BAYBERRY
WOODRIDGE RD
BUSINESS PARK DRIVE
N
W
E
S
Environmental
FEMA Base Flood Elevations
FEMA
FEMA
0.2% ANNUAL CHANCE FLOOD HAZARD
A
AE
AE, FLOODWAY
AO
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies
Bristol Watercourse Polygons
Map 3 Lot 2 - Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/8/21

City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

July 15, 2021

Brown Holdings, LLC
113 Brown Street
Hartford, CT 06114

RE: Application #1933 - Wetlands Application for filling and grading in the upland review area to construct a parking area for a new 12,000 sq. ft. industrial building at Lot 2 of Business Park Drive; Assessor's Map 3; Lot 2. Brown Holdings, LLC, applicant.

Dear Applicant:

The Inland Wetlands Commission, at its meeting of July 7, 2021, voted to grant final approval to the subject application, with the following stipulations:

1-21. Attached.
22. Trees in non-graded areas to be preserved to the extent possible. (Stake limits of clearing for Engineering Department review).

Please send two copies of the final plans, after which one stamped approved plan will be returned to you.

This approval does not relieve you from obtaining applicable local, state or federal permits associated with the proposed activities on the site.

Should you have any further questions or comments, please contact me at 860-584-6111 or the Land Use Office at 860-584-6225.

Sincerely,

Carol Noble, P.E.
Environmental Engineer

CN/nk

c: IWEO
Severino Bovino, P.E., Kratzert, Jones & Associates, Inc. (via e-mail)
Mayor Ellen Sassu-Zoppo (via e-mail)

THE PERMIT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS AND/OR MODIFICATIONS:

1. The Inland Wetlands Enforcement Officer (IWEO) shall be notified at least three days prior to the initiation of any regulated activity under this permit (584-6116) and shall be regularly informed as to the progress of all activities involved in this proposal.
2. The duration of any permit shall be five (5) years unless otherwise approved by the Commission.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
4. This authorization is not transferable without the written consent of the Commission.
5. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. This permittee shall employ best management practices, consistent with the terms and conditions of this permit and current state and local guidelines, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Land Use Office, 111 North Main St., Bristol, (860) 584-6225.
7. The permittee shall immediately inform the Commission/Engineering Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
8. No equipment or material including without limitation, fill, construction materials or debris shall be deposited, placed or stored in any wetlands, watercourse or flood plain on or off site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the City of Bristol and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
10. If the activity authorized by this permit also involves activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to this permit may begin until such approval is obtained.
11. Timely implementation and maintenance of sediment and erosion control measures as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control", dated May 2002 and as revised, shall be a condition of this permit.
12. All siltation and sedimentation control measures shall be removed once all upgradient site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.
13. All excess fill material shall be disposed of off-site. Off-site disposal areas within an area regulated by the Inland Wetlands Commission shall require approval from the Commission.
14. If required by the Commission, signs delineating the City of Bristol Inland Wetlands Conservation Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Division. A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" X 4" posts, set below frost, and shall read "City of Bristol Conservation Easement". Signs shall be installed prior to any activity and maintained in perpetuity.
15. Conservation easement language shall be submitted for City's review prior to recording. Conservation easement shall include provisions for restrictions of fertilizers, pesticides, and herbicide use in and adjacent to conservation easement, unless related to an approved invasive species management plan.
16. The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
    a. Contact IWEO (584-6116)
    b. Clearly designate limits of construction.
    c. Install conservation easement signs (if required)
    d. Install erosion control measures
    e. Install storm drainage (At a minimum, all retention and detention areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediments must be removed from the storage area prior to final grading and stabilization.)
    f. Construct regulated activity in accordance with approved plan
    g. Once stabilized, remove erosion control measures

Adopted by: Inland Wetlands Commission effective 5-3-2021

17. Where mitigation is proposed, areas shall be planted prior to any of the following events (whichever comes first); issuance of the first certificate of occupancy, use of the infrastructure for its intended use, or transfer of the responsibility for operation and maintenance to the City or other responsible entity.
18. Stabilization shall be initiated as soon as practicable in portions of site where construction activities have temporarily or permanently ceased, but in no more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
19. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any final operation or maintenance documents, shall be submitted to the City for approval. Deed restrictions, easements and other operation and maintenance documents which require recordation must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by the City, final operation and maintenance documents shall be submitted when the maintenance operation is accepted by the City. Failure to submit the appropriate documents will result in the Permittee remaining liable for carrying out maintenance and operation of the permitted system.
20. Each phase of independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located in the area served by that portion or phase of the system. Each phase of independent portion of the system must be completed in accordance with the permitted plan and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to the City or responsible entity.
21. The roof leaders from the proposed construction shall be connected to a water quality/groundwater recharge system, designed for site-specific groundwater and soil conditions, in accordance with CT Stormwater Quality Manual, as approved by the Engineering Department.

Approved by the Conservation Commission acting as the Inland-Wetlands Agency for the City of Bristol

✓ With Conditions ______ Without Conditions

7/7/21 — Date

1933 — Permit Number

[signature] 1/22/22 — Signature

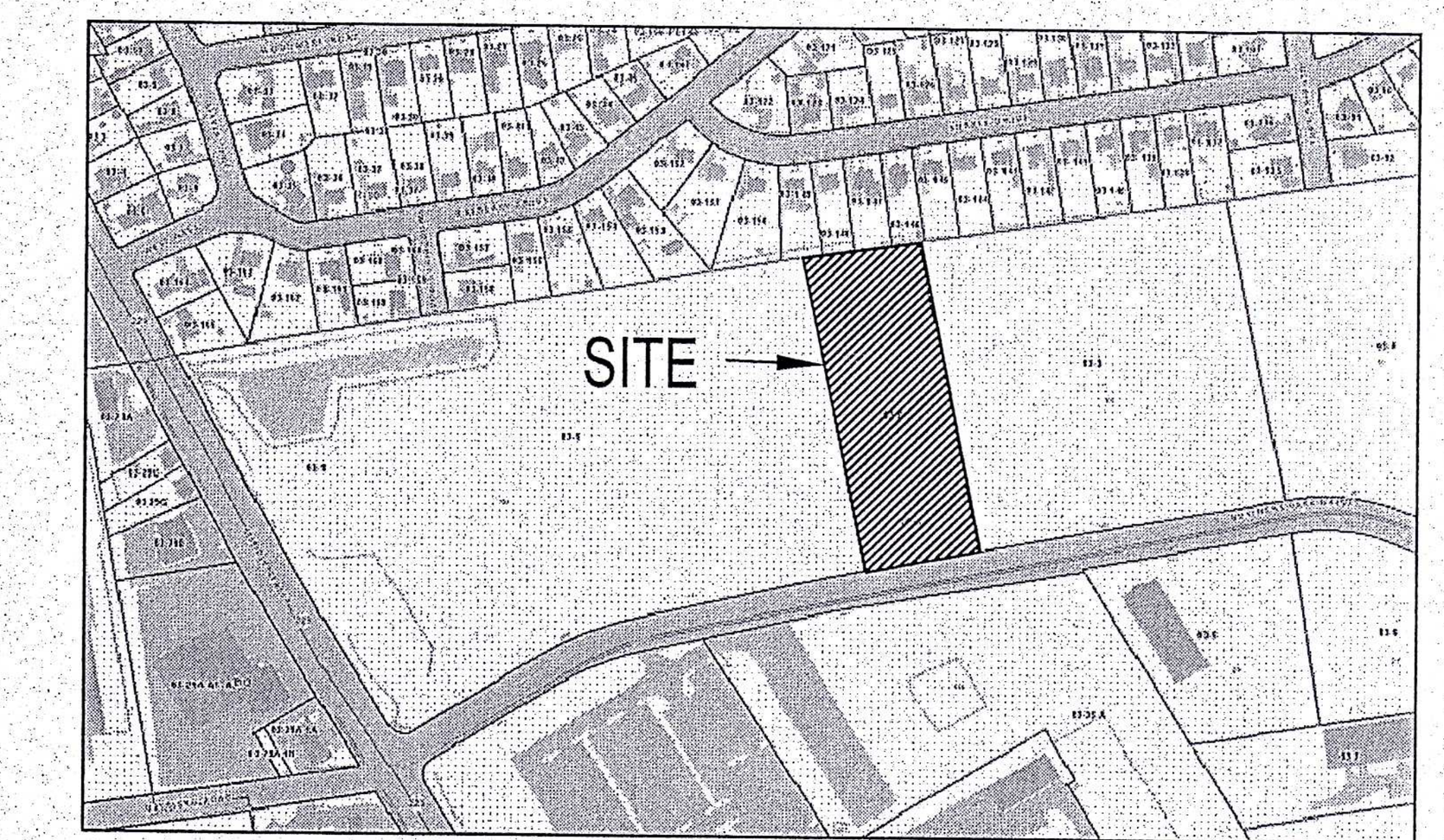
SITE PLANS PREPARED FOR BHF LOGISTICS, INC.

Approved Plan 2021

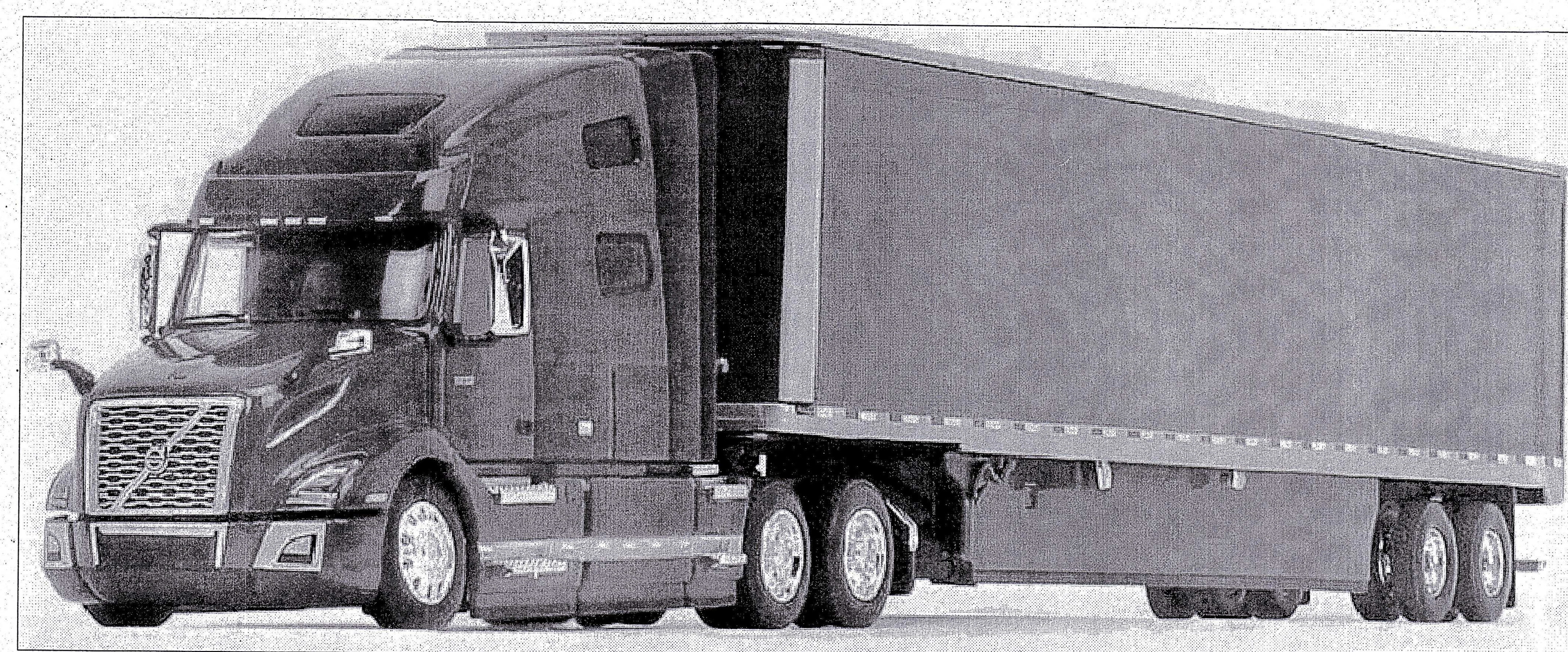
REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.



FRONT BUILDING ELEVATION



LOCATION MAP
SCALE: N.T.S.



LIST OF DRAWINGS		
C-1	COVER SHEET	AS NOTED
B-1	EXISTING CONDITIONS MAP	20' SCALE
L-1	LAYOUT & LANDSCAPING PLAN	20' SCALE
G-1	GRADING & UTILITY PLAN	20' SCALE
D-1	DETAIL SHEET	N.T.S.
D-2	DETAIL SHEET	N.T.S.

Application # 423
101 Business Park Drive

PROPERTY INFORMATION
ADDRESS: BUSINESS PARK DRIVE
MAP 3, LOT 2
AREA: 111,276 S.F., 2.55 Ac.

SITE CONSULTANTS
KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY RD.
P.O. BOX 337
MILLDALE, CT 06467
TEL. (860) 621-3638
FAX (860) 621-9609
EMAIL: info@kratzertjones.com
www.kratzertjones.com

CITY OF BRISTOL, CONNECTICUT
This Site Plan has been approved by the Planning Commission of the City of Bristol, CT.
[signature] Chairman/~~Secretary~~
7/28/21 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 7/28/26. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

KJA
kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS
BUILDING ENGINEERS

APPROVED

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	11/29/21 - STREET NUMBER
REVISION-1:	07/19/21 - TOWN COMMENTS
PROJECT:	

DB: MPT | SR: DH | DR: SB

SEAL:

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc. KJA
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

COVER SHEET

for

BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

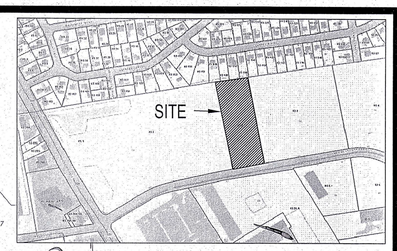
SCALE: 1" = AS NOTED
DATE: MAY 19, 2021

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 221-006
DRAWING NO.: C-1

...\21\221006-BHF\dwg\LOT 2 BUSINESS PARK.dwg LAYOUT: C-1 DATE: Nov 29, 2021 - 4:29pm

Approved Plan 2021



LOCATION MAP
SCALE: N.T.S.

N/F CITY OF BRISTOL

S11°19'12"E
545.26'

15' Side Setback

N/F BONN JAYNE A

N/F VAILLANCOURT ROBERT R + PELLITTER

N/F BEDDY PETER M

N/F SAJEEVAN SREEJA

ZONE R-10

ZONE IP-1

N81°22'23"E
204.85'

N80°18'28"E
200.46'

554.90'
N11°47'50"W

S78°40'48"W
200.00'

S80°29'35"W
39.36'

Ex IP (HELD)

Ex Mon (.1' Deep)

BENCHMARK:
KJA SPIKE #2
ELEVATION=257.1

LOT #2
AREA
111,276 S.F.
2.55 Ac.

LOT #1
N/F BRISTOL WAREHOUSE LLC

100' Upland Review Area

Ex. Inland/Wetlands

50' Rear Setback

35' Front Setback

30' Drainage and Sanitary Sewer Easement in Favor of Lot 2 over Lot 1

Ex CB C
TF=256.48

Ex CB C
TF=256.17

Ex CB C
TF=256.62

Ex CB CI
TG=257.21'
Inv=253.33'

24" RCP

Ex San MH
TF=258.14'
FL=253.74'

8" PVC Sewer Main

Ex Building

Ex Conc. Curb

Ex Granite Curb

Ex Light

Ex Hydrant

Ex Gas Gate

Ex Water w/ Gate

Ex Water Main

Ex Gas Main

Ex San Sewer Main

Ex Elec. Box

Ex Comm. Box

Ex Elec. Vaults

Ex Transformer

Ex Ballard

Ex UG Conduit

BUSINESS PARK DRIVE

MAP REFRENCES:

1) PROPERTY SURVEY PREPARED FOR: CITY OF BRISTOL; LOTS 1 +2 SOUTHEAST INDUSTRIAL PARK, BUSINESS PARK DRIVE BRISTOL, CONN.; SCALE: 1"=40'; DATE 1-28-2016; BY DUFOUR SURVEYING, LLC: JOB NO: 15-64
2) "GRADING PLAN, DRAINAGE PLAN & EROSION CONTROL PLAN; LOT 1 & LOT 2 SOUTHEAST BRISTOL BUSINESS PARK; SCALE: 1"=40"; DATE: 18 DEC 15, LAST REVISED 13 JAN 16; CIVIL 1; PROJ. NO 3376 SHEET GP-1.0
3) AS-BUIT SOUTHEAST INDUSTRIAL PARK; ROADWAY UTILITY PLAN; BUSINESS PARK DRIVE BRISTOL, CT; SCALE: 1'=40'; DATE: 2/26/2010: BY CITY OF BRISTOL DEPARTMENT OF PUBLIC WORKS; FILE 24-424-1 SHEET 1.

NOTES:

1) BEARINGS BASED UPON MAP REFERENCE #1

2) ELEVATIONS BASED UPON MAP REFERENCE #2

ZONING TABLE	
ZONE - IP-1	
	REQUIRED
LOT AREA	50,000 S.F.
MIN. FRONT YARD	35'
MIN. SIDE YARD	15'
MIN. REAR YARD	50'*
MIN. LOT WIDTH	160'
MAX. BUILDING COVERAGE	40%
* ABUTS RESIDENTIAL ZONE	

NOTES:

1. PARCEL OWNER: CITY OF BRISTOL
2. AREA: SEE MAP
3. ADDRESS: 101 BUSINESS PARK DRIVE
4. ZONE: IP-1 (SEE ZONING TABLE)
5. SITE IS SERVICED BY PUBLIC WATER & PUBLIC SEWER.
6. CONTOUR INTERVAL = 2'
7. ELEVATIONS BASED ON MAP REFERENCE #3
8. TOPOGRAPHY IS FROM FIELD SURVEY.
9. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

LEGEND

	PROPERTY LINE
	IRON PIN TO BE SET
Ex IP	EXISTING IRON PIN
	MONUMENT TO BE SET
	EXISTING MONUMENT
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING LIGHT
	EXISTING HYDRANT
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EX. EDGE OF ROAD
	EX. EDGE OF ROAD (CURBED)
	EX. EDGE OF DRIVEWAY
	EX. SANITARY SEWER LINE
	EX. WATER LINE
	EX. GUIDE RAIL
98	EX. CONTOUR

APPROVED

REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:		
REVISION-2: 11/29/21 - STREET NUMBER		
REVISION-1: 06/21/21 - TOWN COMMENTS		
PROJECT:		
DB: ---	SR: ---	DR: ---

SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A:

CLASS A-2/T-2/T-3(AERIAL)

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

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, KJA jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
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MILLDALE, CT 06467-0337
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FAX: (860) 621-9609
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EXISTING CONDITIONS MAP

for

BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

SCALE: 1" = 20'
DATE: MAY 19, 2021

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : 221-006
DRAWING NO. : B-1

M:\21\221006-BHF\LOT 2 BUSINESS PARK.dwg
LAYOUT: B-1 DATE: Nov 29, 2021 - 4:30pm

Approved Plan 2021

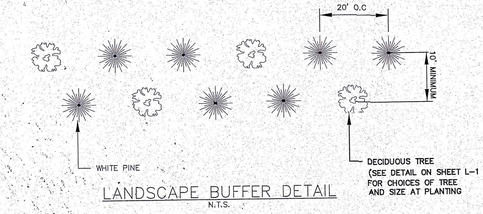
ZONING TABLE

ZONE – IP-1

	REQUIRED	PROPOSED
MIN. LOT AREA	50,000 S.F.	111,276 S.F./2.55 Ac.
MIN. LOT WIDTH	160'	200.00'
MIN. FRONT YARD ON A CITY STREET	35'	49.2'
MIN. SIDE-YARD (EACH)	15'	24.8'
MIN. REAR YARD (ABUTS RESIDENTIAL ZONE)	50'	296.9'
MAX. BUILDING HEIGHT	40'	±22'
MAX. BUILDING COVERAGE	35%	10.8%

PARKING:
PROPOSED BUILDING USE: TRUCKING TERMINAL
PROVIDED PARKING: 9 SPACES INCLUDING 1 H.C.

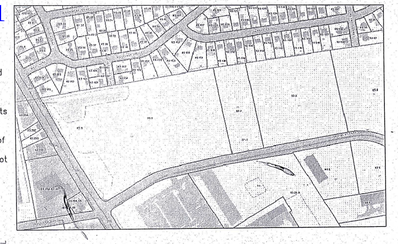
LANDSCAPE BUFFER DETAIL
N.T.S.



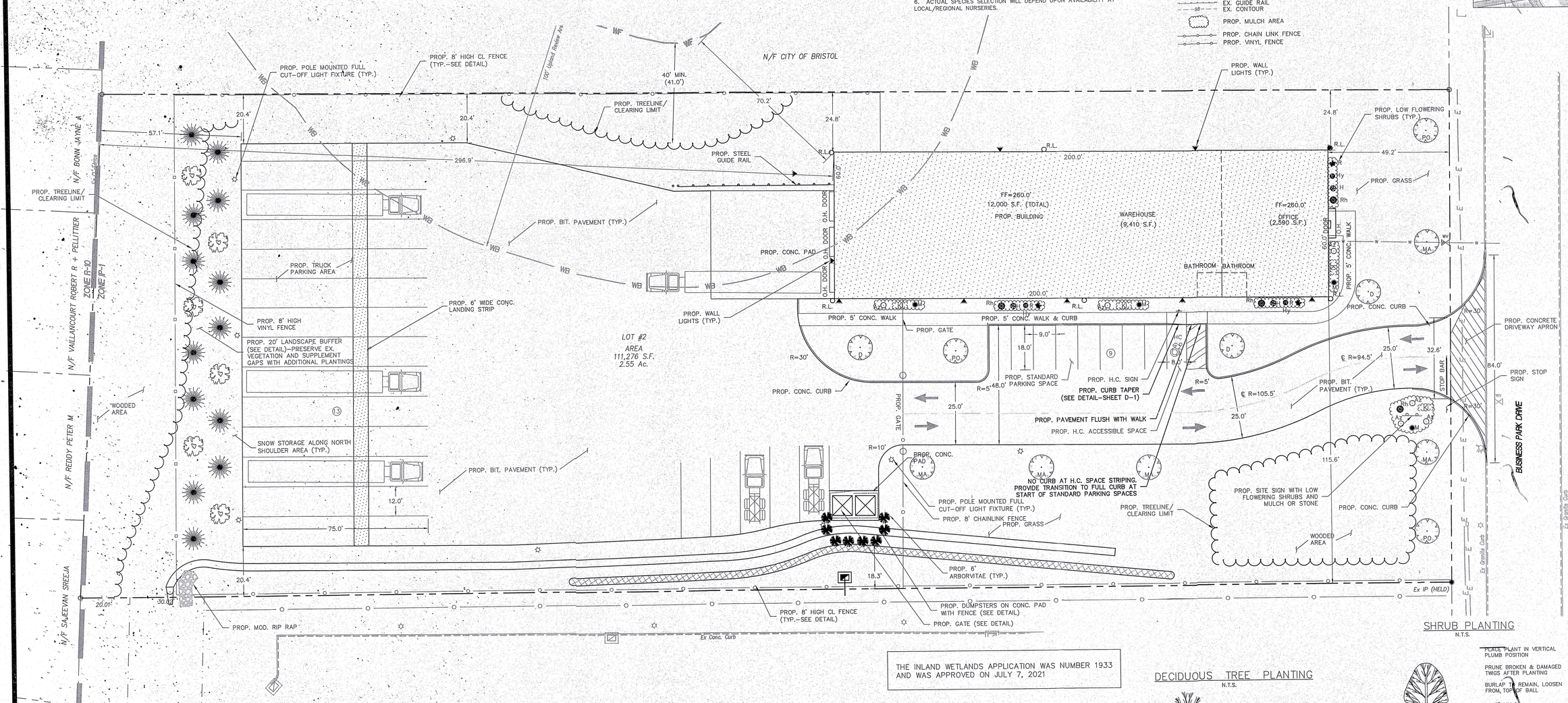
LANDSCAPE NOTES
1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
2. SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, PUDDLE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
3. INSTALL SHREDDED BARK MULCH AND NATURAL GROUND COVER TO DEPTH OF 3". NATURAL GROUND COVER TO BE USED IN ALL LANDSCAPED AREAS. MULCH TO BE APPROVED BEFORE INSTALLATION.
4. BARE AND DISTURBED AREAS SHALL BE SEEDED, IF NOT NOTED FOR TURF. PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANOR.
5. WETLAND SHRUBS & SEED MIXES AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA (413) 256-1752
6. ACTUAL SPECIES SELECTION WILL DEPEND UPON AVAILABILITY AT LOCAL/REGIONAL NURSERIES.

LEGEND
- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR
- PROP. MULCH AREA
- PROP. CHAIN LINK FENCE
- PROP. VINYL FENCE

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

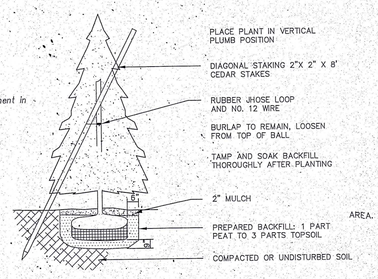


LOCATION MAP
SCALE: N.T.S.



SHRUB PLANTING
N.T.S.

CONIFEROUS TREE PLANTING
N.T.S.



PLANTING LIST

SYMBOL	QUAN.	NAME	SIZE
AE	8	ARBORVITAE	5'–6'

THE INLAND WETLANDS APPLICATION WAS NUMBER 1933 AND WAS APPROVED ON JULY 7, 2021

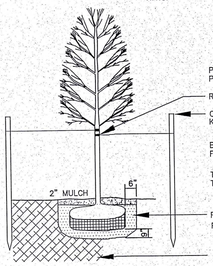
BRISTOL ZONING REGULATIONS LANDSCAPING REQUIREMENTS
2. GENERAL REQUIREMENTS
E. AT THE TIME OF PLANTING, TREES SHALL BE OF THE FOLLOWING MINIMUM SIZE:
(1) SHADE TREES: 2 1/2 INCH CALIPER
(2) EVERGREEN TREES: 6 FOOT HEIGHT
(3) FLOWERING TREES: SINGLE STEM – 2 INCH CALIPER CLUMP FORM – 8 FOOT HEIGHT
F. TREES AND SHRUBS WITHIN FIVE FEET OF ANY PAVED AREAS SHALL BE OF SUCH VARIETIES CAPABLE OF WITHSTANDING DAMAGE FROM SALT.
G. MULCHED PLANTING BEDS OF AN APPROPRIATE SIZE SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO RETAIN MOISTURE. ACCEPTABLE MULCHING MATERIAL SHALL BE SHREDDED BARK, WOODCHIPS OR OTHER ORGANIC SUBSTITUTE, AT LEAST FOUR INCHES IN DEPTH.
H. SUITABLE GROUND COVER SHALL BE PLACED ON ALL DISTURBED SITE AREAS NOT COVERED BY PAVING, BUILDINGS OR MULCHING FOR TREES AND SHRUBS. SUITABLE GROUND COVER SHALL BE GRASS, TURF, MYRTLE, STONE, GRAVEL OR AN APPROPRIATE SUBSTITUTE.
I. NO STONE OR GRAVEL SHALL BE USED FOR GROUND COVER WITHIN FOUR FEET OF WALKWAYS UNLESS THE MATERIAL IS SUITABLY CONTAINED WITHIN ITS AREA.
J. WHERE FEASIBLE, EXISTING TREES SHALL BE SAVED; IF GRADING IS REQUIRED IN THEIR VICINITY, TREES SHALL BE APPROPRIATELY WELLED OR MOUNDED TO PROTECT THEM FROM DAMAGE.
K. NO TREES FIVE INCHES OR GREATER IN CALIPER AS MEASURED THREE FEET ABOVE GROUND LEVEL SHALL BE REMOVED UNLESS SO APPROVED BY THE COMMISSION.

3. PARKING LOT LANDSCAPING
A. PARKING AREAS CONTAINING 10 OR MORE PARKING SPACES SHALL CONTAIN AT LEAST ONE MAJOR TREE AND TWO SHRUBS PER TEN PARKING SPACES OR MAJOR FRACTION THEREOF, PLANTED WITHIN AND ALONG THE PERIMETER OF THE PARKING AREA.
B. PARKING AREAS CONTAINING BETWEEN 20 AND 99 PARKING SPACES SHALL CONTAIN A MINIMUM OF 15 SQUARE FEET OF INTERIOR LANDSCAPING AREA PER PARKING SPACE, DISTRIBUTED AMONG THE END ISLANDS, INTERIOR ISLANDS AND PLANTING STRIPS REQUIRED BY SECTION VIII.B.6.
C. PARKING AREAS CONTAINING 100 OR MORE PARKING SPACES SHALL CONTAIN A MINIMUM OF 20 SQUARE FEET OF INTERIOR LANDSCAPING AREA PER PARKING SPACE, DISTRIBUTED AMONG THE END ISLANDS, INTERIOR ISLANDS AND PLANTING STRIPS REQUIRED BY SECTION VIII.B.6.
D. TREES WITHIN AND ALONG THE PERIMETER OF PARKING AREAS SHALL BE OF SUCH VARIETIES WHICH PROVIDE SHADE OR ARE CAPABLE OF PROVIDING SHADE AT MATURITY.

4. SCREENING
A. SCREENING SHALL BE PROVIDED FOR PARKING AREAS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET. ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
(1) EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF FOUR FEET AT THE TIME OF PLANTING;
(2) SOLID FENCES OR WALLS, IF APPROVED BY THE COMMISSION;
(3) EARTHEN BERMS; OR,
(4) ANY COMBINATION OF THE ABOVE MATERIALS.
B. SCREENING SHALL BE PROVIDED FOR ANY OBJECTIONABLE AREAS OR VIEWS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET, INCLUDING BUT NOT LIMITED TO LOADING AREAS, DUMPSTERS, STORAGE AREAS AND GROUND-FIXED MECHANICAL EQUIPMENT. ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
(1) EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF SIX FEET AT THE TIME OF PLANTING;
(2) SOLID FENCES OR WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION;
(3) EARTHEN BERMS; OR,
(4) ANY COMBINATION OF THE ABOVE MATERIALS.

5. BUFFERS
A. A LANDSCAPED BUFFER SHALL BE PROVIDED FOR ANY USE IN A BUSINESS OR INDUSTRIAL ZONE WHICH IS ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE, FOR ANY MULTI-FAMILY USE, OR FOR ANY NON-RESIDENTIAL USE IN A RESIDENTIAL ZONE.
B. THE BUFFER SHALL BE A MINIMUM OF 20 FEET IN WIDTH.
C. THE BUFFER SHALL BE OF EVERGREEN PLANTINGS OF SUCH SPECIES, HEIGHT AND SPACING AS, IN THE JUDGMENT OF THE COMMISSION, WILL EFFECTIVELY SCREEN THE USE FROM THE VIEW OF ADJOINING PROPERTIES.
D. NO STRUCTURES OR PAVING SHALL BE PERMITTED WITHIN THE BUFFER.
E. THE COMMISSION MAY ALLOW A WALL OR FENCE OF APPROPRIATE LOCATION, HEIGHT AND DESIGN TO BE SUBSTITUTED FOR ALL OR A PORTION OF THE LANDSCAPED BUFFER IF, IN ITS JUDGMENT, SUCH WALL OR FENCE WOULD PROVIDE COMPARABLE SCREENING OF THE USE FROM THE VIEW OF ADJOINING PROPERTIES.
6. MODIFICATIONS OF LANDSCAPING – WHERE EXISTING TOPOGRAPHY AND/OR EXISTING VEGETATION PROVIDES ADEQUATE LANDSCAPING, GROUND COVER, SCREENING AND/OR BUFFERS, THE COMMISSION MAY MODIFY THE LANDSCAPING REQUIREMENTS OF THIS SECTION.

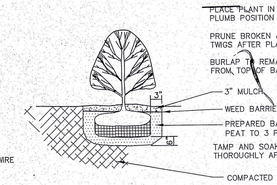
DECIDUOUS TREE PLANTING
N.T.S.



PLANTING LIST

SYMBOL	QUAN.	NAME	SIZE
MA	5	SUGAR MAPLE	2 1/2" MIN. CALIPER 6' MIN. HEIGHT
PO	3	PIN OAK	2 1/2" MIN. CALIPER 6' MIN. HEIGHT
D	3	DOGWOOD	2 1/2" MIN. CALIPER 6' MIN. HEIGHT

NOTE: TREE QUANTITY DOES NOT INCLUDE LANDSCAPE BUFFER



PLANTING LIST

SYMBOL	QUAN.	NAME	SIZE
MA	4	MOUNTAIN LAUREL	15"–18"
N	3	HOLLY	18"–24"
Rh	4	RHODODENDRON	3 GALLON
Hy	3	HYDRANGEA	18"–24"
R	3	KNOCK OUT ROSES	18"–24"
Az	6	AZALEA	2 GALLON
P	2	PURPLE CONE FLOWER	18"–24"

APPROVED

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION–7:
REVISION–6: 11/29/21 – STREET NUMBER
REVISION–5: 11/1/21 – BUILDING MOVED
REVISION–4: 10/29/21 – TOWN COMMENTS
REVISION–3: 10/11/21 – GRADING ALONG WEST PL
REVISION–2: 07/19/21 – TOWN COMMENTS
REVISION–1: 06/21/21 – TOWN COMMENTS
PROJECT:

DB: MPT	SR: AQ	DR: SB

SEAL:

James M. Sakanchick
JT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN–WATERBURY RD.
MILLDALE, CT 06467–0337
PHONE: (860) 621–3638
FAX: (860) 621–9609
EMAIL: INFO@KRATZERTJONES.COM

LAYOUT & LANDSCAPING PLAN

for

BHF LOGISTICS, INC
(ZLATAN HUKIC)

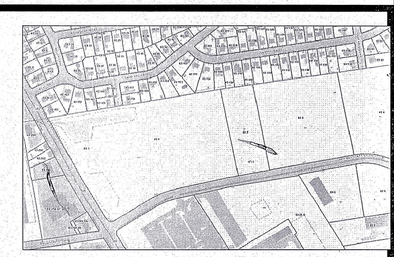
LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

SCALE: 1" = 20'
DATE: MAY 19, 2021

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 221-006
DRAWING NO.: L-1

Approved Plan 2021



LOCATION MAP
SCALE: N.T.S.

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

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REVISION-1:	06/21/21 – TOWN COMMENTS
PROJECT:	
DB: MPT	SR: AQ / DR: SB

SEAL:

SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS T-2

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

James N. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #11302

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GRADING & UTILITY PLAN

for

BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

SCALE: 1" = 20'
DATE: MAY 19, 2021

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : 221-006
DRAWING NO. : G-1

N/F VALLANCOURT, ROBERT R + PELLITTIER ZONE P-10 ZONE P-1

N/F BONN, JAYNE A

N/F REDDY PETER M

N/F SAJEEVAN SREEJA

N/F CITY OF BRISTOL

Ex. Inland/Wetlands

100' Upland Review Area

2:1 SLOPE WITH TEMPORARY EROSION CONTROL MATTING

PROP. SILT FENCE (TYP.-SEE DETAIL)

PROP. SILT SOXX (TYP.-SEE DETAIL)

PROP. TREELINE / LIMIT OF CLEARING

43'

70.2'

24.8'

15' Side Setback

296.9'

PROP. ROOF LEADER (TYP.)

FF=260.0'
12,000 S.F. (TOTAL)
PROP. BUILDING

WAREHOUSE
(9,410 S.F.)

FF=260.0'
OFFICE
(2,590 S.F.)

200.0'

60.0'

49.2'

PROP. 2" DOM. WATER SERVICE

PROP. GAS SERVICE

BATHROOM BATHROOM

PROP. 8"x8"X10" PVC TEE CONNECTION TO 8" PVC ROOF LEADER CONNECTIONS INV.=254.6

PROP. 5' CONC. WALK

PROP. 5' CONC. WALK & CURB

PROP. 6' WIDE CONC. LANDING STRIP

PROP. CONC. PAD

BENCHMARK:
KJA SPIKE #2
ELEVATION=257.1

LOT #2
AREA
111,276 S.F.
2.55 Ac.

COORDINATE BUILDING PLANS FOR INTERNAL ROOF LEADERS AT LOADING DOCK UNDER BULDING SLAB FOR COVER

50' Rear Setback

35' Front Setback

PROP. CONSTRUCTION ENTRANCE (SEE DETAIL)

115.6'

PROP. SEWER SERVICE
S = 1/4"/FT MIN.

PROP. 70 LF-10" PVC AT S=0.006 FT/FT FROM ROOF LEADERS TO MOD. RIP RAP PAD (TYP.)

PROP. INFILTRATION SWALE
4' WIDE BOTTOM AT 253.8'

PROP. 10:1 GRASSED SHEET FLOW TO INFILTRATION SWALE

PROP. PRESSURE SEWER SERVICE

15' Side Setback

PROP. INFILTRATION SWALE
4' WIDE BOTTOM AT 253.8'

PROP. 3' WIDE FLAT TOP COMPACTED EARTHERN BERM AT 255.3'

PROP. DRYWELL TYPE 'C-L' TOP TG=251.3' (SEE DETAIL)

PROP. SILT FENCE (TYP.-SEE DETAIL)

PROP.- HAYBALE CHECK DAM OR APPROVAL EQUAL EVERY 50' (TYP.-SEE DETAIL)

PROP. 3' WIDE FLAT TOP COMPACTED EARTHERN BERM AT 255.3'

PROP. SAN. SEWER PUMP

PROP. FE INV=252.6 (WITH MOD. RIP RAP)

PROP. 98 LF (INC. FE)-15" HDPE S=0.005 FT/FT

Ex CB C TF=256.48

Ex CB C TF=256.17

Ex CB C TF=256.62

Ex CB CL TC=257.21' Inv=253.33'

Ex San MH TF=258.14' FL=253.74'

15" PVC Sewer Main

24" RCP

PROP. SEWER SERVICE

30' Drainage and Sanitary Sewer Easement in Favor of Lot 2 over Lot 1

Ex Conc. Curb

Ex Light

Ex Building

Ex. Elec. Vaults

Ex Hydrant

Ex UG Conduit

Ex Elec. Box

Ex Water Gate

Ex Comb. Curb

Ex Cast Iron Water Main

Ex Sewer Main

Ex Cast Iron Main

Ex Granite Curb

BUSINESS PARK DRIVE

Ex. Comm. Box

Ex. Elec. Vaults

Ex Transformer

Ex Bollard

Ex IP (HELD)

Ex Manhole

Ex Gas Line

Ex Overhead Wire

Ex Tree Line

Ex Stone Wall

Ex Chain Link Fence

Ex Wood Fence

Ex Tree

Ex Shrub

Ex Deciduous Tree

Ex Coniferous Tree

Ex Bush

Ex Brush

Ex Rock Outcrop

Ex Boulder

Ex Stump

Ex Log

Ex Rock Wall

Ex Stone Pile

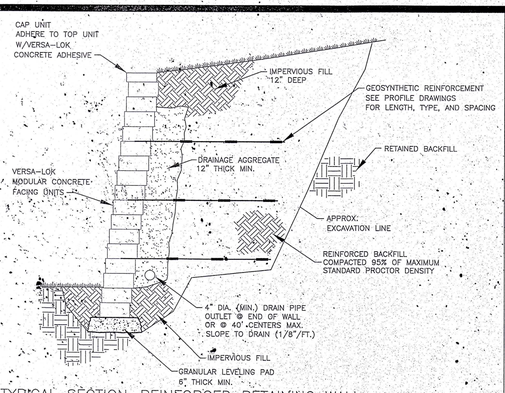
Ex Stone Mound

Ex Stone Pile

Ex Stone Mound

Ex Stone Pile

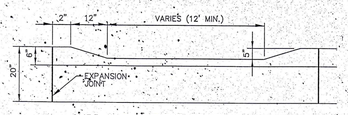
Ex Stone Mound



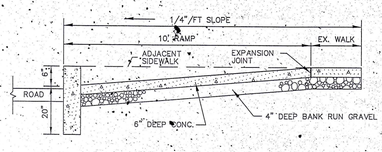
TYPICAL SECTION–REINFORCED RETAINING WALL
(OR APPROVED EQUAL)

MODULAR CONCRETE UNIT
SCALE: N.T.S.

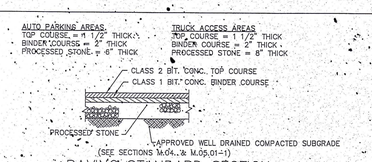
NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



CURB CUT OUT FOR DRIVEWAY APPROACH

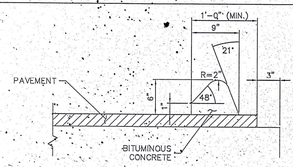


CONCRETE DRIVEWAY APPROACH SECTION
N.T.S.

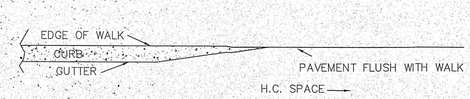


PAVING STANDARD SECTION
N.T.S.

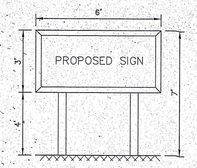
NOTE:
BASE AND SUBBASE MATERIALS SHALL BE PLACED IN LOOSE LAYERS NOT EXCEEDING 10 INCH THICKAND COMPACTED BY AT LEAST FOUR PASSES WITH A HEAVY SELF-PROPELLED VIBRATORY ROLLER TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY-DENSITY AS DETERMINED BY ASTM D1557.



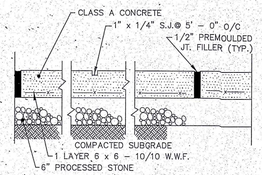
BITUMINOUS CONCRETE LIP CURBING
N.T.S.



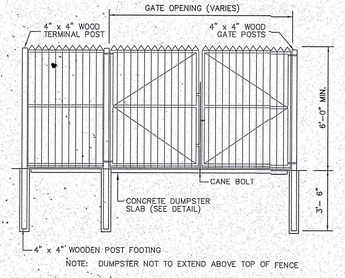
CURB TRANSITION DETAIL
N.T.S.



SITE SIGN DETAIL
N.T.S.

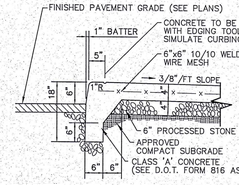


CONCRETE WALK/DUMPSTER PAD DETAIL
N.T.S.

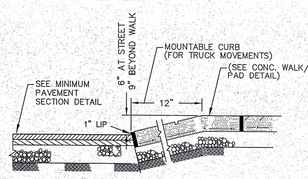


NOTE: DUMPSTER NOT TO EXTEND ABOVE TOP OF FENCE

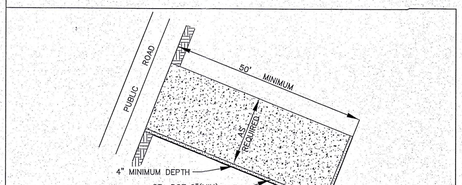
DUMPSTER ENCLOSURE (WOOD)
N.T.S.



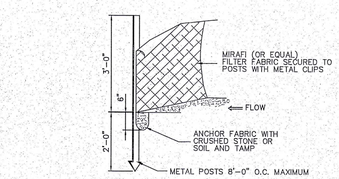
CONCRETE CURB AND SIDEWALK DETAIL
N.T.S.



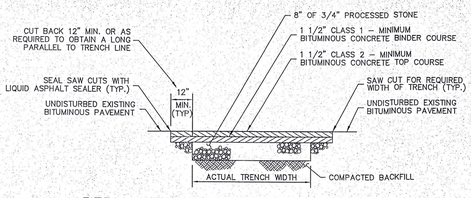
MOUNTABLE LEFT TURN RESTRICTION ISLAND
N.T.S.



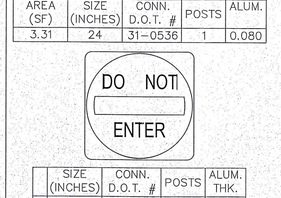
CONSTRUCTION ENTRANCE DETAIL
N.T.S.



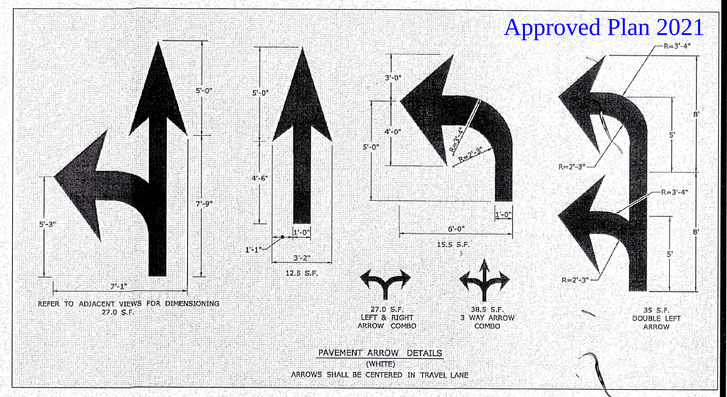
SILT FENCE DETAIL
N.T.S.



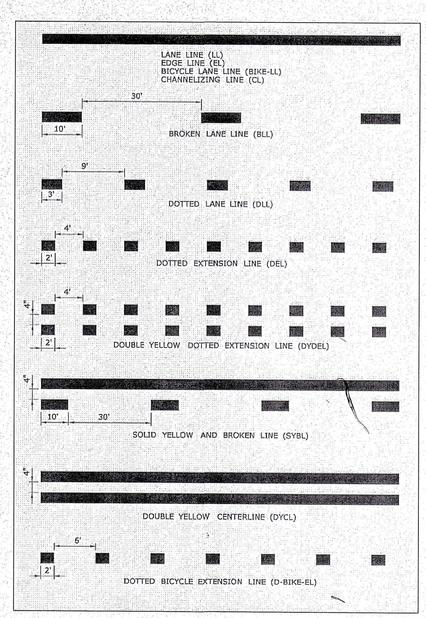
PERMANENT PAVEMENT REPAIR DETAIL
FOR PUBLIC ROADWAYS
N.T.S.
(SEE D.O.T. FORM 816 AS AMENDED)

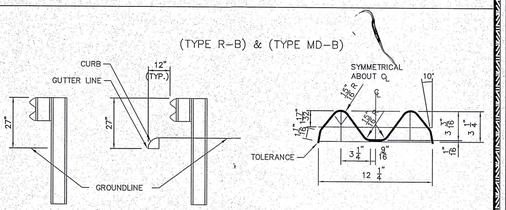


SIGNS TO BE MUTCD COMPLIANT



PAVEMENT ARROW DETAILS
(WHITE)
ARROWS SHALL BE CENTERED IN TRAVEL LANE





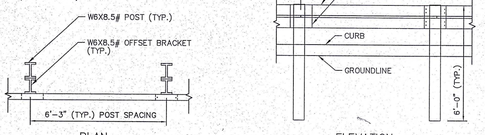
SECTION A–A
NORMAL HEIGHT

SECTION B–B
NORMAL HEIGHT

NOTE: WHERE THE DIMENSION IS LESS THAN 2'-0" THE HEIGHT WILL BE MEASURED FROM THE GUTTER LINE (AS SHOWN) AND WHERE IT IS GREATER THAN 2'-0" THE NORMAL HEIGHT 27" WILL BE MEASURED FROM THE GROUND LINE (SECTION A-A).

DETAIL "F"
SECTION THRU RAIL ELEMENT

NOTE: ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES



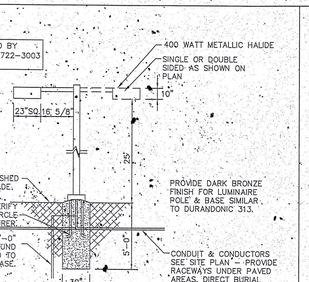
PLAN

ELEVATION

GENERAL NOTES
1. TERMINAL ELEMENT TO BE CLASS A (12 GA.) OR CLASS B (10 GA.).
2. BACKUP PIECES TO BE CLASS A (12 GA.) FOR ALL RAIL, AND TO BE PLACED BEHIND RAIL ELEMENTS AT NON-SPLICE POSTS.
3. FOR CURVES WITH RADII OF 150' OR LESS ALL RAIL MEMBERS SHALL BE FABRICATED TO THE PROPER RADIUS.
4. STRUCTURAL SHAPE W6X9 MAY BE USED IN PLACE OF W6X8.5# FOR POSTS OR BRACKETS.
5. ALL CONSTRUCTION TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD #910-A.

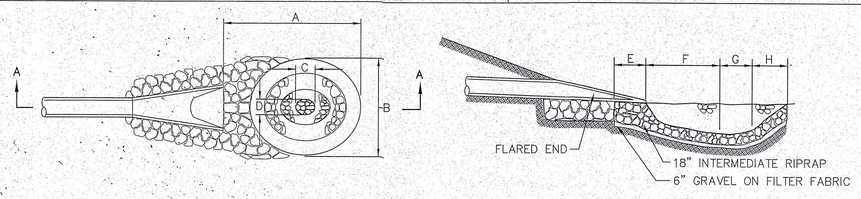
METAL BEAM RAIL DETAIL
N.T.S.

APPROVED



NOTE: LIGHTING SHALL BE PROPERLY SHIELDED SO AS NOT TO ADVERSELY AFFECT ANY ABUTTING PROPERTY OR PUBLIC STREET.

SIGHT LIGHTING POLE
W/FULL CUT OFF LUMINAIRE
N.T.S.

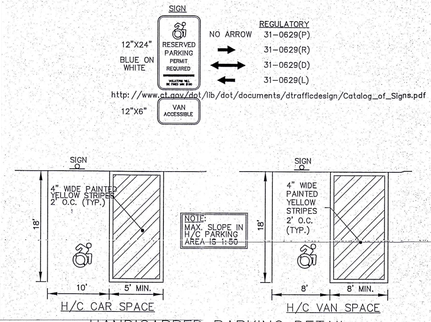


PLAN

SECTION A–A

PIPE SIZE	A	B	C	D	E	F	G	H	WT. RIP RAP (TONS)	DEPTH
15"	10'	7'	1.5'	1'	1'	4.5'	1.5'	3'	6	1'-0"
18"	12'	8'	2'	1'	1'	5'	2'	4'	8	1'-4"
21"	10'	9'	2.5'	1.5'	1'	7'	2.5'	4.5'	12	1'-6"
24"	17'	10'	2.5'	1.5'	1'	8'	2.5'	5.5'	15	1'-10"
27" & 30"	20'	13'	3'	2'	2'	9'	3'	6'	22	2'-0"
36"	24'	16'	3.5'	2'	2'	9.5'	3.5'	7'	33	2'-4"

PLUNGE POOL AT STORM OUTFALL
N.T.S.



HANDICAPPED PARKING DETAIL
N.T.S.

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REVISION-7:		
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REVISION-1: 06/21/21 – TOWN COMMENTS		
PROJECT:		
DB:	SR:	DR:
DB: MPT	SR: AQ	DR: SB

SEAL:

James N. Sokonchick
CT P.E. & L.S. #11302

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DETAIL SHEET

for

BHF LOGISTICS, INC.
(ZLATAN HUKIC)
LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

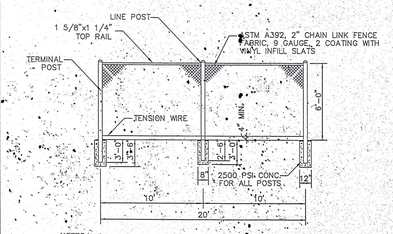
SCALE: AS NOTED
DATE: MAY 10, 2021

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : 221-006
DRAWING NO. : D-1

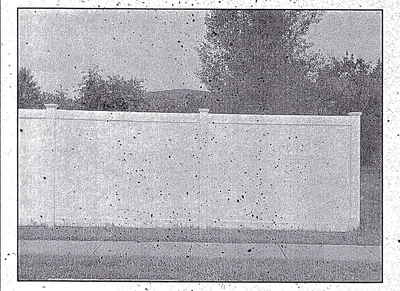
J:\21\221006-BHF\dwg\07 PLANSET\07 DETAILS.dwg

Approved Plan 2021

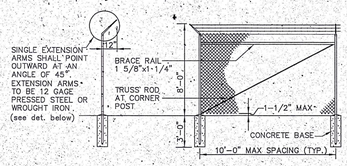


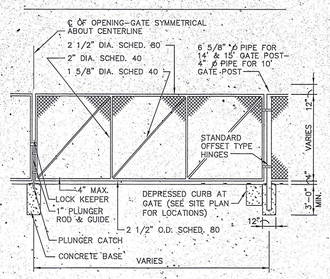
NOTES:
1. BOTTOM TENSION WIRE SHALL BE 7 GAUGE ATTACHED WITH 12 1/2 GAUGE HOG RINGS, 12' O.C.
2. TOP RAIL COUPLINGS TO BE SPACED EVERY 20'. EXPANSION COUPLINGS TO BE AT 100' INTERVALS.
3. TOP RAIL WIRE TIES SHALL BE SPACED 24" MAX.
4. FENCE SHALL CONFORM WITH CT D.O.T. STANDARDS, INCLUDING LATEST REVISIONS.
5. PROVIDE CHAINLINK SWING GATES AND MANDOORS AS SHOWN ON SITE PLAN.
6. NO BARBED WIRE ALLOWED ON FENCES.

CHAIN LINK FENCE
N.T.S.



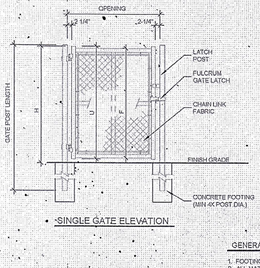
VINYL FENCE
N.T.S.





NOTES:
1. WELD ALL PIPE CONNECTIONS.
2. GATE FABRIC TO MATCH FENCE FABRIC.
3. NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND PAVING.

CHAIN LINK SWINGING GATE
N.T.S.



SINGLE GATE ELEVATION

SINGLE LEAF GATES		
OPENING FACE TO FACE	GATE POSTS SQ & RND SIZES	HINGE SPACE (S) POST TO UPRIGHT
3'-0" THROUGH 6'-0"	2 1/2" SQ OR 2.875" OD	FOR SQUARE & ROUND GATE POSTS 2 1/2"

NOM. HEIGHT H	ACTUAL DIM U	FRAME HEIGHT F
4'-0"	3'-10"	3'-5 1/2"
5'-0"	4'-10"	4-5 1/2"
6'-0"	5'-10"	5-5 1/2"
7'-0"	6'-10"	6-5 1/2"
8'-0"	7'-10"	7-5 1/2"

GENERAL NOTES:
1. FOOTING WIDTH TO BE (4X) POST WIDTH.
2. ALL MATERIAL TO CONFORM TO FEDERAL SPEC RR-F-191G (1-25-73).
3. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
4. NO ALUMINUM TIES SHALL BE PERMITTED.
5. POST AND FRAME SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS.

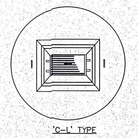
E-5 CHAIN LINK GATE DETAIL

NOT TO SCALE

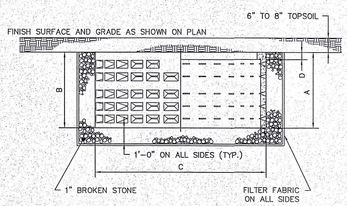
DESIGN NOTES
1. CONCRETE MINIMUM 5,000 PSI AT 28 DAYS.
2. STEEL REINFORCEMENT – ASTM-A-615-68, GRADE 40, 1" MIN. COVER.
3. DESIGN LOADING – STANDARD: AASHO-H10-44, OPTIONAL: AASHO-HS20-44.
4. SLAB TOP – 8" THICK REINFORCEMENT WITH 5" REBAR.
5. 8" THICK HEAVY DUTY COVER AVAILABLE WITH STANDARD, CLEAN OUT, RECTANGLE OR SQUARE CATCH BASIN OPENING.

A	B	C	D
3'-5"	2'-6"	6'-6"	5"

APPROXIMATE WEIGHT
3' SECTION 4500 LBS.
4' SECTION 6000 LBS.
8" SLAB TOP 5900 LBS.



'C-L' TYPE



CIRCULAR DRYWELL DETAIL
N.T.S.

APPROVED

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4: 11/29/21 – STREET NUMBER
REVISION-3: 10/11/21-DRYWELL
REVISION-2: 07/19/21 – TOWN COMMENTS
REVISION-1: 06/21/21 – TOWN COMMENTS

PROJECT:

DB:	SR:	DR:
DB:MPT	SR:AQ	DR:SB

SEAL:

James N. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

DETAIL SHEET

for

BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

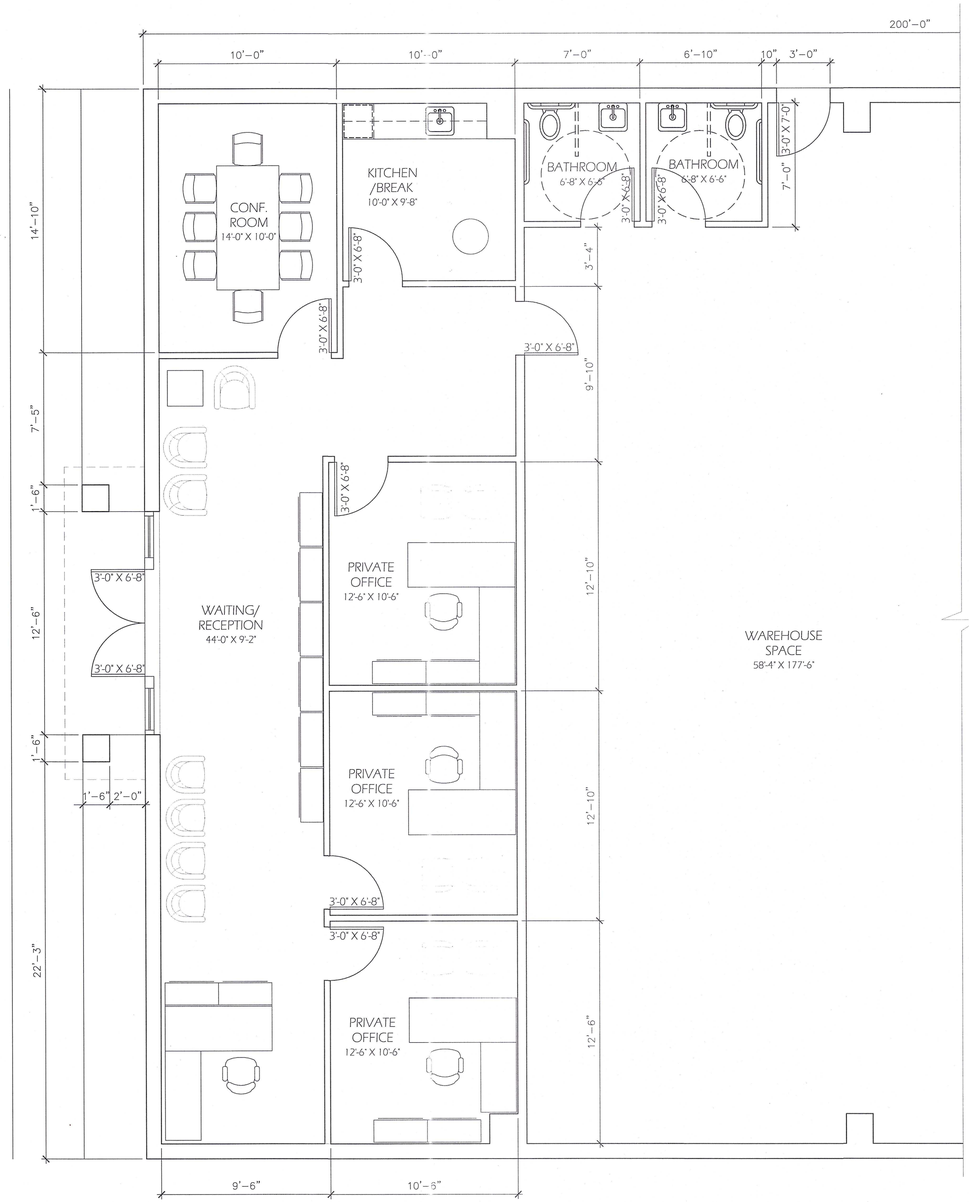
SCALE: AS NOTED
DATE: MAY 19, 2021

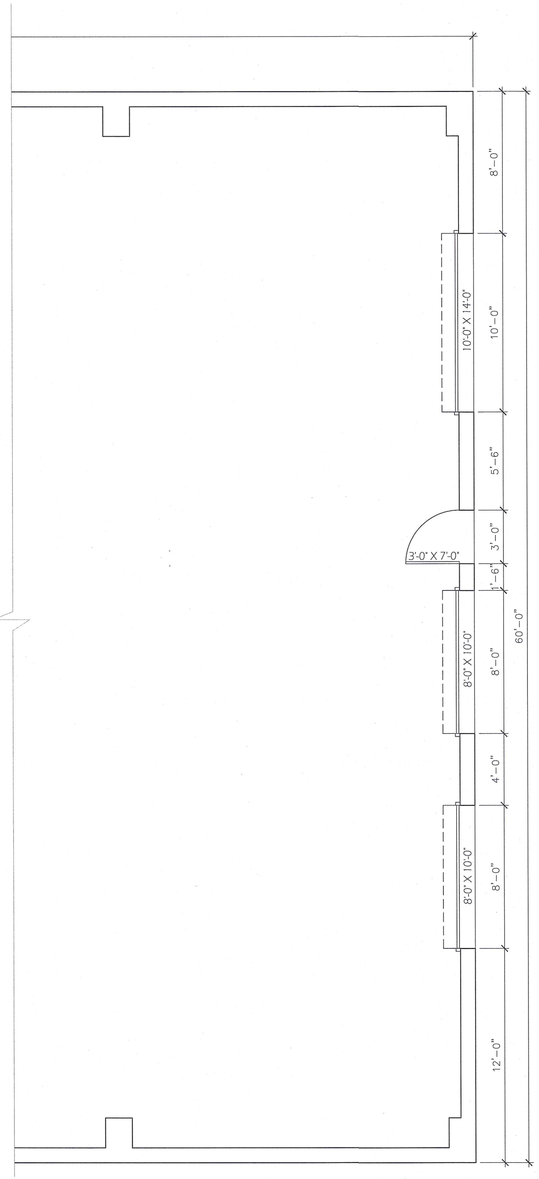
HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : 221-006
DRAWING NO. : D-2

N:\21\21006-BHF\dwg\LOT 2 BUSINESS PARK.dwg
DATE: Nov 29, 2021 - 4:56pm
XREF: D-2

Approved Plan 2021





H1 FLOOR PLAN (TOTAL BUILDING SQUARE FOOTAGE - 12,000 SF)

1/4" = 1'-0"

GENERAL NOTES

1. The Architect shall not be responsible for any error, omission, defect or deficiency in the contract documents ("error") prepared by the Architect or its consultants which in any way impacts the schedule of the project, results in a lack of coordination among the contract documents, delays the completion of the project or which in any other way causes any damage or loss to the owner, contractor, subcontractors, or other entity involved in the project unless: (1) the Architect is promptly notified of such error, in any event within 14 days of the date such error was discovered or could reasonably been discovered; and (2) the architect is given opportunity at the time of discovery to address such error, and if appropriate, take such steps as are necessary to correct and resolve it. Failure to comply with the provisions of this paragraph shall constitute a waiver of any claim for damages, or a right to offset against the architect by owner, contractor or others and shall in no event cause or allow a reduction in the fees otherwise due the architect for services provided on the Project.

2. The Architect is not responsible for any damages caused by omissions or inaccuracies of site information. Including but not limited to easements, setbacks, metes and bounds, title ownership, flood zone designations, provided by the client, tax maps, surveyors and/or engineers.

3. All parties acknowledge and agree that all designs are the sole property of the Architect. This agreement is for a single licensed use of plans. Any use of plans, other than the limited license provided in this paragraph is not permitted without prior written consent of the Architect. Client shall pay architect for any revision work made to drawings for reuse at an hourly rate determined by the Architect. Architect shall have the right to included photographic or artistic representations of the project among the Architect's promotional and professional materials (including without limitation Architects' website).

CONSTRUCTION NOTES

1. All information contained in these construction documents are the sole property of BHF Logistics. Copies are to be used for the exclusive purpose of constructing BHF Logistics properties. Any other use may violate the copyright laws of the United States.

2. The Architect, or BHF Logistics assume no responsibility or liability for the use of these documents for any purpose other than specifically authorized by the aforementioned and signed and sealed for the specific location in the state shown on the drawings and seal.

3. All construction work, including but not limited to, plumbing, mechanical and electrical, working conditions, materials and methods shall be in compliance with all applicable state and local building codes.

4. The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions. Carefully review location and conditions of all utilities for the space and verify locations as shown on the drawings.

5. Install safety barriers during construction as necessary to protect the public from injury and access to the construction site.

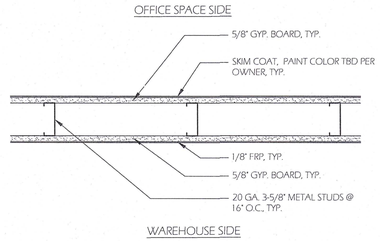
6. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for the use of the trades and shall provide subcontractors with current construction documents as required.

7. Do not scale drawings. Drawings may not always be to scale. Noted dimensions shall take precedence.

8. All changes to these documents must be approved by the Owner, the Architect and BHF Logistics.

CODE / BUILDING INFORMATION

LOCATION	Bristol, Connecticut	
BUILDING INFO	Total Building Area:	11,570 SF (Net) / 12,000 SF (Gross)
	Warehouse:	10,410 SF (Net)
	Office Space:	1160 SF (Net)
	Total Occupancy:	5 - 10
	Number of Stories:	One
	Foundation:	Concrete / No Basement
	Occupancy Zone:	Industrial
	Use Classification:	Business
	Codes Applied:	2015 International Building Code
		2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
		2015 International Existing Building Code
		2015 International Plumbing Code
		2015 International Mechanical Code
		2015 International Energy Conservation Code
		2017 NFPA 70, National Electrical Code, National Fire Protection Association Inc.
		2015 International Residential Code of the International Code Council, Inc.



H1 TYPICAL WALL DETAIL

1-1/2" = 1'-0"

APPROVED

STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

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JENNIFER MORGENTHAU ARCHITECT LLC
17 Harris Drive Newington, CT 06111 860.436.4870

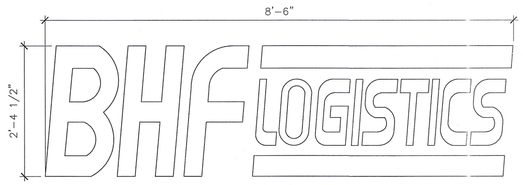
BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME : FLOOR PLAN / EXTERIOR ELEVATIONS
JOB # : 283 FILE : Floor Plans

DATE : 1-6-22
SCALE : AS NOTED
DRAWN BY : JKM
CHECKED BY : JKM

SHEET : A1.0

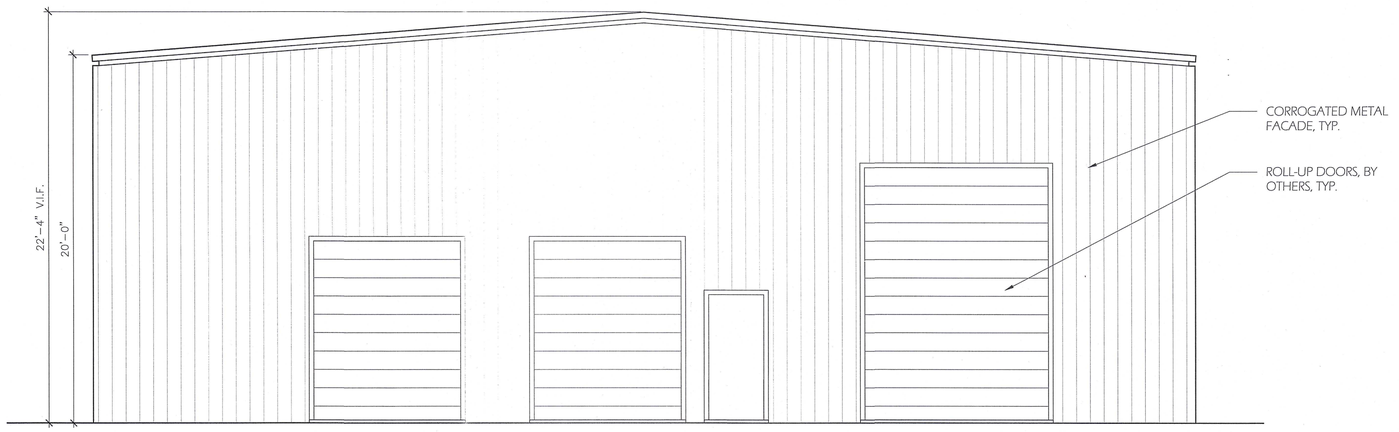
Approved Plan 2021



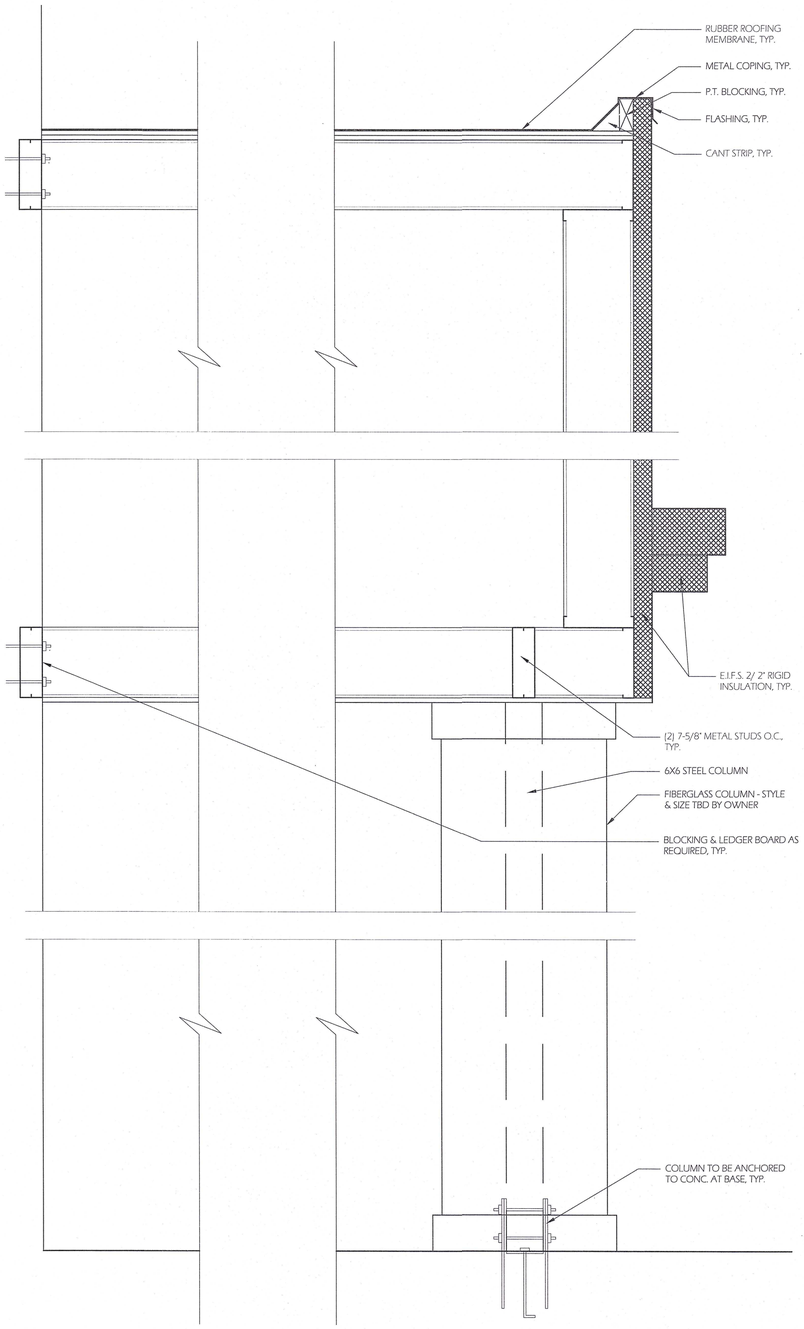
B1 BHF SIGN DETAIL (BY OTHERS)
3/4" = 1'-0"



E1 FRONT EXTERIOR ELEVATION
1/4" = 1'-0"



H1 REAR EXTERIOR ELEVATION
1/4" = 1'-0"



H8 DETAILED WALL SECTION
1-1/2" = 1'-0"

STATE OF CONNECTICUT
JENNIFER K. MORGENTHAU
No. 9341
LICENSED ARCHITECT

STATE OF CONNECTICUT
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LICENSE NO. 9341

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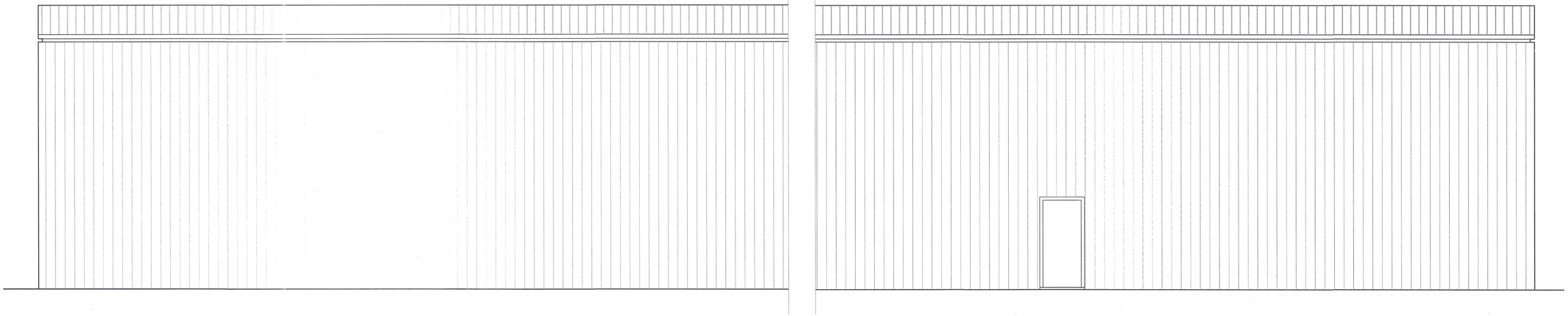
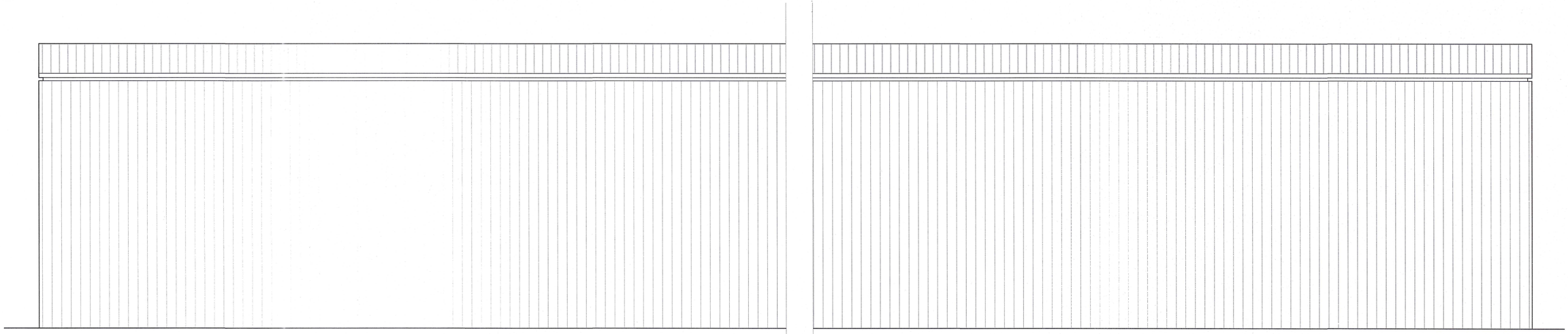
BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME :	EXTERIOR ELEVATIONS
DATE :	1-6-22
SCALE :	AS NOTED
JOB # : 283	FILE : Floor Plans
DRAWN BY :	JKM
CHECKED BY :	JKM
SHEET :	A2.0

Approved Plan 2021



D1 SIDE EXTERIOR ELEVATION
1/4" = 1'-0"



G1 SIDE EXTERIOR ELEVATION
1/4" = 1'-0"

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STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

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17 Harris Drive Newington, CT 06111 860.436.4870

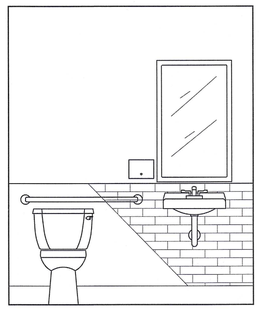
BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME : EXTERIOR ELEVATIONS
JOB # : 283 FILE : Floor Plans

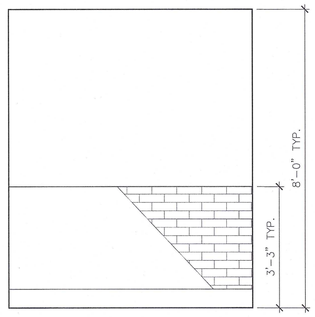
DATE : 1-6-22
SCALE : AS NOTED
DRAWN BY : JKM
CHECKED BY : JKM

SHEET : A2.1

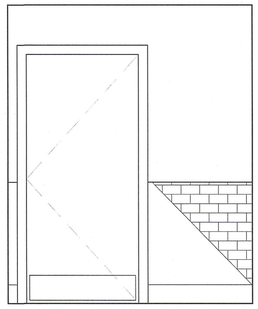
Approved Plan 2021



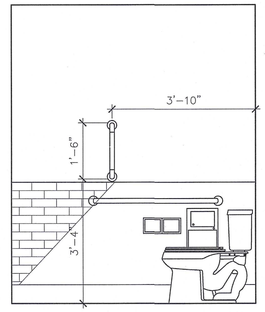
C1 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



C3 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



C5 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"

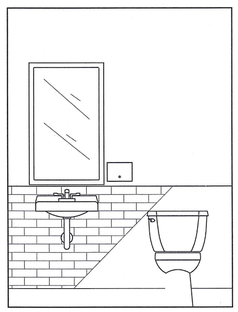


C7 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"

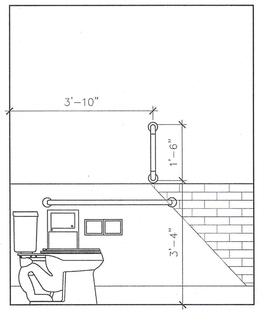
TOILET ROOM EQUIPMENT / ACCESSORIES SCHEDULE			
DESCRIPTION.	MOUNTING	MFG.	MFG. NO.
VITREOUS CHINA WALL HUNG LAVATORY (WHITE) COMPLETE WITH, FAUCET, STOPS, DRAIN P-TRAP AND WALL HANGER. FAUCET	WALL	AMERICAN STANDARD COMRADE	0124.024 797A-315 FACET
VITREOUS CHINA WATER CLOSET:, SEAT, & TRIM 1.6 GPF, WITH SUPPLY, STOP, AND WHITE OPEN FRONT SEAT	FLOOR	AMERICAN STANDARD CADET, ADA	2168.100
TOILET PAPER HOLDER	SURFACE	BOBRICK	B-272
PAPER TOWEL DISPENSER	SURFACE	BOBRICK	B-262
SOAP DISPENSER	SURFACE	BOBRICK	B-2112
SANITARY NAPKIN DISPOSAL	SURFACE	BOBRICK	B-254
18" X 30" FRAMED MIRROR	SURFACE	BOBRICK	B-165/1830
36" HORIZ. GRAB BAR	SURFACE	BOBRICK	B-6806 X 36"
42" HORIZ. GRAB BAR	SURFACE	BOBRICK	B-6806 X 42"
18" VERTICAL GRAB BAR	SURFACE	BOBRICK	B-6806 X 18"
MOP SINK FAUCET	FLOOR WALL	STERN-WILLIAMS CHICAGO	MTB-2424 897-CP

PLUMBING FIXTURE NOTE
1.) REFER TO PLUMBING SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.

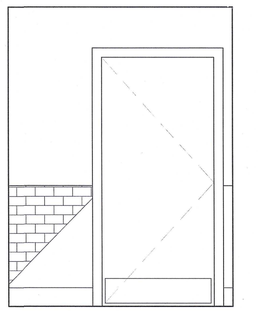
GENERAL NOTES FOR NEW TOILET ROOMS:
1.) ANY EXPOSED PLUMBING SHALL BE WRAPPED w/ HANDICAPPED APPROVED WHITE VINYL DRAIN COVERS SUPPLIED AND INSTALLED BY G.C.
2.) IN ADDITION, CLASS 'A' MARLITE F.R.P. FULL HEIGHT – COLOR = WHITE USE MATCHING MARLITE EDGINGS & CORNERS. SEAL PERIMETER OF F.R.P. W/ CLEAR SILICONE SEALANT. TYPICAL FOR ALL INTERIOR TOILET ROOM WALLS.
3.) PROVIDE NON-COMBUSTIBLE FRT IN WALL BLOCKING, IN ALL LOCATIONS OF EQUIPMENT AND ACCESSORIES REQUIRED TO BE WALL MOUNTED.
4.) REFER TO ACCESSIBLE ACCESSORY INSTALLATION DIAGRAMS THIS PAGE FOR ALL TOILET ROOM ACCESSORY INSTALLATION.



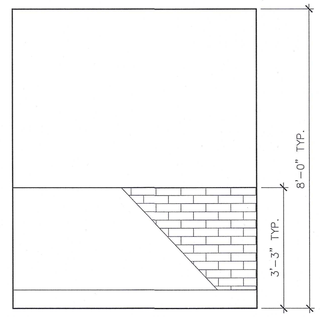
F1 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



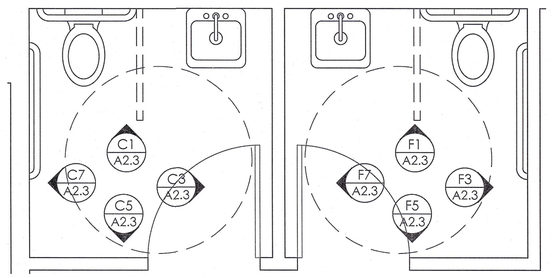
F3 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



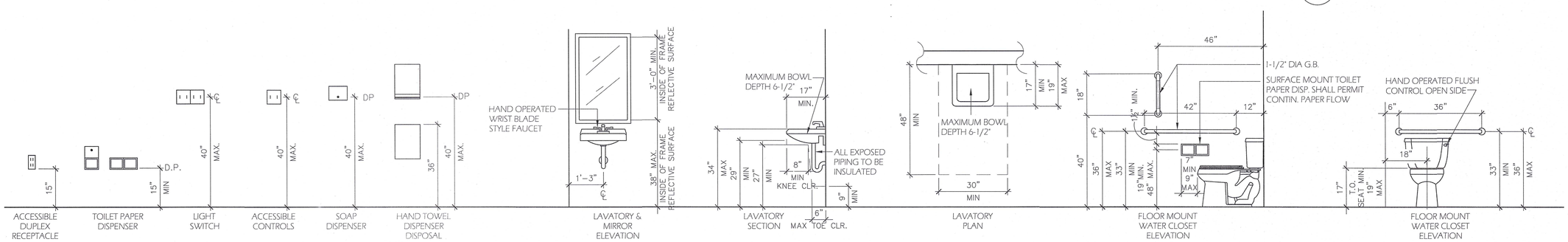
F5 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



F7 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



F6 ELEVATION KEY PLAN - BATHROOMS
1/2" = 1'-0"



H1 INTERIOR ELEVATION - ACCESSIBILITY DIAGRAMS
1/2" = 1'-0"

STATE OF CONNECTICUT
JENNIFER M. MORGENTHAU
No. 9341
LICENSED ARCHITECT

STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

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17 Harris Drive Newington, CT 06111 860.436.4870

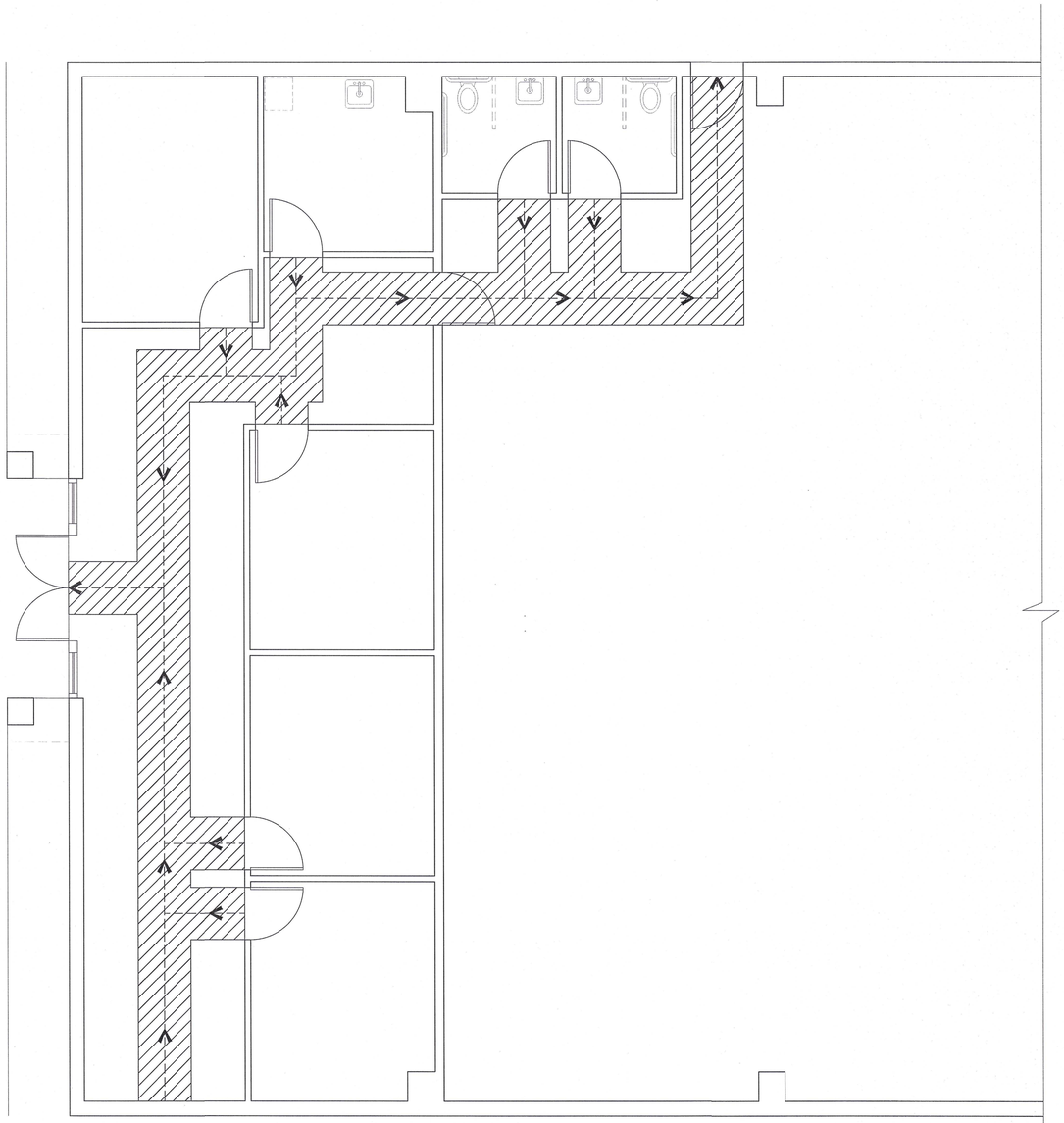
BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME : ADA BATHROOM INTERIOR ELEVATIONS
JOB # : 283 FILE : Floor Plans

DATE : 1-6-22
SCALE : AS NOTED
DRAWN BY : JKM
CHECKED BY : JKM

SHEET : A3.0

Approved Plan 2021



H4 EGRESS FLOOR PLAN - MAIN OFFICE
1/4" = 1'-0"

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LICENSE NO. 9341

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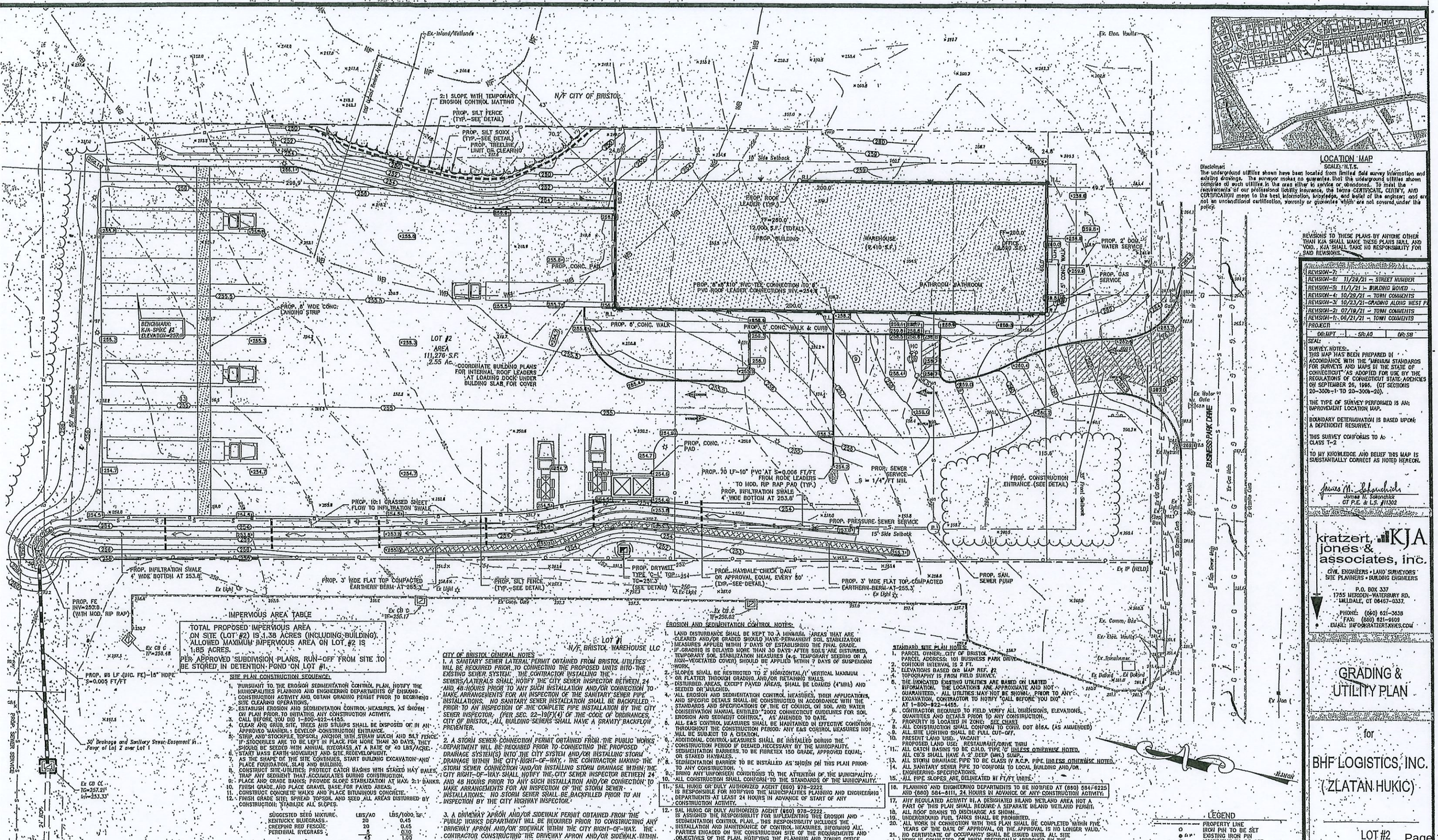
17 Harris Drive Newington, CT 06111 860.436.4870

BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME : EGRESS FLOOR PLAN
JOB # : 283 FILE : Floor Plans
DATE : 1-6-22
SCALE : 1/4" = 1'-0"
DRAWN BY : JKM
CHECKED BY : JKM

SHEET : EG1.0

NEW OWNER SUBMISSION OF PLANS 2025



IMPERVIOUS AREA TABLE

TOTAL PROPOSED IMPERVIOUS AREA ON SITE (LOT #2) IS 1.38 ACRES (INCLUDING BUILDING). ALLOWED MAXIMUM IMPERVIOUS AREA ON LOT #2 IS 1.85 ACRES.

PER APPROVED SUBDIVISION PLANS, RUN-OFF FROM SITE TO BE STORED IN DETENTION POND ON LOT #1.

SITE PLAN CONSTRUCTION SEQUENCE:

1. PURSUANT TO THE EROSION SEDIMENTATION CONTROL PLAN, NOTIFY THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS OF ENSUING CONSTRUCTION ACTIVITY AND OBTAIN GRADING PERMIT PRIOR TO BEGINNING SITE CLEARING OPERATIONS.
2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
3. CALL BEFORE YOU DIG 1-800-922-4455.
4. CLEAR AND GRUB SITE, TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
5. STRIP AND STOCKPILE TOPSOIL, ANCHOR WITH STRAW MULCH AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 30 DAYS, THEY SHOULD BE SEEDED WITH ANNUAL RYEGRASS AT A RATE OF 40 LBS/ACRE.
6. START MASS EARTH-MOVEMENT AND SITE REDEVELOPMENT.
7. AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
8. CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH STAKED HAY BALES, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
9. PLACE AND GRADE BANKS; PROVIDE SLOPE STABILIZATION AT MAX. 2:1 BANKS.
10. FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
11. CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
12. FINISH GRADE SITE; SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.

SUGGESTED SEED MIXTURE:	LBS/AC	LBS/1000 SF.
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

13. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY

CITY OF BRISTOL GENERAL NOTES:

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM BRISTOL UTILITIES WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED UNITS 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 PIPE INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR; (PER SEC. 22-19(F)(4)' OF THE CODE OF ORDINANCES, CITY OF BRISTOL, ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACKFLOW PREVENTER.
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 RIGHT-OF-WAY. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY RIGHT-OF-WAY 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 BY THE CITY HIGHWAY 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 RIGHT-OF-WAY. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY RIGHT-OF-WAY SHALL NOTIFY THE CITY HIGHWAY INSPECTOR"

EROSION AND SEDIMENTATION CONTROL NOTES:

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. AREAS THAT ARE CLEARED AND/OR GRADED SHOULD HAVE PERMANENT SOIL STABILIZATION MEASURES APPLIED WITHIN 7 DAYS OF ESTABLISHING THE FINAL GRADE. IF GRADING IS DELAYED MORE THAN 30 DAYS AFTER SOILS ARE DISTURBED, TEMPORARY SOIL STABILIZATION MEASURES (e.g. TEMPORARY SEEDING OR A NON-VEGETATED COVER) SHOULD BE APPLIED WITHIN 7 DAYS OF SUSPENDING WORK.
2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4"MIN.) AND SEEDED OR MULCHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, THEIR APPLICATIONS, AND SPECIFIC DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE.
5. ALL E&S CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ANY E&S CONTROL MEASURES NOT WILL BE SUBJECT TO A CITATION.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE MUNICIPALITY, SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
7. SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION.
8. BRING ANY UNFORESEEN CONDITIONS TO THE ATTENTION OF THE MUNICIPALITY.
9. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
10. SAL HUKIC OR DULY AUTHORIZED AGENT (860) 978-2222 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
11. SAL HUKIC OR DULY AUTHORIZED AGENT (860) 978-2222 IS ASSIGNED THE RESPOSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY.

STANDARD SITE PLAN NOTES:

1. PARCEL OWNER: CITY OF BRISTOL
2. PARCEL ADDRESS: 101 BUSINESS PARK DRIVE
3. CONTOUR INTERVAL IS 2 FT.
4. ELEVATIONS BASED ON MAP REF. #2
5. TOPOGRAPHY IS FROM FIELD SURVEY.
6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
7. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
8. PROPERTY IS LOCATED IN ZONE: SEE CHART
9. ALL CONSTRUCTION SHALL CONFORM TO CONN. DOT #64. (AS AMENDED)
10. ALL SITE LIGHTING SHALL BE FULL CUT-OFF.
11. PRESENT LAND USE: VACANT
12. PROPOSED LAND USE: RESTAURANT/DRIVE THRU
13. ALL CATCH BASINS TO BE C.I.H.D. TYPE 'C' UNLESS OTHERWISE NOTED.
14. ALL C.O.'S SHALL HAVE A 2' DEEP (MIN.) SUMP.
15. ALL STORM DRAINAGE PIPE TO BE CLASS IV R.C.P. PIPE, UNLESS OTHERWISE NOTED.
16. ALL SANITARY SEWER PIPE TO CONFORM TO LOCAL BUILDING AND/OR ENGINEERING SPECIFICATIONS.
17. ALL PIPE SLOPES ARE DELINEATED IN FT/FT UNITS.
18. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (860) 584-6225 AND (860) 584-6111, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
19. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLAND AREA NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLAND WETLAND PERMIT.
20. ALL ROOF DRAINS TO DISCHARGE AS SHOWN.
21. UNDERGROUND FUEL TANKS SHALL BE PROHIBITED.
22. ALL WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL OF THE APPROVAL IS NO LONGER VALID.
23. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE

LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET

LOCATION MAP

SCALE: N.T.S.

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:	
REVISION-6: 11/29/21 - STREET NUMBER	
REVISION-5: 11/1/21 - BUILDING MOVED	
REVISION-4: 10/29/21 - TOWN COMMENTS	
REVISION-3: 10/23/21-GRADING ALONG WEST P	
REVISION-2: 07/19/21 - TOWN COMMENTS	
REVISION-1: 06/21/21 - TOWN COMMENTS	
PROJECT:	
DR: MPT	CH: AG DR: SB

SEAL

SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS T-2

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

James N. Sakonchick
James N. Sakonchick
CT P.E. & L.S. #11302

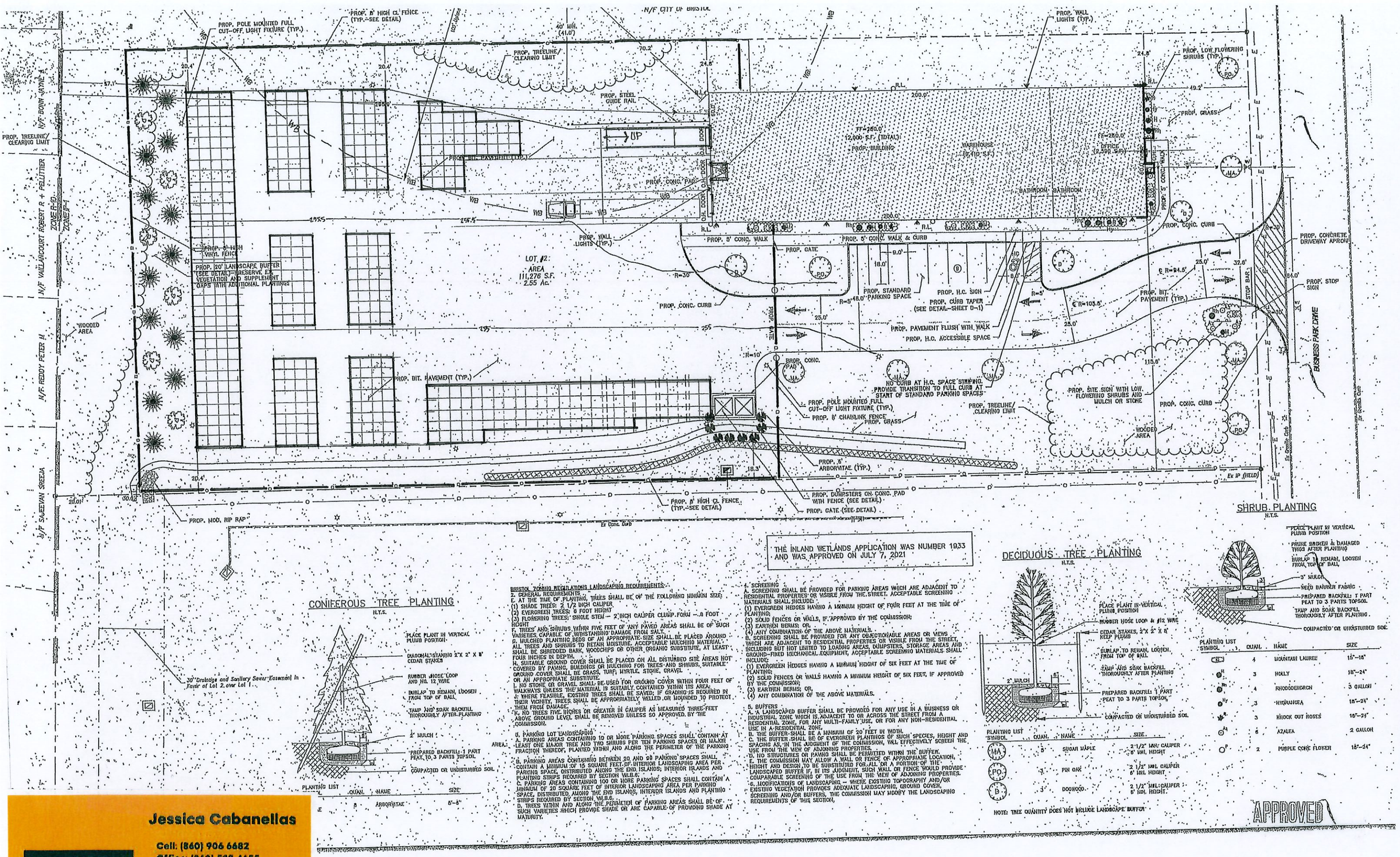
kratzert, KJA jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337.
PHONE: (860) 621-3618
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

GRADING & UTILITY PLAN

for

BHF LOGISTICS, INC.

(ZLATAN HUKIC)



SHRUB PLANTING
N.T.S.

PLACE PLANT IN VERTICAL PLUMB POSITION
PRUNE BROKEN & DAMAGED TWIGS AFTER PLANTING
BURLAP TO REMAIN, LOOSEN FROM TOP OF BALL
3" MULCH
WEED BARRIER FABRIC
PREPARED BACKFILL: 1 PART PEAT TO 3 PARTS TOPSOIL
TAMP AND SOAK BACKFILL THOROUGHLY AFTER PLANTING.
COMPACTED OR UNDISTURBED SOIL

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
KL	4	MOUNTAIN LAUREL	15"-18"
IO	3	HOLLY	18"-24"
RM	4	RHODODENDRON	3 GALLON
HY	3	HYDRANGEA	18"-24"
RK	3	KNOCK OUT ROSES	18"-24"
AZ	6	AZALEA	2 GALLON
LP	2	PURPLE CONE FLOWER	18"-24"

CONIFEROUS TREE PLANTING
N.T.S.

PLACE PLANT IN VERTICAL PLUMB POSITION
DIAGONAL-STAKING 2"X 2" X 8' CEDAR STAKES
RUBBER HOSE LOOP AND NO. 12 WIRE
BURLAP TO REMAIN, LOOSEN FROM TOP OF BALL
TAMP AND SOAK BACKFILL THOROUGHLY AFTER PLANTING
2" MULCH
PREPARED BACKFILL: 1 PART PEAT TO 3 PARTS TOPSOIL
COMPACTED OR UNDISTURBED SOIL

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
E	8	ARBORVITAE	5'-6"

BRISTOL ZONING REGULATIONS LANDSCAPING REQUIREMENTS:

2. GENERAL REQUIREMENTS
E. AT THE TIME OF PLANTING, TREES SHALL BE OF THE FOLLOWING MINIMUM SIZE:
(1) SHADE TREES: 2 1/2 INCH CALIPER
(2) EVERGREEN TREES: 6 FOOT HEIGHT
(3) FLOWERING TREES: SINGLE STEM – 2 INCH CALIPER CLUMP FORM – 8 FOOT HEIGHT
F. TREES AND SHRUBS WITHIN FIVE FEET OF ANY PAVED AREAS SHALL BE OF SUCH VARIETIES CAPABLE OF WITHSTANDING DAMAGE FROM SALT.
G. MULCHED PLANTING BEDS OF AN APPROPRIATE SIZE SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO RETAIN MOISTURE. ACCEPTABLE MULCHING MATERIAL SHALL BE SHREDDED BARK, WOODCHIPS OR OTHER ORGANIC SUBSTITUTE, AT LEAST FOUR INCHES IN DEPTH.
H. SUITABLE GROUND COVER SHALL BE PLACED ON ALL DISTURBED SITE AREAS NOT COVERED BY PAVING, BUILDINGS OR MULCHING FOR TREES AND SHRUBS, SUITABLE GROUND COVER SHALL BE GRASS, TURF, MYRTLE, STONE, GRAVEL OR AN APPROPRIATE SUBSTITUTE.
I. NO STONE OR GRAVEL SHALL BE USED FOR GROUND COVER WITHIN FOUR FEET OF WALKWAYS UNLESS THE MATERIAL IS SUITABLY CONTAINED WITHIN ITS AREA.
J. WHERE FEASIBLE, EXISTING TREES SHALL BE SAVED; IF GRADING IS REQUIRED IN THEIR VICINITY, TREES SHALL BE APPROPRIATELY WELLED OR MOUNDED TO PROTECT THEM FROM DAMAGE.
K. NO TREES FIVE INCHES OR GREATER IN CALIPER AS MEASURED THREE FEET ABOVE GROUND LEVEL SHALL BE REMOVED UNLESS SO APPROVED BY THE COMMISSION.

3. PARKING LOT LANDSCAPING
A. PARKING AREAS CONTAINING 10 OR MORE PARKING SPACES SHALL CONTAIN AT LEAST ONE AMERICAN TREE AND TWO SHRUBS PER TEN PARKING SPACES OR MAJOR FRACTION THEREOF, PLANTED WITHIN AND ALONG THE PERIMETER OF THE PARKING AREA.
B. PARKING AREAS CONTAINING BETWEEN 20 AND 99 PARKING SPACES SHALL CONTAIN A MINIMUM OF 15 SQUARE FEET OF INTERIOR LANDSCAPING AREA PER PARKING SPACE, DISTRIBUTED AMONG THE END ISLANDS, INTERIOR ISLANDS AND PLANTING STRIPS REQUIRED BY SECTION VI.B.6.
C. PARKING AREAS CONTAINING 100 OR MORE PARKING SPACES SHALL CONTAIN A MINIMUM OF 20 SQUARE FEET OF INTERIOR LANDSCAPING AREA PER PARKING SPACE, DISTRIBUTED AMONG THE END ISLANDS, INTERIOR ISLANDS AND PLANTING STRIPS REQUIRED BY SECTION VI.B.6.
D. TREES WITHIN AND ALONG THE PERIMETER OF PARKING AREAS SHALL BE OF SUCH VARIETIES WHICH PROVIDE SHADE OR ARE CAPABLE OF PROVIDING SHADE AT MATURITY.

4. SCREENING
A. SCREENING SHALL BE PROVIDED FOR PARKING AREAS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET. ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
(1) EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF FOUR FEET AT THE TIME OF PLANTING;
(2) SOLID FENCES OR WALLS, IF APPROVED BY THE COMMISSION;
(3) EARTHEN BERMS; OR,
(4) ANY COMBINATION OF THE ABOVE MATERIALS.
B. SCREENING SHALL BE PROVIDED FOR ANY OBJECTIONABLE AREAS OR VIEWS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET, INCLUDING BUT NOT LIMITED TO LOADING AREAS, DUMPSTERS, STORAGE AREAS AND GROUND-FIXED MECHANICAL EQUIPMENT. ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
(1) EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF SIX FEET AT THE TIME OF PLANTING;
(2) SOLID FENCES OR WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION;
(3) EARTHEN BERMS; OR,
(4) ANY COMBINATION OF THE ABOVE MATERIALS.

5. BUFFERS
A. A LANDSCAPED BUFFER SHALL BE PROVIDED FOR ANY USE IN A BUSINESS OR INDUSTRIAL ZONE WHICH IS ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE, FOR ANY MULTI-FAMILY USE, OR FOR ANY NON-RESIDENTIAL USE IN A RESIDENTIAL ZONE.
B. THE BUFFER SHALL BE A MINIMUM OF 20 FEET IN WIDTH.
C. THE BUFFER SHALL BE OF EVERGREEN PLANTINGS OF SUCH SPECIES, HEIGHT AND SPACING AS, IN THE JUDGMENT OF THE COMMISSION, WILL EFFECTIVELY SCREEN THE USE FROM THE VIEW OF ADJOINING PROPERTIES.
D. NO STRUCTURES OR PAVING SHALL BE PERMITTED WITHIN THE BUFFER.
E. THE COMMISSION MAY ALLOW A WALL OR FENCE OF APPROPRIATE LOCATION, HEIGHT AND DESIGN TO BE SUBSTITUTED FOR ALL OR A PORTION OF THE LANDSCAPED BUFFER IF, IN ITS JUDGMENT, SUCH WALL OR FENCE WOULD PROVIDE COMPARABLE SCREENING OF THE USE FROM THE VIEW OF ADJOINING PROPERTIES.
6. MODIFICATIONS OF LANDSCAPING – WHERE EXISTING TOPOGRAPHY AND/OR EXISTING VEGETATION PROVIDES ADEQUATE LANDSCAPING, GROUND COVER, SCREENING AND/OR BUFFERS, THE COMMISSION MAY MODIFY THE LANDSCAPING REQUIREMENTS OF THIS SECTION.

THE INLAND WETLANDS APPLICATION WAS NUMBER 1933 AND WAS APPROVED ON JULY 7, 2021

DECIDUOUS TREE PLANTING
N.T.S.

PLACE PLANT IN VERTICAL PLUMB POSITION
RUBBER HOSE LOOP & #12 WIRE
CEDAR STAKES, 2"x 2" X 8' KEEP PLUMB
BURLAP TO REMAIN, LOOSEN FROM TOP OF BALL
TAMP AND SOAK BACKFILL THOROUGHLY AFTER PLANTING
2" MULCH
PREPARED BACKFILL: 1 PART PEAT TO 3 PARTS TOPSOIL
COMPACTED OR UNDISTURBED SOIL

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
MA	5	SUGAR MAPLE	2 1/2" MIN. CALIPER 8' MIN. HEIGHT
PO	3	PIN OAK	2 1/2" MIN. CALIPER 8' MIN. HEIGHT
B	3	DOGWOOD	2 1/2" MIN. CALIPER 8' MIN. HEIGHT

NOTE: TREE QUANTITY DOES NOT INCLUDE LANDSCAPE BUFFER

APPROVED

Jessica Cabanellas
Cell: (860) 906 6682
Office: (860) 528 4655
Fax: (866) 850 2023
www.horizonstone.com
jessica@horizonstone.com
120 Tolland Street
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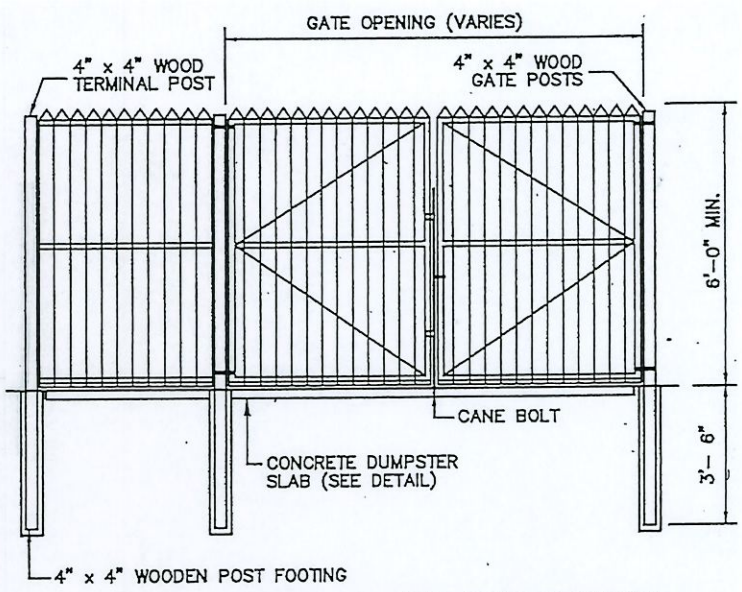

NOTE: DUMPSTER NOT TO EXTEND ABOVE TOP OF FENCE

DUMPSTER ENCLOSURE (WOOD)

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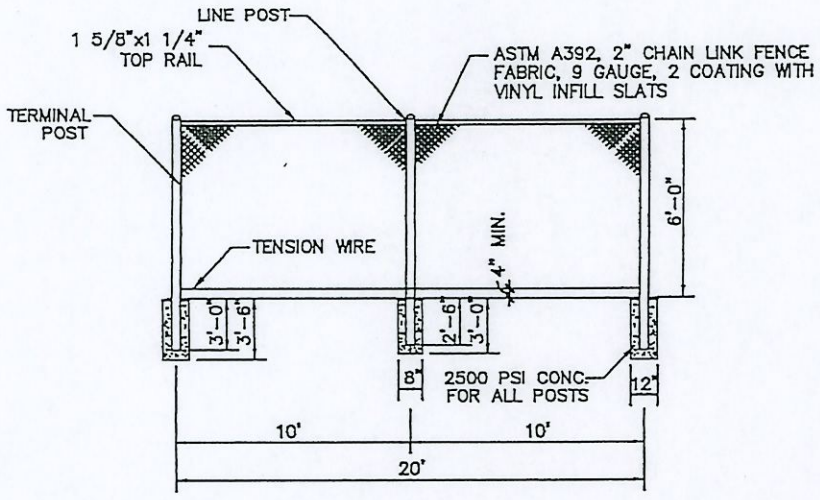

NOTES:
1. BOTTOM TENSION WIRE SHALL BE 7 GAUGE ATTACHED WITH 12 1/2" GAUGE HOG RINGS, 12' O.C.
2. TOP RAIL COUPLINGS TO BE SPACED EVERY 20'. EXPANSION COUPLINGS TO BE AT 100' INTERVALS.
3. TOP RAIL WIRE TIES SHALL BE SPACED 24" MAX.
4. FENCE SHALL CONFORM WITH CT D.O.T. STANDARDS, INCLUDING LATEST REVISIONS.
5. PROVIDE CHAINLINK SWING GATES AND MANDOORS AS SHOWN ON SITE PLAN.
6. NO BARBED WIRE ALLOWED ON FENCES.

CHAIN LINK FENCE

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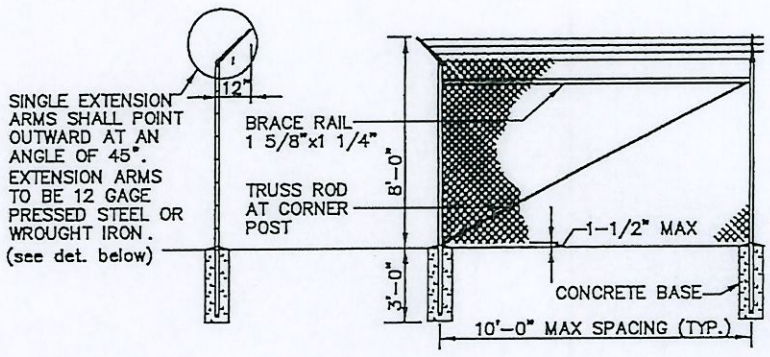

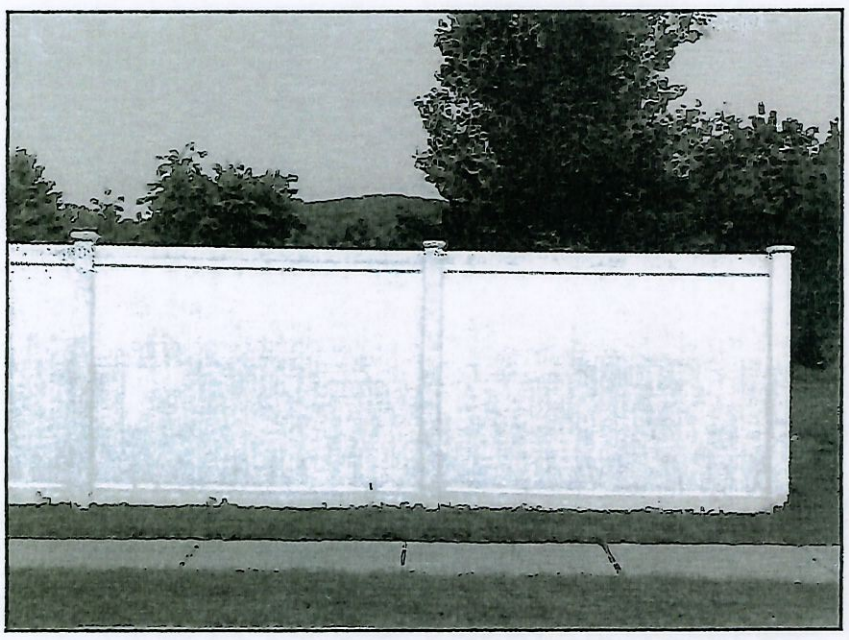

VINYL FENCE

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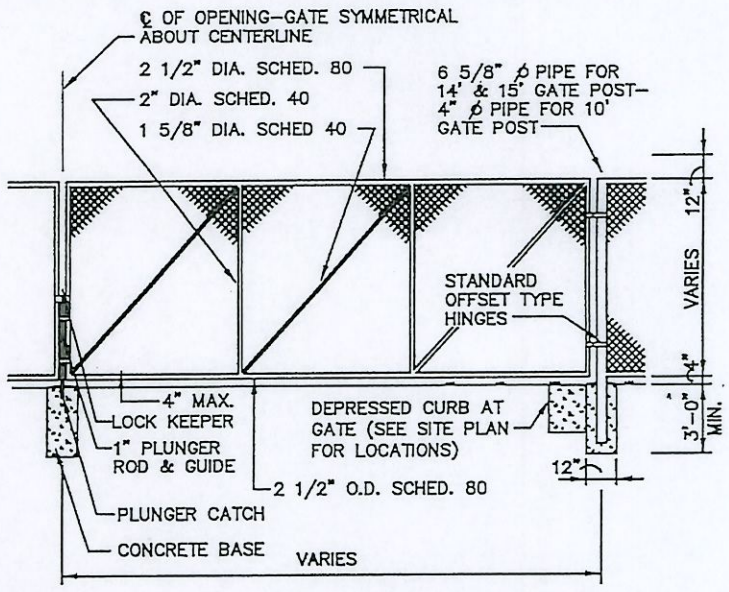
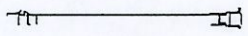


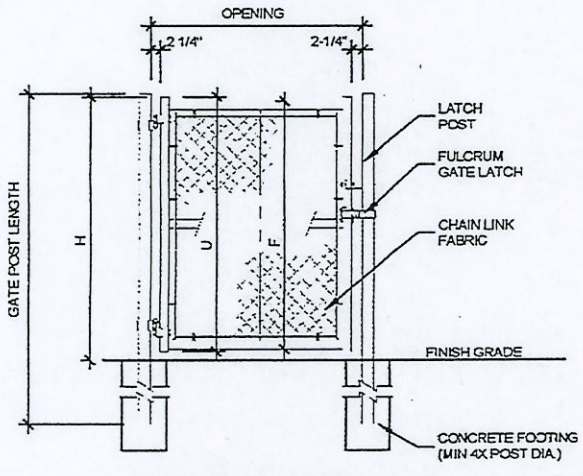
NOTES:
1. WELD ALL PIPE CONNECTIONS.
2. GATE FABRIC TO MATCH FENCE FABRIC.
3. NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND PAVING.

CHAIN LINK SWINGING GATE

N.T.S.



PLAN



SINGLE GATE ELEVATION

SINGLE LEAF GATES		
OPENING	GATE POSTS	HINGE SPACE (S)
FACE TO FACE	SQ & RND SIZES	POST TO UPRIGHT
3'-0" THROUGH 6'-0"	2 1/2" SQ OR 2.875" OD	FOR SQUARE & ROUND GATE POSTS: 2 1/4"

NOM. HEIGHT H	ACTUAL DIM U	FRAME HEIGHT F
4'-0"	3'-10"	3'-8 1/2"
6'-0"	5'-10"	5-8 1/2"
8'-0"	7'-10"	7-8 1/2"

GENERAL NOTES:

1. FOOTING WIDTH TO BE (4)X POST WIDTH
2. ALL MATERIAL TO CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74).
3. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
4. NO ALUMINUM TIES SHALL BE PERMITTED.
5. POST AND FRAME SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS.

E/5 CHAIN LINK GATE DETAIL

NOT TO SCALE

Industrial Pre-Woven



This uniquely styled slat is mechanically inserted into the chain link wire during the weaving process.

Once inserted, the wire is finished above and below the slat (either bow-knuckle or knuckle-over).

Design
Flat tubular plastic, pre-inserted into wire.

Standard Heights
4, 5, 6, 7, 8,10 and 12 feet. Special heights available upon request.

Installation
Because this slat comes pre-inserted in the chain link fabric, just stretch the wire and tie it up. The result is a fully slatted fence with sight reduction.

Wind Load and Privacy Factor
Approximately 75%.

Upon Special Request
Available in bags that cover 25 linear feet for hand installation jobs.

Colors*

white | green | brown | black | beige | gray | redwood | royal blue | light blue

* Exact representation of slat colors in printing is difficult. Please refer to actual color samples for final matching.

PDS® FENCE PRODUCTS

PDS® is a registered trademark of Pexco.

www.privacyslatking.com | Phone 800.878.7829 | Fax 330.650.9004 | Email sales@privacyslatking.com

Industrial Pre-Woven Product Specifications

Slat Type	Slat Width	Mesh Size	Wire Gauge	Slats Per Crate	Approx. Coverage Per Box
Industrial	2⅜"	3½" x 5"	9 or 10	2014 (106 pieces per bag)	475 linear feet

Materials
The Industrial Pre-Woven product is extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors, specifically designed to retard the harmful effects of the sun and lengthen the life of the product.

Durability
Pexco PDS® HDPE Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance
Pressure cleaning of surface contaminants is quickly accomplished with plain water.

Wind Load Disclaimer
Pexco will not be responsible for fence damage resulting from wind load conditions due to insufficient structural support.

Limited Warranty
Industrial slats carry a 25-year, pro-rata warranty against breakage under normal conditions. Write Pexco for full warranty information.

Note
Pexco is the manufacturer of the plastic slats only, we do not weave the wire. For pre-woven products, please contact your fence supplier or contact us for a supplier near you.

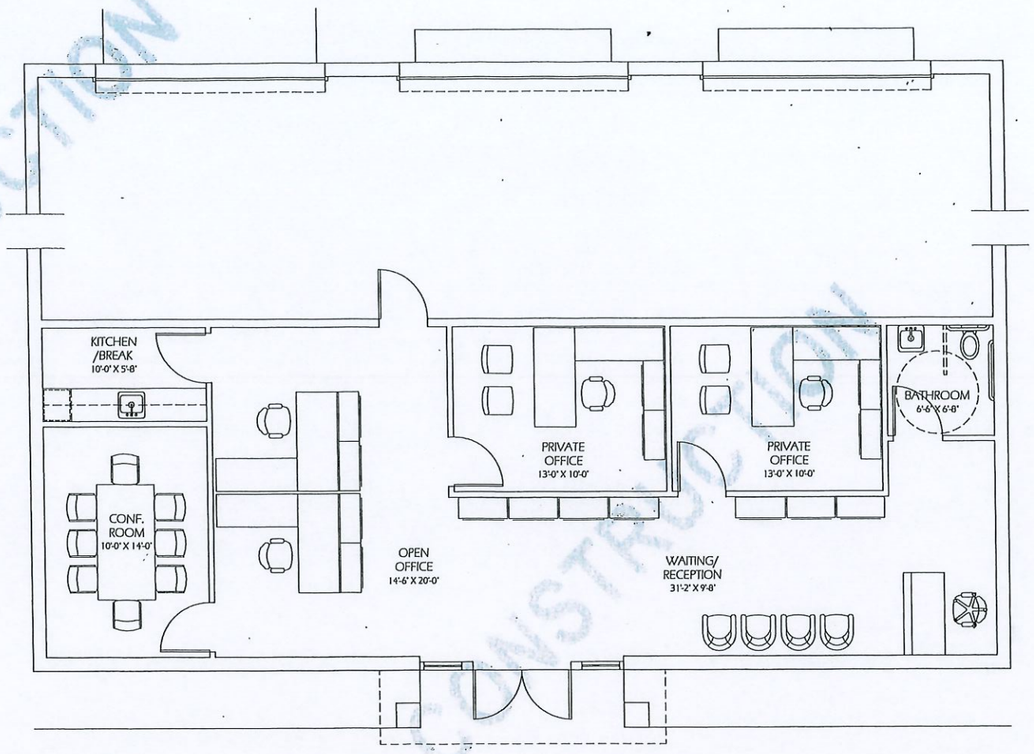
HDPE Technical Properties

Property	Value
Melt Index	(.6) A low melt index indicates improved stress and crack resistance.
Density	(.957) Polyethylene ranges anywhere from .914 to .960 in density. A higher density yields maximum stiffness without becoming overly brittle.
Minimum Temp.	(-76° F) Polyethylene stays flexible even at this temperature extreme.
Maximum Temp.	(250° F) Polyethylene does not distort until reaching this temperature.
Tensile Strength	(3,700 psi) Material will not suffer distortion at lesser loads or impacts.

PDS® FENCE PRODUCTS

Contact your local fence professional for more information about our complete line of enhancement products.





E3 FLOOR PLAN
1/4" = 1'-0"



H3 FRONT EXTERIOR ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

THIS DRAWING HAS BEEN PRODUCED FOR BHF LOGISTICS FOR LOT 2 BUSINESS PARK DRIVE, BRISTOL, CT AND IS NOT INTENDED FOR ANY USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. JMA,LLC HAS EXCLUSIVE PROPRIETARY RIGHTS TO THE DESIGN AS REPRESENTED IN THE DRAWINGS OF THIS PROJECT, INCLUDING BUT NOT LIMITED COPYRIGHT.

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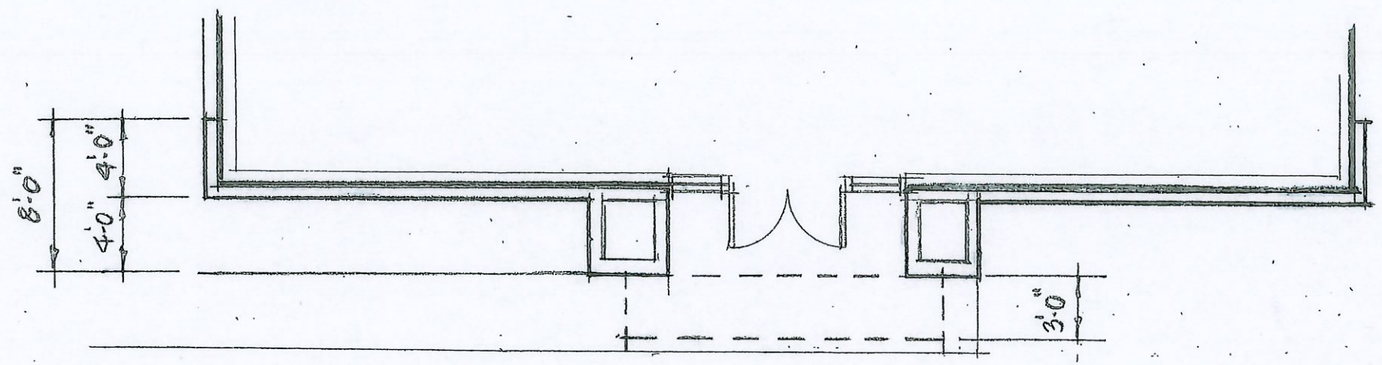
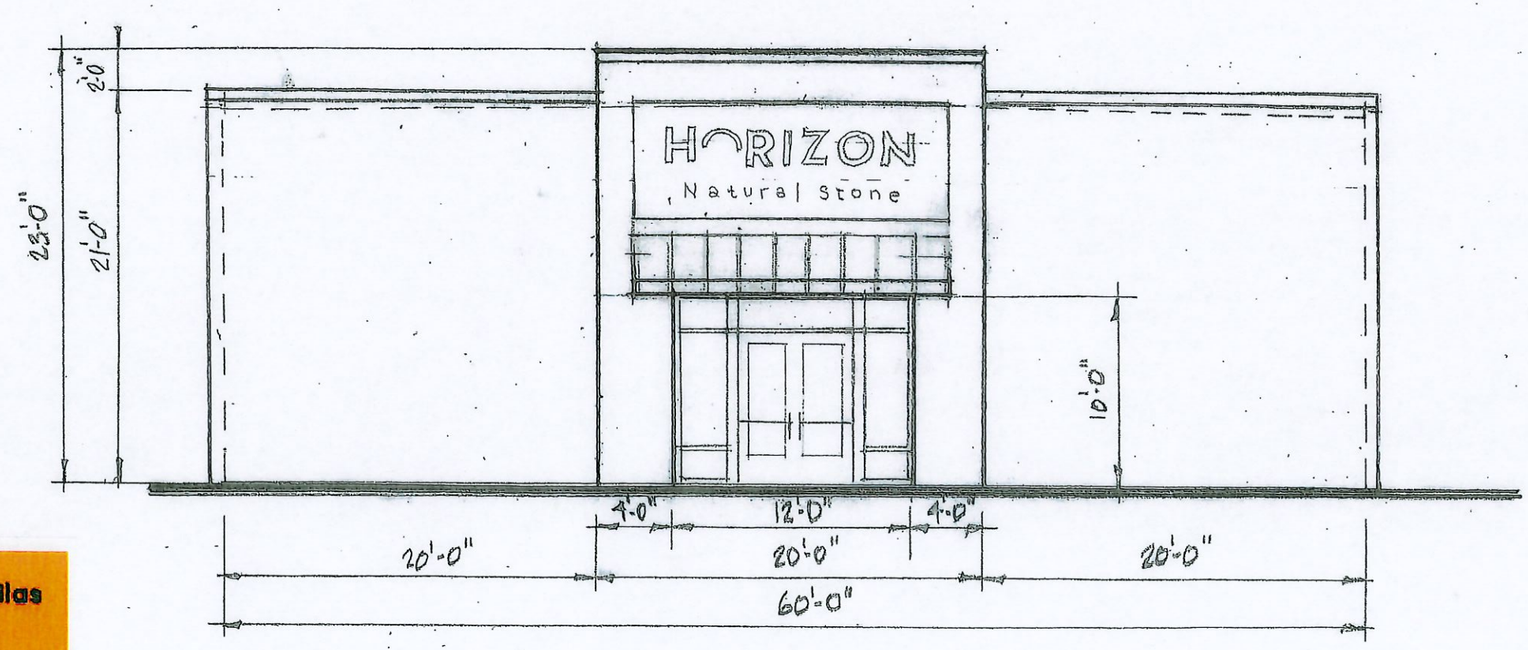
17 Harris Drive Newington, CT 06111 860.436.4870

BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME: FLOOR PLAN / FRONT EXTERIOR ELEVATION
JOB #: 283 FILE: Floor Plans
DATE: 6-1-21
SCALE: AS NOTED
DRAWN BY: JKM
CHECKED BY: JKM

SHEET: A1.0





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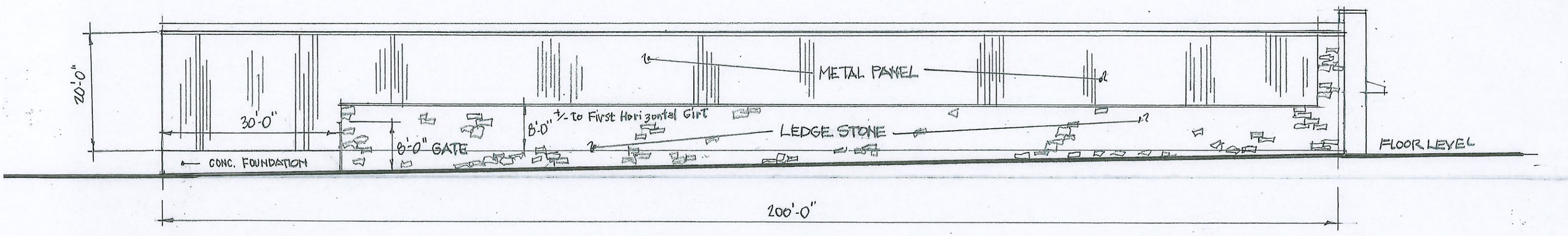

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Updated as of: **1/22/2025**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding				Construction Status**												Notes
												Performance Bond[4]			Maintenance Bo													
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres) / Ownership	Transaction Complete (x)	Date Approved by Planning Comm. / Expiration Date of Subdivision[1]	Due Date for Filing on Land Records / Date Filed on Land Records	Expiration Date of Conditional Approval[2] / Date of Final Approval[3]	Not Required (x)	Original Bond Amount ($) / Current Bond Amount ($)	Date Bond Expires / Date Bond Released	Maintenance Bond Amount ($) / Current Maint. Bond Amount ($)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other	
324[6]	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				$583,660	May 18, 2025							x							
									Jun 25, 2025	Feb 20, 2009	Mar 08, 2019		$583,660															
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				$59,370	Apr 01, 2025		x	x	x		x	x	x	x	x				
									May 30, 2028	Aug 06, 2018	May 30, 2020		$59,370															
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x		x	x	
									Oct 24, 2028	Aug 06, 2019	Apr 01, 2021		$127,075															
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x			x	
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		$1,725															
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x				
									Oct 24, 2028	Aug 06, 2019	Mar 24, 2022		$4,025															
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x				Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		$34,500															
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2025																	
									Oct 24, 2025	Aug 06, 2019																		
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				$202,075	n/a													x	
									Aug 29, 2028	Jun 11, 2019	Aug 26, 2020		$202,075															
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				$9,600						x	x								Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed.
									Aug 25, 2026	May 04, 2022	Jul 18, 2022		$9,600															
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				$175,052			x	x	x	x		x	x	x					
									Aug 25, 2026	May 04, 2022	May 17, 2024		$175,052															
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a														
									Feb 23, 2027	Apr 05, 2022	Feb 23, 2022		n/a	n/a														
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a														
									Apr 27, 2027	May 25, 2022	Apr 27, 2024		n/a	n/a														
433	Cold Springs Farm Phase 4	20 lots - West of Village St. &Silo Rd.	20	20					Aug 28, 2023		Aug 24, 2025					x	x	x			x	x	x	x				
									Aug 28, 2028	May 09, 2024																		

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdi vision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved. L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable