



City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, FEBRUARY 10, 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/89676718463?pwd=WQVL0qz0sVWCJtZ87XeJPb6DAkNGxJ.1>

Meeting ID:

896 7671 8463

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting of January 9, 2025
 - b. Regular Meeting - January 13, 2025
3. Receipt of New Applications
 - a. Application #2522 - Special Permit for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant.
 - b. Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant.
 - c. Application #2524 - Revision to an Approved Site Plan for multi-family dwellings at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone; Thornberry Builders LLC, and Quality Contracting, LLC, applicants.

4. Public Hearings

- a. Application #2514 – Special Permit for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.
- b. Application #2515 – Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.
- c. Application #2517 - Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DB Homes, LLC, applicant.
- d. 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.

5. Old Business

6. New Business

- a. Application #2347 – Request for a five-year extension of the Site Plan for a high technology business without a manufacturing component at 3 North Street; Assessor's Map 22, Lot 33; BD-2 (Downtown Business) zone; Bristol Enterprises LLC, applicant; the revised site plan expiration date would be: December 11, 2029.
- b. Request for electronic message board:
Faith Lutheran Church, 1125 Stafford Avenue, Assessor's Map 52, Lot 11-2; R-40 (Single-Family Residential) zone; Faith Lutheran Church, owner/applicant.

7. City Planner's Report

- a. Zoning - January 2025

8. Communications

9. Adjournment

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

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY JANUARY 9, 2025**

By: Chairman White

Time: 5:00 P.M.

Place: City Hall
Via Zoom

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

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, January 13, 2025.

2. New Business

- a. Presentation of recommended Commercial and Industrial regulation amendments to the Zoning Regulations.

Mr. Gomes explained he had a few new items to add to the discussion of Commercial and Industrial Regulations. Mr. consultant noted the Commission was at the end of this topic. Mr. Gomes said the next step was to discuss Residential Districts and the impacts on housing developments and neighborhoods.

The consultant said a public hearing needed to be scheduled to present the recommendations to the public. Mr. Gomes indicated in February he would review some items in the PoCD for recommendations for housing and residential districts. The consultant reviewed Recommendation #19 through #24 line by line that was discussed previously with the Commission. Mr. Gomes verified Recommendation #20 that the blue highlighted items were not allowed currently but would now be allowed in different zones.

Mr. Gomes suggested that brew pubs be allowed in the I-Zone. The Commission agreed to add the brew pubs to the I-zone. The consultant reported the Planning Commission agreed at their last meeting to review Site Plans without Special Permits.

Mr. Gomes described Recommendation #22 of Accessory Use Permit requirement amendments. The consultant said Recommendation #22 should allow 5,000 sq. ft. buildings in the BN-Zone.

Mr. Gomes verified Recommendation #23 would delete the Unified Downtown Development Regulations in the BD-Zone. Staff mentioned the second parking garage was being constructed in the downtown area.

The consultant reviewed Recommendation #24 to amend the IP-25 Zone standards to the subdivision regulations to allow subdivisions and 5 acre lots.

Mr. Gomes discussed three added amendment considerations in the BD Zone to adjust a boundary on West St. The Commission had concerns of rezoning the lot north of the gymnastics building on West St. The consultant would contact the property owner's attorney and the City's attorney to get their views on changing this to a BD-Zone. The Commission wanted to ensure the property had some compliance with the R-15/BT Zone if it is changed to a BD Zone. Mr. Gomes said the parking lot zone would not be changed because there was no active non-conformity on the lot.

Mr. Gomes reviewed 139-153 Center St. that did not have downtown or residential zone businesses. The consultant suggested changing this property to a BD Zone that would make it more compliant. Mr. Gomes noted this would change the BD Zone boundary and may allow for development to include the railroad quarter.

Mr. Gomes compared the BD-1 Zone and the BD-2 Zone. The consultant suggested to just have the BD Zone. Mr. Gomes would review the maps and percentages next month.

b. Discussion of recommended amendments including questions and answers

Mr. Gomes requested the Commission's views on 139-153 Center St. The Commission thought future Commissioners should be flexible to allow the use. The Members felt this property should remain as it exists. The Commission noted the building was odd shaped to develop. The Members had concern for the neighbors to the east and to north if the property is developed. Two of the Commissioners thought this property should become a BD Zone. Mr. Gomes pointed out these were only suggestions to bring to a public hearing. The consultant would provide the percentages of the zones in this area next month.

c. Next Steps

Mr. Gomes reviewed the next steps to draft the amendments for the additional items reviewed this evening. The consultant noticed the Commission the discussion for the residential zones would begin. Mr. Gomes would prepare the February agenda. The consultant would speak with the communications department to send out materials for the online survey. Mr. Gomes said at the February meeting the Commission should schedule a public discussion for the recommended Commercial and Industrial regulation amendments. The consultant reminded the Commission the next special meeting is February 6, 2025, at 5:00 P.M.

3. Public Participation

There was no public participation.

4. Adjournment

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

MOTION: Move to adjourn at 6:20 P.M.

By: White

Seconded: Marra.

For: Harlow, Marra, Goodwin and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

**MINUTES
REGULAR MEETING OF MONDAY JANUARY 13, 2025**

CALL TO ORDER:

By: Chairman White

Time: 6:00 P.M.

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

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

1. Call to Order

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

Chairman White reminded the Commission the next regular meeting is Monday, February 10, 2025.

2. Approval of Minutes – November 14, 2024

a. Special Meeting of November 14, 2024

Chairman White designated himself, regular Commissioners Marra, Goodwin and Harlow to vote on the November 14, 2024, minutes.

MOTION: Move to approve the minutes of the November 14, 2024, regular meeting.

By: White

Seconded: Harlow.

For: Harlow, Marra, Goodwin and White.

Against: None.

Abstained: None.

b. Regular Meeting - December 9, 2024

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and alternate Commissioner DeRoehn to vote on the December 9, 2024, regular minutes.

MOTION: Move to approve the minutes of the December 9, 2024, regular meeting.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

3. Receipt of New Applications

- a. Application #2517 - Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DP Homes, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2517.

Staff reviewed this would be the third application to construct a single-family house on the site that was never constructed. Staff will also review this application with the Planning Commission at their next meeting. Attorney Mark Ziogas, 88 Valley St., representing the applicant, was confident a single-family house would be constructed with an updated Site Plan.

MOTION: Move that Application #2517 be scheduled for a Public Hearing for the February 10, 2025, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- b. Application #2718 - Proposed amendments to the Zoning Regulations to add brewpubs and microbreweries as a Special Permit uses in the I (General Industrial) zone; Attorney James Ziogas, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2518.

Staff spoke with Attorney James Ziogas today. Staff indicated Attorney Ziogas requested that the Commission receive the application and schedule a public hearing. The City Planner suggested to schedule the public hearing for the February meeting. Staff noted this application required a binding referral to the Planning Commission for a Regulation change.

MOTION: Move that Application #2518 be scheduled for a Public Hearing for the February 10, 2025, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

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

Chairman White explained Application #2519 and Application #2520 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2519 and Application #2520.

Staff suggested scheduling Applications #2519 and #2520 for the March meeting because the Commission would have a lot of work in February. The City Planner noted he had a conversation with Attorney Mark Ziogas previously on the applications.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, discussed his different view than Staff. Attorney Ziogas noted the lot available had very little parking. The attorney said the lot near the parking lot had parking with an approved Site Plan from 1988. Attorney Ziogas noted the request was for a nail salon considered a personal service establishment. The attorney's view was a Zoning Permit and a Site Plan were required but both were approved previously for the site.

Attorney Ziogas agreed with Staff that an updated Site Plan was required but disagreed a new Site Plan was needed for an existing facility. The attorney was unsure why the existing Site Plan cannot be used to open the nail salon with a Building Permit.

Staff requested more time to review the application until the February meeting. The City Planner said the application may possibly not come back to the Commission if Chairman and Staff can agree on a path forward for the administrative request. Staff requested to put this item on the February agenda under the City Planners report for discussion.

Commission inquiries: Attorney Ziogas said there are 3 existing apartments leased on the 2nd floor. The attorney indicated at least one or more apartments would be constructed. Attorney Ziogas noted all 3 of the uses would be on the updated plans.

MOTION: Move that Applications #2519 and 2520 be scheduled for a Public Hearing for the for the March 10, 2025, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The applications #2519 and #2520 were scheduled for public hearing.

4. Public Hearings

- a. Application #2512 – Special Permit for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72-71, 73-70, 74-69, 75-68 & 76-67 Earl Street; R-15/RM (Single Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant.
- b. Application #2513 – Site Plan for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72 71, 73-70, 74-69, 75-68 & 76-67 Earl Street; R-15/RM (Single Family Residential/ Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

Chairman White explained Commission LaFreniere recused himself from voting on Applications #2512 and #2513 to avoid a conflict of interest.

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

The following persons representing the applicant reviewed Applications #2512 and #2513: Attorney Timothy Furey, 43 Bellevue Avenue and Charles Talmadge, 225 North Main Street.

Attorney Furey reviewed the prior applications in association with the applications this evening and the filing of the recent applications. The attorney said the plan included 5 lots and the existing vacant structures. The attorney stated by right 5 – three family houses may be constructed with 5 curb cuts.

Attorney Furey represented the redesigned plans with 3 units per building with the curb cut entrance relocated to Melrose St. The attorney noted the benefits of 31 parking spaces in on the plan. The attorney noted that 47 bedrooms was reduced to 32 bedrooms.

Attorney Furey noted portions of new sidewalks and a chain link fence with privacy slats would be constructed. The attorney noted more landscaping was added to the plans. They have a request to waive the 25 ft. rear buffer. The attorney verified that "no parking" signage would be placed in front of buildings #4 and #5. Attorney Furey view was the plans met the Regulations.

Commission inquiries, respectively: Mr. Talmadge reviewed the parking area locations and the dumpster location. The consultant verified buildings #4 and #5 needed 2 egresses and a ramp for handicapped accessibility. He said the distance was 8.5 ft. from

building #4 from the side yard to the nearest property. Attorney Furey said near the Beattie's property there would be a buffer and no lighting. Mr. Armstrong inquiries: The applicant would get responses for the dumpster and the retaining wall.

No one else spoke in favor of the application.

The following persons spoke against the application: Sandy Ryan, 71 Josephine Terrace; Gerard Couture, 94 View St.; Sharon Neiman-Testa, 19 Melrose St. and Donald Weeks, 101 Earl St.

Ms. Ryan was concerned about traffic, the date of the traffic report and no one stopping at the stop sign. The neighbor questioned if there would be parking on street at Earl St. or Crown St.

Mr. Couture thought there would be a lot of concerns for this neighborhood. The neighbor preferred to keep the single-family house so the neighbors would be more satisfied. Mr. Couture was worried about maintenance of the dumpster and the property. He was also concerned with the enforcement of parking on the street and if there was a parking lot turnaround on the plan.

Ms. Neiman-Testa was concerned with 15 dwelling units on .96 acres. The neighbor was disappointed in area snow removal and this plan would make it worse. Ms. Neiman-Testa was worried about the pedestrian traffic.

Mr. Weeks was upset there was no green area for the tenants.

Attorney Furey stated the neighbor's concerns were discussed previously. The attorney said the traffic report addressed the concerns with the traffic engineer's comments. Attorney Furey stated there were only minor street concerns remaining from Public Works Dept. The attorney's view was this plan was better versus a conventional development.

The hearing #2512 is closed.

By: Marra

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

Commissioner Marra commented this was the first plan after the Regulations were revised and the applicant complied with the Regulations. Commissioner Marra could not find a reason to deny the application. The remaining Commissioners had a concern with the landscape buffer being 6.5 ft. from the Beattie property that needed adjustment. The Commissioners had a concern with accepting the minimum requirements. The Commission questioned if there was sufficient parking for tenants and visitors.

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

1. This Special Permit shall authorize the use of the properties as a Unified Residential Development, allowing a maximum density of 15 individual dwelling units.
2. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
3. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time- period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

By: Marra

Seconded: DeRoehn.

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

The application is denied.

The Commission, on advice from Staff, decided to bring forward a denial motion for Application #2512. Staff pointed out that the Special Permit Standards of Approval were printed out (hard copy) prior to the meeting and placed in front of each Commissioner.

Staff offered that it sounded as if a majority of the Commission did not think this was a suitable location in the neighborhood for this development proposal. The Special Permit Standards of Approval speak specifically to the issue of whether a proposal is a suitable location, and provides some criteria to make that determination. Commissioner Marra was charged with reciting the motion to deny.

MOTION: I make a motion that Application #2512 be denied based upon Section 16.2.7, item D, item 1, the size of the lot has an insufficient setback as it relates to the property and the building.

By: Marra

Seconded: DeRoehn.

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

The application is denied.

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

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

The application is denied.

- c. Application #2514 – Special Permit for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.
- d. Application #2515 – Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.

Chairman White designated himself, Commissioners Marra, Harlow, LaFreniere and Goodwin to vote on Applications # 2514 and #2515. Staff stated that the applicant made a request to have the Public Hearings opened on both applications and then have the applications immediately continued to the February meeting.

MOTION: Move that the Public Hearings on Applications #2514 and #2515 be continued to the February 10, 2025, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

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

The applications #2514 and #2515 are continued.

1. Old Business
 - a. Deliberations on: Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.
 - b. Deliberations on: Application #2505 – Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.
 - c. Deliberations on: Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner Caruso to vote on Applications #2504, #2505 and #2506.

Commissioner inquiries: Staff reported that only housekeeping comments remained for the application. The City Planner stated there was a stipulation for the house to the rear of the Harbor Freight facility.

Staff commented that the Inland Wetlands Agency of the Conservation Commission would be receiving their motion and accepting their portion of the bonding next month.

The Commission was pleased most of the concerns were worked on with Staff and the Engineering Departments. The Members pointed out this project would do a lot of good for a lot of people. The Commission commended the applicant for all their efforts on an exceptionally large project with many components. The members thought this was a required project for the City.

MOTION: move that Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant be approved based on the following stipulations.

1. The use shall be conducted in accordance with the drawings entitled "City of New Britain Connecticut Water System Improvements White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station" prepared by CDM Smith, East Hartford, Connecticut with a last revision date of November 2024, and comprised of the sheets and documents listed in Exhibit "A" – Items 1 through 175.
2. This Special Permit shall authorize the use of the property for a Civic Facility.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.
6. This Special Permit may be amended or modified, provided that the application shall be made in the same manner as the original application and subject to the same procedures for approval. Amendments to the Special Permit which would substantially alter the Special Permit or increase the existing building coverage or gross floor area of the use by 10% or more may be approved by the Commission only after a public hearing.

7. A separate erosion control bond and a performance/stabilization bond, in accordance with Section 16.3.16, will be accepted by the Commission from the applicant for the associated activities proposed on-site, under the umbrella of the Earth Removal approval.
8. The property is located within the Level "A" City of Bristol Aquifer Protection Area; adherence to CT DEEP Best Management Practices before, during and after site development activities is required.

By: Marra

Seconded: Harlow.

For: Marra Harlow, LaFreniere, Caruso and White.

Against: None.

Abstained: None.

The application #2504 is approved with stipulations.

MOTION: Move that Application #2505 – Site Plan for a Civic Facility and Earth Removal at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single- Family Residential) zone; New Britain Water Department, applicant be approved subject to the based on the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "City of New Britain Connecticut Water System Improvements White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station" prepared by CDM Smith, East Hartford, Connecticut with a last revision date of November 5, 2024, and comprised of the sheets and documents listed in Exhibit "B" – Items 1 through 175.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.
4. A final As Built of the proposed new building shall be submitted for staff review prior to a Certificate of Occupancy being requested.
5. Limits of clearing shall be marked in the field by a Licensed Surveyor prior to any land disturbance. Once the clearing limits have been identified and marked, the applicant shall call the Zoning Enforcement Officer (ZEO) to schedule a staff inspection to confirm the limits and authorize clearing/construction to commence.
6. The hours of operation for construction activities shall be:
 - a. Monday through Saturday, 7:00 AM to 7:00 PM.
 - b. No work shall occur at the site before 7:00 AM.
 - c. There shall be no operations on holidays on Sunday's or Holidays
7. A separate erosion control bond and a performance/stabilization bond, in accordance with Section 16.3.16, will be accepted by the Commission from the applicant for the associated activities proposed on-site, under the umbrella of the Earth Removal permit.
8. The property is located within the Level "A" City of Bristol Aquifer Protection Area; adherence to CT DEEP Best Management Practices before, during and after site development activities is required.

By: Marra

Seconded: Harlow.

For: Marra Harlow, LaFreniere, Caruso and White.

Against: None.

Abstained: None.

The application #2505 is approved with stipulations.

MOTION: Move that Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor’s Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single- Family Residential) zone; New Britain Water Department, applicant **be approved** based on the following documents and stipulations.

1. The use shall be conducted in accordance with the drawings entitled “City of New Britain Connecticut Water System Improvements White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station” prepared by CDM Smith, East Hartford, Connecticut with a last revision date of November 5, 2024, and comprised of the sheets and documents listed in Exhibit “C” – Items 1 through 175.
2. The Special Permit for Earth Removal shall be good for a period of three years from the date of approval.
3. The hours of operation for construction activities shall be:
 - a. Monday through Saturday, 7:00 AM to 7:00 PM.
 - b. No work shall occur at the site before 7:00 AM.
 - c. There shall be no operations on holidays on Sunday’s or Holidays
4. Article III, Section 15.2.5.3. provides for a 100’ foot no excavation buffer; the Commission finds that the lesser buffer area is warranted in order to match proposed contours to the existing contours of adjoining land; the lesser buffer is approved by this motion and is shown on the Site Plan.
5. Pursuant to Article III, Section 15.1.7, a Bond for Erosion Controls must be posted in accordance with Article IV, Section 16.3.16. The following Erosion Control bond amounts have been accepted by the City Engineer:

Erosion and Sedimentation Control Bonding

Area	Item	Quantity	Unit	Unit Price	Estimate
	Dewatering Basin	6	EA	\$ 2,500	\$ 15,000
LWF	Straw Wattles	4100	LF	\$ 6.60	\$ 27,060
	Control Blankets	13000	SF	\$ 0.70	\$ 9,100
Pond Pump Station	Dewatering Basin	4	EA	\$ 2,500	\$ 10,000
	Straw Wattles	2200	LF	\$ 6.60	\$ 14,520
	Control Blankets	14700	SF	\$ 0.70	\$ 10,290
	Turbidity Curtains	2	EA	\$ 2,500	\$ 5,000
UWF	Dewatering Basin	3	EA	\$ 2,500	\$ 7,500
	Straw Wattles	9100	LF	\$ 6.60	\$ 60,060
	Control Blankets	12000	SF	\$ 0.70	\$ 8,400
Maltby Street Utilities	Straw Wattles	2400	LF	\$ 6.60	\$ 15,840
Subtotal					\$ 182,770
10% Cont.					\$ 18,277
					\$ 200,000

The total Bond Amount for Erosion and Sedimentation Controls to be retained by the City of Bristol is set at: \$200,00.00.

6. Pursuant to Article III, Section 15.2.6., a Bond for Soil Stabilization must be posted in accordance with Article IV, Section 16.3.16. The following Soil Stabilization bond amounts have been accepted by the City Engineer:

Engineer's Estimate for Soil Stabilization at the White Bridge Waterworks Facilities 12 18 2024						
Area	Item	Quantity	Unit	Unit Price	Estimate	Sheet
Upper Storage Area	Excavation and Haul	5978	CY	\$ 40.00	\$ 239,120	ZN-1
	Disturbed Area	4776	SY	\$ 15.00	\$ 71,640	
Upper Wellfield	Excavation and Haul	527	CY	\$ 40.00	\$ 21,080	ZN-2
	Disturbed Area	2770	SY	\$ 15.00	\$ 41,550	
Mix Street Area	Excavation and Haul	5364	CY	\$ 40.00	\$ 214,560	ZN-3
	Disturbed Area	5613	SY	\$ 15.00	\$ 84,195	
South of Pond	Excavation and Haul	6547	CY	\$ 40.00	\$ 261,880	ZN-4
	Disturbed Area	3635	SY	\$ 15.00	\$ 54,525	
North of Maltby	Excavation and Haul	4047	CY	\$ 40.00	\$ 161,880	ZN-5
	Disturbed Area	3219	SY	\$ 15.00	\$ 48,285	
Pond Access Roads	Disturbed Area	1956	SY	\$ 15.00	\$ 29,340	C-23
Upper Wellfield 2	Disturbed Area	2186	SY	\$ 15.00	\$ 32,790	SP-4
Pump Station	Disturbed Area	5135	SY	\$ 15.00	\$ 77,025	SP05
Lower Wellfield	Disturbed Area	4843	SY	\$ 15.00	\$ 72,645	SP-06
Maltby St Sewer	Disturbed Area	677	SY	\$ 15.00	\$ 10,155	SP-09, SP-10
Subtotal					\$ 1,420,670	
10% Contingency					\$ 142,067	
Total					\$ 1,562,737	

The total Bond Amount for Soil Stabilization to be retained by the Zoning Commission is:
\$1,562,737.00

7. Measures to control dust from the operation shall be applied as needed.
8. The applicant shall sweep and remove any errant sand or debris along the frontage of the properties at least once a week, for the duration of this Special Permit.
9. No material shall be brought onto the property for processing.
10. This approval is subject to a once yearly review beginning at the January 2026 Zoning Commission meeting and for the next three successive January (2027; 2028; 2029) meetings thereafter. The applicant and/or their representatives, will appear before the Commission and submit progress reports and other relevant information with respect to the construction and earth removal activities associated with this approval, along with updates to the construction timeline and sequencing, as appropriate.
11. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
12. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
13. Regular inspections of the excavation sequence used by the applicant shall be conducted by the Zoning Enforcement Officer. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.
14. The property is located within the Level "A" City of Bristol Aquifer Protection Area; adherence to CT DEEP Best Management Practices before, during and after site development activities is required.

By: Marra

Seconded: Harlow.

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

The application#2506 is approved with stipulations.

2. New Business
There was no new business.

3. City Planner & Staff Reports

a. Zoning Report for December 2024

The Commission wants to review the ZEO's excel database at their next meeting.

4. Adjournment

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

MOTION: Move to adjourn at 8:20 P.M.

By: Marra

Seconded: Harlow.

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

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

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

<i>For Office Use Only</i>	
APPLICATION NO.	<u>2522</u>
DATE FILED:	<u>01-29-2025</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) 5.2 Accessory Use of the Bristol Zoning Regulations for the following
Special Permit use: Drive Up Facility

Address or Location of the Property: 45 Farmington Ave
Assessor's Map No.: 24 Assessor's Lot No.(s): 236
Zone of the Property: BG Size of the Property (in acres or square feet): .32 Ac
Reason for the Special Permit: to construct a drive up facility for the exsiting fast food restaurant

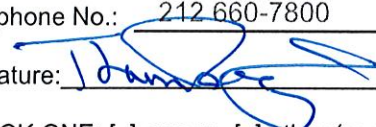
Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

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: SBM Bristol, LLC
Address: 489 5th Ave City: NY State: NY Zip: 10017
Telephone No.: 212-660-7800 E-Mail: trogan@elkinvestors.com
Signature:  Signature – (Printed/Typed) Thomas Rogan
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 – (Printed/Typed) _____

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2522

Address or location of property: 45 Farmington Ave

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

ADDITIONAL APPLICANT

Name: New Cambridge Properties, LLC CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: Thomas Ziegler Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: CT Jump, LLC

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

Telephone No.: _____ E-Mail: _____

Signature: Thomas Ziegler Signature – (Printed/Typed) _____

Name: Grand Shalom, LLC

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

Telephone No.: _____ E-Mail: _____

Signature: Thomas Ziegler Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: J Ziogas

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

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

NARRATIVE FOR BRISTOL COMMONS
DRIVE THRU AT THE FORMER BOSTON MARKET

The owner of Bristol Commons has attempted to lease the former Boston market store for months since it was vacated. The only inquiries that were received required a drive-up window.

The proposed application for a special permit is for a drive-up window located on the west side of the current building. The queuing lane will run from the east side of the building around the back of the building where the menu board will be located.

The proposal will allow for adequate parking, which will meet the current regulations as well as a bypass lane for customers who wish to disengage from the drive-up lane. The parking is proposed to be angular to direct the traffic in a one-way direction around the building. Handicapped parking is provided in the front of the building.

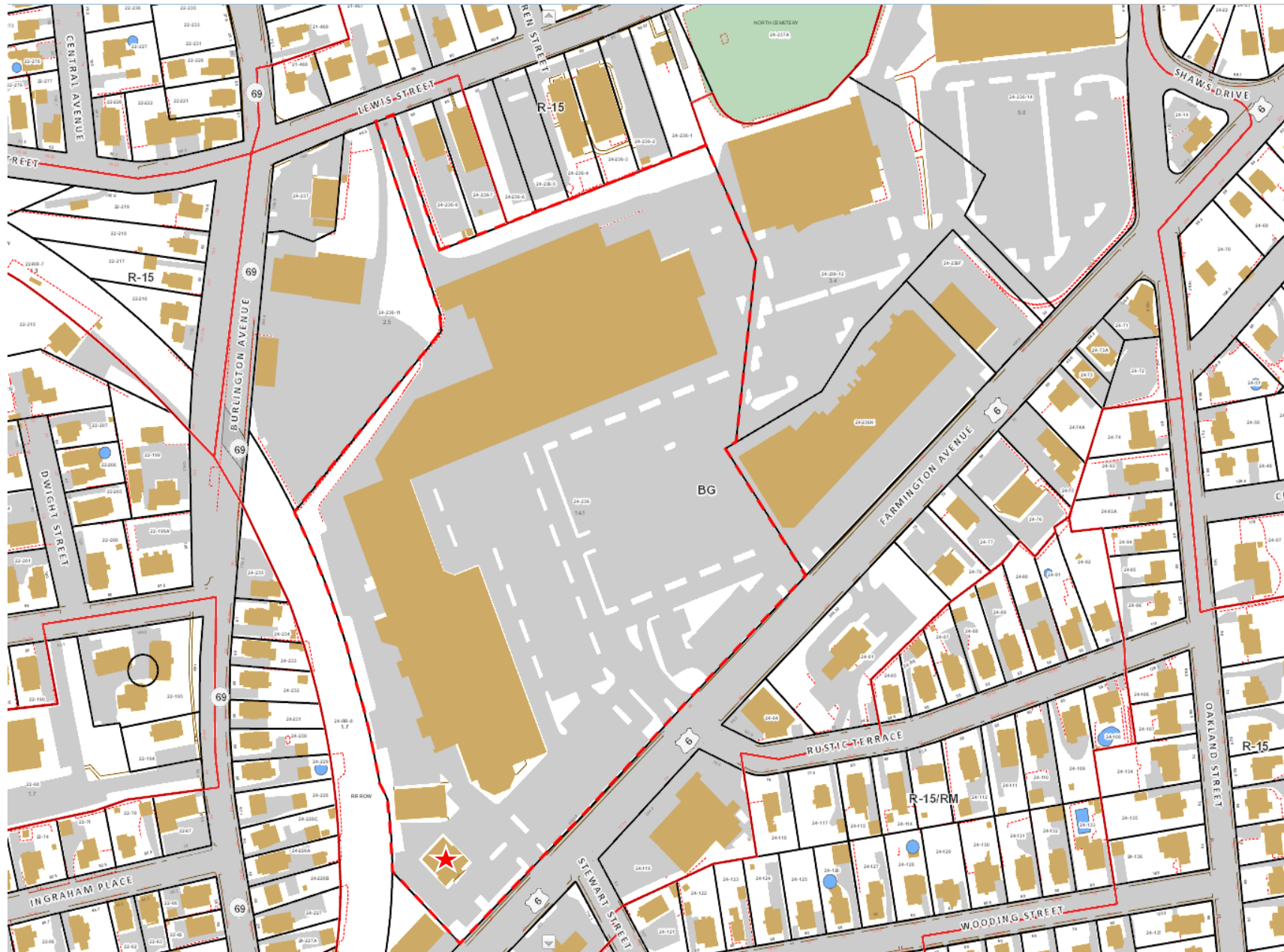
Access to and from Route 6 will remain the same.



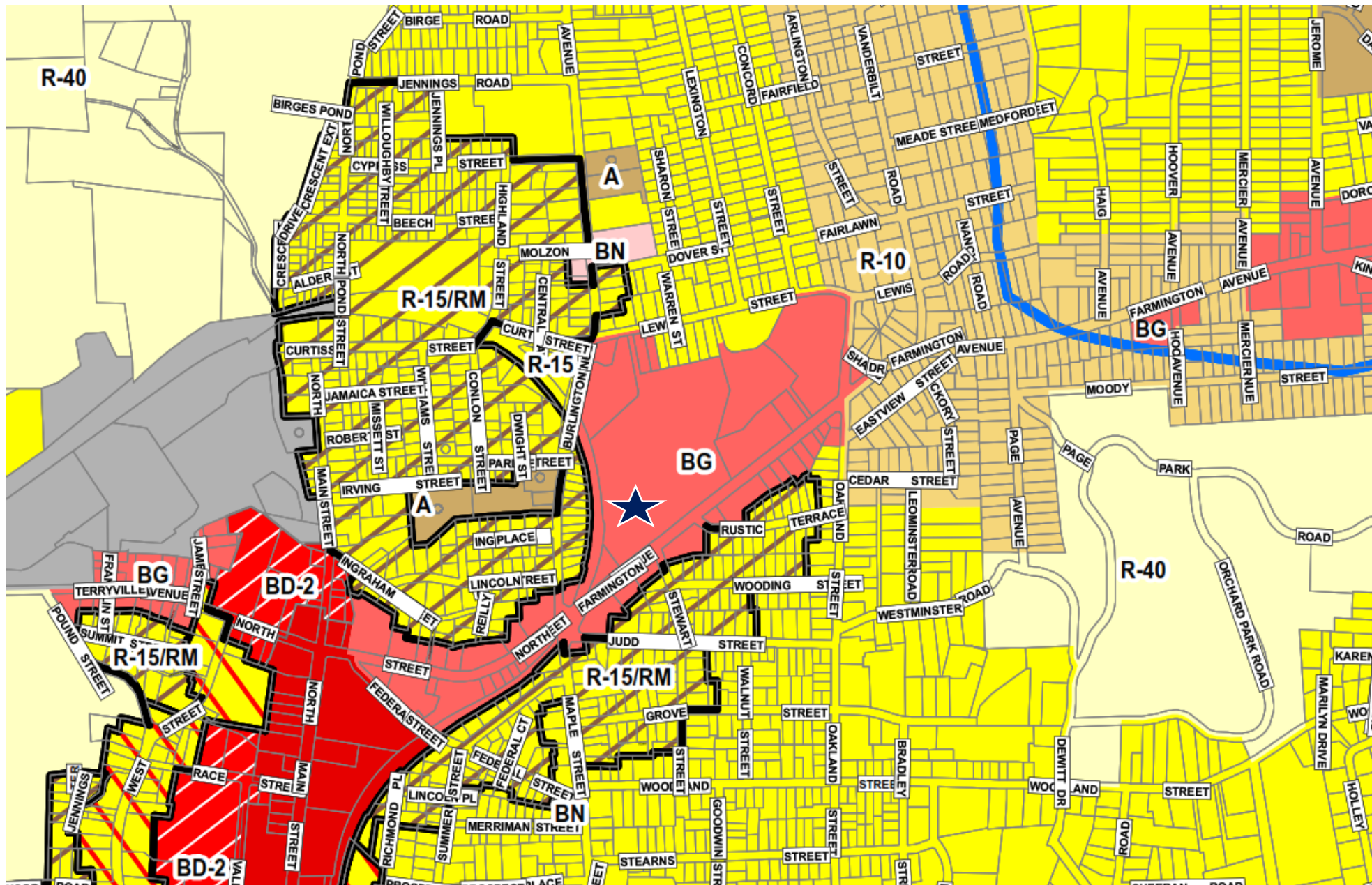
Application #2522/23 – Location Map – (45) 99 Farmington Ave.



Application #2522/23 – IWWA – (45) 99 Farmington Ave.



Application #2522/23 – Zoning – (45) 99 Farmington Ave.



Application #2522/23 – Zoning – (45) 99 Farmington Ave.



Application #2522/23 – Aerial – (45) 99 Farmington Ave.



Application #2522/23 – Google Maps – (45) 99 Farmington Ave.



Application #2522/23 – Additional Google Maps – (45) 99 Farmington Ave.

SITE PLAN MODIFICATION

LANE RE-ASSIGNMENT

&

DRIVE-UP WINDOW

BRISTOL COMMONS

ASSESSORS MAP: 24 LOT 236

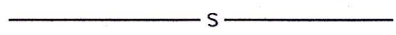
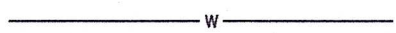
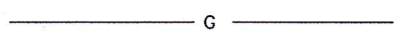
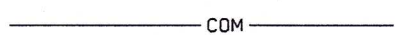
45 FARMINGTON AVENUE

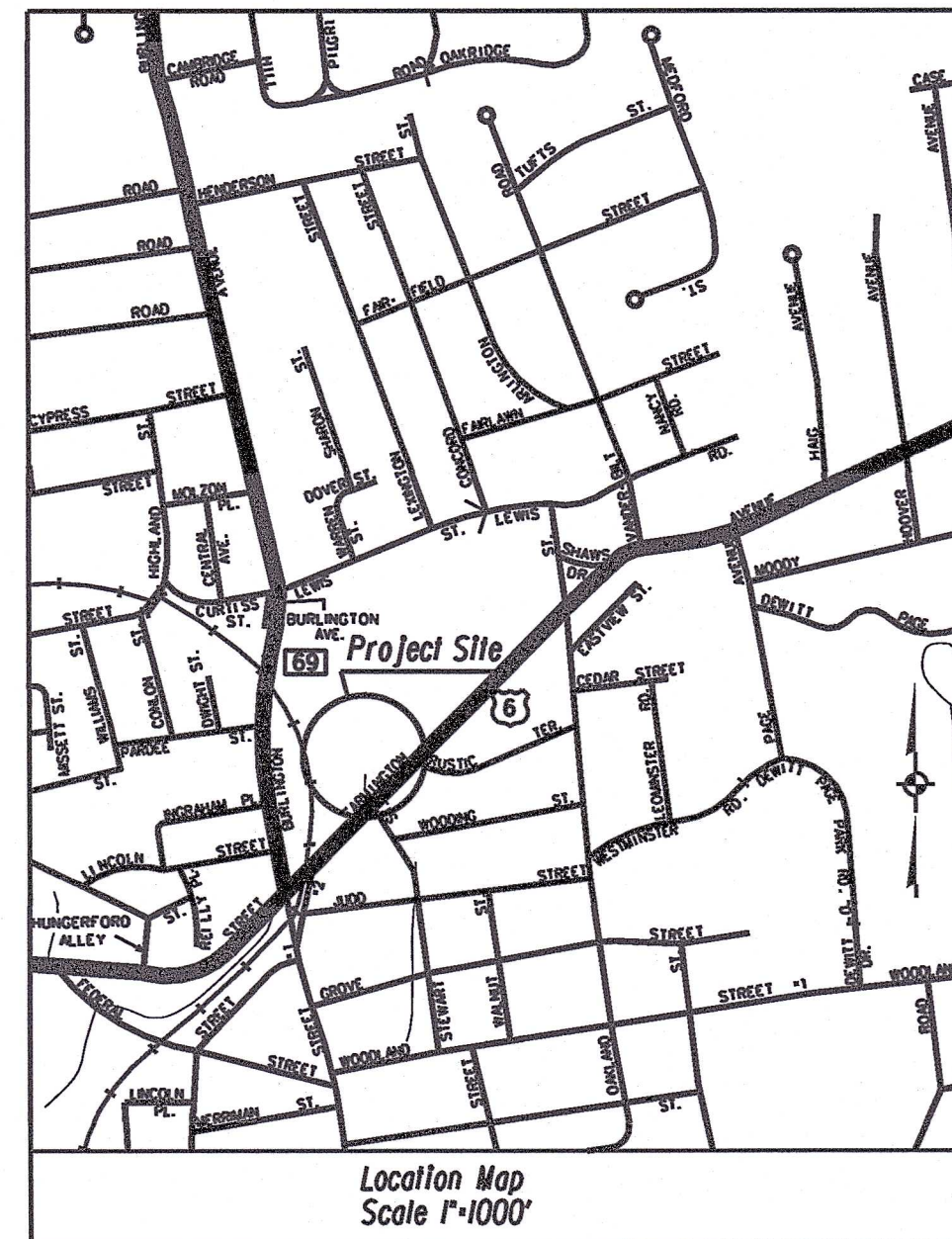
BRISTOL, CONNECTICUT

OCTOBER 10, 2024

[illegible]

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" D.I.P. WATER MAIN |
|  | PROPOSED 2" COPPER DOMESTIC WATER SERVICE |
|  | PROPOSED 4" D.I.P. WATER SERVICE |
|  | PROPOSED GAS SERVICE |
|  | PROPOSED ELECTRIC CONNECTION |
|  | PROPOSED 4" PERF. PVC UNDERDRAIN |
|  | PROPOSED ROOF LEADER CONNECTION |
|  | SAWCUT LINE |
|  | SEDIMENTATION AND EROSION CONTROL FENCE |
|  | WHITE PAINTED PAVEMENT ARROW |
|  | ACCESSIBLE ROUTE |



LIST OF DRAWINGS

- | | |
|---|-----------------------------------|
| 1 | COVER SHEET |
| 2 | OVERALL PROPERTY PLAN |
| 3 | REMOVALS PLAN |
| 4 | LAYOUT AND PAVEMENT MARKINGS PLAN |

Applicant/Owner:

Bristol Commons Management LLC
489 Fifth Ave, 7th Floor
New York, New York 10017
Attn: Morry Kalimian

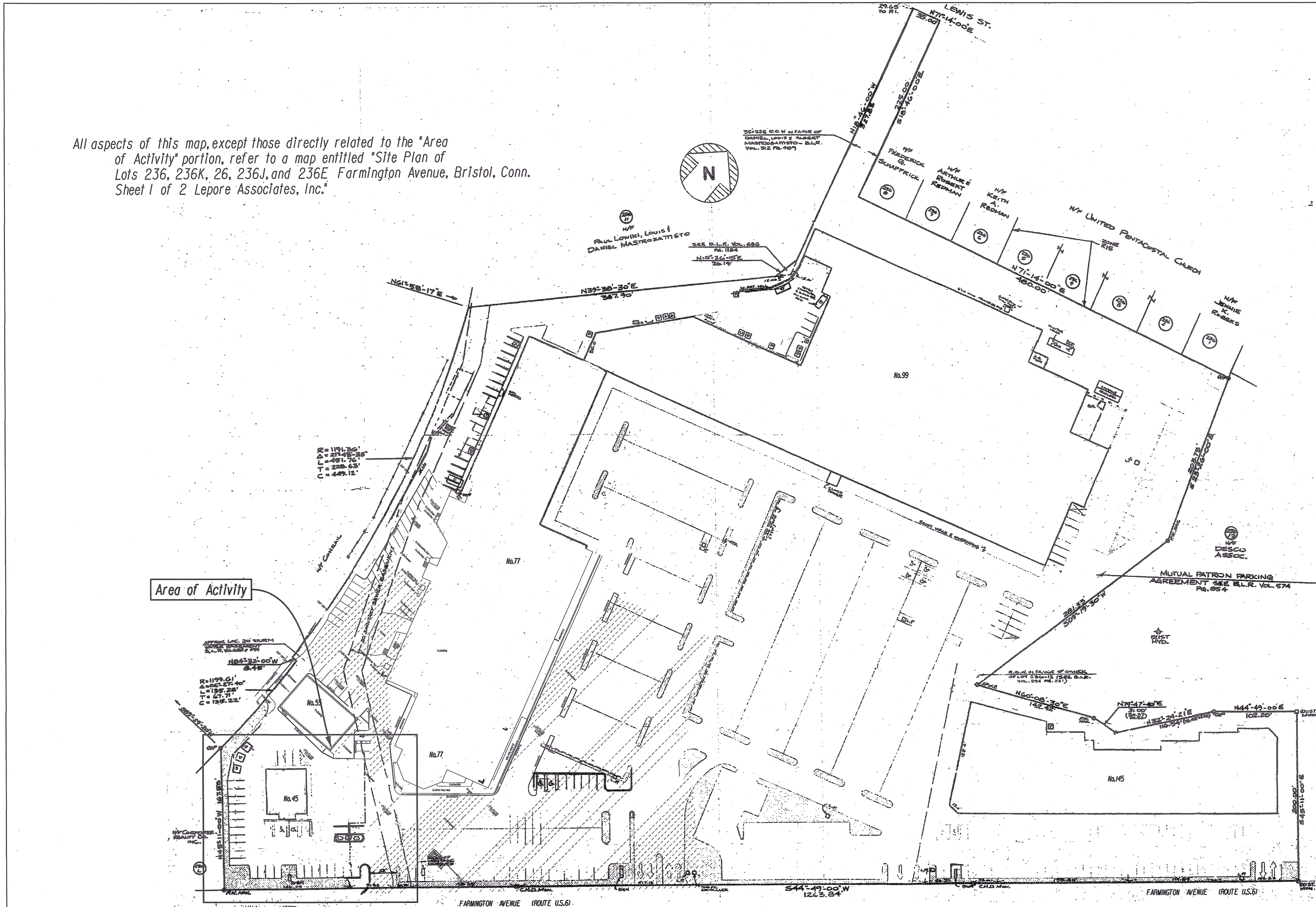
Contact: Thomas Rogan (212) 660-7800

Surveyor/Civil Engineer:

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

All aspects of this map, except those directly related to the "Area of Activity" portion, refer to a map entitled "Site Plan of Lots 236, 236K, 26, 236J, and 236E Farmington Avenue, Bristol, Conn. Sheet 1 of 2 Lepore Associates, Inc."

Area of Activity

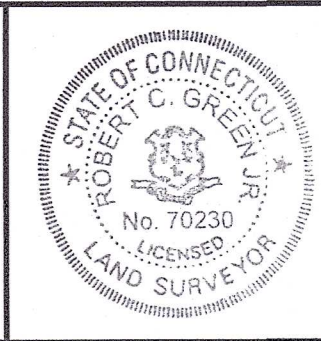


REV.	DATE	REVISION DESCRIPTION

DATE: OCTOBER 10, 2024
SCALE: SCALE IN FEET 0 50 100

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

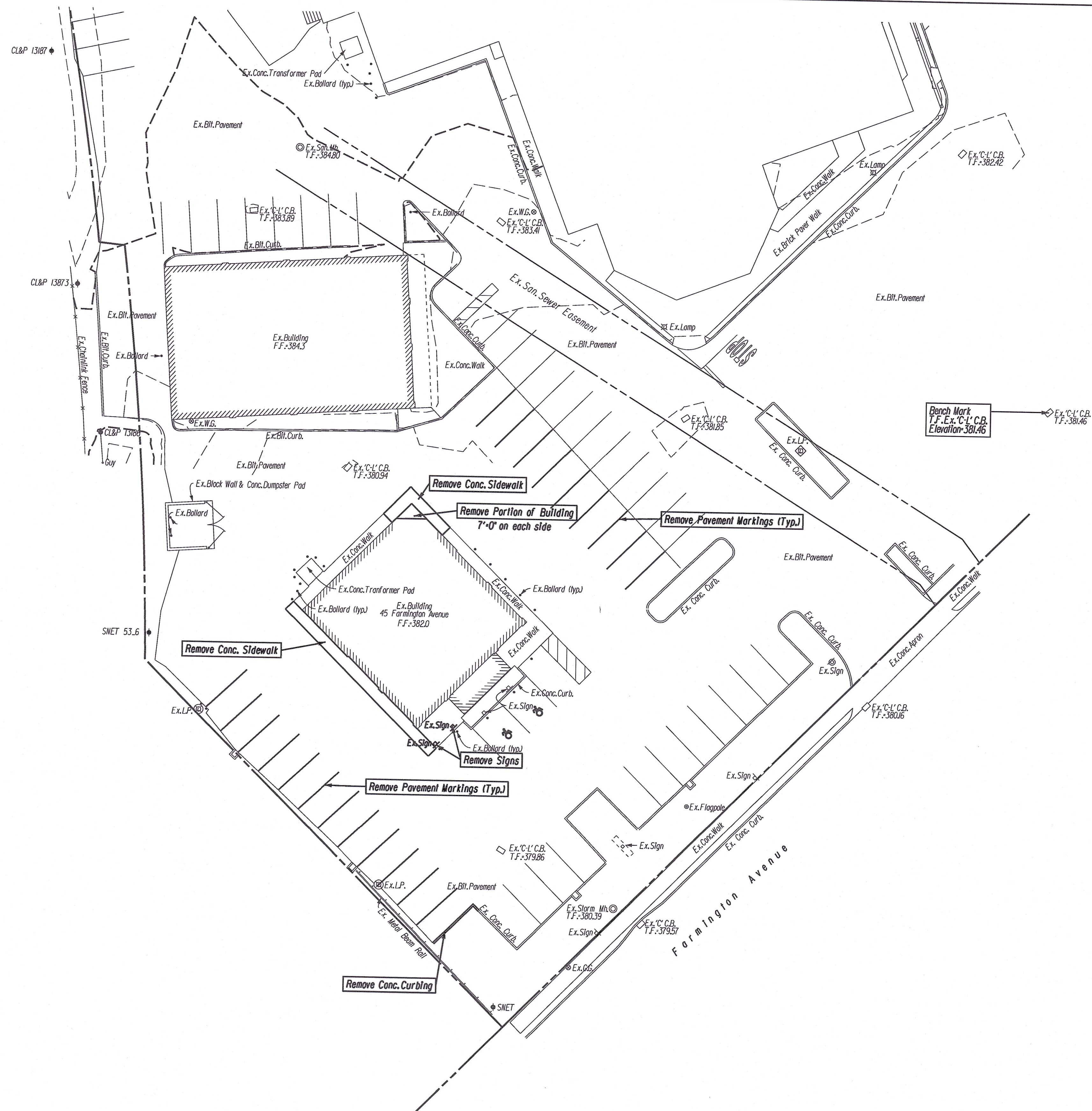
Map prepared by others

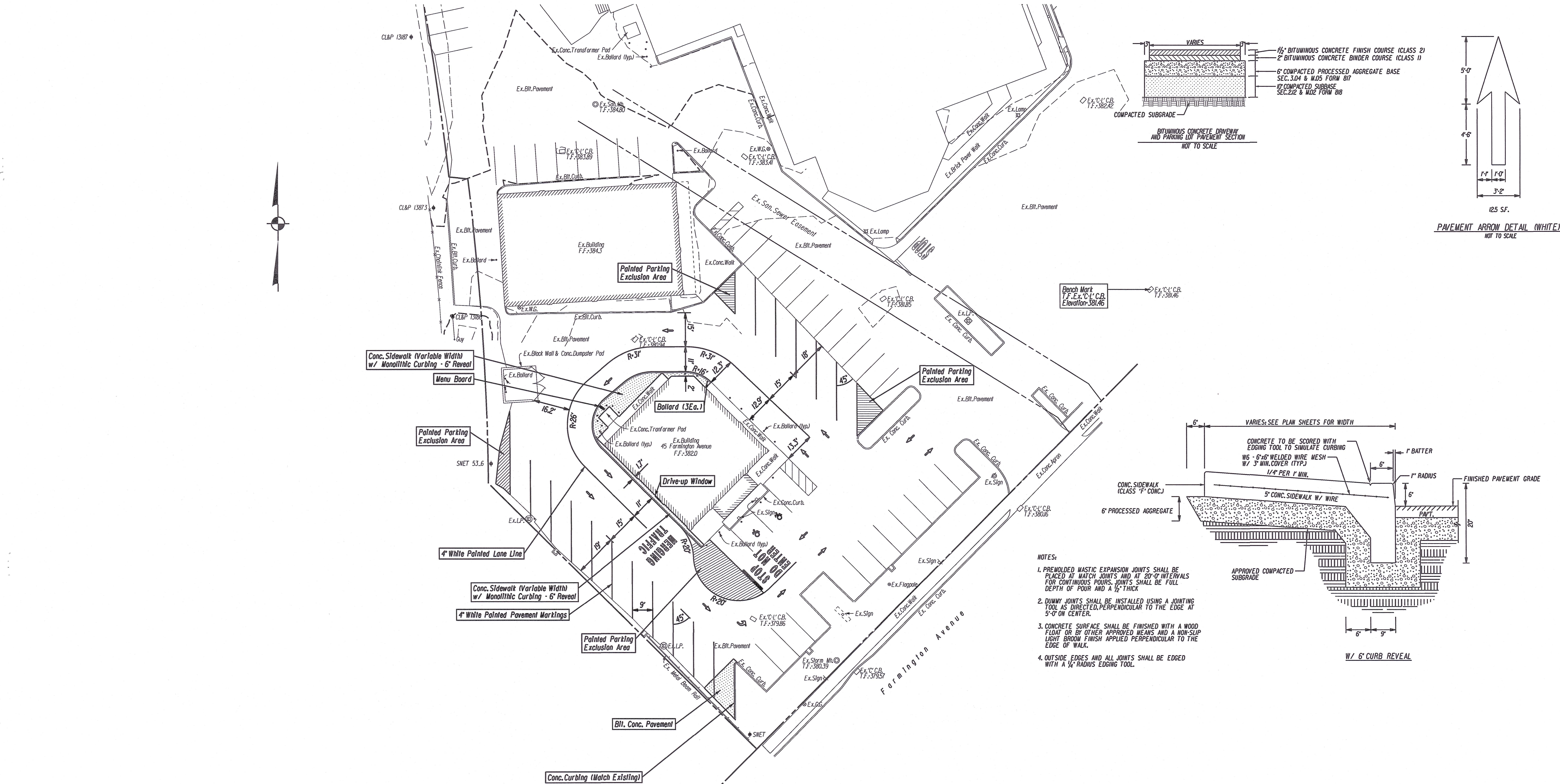


PROJECT TITLE: SITE PLAN MODIFICATION BRISTOL COMMONS LOT 24-236 45 FARMINGTON AVENUE BRISTOL, CONNECTICUT

ASSESSOR'S MAP/BLOCK/LOT: MAP 24 LOT 236
DRAWING TITLE: OVERALL PROPERTY MAP

DRAWING NO. OVL-001
SHEET NO. 2

Page 27



Parking Comparison	
Existing Parking Within Disturbed Area	27 Spaces
Proposed Parking Within Disturbed Area	21 Spaces
Parking Requirements - Restaurant	5 spaces/1000 S.F.
Building Area	2,645 S.F.
Parking Calculation	$2,645 / 1000 = 2.645 \times 5 = 13.2$ say 14 Spaces.
Additional 12 Spaces along Southeasterly Property Line	
Available Parking is Adequate for this Use and Location	

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For Office Use Only	
APPLICATION NO.	2523
DATE FILED:	01-29-2025
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:

Drive up facility, a ☐ permitted use ☒ Special Permit use
under Section(s) 5.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 45 Farmington Ave.

Assessor's Map No.: 24 Assessor's Lot No.(s): 236

Zone of the Property: bg Size of the Property (in acres or square feet): .32

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: _____

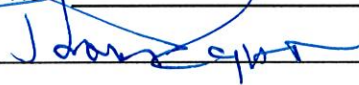
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: SBM Bristol, LLC

Address: 489 5th Ave. City: NY State: NY Zip: 10017

Telephone No.: 212 6607800 E-Mail: trogan@elkinvestors.com

Signature:  Signature – (Printed/Typed) Thomas Rogan

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 – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2523

Address or location of property: _____

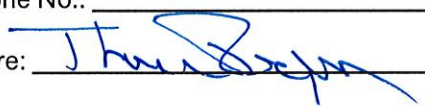
ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: New Cambridge, LLC CHECK ONE: [] owner [] other: _____

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

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: CT Jump, LLC

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

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

Name: Grand Shalom, LLC

Address: same 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

NARRATIVE FOR BRISTOL COMMONS
DRIVE THRU AT THE FORMER BOSTON MARKET

The owner of Bristol Commons has attempted to lease the former Boston market store for months since it was vacated. The only inquiries that were received required a drive-up window.

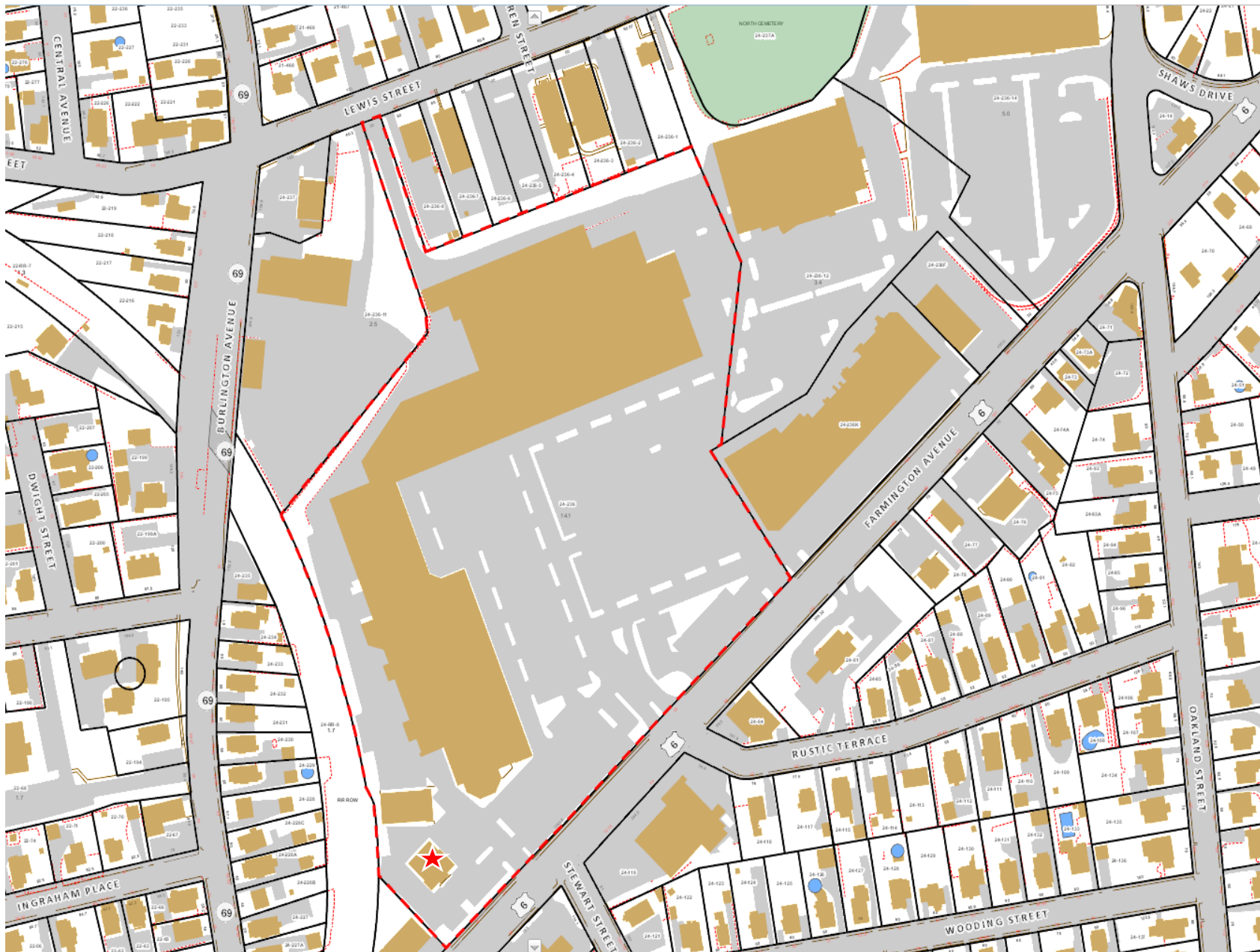
The proposed application for a special permit is for a drive-up window located on the west side of the current building. The queuing lane will run from the east side of the building around the back of the building where the menu board will be located.

The proposal will allow for adequate parking, which will meet the current regulations as well as a bypass lane for customers who wish to disengage from the drive-up lane. The parking is proposed to be angular to direct the traffic in a one-way direction around the building. Handicapped parking is provided in the front of the building.

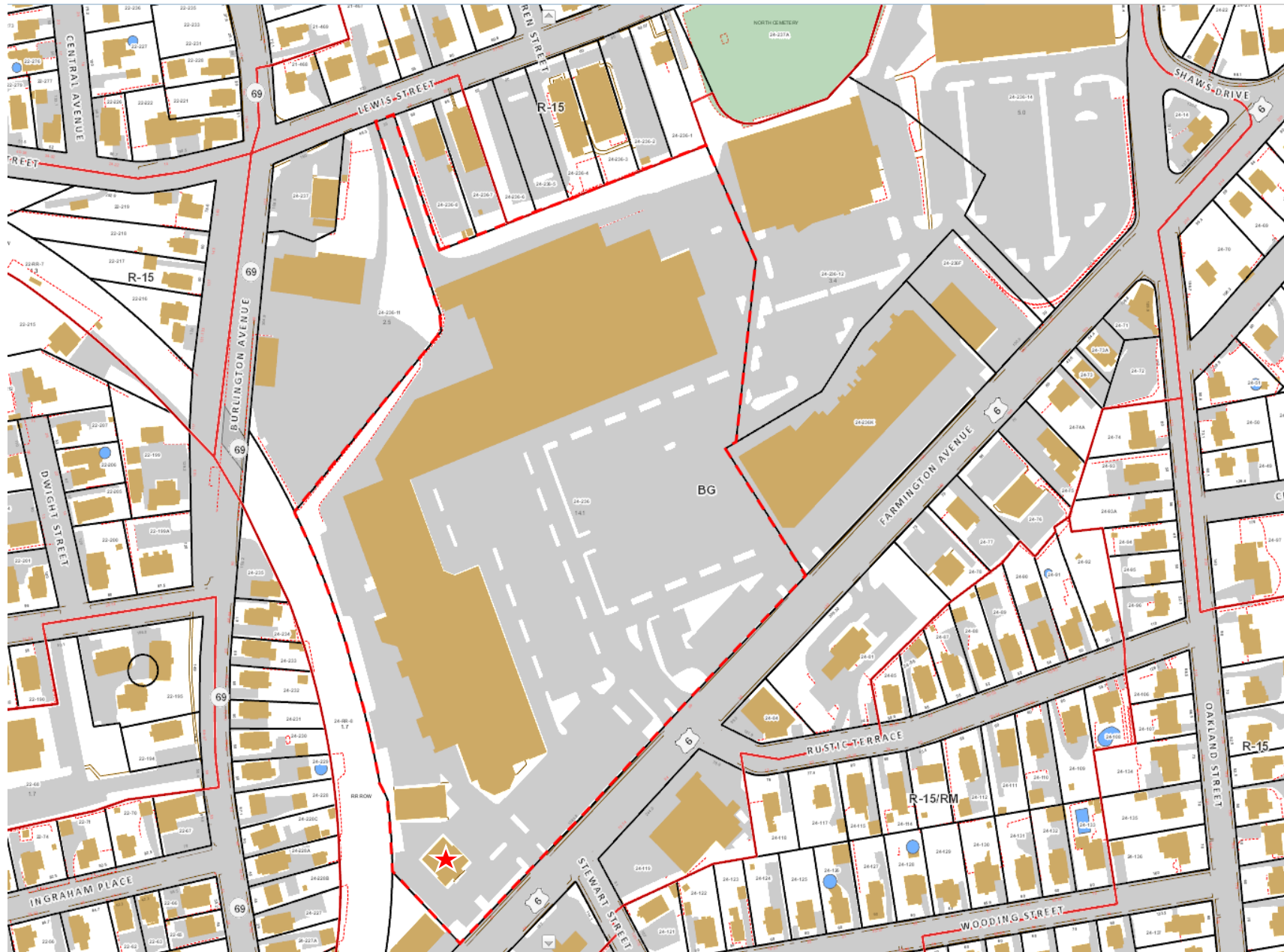
Access to and from Route 6 will remain the same.



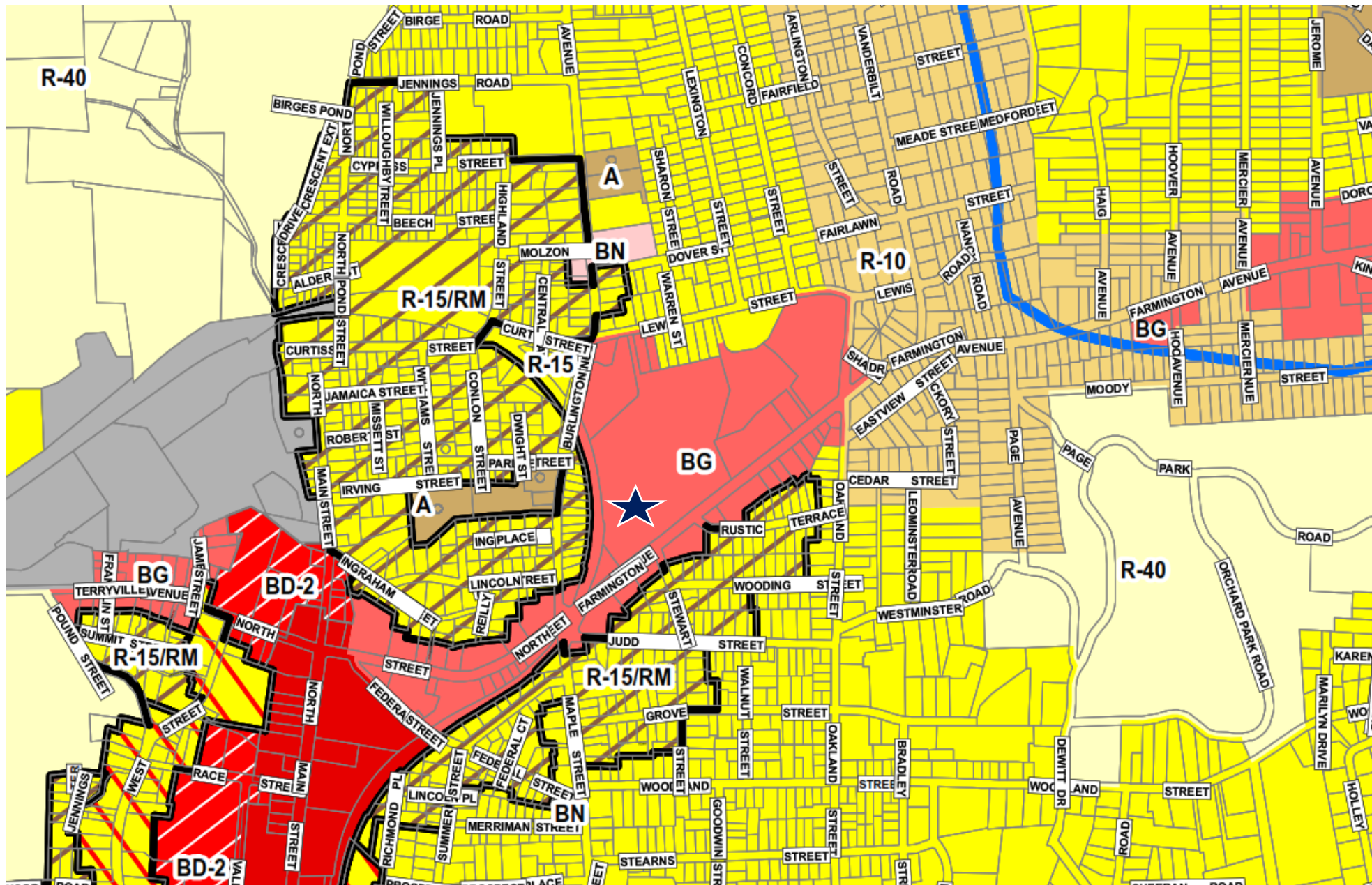
Application #2522/23 – Location Map – (45) 99 Farmington Ave.



Application #2522/23 – IWWA – (45) 99 Farmington Ave.



Application #2522/23 – Zoning – (45) 99 Farmington Ave.



Application #2522/23 – Zoning – (45) 99 Farmington Ave.



Application #2522/23 – Aerial – (45) 99 Farmington Ave.



Application #2522/23 – Google Maps – (45) 99 Farmington Ave.



Application #2522/23 – Additional Google Maps – (45) 99 Farmington Ave.

SITE PLAN MODIFICATION

LANE RE-ASSIGNMENT

&

DRIVE-UP WINDOW

BRISTOL COMMONS

ASSESSORS MAP: 24 LOT 236

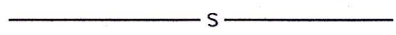
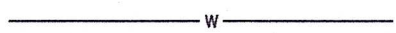
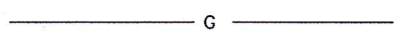
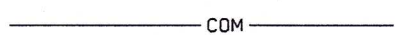
45 FARMINGTON AVENUE

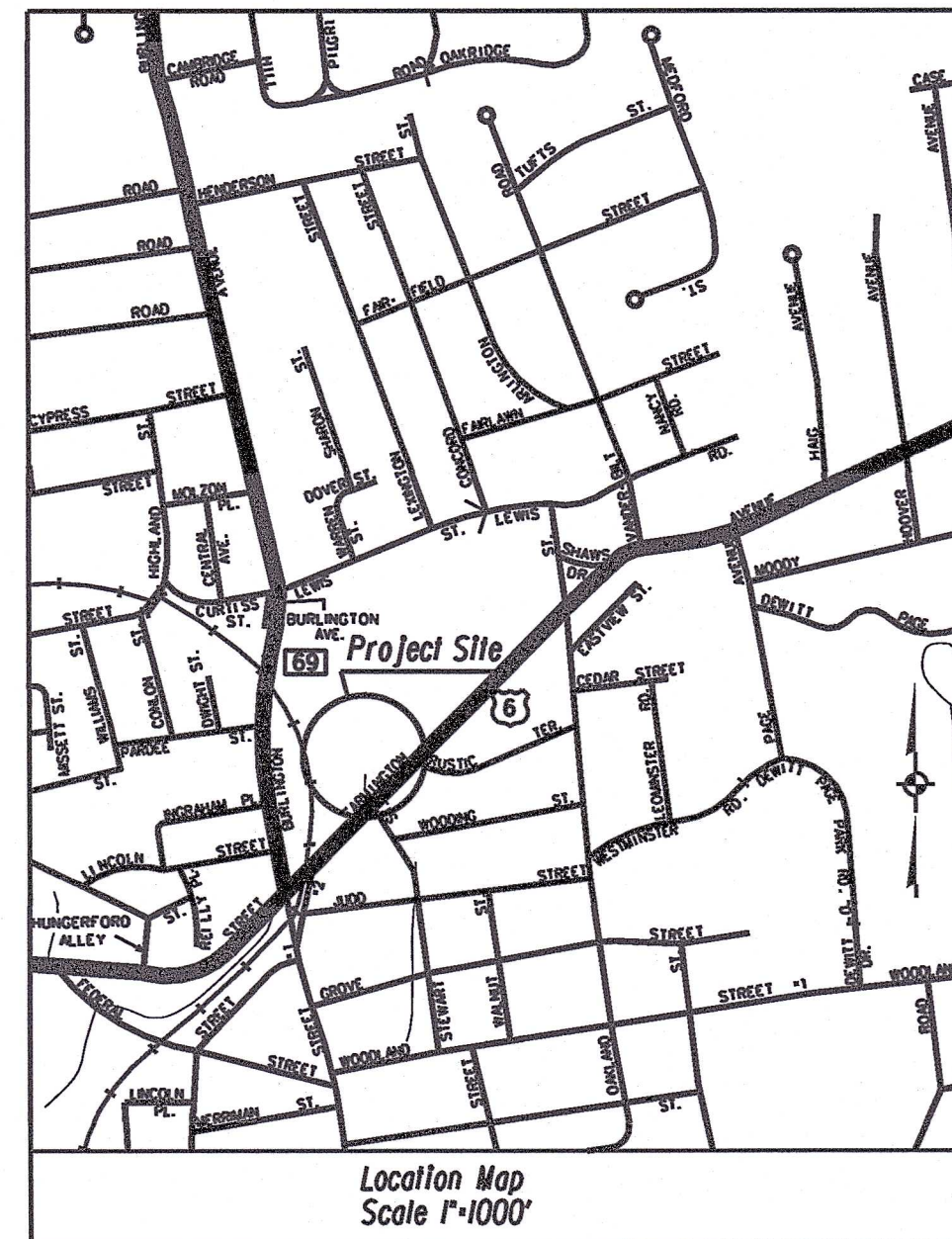
BRISTOL, CONNECTICUT

OCTOBER 10, 2024

[illegible]

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" D.I.P. WATER MAIN |
|  | PROPOSED 2" COPPER DOMESTIC WATER SERVICE |
|  | PROPOSED 4" D.I.P. WATER SERVICE |
|  | PROPOSED GAS SERVICE |
|  | PROPOSED ELECTRIC CONNECTION |
|  | PROPOSED 4" PERF. PVC UNDERDRAIN |
|  | PROPOSED ROOF LEADER CONNECTION |
|  | SAWCUT LINE |
|  | SEDIMENTATION AND EROSION CONTROL FENCE |
|  | WHITE PAINTED PAVEMENT ARROW |
|  | ACCESSIBLE ROUTE |



LIST OF DRAWINGS

- | | |
|---|-----------------------------------|
| 1 | COVER SHEET |
| 2 | OVERALL PROPERTY PLAN |
| 3 | REMOVALS PLAN |
| 4 | LAYOUT AND PAVEMENT MARKINGS PLAN |

Applicant/Owner:

Bristol Commons Management LLC
489 Fifth Ave, 7th Floor
New York, New York 10017
Attn: Morry Kalimian

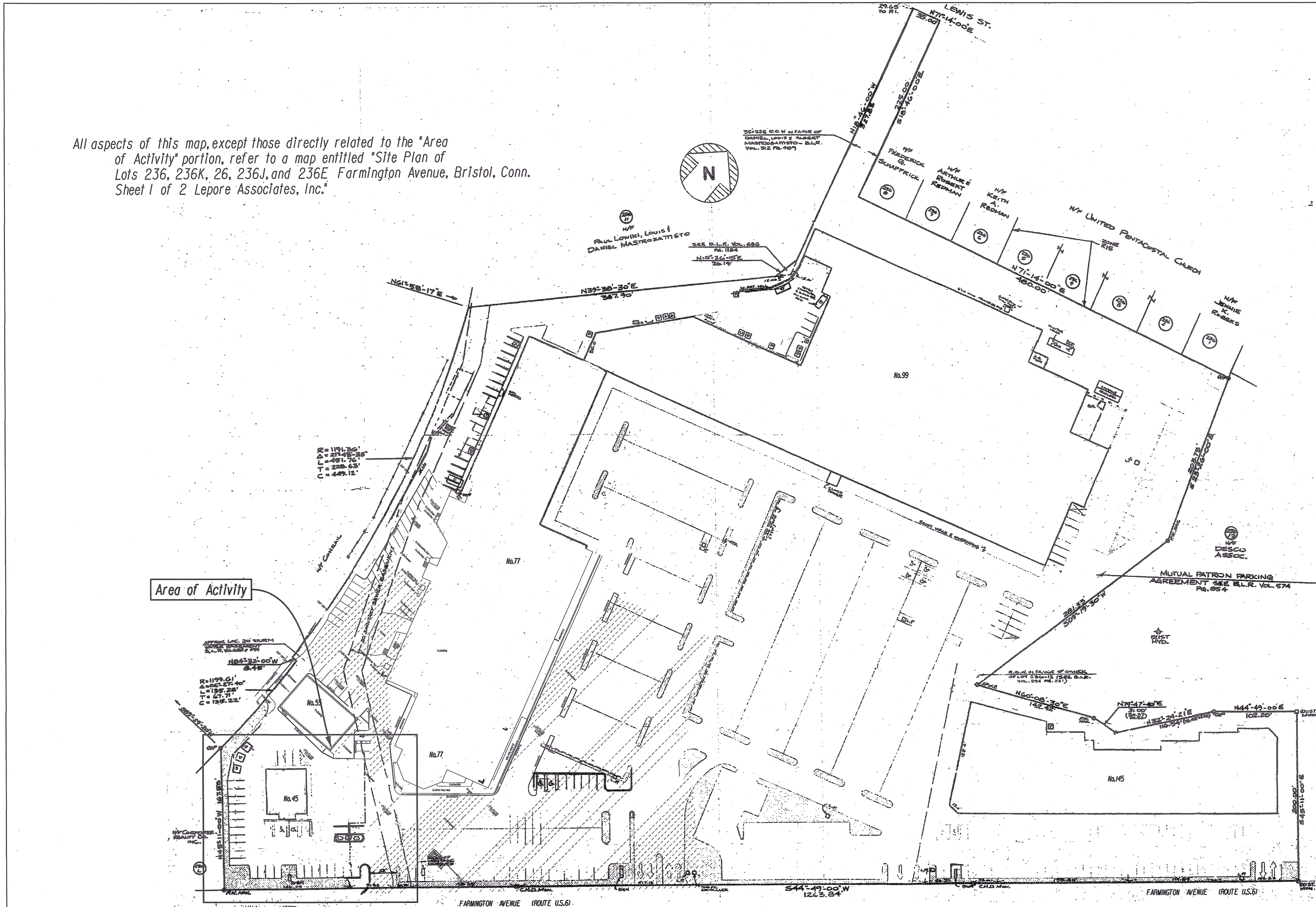
Contact: Thomas Rogan (212) 660-7800

Surveyor/Civil Engineer:

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

All aspects of this map, except those directly related to the "Area of Activity" portion, refer to a map entitled "Site Plan of Lots 236, 236K, 26, 236J, and 236E Farmington Avenue, Bristol, Conn. Sheet 1 of 2 Lepore Associates, Inc."

Area of Activity



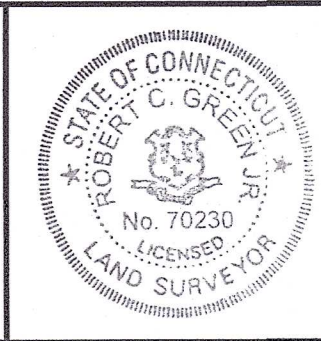
REV.	DATE	REVISION DESCRIPTION

DATE:
OCTOBER 10, 2024

SCALE:
SCALE IN FEET
0 50 100

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

Map prepared by others



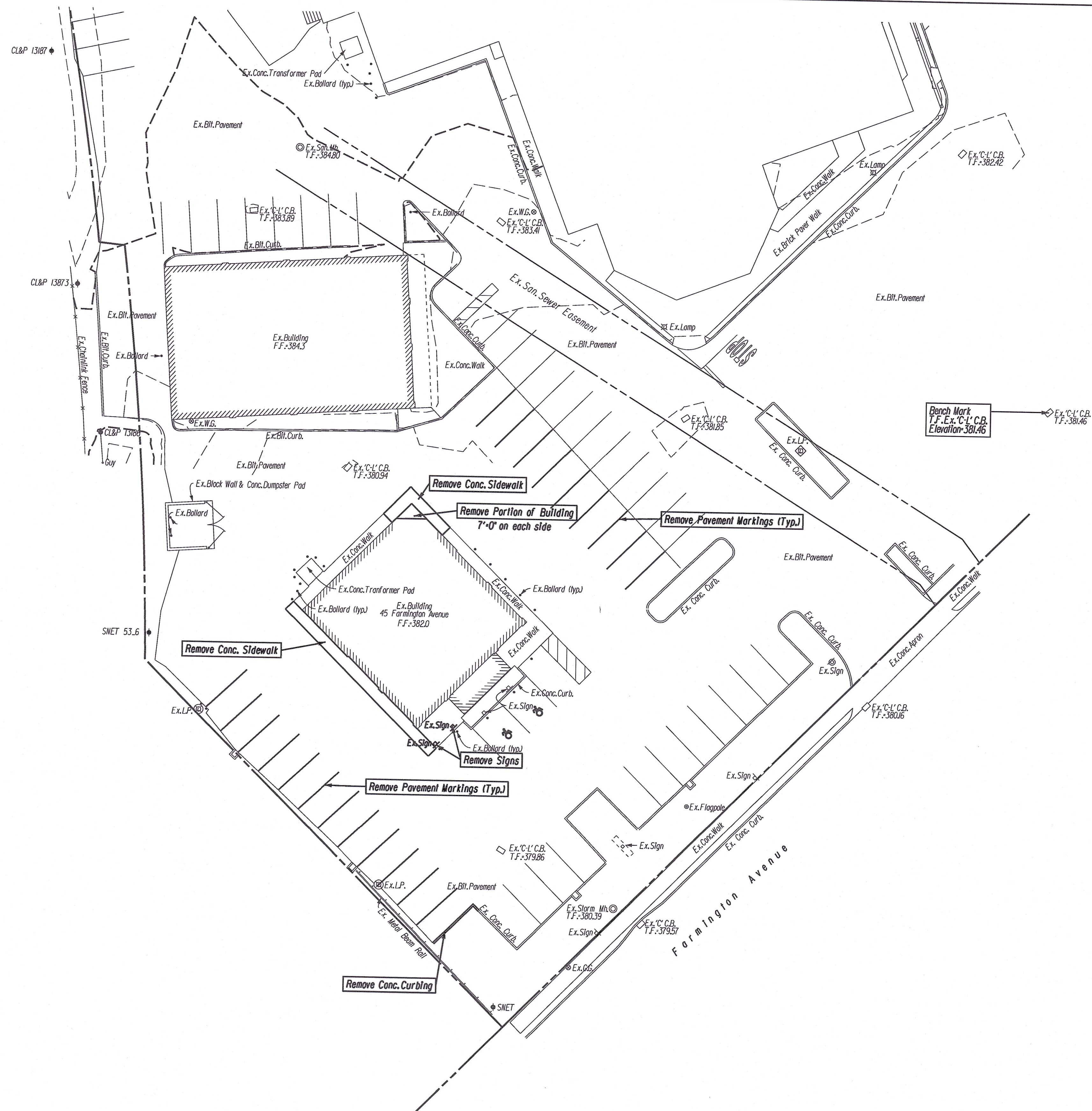
PROJECT TITLE:
SITE PLAN MODIFICATION
BRISTOL COMMONS
LOT 24-236
45 FARMINGTON AVENUE
BRISTOL, CONNECTICUT

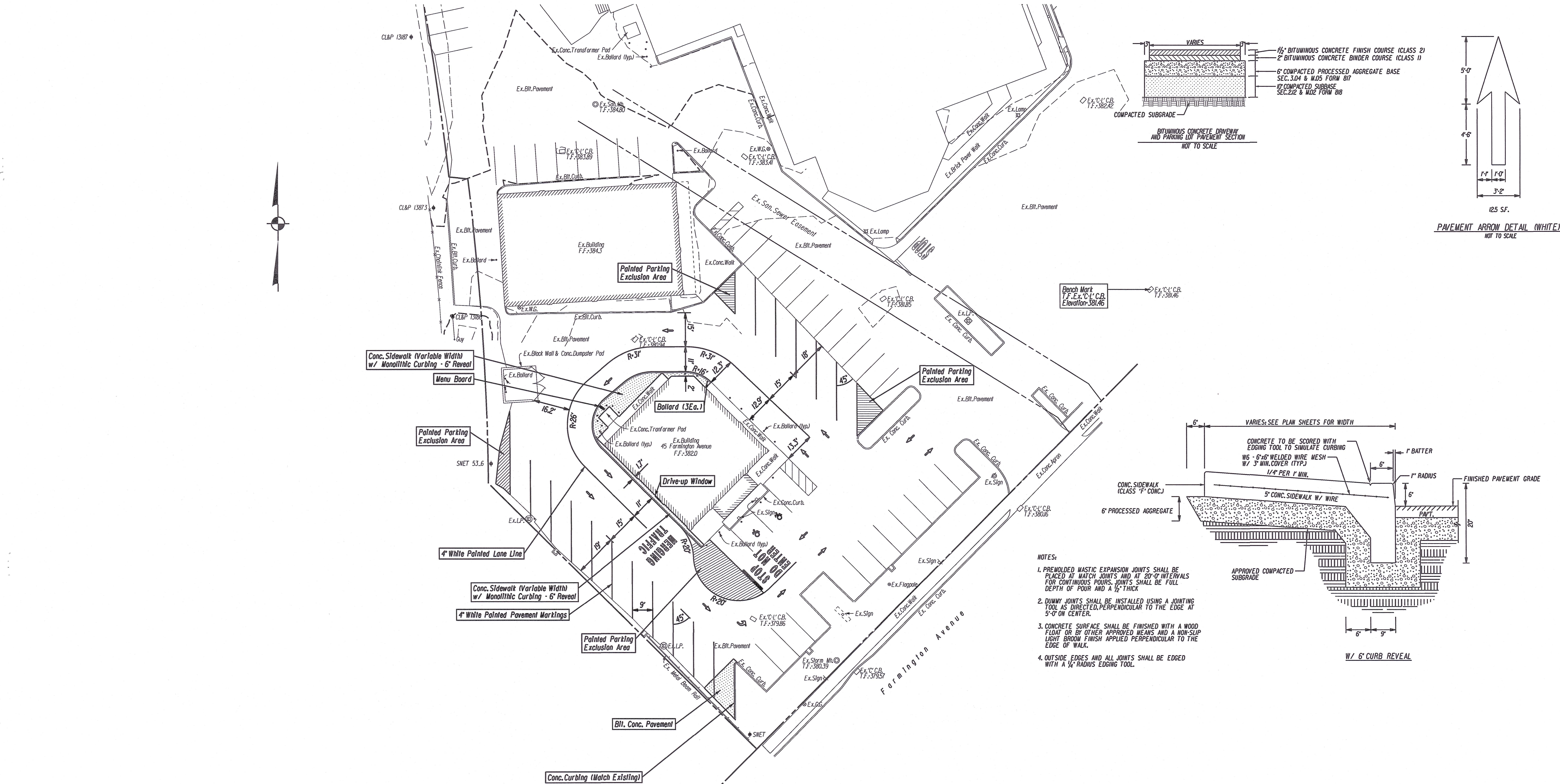
ASSESSOR'S MAP/BLOCK/LOT:
MAP 24 LOT 236

DRAWING TITLE:
OVERALL PROPERTY MAP

DRAWING NO.
OVL-001

SHEET NO.
2

Page 41



Parking Comparison	
Existing Parking Within Disturbed Area - 27 Spaces	
Proposed Parking Within Disturbed Area - 21 Spaces	
Parking Requirements - Restaurant - 5 spaces/1000 S.F.	
Building Area - 2,645 S.F.	
Parking Calculation $2,645/1000 = 2.645 \times 5 = 13.2$ say 14 Spaces.	
Additional 12 Spaces along Southeasterly Property Line	
Available Parking is Adequate for this Use and Location	

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For Office Use Only	
APPLICATION NO.	2524
DATE FILED:	1/30/25
DECISION DATE:	
DECISION:	

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR REVISION TO AN APPROVED SITE PLAN**

The undersigned Applicant hereby applies for approval of a revision to a previously approved Site Plan.

Address or Location of the Property: 370 Emmett Street

Assessor's Map No.: 3 Assessor's Lot No.(s): 36-2 Zone of the Property: A

Title of approved Site Plan: Thornberry Ridge Condominium - Reapproval of Buildings 3, 4 5

Date of original Site Plan approval: May 21, 2021

Nature of proposed revision:

Enlargement of building footprint.

Reason for proposed revision:

Enlargement of buiding footprints is proposed to add three newly proposed accessible units.

Other comments:

See attached narrative "Thornberry Ridge Condominium - January 2025 Revision"

Last plan approved by the Zoning Commission on May 12, 2021.

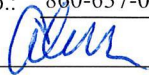
NOTE: Section 8-3(g) of the Connecticut General Statutes requires that, if an application for a Site Plan involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Thornberry Builders, LLC

Address: 17 Jacqueline Drive City: Wolcott State: CT Zip: 06716

Telephone No.: 860-637-0543 E-Mail: al.quality@yahoo.com

Signature:  Signature – (Printed/Typed) Alan Morelli

CHECK ONE: ☒ owner [] other (specify):

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) – make checks payable to "City of Bristol"
- six paper copies and one digital copy of the revised Site Plan
- any other data and drawings as may be required

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

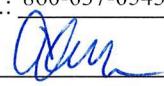
**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2524

Address or location of property: 370 Emmett Street

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

ADDITIONAL APPLICANT

Name: Quality Contracting, LLC CHECK ONE: ☐ owner ☒ other: contractor
Address: 17 Jacqueline Drive City: Wolcott CT State: CT Zip: 06716
Telephone No.: 860-637-0543 E-Mail: al.quality@yahoo.com
Signature:  Signature – (Printed/Typed) Alan Morelli

ADDITIONAL OWNER(S) OF RECORD

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____
Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____

08/17 - LUO

Thornberry Ridge Condominium

January 2025 Revision

Project Narrative

This project is being submitted to the Bristol Zoning Commission for a modification of the approved site plan “Application # 2402, May 12, 2021” for the Condominium Development Known as Thornberry Ridge Condominium, 370 Emmett Street.

This request of the Commission is being made to permit the developer to increase the footprints of unit 3-1, unit 4-1 and unit 5-1 from 22 feet in width to 26 feet in width to allow these 3 units to be constructed with first floor master bedrooms. This modification, if permitted, will enable the Developer to offer housing units that appeal to a wider range of homebuyer, including seniors and people with disabilities.

The requested modification does not change the approved number of units or density. Minor adjustments were made to the location of building 3 & 5 to accommodate the additional building widths along with corresponding changes to the driveways and utilities serving these buildings. Site grading and drainage patterns remained substantially as originally approved with slight increases to impervious areas which are addressed in the attached Technical Memorandum. Due to the increased impervious area and existing elevations of the onsite subsurface detention system, minor improvements to the onsite subsurface detention system are included in this proposal.

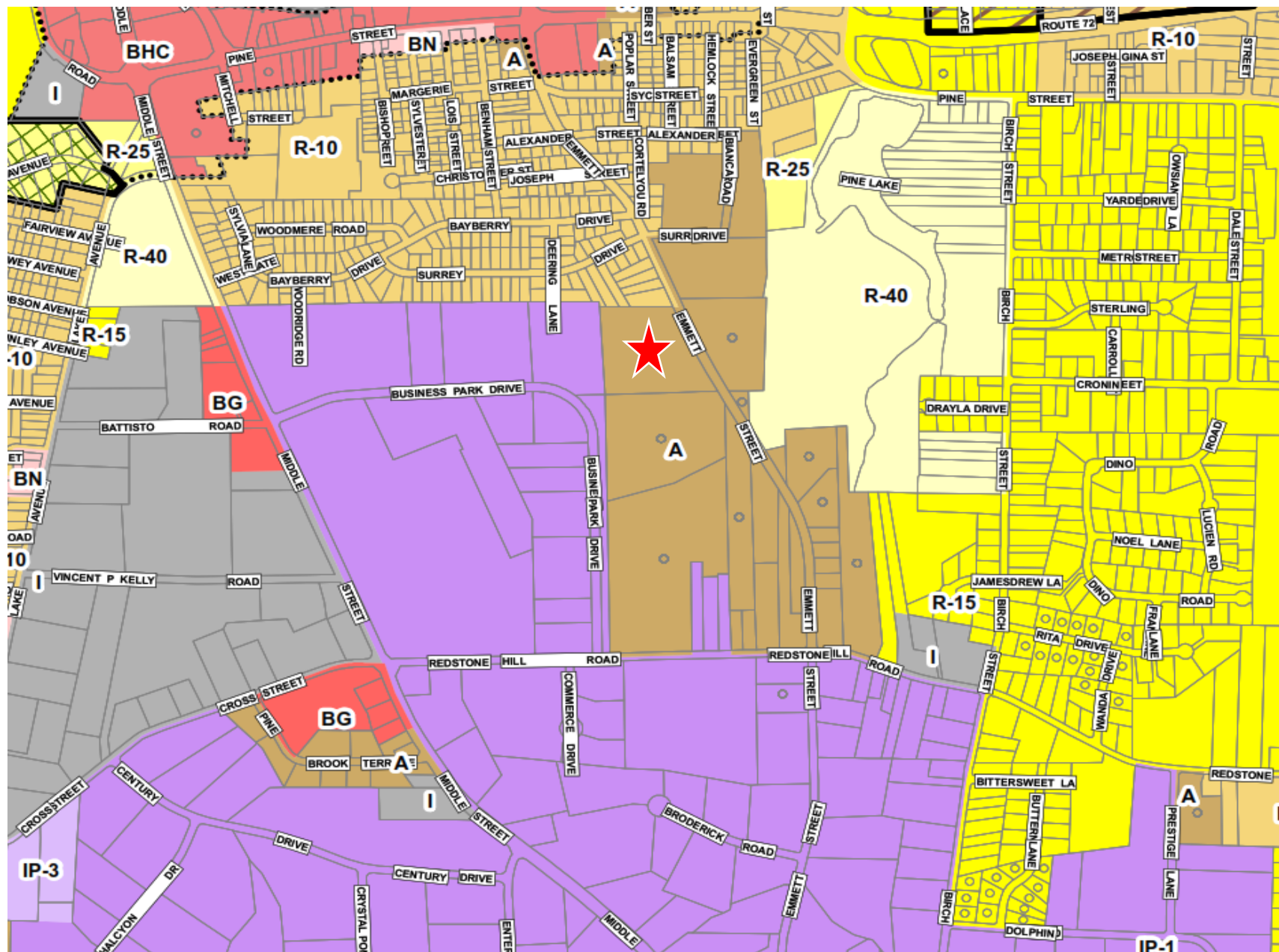


Application #2524 – Location Map – 370 Emmett Street

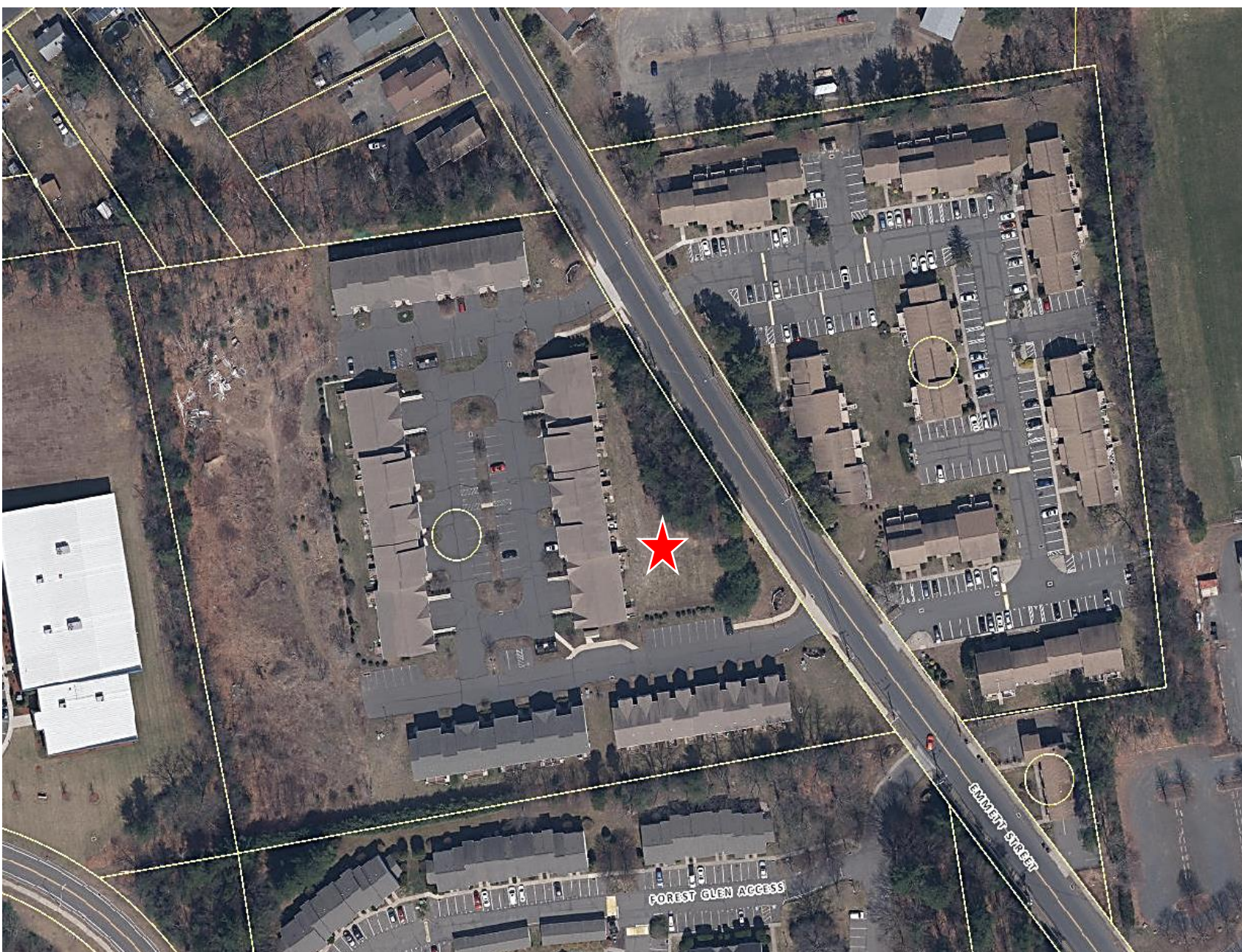


Application #2524 – IWWA – 370 Emmett Street

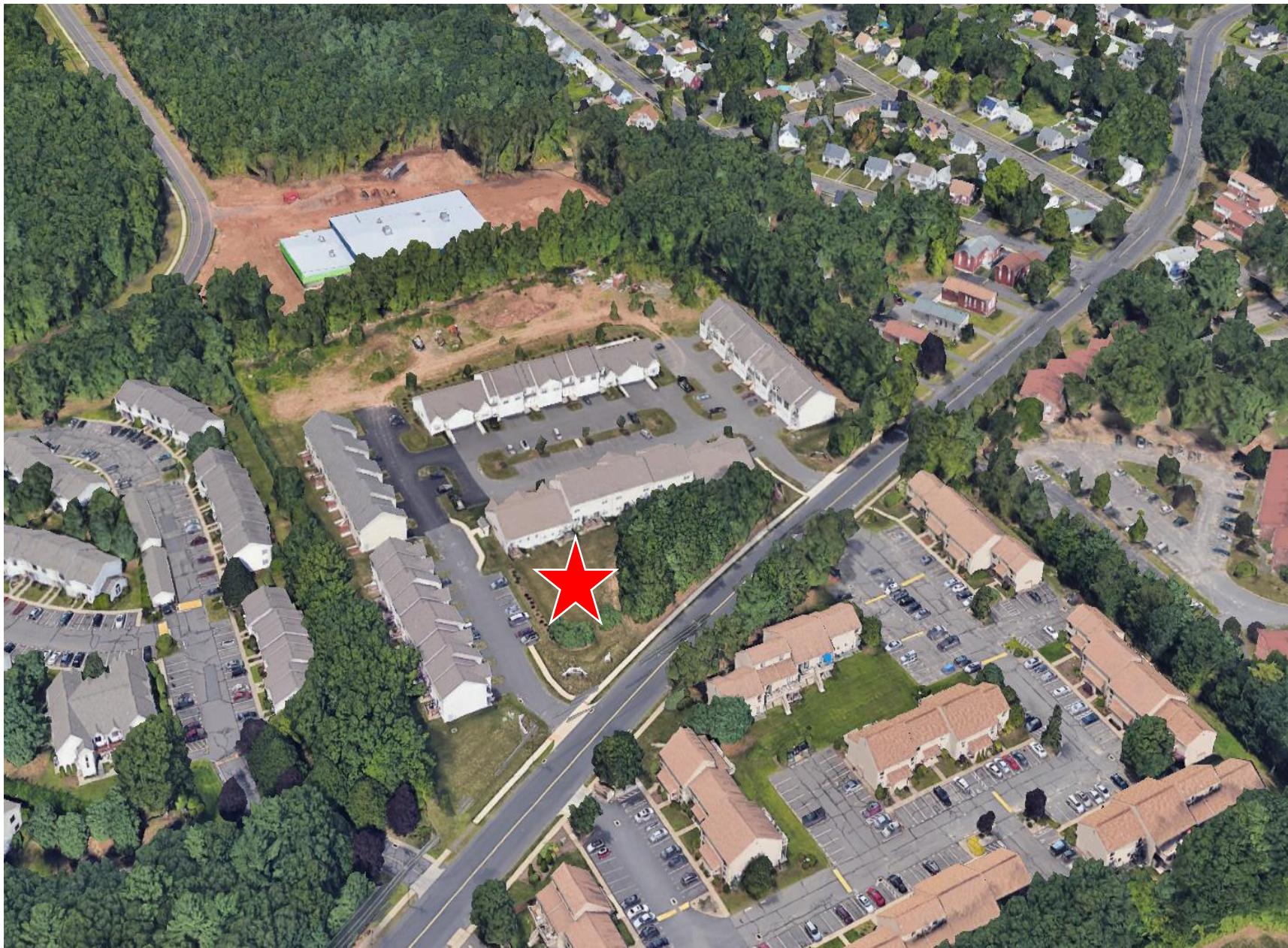




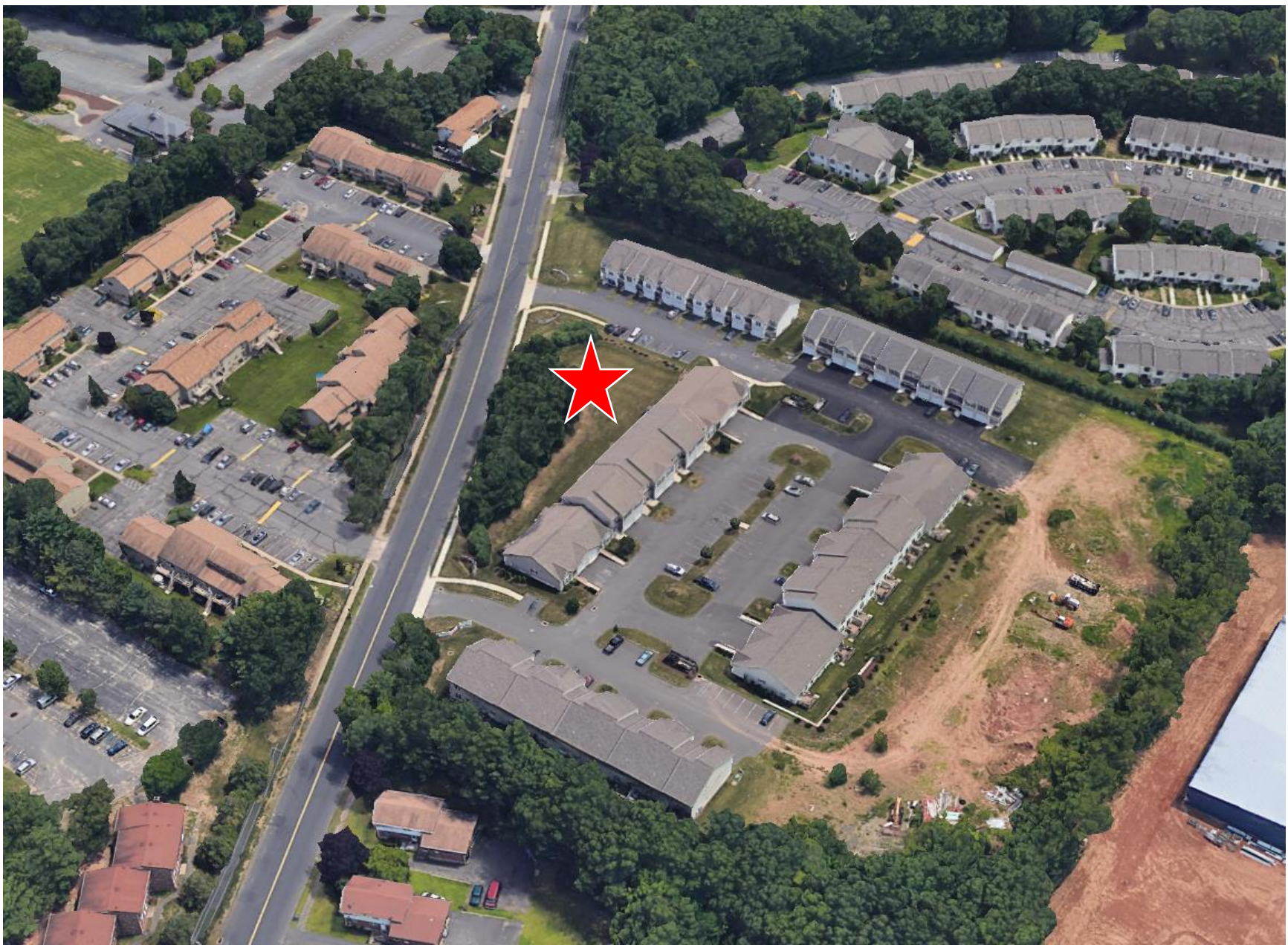
Application #2524 – Zoning Map – 370 Emmett Street



Application #2524 – Aerial – 370 Emmett Street



Application #2524 – Google Maps – 370 Emmett Street



Application #2524 – Additional Google Maps – 370 Emmett Street

TECHNICAL MEMORANDUM

TO: City of Bristol (Planning & Engineering)
FROM: Joseph S. Perugini, PE (Weston & Sampson)
DATE: December 31, 2024
SUBJECT: Stormwater Management – Updated Hydrology (Increase in Impervious Areas)
Thornberry Ridge Condominium
370 Emmett Street
Bristol, Connecticut

INTRODUCTION

This technical memorandum has been prepared on behalf of the applicant (A. Milo Builders, Inc.) regarding the development referenced above. The project was approved in 2006, and constructed all except for Building Units 3, 4, and 5. In 2021, the Owner re-applied for permitting with the City to move forward with construction of the remaining buildings, pavements, sidewalks, etc. Although permitting was approved, construction did not proceed. The Owner is once again seeking to move forward with the project and re-apply for permitting. There are some slight differences in the project resulting an increase in impervious areas:

- Unit 3-1: Added 200 SF of footprint
 - Unit 4-1: Added 200 SF of footprint
 - Unit 5-1: Added 200 SF of footprint
 - Building 3: Added 575 SF of patio space
 - Building 4: Added 1728 SF of patio space
 - Building 5: Added 720 SF of patio space
- Total 3,600 SF

The total increase in impervious areas is approximately 3,600 SF. The locations of these increases can be seen in Figure 2 (Appendix D). In the original approval, raised decks were proposed behind these buildings and were considered pervious due to the open joints and exposed ground below. In the current proposal, these will now be patios (considered impervious). Also, each of the three buildings will have one (1) larger unit on the end. Approximately 200 SF larger. During the 2021 permit process, we were required by the City Planning Department to demonstrate the extent to which the project met the Stormwater Management and associated Low Impact Development (LID) requirements, as referenced

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/48672/Thornberry_SW-Technical-Memorandum_122024

THORNBERRY RIDGE CONDOMINIUM

RE-APPROVAL OF BUILDINGS 3, 4, 5
370 EMMETT STREET
BRISTOL, CONNECTICUT

PROPERTY OF: A. MILO BUILDERS, INC.
APPLICANT/DEVELOPER: STRACHAN CUSTOM HOMES
9509 CARRINGTON DRIVE
MYRTLE BEACH, SC, 29579
CONTACT: ERIC STRACHAN 203-509-2064

LAND SURVEYING- LAND PLANNING: THE BONGIOVANNI GROUP, INC.
170 PANE ROAD
NEWINGTON, CONNECTICUT 06111
(860) 666-0134



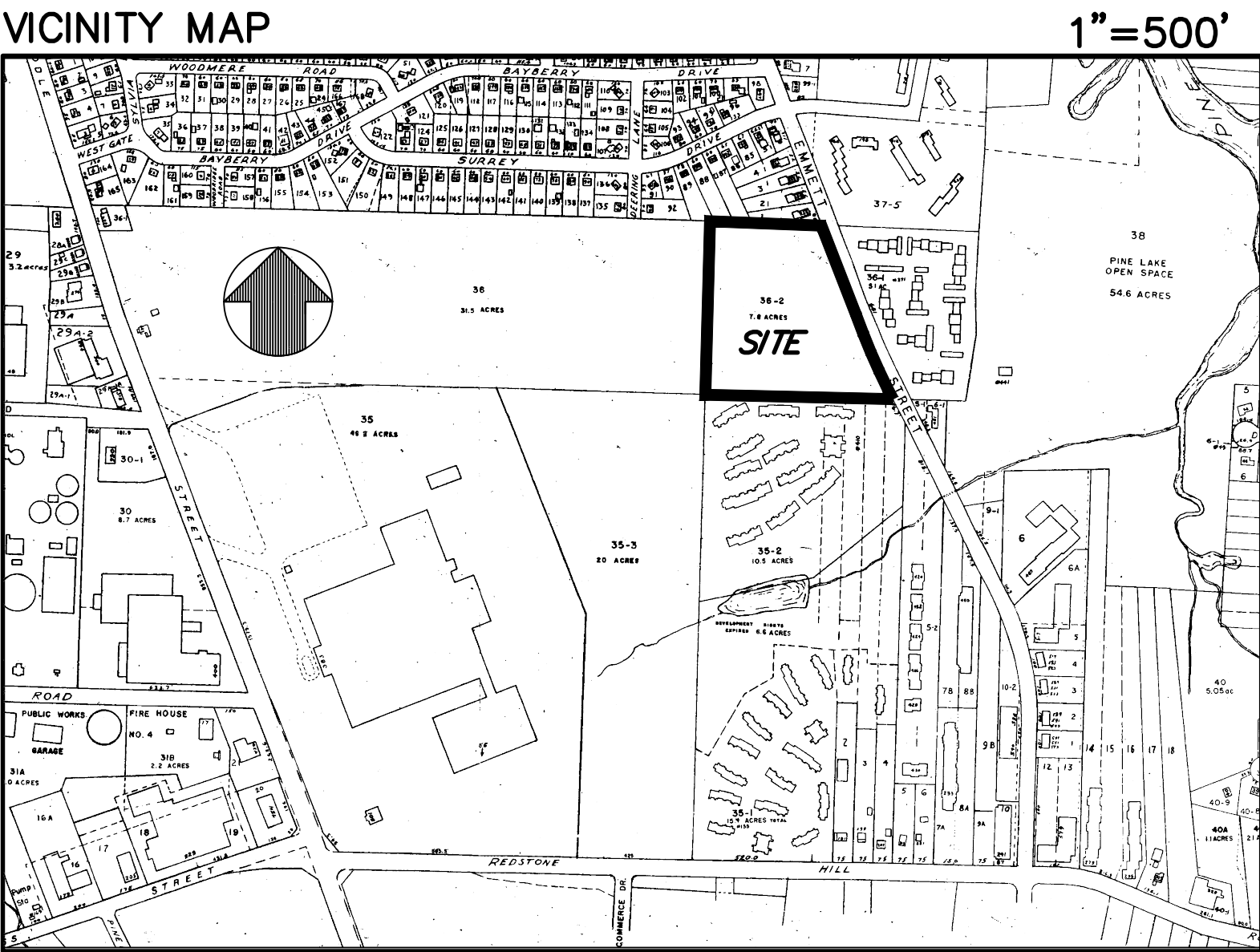
CIVIL ENGINEERING: WESTON SAMPSON
712 BROOK STREET, SUITE 103
ROCKY HILL, CONNECTICUT 06067
(860) 513-1473

GENERAL NOTES:

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT 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 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 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 RIGHT-OF-WAY. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY RIGHT-OF-WAY 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/INLAND WETLANDS ENFORCEMENT OFFICER.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER THAT PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS MUST BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR INSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ALL AIR CONDITIONING UNITS TO BE LOCATED AT THE REAR OF EACH UNIT.
8. ALL DISTURBED AREAS TO BE TOPSOILED AND SEED.
9. GRADING SHALL BE DONE TO PROVIDE SURFACE DRAINAGE AND PREVENT PONDING.
10. SANITARY SEWERAGE AND WATER SERVICE TO BE PROVIDED BY THE CITY OF BRISTOL. ALL WATER MAIN AND WATER SERVICE WORK TO BE DONE IN ACCORDANCE WITH CITY OF BRISTOL WATER DEPARTMENT SPECIFICATIONS. ALL SEWER MAIN AND SEWER LATERAL WORK TO BE DONE IN ACCORDANCE WITH CITY OF BRISTOL SEWER DEPARTMENT SPECIFICATIONS.
11. HORIZONTAL DATUM = N.A.D. OF 1983, VERTICAL DATUM = N.G.V.D. OF 1929.
12. ALL UTILITIES SHALL BE UNDERGROUND.
13. CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CTDOT, FORM 816, AS AMENDED, "STANDARD SPECIFICATIONS FOR ROAD, BRIDGES AND INCIDENTAL CONSTRUCTION", "CITY OF BRISTOL SPECIFICATIONS FOR CONSTRUCTION OF ROADS", "CITY OF BRISTOL ZONING REGULATIONS", "CITY OF BRISTOL SUBDIVISION REGULATIONS" AND THE CONNECTICUT LANDSCAPE ASSOCIATION'S "STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, VINES, ETC." ARE TO BE USED FOR CONSTRUCTION STANDARDS.
14. SITE = 7.76 AC.
15. ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS AND NO OTHER ACCESS SHALL BE ALLOWED.
16. SUBJECT PARCEL IS ASSESSOR'S MAP 3, LOT 36-2.
17. SUBJECT PARCEL STREET ADDRESS IS #370 EMMETT STREET.

DRAWING INDEX

SHEET 1	COVER SHEET
SHEET 2	BOUNDARY & TOPOGRAPHIC SURVEY
SHEET 3	LAYOUT PLAN
SHEET 4	GRADING & DRAINAGE PLAN
SHEET 5	UTILITIES PLAN
SHEET 6	EROSION & SEDIMENT CONTROL PLAN
SHEET 7	LANDSCAPING PLAN
SHEET 8	ROADWAY PLAN & PROFILE
SHEET 9	EROSION AND SEDIMENT CONTROL DETAILS
SHEET 10	SITE DETAILS



PRIOR SPECIAL PERMIT APPROVAL

In accordance with Section 8-3d of the Connecticut General Statutes, as amended, notice is hereby given that on the 15th day of March, 2006, the Zoning Commission of the City of Bristol granted Application #1944 for the following:

Special Permit for multi-family dwellings at a density of greater than eight units per acre, with a maximum permitted density of 9.23 dwelling units per acre

This Special Permit is granted under Section V.D.3.a. of the Bristol Zoning Regulations for the property located on the west side of Emmett Street north of Forest Glen Condominiums, more particularly described as Assessor's Map No. 3, Lot No. 36-2.

The owners of record of this property are: Frank W. Bugryn, Jr.; Mary Dudko; Edward J. Dudko; Lorin A. Filipek; Michael J. Dudko; the Estate of John Bugryn, James Bugryn and Richard Bugryn, Conservators; and the Estate of Michael Dudko, Mary Dudko, Executor/Administrator.

Dated at Bristol, Connecticut, this 17th day of March, 2006.

Bristol Zoning Commission

By:

2006 ZONING APPROVAL



City of Bristol
BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

May 12, 2006

A. Milo Builders, Inc.
93 Berlin Avenue
Southington, CT 06489

Re: Application #1945 - Site Plan for multi-family dwellings
west side of Emmett St. north of Forest Glen Condominiums

Dear Applicant:

This is to inform you that at its meeting of May 10, 2006, the Bristol Zoning Commission approved the above-referenced Site Plan, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. For each building, all site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

Once Stipulation #1 has been addressed, seven copies of the final plan should be submitted to the Land Use Office for sign-off. Please be advised that the Building Department will not issue any permits for this project until the plan has been signed by the Chairman or Secretary of the Commission. Should you have any questions, please contact me at 584-6225.

Very truly yours,

Alan L. Weiner
City Planner

AL:Wink

cc: Attorney James Ziogas

2021 ZONING APPROVAL



City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

May 17, 2021

A Milo Builders
700 Ridgewood Road
Middletown, CT 06457

Re: Application #2402 - Site Plan for multi-family dwellings at 370 Emmett Street
(Thornberry Ridge), Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone.

Dear Applicant:

This is to inform you that at its meeting of May 12, 2021, the Bristol Zoning Commission approved the above-referenced Site Plan, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan, AICP
City Planner

cc: Attorney J. Ziogas (via email)

DATE: JANUARY 7, 2025

SHEET 1 OF 10

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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°55'45"	37.50'	15.01'
C2	90°00'00"	58.00'	91.11'
C3	90°00'00"	47.50'	74.61'
C4	24°32'27"	62.50'	26.77'

ZONING DATA – ZONE A – MULTI-FAMILY RESIDENTIAL ZONE

CATEGORY	PROPOSED	REQUIRED
MINIMUM LOT AREA	7.76 AC.	4 AC. (FOR SITES GREATER THAN 8 UNITS PER ACRE)
DENSITY	9.3 UNITS/ACRE	12 UNITS/ACRE MAX.
MINIMUM LOT FRONTAGE	680.58'	50'
MINIMUM LOT WIDTH	680'	200' (FOR SITES GREATER THAN 8 UNITS PER ACRE)
MINIMUM FRONT YARD	41.1'	40'
MINIMUM SIDE YARD (EACH)	26.4' (SOUTH) 51.4' (NORTH)	25' (SOUTH) 50' (NORTH, WHERE YARD ABUTS A SINGLE-FAMILY RESIDENCE ZONE)
MINIMUM REAR YARD	26.3'	25'
MAXIMUM BUILDING HEIGHT	26'8"	35'
MAXIMUM BUILDING COVERAGE	24.5%	35% (FOR SITES GREATER THAN 8 UNITS PER ACRE)
MAXIMUM IMPERVIOUS SURFACE COVERAGE	48.3%	50% (FOR SITES GREATER THAN 8 UNITS PER ACRE)
PARKING	170 (21 FUTURE)	2.5 / UNIT = 170

IMPERVIOUS SURFACE CALCULATION

PARCEL AREA = 337,985 S.F.
AREA OF IMPERVIOUS SURFACE = 167,019 S.F.
IMPERVIOUS SURFACE COVERAGE = 167,019 / 337,985
= 0.494 = 49.4%

PARKING SCHEDULE

2.5 SPACES PER UNIT REQUIRED
68 UNITS X 2.5 = 170 SPACES REQUIRED, 170 TOTAL PROPOSED
68 UNITS X 1 CAR GARAGE = 68 SPACES
102 PARKING STALLS ON SITE = 102 SPACES (INCLUDES 7 ACCESSIBLE, INCLUDES 1 VAN SPACE)
102 + 68 = 170 SPACES TOTAL

APPLICANT IS REQUESTING THAT 21 SPACES BE FUTURE
170 SPACES – 21 SPACES = 149 SPACES (INCLUDES 7 ACCESSIBLE) CONSTRUCTED INITIALLY

INTERIOR LANDSCAPING CALCULATION

PARKING AREA SPACES = 102 SPACES
INTERIOR LANDSCAPING REQUIRED = 20 S.F. PER SPACE
= 20 X 102 = 2,040 S.F.
INTERIOR LANDSCAPING (END ISLANDS, INTERIOR ISLANDS) = 7,580 S.F.

LEGEND

[6-1]	BUILDING UNIT NUMBER
FF	FINISHED FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BF	BASEMENT FLOOR ELEVATION
---	PROPERTY LINE
---	ZONING SETBACK LINE
☆	EXISTING LIGHT STANDARD
★	PROPOSED LIGHT STANDARD
▲	PROPOSED BUILDING ENTRY/EXIT

NOTES:

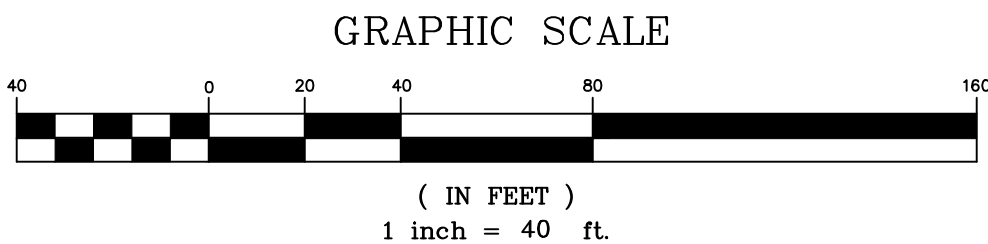
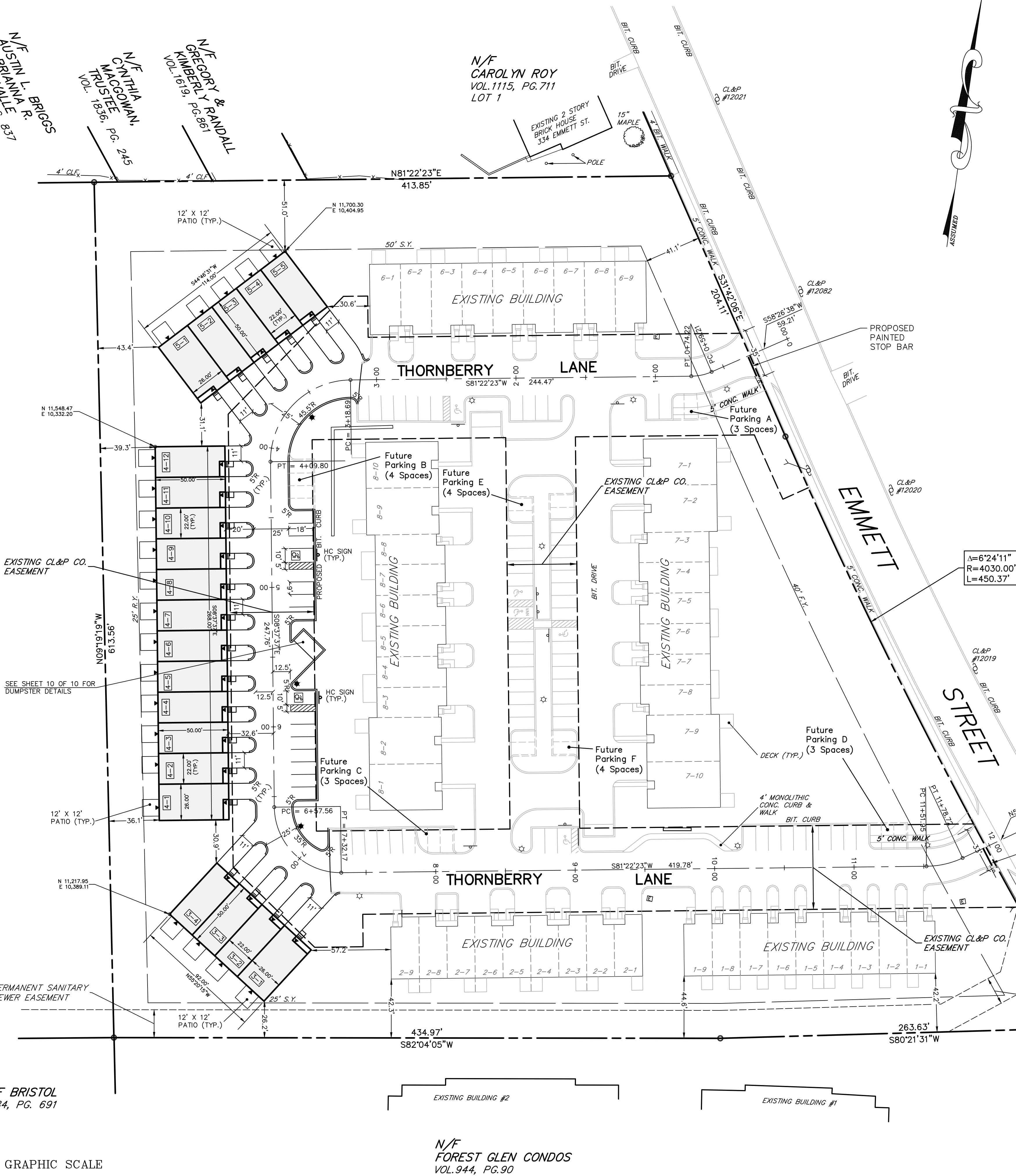
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
- BEARINGS ARE BASED ON MAP REF. #1.
- ALL PROPOSED CURBING TO BE BITUMINOUS CONCRETE UNLESS OTHERWISE NOTED.
- ALL PROPOSED PARKING AREAS AND DRIVES TO BE BITUMINOUS CONCRETE UNLESS OTHERWISE NOTED.
- ALL PROPOSED LIGHTS TO BE EQUIPPED WITH FULL CUTOFFS TO PREVENT LIGHT TRESPASS ONTO ADJOINING LOTS OR INTO STREET.

SURVEY NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.
TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY – PROPOSED
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF HORIZONTAL ACCURACY: A-2
- THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

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

SURVEYOR'S SIGNATURE DATE LICENSE NUMBER 14649



THORNBERRY RIDGE CONDOMINIUM
RE-APPROVAL OF BUILDINGS 3, 4 & 5
PREPARED FOR
STRACHAN CUSTOM HOMES
#370 EMMETT STREET
BRISTOL, CONNECTICUT

LAYOUT
PLAN

Sheet 3 of 10

05122

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

- GENERAL UTILITY NOTES:
1. ALL ROOF LEADERS WILL HAVE A MINIMUM SLOPE = 1.00%.
 2. ALL CORRUGATED PLASTIC STORM SEWER PIPE (CPP) WILL BE A.D.S HIGH DENSITY POLYETHYLENE PIPE WITH A SMOOTH INTERIOR.
 3. CATCH BASINS WILL HAVE 2' DEEP SUMPS UNLESS OTHERWISE NOTED.
 4. FOR ALL DOWNSPOUTS PROVIDE RISER TO SURFACE WITH ADAPTER.
 5. ALL UNITS SHALL HAVE 4" CHECK VALVES ON EACH SANITARY SEWER LATERAL PRIOR TO EXITING THE FOUNDATION WALL.

LEGEND		
EXISTING	SIGN	PROPOSED
	CATCH BASIN	
	MANHOLE	
	ELEVATION CONTOUR	
	SPOT ELEVATION	
	UTILITY POLE	
	TREE LINE	
	LIGHT STANDARD	
	WATER LATERAL	
	SANITARY LATERAL	
	ROOF LEADER/FOOTING DRAIN	
	HYDRANT	
	LAWN DRAIN	

- UNDERDRAIN NOTES:
1. OPEN SIDEWALL OF EXISTING SUBGRADE DETENTION BY REMOVING SECTION OF GEOTEXTILE.
 2. LINE TRENCH BOTTOM AND SIDES W/ ADS 601T NON-WOVEN GEOTEXTILE. PROVIDE 12" MINIMUM OVERLAP AT ALL JOINTS AND W/ EXISTING GEOTEXTILE.
 3. INSTALL DRAIN BASIN, UNDERDRAIN. BACKFILL W/ 3/4 WASHED/CRUSHED STONE.
 4. PLACE GEOTEXTILE OVER TOP OF STONE AND OVERLAP W/ GEOTEXTILE FROM SIDES.

ADD 8'-8" PERF HDPE UNDERDRAIN @ 0.0% (WITH CAP END, F.L.=243.0

32'-4" HDPE @ 5.0%

F.L.=241.4 (AT EXISTING CB) (CORE EXISTING CB)

SANITARY MH T.F.=244.67 F.L.=235.49

CATCH BASIN T.F.=243.64 F.L.=239.51-15"S F.L.=239.64-12"W F.L.=239.9-15"E

CATCH BASIN T.F.=243.30 F.L.=244.01 F.L.=239.91-15"E F.L.=241.26-12"W

STORM MH T.F.=246.93 F.L. IN=244.62-8"CPP (W) F.L. IN=244.25-6"PPVC (W) F.L. IN=243.43-8"CPP (W) F.L. OUT=243.43-12"CPP (E)

OUTLET STRUCTURE T.F.=248.07 F.L. IN=243.55-12"CPP (S) F.L. IN=243.51-12"CPP (N) F.L. OUT=246.57-6"PPVC (E) F.L. OUT=245.11-8"CPP (E) F.L. OUT=243.58-8"CPP (E)

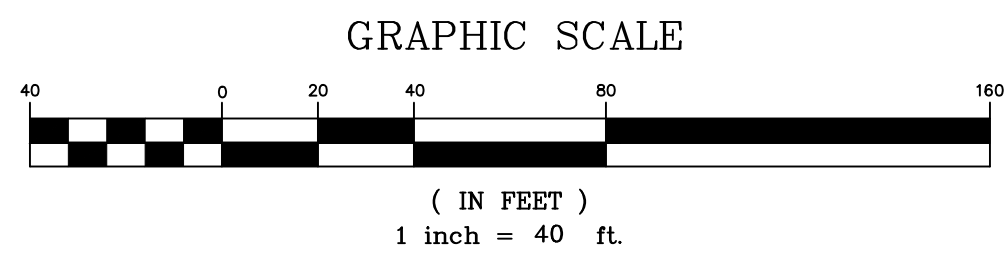
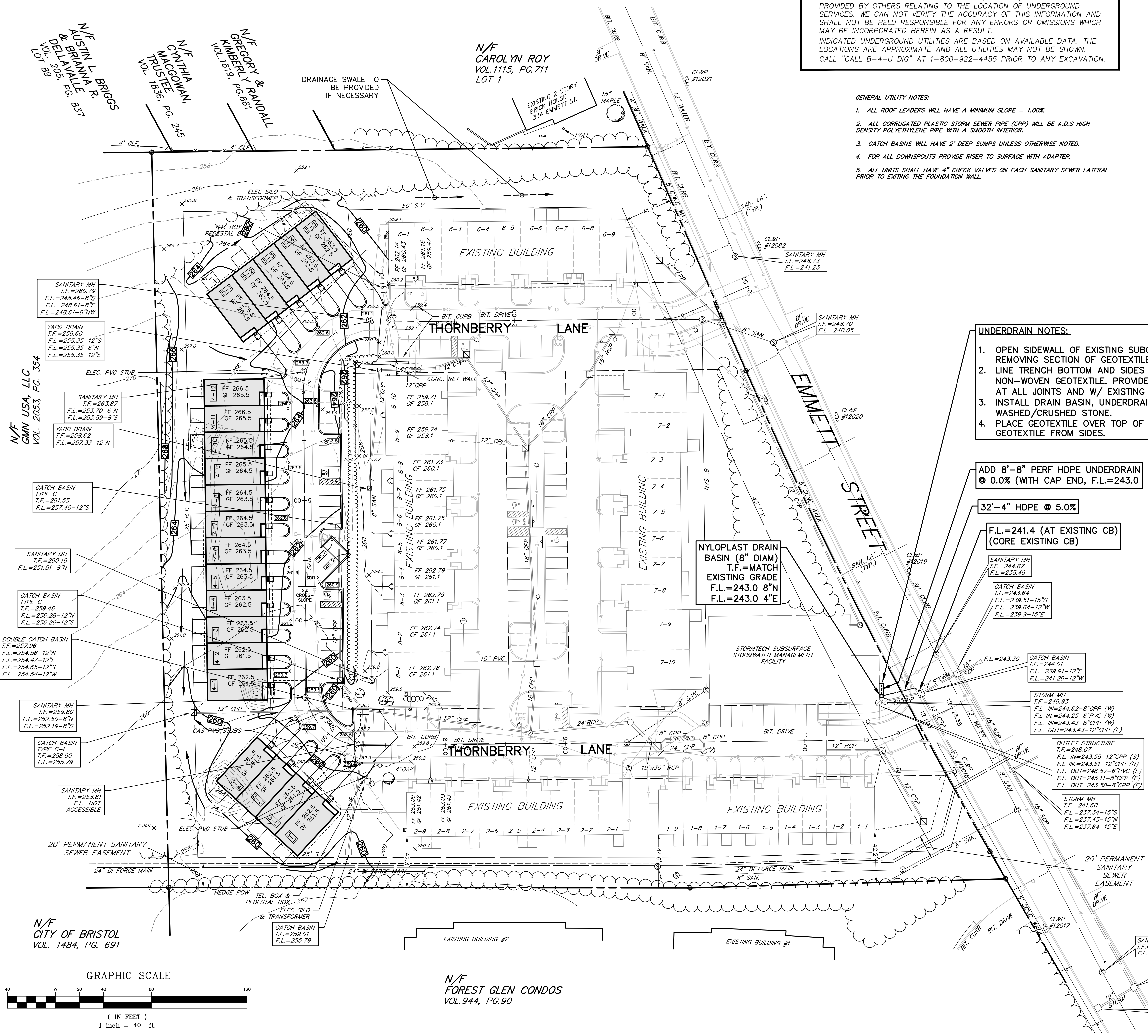
STORM MH T.F.=241.60 F.L.=237.34-15"S F.L.=237.45-15"N F.L.=237.64-15"E

SANITARY MH T.F.=237.06 F.L.=227.66

CATCH BASIN T.F.=236.06 F.L.=231.91-15"S F.L.=231.96-12"W F.L.=231.86-15"N

CATCH BASIN T.F.=235.79 F.L.=232.64

- GENERAL SURVEY NOTES:
- 1) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 - 2) BEARINGS ARE BASED ON MAP REF. #1.



THORNBERRY RIDGE CONDOMINIUM
RE-APPROVAL OF BUILDINGS 3, 4 & 5
PREPARED FOR
STRACHAN CUSTOM HOMES
#370 EMMETT STREET
BRISTOL, CONNECTICUT

Scale: 1"=40'
Date: 1-07-25
Drawn: BTM
Checked: A.B.
Revision
Date

Sheet
4
of
10

Weston & Sampson
712 Brook Street, Suite 103
Rocky Hill, CT 06067
860.513.1473 800.SAMPSON
www.westonsampson.com
TEL (860) 666-0134
FAX (860) 666-3830

THE BONGIOVANNI GROUP, INC.
170 Paine Road
Newington, Conn. 06111
TEL (860) 666-0134
FAX (860) 666-3830

- NOTES:
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 2. ALL CORRUGATED PLASTIC STORM SEWER PIPE (CPP) WILL BE A.D.S HIGH DENSITY POLYETHYLENE PIPE WITH A SMOOTH INTERIOR.
 3. CATCH BASINS WILL HAVE 2' DEEP SUMPS UNLESS OTHERWISE NOTED.
 4. FOR ALL DOWNSPOUTS PROVIDE RISER TO SURFACE WITH ADAPTER.
 5. ALL UNITS SHALL HAVE 4" CHECK VALVES ON EACH SANITARY SEWER LATERAL PRIOR TO EXITING THE FOUNDATION WALL.
 6. WATER DEPARTMENT CONTACT: MIKE LYNCH (860) 582-7431 OR mikelynych@bristolct.gov
 7. SEWER DEPARTMENT CONTACT / INSPECTOR: BRYAN ROBERTS (860) 582-7431 OR bryanroberts@bristolct.gov

Weston & Sampson
712 Brook Street, Suite 103
Rocky Hill, CT 06067
TEL: (860) 513-1473
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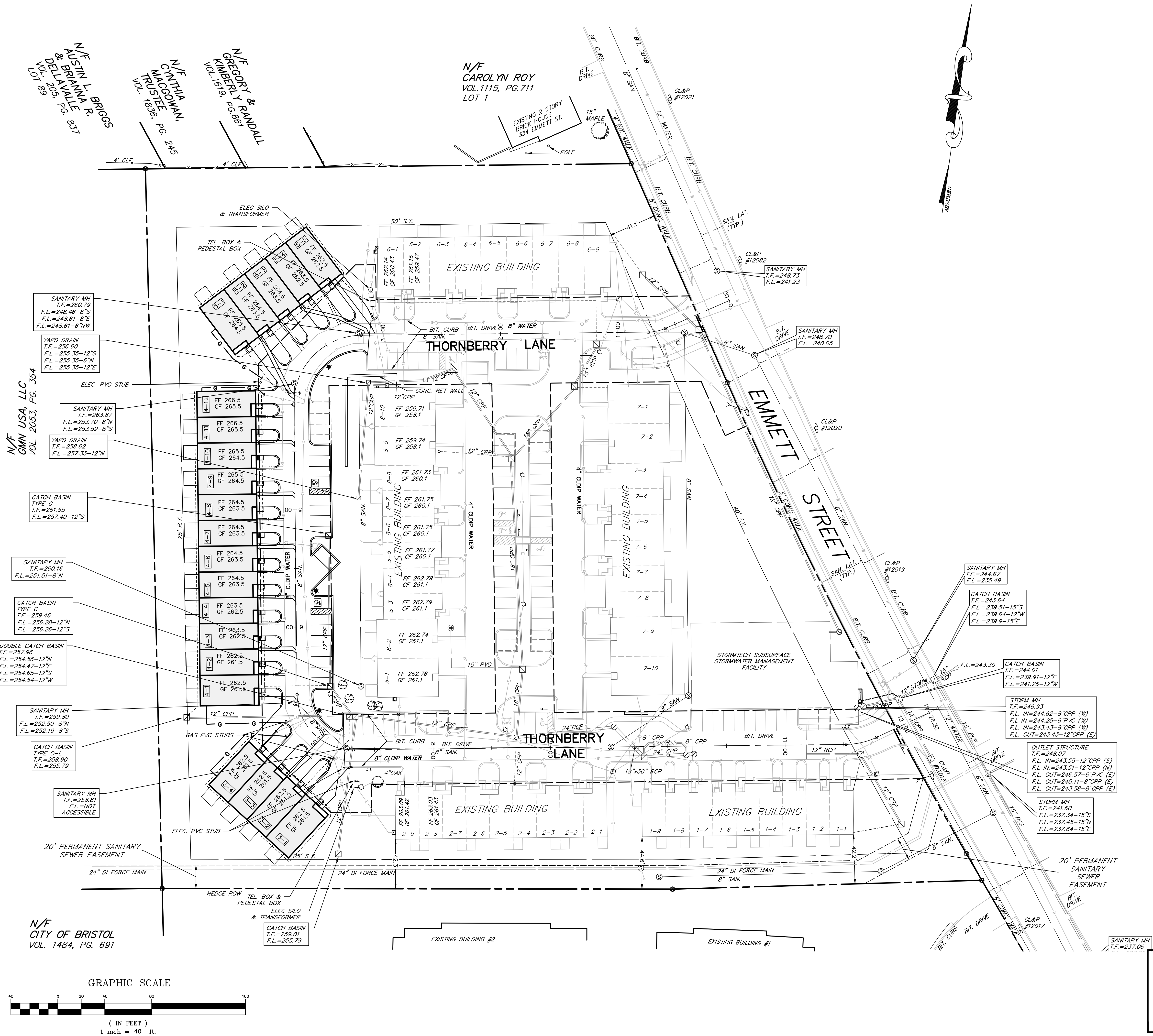
B&B
THE BONGIOVANNI GROUP, INC.
170 Pine Road
Newington, Conn. 06111
TEL: (860) 666-0134
FAX: (860) 666-3330

Date: 1-7-25	Scale: 1"=40'
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Revision	Date

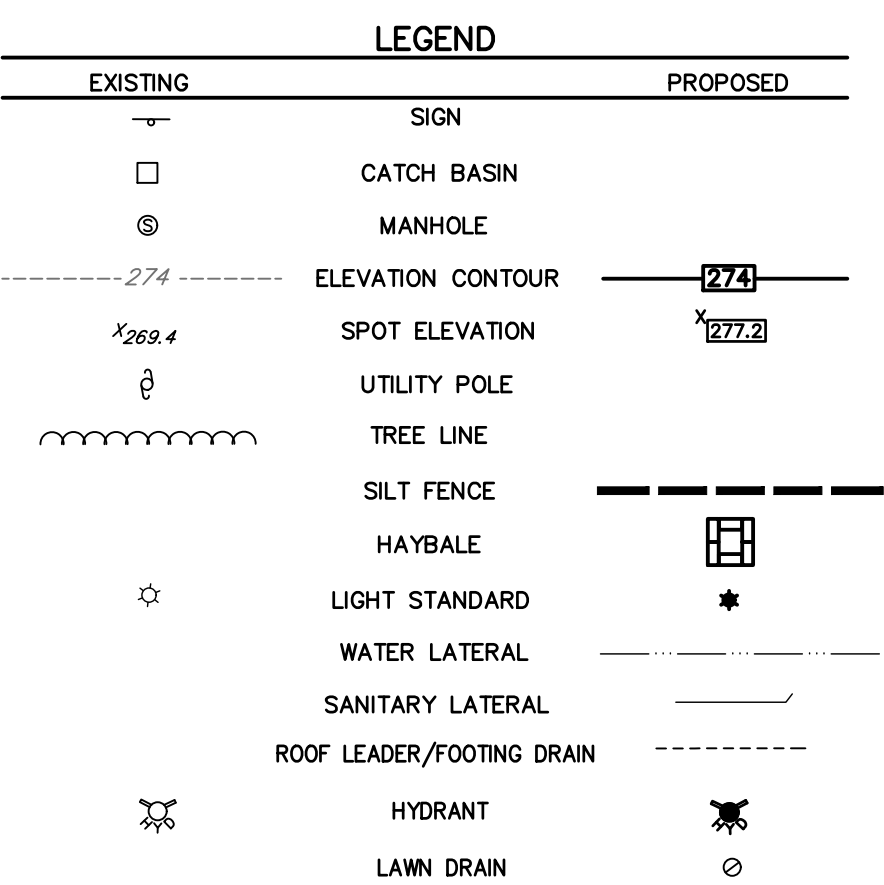
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RE-APPROVAL OF BUILDINGS 3, 4 & 5
PREPARED FOR
STRACHAN CUSTOM HOMES
#370 EMMETT STREET
BRISTOL, CONNECTICUT

UTILITIES
PLAN

Sheet
5 of 10



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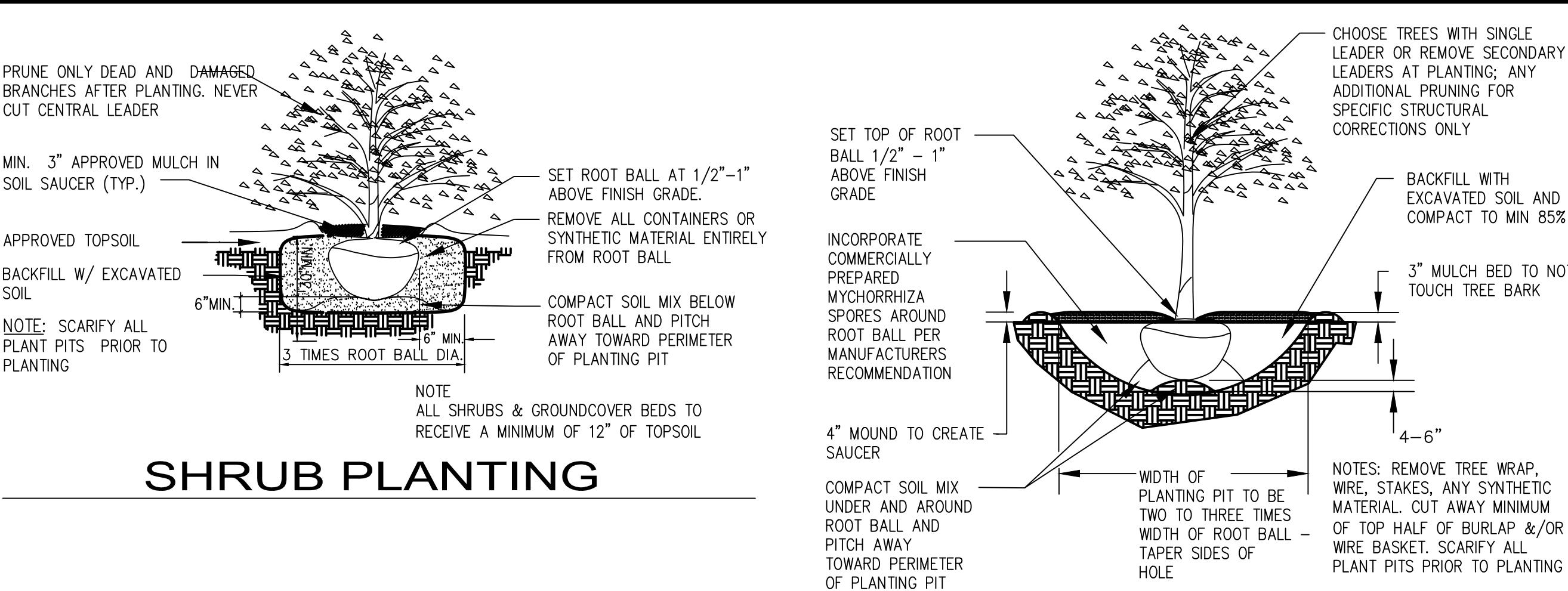
1. FLAG THE LIMITS OF CONSTRUCTION AND LIMITS OF ROADWAY.
2. HOLD PRE-CONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455)
3. INSTALL PERIMETER EROSION AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN.
4. INSTALL ALL SANITARY SEWERS , LATERALS, WATER SERVICES AND UTILITY CONNECTIONS WITHIN THE ROADWAY
5. PLACE, GRADE AND COMPACT THE PROCESSED AGGREGATE IN THE ROADWAY BASE.
6. INSTALL THE FIRST COURSE OF BITUMINOUS CONCRETE.
7. APPLY STABILIZATION MEASURES (TOPSOIL, SEEDING, ETC.) TO REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS.
8. INSPECT AND CLEAN ROADWAY DRAINAGE SYSTEMS AS NEEDED.
9. CONSTRUCTION ACTIVITIES WILL PROCEED TO CONCENTRATE ON THE BUILDING AREAS AND DRIVEWAYS. MAKE ALL CUTS AND FILLS AS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AND DRIVEWAY AREAS AS REQUIRED, AND BENCH THE BUILDINGS TO A SUBGRADE.
10. BEGIN CONSTRUCTION OF THE CONDOMINIUM UNITS.
11. INSTALL UTILITY SERVICE LATERALS TO EACH BUILDING.
12. PLACE, GRADE, AND COMPACT PROCESSED AGGREGATE IN DRIVEWAY AREAS.
13. TOPSOIL AND GRADE WHERE REQUIRED AND WITHIN 2 FEET OF PROPOSED CURBING.
14. INSTALL CURBING AS SHOWN ON PLANS.
15. FINE GRADE, RAKE, SEED, AND MULCH.
16. UPON SUBSTANTIAL COMPLETION OF THE BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
17. INSTALL FIRST COURSE OF BITUMINOUS CONCRETE PAVEMENT.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR FINAL COURSE OF PAVING. INSPECT DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF BITUMINOUS CONCRETE PAVEMENT IN ROADWAY AND DRIVEWAYS
20. AFTER ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH THE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SILT FENCES).

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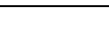
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CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

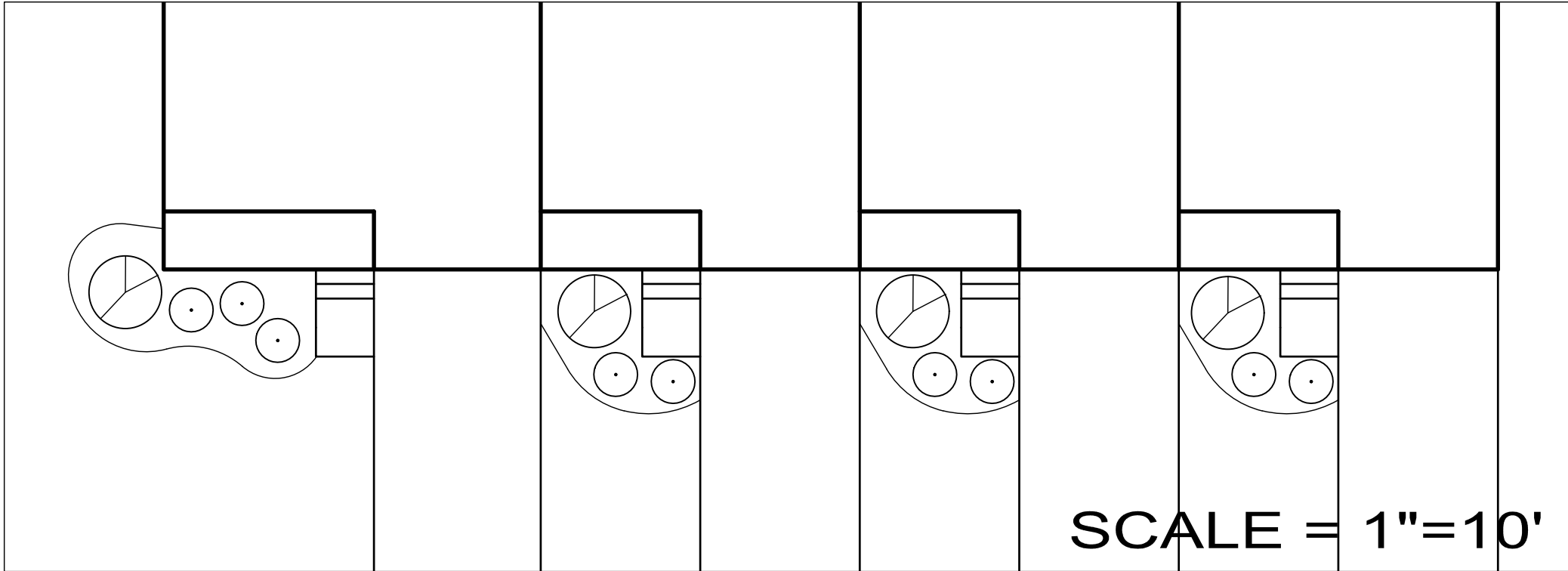
SEE SHEET 9 OF 10 FOR
ADDITIONAL EROSION AND SEDIMENT
CONTROL NOTES AND DETAILS



TREE PLANTING

UNIT SHRUB PALLET				
SYMBOL	USE	BOTANICAL NAME	COMMON NAME	SIZE
	LARGE SHRUB— ACCENT PLANTING	FOTHERGILLA 'X'MOUNT AIRY' RHODODENDRON CATAWBIENSE TAXUS CUSPIDATA 'NANA' PIERIS X 'BROUWER'S BEAUTY'	MT. AIRY FOTHERGILLA CATAWBA RHODODENDRON DWARF YEW BROUWER'S BEAUTY ANDROMEDA	24—30" HT 24—30" HT 24—30" HT 18—24" HT
	SM. SHRUB— MASS PLANTING	FOTHERGILLA GARDENII PINUS MUGO 'PUMILIO' ILEX GLABRA 'SHAMROCK' JUNIPERIS var. SARGENTII	DWARF FOTHERGILLA DWARF MUGO PINE INKBERRY SARGENT JUNIPER	18—24" HT 12—15" HT 18—24" HT 2 GAL

UNIT PLANTING ENLARGEMENT

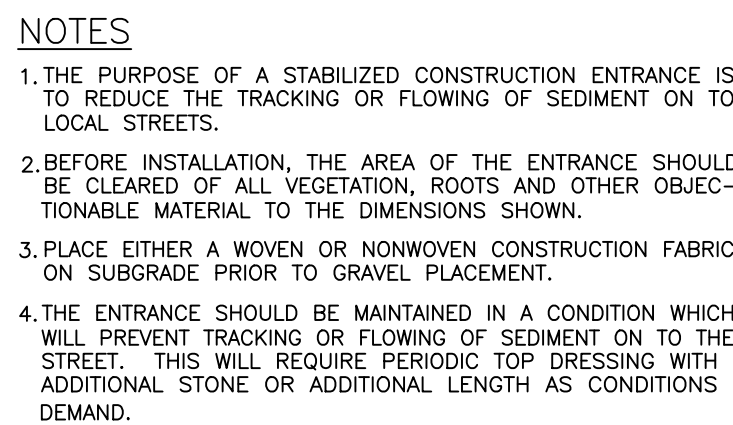


PLANT LIST

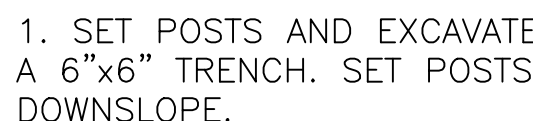
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE(MIN.)
TREES				
CC	CERCIS CANADENSIS	EASTERN RED BUD	1	2-2.5" CAL.
KP	KOELREUTERIA PANICULATA	PANICLED GOLDENRAIN TREE	5	2-2.5" CAL.
QR	QUERCUS RUBRA	RED OAK	2	2.5-3" CAL.
TO	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	60	5-6' HT.

PLANTING NOTES:

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
4. ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
5. TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO CONSTRUCTION.
7. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD.
9. FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
10. ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, PINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
12. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE SPECIFIED.
13. UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
14. CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE.
15. ALL DISTURBED AREAS SHALL BE LAWN SEEDED WITH APPROVED LAWN MIX.



NOT TO SCALE



2. ATTACH THE WIRE MESH FENCING TO POST.

3. ATTACH FILTER FABRIC TO THE WIRE FENCING AND EXTEND IT TO THE TRENCH.

- #### 4. BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL

NOT TO SCALE



PLAN

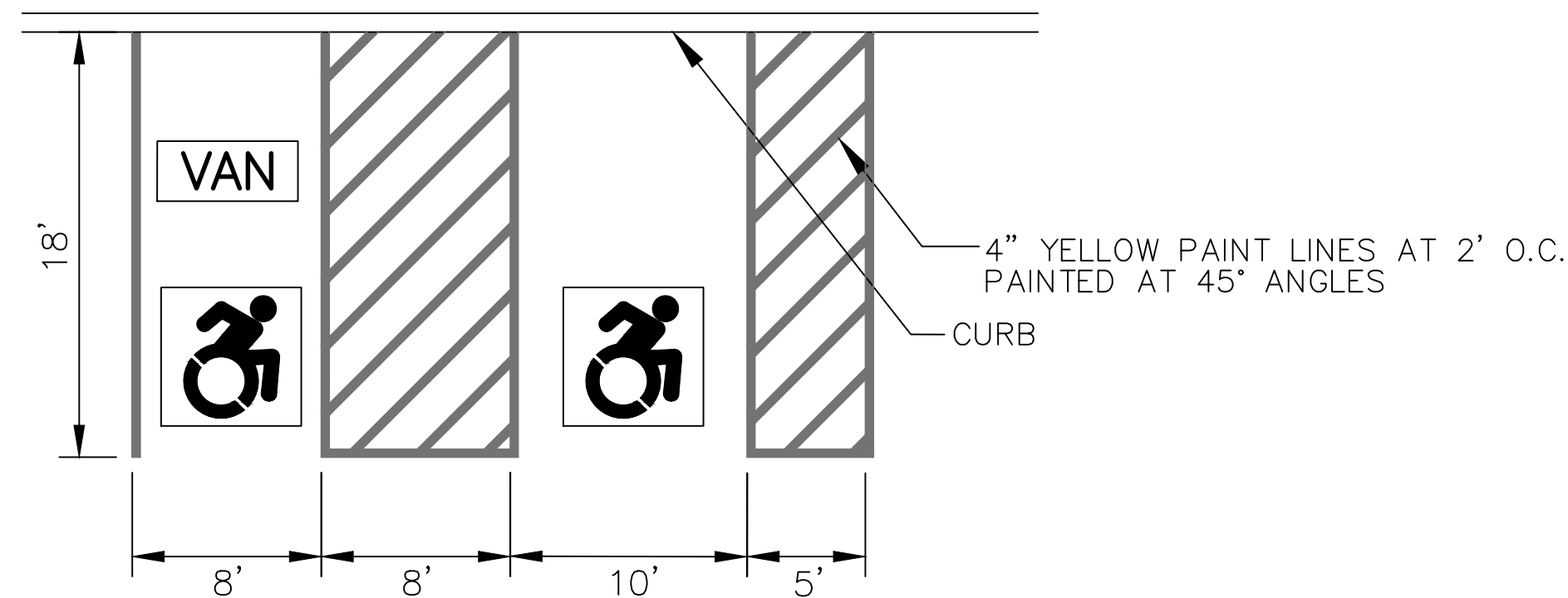
NOT TO SCALE



NOT TO SCALE

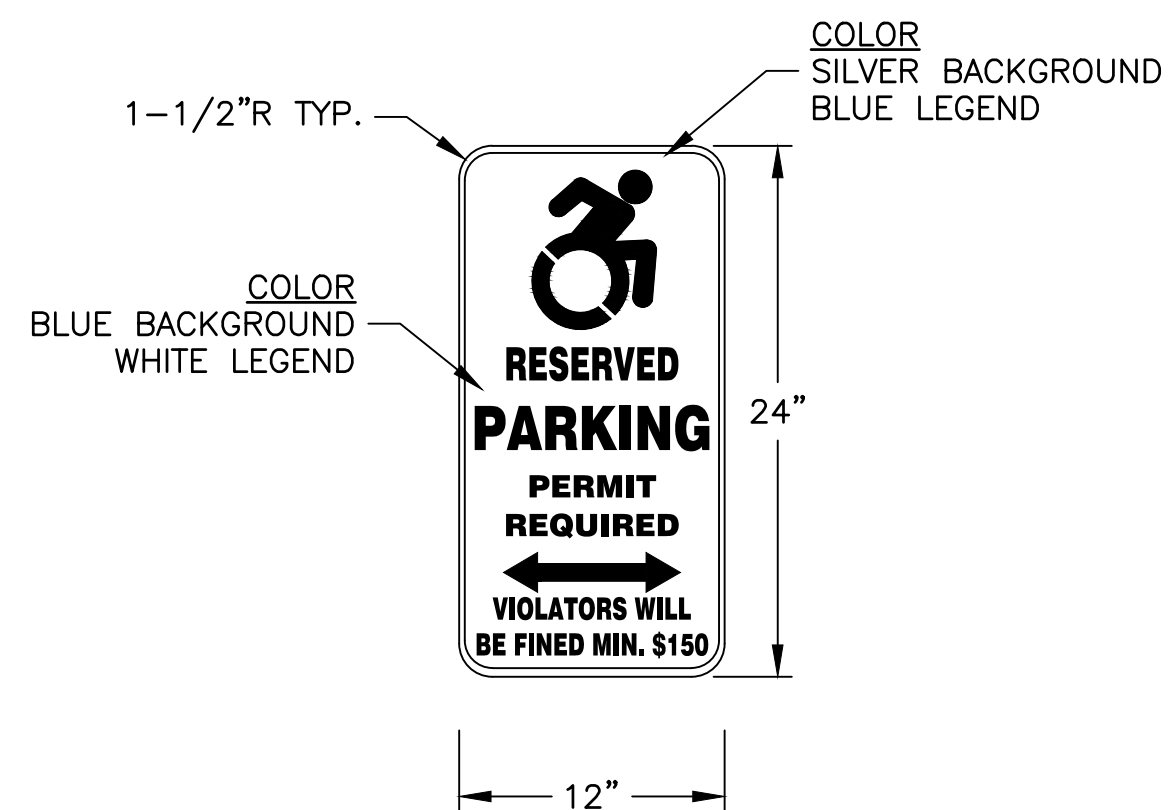
2. FLAG THE LIMITS OF CONSTRUCTION AND LIMITS OF ROADWAY.
3. HOLD PRE-CONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455)
4. INSTALL PERIMETER EROSION AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN.
5. INSTALL ALL SANITARY SEWERS , LATERALS, WATER SERVICES AND UTILITY CONNECTIONS WITHIN THE ROADWAY
6. PLACE, GRADE AND COMPACT THE PROCESSED AGGREGATE IN THE ROADWAY BASE.
7. INSTALL THE FIRST COURSE OF BITUMINOUS CONCRETE.
8. APPLY STABILIZATION MEASURES (TOPSOIL, SEEDING, ETC.) TO REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS.
9. INSPECT AND CLEAN ROADWAY DRAINAGE SYSTEMS AS NEEDED.
10. CONSTRUCTION ACTIVITIES WILL PROCEED TO CONCENTRATE ON THE BUILDING AREAS AND DRIVEWAYS. MAKE ALL CUTS AND FILLS AS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AND DRIVEWAY AREAS AS REQUIRED, AND BENCH THE BUILDINGS TO A SUBGRADE.
11. BEGIN CONSTRUCTION OF THE CONDOMINIUM UNITS.
12. INSTALL UTILITY SERVICE LATERALS TO EACH BUILDING.
13. PLACE, GRADE, AND COMPACT PROCESSED AGGREGATE IN DRIVEWAY AREAS.
14. TOPSOIL AND GRADE WHERE REQUIRED AND WITHIN 2 FEET OF PROPOSED CURBING.
15. INSTALL CURBING AS SHOWN ON PLANS.
16. FINE GRADE, RAKE, SEED, AND MULCH.
17. UPON SUBSTANTIAL COMPLETION OF THE BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
18. INSTALL FIRST COURSE OF BITUMINOUS CONCRETE PAVEMENT.
19. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR FINAL COURSE OF PAVING. INSPECT DRAINAGE SYSTEM AND CLEAN AS NEEDED.
20. INSTALL FINAL COURSE OF BITUMINOUS CONCRETE PAVEMENT IN ROADWAY AND DRIVEWAYS.
21. AFTER ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH THE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SILT FENCES).





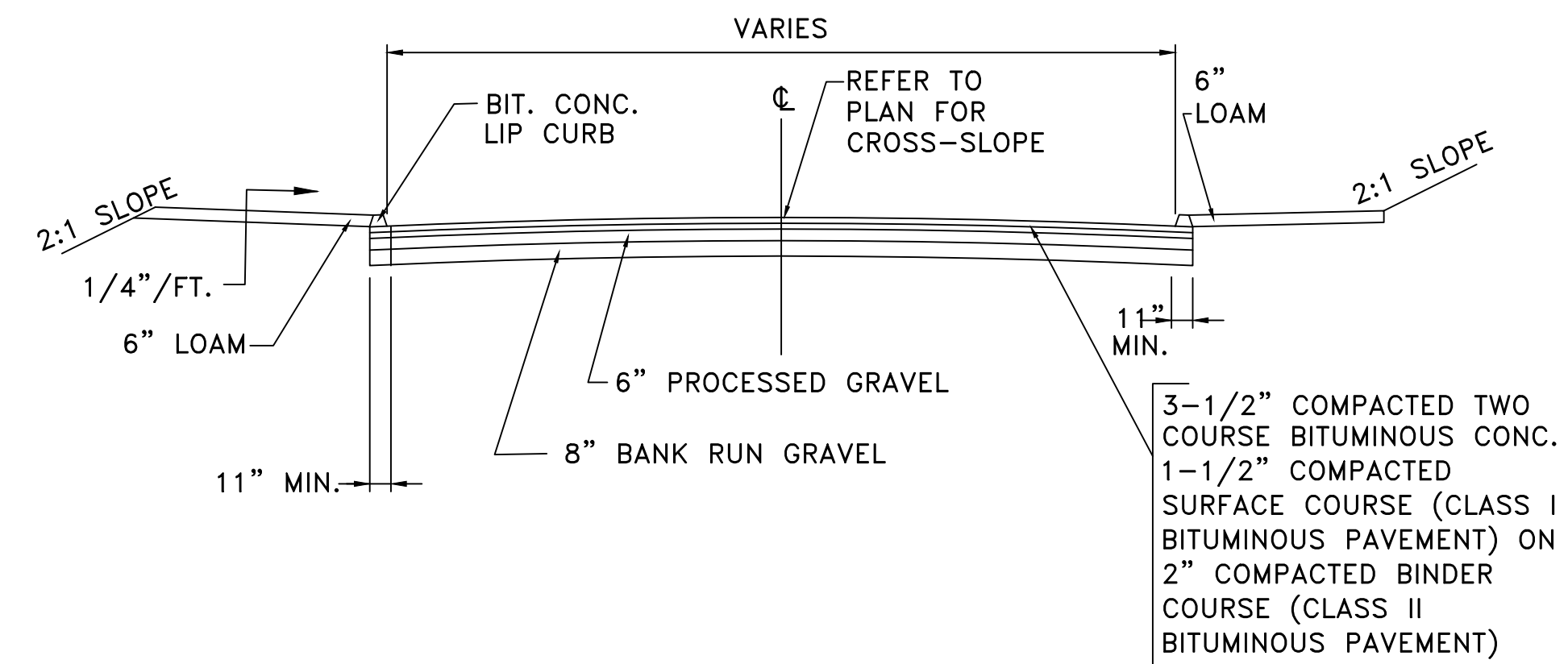
ACCESSIBLE PARKING SPACE AND RAMP DETAIL

NOT TO SCALE



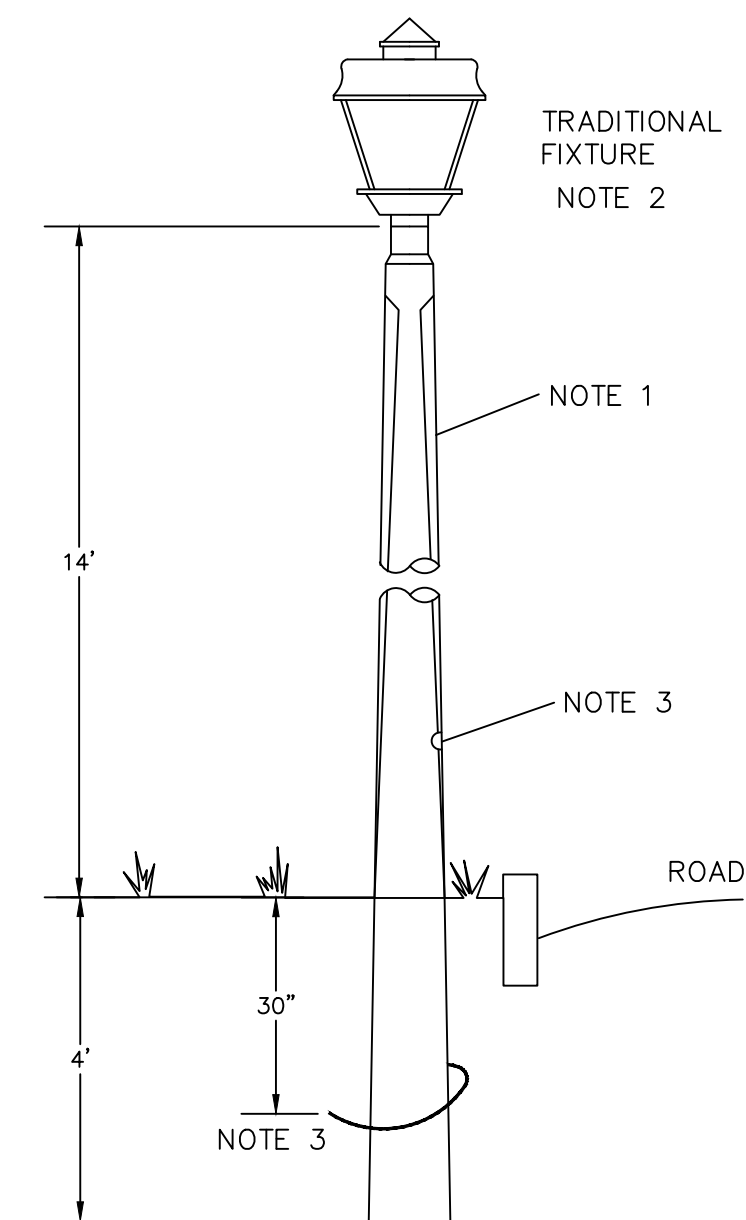
ACCESSIBLE PARKING SIGN

NOT TO SCALE



TYPICAL ROADWAY CROSS SECTION

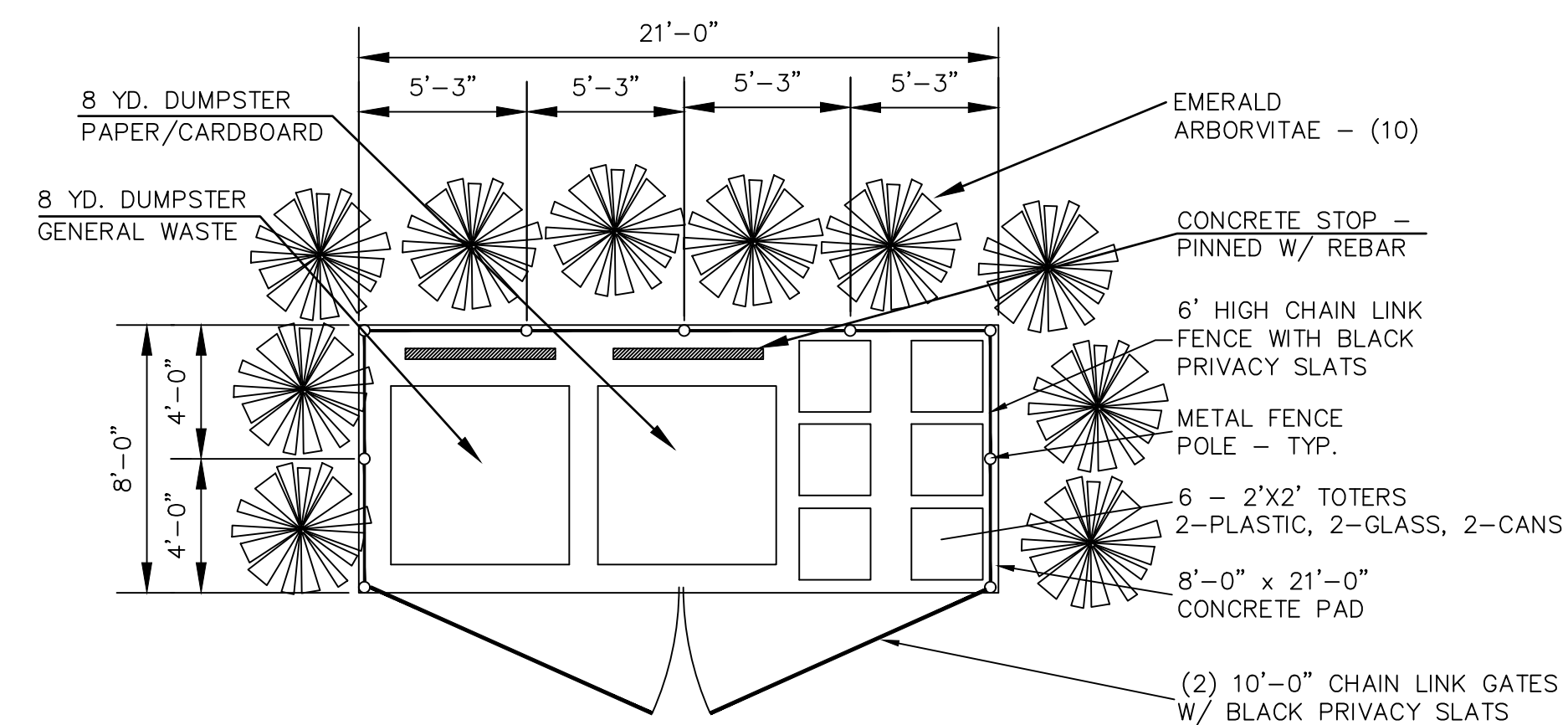
NOT TO SCALE



NOTES

1. POLES TO BE SET SO THAT WIRING EXIT FACES THE ROAD.
 2. ORIENT FIXTURE CORRECTLY AS TO FIELD AND STREET SIDE
 3. EXTEND DIRECT BURIED CABLE FAR ENOUGH INTO THE POLE TO MAKE THE CONNECTION AT THE HANDHOLE IN THE POLE.
- EXTEND #14, 2/C COPPER STREET LIGHT CABLE FROM THIS CONNECTION TO THE LUMINAIRE
4. ALL PROPOSED LIGHTS TO BE EQUIPPED WITH FULL CUTOFFS TO PREVENT LIGHT TRESPASS ONTO ADJOINING LOTS OR INTO STREET.

100 WATT SODIUM LUMINAIRE
SQUARE FIBERGLASS POLE – POST TOP MOUNTING
LIGHT STANDARD DETAIL



DUMPSTER ENCLOSURE

NOT TO SCALE

THORNBERRY RIDGE CONDOMINIUM
RE-APPROVAL OF BUILDINGS 3, 4 & 5

RE-APPROVAL OF BUILDINGS 3, 4 & 5

PREPARED FOR
STRACHAN CUSTOM HOMES

#370 EMMETT STREET
BRISTOL, CONNECTICUT

SITE DETAILS

Sheet

10	10
----	----

05122

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

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) Article II Section 4 of the Bristol Zoning Regulations for the following
Special Permit use: Non-Profit Housing

Address or Location of the Property: 98 Jerome Ave- Property (inclusive of Davis Dr and Quaker Lane)

Assessor's Map No.: 53 Assessor's Lot No.(s): 129

Zone of the Property: A Size of the Property (in acres or square feet): 39.95 AC

Reason for the Special Permit: This Bristol Housing Authority development is being rehabilitated and had not yet received a Special Permit for Non-Profit Housing Use in the A Zone.

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☒ yes, on 10/17/24 [] no

Other comments: Public hearing is scheduled on December, 2 2024.

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

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

Name: The Housing Authority of the City of Bristol

Address: 164 Jerome Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860-582-6313 E-Mail: mrowe@bristolhousing.com

Signature: MCA Signature – (Printed/Typed) Mitzy Rowe by Melissa A. Green Acting CEO

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

BZC – 08/17

Narrative

Narrative Statement
Special Permit and Site Plan Applications
Cambridge Park Rehabilitation
98 Jerome Avenue
Bristol, Connecticut
DPI Proj. No. 5059
November 27, 2024

The Bristol Housing Authority (BHA/Applicant) is the owner of the Cambridge Park affordable housing development, a 39.95± acre property located at 98 Jerome Avenue inclusive of Davis Drive and Quaker Lane. The property currently consists of approximately 196 affordable housing apartment units contained within a combination of 15 four-unit buildings and 68 duplex buildings. The Bristol Housing Authority office building is located on the subject property at 164 Jerome Avenue but is not part of the rehabilitation project.

The Cambridge Park Rehabilitation includes comprehensive interior and exterior repair work, as well as improvements of existing housing structures and associated infrastructure and site work, utility improvements, improvements to existing roads and sidewalks, new parking spaces and sidewalks, and new site lighting in the recreation area. Since the property is currently in the A-Zone and has not officially received a Special Permit for the current non-profit housing use, the Site Plan application is accompanied by a Special Permit application.

The site is in the A Multi-Family Residential Zone and is surrounded by a mix of single-family residential zones and an A-Zone, Bristol Housing Authority property to the east. The project is in compliance with the bulk requirements for this zone, except for the front and side yard setbacks that are an existing non-conformance. There is an interior 0.33± acre property on Davis Drive, owned by the Yankee Gas Services Company, that will have site improvements. There are existing wetlands in the large, undeveloped northerly portion of the site. The Polkville Avenue Brook crosses at the northeastern corner of the site.

To de-densify the site and create more community green space, the project includes the demolition of eight buildings (two four-units and six duplexes). There will also be a small unit reduction from the conversion of two of the four-unit buildings to be accessible with two accessible units on the first floor in a three-unit building. There are also five duplex buildings that will have an accessible unit on the first floor. Overall, there is a proposed unit reduction of 22 units resulting in 174 units, including nine accessible, in 75 total buildings to be rehabilitated.

Each accessible unit will have an accessible parking space in the closest available parking area with an accessible sidewalk to their unit and back patio. A sidewalk is being proposed around the site and connected by crosswalks to provide an accessible route to the mailbox area and the Bristol Housing Authority building.

The existing housing development has approximately 196 units and 286 parking spaces at a ratio of 1.46 spaces per unit. With the proposed 174 units and 366 parking spaces, the ratio of spaces per unit is approximately 2.10. The proposed amount of parking is an improvement for the development and was previously discussed to be a functional ratio.

The additional parking spaces also create more opportunities for any required Electric Vehicle (EV) capable parking spaces. According to current zoning requirements, the 366 parking spaces may require 10% (37 spaces) to be EV capable. Potential sections of EV capable parking have been noted in five different areas where parking ratios were highest and located so that they didn't replace the most convenient parking spaces for nearby residents.

We also have an increase of impervious area; even with buildings that are to be demolished, there is new parking and sidewalks. A review of the onsite hydrology was conducted to determine the change to the peak stormwater runoff leaving the site as a result of the proposed improvements. The analysis results indicated that due to a 1.1%± increase in impervious coverage on site, there would be a small increase in the peak stormwater flow leaving the property for the design storms considered. The increase was observed to be less than 5% when compared to the existing site conditions. To improve water quality onsite, 4 hydrodynamic separators are proposed to remove sediment from runoff. The 4 existing outfalls are also proposed to be improved with new riprap preformed scour holes to dissipate the energy from flows leaving the pipe. The increase in flow will result in a negligible impact to the receiving area downstream of the site and overall water quality will be improved. The stormwater management report for the site was submitted with other documentation in support of the application and will also be reviewed at the Inland Wetlands Commission Public hearing on December 2, 2024.

Although we are increasing the site by 80 parking spaces, the entire development has a proposed parking count of 366 spaces. Since this is a housing development with over 200 spaces, this triggers the need for an Office of the State Traffic Administration (OSTA) Administrative Decision on this property and is currently in process.

The site also lies within the Aquifer Protection zone and will require Aquifer Protection Registration with the Department of Public Health.

Currently, the site is served with water, sewer, gas, and overhead electrical public utility services. All water and sewer mains and services are proposed to be removed and replaced in kind. All gas services will be disconnected and abandoned in place. Heating for all the units will be provided via electrical heating elements. Electrical services to each unit will be updated to underground electrical services.

The street lighting throughout the site is currently maintained by Eversource and has recently been upgraded to LED fixtures. There are no current plans to change the existing street lighting. The area that has been identified to need lighting is the recreational area with the basketball court and ballfield. New light pole fixtures are proposed to light the infield of the ballfield, the basketball court, and along the proposed accessible stone dust path where it connects to the proposed improved concrete walkway with the grade change up to Davis Drive.

There are many large existing trees on site noted to remain. Being that the site work is mostly improving upon existing site elements, with the exception of new parking areas and accessible sidewalks, there is only one large oak tree noted to be removed in the plans due to its proximity to the new edge of road and sidewalk, and there is no disturbance of any existing site features to the north of this existing residential community. In addition to the existing trees, there are many proposed shade, evergreen, and ornamental trees proposed across the site. There are proposed trees along the perimeters and ends of parking rows where practical, and some trees in lawn areas between buildings. Parking area shrub locations have been chosen to assist in delineation of parking areas but is limited due to concerns over visibility and maintenance. There are foundation planting options proposed for the different unit types and designed to be flexible, simple, and hardy. There are also shrubs placed near proposed dumpster enclosure locations for potential screening options.

The Cambridge Park Rehabilitation will be a great improvement to the site, the residents, and the neighborhoods surrounding it.

Stormwater Report

**Storm Drainage Computations
Cambridge Park Housing
164 Jerome Avenue
Bristol, CT**

Prepared by:

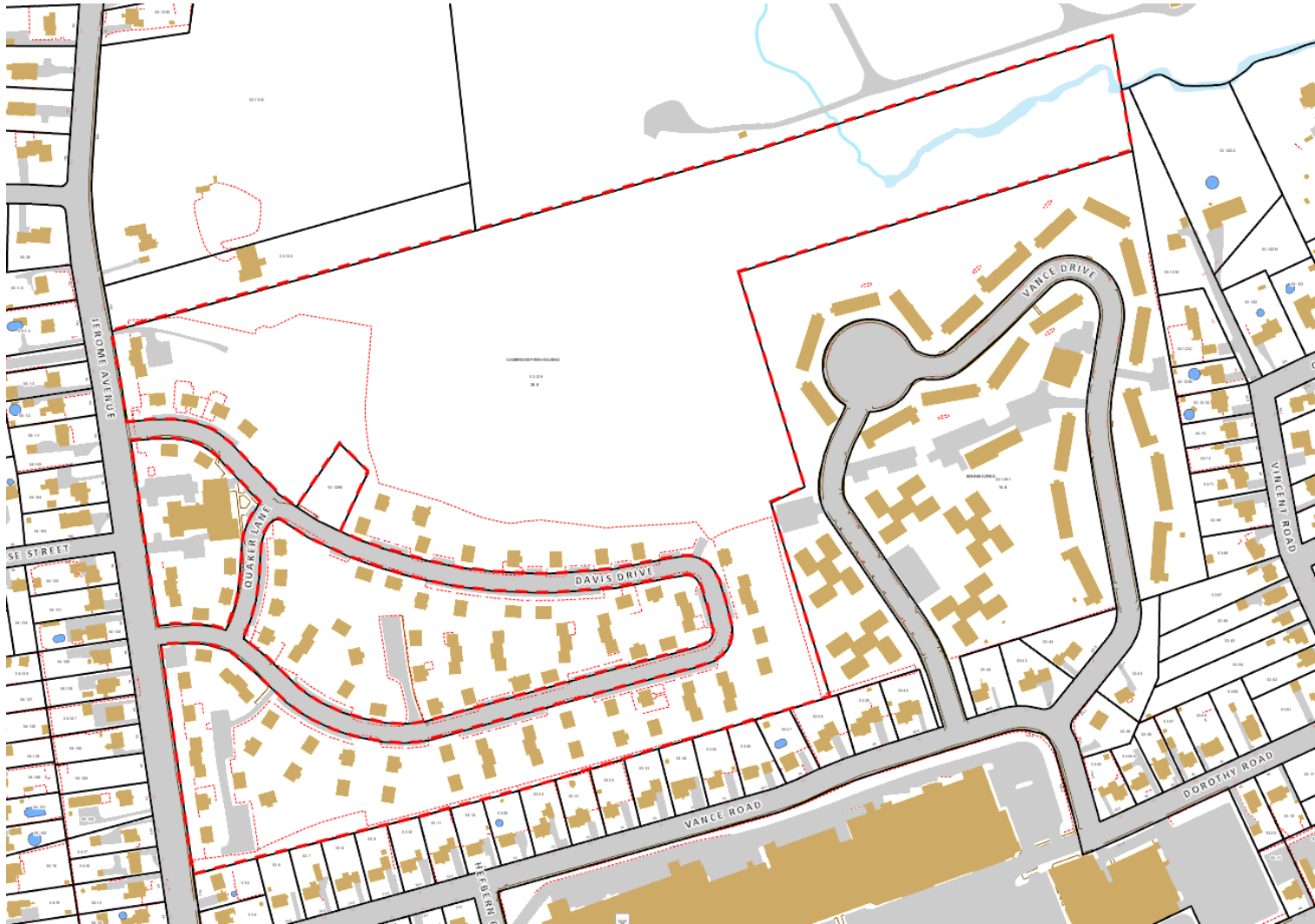
**Design Professionals, Inc.
58 Connecticut Avenue, Suite H, PO Box 1167
South Windsor, CT 06074**

November 11, 2024



Hyperlink:

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



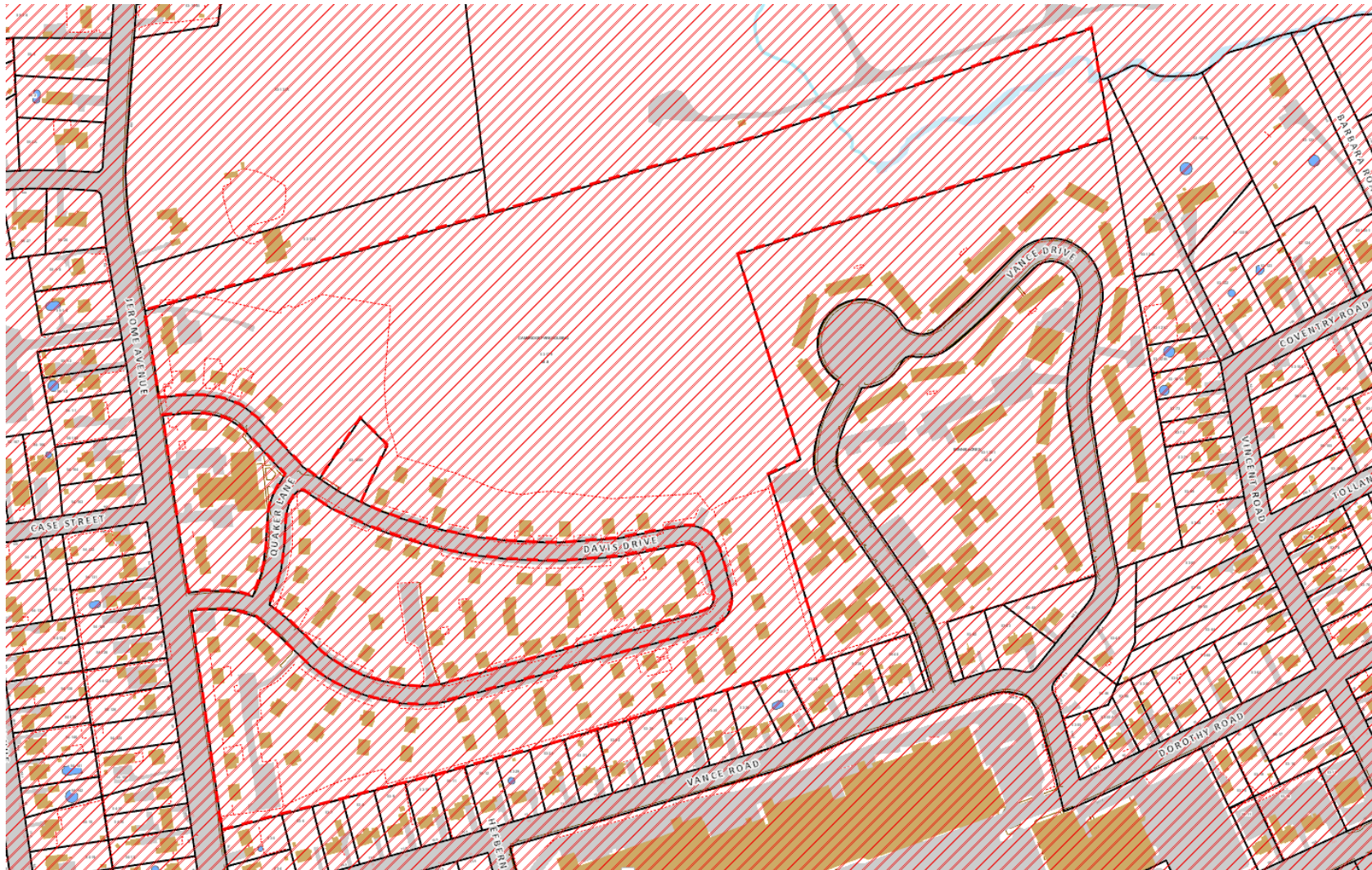
Cambridge Park – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Location Map



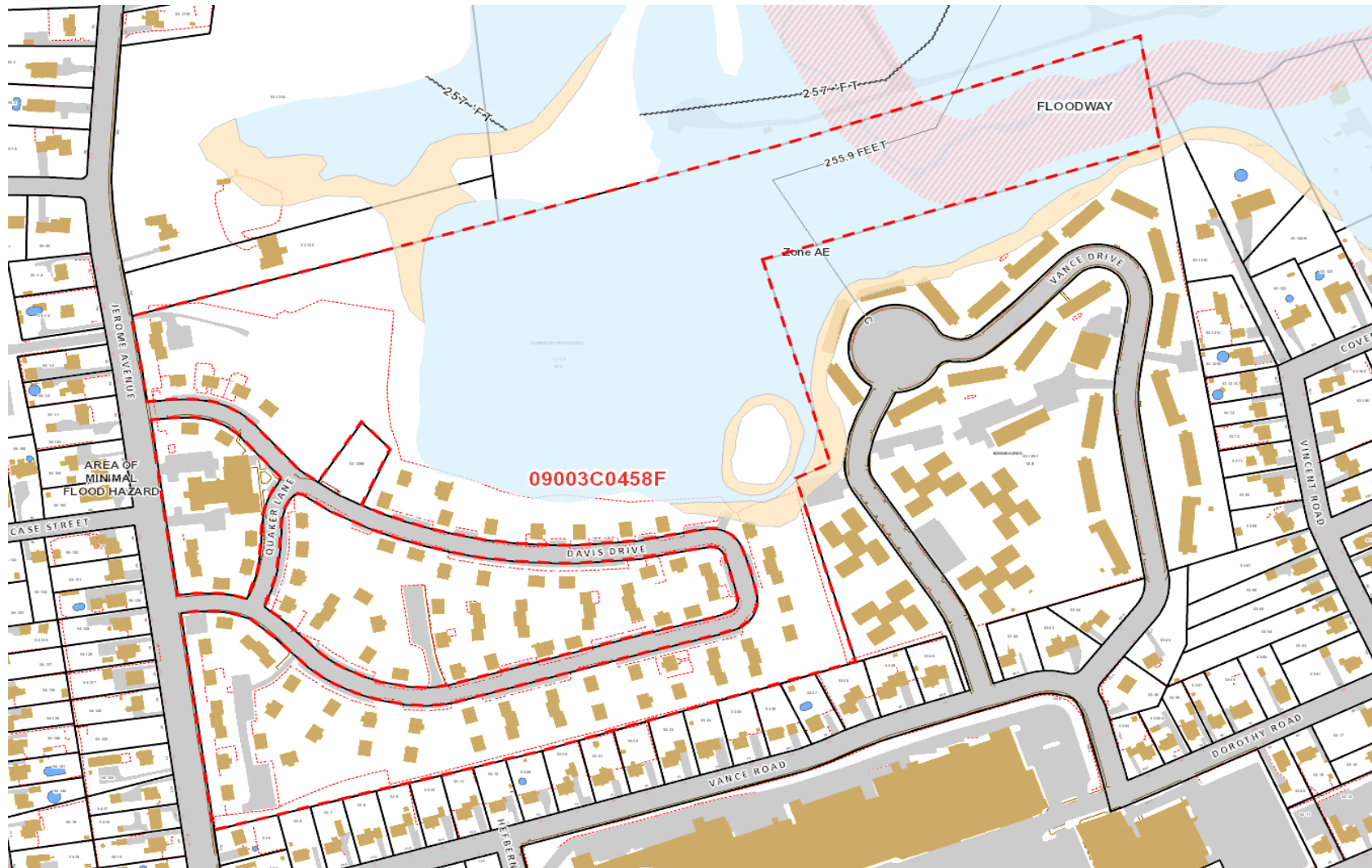
Cambridge Park – App. 2514 & 2515

98 Jerome Avenue

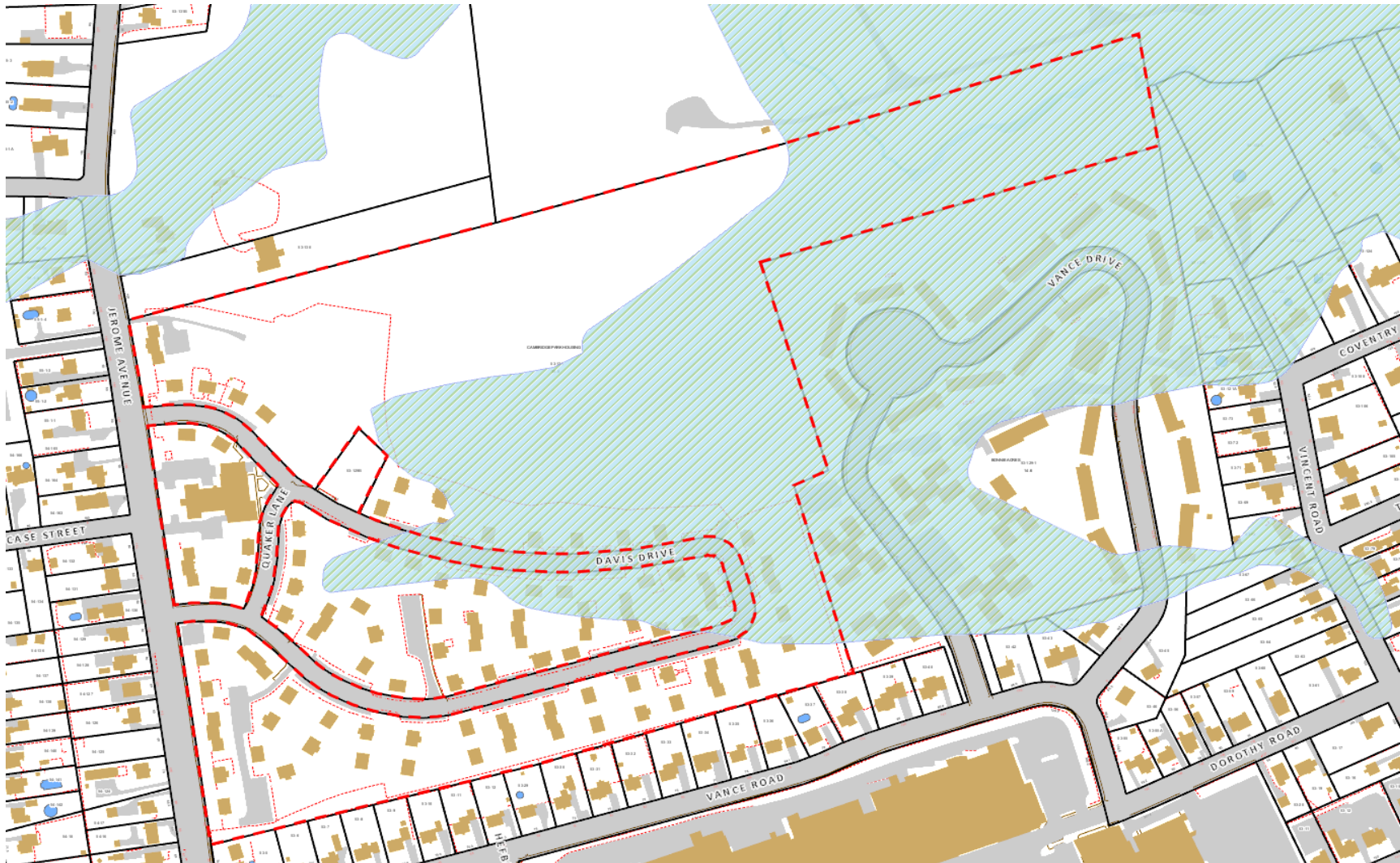
Map 53 Lot 129

A – Multi-Family Residential zone

Aquifer Map



Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone
Floodplain Map



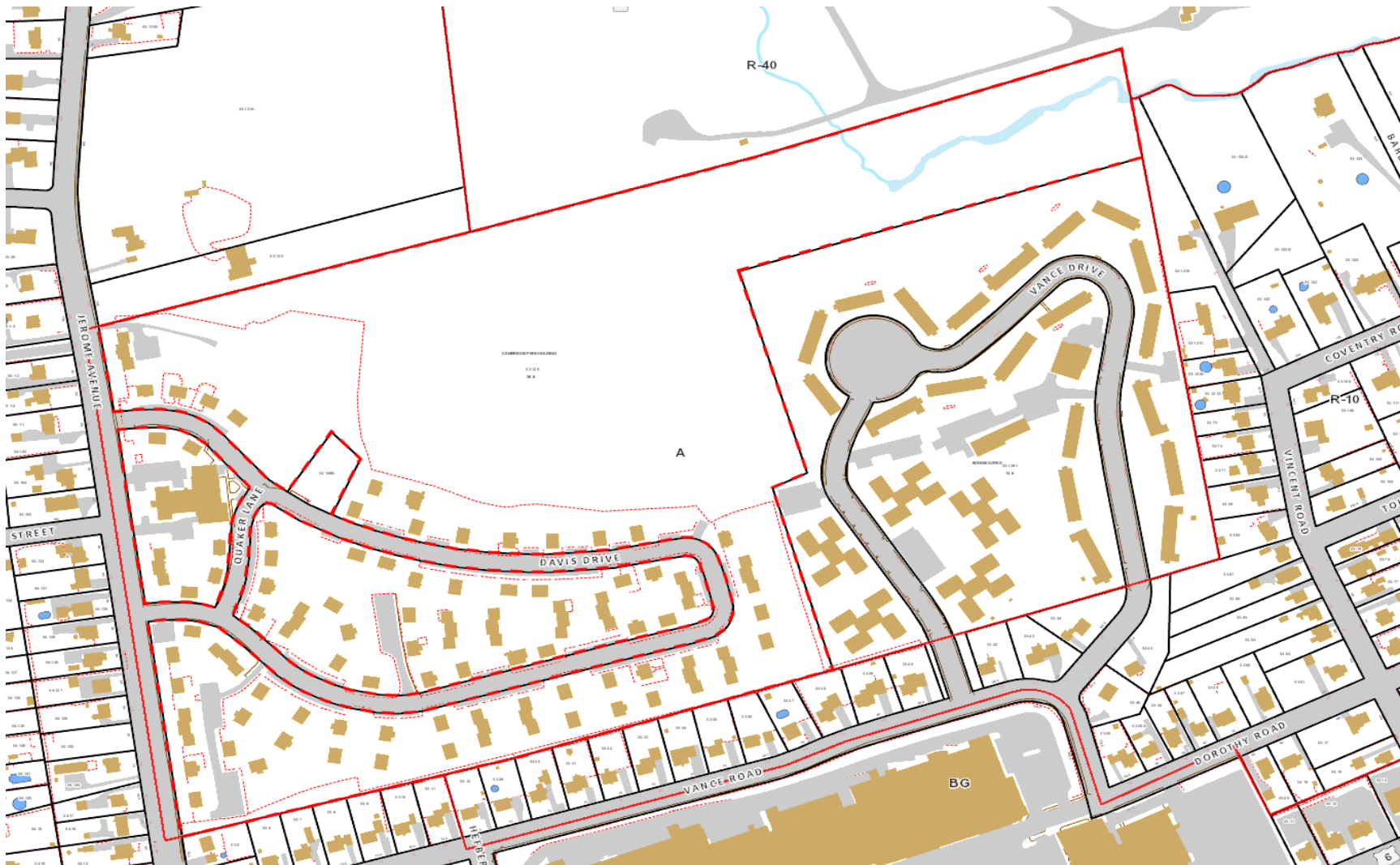
Cambridge Apartments – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Wetland Map



Cambridge Apartments – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Zoning Map



Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone
Google Earth



Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone
Google Earth

Site Plan Updated: 2/5/25

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


City of Bristol
BRISTOL, CONNECTICUT 06010
INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL

CERTIFIED MAIL

December 3, 2024

Mirya Rowe
The Housing Authority of the City of Bristol
164 Jerome Avenue
Bristol, CT 06010

RE: Application #2044 – Wetlands application for the Cambridge Park rehabilitation project consisting of full depth replacement of roadway and existing parking spaces, reconstruction of roadway and new parking spaces including sidewalks with handicap accessibility, rehabilitation of buildings and demolition of 8 residential buildings at 98 Jerome Avenue, Assessor's Map 53, Lot 125; The Housing Authority of the City of Bristol, applicant.

Dear Applicant:

The Inland Wetlands & Watercourses Agency of the Conservation Commission, at its meeting of December 2, 2024, voted to grant final approval to the subject application, with the following stipulations:

- 1-21. Attached.
22. Maintenance plan of the project.
23. Appropriate wetland landscape plan,
24. Plan showing proper site access to the stormwater outfalls that provide no net filling and an additional water quality unit.
25. Bristol Housing Authority agrees to coordinate debris cleanup North of the fencing with the City.
26. Final drainage design to be approved by engineering.

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 860-584-6125 or the Land Use Office at 860-584-6225.

Please contact any representatives necessary.

Sincerely,

Anthony A. Forciniti, P.E.
Public Works Department
A.A.Lnk

Michael Kavanagh (via e-mail)
Attorney Salvatore Vitrano (via e-mail)
Ryan Heller, Surveyor (via e-mail)
Raymond Rognutinski, P.E. –
Director of Public Works (via e-mail)

Barbara Smidi (via e-mail)
Zachary Norton, JWBO, Environmental Tech (via email)
William Stango, P.E., City Engineer



LOCATION MAP

SCALE: 1"=1,000'

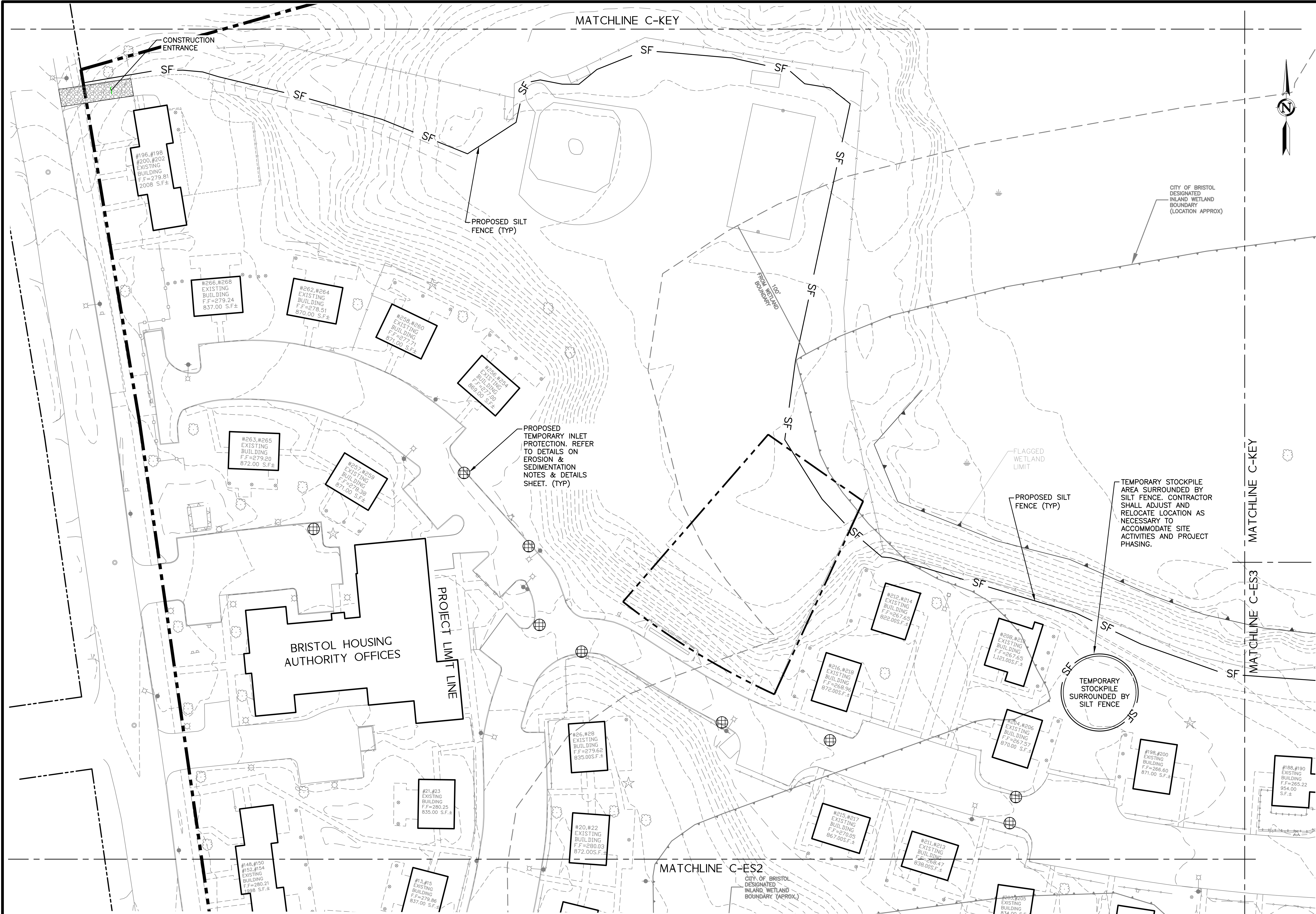
GENERAL NOTES:

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

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

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

[illegible]



EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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

SEE E+S DETAILS SHEET C-ES3

MAP REFERENCE:

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

PROJECT NO:
58
DATE:
10/17/24

DESIGNER:
BMS

CHECKER:
BMS

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

PROJECT NO:
58
DATE:
10/17/24

DESIGNER:
BMS

CHECKER:
BMS

EROSION & SEDIMENTATION CONTROL PLAN

NO. DATE REVISIONS

1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS RLD

2 2/3/2025 IAWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS BMS

SCALE: 1" = 30'

60'
30'
15'

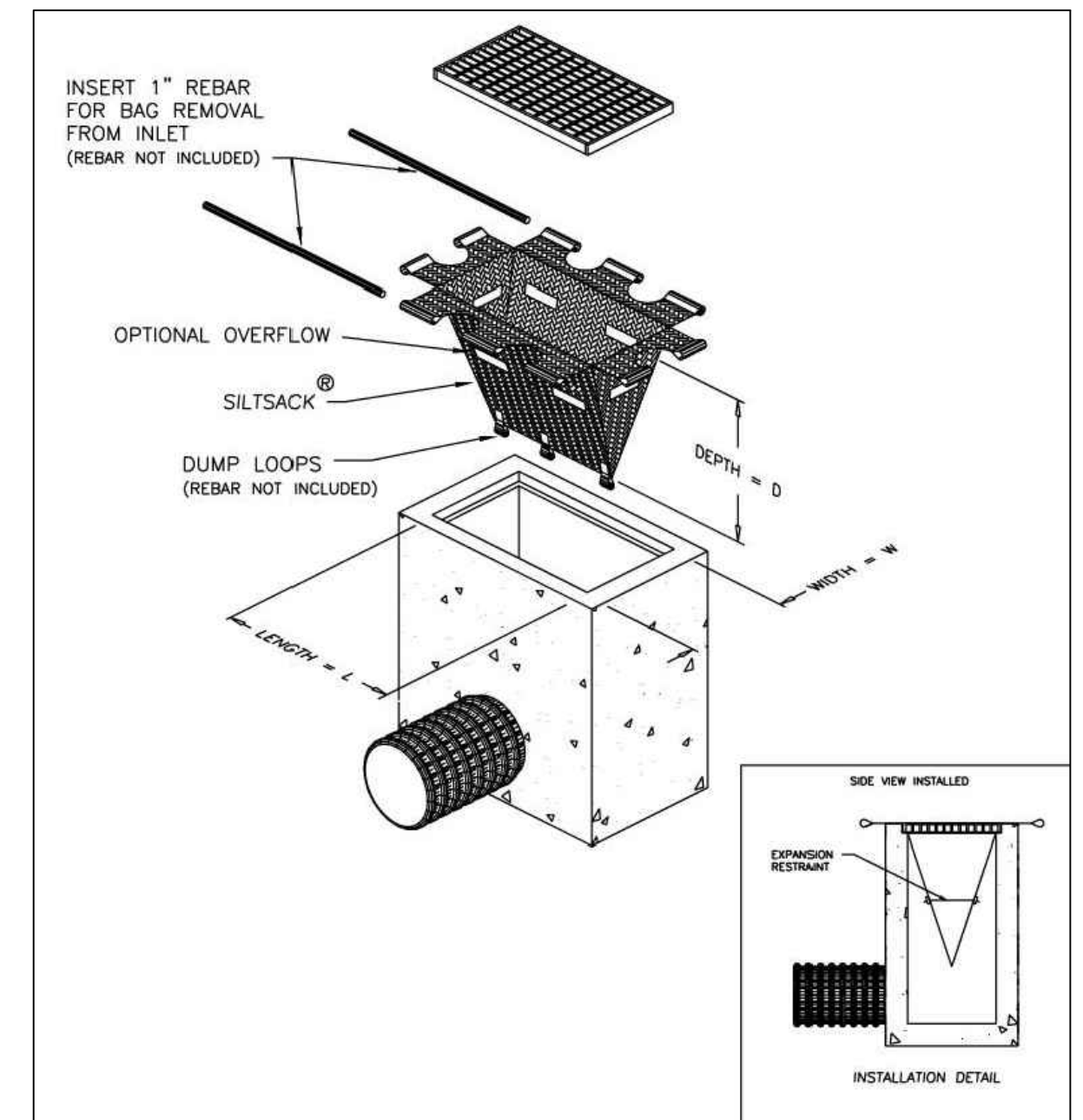
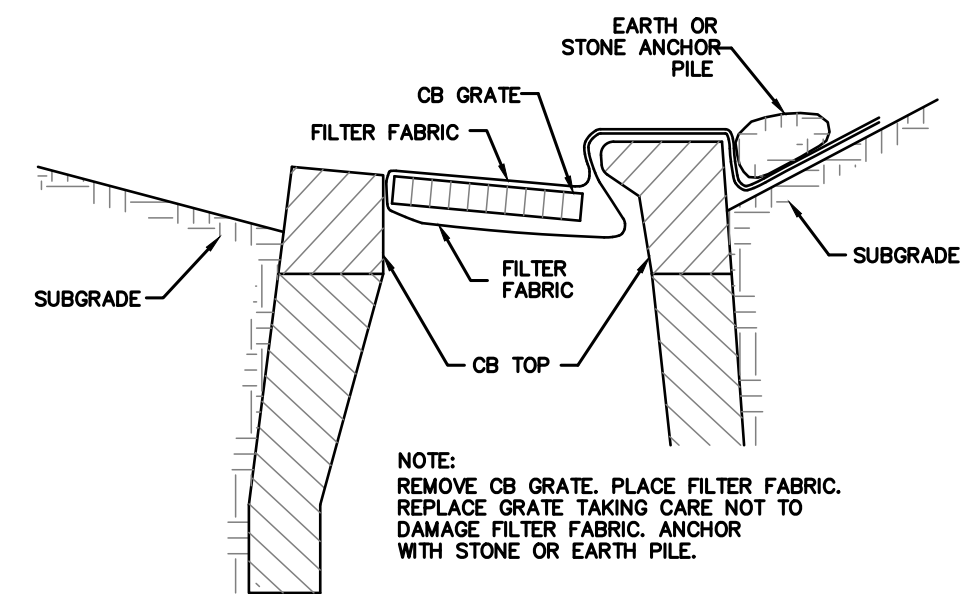
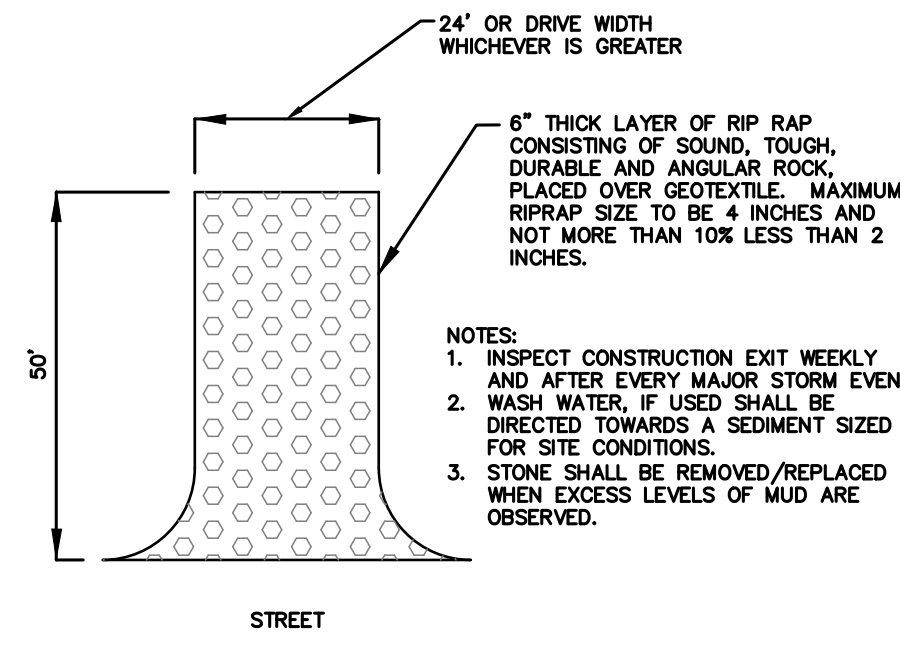
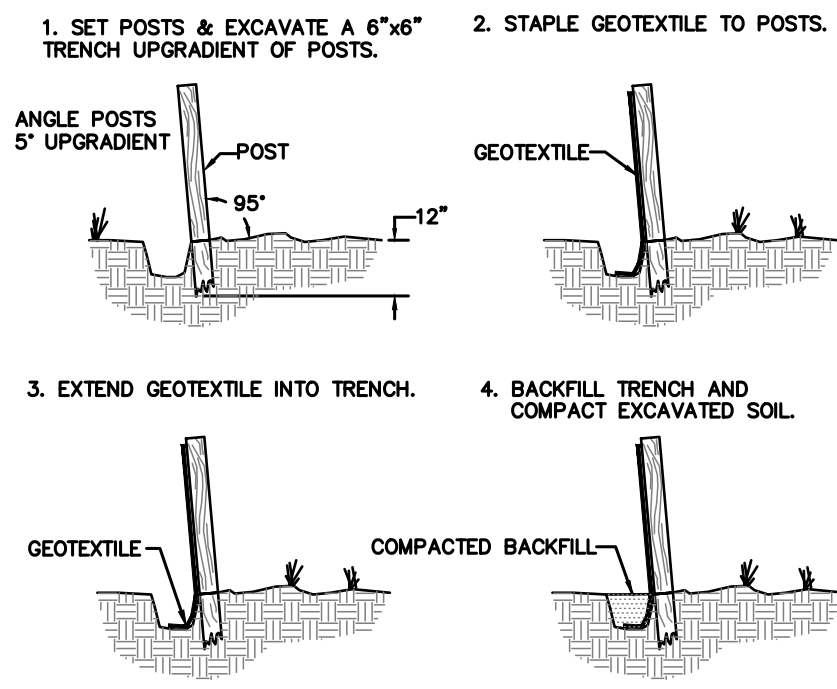
SHEET
C-ES1

CIVIL SHEET 3 OF 24

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SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8257 - F
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Page 81



EROSION & SEDIMENTATION CONTROL PLAN NOTES:

1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
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58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH BRISTOL, CT 06077
860-293-8255
860-293-8257 - F
www.dagprofessionals.com

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:

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

PROJECT NO.	DATE	BY
5059	10/17/24	RJD
DESIGN NO.	DATE	BY
BMS	2/3/2025	BMS
CHECKED BY	DATE	BY

EROSION & SEDIMENTATION CONTROL PLAN

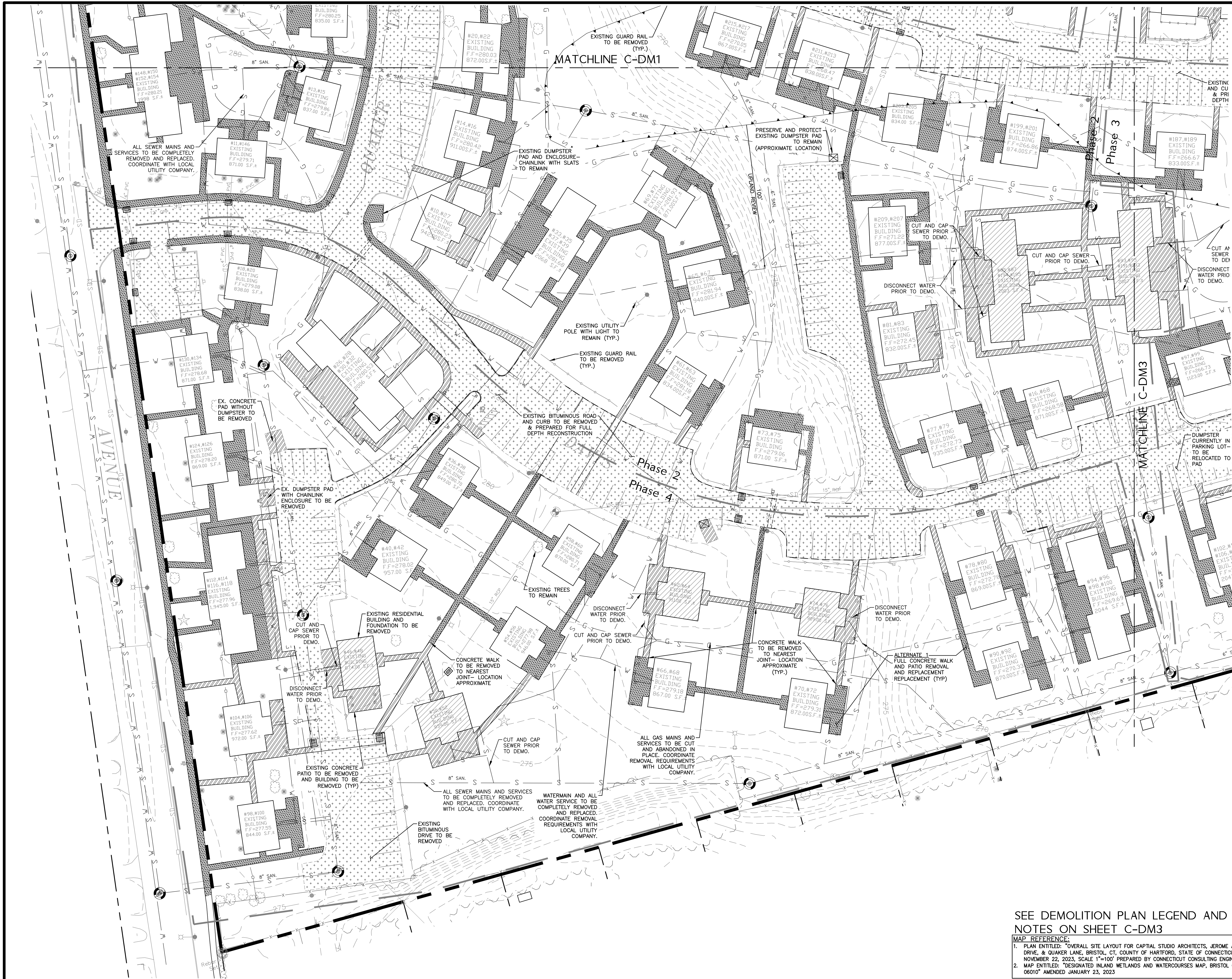
SCALE: 1" = 30'

60'
30'
15'

SHEET

C-ES3

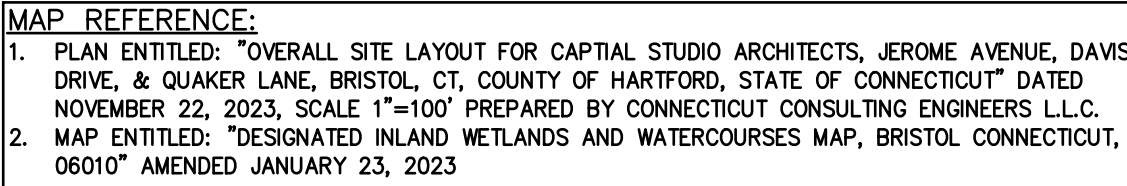
CIVIL SHEET 5 OF 24



SEE DEMOLITION PLAN LEGEND AND
NOTES ON SHEET C-DM3

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

PROJECT NO. 10/17/24		DATE 10/17/24		BY RJD		REVISIONS		CAMBRIDGE PARK REHABILITATION		PREPARED FOR: DAVID HOLMES CAPITAL 1379 MAN STREET EAST HARTFORD, CT 06108		DESIGN PROFESSIONALS CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS	
SHEET C-DM2		DATE 2/3/2025		BY BMS		REVISIONS		SITE PLAN & SPECIAL PERMIT SUBMISSIONS		DAVID HOLMES CAPITAL 1379 MAN STREET EAST HARTFORD, CT 06108		DESIGN PROFESSIONALS CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS	
SCALE: 1" = 30'		DATE 2/3/2025		BY BMS		REVISIONS		SITE PLAN & SPECIAL PERMIT SUBMISSIONS		DAVID HOLMES CAPITAL 1379 MAN STREET EAST HARTFORD, CT 06108		DESIGN PROFESSIONALS CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS	
CIVIL SHEET 7 OF 24		DATE 2/3/2025		BY BMS		REVISIONS		SITE PLAN & SPECIAL PERMIT SUBMISSIONS		DAVID HOLMES CAPITAL 1379 MAN STREET EAST HARTFORD, CT 06108		DESIGN PROFESSIONALS CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS	

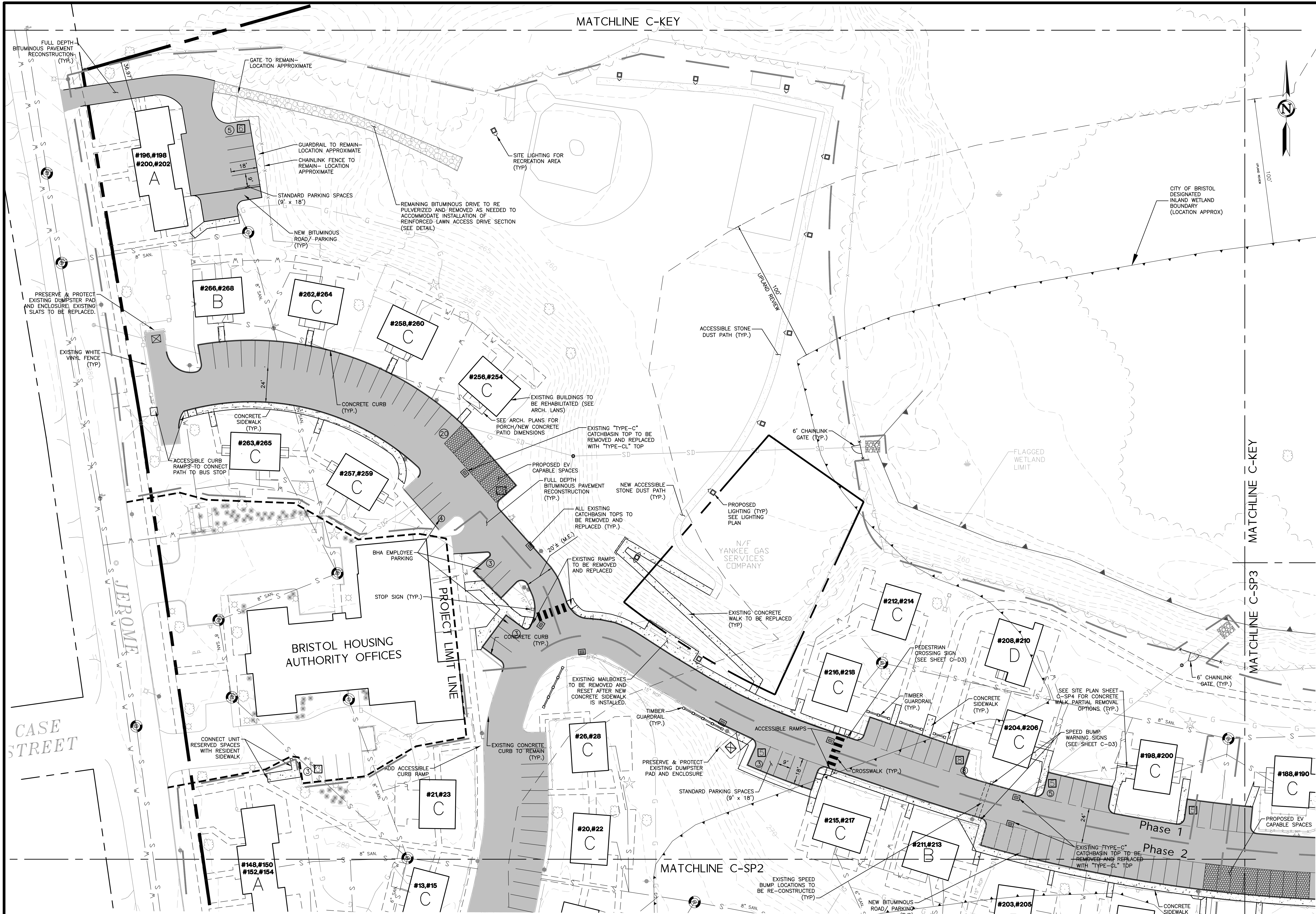


SHEET
C-DM3
CIVIL SHEET 8 OF 24

	BY	
	RLD	
	BMS	

DEMOLITION PLAN

SHEET
C-DM3
CIVIL SHEET 8 OF 24



SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

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

PROJECT NO:
50559
DATE:
10/17/24
DESIGN BY:
BMS
CHECK BY:
BMS

NO. DATE REVISIONS
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2 2/3/2025 IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

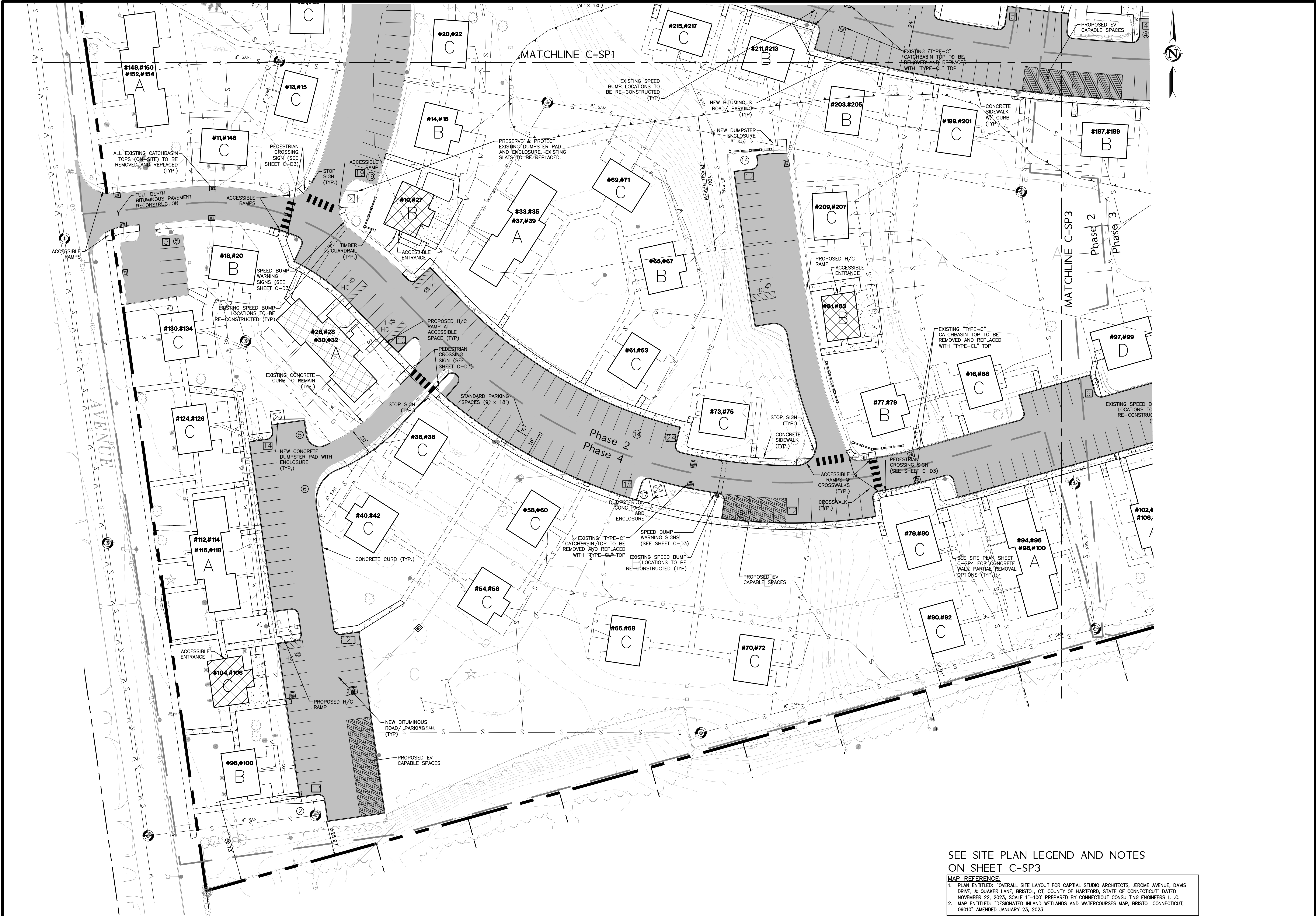
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SITE PLAN
C-SP1

SHEET
C-SP1
CIVIL SHEET 9 OF 24

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SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO:
10/17/24

DATE:
10/17/24

BY:
RJD

REVISIONS:
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2 2/3/2025 IAWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

NO. DATE

SITE PLAN

SCALE:
1" = 30'

0 15' 30' 60'

SHEET
C-SP2

CIVIL SHEET 10 OF 24

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SITE PLAN NOTES:

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

EXISTING CONDITIONS NOTES:

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

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS (SEE ARCH PLANS)
- EXISTING PARKING NUMBER
- PROPOSED PARKING NUMBER
- DUMPSTER
- #215, #217** EXISTING BUILDING UNIT NUMBERS
- EXISTING BUILDING UNIT TYPE

MAP REFERENCE:

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

PROJECT NO:
58
DATE:
10/17/24
DRAWN BY:
BMS
CHECKED BY:
BMS

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

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

NO. DATE REVISIONS
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2 2/3/2025 IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

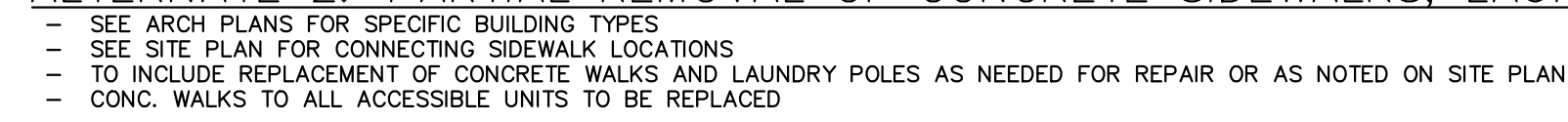
SITE PLAN
SCALE: 1" = 30'
0' 30' 60'

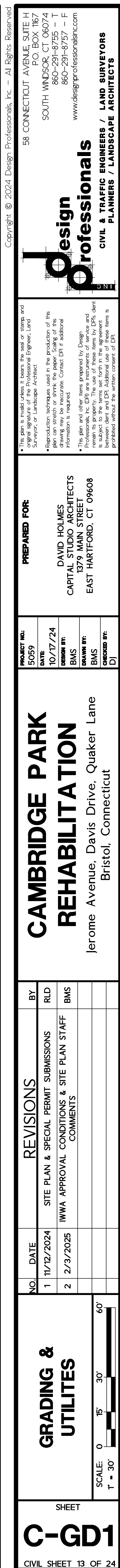
C-SP3
CIVIL SHEET 11 OF 24

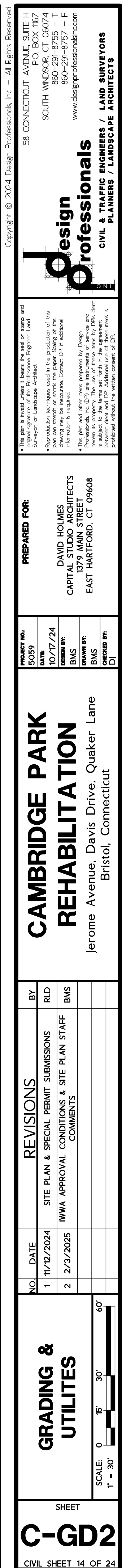
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- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS









GRADING NOTES:

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

UTILITY NOTES:

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

UTILITY LINE LEGEND

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

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- ALL UTILITY INFORMATION BASED ON SURVEY AND BEST AVAILABLE REFERENCES PROVIDED BY PROJECT SURVEYORS. TO BE CONFIRMED IN FIELD AND APPROPRIATE UTILITY COMPANY.
- STORM LINE INFO FROM PREVIOUS CCE SURVEY DATED 9/6/23
- SANITARY TF AND INV INFORMATION FROM CCE SURVEYS DATED 9/6/23 AND 11/24/23.

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PREPARED FOR:

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

PROJECT NO:

10/17/24

DATE:

10/17/24

BY:

BMS

REVISIONS

NO	DATE	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	R/D
1	11/12/2024	IMWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS
2	2/3/2025		

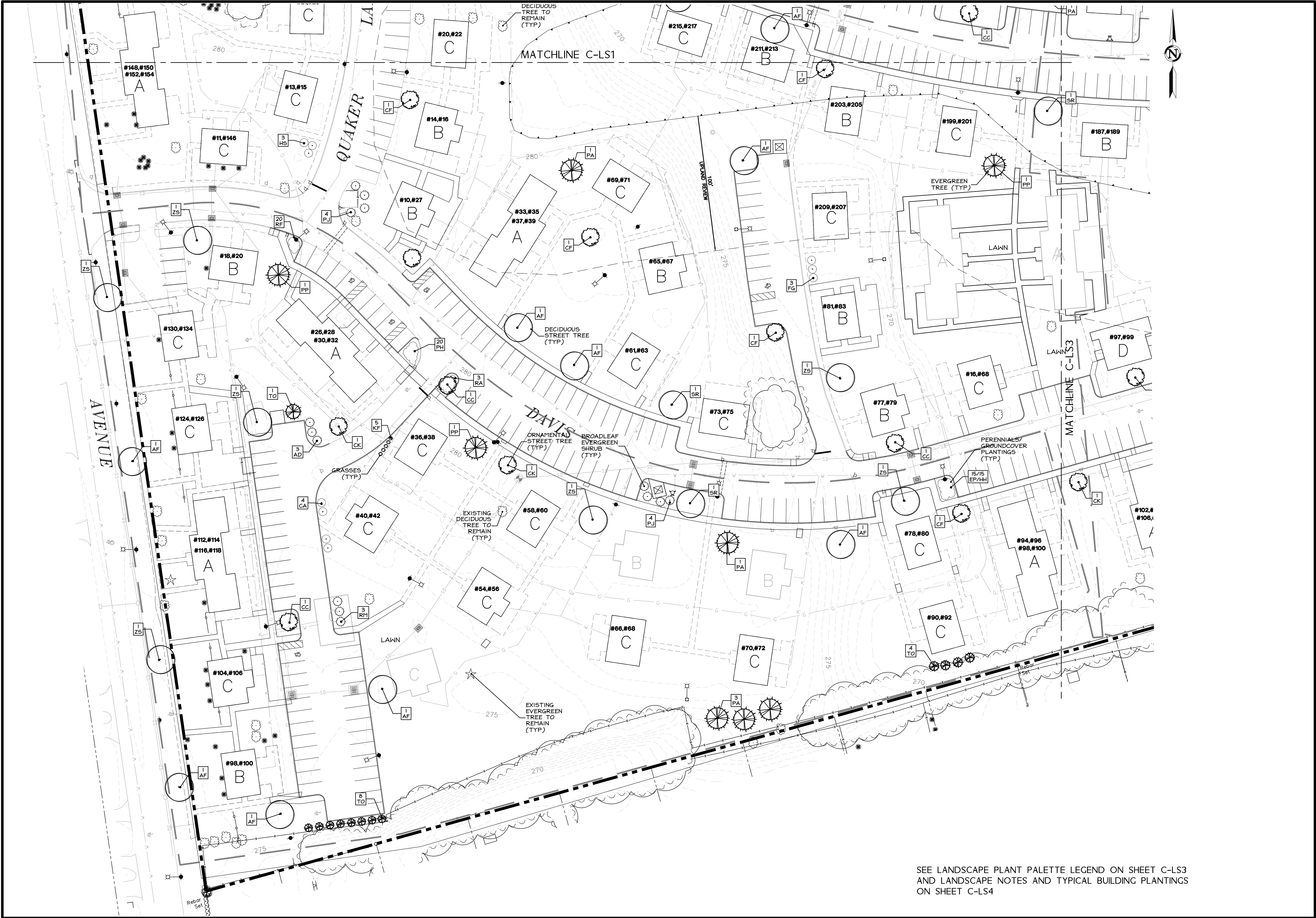
GRADING & UTILITIES

SCALE: 1" = 30'

SHEET

C-GD3

CIVIL SHEET 15 OF 24



PROJECT NO.
DATE
10/17/24

DESIGNED BY
BMS

CHECKED BY
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REVISIONS

NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RJD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

LANDSCAPE PLAN

SHEET

C-LS2

CIVIL SHEET 17 OF 24

PREPARED FOR:

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TREES							
	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS STREET TREES							
	AF	18	Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	3" cal.	B&B	
	SR	10	Spirea reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2.5" cal.	B&B	
	ZS	12	Zelkova serrata	Japanese Zelkova	3" cal.	B&B	
EVERGREEN TREES							
	PA	6	Picea abies	Norway Spruce	6'-8" ht.	B&B	
	PP	3	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-8" ht.	B&B	
	TO	25	Thuja occidentalis 'Nigra'	Nigra Arborvitae	4'-6" ht.	B&B	
ORNAMENTAL STREET TREES							
	CC	11	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" cal.	B&B	
	CF	11	Cornus florida	Flowering Dogwood	2" cal.	B&B	
	CK	8	Cornus kousa	Kousa Dogwood	2" cal. or multi-stem	B&B	Multi or Single Stem-choose for quality

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
	BROADLEAF EVERGREEN SHRUBS						
	AD	3	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3	CONT.	5' O.C. MIN.
	PJ	12	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3	CONT.	6' O.C. MIN.
	RM	17	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3-4' ht.	CONT.	6' O.C. MIN.
	DECIDUOUS SHRUBS						
	CA	7	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3	CONT.	6' O.C. MIN.
	FG	6	Fothergilla gardenii	Fothergilla- Legend of the Fall / Blue Shadow varieties	No. 3	CONT.	5' O.C. MIN.
	HM	6	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea- varieties	No. 3	CONT.	5' O.C. MIN.
	IV	3	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	No. 3	CONT.	5' O.C. Males 1 per 6
	VP	3	Viburnum p. tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	No. 3	CONT.	6' O.C. MIN.
	GRASSES						
	KF	10	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.
	MS	2	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2	CONT.	3' O.C.
	PERENNIALS / GROUNDCOVER / SMALL GRASS						
	EP	15	Echinacea purpurea- varieties	Coneflower varieties	No. 2	CONT.	2.5' O.C.
	HH	45	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.
	PH	20	Pennisetum alopecuroides 'Hamel's'	Dwarf Fountain Grass	No. 1	CONT.	2.5' O.C.
	RA	7	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	No. 3	CONT.	5' O.C. MIN.
	RF	50	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2	CONT.	2' O.C.

SEE LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS
ON SHEET C-LS4

LANDSCAPE NOTES:

1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RECREATION BUFFER AREAS.
3. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL ATTENDMENTS AND MULCH WATER AND TANTAIN LAMN AREAS ARE SEEDING, DISIGASES, AND ACCEPTED BY OWNER'S REPRESENTATIVE.
4. ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK. PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
5. BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRN, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT. PROVIDE BALL SIZES CORRESPONDING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
- 5.A. BARE-ROOT PLANTS: DIG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING OF MULCH BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN POIST STRAW OR PEAT MOSS.
- 5.B. CONTAINER STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRN AND WHOLE.
- 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
- 5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
- 5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST ONE YEAR.
6. CONTRACTOR RESPONSIBLE TO HARBANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TOGETHER WITH PROPOSAL FOR EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
- 9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
A. BARK MULCH/COMPOST 10%
B. COARSE SAND 40-65%
C. TOPSOIL 45-50%
12. PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL ATTENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
- 12.A. LIME SHALL BE PELLETED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
- 12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
- 12.C. NO SOIL ATTENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS.
- 12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING HEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETRIORATION.
- 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
13. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
16. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURERS OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
- 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
- 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
- 17.D. INSPECTION CERTIFICATES REQUIRED BY LAH SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
- 17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. THE MINIMUM SIZE INDICATED IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
19. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
20. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
21. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL LEADERS.
23. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES, PERMEABLE TO PERMIT TRANSPARATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
24. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID, ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
25.A. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNUSPHERICAL GROWTH OF NEW WOOD.
25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
25.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
26. MULCH TO BE APPLIED AS FOLLOWS:
26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SANDWUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER THE GUARNTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
29. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-422-4465 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

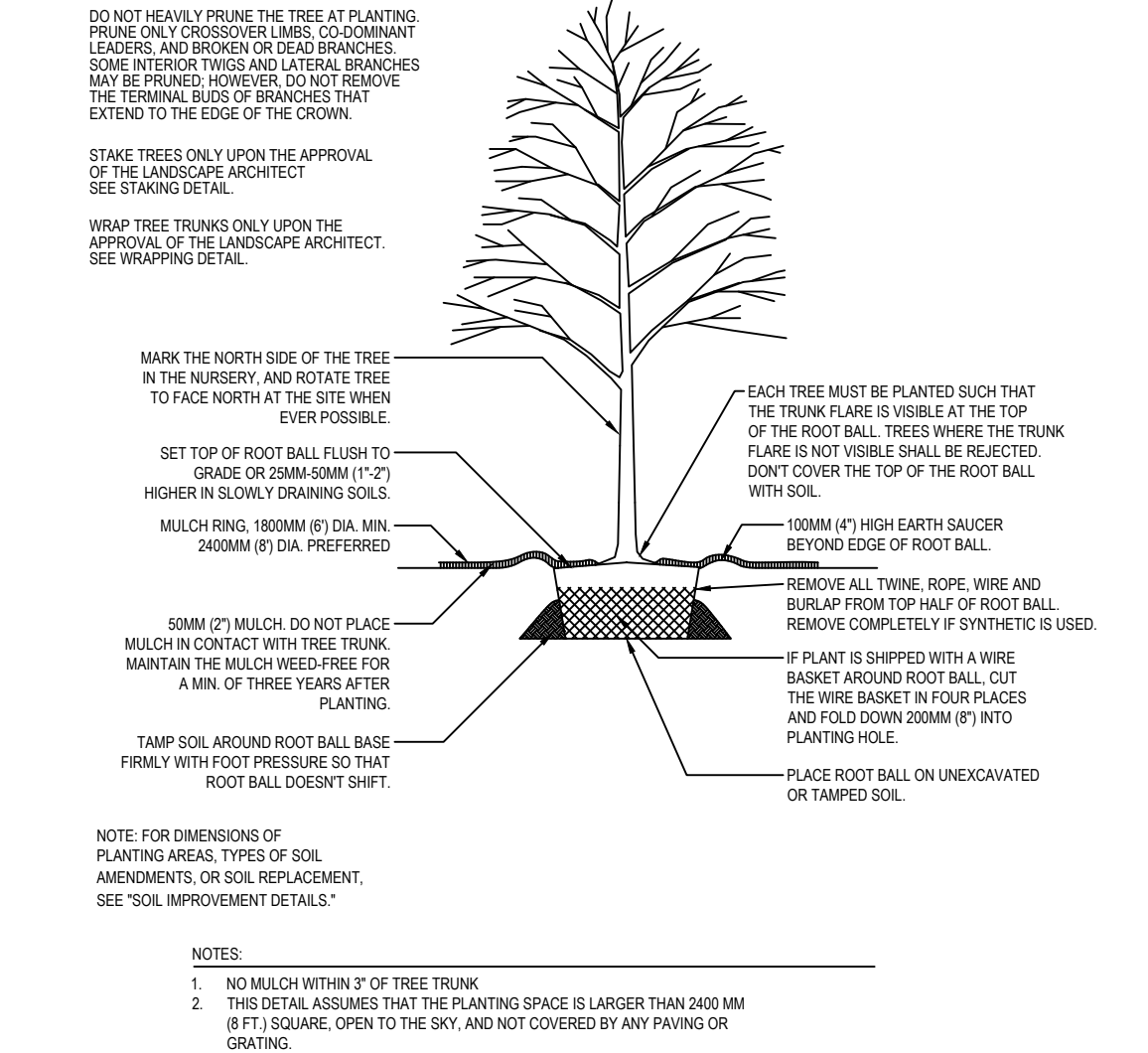
1. SEEDING MIXTURE TYPE I (LAWN AREAS):
BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
CHEVING RED FESCUE 30% OF MIXTURE
PERENNIAL RYEGRASS 20% OF MIXTURE
APPLICATION RATE: 4.0 LBS. PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (WETLAND DISTURBANCE AREAS)
OBL WETLAND MIX
BY Ernal Conservation Seeds, 9006 Mercer Pike, Meadowville, PA 16355 (800) 873-3321
APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
3. CONTRACTOR RESPONSIBLE FOR RESEEDING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

WETLAND DISTURBANCE NOTES:

1. APPLIES TO WETLAND DISTURBANCE AREAS NOT TO BE MAINTAINED AS LAWN.
2. ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
3. EXCAVATED WETLAND AREAS SHALL HAVE TOPSOIL SAVED FOR USE WITH DISTURBANCE AREAS TO BE SEEDDED.
4. MECHANICALLY MIX TOPSOIL WITH A MINIMUM 50% ORGANIC CONTENT TO A MINIMUM DEPTH OF 12". NO FERTILIZER OR LIME SHALL BE APPLIED. USE TOPSOIL FROM EXCAVATED WETLAND AREAS.
5. PLACE TOPSOIL/ORGANIC SOIL MIXTURE IN WETLAND DISTURBANCE AREA SEED AREA WITH SEED MIX TYPE III PER SUPPLIER'S WRITTEN INSTRUCTIONS AND WITHIN SUGGESTED PERIOD OF YEAR.
6. AREA SHALL BE MOWED NOT LESS THAN ONCE EVERY TWO YEARS BETWEEN NOVEMBER 1 AND MARCH 1 TO MAINTAIN A WET MEADOW.

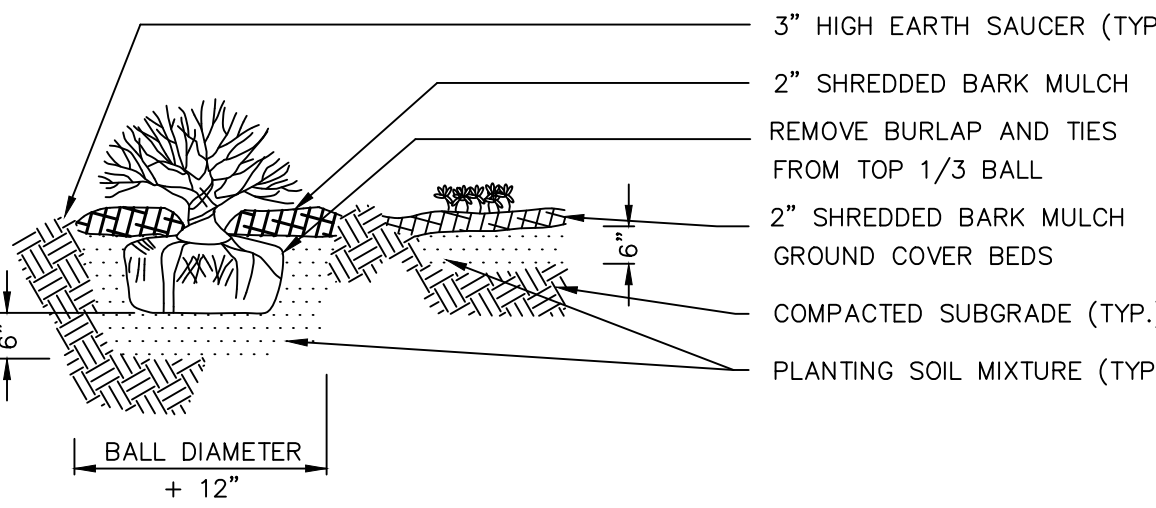
STREET TREE NOTES:

1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR THINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA. BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED AFTER THE TREE IS PLACED IN THE PLANTING AREA.
3. ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.
4. ALL THINE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.
5. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF THE ROOT BALL.
6. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
7. WHEN BACK FILLING TREES, GROWING MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS.
8. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.
9. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
10. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
11. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
12. ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.
13. TREES SHALL NOT BE SHAKED OR GUTTED UNLESS DICTATED BY THE TREE HARDEN.
14. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
15. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
16. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE HARDEN.
17. NO FERTILIZERS OR WATER POLYMERS SHALL BE APPLIED AT PLANTING.



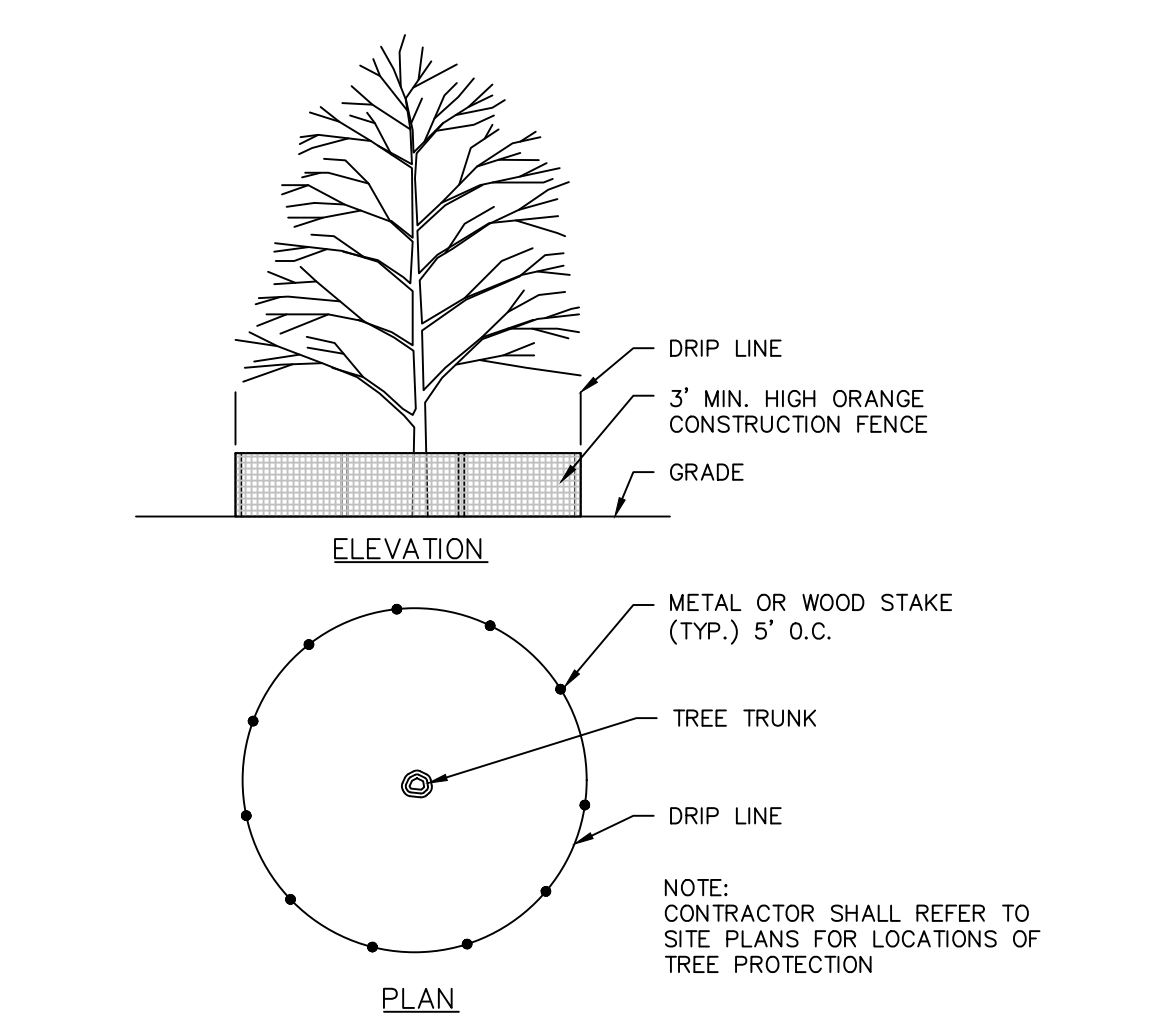
1 TREE PLANTING DETAIL

Not to Scale



6 SHRUB & GROUND COVER PLANTING DETAIL

Not to Scale



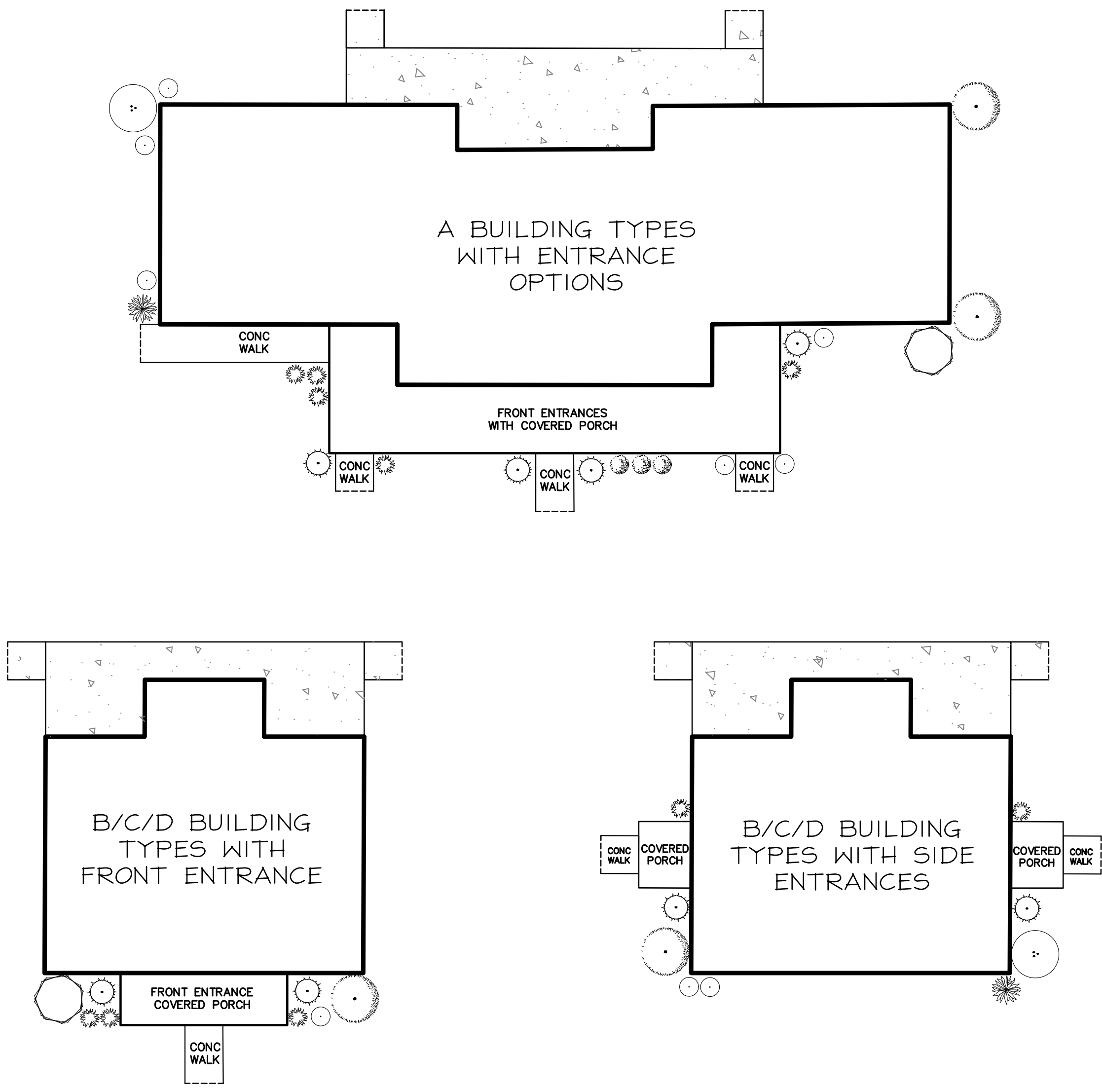
7 TREE PROTECTION DETAIL

Not to Scale

TYPICAL BUILDING PALETTE
SHRUB / PERENNIALS / GRASSES

	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ACCENT PLANTINGS- CORNERS AND BETWEEN WINDOW AREAS					
	AD	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3	
	CA	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3	
	FG	Fothergilla gardenii	Fothergilla- Legend of the Fall / Blue Shadow varieties	No. 3	
	HM	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea- varieties	No. 3	
	HP	Hydrangea paniculata 'Strawberry Sundae'	Strawberry Sundae Hydrangea	No. 3	
	HS	Hibiscus syriacus 'Blue Satin'	Blue Satin Rose of Sharon	No. 3	Seedless variety
	MS	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2	
	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3	
	RM	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3-4' ht.	
FOUNDATION / ENTRANCE SHRUBS					
	BC	Buxus x 'Green Gem'	Green Gem Boxwood	18-24" ht.	
	IC	Ilex crenata 'Helleri'	Helleri Japanese Holly	No. 1	
	SJ	Spirea japonica 'Double Play Candy Corn'	Candy Corn Spirea- double play varieties	No. 3	
FOUNDATION / ENTRANCE PERENNIALS & SMALL GRASSES					
	CV	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	No. 2	
	EP	Echinacea purpurea- varieties	Coneflower varieties	No. 2	Foundation filler
	HH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	
	LM	Liriope muscari 'Variegata'	Variegated Lily Turf	No. 1	
	NR	Nepeta racemosa - varieties	Catmint- Cat's Meow / Walker's Low	No. 2	
	PA	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	No. 1	
	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2	
	ST	Sedum telephium 'Autumn Fire'	Autumn Fire Sedum	No. 2	

PLANTING OPTIONS FOR TYPICAL BUILDING TYPES



- NOTES:
- SEE ARCH PLANS FOR BUILDING TYPES AND PORCH OPTIONS
 - BUILDING FACADES ALONG ROADWAYS TO HAVE MIX OF ACCENT AND FOUNDATION PLANTINGS
 - BUILDING ENTRANCES TO HAVE MINIMUM OF 2 PLANTS THROUGHOUT SITE

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PREPARED FOR:

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

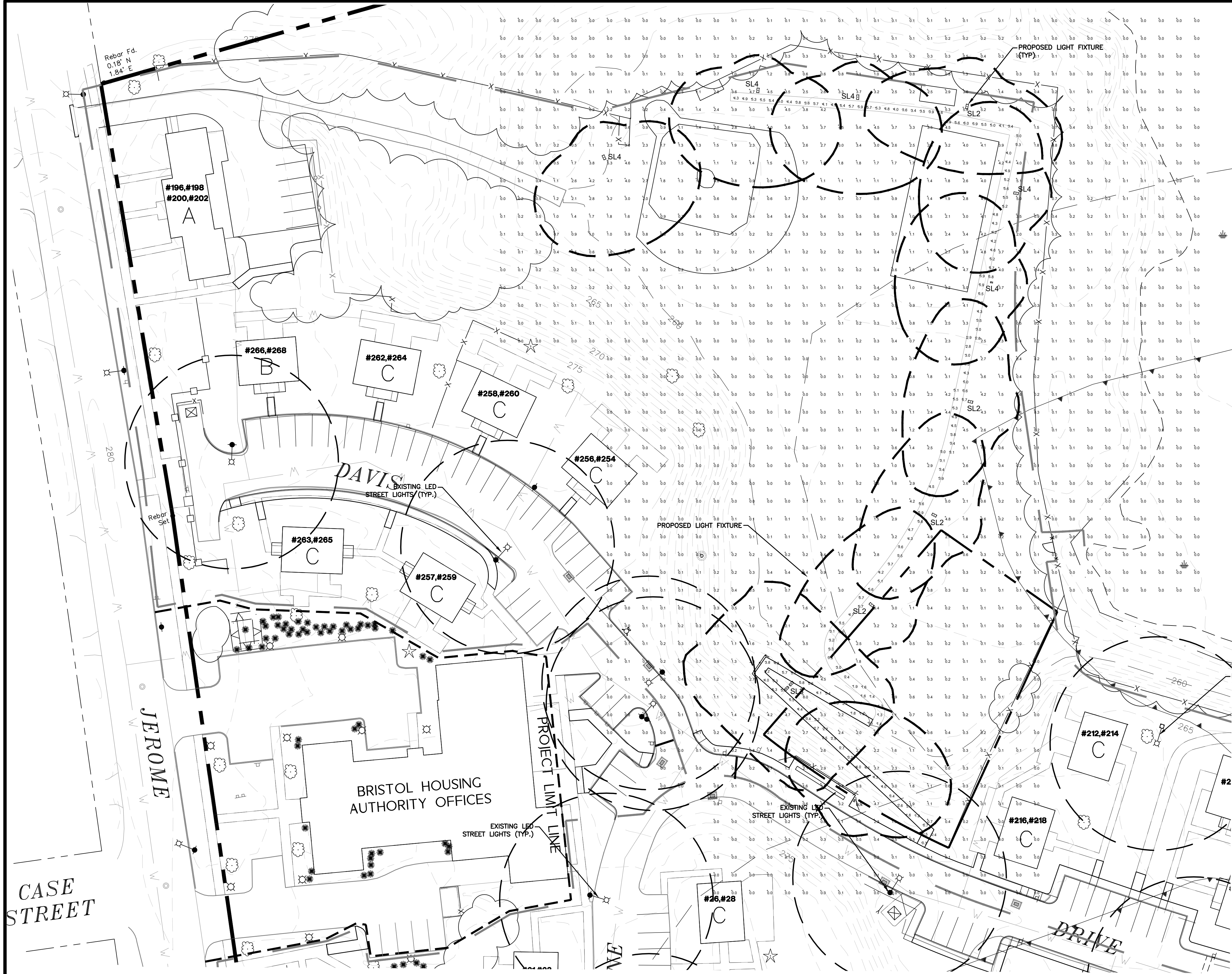
PROJECT NO.	10/17/24	
DATE	10/17/24	
BY	BMS	
REVISIONS		
NO.	DATE	DESCRIPTION
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2	2/3/2025	WWW APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

LANDSCAPE DETAILS
& TYPICAL BUILDING
PLANTINGS

SHEET

C-LS4

CIVIL SHEET 19 OF 24

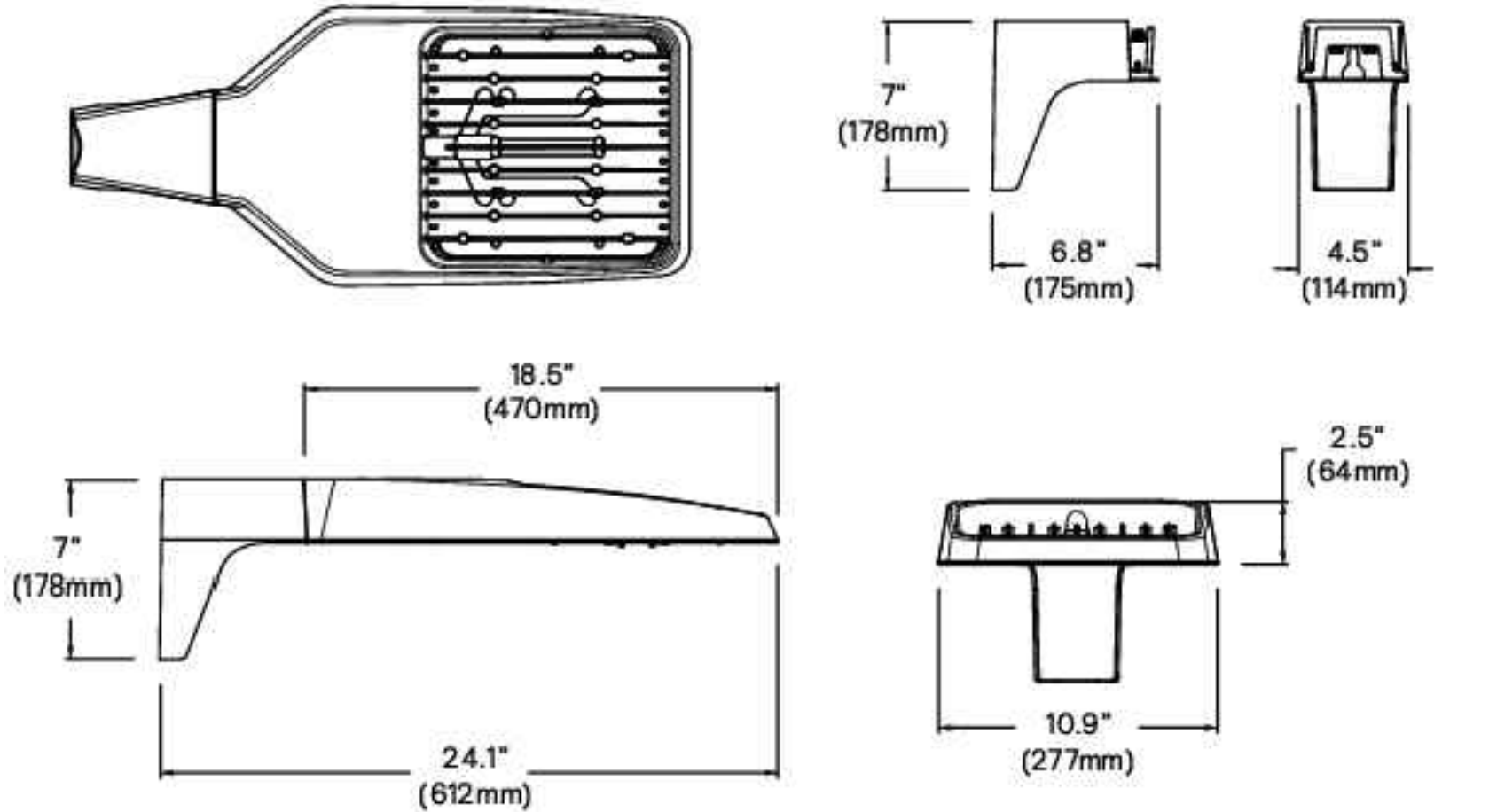


APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: DPI

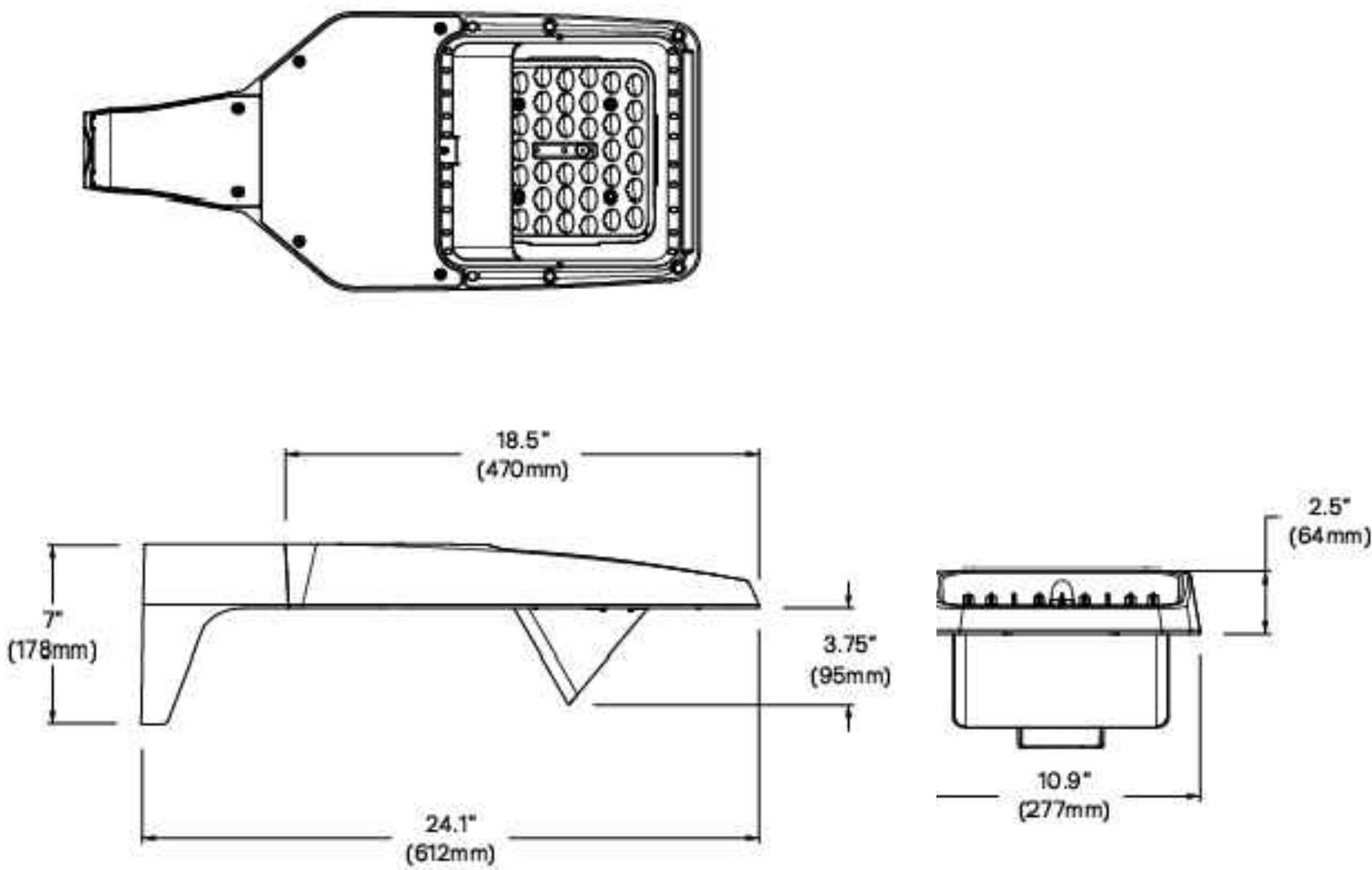
Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
4	SL2	Single	12809	90.68	0.900	B3-U0-G3	GARDCO OPF-S-A04-830-T2M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE
1	SL3	Back-Back	9985	90.68	0.900	B1-U0-G2	GARDCO OPF-S-A04-830-T3M-VOLT-FINISH-OPF-S-HIS-1 / MOUNTED TO 20FT SQUARE STEEL POLE
6	SL4	Single	12878	90.68	0.900	B2-U0-G2	GARDCO OPF-S-A04-830-T4M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE
Calculation Summary							
Label	Grid Height		Avg	Max	Min	Avg/Min	Max/Min
SITE	0		0.35	6.0	0.0	N.A.	N.A.
WALKWAY	0		4.01	6.0	0.3	13.37	20.00

Dimensions

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



OptiForm External Housing Shield



1 GARDO-OPF-S LIGHTING DETAIL

Not to Scale

SITE LIGHTING NOTES:

- THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE FOR PROPOSED LIGHTING ONLY AND ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO LIGHT LOCATIONS IN THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DEVIATION IS 5' OR MORE FROM LOCATION SHOWN ON THE PLANS.
- MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
- LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
- ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
- LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
- INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

SITE LIGHTING PLAN NOTES:

- CALL BEFORE YOU DIG - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
- THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY.

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PREPARED FOR:
DAVID HOLMES
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EAST HARTFORD, CT 06108

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

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

NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RJD
2	2/3/2025	IMWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

**PROPOSED
LIGHTING PLAN**

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

SHEET
C-LT2
CIVIL SHEET 21 OF 24

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CONSTRUCTION NOTES:

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

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

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

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

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

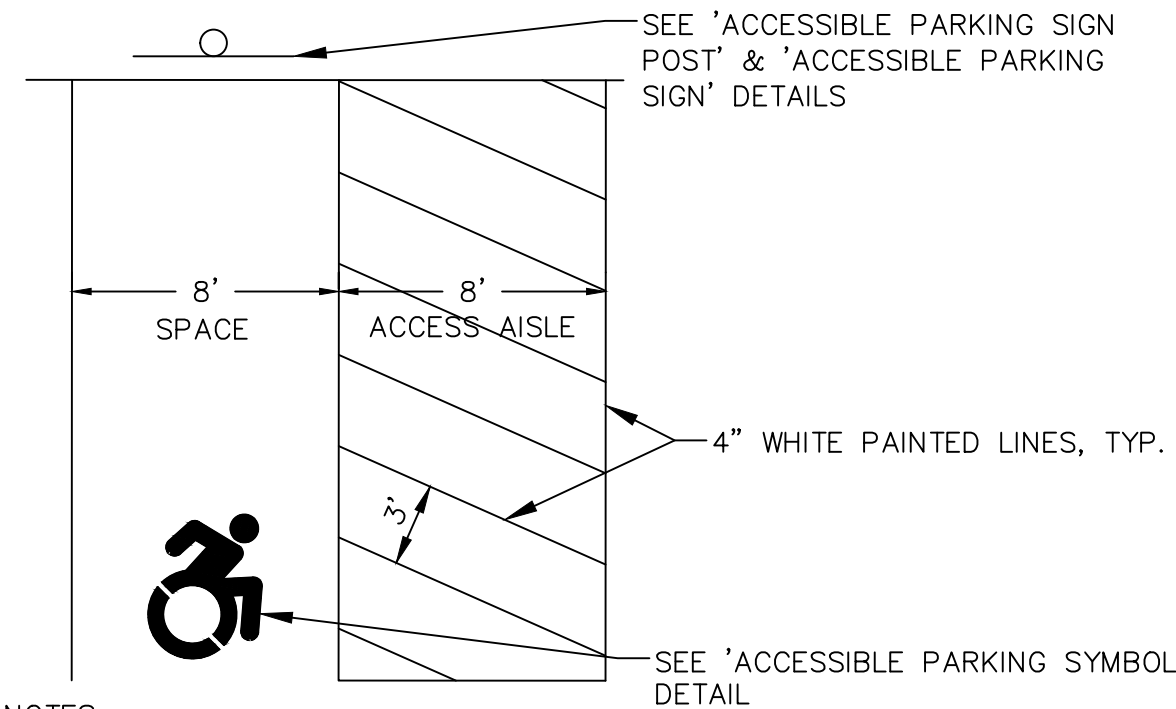
Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
35. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer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

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

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

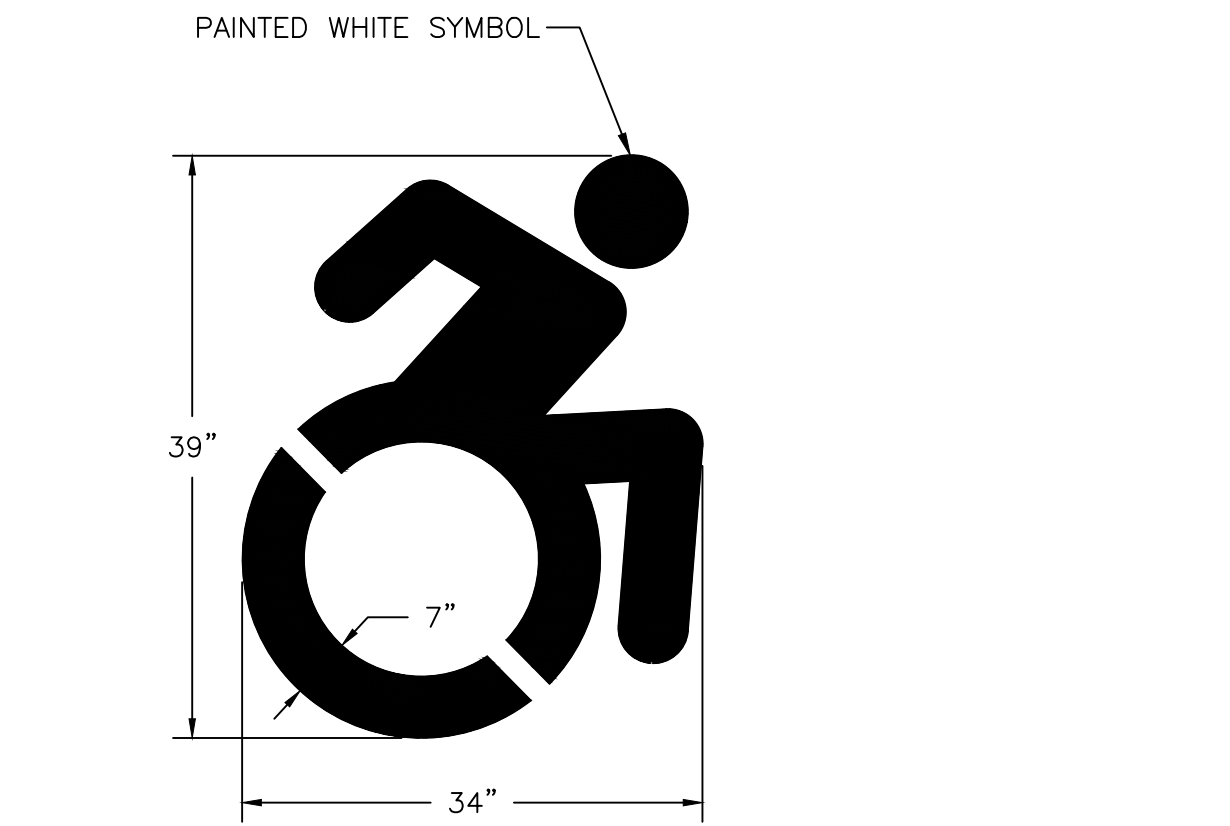
- The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components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

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

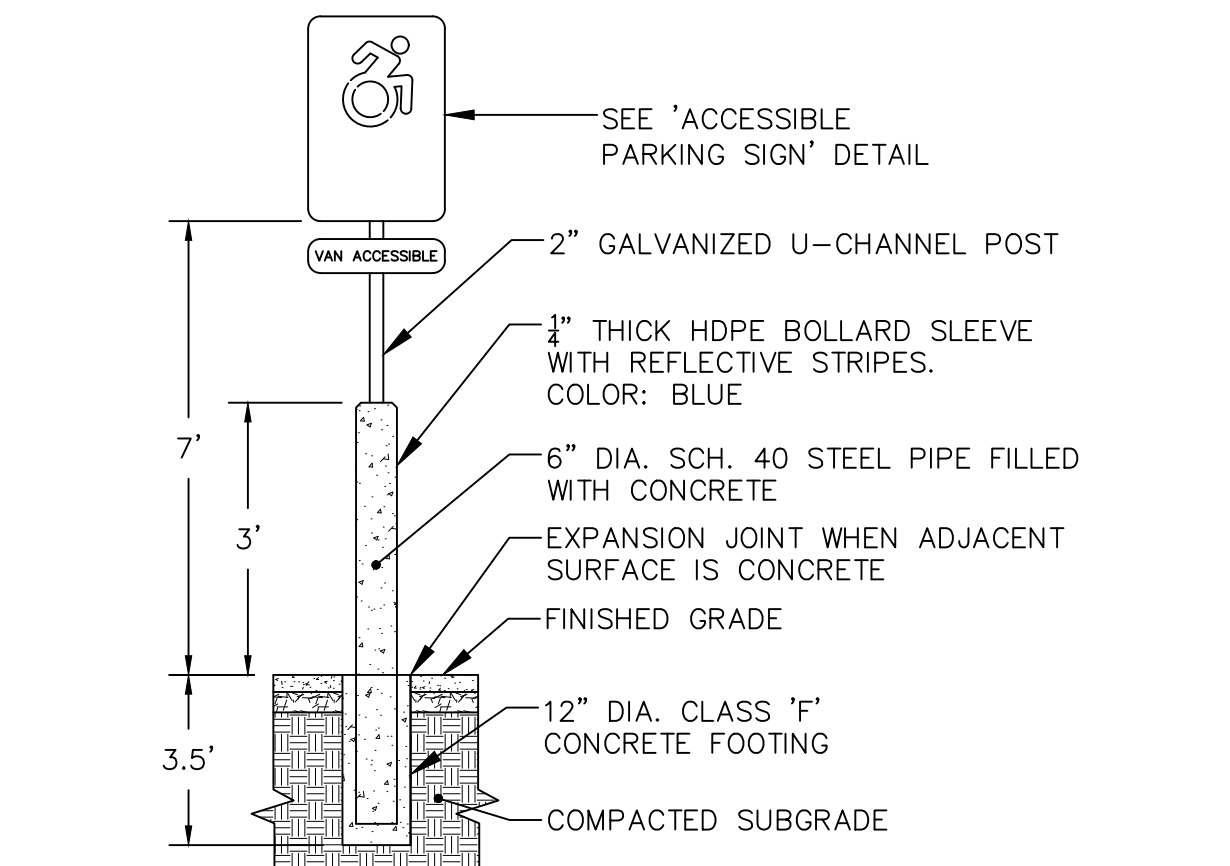


- NOTES:
1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
2. TWO CAR ACCESSIBLE SPACES MAY SHARE AN 8' ACCESS AISLE.
3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

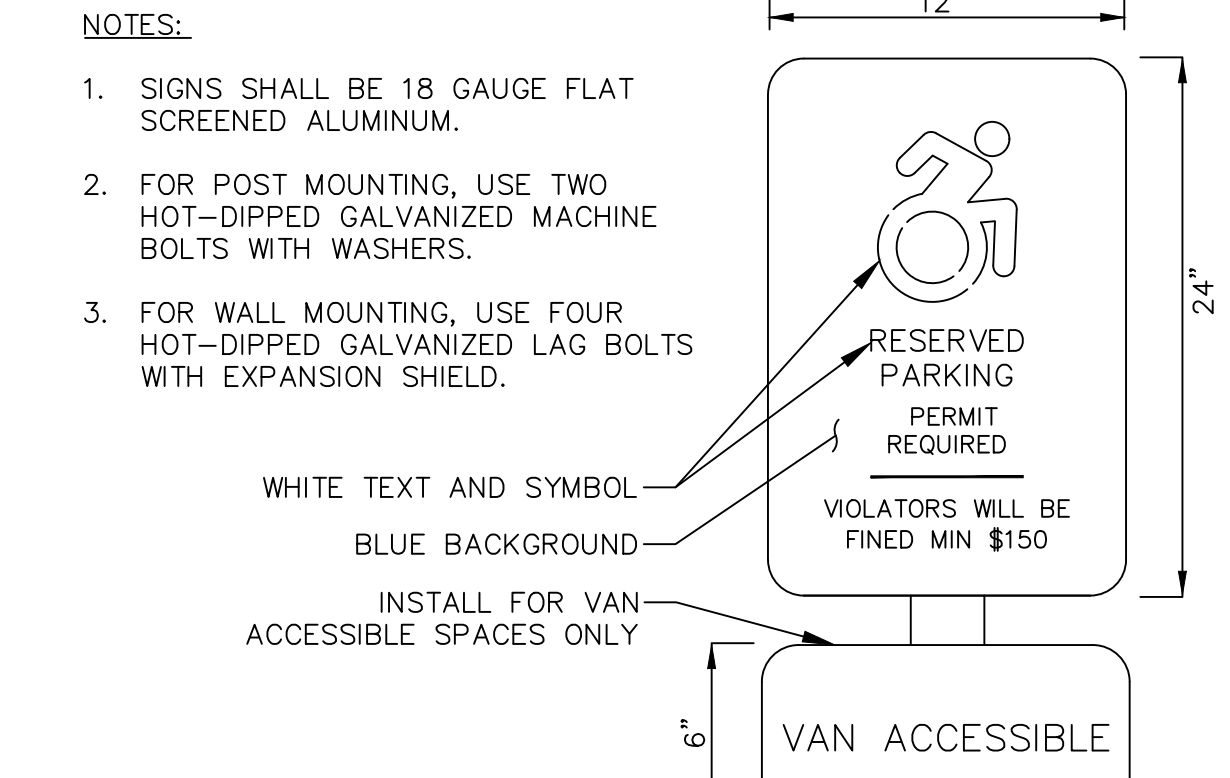
4 VAN ACCESSIBLE PARKING SPACE



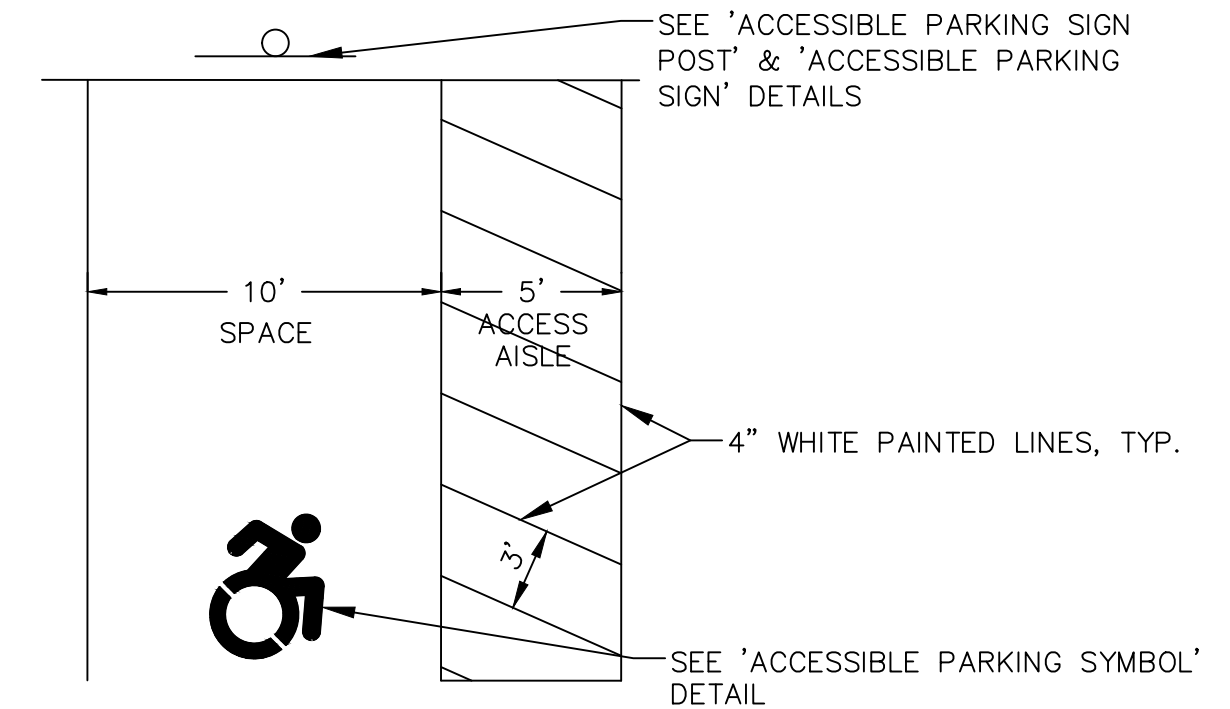
1 ACCESSIBLE PARKING SYMBOL



2 ACCESSIBLE PARKING SIGN POST



3 ACCESSIBLE PARKING SIGN



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

5 AUTOMOBILE ACCESSIBLE PARKING SPACE

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

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

NOTES, LEGEND, & DETAILS

REVISIONS

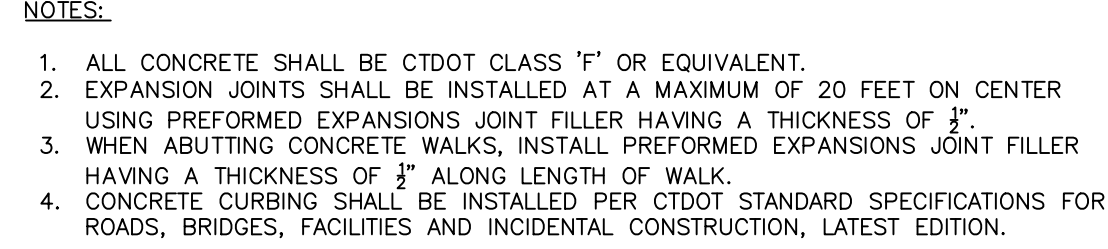
DATE
NO
1 11/12/2024
2 2/3/2025

SITE PLAN & SPECIAL PERMIT SUBMISSIONS
AWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

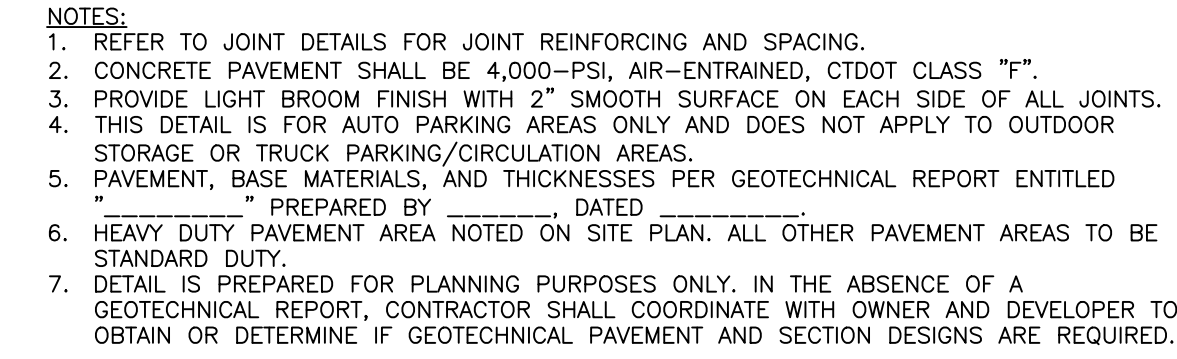
BY:
RJD
BMS

SHEET
C-D1

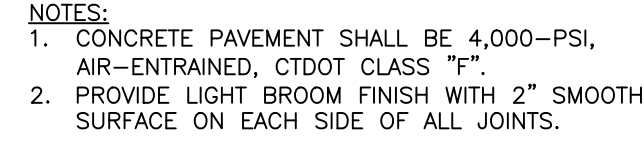
CIVIL SHEET 22 OF 24



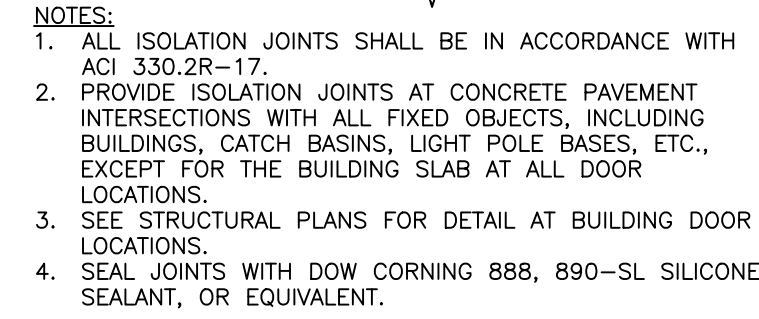
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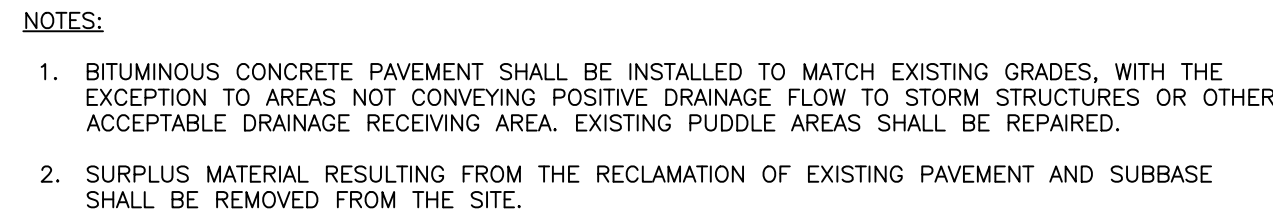
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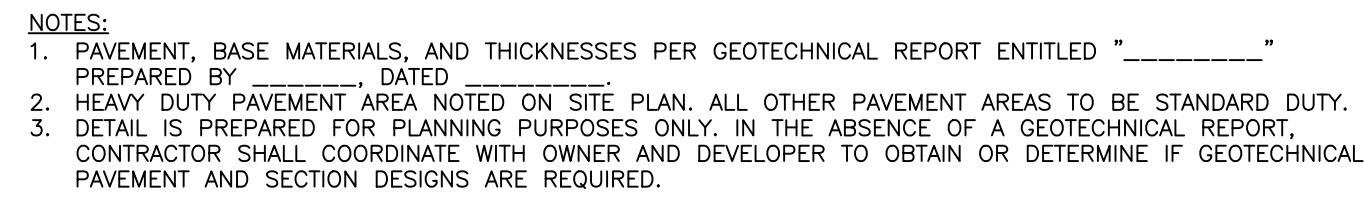
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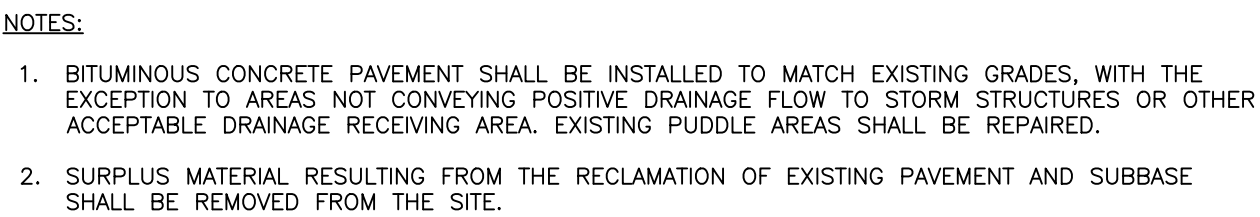
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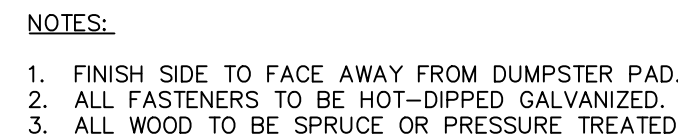
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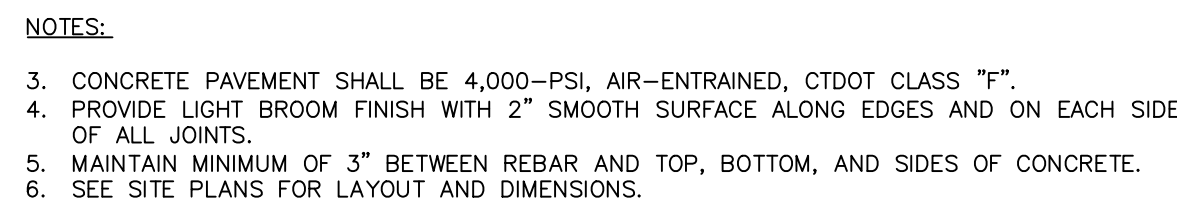
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DETAILS

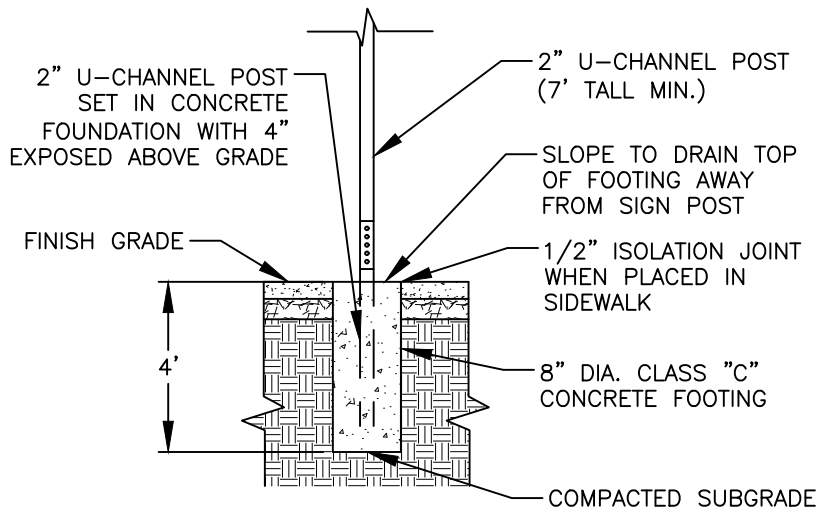
SHEET

C-D2

CIVIL SHEET 23 OF 24

SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
ADVISORY SPEED PLAQUE	MUTCD W13-1P	18"x18"	
DO NOT ENTER	MUTCD R5-1	30"x30"	
ONE WAY (LEFT)	MUTCD R6-1	36"x12"	
ONE WAY (RIGHT)	MUTCD R6-1	36"x12"	
SPEED BUMP	MUTCD W17-1	30"x30"	

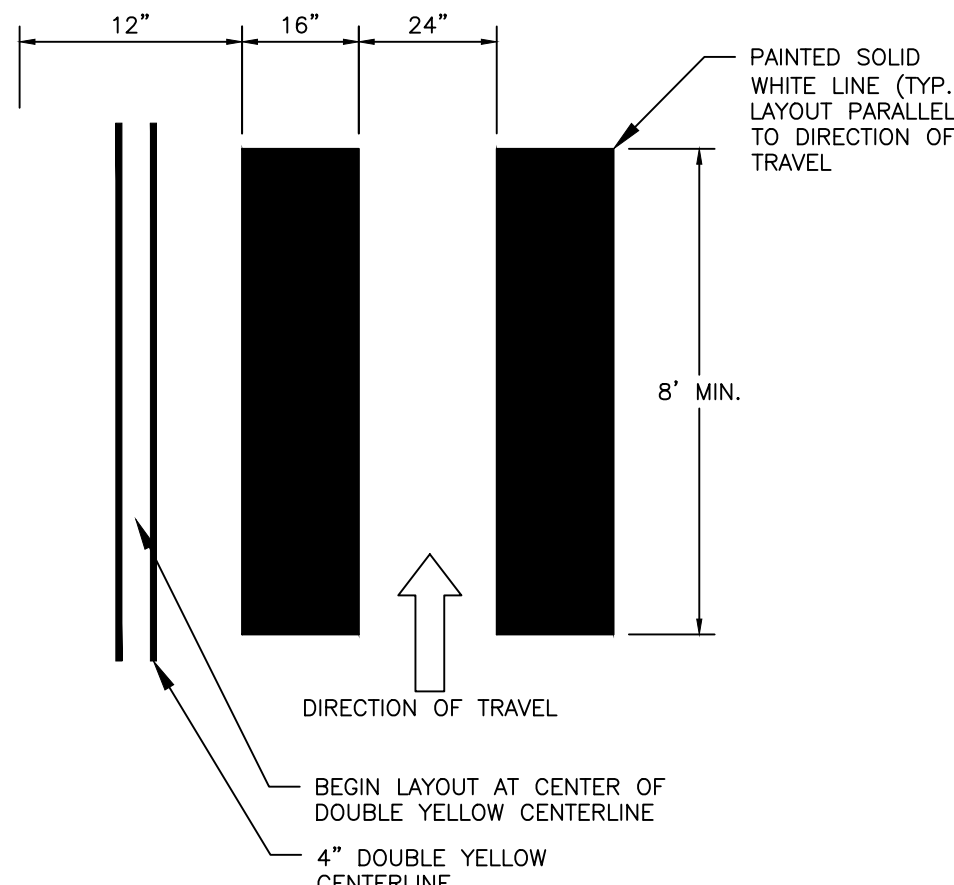
SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
YIELD TO PEDESTRIANS IN CROSSWALK	MUTCD R1-6b	12"x36"	
PEDESTRIAN CROSSING	MUTCD W11-2	30"x30"	
PEDESTRIAN CROSSING SUBPLATE	MUTCD W16-7	21"x15"	



- NOTES:
1. SUPPORTS SHALL BE METAL GALVANIZED STEEL POSTS (4 LB. / FT.) WITH BREAKAWAY COUPLING SYSTEM.
 2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS FOR POST CONNECTION.
 2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH NYLON WASHERS AND LOCKING NUTS FOR SIGN MOUNTING.
 3. CONCRETE FOOTING SHALL EXTEND MINIMUM 4" BELOW BOTTOM OF POST.
 4. SIGN HEIGHT SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE ON THE PLANS.
 5. MAINTAIN 12" SETBACK FROM CURB OR SIDEWALK.

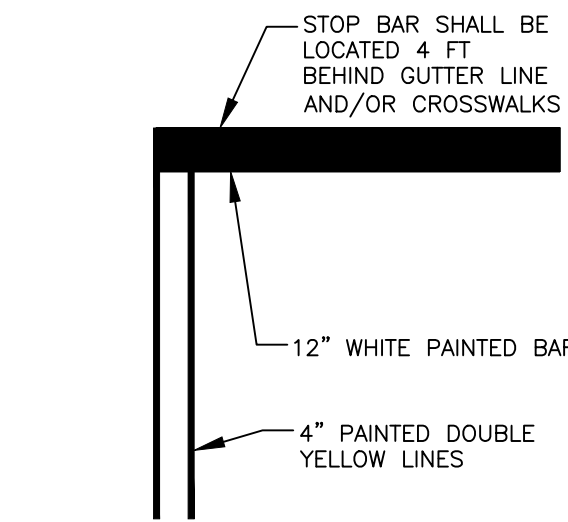
1 TRAFFIC SIGN POST

Not to Scale



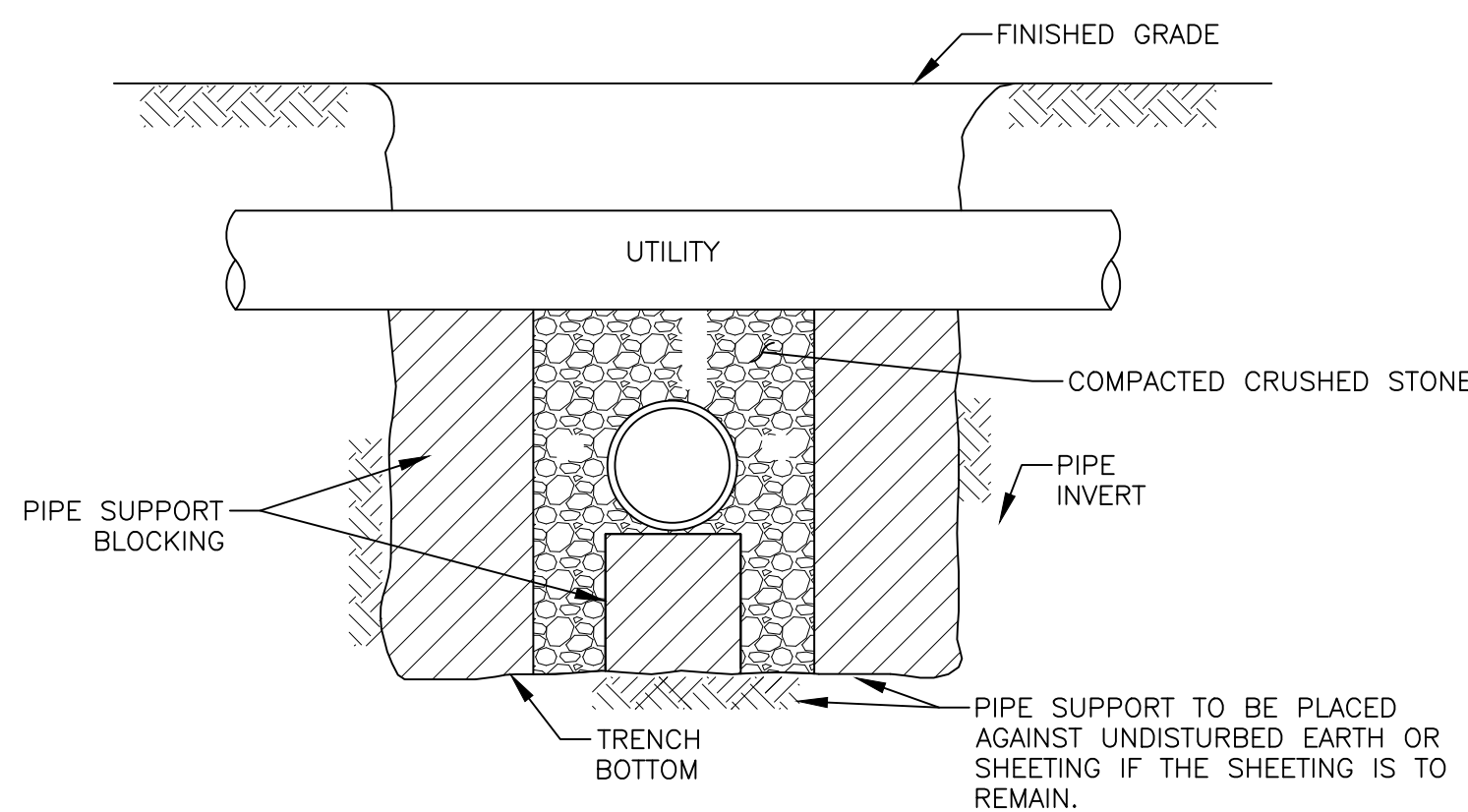
2 PAINTED CROSSWALK

Not to Scale



3 PAINTED STOP BAR

Not to Scale

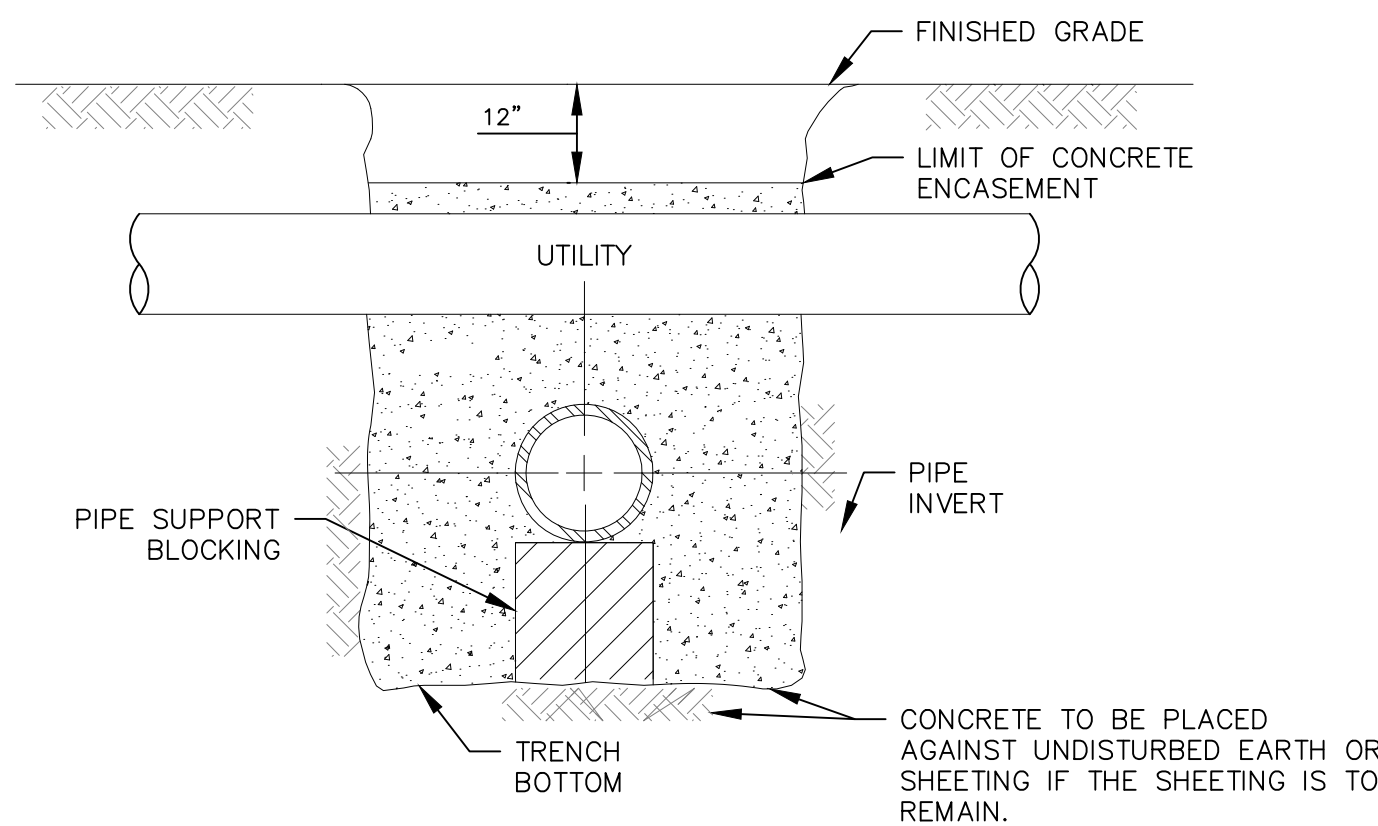


NOTE:

1. ALL WORK MUST MEET CURRENT BRISTOL WATER AND SEWER SPECIFICATIONS.
2. SUPPORT SHALL EXTEND A MINIMUM OF 1.5' IN EITHER DIRECTION OF CROSSING.

4 UTILITY CROSSING

Not to Scale

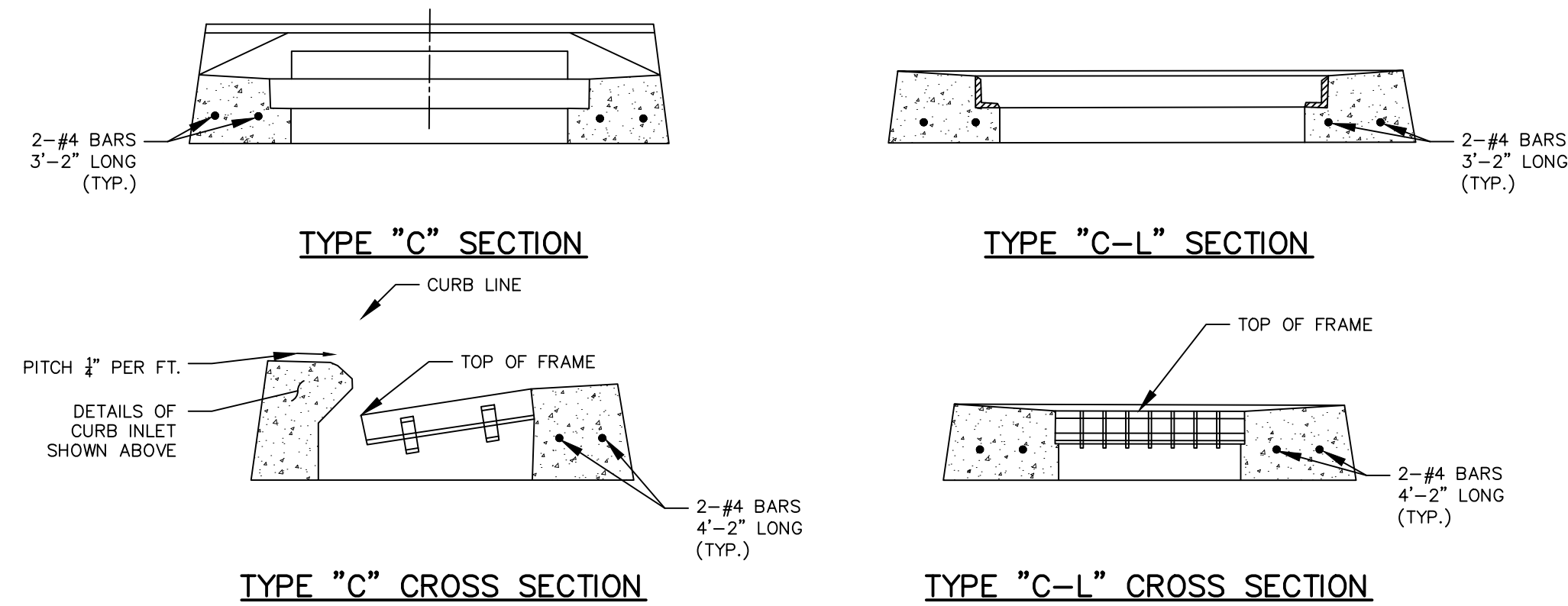
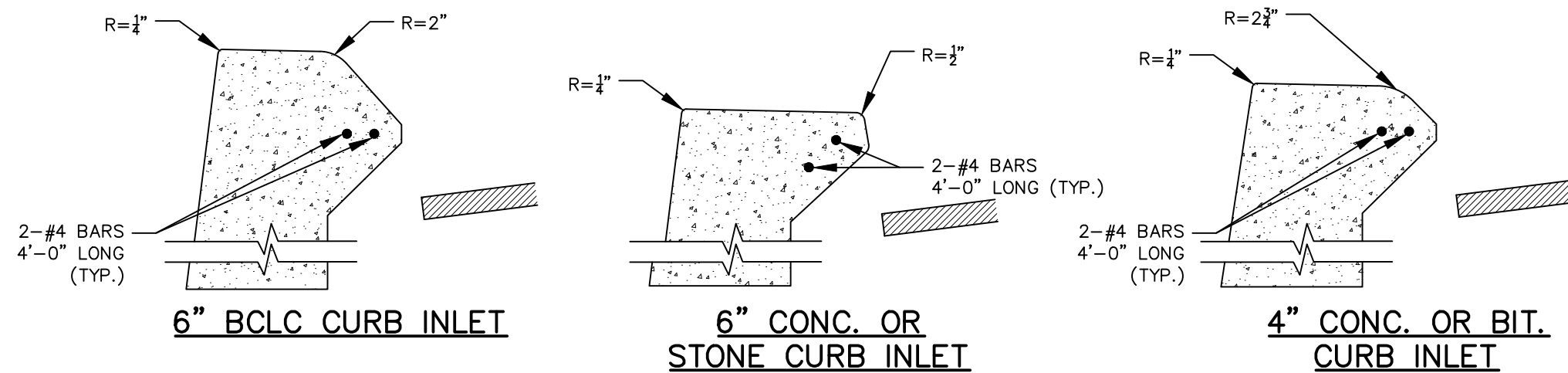


NOTES:

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

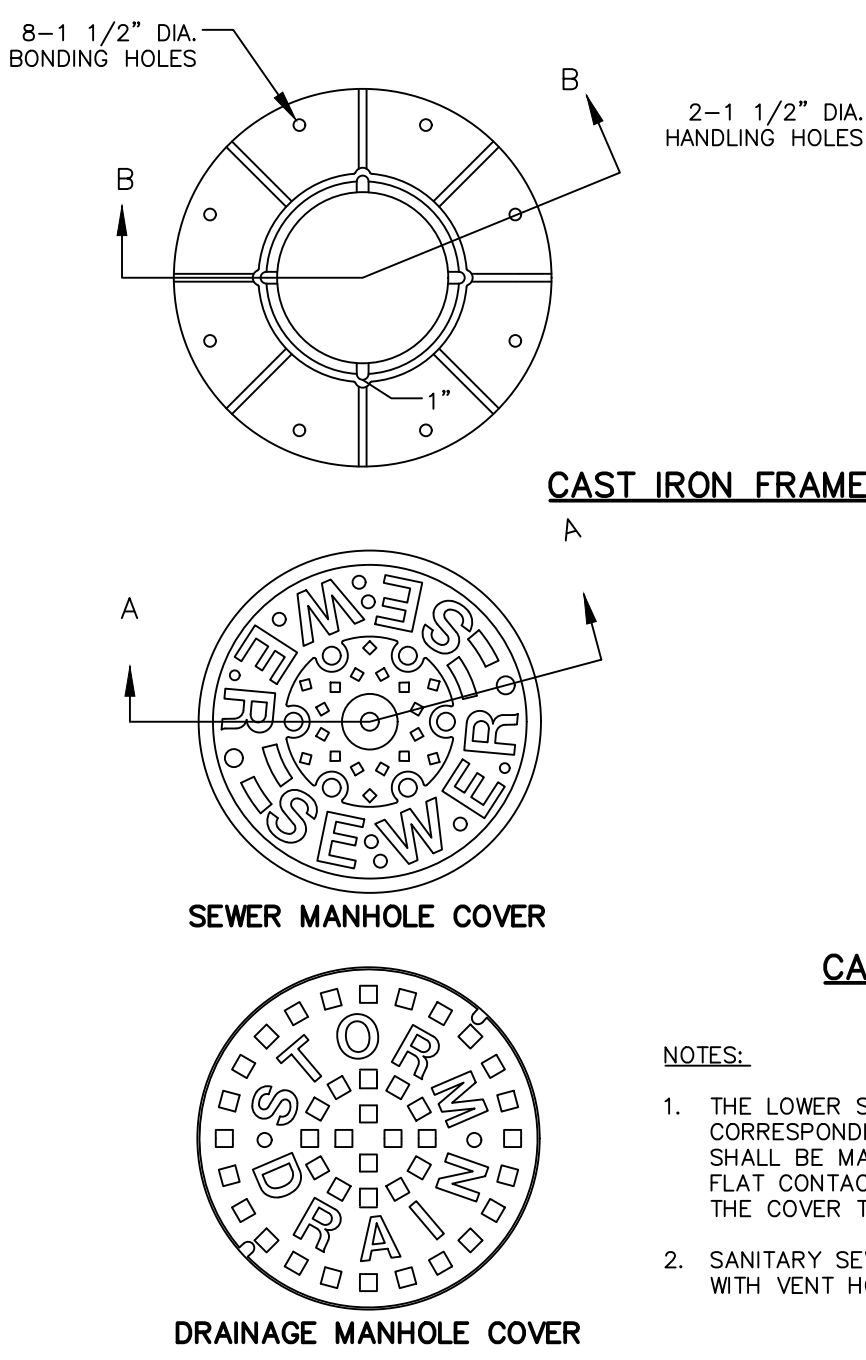
5 UTILITY CROSSING - ENCASED IN CONCRETE

Not to Scale



8 STANDARD CATCH BASIN TOPS

Not to Scale

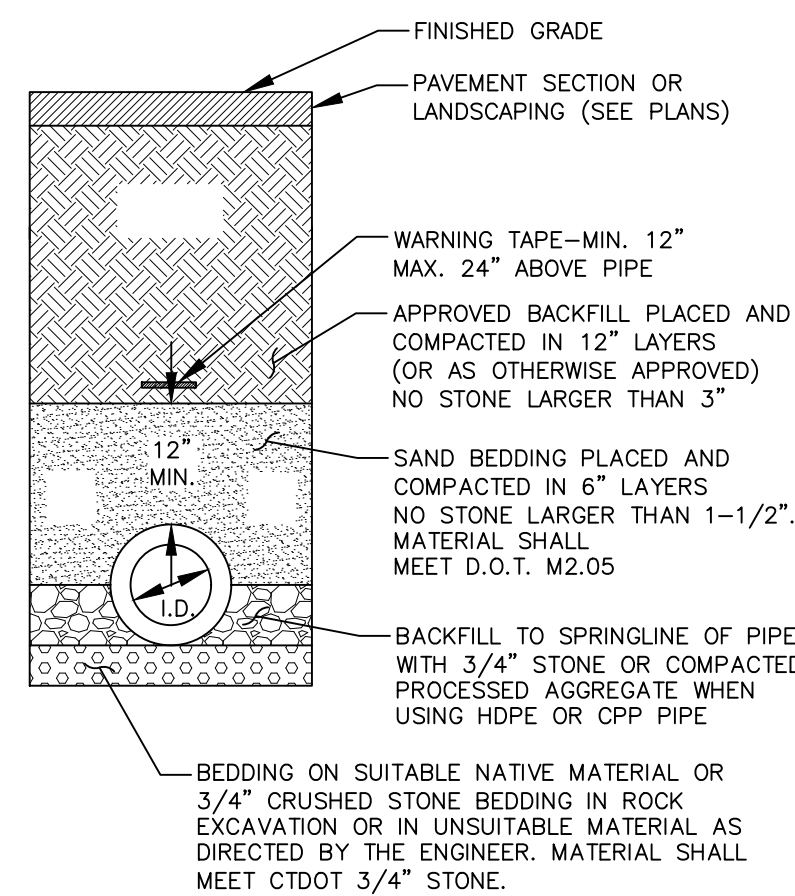


NOTES:

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

9 MANHOLE FRAME & COVER

Not to Scale

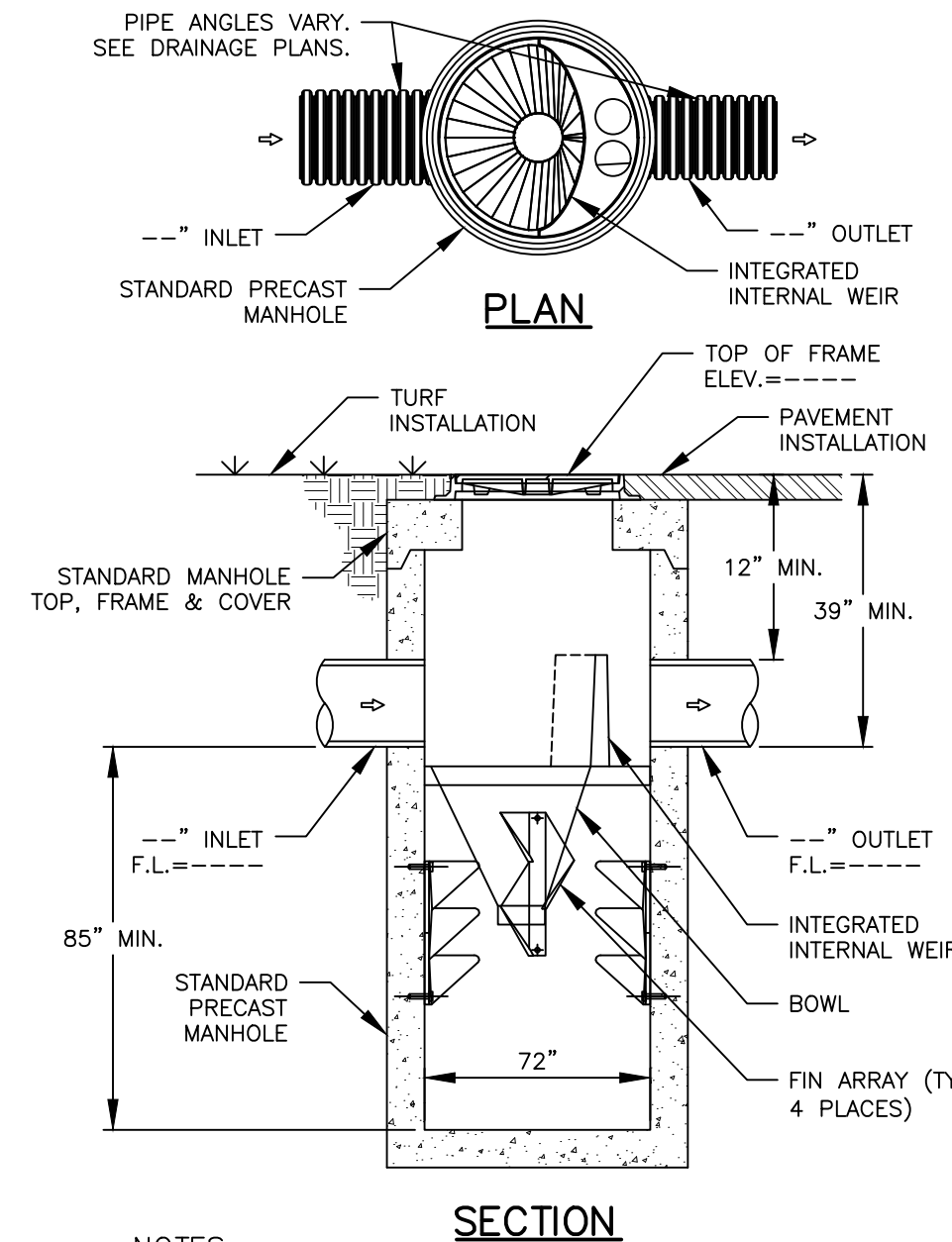


NOTES:

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

6 STORM DRAIN TRENCH SECTION

7

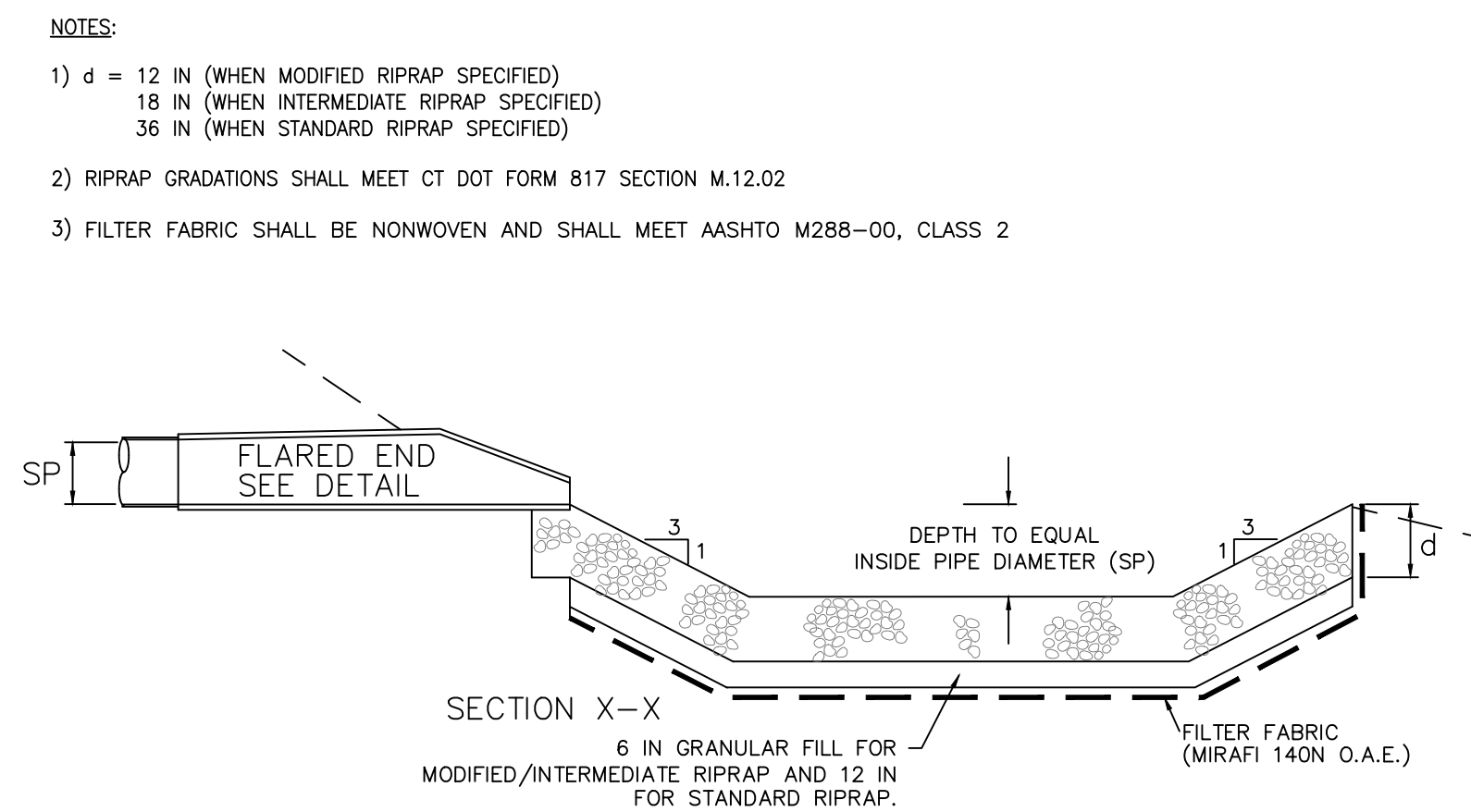


NOTES:

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

7 WATER QUALITY UNIT - S6

Not to Scale



10 RIPRAP PREFORMED SCOUR HOLE

Not to Scale

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PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:

DAVID HOLMES
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO:

10/17/24

DATE:

10/17/24

DESIGN BY:

BMS

CHECKED BY:

BMS

DATE:

10/17/24

**CAMBRIDGE PARK
REHABILITATION**

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

NO.	DATE	BY	REVISIONS
1	11/12/2024	RJD	SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2	2/3/2025	BMS	IMWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

DETAILS

SHEET

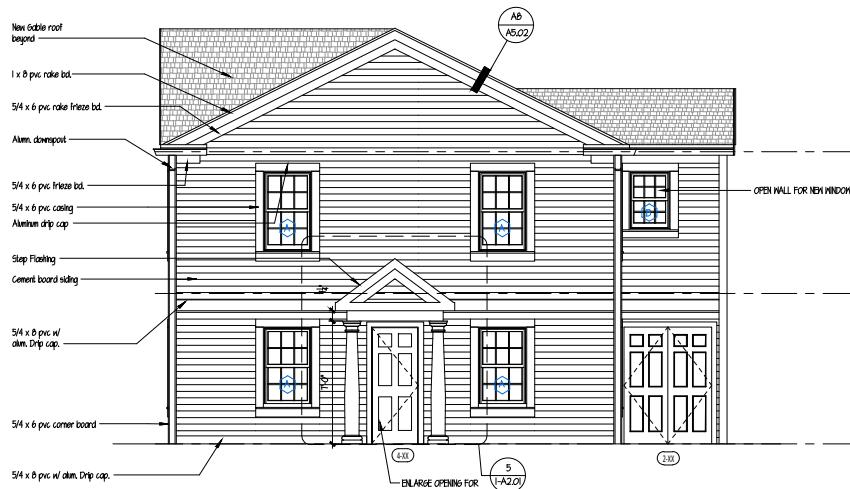
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CIVIL SHEET 24 OF 24

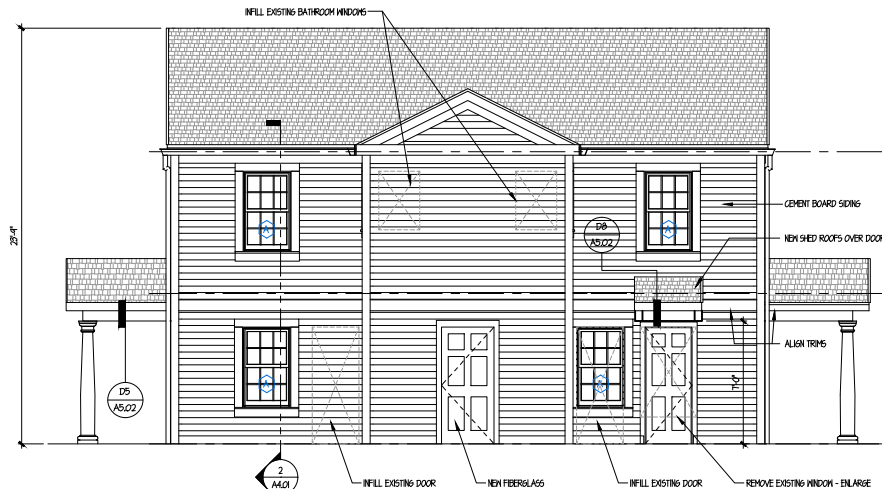
CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

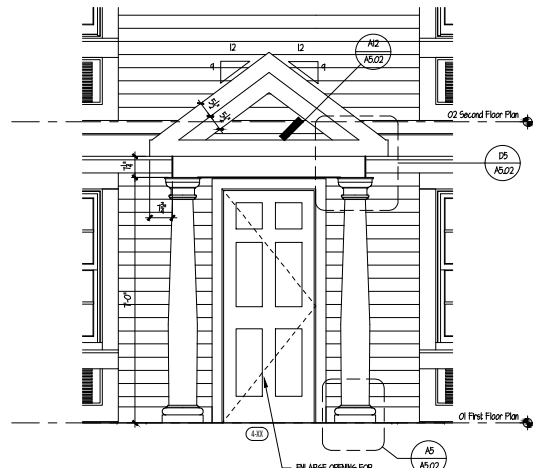
CAMBRIDGE PARK REHABILITATION, BRISTOL, CT 1. CAMPAINT 25.10 2nd, 1.50.01 ELEVATIONS



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



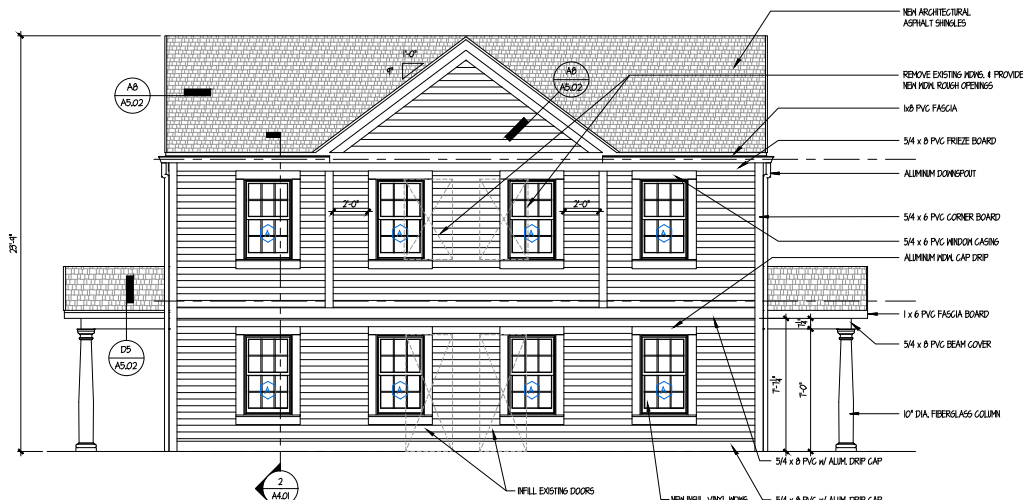
3 BLDG #1 - REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

date	description	rev.
revisions		

Building Type 1
C1A-3A

- Townhouse (2BR/2B)
- Handicapped Accessible
- Side Rear Entry
- Siding
- Gable Roof
- 2-Story Rear Addition (existing)

Locations:

- 27-40 Quaker / Davis
- 50-62 Davis (to be demolished)
- 81-83 Davis
- 104-106 Jerome
- 121-123 Davis
- 130-132 Davis (to be demolished)
- 162-166 Davis

2-APTS / 5 BRS

BUILDING #1:
EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

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

A2A-3B (HC)

DESIGN DEVELOPMENT
1-A2.01

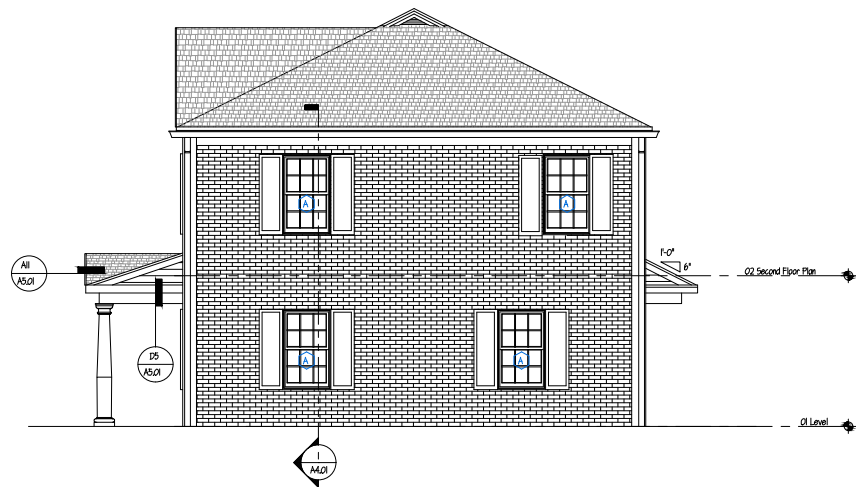
date AUGUST 1, 2024
drawn MGM
scale AS NOTED
checked DH
project no. 23-10

NOT TO SCALE

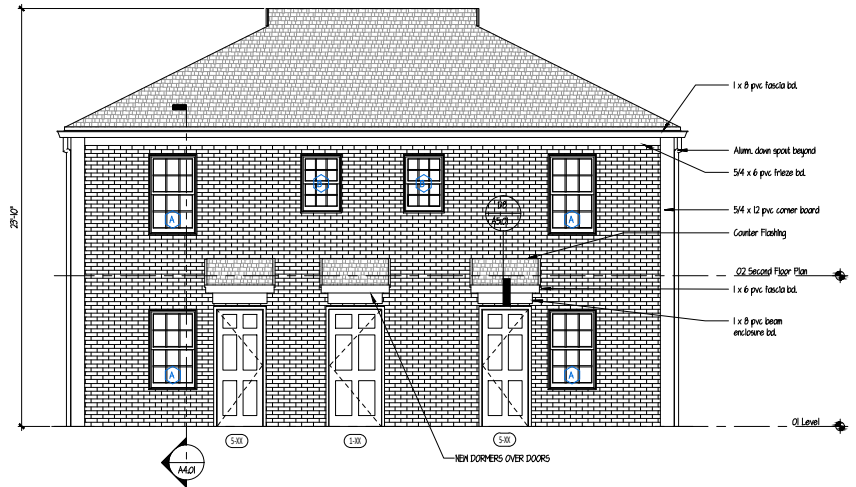
CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

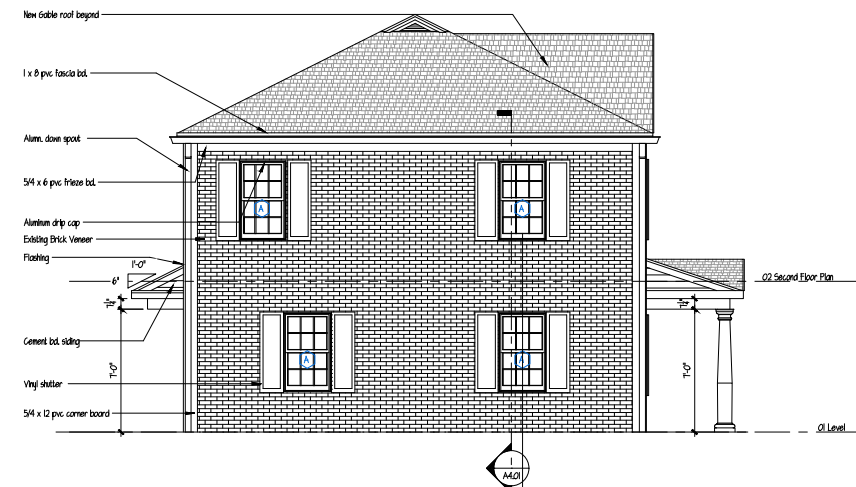
CAMBRIDGE PARK REHABILITATION, BRISTOL, CT | CAP-17-A2-01 - ELEVATIONS



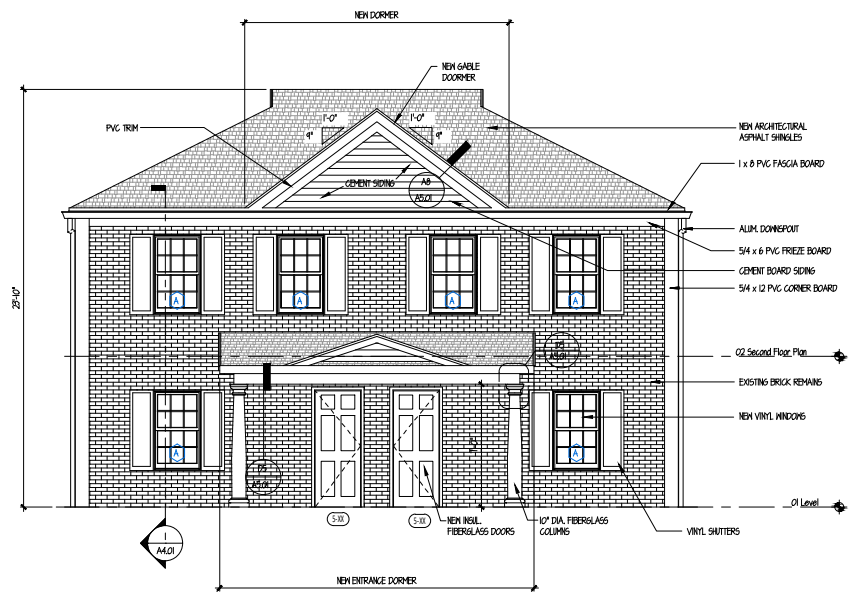
3 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

date	description	rev.

Building Type 7
B2-2B

- Townhouse (2BR/2.5B)
- Front Door Entry
- Brick Veneer
- High Roof

Locations:

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

2 APTS / 4 BR'S

BUILDING #7:
EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

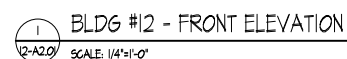
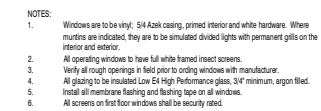
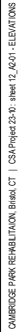
- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

DESIGN DEVELOPMENT
7-A2.01

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

NOT TO SCALE



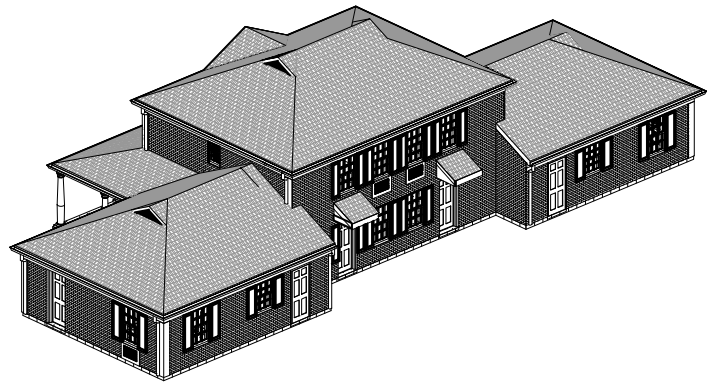
NOT TO SCALE

BUILDING TYPES

- See G2.01 for further descriptions

• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION AND SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HAND/CAP UNIT = (HC)

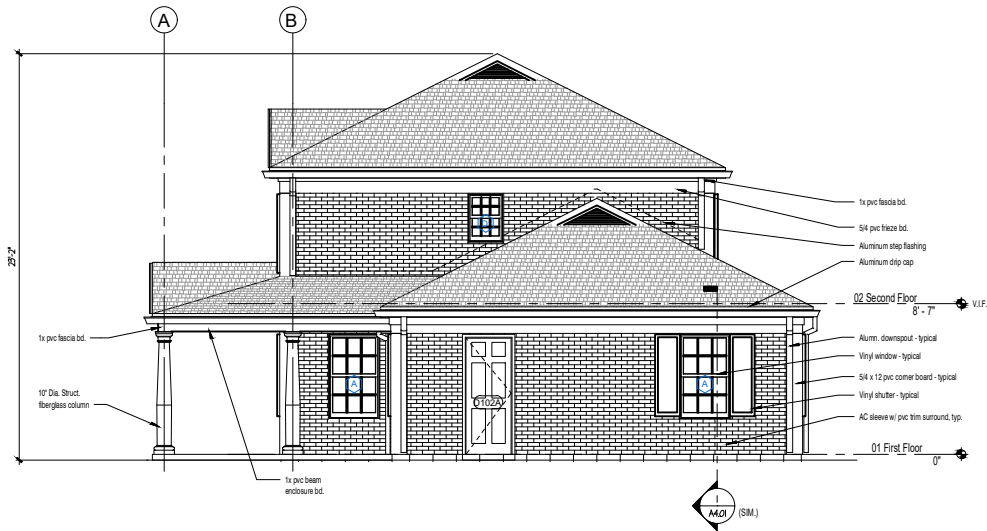
A2A-3B (HC)



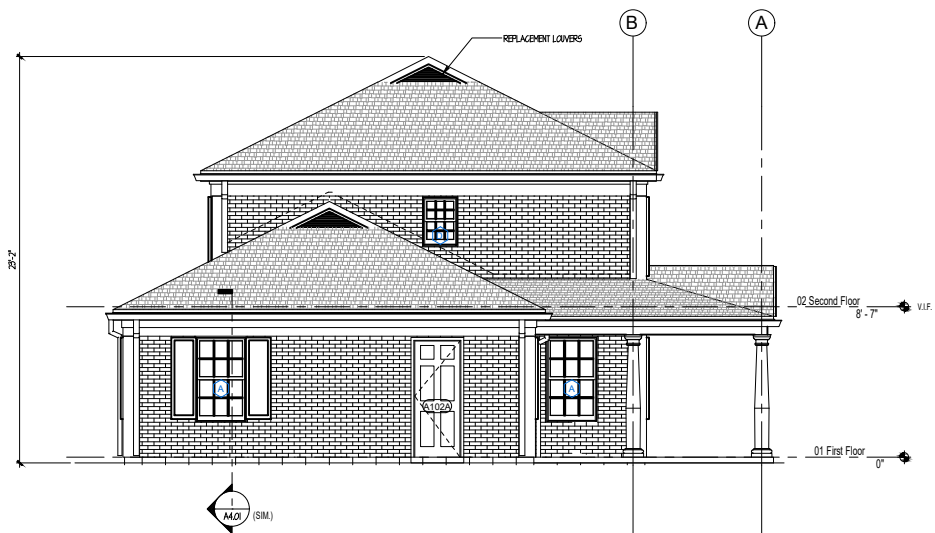
1 BLDG #12 - REAR PERSPECTIVE
SCALE: 1/8"=1'-0"



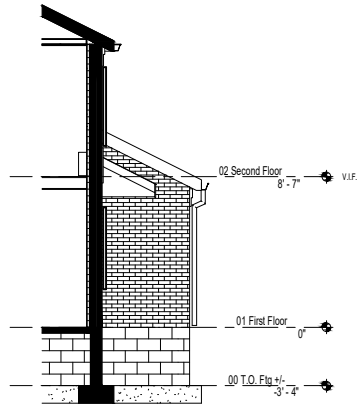
3 BLDG #12 - FRONT PERSPECTIVE
SCALE: 1/8"=1'-0"



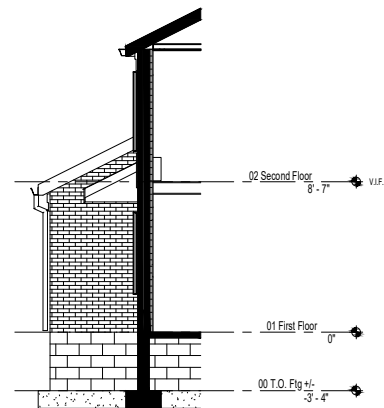
2 BLDG #12 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



1A PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

BUILDING TYPES
See G2.01 for further descriptions

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

A2A-3B (HC)

**CAMBRIDGE PARK
REHABILITATION**
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	rev.

**Building Type 12
A2-2C**

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

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
149-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

**BUILDING #12:
EXTERIOR
ELEVATIONS**

DESIGN DEVELOPMENT

12-A2.02

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

NOT TO SCALE

CAMBRIDGE PARK REHABILITATION, BRISTOL, CT | G2A Project 23-10 | DWG# 12_A2-02 - ELEVATIONS

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

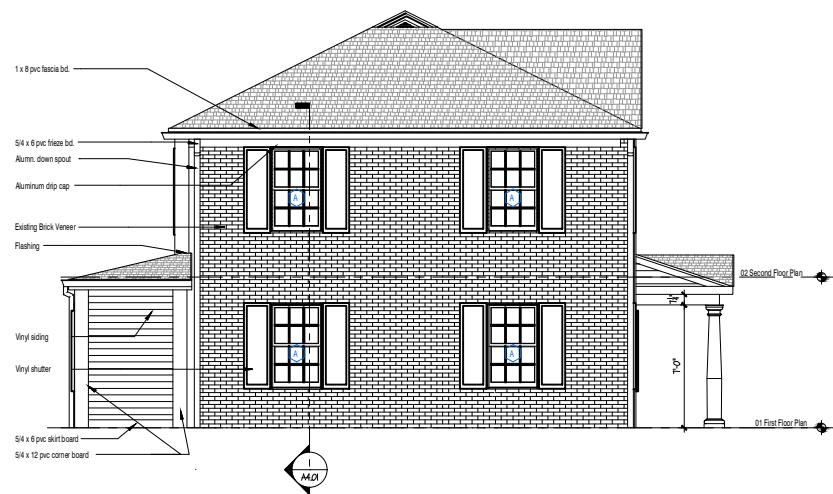
CAMBRIDGE PARK REHABILITATION BRISTOL, BRISTOL, CT | GSA Project 22-10 INW-16, 2021 - ELEVATIONS



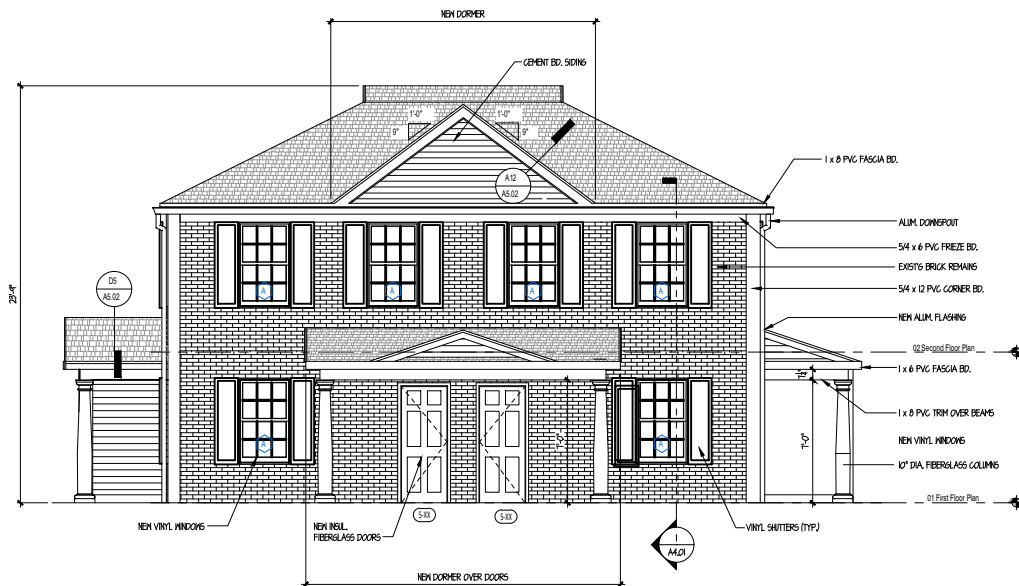
3 BLDG #16 - REAR ELEVATION
1/8"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
1/8"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
1/8"=1'-0"



1 BLDG #16 - FRONT ELEVATION
1/8"=1'-0"

Window Schedule						
Type	Count	Rough Opening		Material	Type	Egress
Mark		Width	Height			
A	17	3'-0"	4'-11"	Vinyl	Double Hung	
C	1	2'-4"	3'-4"	Vinyl	Double Hung	
D	1	2'-0"	3'-4"	Vinyl	Double Hung	
E	3	2'-9"	4'-7"	Vinyl	Double Hung	

Siding Types	
A	Siding Type A
B	Siding Type B
C	Siding Type C

- NOTES:
- Windows are to be Vinyl Windows with vinyl extension jambs, clad exterior. 5/4 Anok casing, primed interior and white hardware. Where grilles are indicated, they are to be simulated divided lights with permanent grille on the interior and exterior.
 - All operating windows to have full white framed specified insect screens.
 - Verify all rough openings in field prior to siding windows with manufacture.
 - All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
 - Install Sill Membrane Flashing and Flashing tape on all windows.

BUILDING TYPES
• See G2.01 for further descriptions

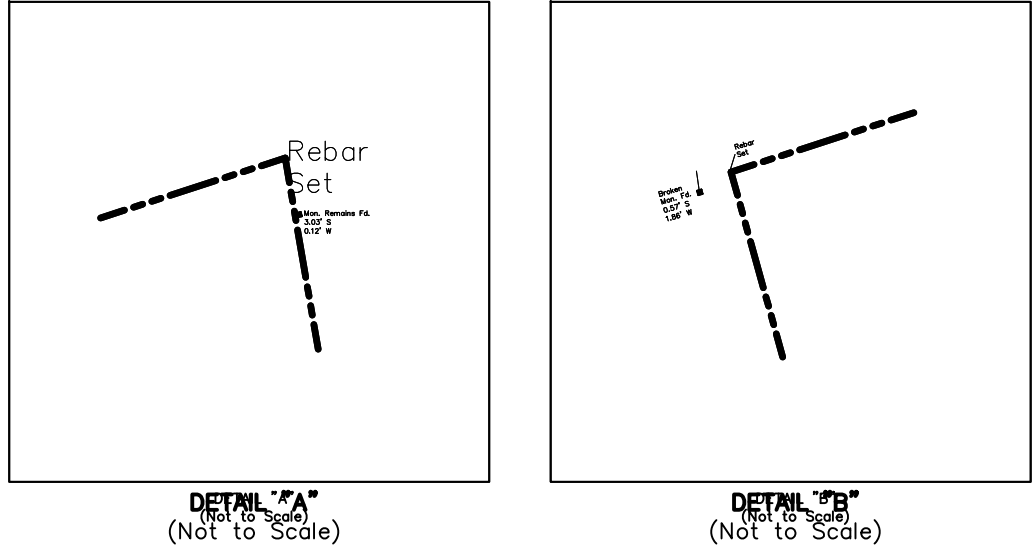
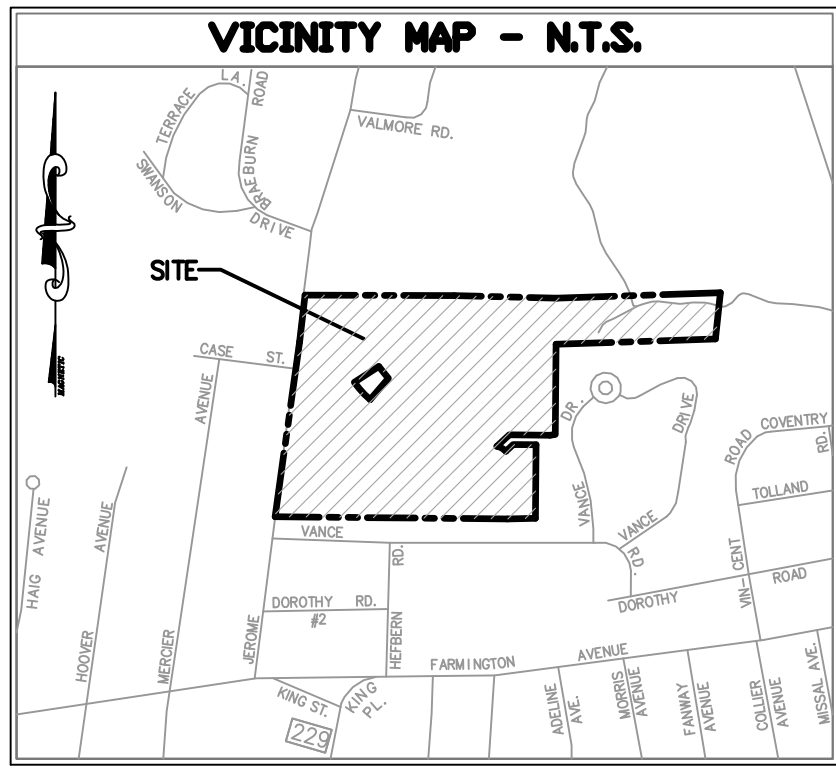
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)

A2A-3B (HC)

DESIGN DEVELOPMENT
16-A2.01

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

NOT TO SCALE



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



MISCELLANEOUS NOTES

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

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FLOOD NOTE

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

STATEMENT OF ENCROACHMENTS

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

UTILITY NOTES

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

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

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

SURVEYOR'S GENERAL NOTES

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

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

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

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

SCOTT D. PORTER, REGISTERED LAND SURVEYOR NO. 19299
IN THE STATE OF CONNECTICUT
DATE OF SURVEY: NOV. 24, 2016
DATE OF LAST REVISION:

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

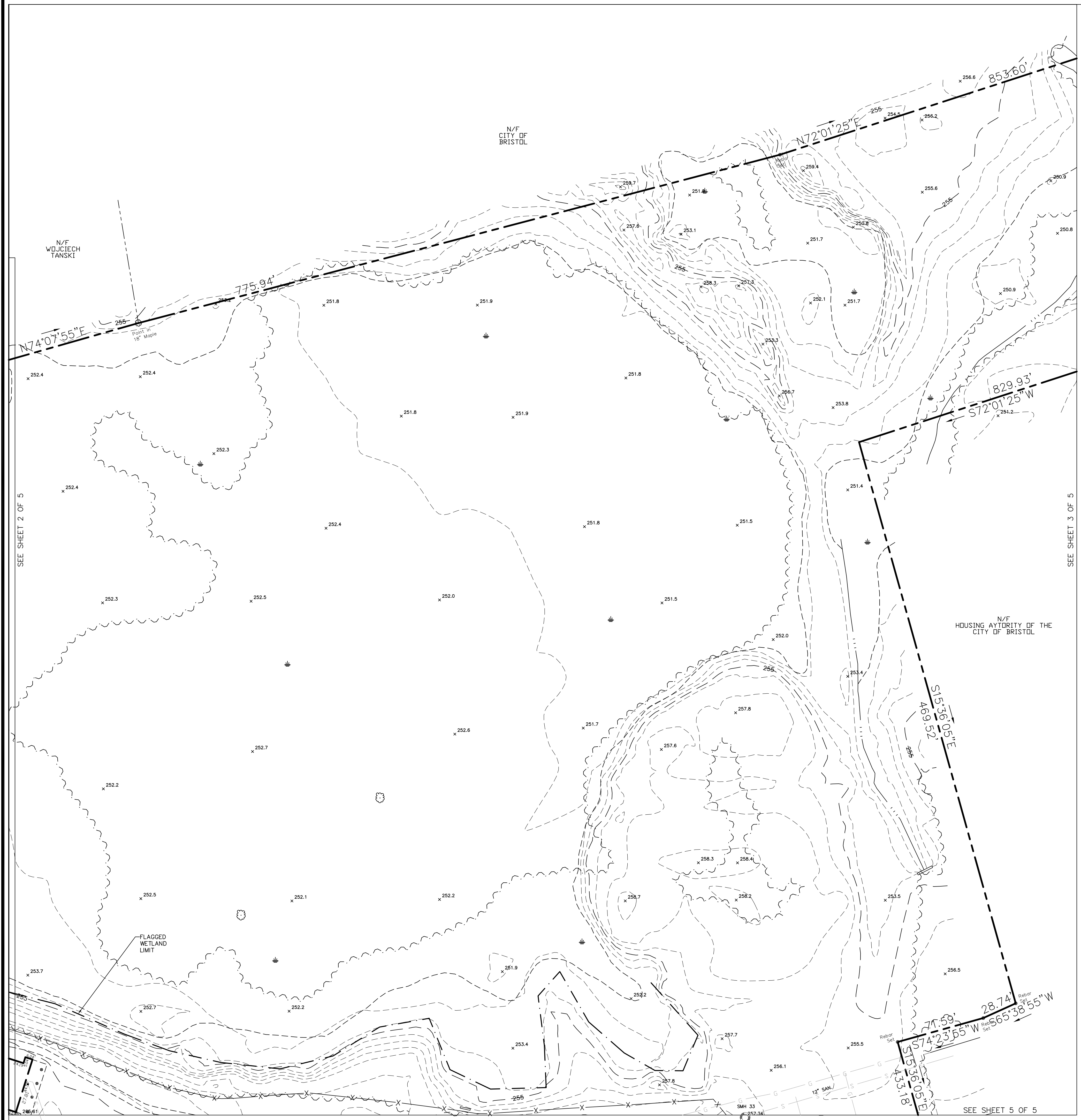
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023

SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS, LLC
CIVIL ENGINEERS & SURVEYORS

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



PRE-ALTA/NSPS LAND TITLE SURVEY

FOR
CAPTIAL STUDIO ARCHITECTS

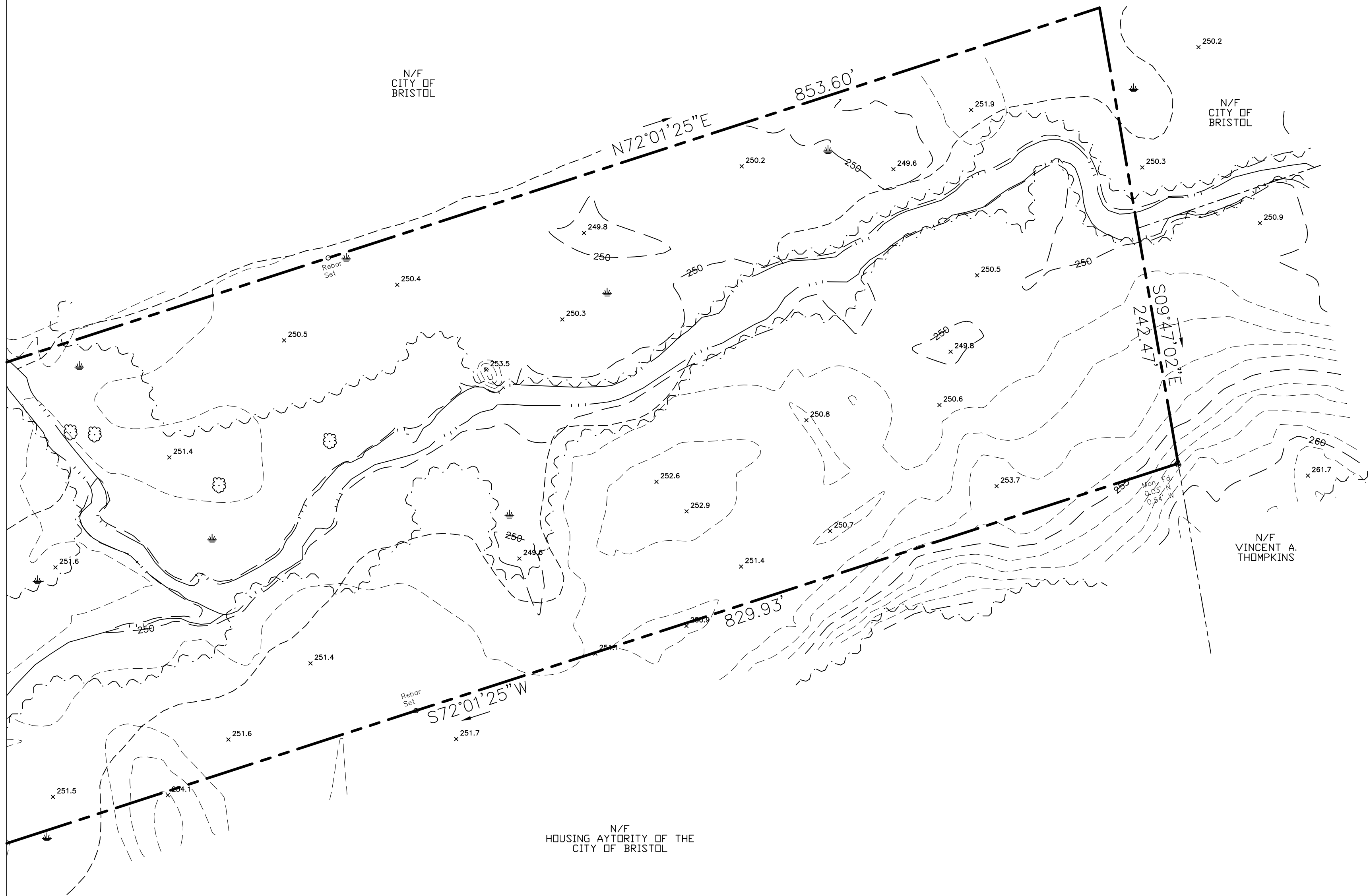
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS

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





SEE SHEET 3 OF 5



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

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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636



MERIDEN, CT. 06450
FAX 203-639-0022



SEE SHEET 5 OF 5

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

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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS LLC.
CIVIL ENGINEERS & SURVEYORS

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

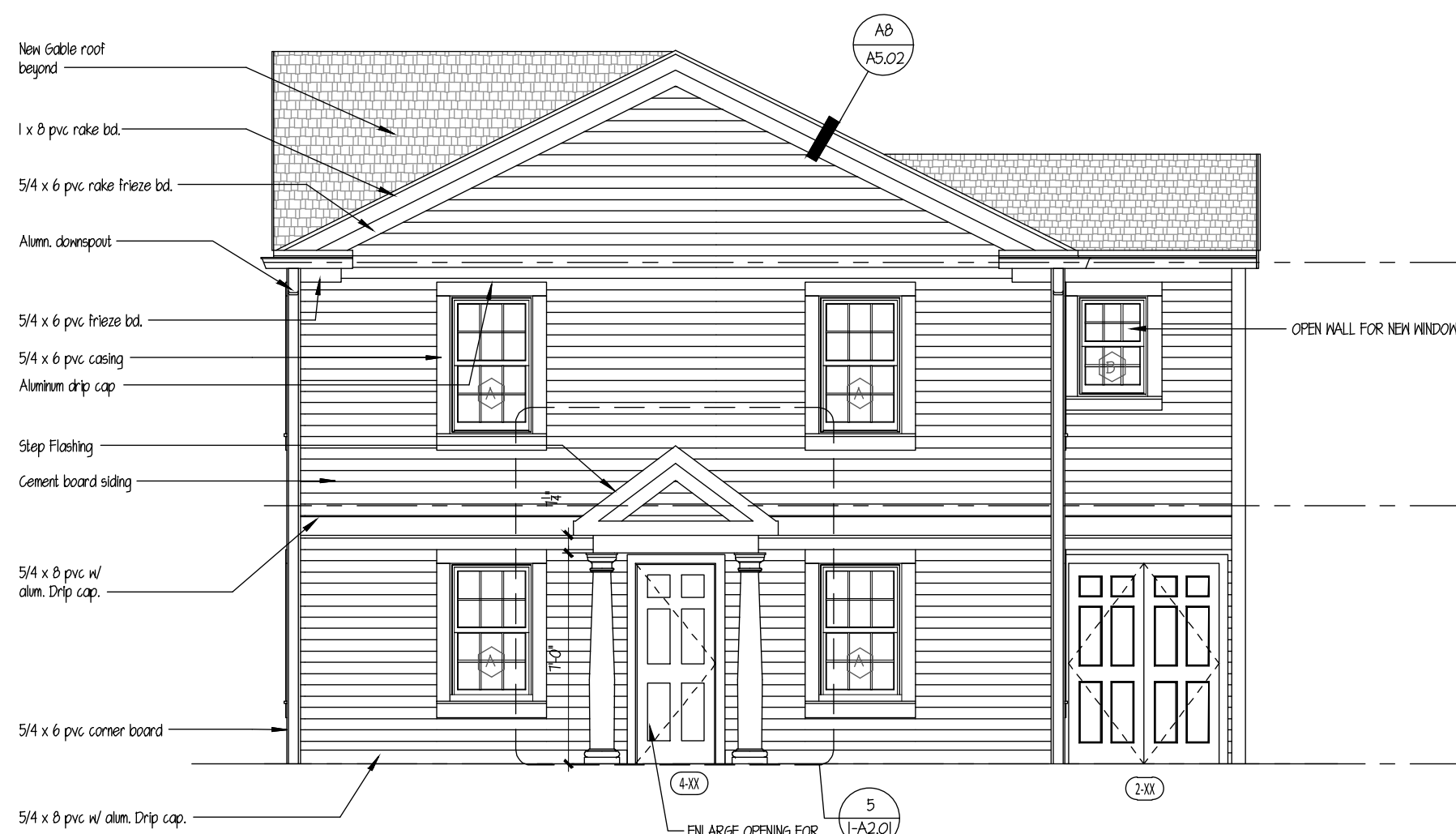


Elevation
Drawings
Updated:
2/5/25

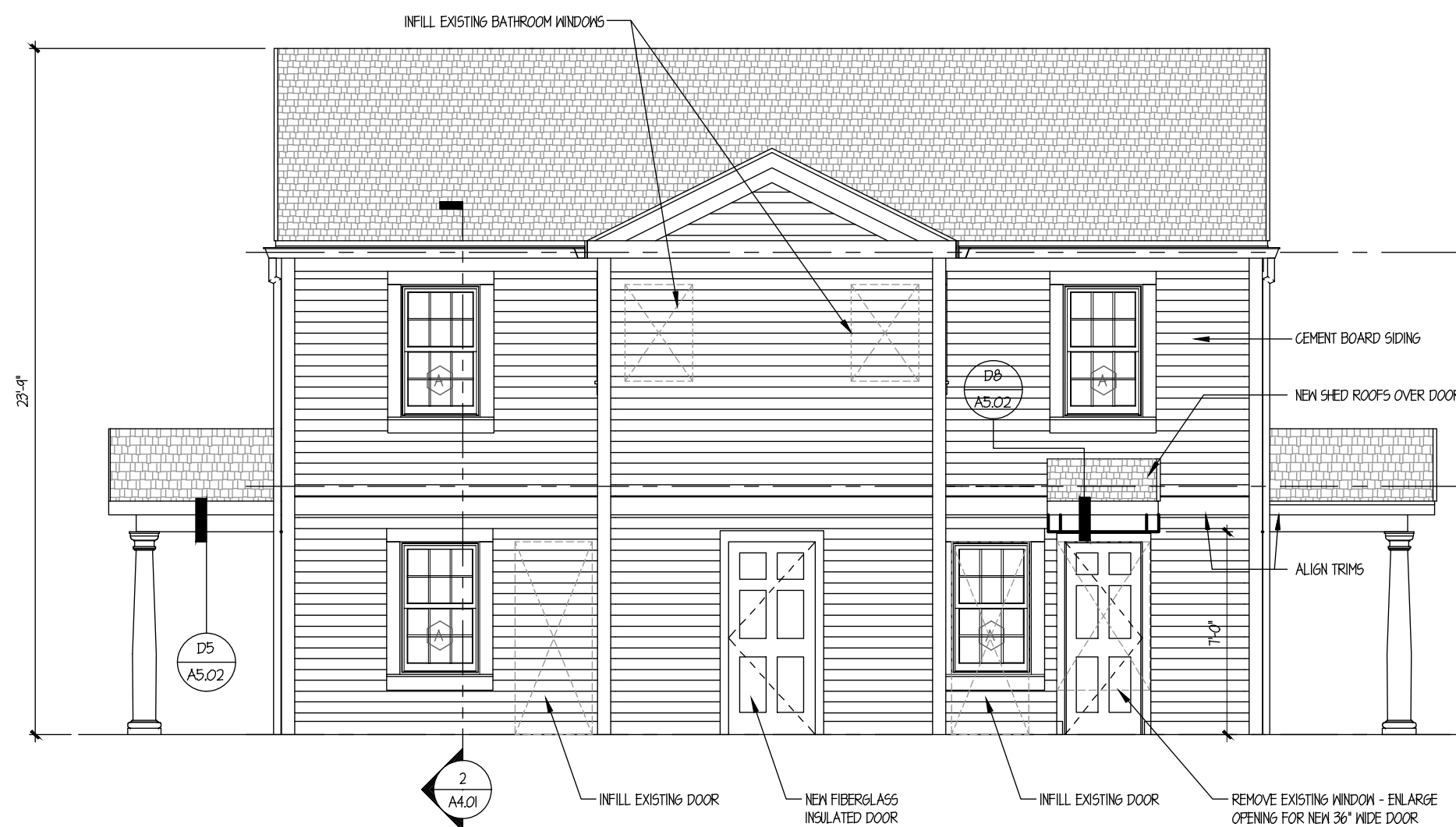
CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

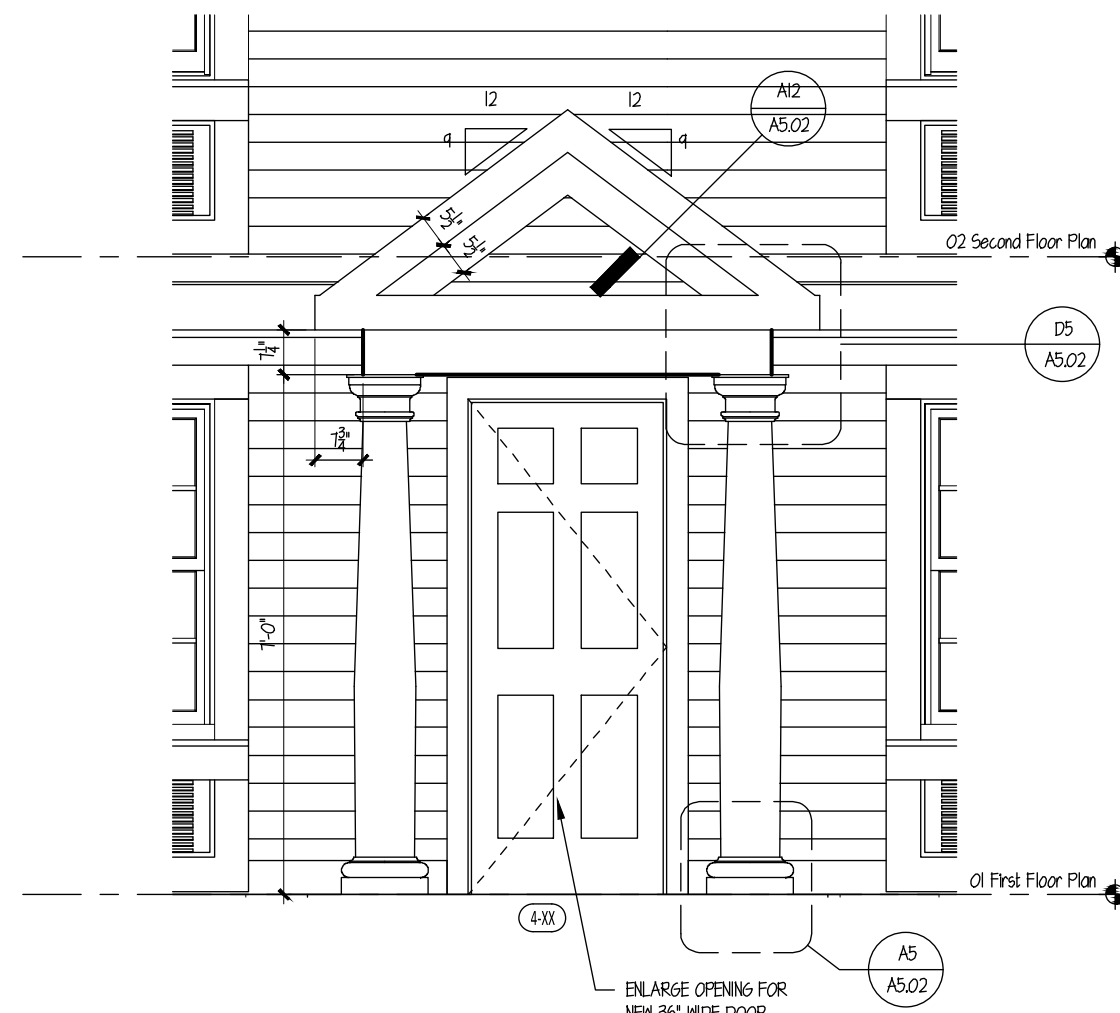
CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-16 sheet 1-A2.01 - ELEVATIONS



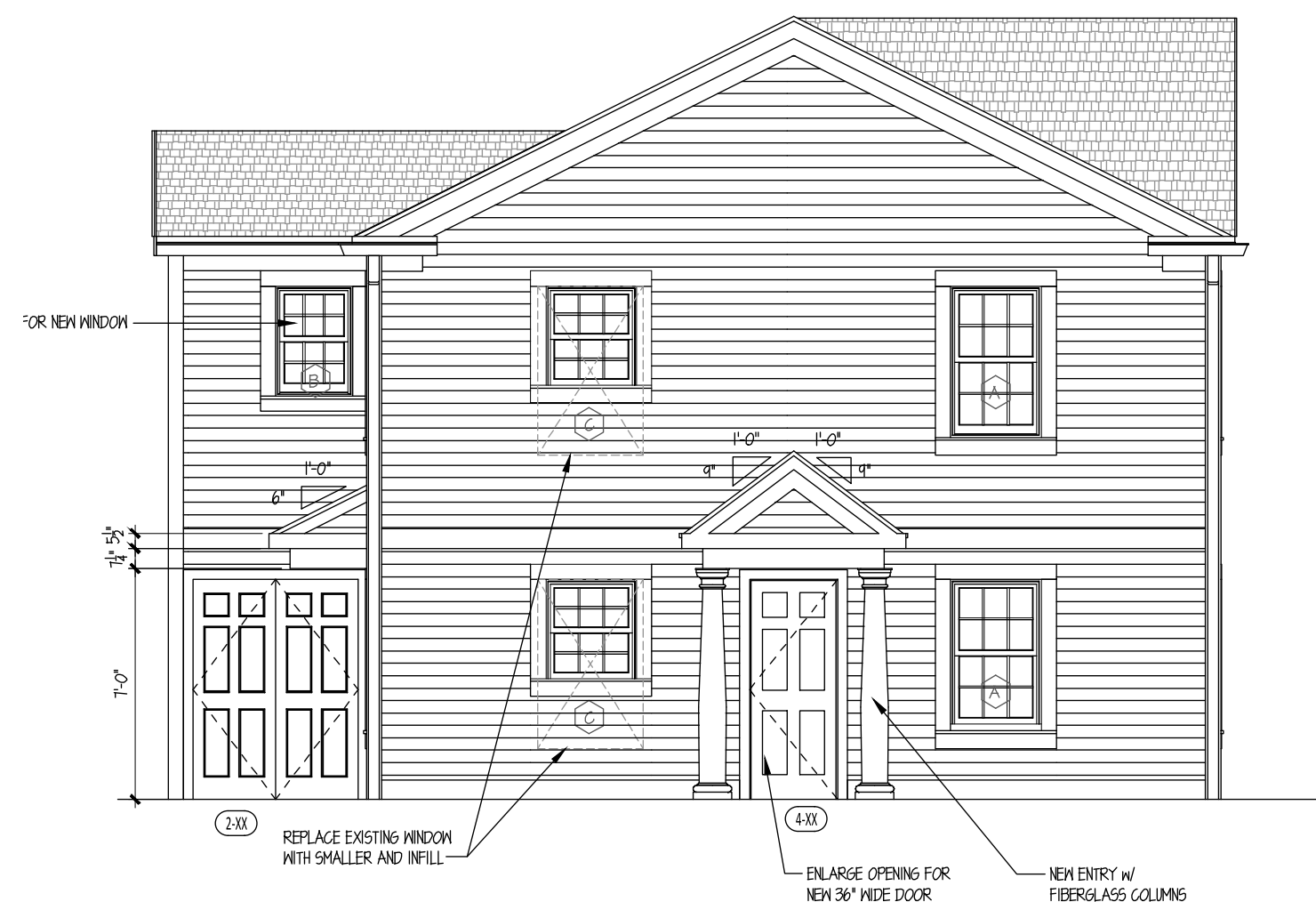
4 BLDG #1 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



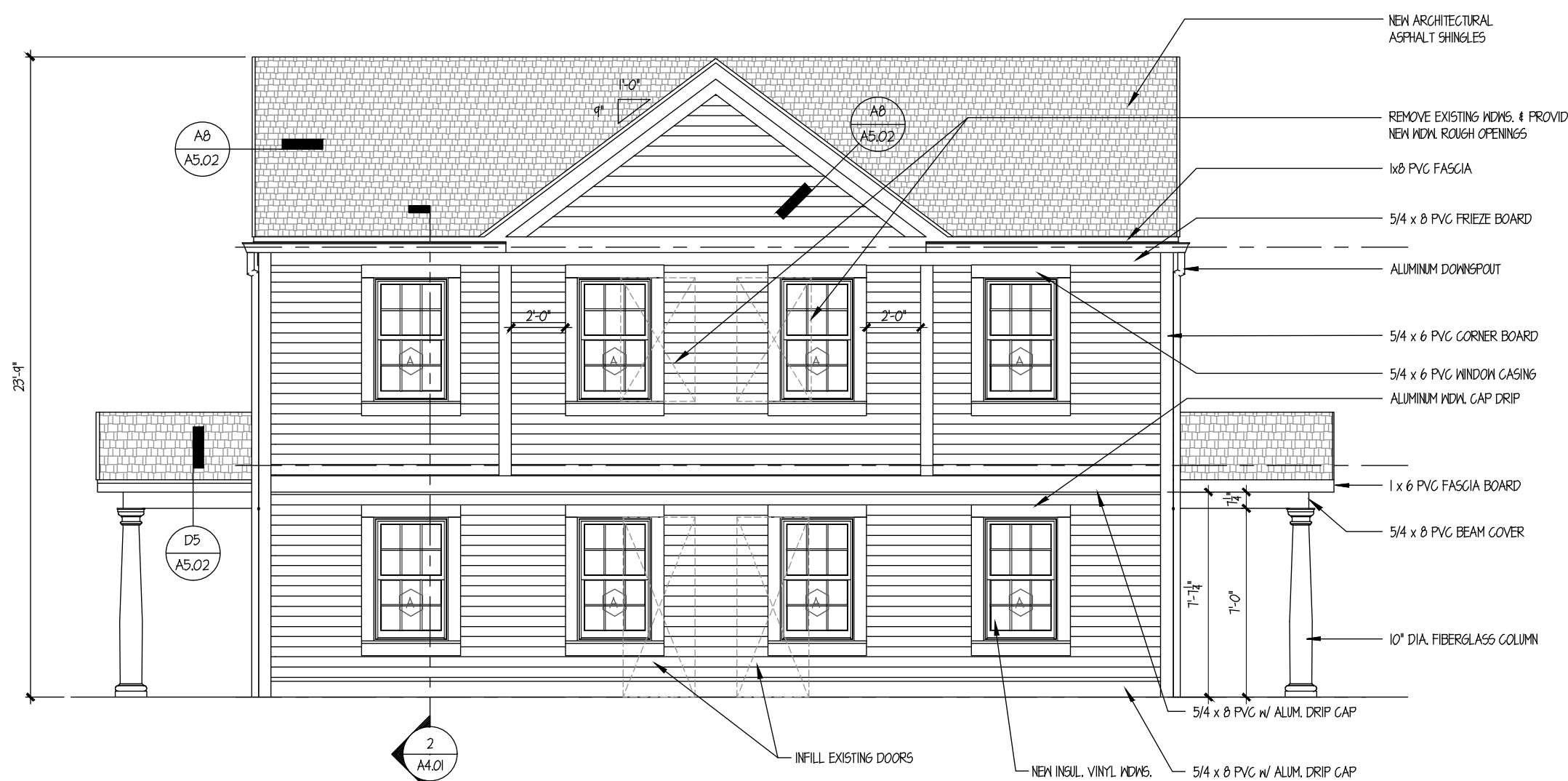
3 BLDG #1- REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

date	description	no.

Building Type 1
C1A-3A

- Townhouse (2BR/2BR)
- Handicapped Accessible
- Side Door Entry
- Siding
- Gable Roof
- 2-Story Rear Addition (existing)

Locations:

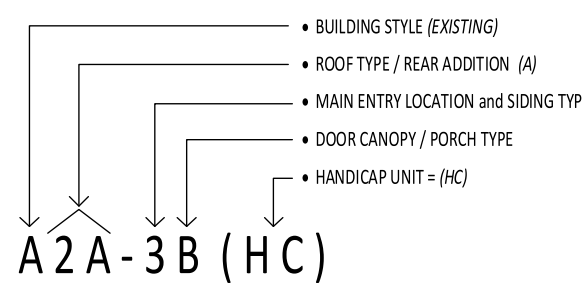
- 27-10 Quaker / Davis
- 50-52 Davis (to be demo'd)
- 81-83 Davis
- 104/106 Jerome
- 121/123 Davis
- 130/132 Davis (to be demo'd)
- 163-165 Davis

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

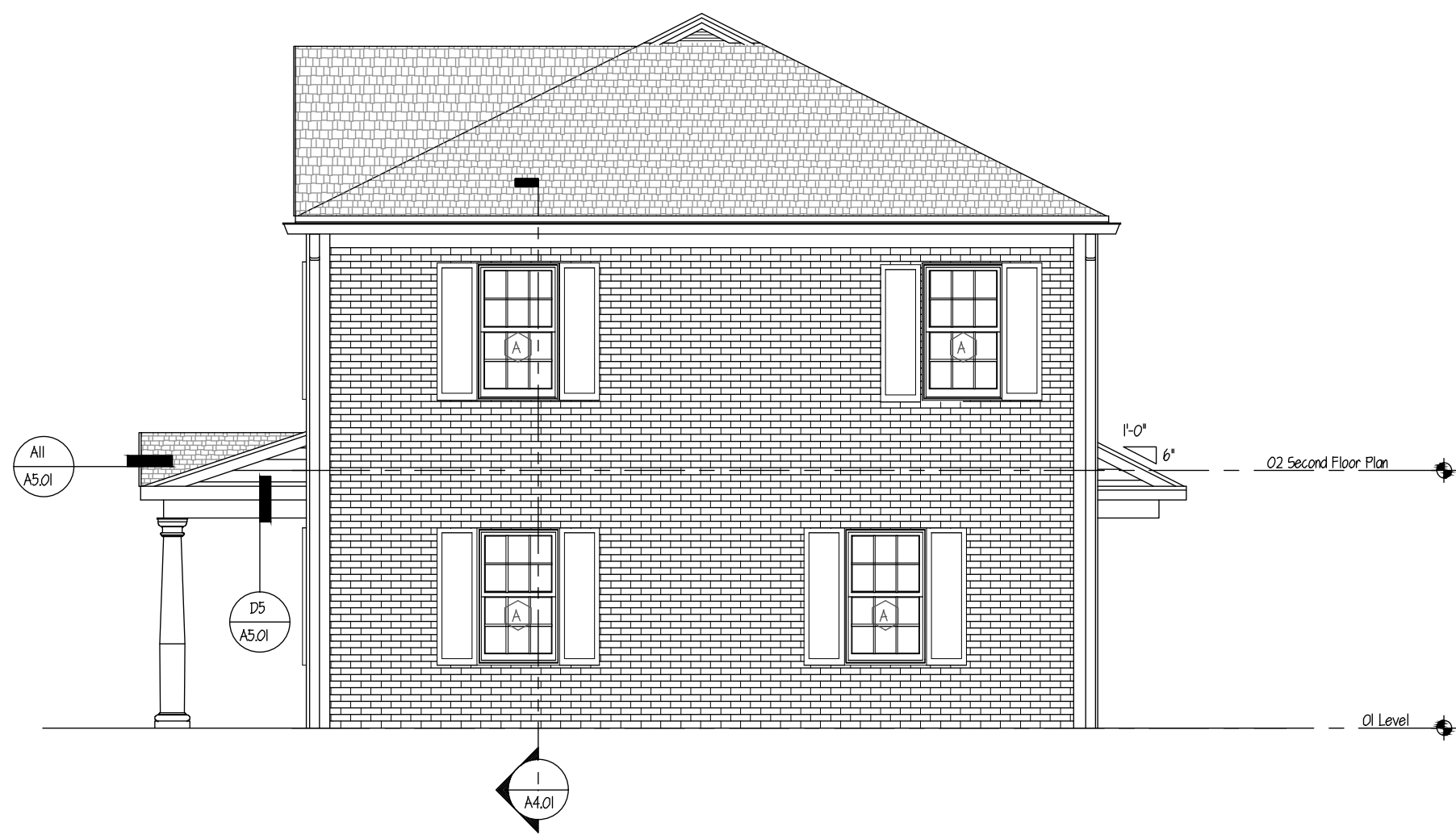


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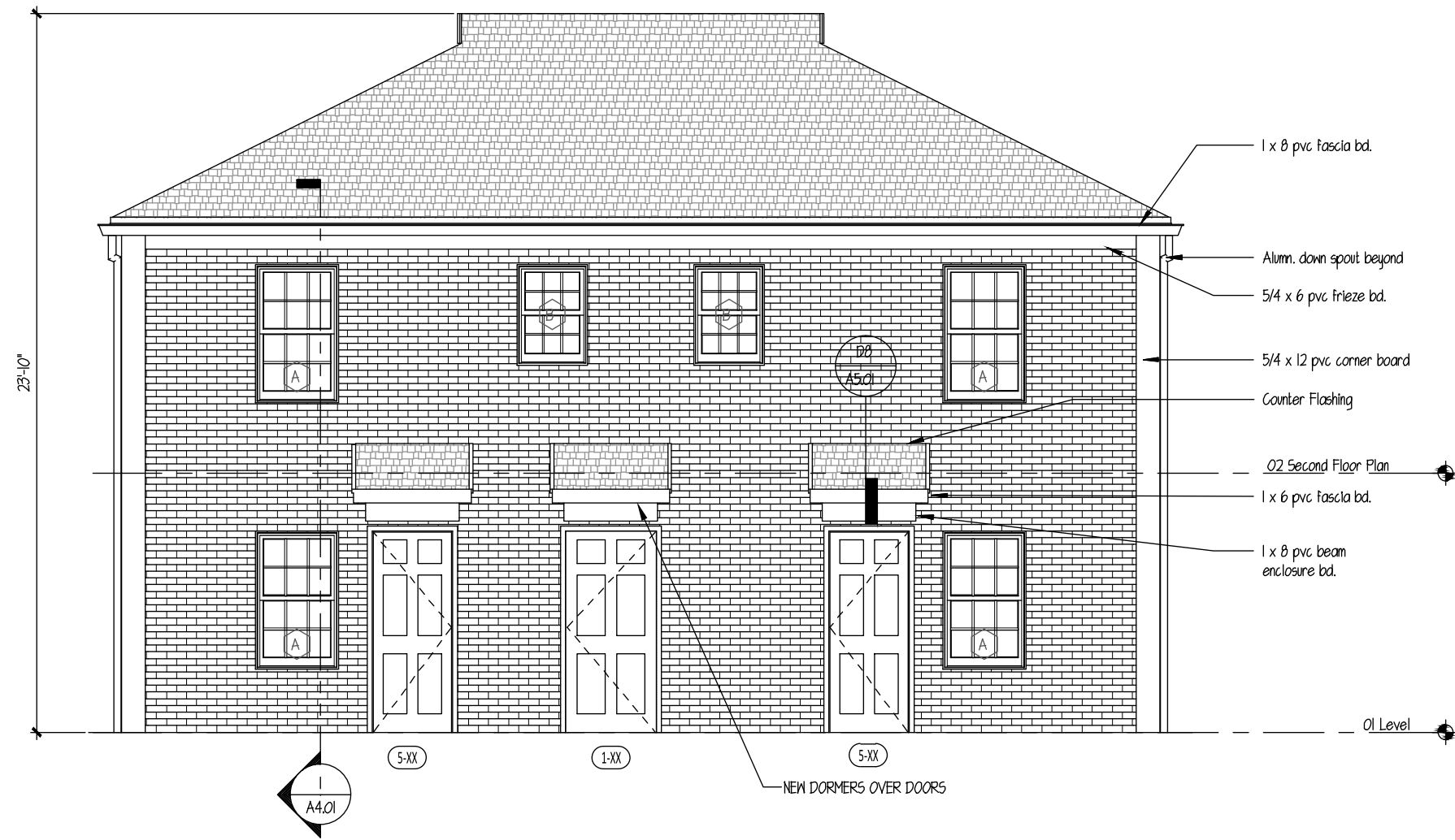
1-A2.01

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

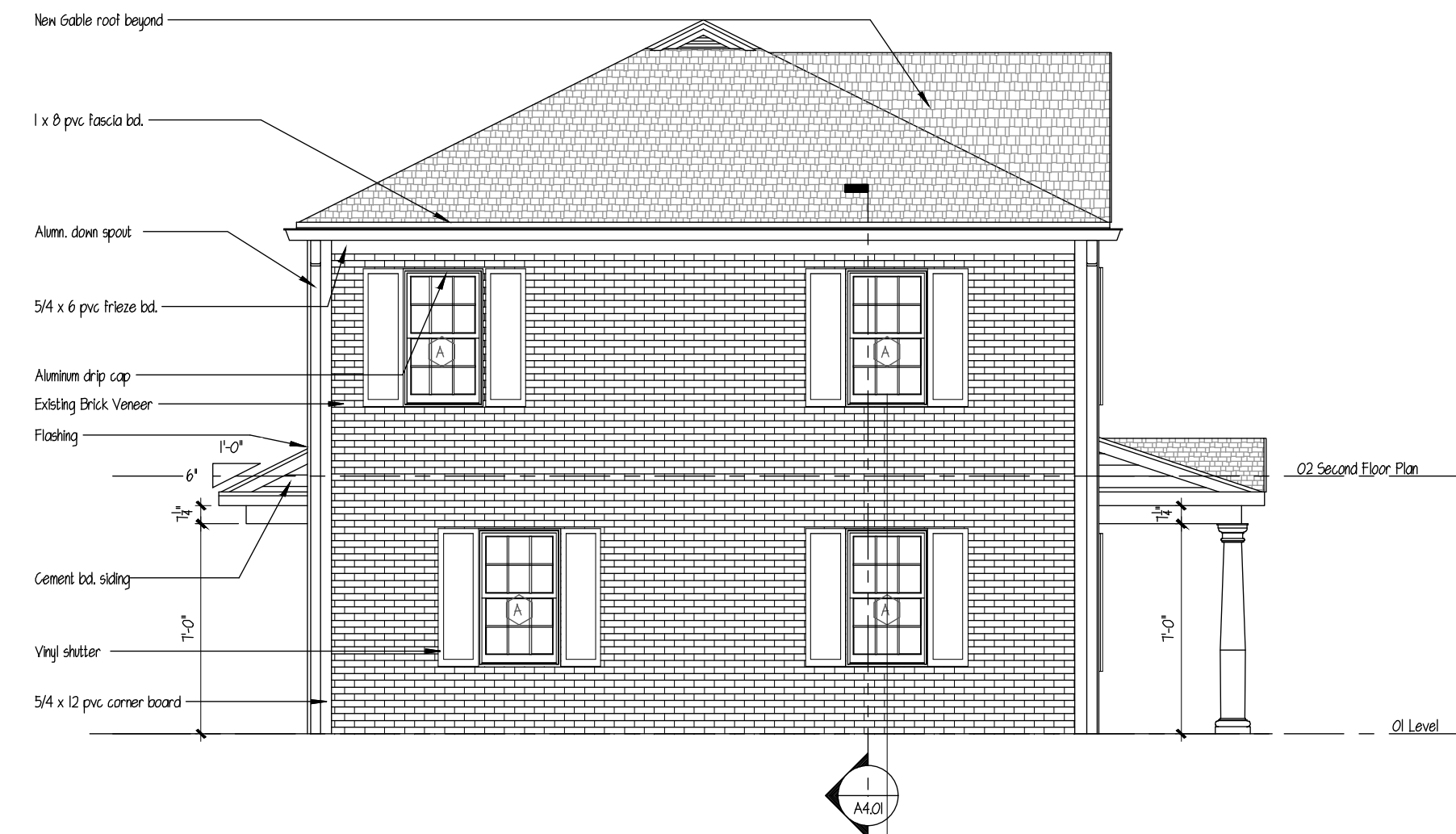
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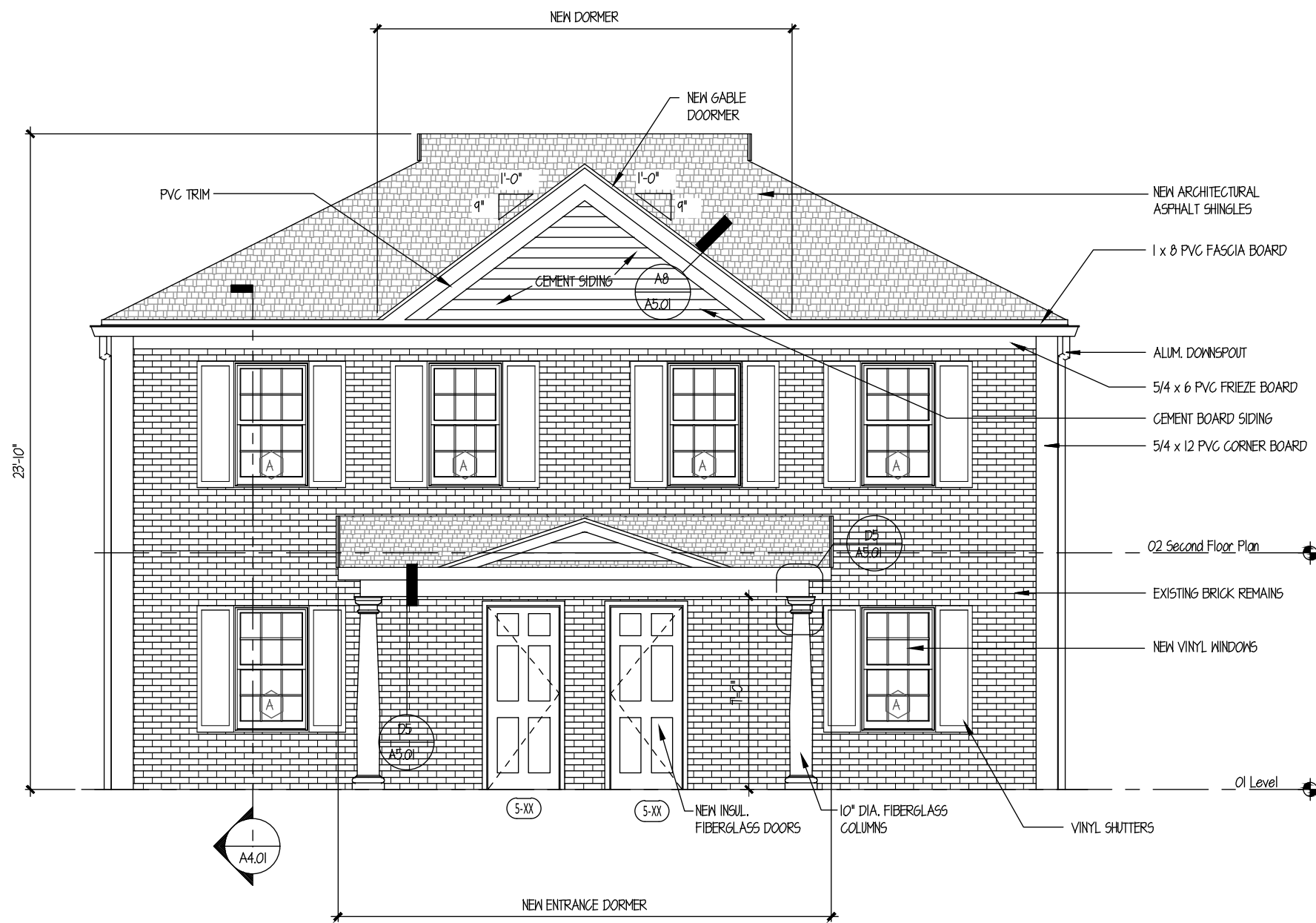
3 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.
revisions		

Building Type 7
B2-2B

- Townhouse (2BR/2BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

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

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

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

A2A-3B (HC)

DESIGN DEVELOPMENT

7-A2.01

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

NOT TO SCALE

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 - sheet 12-A2.01 - ELEVATIONS

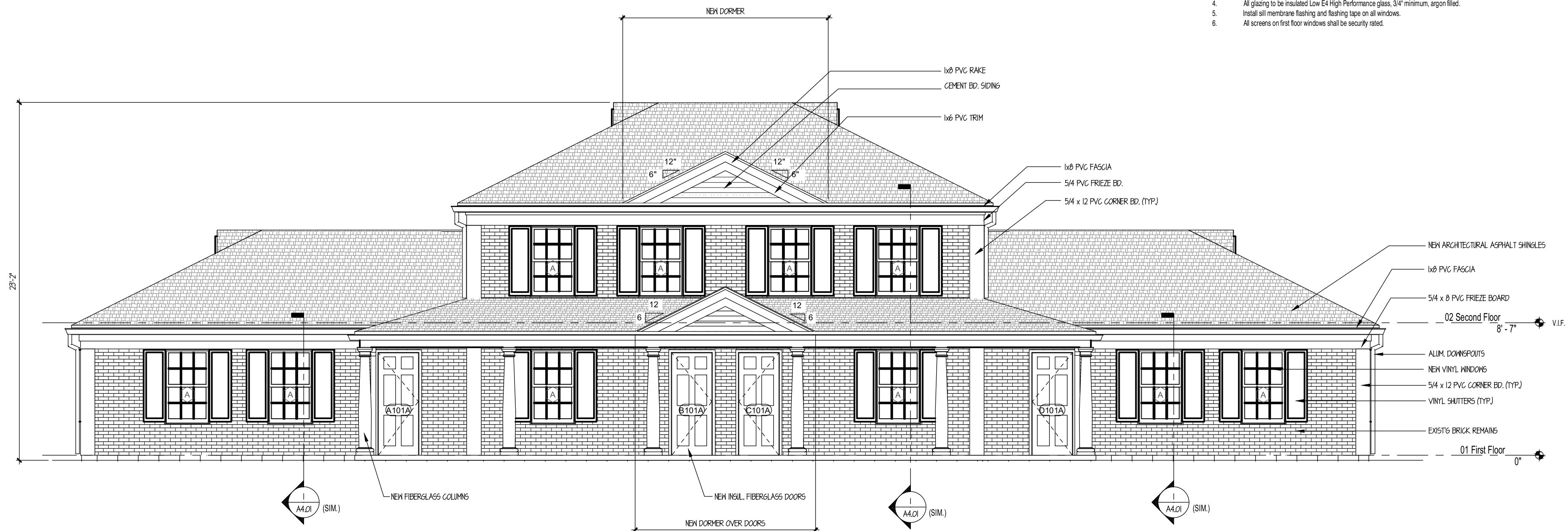


2 BLDG #12 - REAR ELEVATION
SCALE: 1/4"=1'-0"

Window Schedule						
Type	Count	Rough Opening		Material	Type	Sgress
		Width	Height			
A	14	2'-11 1/2"	4'-11"			
B	2	2'-11 1/2"	4'-0"			
C	8	2'-11 1/2"	4'-8"			
D	2	2'-0 1/2"	2'-10"			
E	8	3'-0"	1'-4"			
F	2	3'-0"	1'-4"			

NOTES:

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



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

Building Type 12
A2-2C

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

Locations:

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

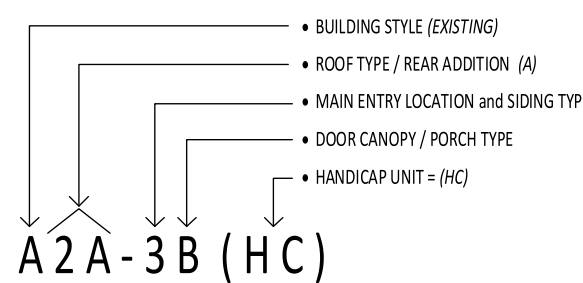
4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR
ELEVATIONS

BUILDING TYPES

- See G2.01 for further descriptions

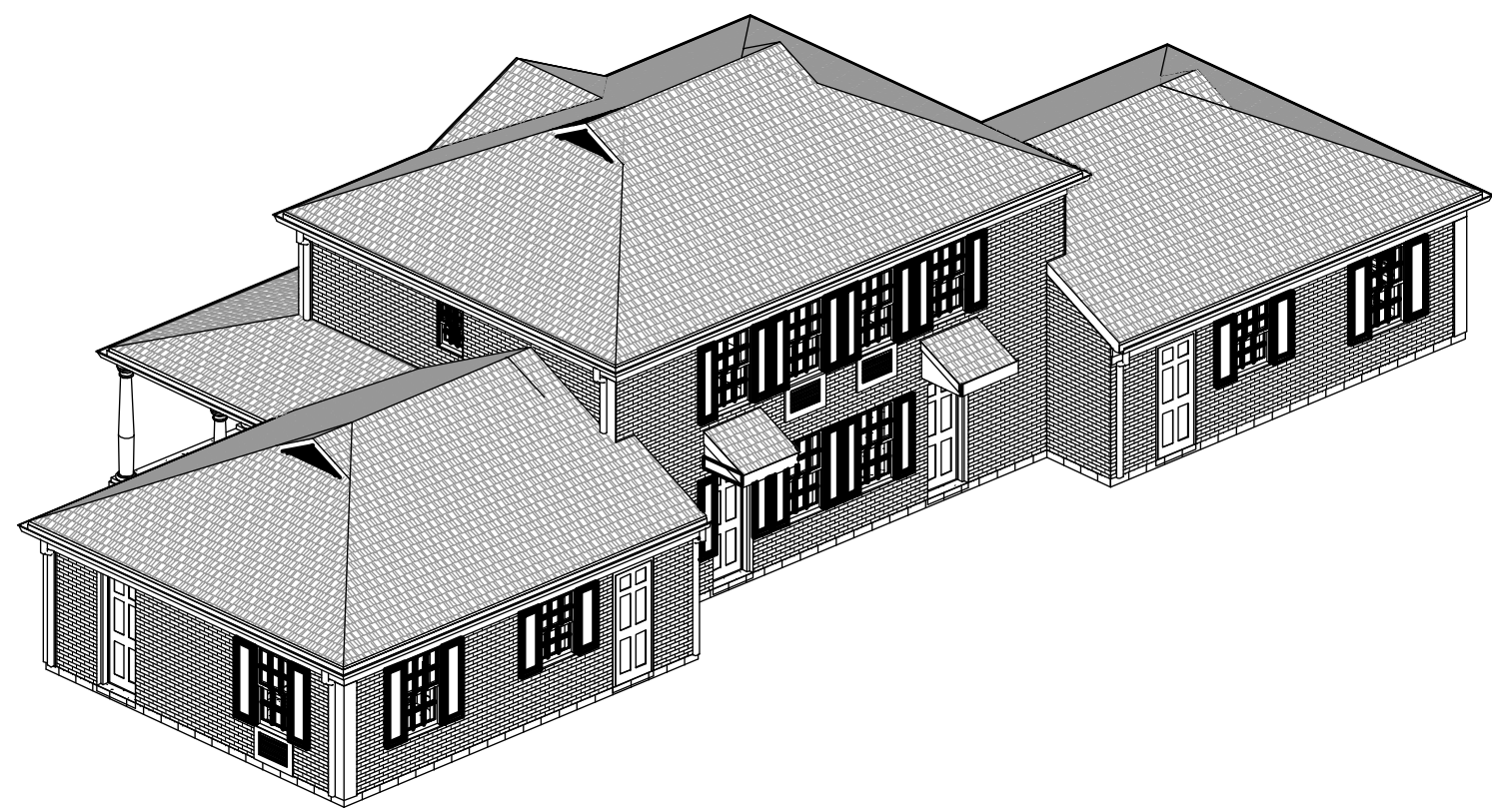


DESIGN DEVELOPMENT

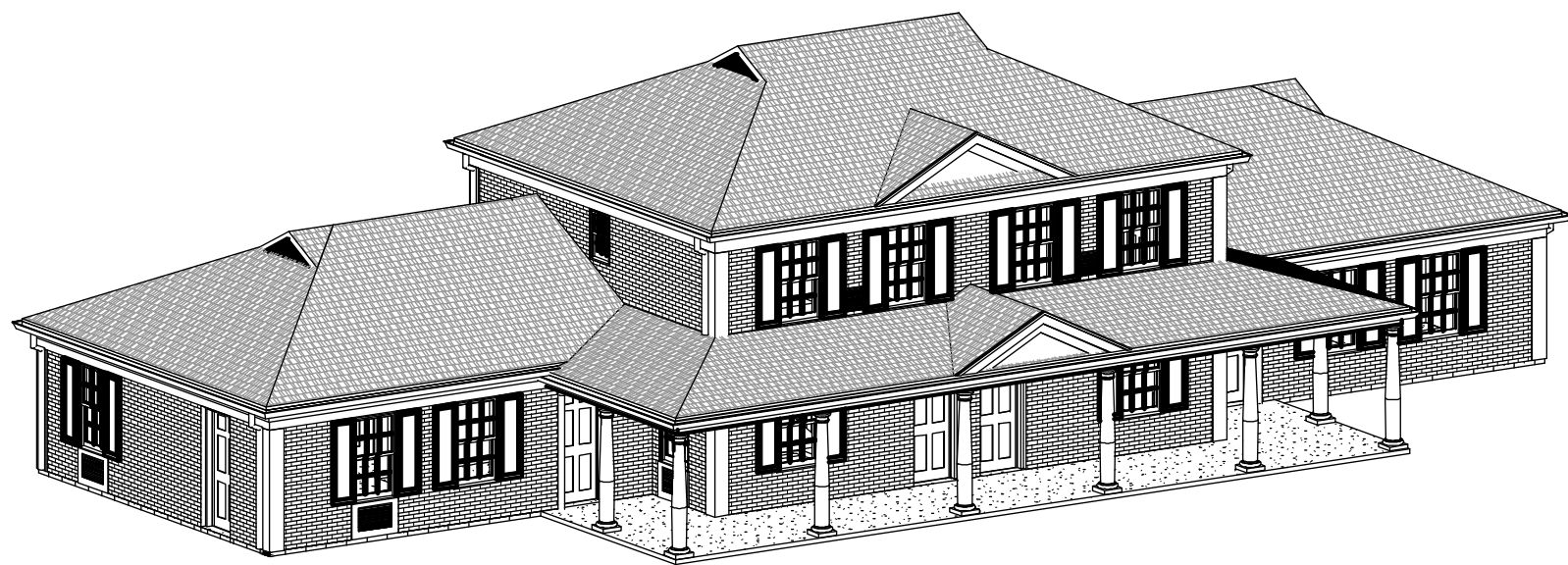
12-A2.01

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

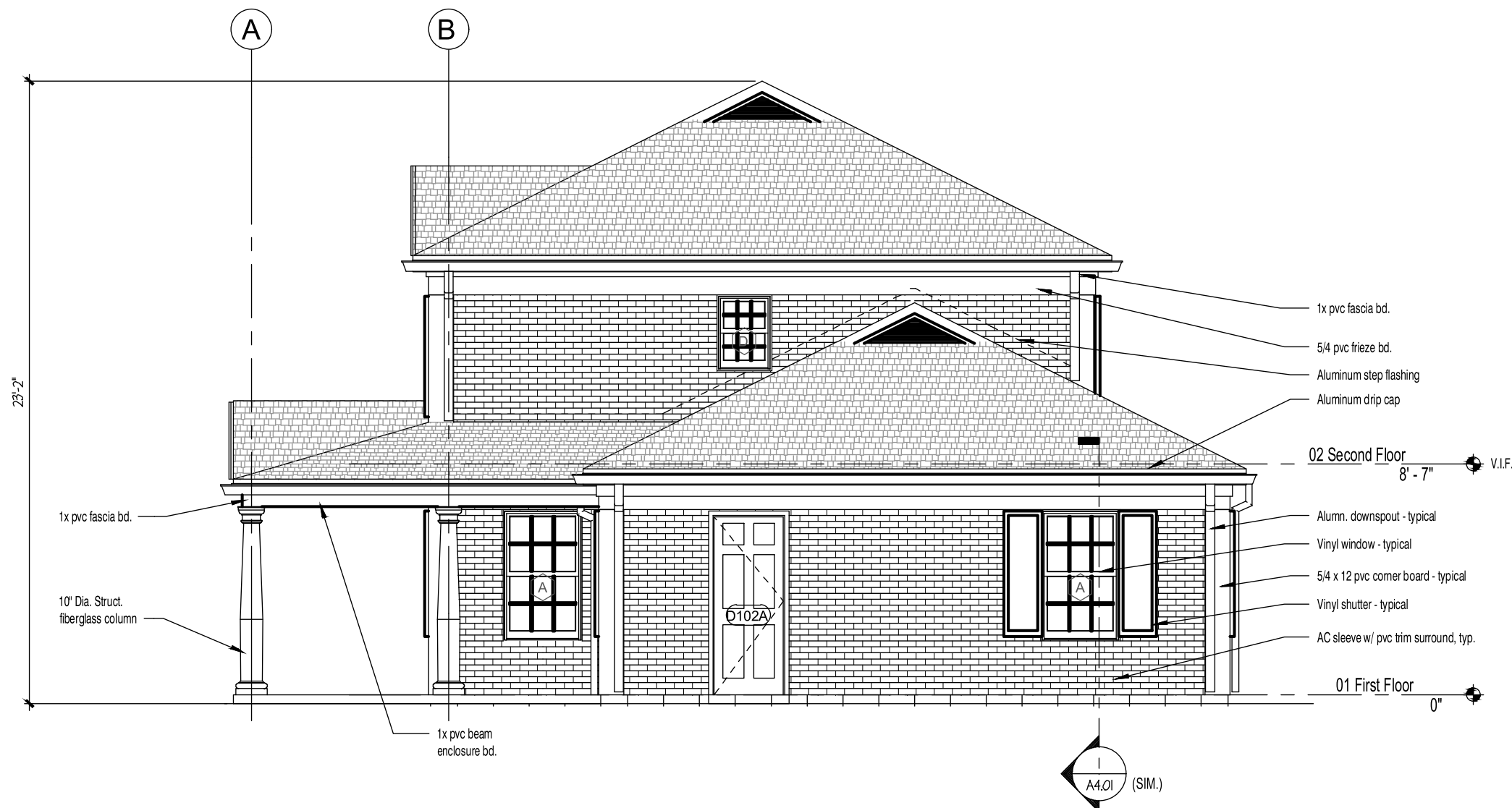
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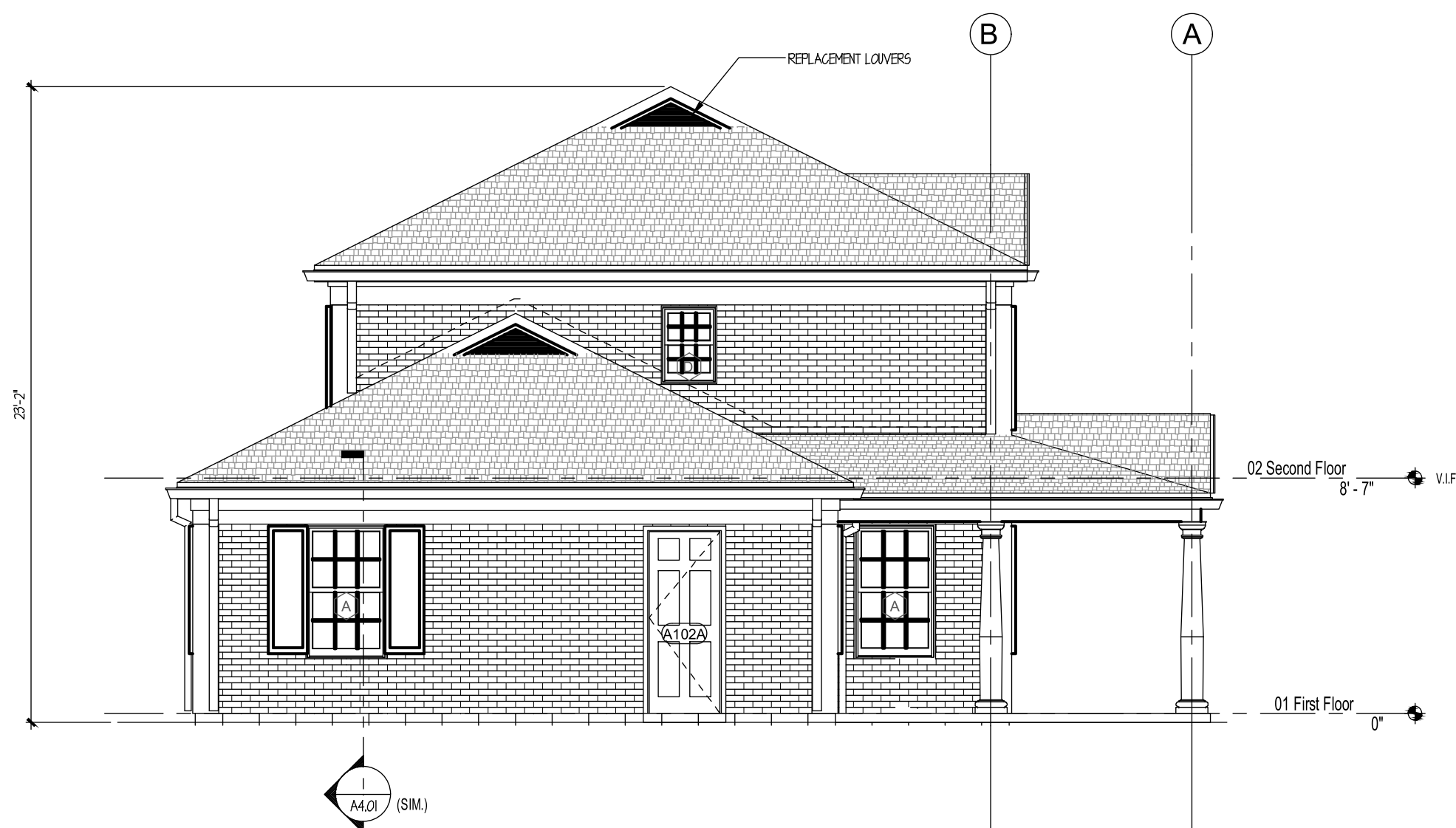
1 BLDG #12 - REAR PERSPECTIVE
12-A2.02 SCALE: 1/8"=1'-0"



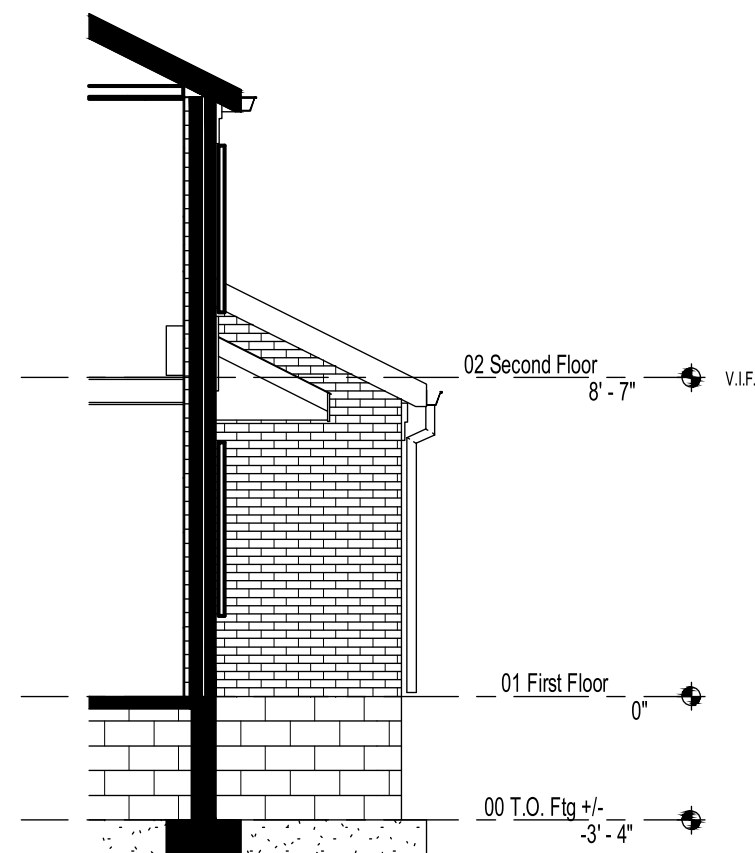
3 BLDG #12 - FRONT PERSPECTIVE
12-A2.02 SCALE: 1/8"=1'-0"



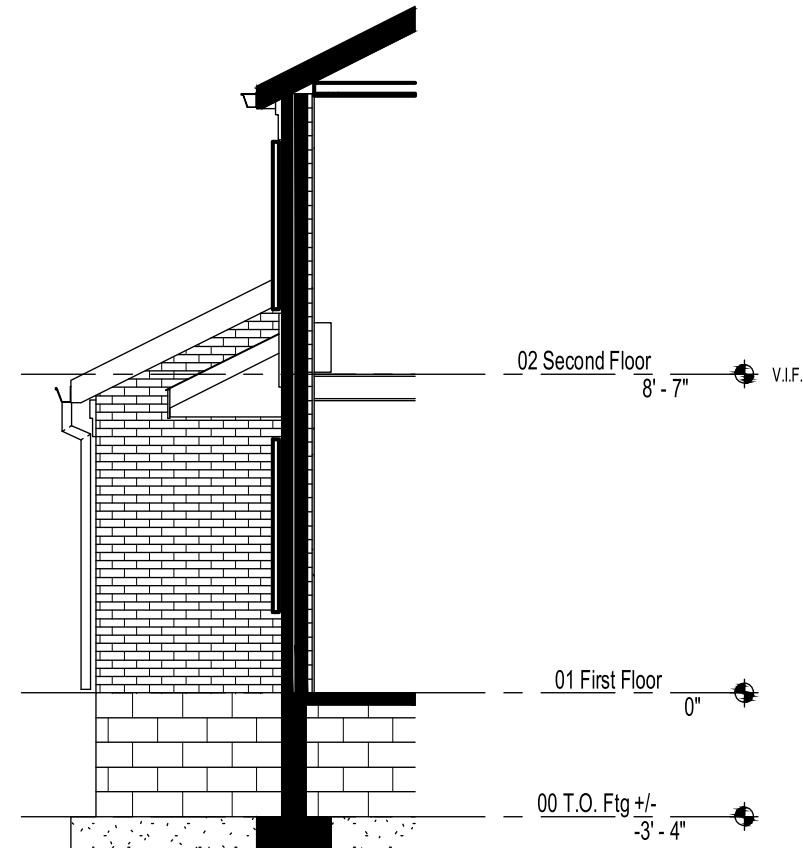
2 BLDG #12 - RIGHT SIDE ELEVATION
12-A2.02 SCALE: 1/4"=1'-0"



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



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



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

BUILDING TYPES
See G2.01 for further descriptions

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

A2A-3B (HC)

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.
revisions		

Building Type 12
A2-2C

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

Locations:

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

4-APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

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

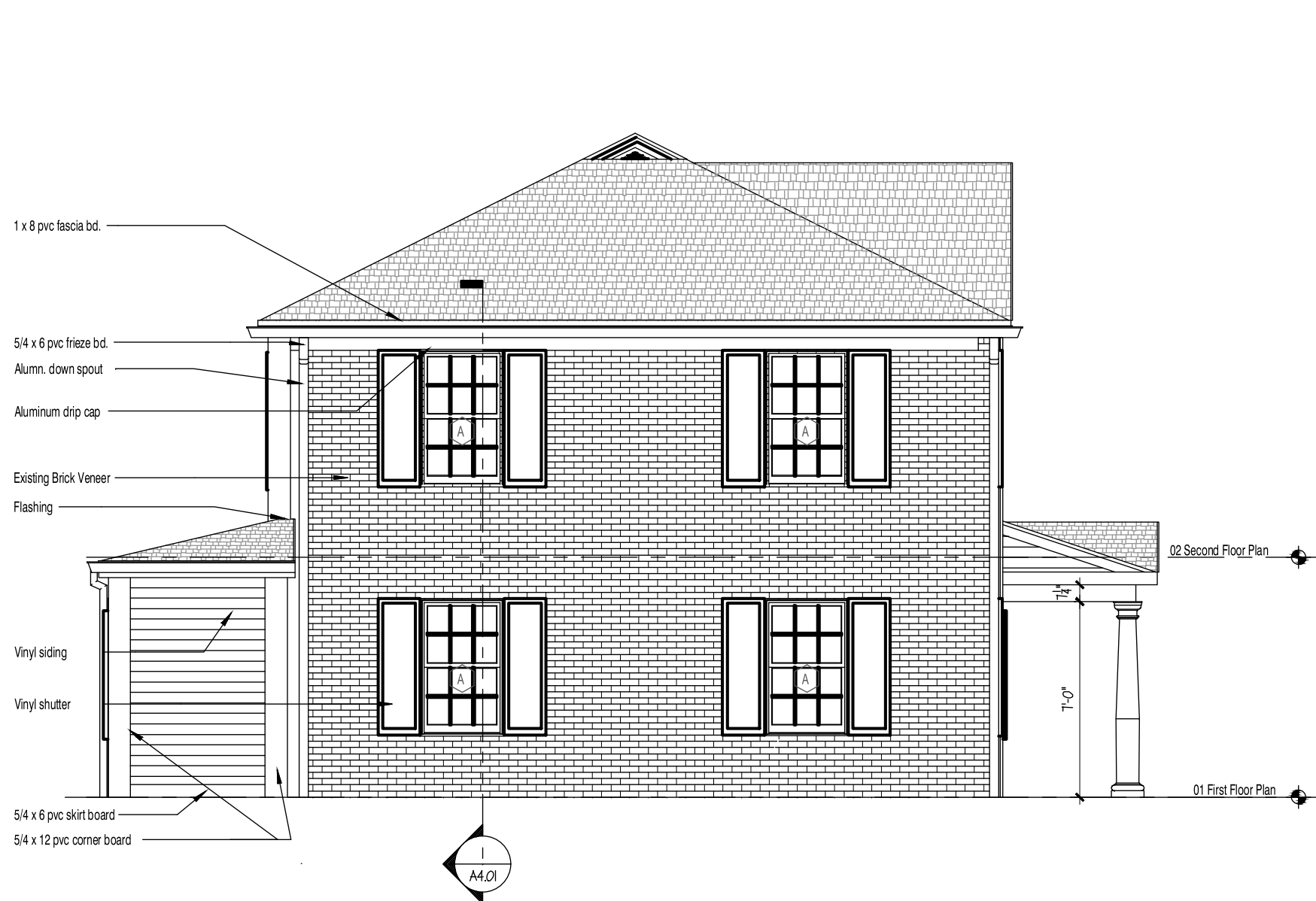
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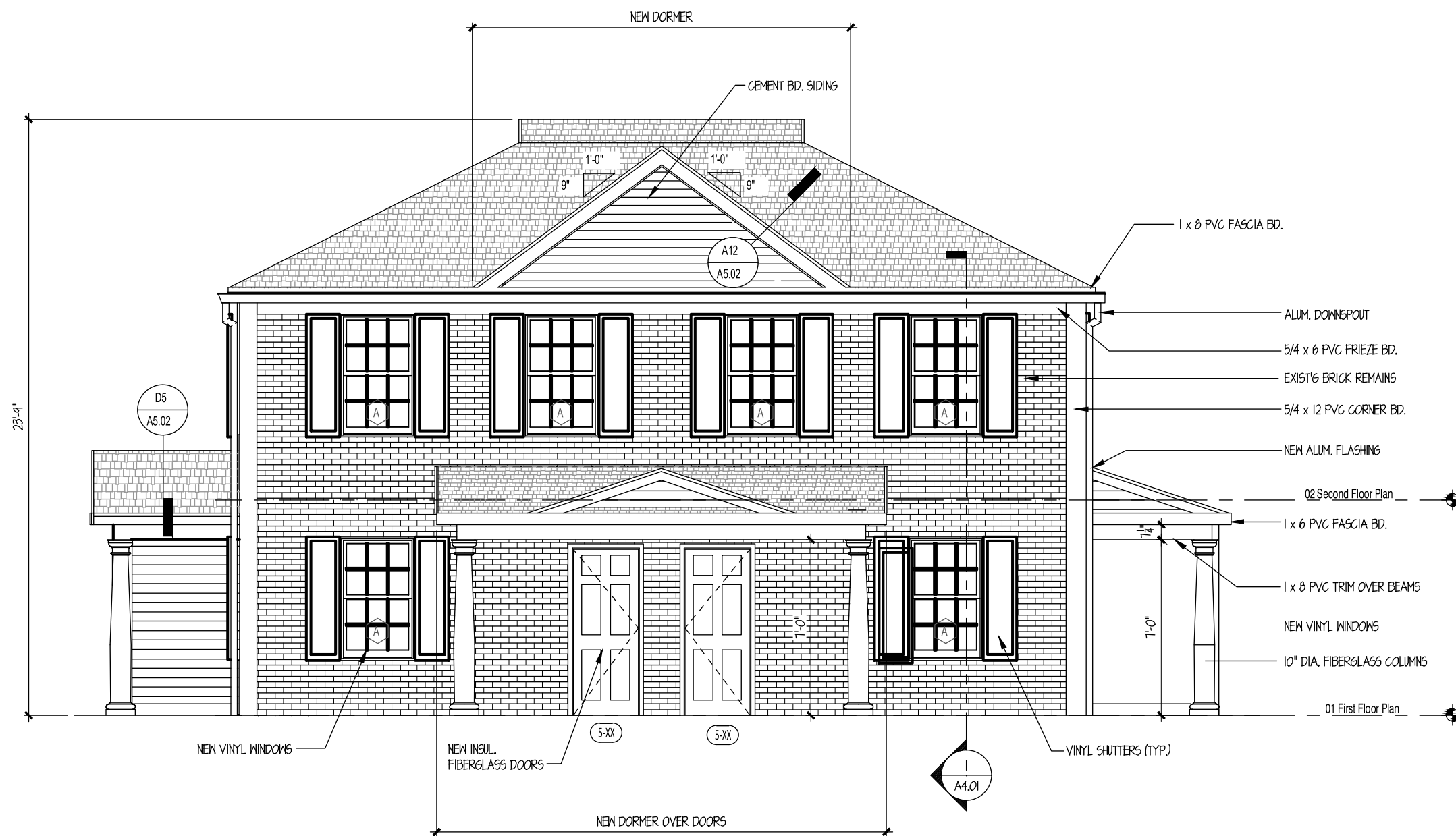
3 BLDG #16 - REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

Window Schedule						
Type Mark	Count	Rough Opening		Material	Type	Egress
		Width	Height			
A	17	3'-0"	4'-11"	Vinyl	Double Hung	
C	1	2'-4"	3'-4"	Vinyl	Double Hung	
D	1	2'-0"	3'-4"	Vinyl	Double Hung	
E	3	2'-9"	4'-7"	Vinyl	Double Hung	

Siding Types	
A	Siding Type A
B	Siding Type B
C	Siding Type C

- NOTES:
- Windows are to be Vinyl Windows with vinyl extension jamb, clad exterior. 5/4 Asak casing, primed interior and white hardware. Where grilles are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
 - All operating windows to have full white framed specified insect screens.
 - Verify all rough openings in field prior to ordering windows with manufacturer.
 - All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
 - Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
 - Install Sill Membrane flashing and flashing tape on all windows.

BUILDING TYPES

See G2.01 for further descriptions

BUILDING STYLE (EXISTING)

ROOF TYPE / REAR ADDITION (A)

MAIN ENTRY LOCATION and SIDING TYPE

DOOR CANOPY / PORCH TYPE

HANDICAP UNIT - (HC)

A2A-3B (HC)

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

Building Type 16
D2B-2B

- 2 Units (1BR/4BR)
- Side Door Entry
- Brick Veneer
- Hip Roof
- 1-Story Rear Addition (existing)

Locations:
208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:

EXTERIOR
ELEVATIONS

DESIGN DEVELOPMENT

16-A2.01

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

NOT TO SCALE

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

For Office Use Only	
APPLICATION NO.:	2515
DATE FILED:	11/27/24
DECISION DATE:	
DECISION:	

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

Non-Profit Housing, a ☐ permitted use ☒ Special Permit use
under Section(s) Article II Section 4 of the Bristol Zoning Regulations.

Address or Location of the Property: 98 Jerome Ave (inclusive of Davis Dr and Quaker Lane)

Assessor's Map No.: 53 Assessor's Lot No.(s): 129

Zone of the Property: A Size of the Property (in acres or square feet): 39.95 AC

Does this application involve an activity regulated by the Inland Wetlands Agency? ☒ yes ☐ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☒ yes, on 10/17/24 ☐ no

Other comments: Public Hearing scheduled on December, 2 2024.

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

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

Name: The Housing Authority of the City of Bristol

Address: 164 Jerome Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860-582-6313 E-Mail: mrowe@bristolhousing.com

Signature: [Signature] Signature – (Printed/Typed) Mitzy Rowe by [Signature]

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

LUO – 01/24

Narrative

Narrative Statement
Special Permit and Site Plan Applications
Cambridge Park Rehabilitation
98 Jerome Avenue
Bristol, Connecticut
DPI Proj. No. 5059
November 27, 2024

The Bristol Housing Authority (BHA/Applicant) is the owner of the Cambridge Park affordable housing development, a 39.95± acre property located at 98 Jerome Avenue inclusive of Davis Drive and Quaker Lane. The property currently consists of approximately 196 affordable housing apartment units contained within a combination of 15 four-unit buildings and 68 duplex buildings. The Bristol Housing Authority office building is located on the subject property at 164 Jerome Avenue but is not part of the rehabilitation project.

The Cambridge Park Rehabilitation includes comprehensive interior and exterior repair work, as well as improvements of existing housing structures and associated infrastructure and site work, utility improvements, improvements to existing roads and sidewalks, new parking spaces and sidewalks, and new site lighting in the recreation area. Since the property is currently in the A-Zone and has not officially received a Special Permit for the current non-profit housing use, the Site Plan application is accompanied by a Special Permit application.

The site is in the A Multi-Family Residential Zone and is surrounded by a mix of single-family residential zones and an A-Zone, Bristol Housing Authority property to the east. The project is in compliance with the bulk requirements for this zone, except for the front and side yard setbacks that are an existing non-conformance. There is an interior 0.33± acre property on Davis Drive, owned by the Yankee Gas Services Company, that will have site improvements. There are existing wetlands in the large, undeveloped northerly portion of the site. The Polkville Avenue Brook crosses at the northeastern corner of the site.

To de-densify the site and create more community green space, the project includes the demolition of eight buildings (two four-units and six duplexes). There will also be a small unit reduction from the conversion of two of the four-unit buildings to be accessible with two accessible units on the first floor in a three-unit building. There are also five duplex buildings that will have an accessible unit on the first floor. Overall, there is a proposed unit reduction of 22 units resulting in 174 units, including nine accessible, in 75 total buildings to be rehabilitated.

Each accessible unit will have an accessible parking space in the closest available parking area with an accessible sidewalk to their unit and back patio. A sidewalk is being proposed around the site and connected by crosswalks to provide an accessible route to the mailbox area and the Bristol Housing Authority building.

The existing housing development has approximately 196 units and 286 parking spaces at a ratio of 1.46 spaces per unit. With the proposed 174 units and 366 parking spaces, the ratio of spaces per unit is approximately 2.10. The proposed amount of parking is an improvement for the development and was previously discussed to be a functional ratio.

The additional parking spaces also create more opportunities for any required Electric Vehicle (EV) capable parking spaces. According to current zoning requirements, the 366 parking spaces may require 10% (37 spaces) to be EV capable. Potential sections of EV capable parking have been noted in five different areas where parking ratios were highest and located so that they didn't replace the most convenient parking spaces for nearby residents.

We also have an increase of impervious area; even with buildings that are to be demolished, there is new parking and sidewalks. A review of the onsite hydrology was conducted to determine the change to the peak stormwater runoff leaving the site as a result of the proposed improvements. The analysis results indicated that due to a 1.1%± increase in impervious coverage on site, there would be a small increase in the peak stormwater flow leaving the property for the design storms considered. The increase was observed to be less than 5% when compared to the existing site conditions. To improve water quality onsite, 4 hydrodynamic separators are proposed to remove sediment from runoff. The 4 existing outfalls are also proposed to be improved with new riprap preformed scour holes to dissipate the energy from flows leaving the pipe. The increase in flow will result in a negligible impact to the receiving area downstream of the site and overall water quality will be improved. The stormwater management report for the site was submitted with other documentation in support of the application and will also be reviewed at the Inland Wetlands Commission Public hearing on December 2, 2024.

Although we are increasing the site by 80 parking spaces, the entire development has a proposed parking count of 366 spaces. Since this is a housing development with over 200 spaces, this triggers the need for an Office of the State Traffic Administration (OSTA) Administrative Decision on this property and is currently in process.

The site also lies within the Aquifer Protection zone and will require Aquifer Protection Registration with the Department of Public Health.

Currently, the site is served with water, sewer, gas, and overhead electrical public utility services. All water and sewer mains and services are proposed to be removed and replaced in kind. All gas services will be disconnected and abandoned in place. Heating for all the units will be provided via electrical heating elements. Electrical services to each unit will be updated to underground electrical services.

The street lighting throughout the site is currently maintained by Eversource and has recently been upgraded to LED fixtures. There are no current plans to change the existing street lighting. The area that has been identified to need lighting is the recreational area with the basketball court and ballfield. New light pole fixtures are proposed to light the infield of the ballfield, the basketball court, and along the proposed accessible stone dust path where it connects to the proposed improved concrete walkway with the grade change up to Davis Drive.

There are many large existing trees on site noted to remain. Being that the site work is mostly improving upon existing site elements, with the exception of new parking areas and accessible sidewalks, there is only one large oak tree noted to be removed in the plans due to its proximity to the new edge of road and sidewalk, and there is no disturbance of any existing site features to the north of this existing residential community. In addition to the existing trees, there are many proposed shade, evergreen, and ornamental trees proposed across the site. There are proposed trees along the perimeters and ends of parking rows where practical, and some trees in lawn areas between buildings. Parking area shrub locations have been chosen to assist in delineation of parking areas but is limited due to concerns over visibility and maintenance. There are foundation planting options proposed for the different unit types and designed to be flexible, simple, and hardy. There are also shrubs placed near proposed dumpster enclosure locations for potential screening options.

The Cambridge Park Rehabilitation will be a great improvement to the site, the residents, and the neighborhoods surrounding it.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2515

SITE PLAN: Site Plan and Special Permit for revisions to an existing affordable housing development at 98 Jerome Avenue; , applicant. Plans Dated: November 12, 2024; Date of Committee Review: December 20, 2024 (first review); February 18, 2025 (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The Inland Wetlands permit conditions need to be addressed, in particular, finalization on drainage submission, report and plan revisions related to improvements at the stormwater outfalls and access to same.

2/5/25 – Applicants Response: IWWA Conditions of Approval addressed aside from the additional drainage analyses requested by the City Engineer that will require more time.

2/18/25 – City Response:

2. Recommend the installation of an inset bus stop on Jerome Avenue due to traffic volumes on Jerome Avenue and expected usage.

2/5/25 – Applicants Response: BHA appreciates the concern about the dimensions of Jerome Ave but does not wish to include any curb changes on Jerome Ave during this project's duration.

2/18/25 – City Response:

3. It is our understanding that the residents will be moved to alternative housing during construction.

2/5/25 – Applicants Response: Yes, BHA has a relocation specialist to assist with housing coordination. Relocation will occur to other units within the site and local hotel units with kitchens.

2/18/25 – City Response:

4. Provide sidewalk ramps at intersections and crosswalks.

2/5/25 – Applicants Response: Complied.

2/18/25 – City Response:

5. Show accessible routes across streets and across driveways as needed.

2/5/25 – Applicants Response: Accessible route shown on Key Map, Sheet C-Key

2/18/25 – City Response:

6. Sidewalk and or ramps should be installed at the driveway entrance (Davis Drive) on Jerome Avenue

2/5/25 – Applicants Response: Complied.

2/18/25 – City Response:

7. Stop bars and Stop signs should be installed as needed in coordination with crosswalks.

2/5/25 – Applicants Response: Complied.

2/18/25 – City Response:

8. Speed bumps should be constructed with signs and markings in accordance with the (MUTCD section 3B.25.

2/5/25 – Applicants Response: Complied.

2/18/25 – City Response:

9. Advance warning signs should be installed at crosswalks. (MUTCD section 2C.50 W11-2) suggest subplate W16-7.

2/5/25 – Applicants Response: Complied.

2/18/25 – City Response:

10. Yankee gas services should be a co applicant since work is being performed on their property.

2/5/25 – Applicants Response: The stone dust path has been adjusted to traverse less on the Yankee Gas Property and the lighting fixtures have been moved off that property, as well. The Eversource contact on the property's License Agreement has been contacted many times without response. We are maintaining the same use that has been agreed to with the License Agreement but need to get approval before any work can be done on that property. We are considering options since we need the connection to the existing concrete sidewalk for an accessible route to the recreation area.

2/18/25 – City Response:

11. The illumination plan does not take into consideration the streetlighting in the design, in addition the lighting is not in conformance with section 11.2.

2/5/25 – Applicants Response: The proposed lighting has been adjusted to conform to the minimum footcandle standards for the walkway to the recreation area. An additional lighting sheet has been added to represent the general distribution of the existing, recently upgraded to LED, Eversource street and pedestrian light fixtures.

2/18/25 – City Response:

12. Accessible parking space signs should be 7 feet to bottom rather than the 6 feet shown. (MUTCD section 2A18.05).

2/5/25 – Applicants Response: Complied

2/18/25 – City Response:

13. Plans have been reviewed based on the fact that the parking accessway are NOT City accepted streets. If accessways ways are classified as Streets, additional comments would be made, including but limited to speed humps are not permitted on City Streets and parking.

2/5/25 – Applicants Response: Noted.

2/18/25 – City Response:

14. Per Engineering report an OSTA permit is required.

2/5/25 – Applicants Response: In progress.

2/18/25 – City Response:

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. List all approvals on cover sheet – all boards/commissions.

2/5/25 – Applicants Response: IWWA Approval with Conditions included on the Cover Sheet.

2/18/25 – City Response:

2. The site has a favorable parking ratio for units on the surface. Would there be any benefit to additional accessible designated parking spaces?

2/5/25 – Applicants Response: We are currently showing 9 accessible spaces, one for each accessible unit. The leasing office, out of our project limit, also has accessible spaces. The ADA standards for the site would require 8 spaces. We do not believe there is a benefit to adding any additional accessible spaces at this time.

2/18/25 – City Response:

3. An Aquifer Protection determination is required.

2/5/25 – Applicants Response: DPI has submitted forms to the City and to the DPH.

2/18/25 – City Response:

4. Provide crosswalk hatching on Sheet C-SP2, near Buildings C #36/#38.

2/5/25 – Applicants Response: Complied.

2/18/25 – City Response:

5. The 8 EV spaces at the corner of the site do not appear to be within a reasonable proximity to most residential units within the site. Could they be distributed more evenly?

2/5/25 – Applicants Response: In choosing the locations for these common space EV charging locations, there have been many considerations. The 10% requirement for EV installed infrastructure equaling 37 spaces is considerable in regard to this community, especially where those spaces would not be used for general residential parking at the time they become active. Local unit parking zones have been identified where there was a higher ratio of spaces available and that's where the common EV charging locations have been chosen. In consideration of the costs to install this infrastructure, the areas of EV parking will require additional electrical panels to a building in close proximity and the clumping will help with these additional costs.

As it would be more of a burden to the localized residential parking ratios to include any more spaces in the EV areas identified away from the spaces in question, we request that the EV spaces at the lower parking area, that has an excess of parking due to the removal of buildings, be used for this common area EV charging purpose with the amount shown.

2/18/25 – City Response:

6. Are any stop signs proposed within the parking area?

2/5/25 – Applicants Response: Stop sign locations addressed.

2/18/25 – City Response:

7. Provide dimension and landscaping screening from parking lot to the abutting single-family residential home property line to the south.

2/5/25 – Applicants Response: Screening with appropriate evergreens added to the plans.

2/18/25 – City Response:

8. Provide quantities of landscaping in table.

2/5/25 – Applicants Response: Complied.

2/18/25 – City Response:

9. Provide additional trees along street to supplement new landscape shrubs.

2/5/25 – Applicants Response: Additional trees added where practical. Please note that although the survey shows small symbols for existing trees, the existing oaks and pines on the site are very old/large and were given space while choosing proposed tree locations.

2/18/25 – City Response:

10. Lighting sheet shows a footcandle calculation of 0.0 over a large majority of the site. Is this accurate?

2/5/25 – Applicants Response: No, the footcandle calculations are for the proposed lighting only. As discussed previously, footcandle calculations cannot be provided for the Eversource owned, recently upgraded to LED, street lighting that is not proposed to be changed at this time. These existing light locations are now being shown with a radius to visually describe the general light distribution across the site. Light meter readings may be available to confirm calculations for the new parking locations in the future.

2/18/25 – City Response:

11. Provide landscape screening to dumpster pads.

2/5/25 – Applicants Response: Dumpster locations will be screened with privacy slats in the chain link fencing and with screening shrubs as shown on plans. Some quantities have increased since the previous submittal for screening. The shrubs used for screening are evergreen, attractive, and grow to 4 to 6 ft height. As the housing authority is concerned for safety, the shrubs were also chosen to have woody spread as to not be easily used for hiding within.

2/18/25 – City Response:

12. Will new landscaping plantings shown on Sheet C-LS4 be included for all existing units?

2/5/25 – Applicants Response: No, the unit plantings are shown as options for each building but not to be quantified at this time. Units that front Jerome Ave have been identified to have more shrubs, as well as building sides that front interior drives as well. Shrub's quantities are to be coordinated with the housing authority for costs and maintenance considerations.

2/18/25 – City Response:

13. Is the railing that is proposed to be removed going to be replaced?

2/5/25 – Applicants Response: The existing guiderails are to be removed. Locations for new timber guiderails have been chosen but not as a replacement for everywhere the existing ones were.

2/18/25 – City Response:

14. Will this project be phased?

2/5/25 – Applicants Response: Yes, four phasing areas have been identified and are shown on the revised plans.

2/18/25 – City Response:

15. Will residents be living on the property during construction?

2/5/25 – Applicants Response: Yes, with phasing and coordination with the housing authority’s relocation vendor, the available units on site, before and after rehabilitation, may be used for occupancy.

2/18/25 – City Response:

16. Supplement the existing tree line along the Southern boundary with additional new landscape screening (such as a form of evergreens or arborvitaes) from the abutting single-family residential homes. Supplemental landscaping will grow with the revitalized development and provide screening for the life of the development in all seasons.

2/5/25 – Applicants Response: Additional screening on the Southern boundary shown on the Landscape plans.

2/18/25 – City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD has no issues at this time.

FIRE MARSHAL (Kristopher Lambert):

1. On Page C-SP2

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

Section 503.1 of the CSFSC:

503.1 Where Required

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

D1.2.3.5.1.1

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

2/5/25 – Applicants Response: The access road has been revised to be 20’ in width.

2/18/25 – City Response:

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

Water is considered private after the meter pit.

1. In order to knock down a building, water needs to be disconnected at the main prior to demo.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

2. If water main is being replaced, there needs to be an 8” tap done to run the new water main. Once the water main is complete it needs to be pressure tested, bacteria tested and flushed. This needs to be coordinated between the contactor and Bristol Water.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

3. All new hydrants are subject to the same pressure test, bacteria test and flush.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

4. Once the water main is complete, then services need to be done.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

5. All work needs an inspection. Inspections are based on the current rate.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

6. The plans call for all current water main and services to be removed. The material needs to be disposed of accordingly.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

7. All work must meet current Bristol Water and Sewer specifications to include depths of water main and services to specific size and material being used.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

8. All work needs a permit. Bristol Water and Sewer requires licensed people only.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

Sewer:

1. In order for a building to be knocked down, sewer needs to be cut and capped prior to demo.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

2. All sewer work needs to be inspected at current inspection rate.

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

3. Any sewer main or later improvements needs to be inspected and documented

2/5/25 – Applicants Response: Utility comments have been addressed in plans and with correspondence with design team.

2/18/25 – City Response:

Stormwater Report

**Storm Drainage Computations
Cambridge Park Housing
164 Jerome Avenue
Bristol, CT**

Prepared by:

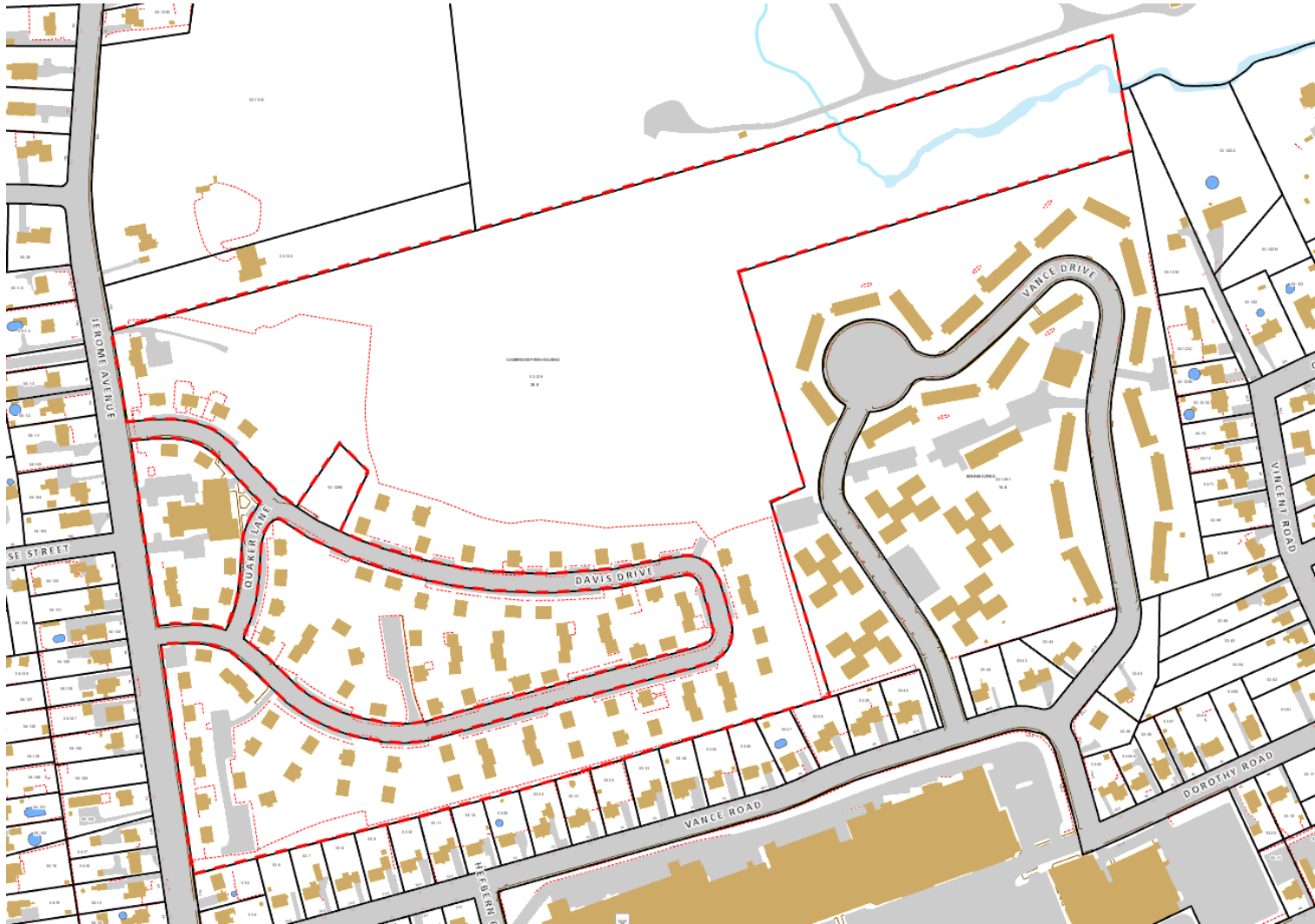
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58 Connecticut Avenue, Suite H, PO Box 1167
South Windsor, CT 06074**

November 11, 2024



Hyperlink:

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



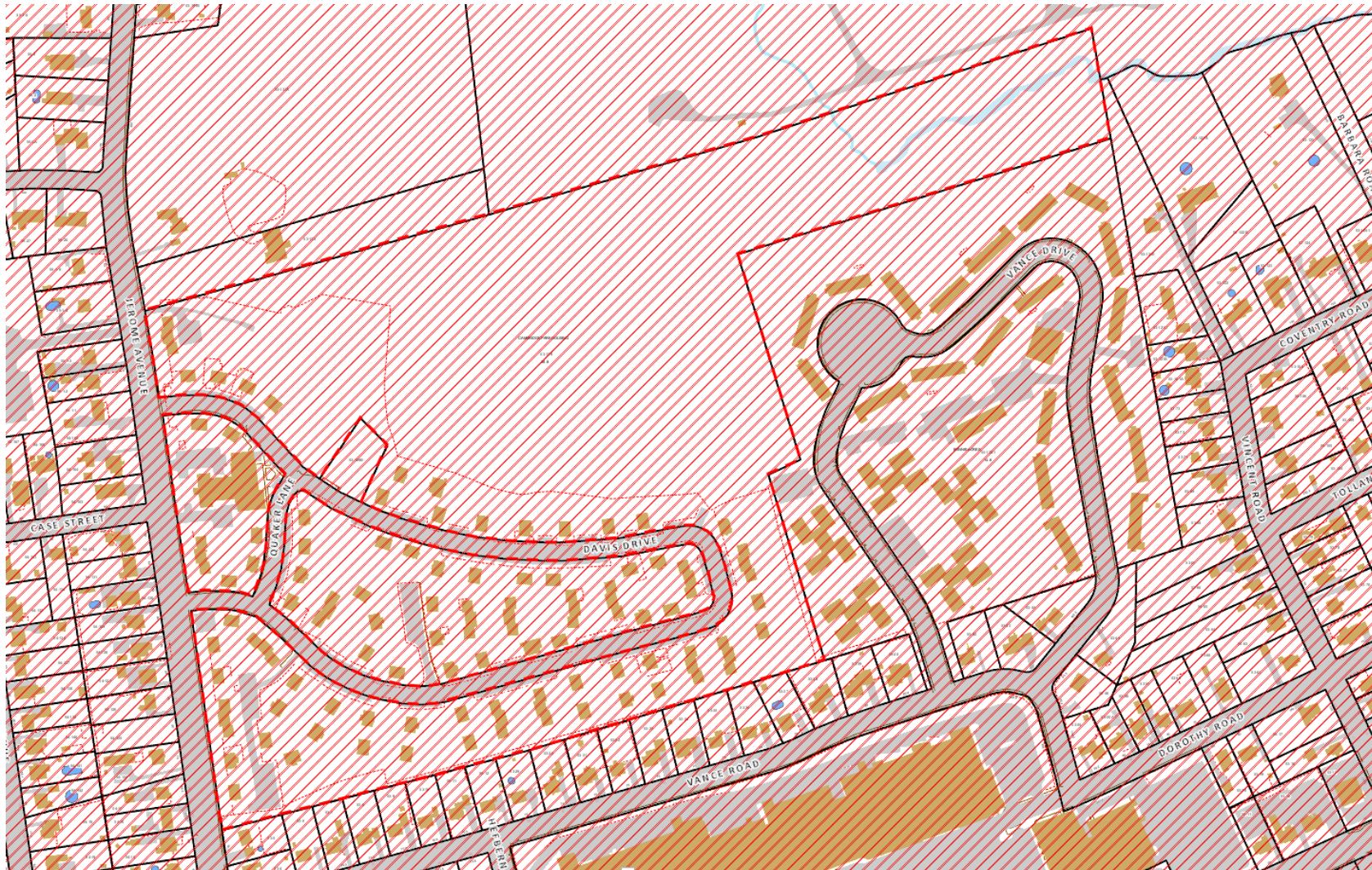
Cambridge Park – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Location Map



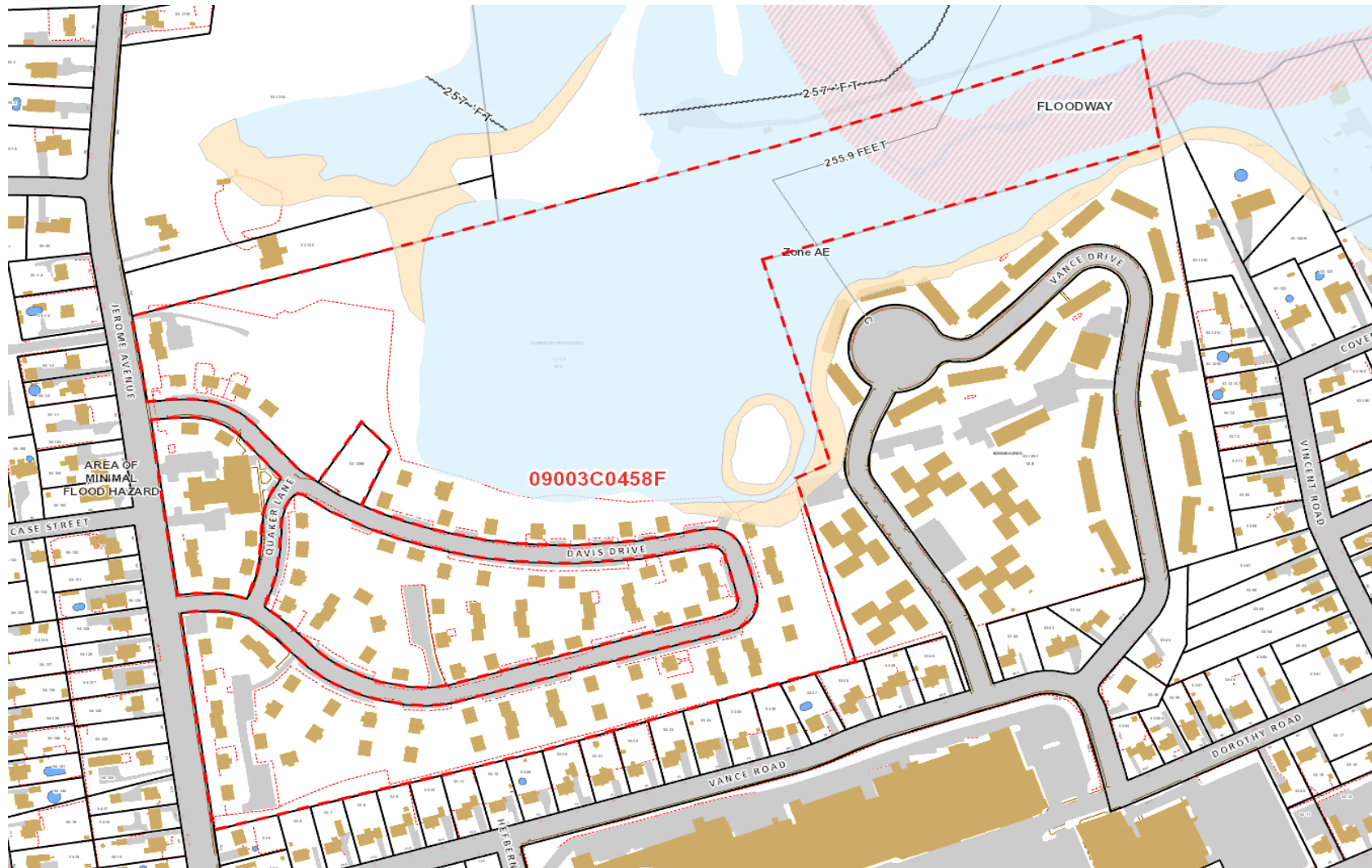
Cambridge Park – App. 2514 & 2515

98 Jerome Avenue

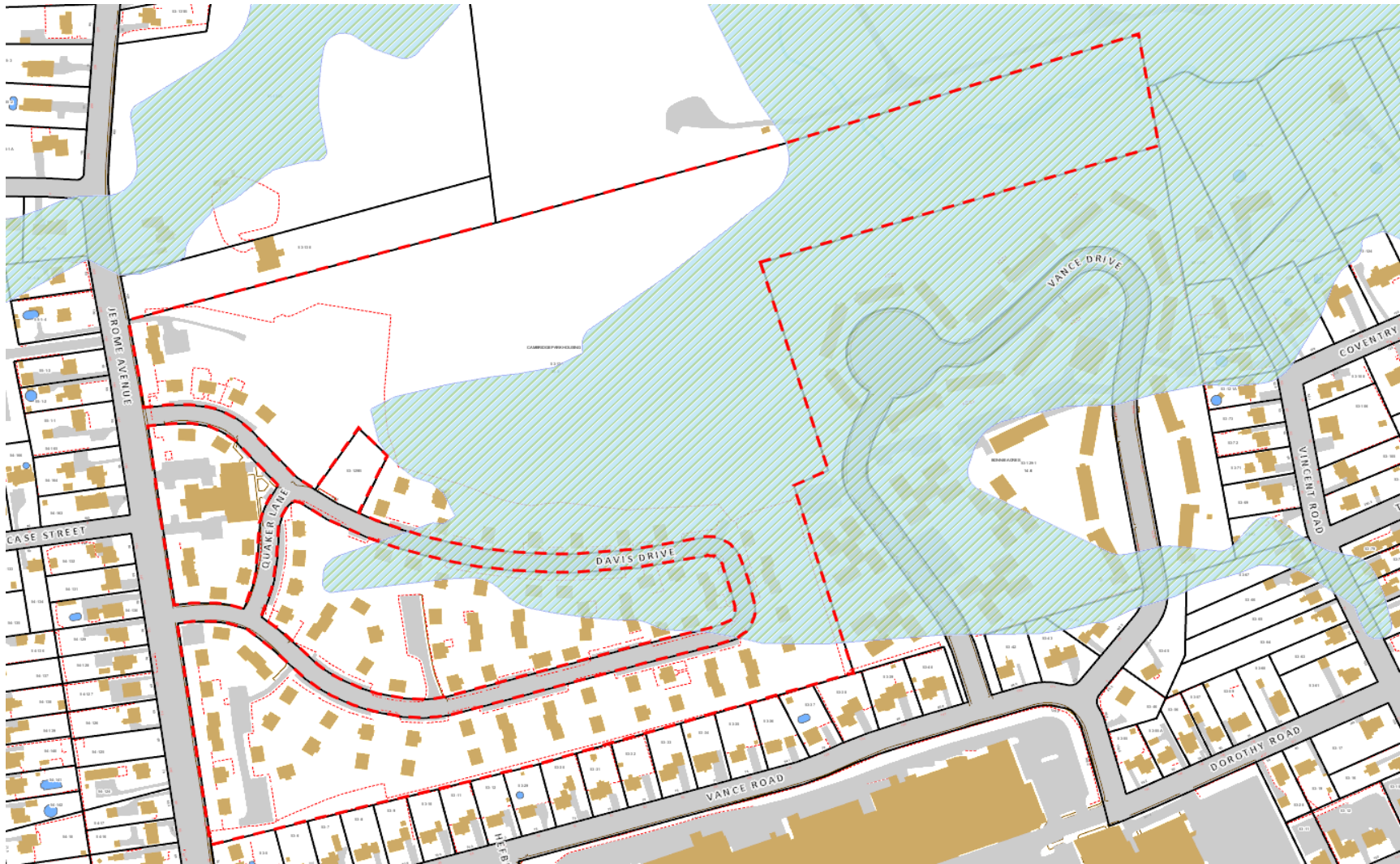
Map 53 Lot 129

A – Multi-Family Residential zone

Aquifer Map



Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone
Floodplain Map



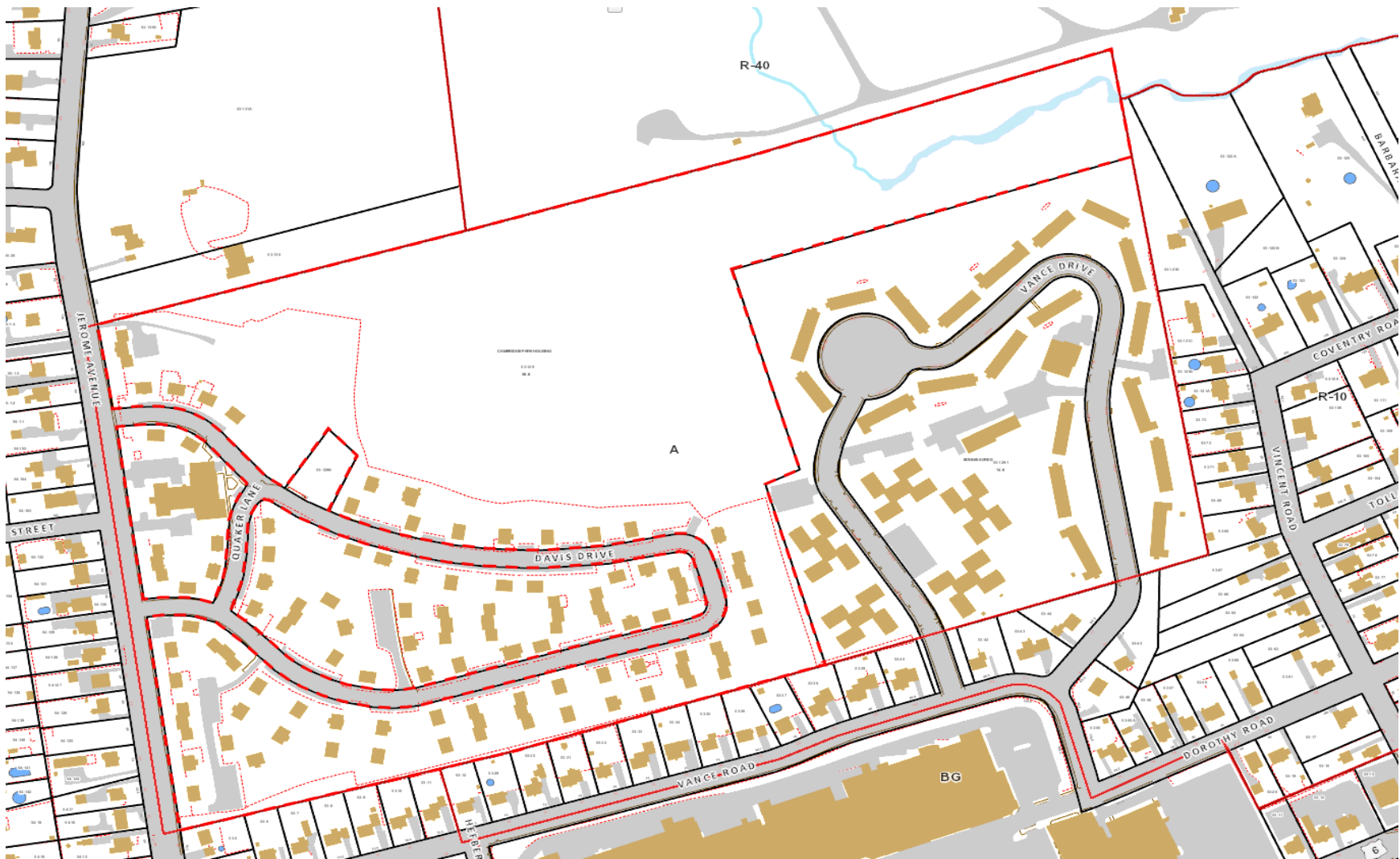
Cambridge Apartments – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Wetland Map



Cambridge Apartments – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Zoning Map



Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone
Google Earth



Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone
Google Earth

Site Plan Updated: 2/5/25

CAMBRIDGE PARK REHABILITATION

SITE PLAN & SPECIAL PERMIT

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

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



City of Bristol
BRISTOL, CONNECTICUT 06010
INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL

CERTIFIED MAIL

December 3, 2024

Miguel Rowe
The Housing Authority of the City of Bristol
164 Jerome Avenue
Bristol, CT 06010

RE: Application #2044 - Wetlands application for the Cambridge Park rehabilitation project consisting of full depth replacement of roadway and existing parking spaces, reconstruction of roadway and new parking spaces including sidewalks with handicap accessibility, rehabilitation of buildings and demolition of 8 residential buildings at 99 Jerome Avenue, Assessor's Map 53, Lot 129; The Housing Authority of the City of Bristol, applicant.

Dear Applicant:

The Inland Wetlands & Watercourses Agency of the Conservation Commission, at its meeting of December 2, 2024, voted to grant final approval to the subject application, with the following stipulations:

- 1-21. Attached.
22. Maintenance plan of the project.
23. Appropriate wetland landscape plan.
24. Plan showing proper site access to the stormwater outfalls that provide no net filling and an additional water quality unit.
25. Bristol Housing Authority agrees to coordinate debris cleanup North of the fencing with the City.
26. Final drainage design to be approved by engineering.

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 860-584-6125 or the Land Use Office at 860-584-6225.

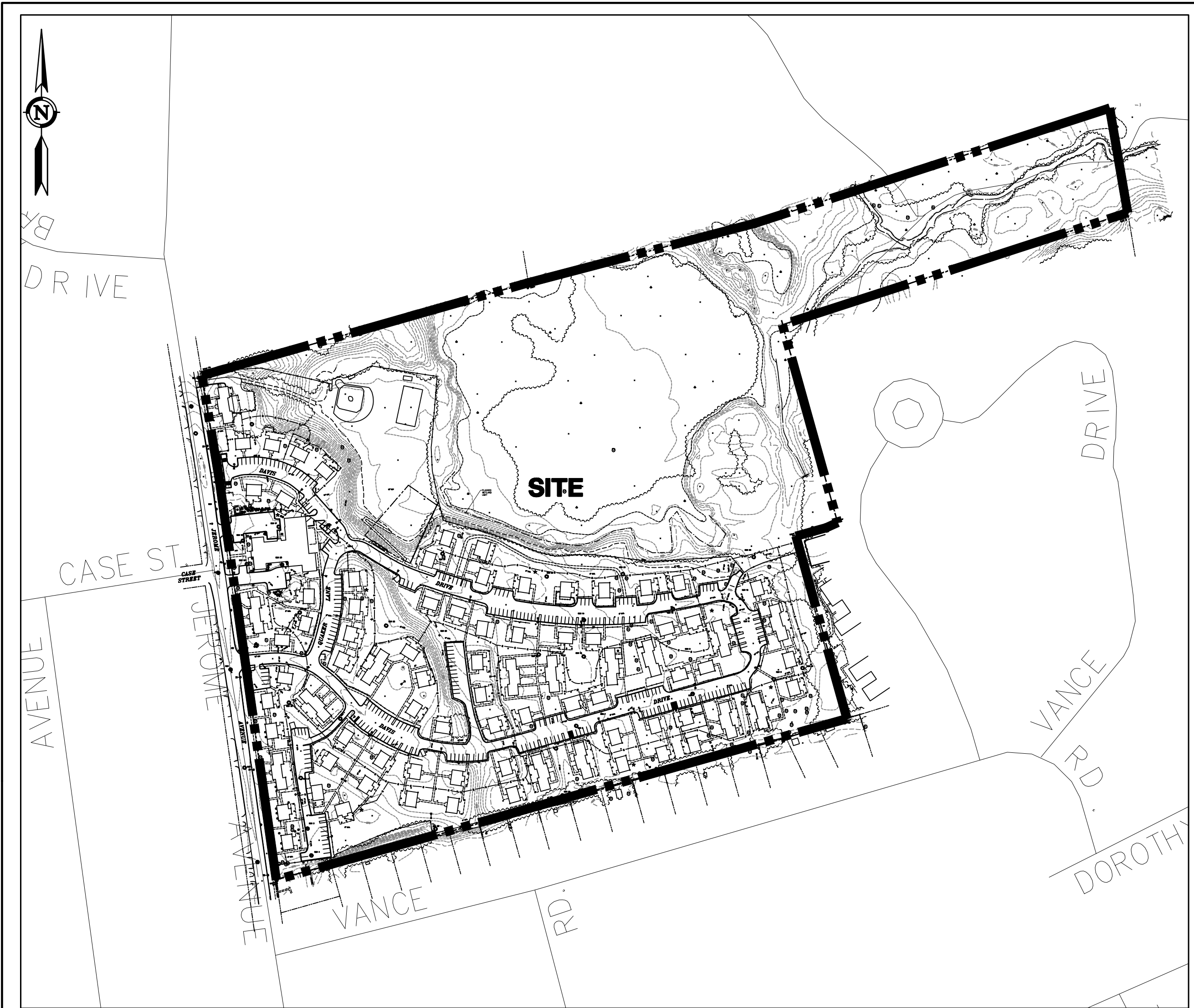
Please contact any representatives necessary.

Sincerely,

Anthony A. Lazzarini, P.E.
Public Works Department
AAL:ak

Michael Kavanagh (via e-mail)
Attorney Salvatore Vitano (via e-mail)
Ryan Heller, Surveyor (via e-mail)
Raymond Rogozinski, P.E.,
Director of Public Works (via e-mail)

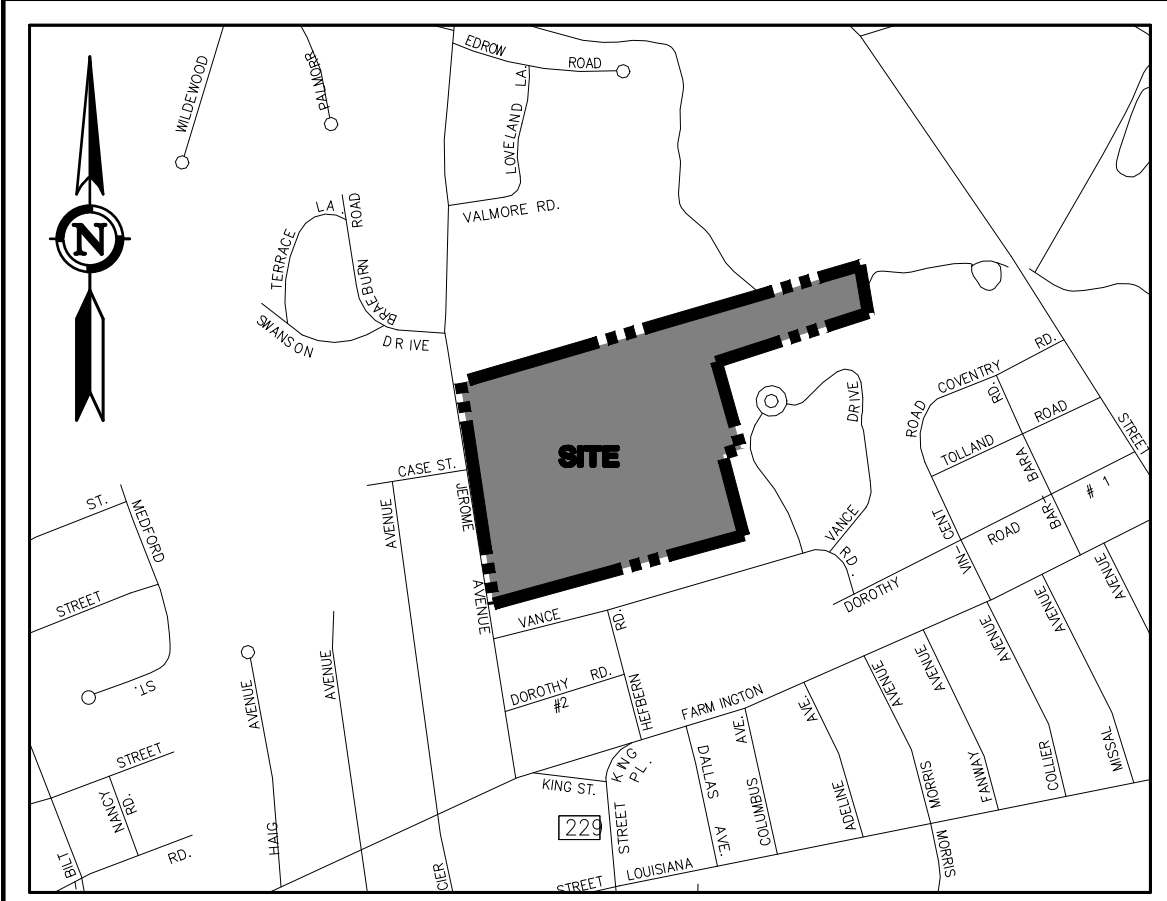
Barbara Smith (via e-mail)
Zachary Norton, WED, Environmental Tech (via email)
William Stango, P.E., City Engineer



LOCATION MAP

SCALE: 1"=200'

SHEET INDEX		
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C-SP1 - C-SP3	SITE PLAN	9-11 of 24
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C-LS4	LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS	19 of 24
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	PRE-ALTA/NSPS LAND TITLE SURVEY	1-5 OF 5
	ARCHITECTURAL PLANS	1-5 OF 5



LOCATION MAP

SCALE: 1"=1,000'

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

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South Windsor, CT 06074

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

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

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

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

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

PROJECT NO:
2024-001
DATE:
10/17/24
DESIGNED BY:
BMS
CHECKED BY:
BMS
DATE:
10/17/24

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

NO. DATE REVISIONS BY
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS RLD
2 2/3/2025 IAWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS BMS

TITLE SHEET

SHEET
C-T1
CIVIL SHEET 1 OF 24



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

ZONING TABLE			
ZONE: A — MULTI-FAMILY RESIDENTIAL			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC MIN	38.8 AC***	39.95 AC***
LOT FRONTAGE	50' MIN	1,165'	1,165'
FRONT YARD	40'	±25'**	±25'**
SIDE YARD	25'/50'*	±24'**	±24'
REAR YARD	25'/50'*	±77'	±72'
BUILDING HEIGHT	40' MAX	±23'	±23'
BUILDING COVERAGE	30% MAX.	±9.6%	±8.5%
IMPERVIOUS COVERAGE	40% MAX.	20.83%	22%

NOTES:
* APPLICABLE TO YARDS ABUTTING A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
** EXISTING NON-CONFORMING SIDE YARD AND REAR YARD
*** PROPERTY IS SHOWN AS 38.8 AC PER CITY OF BRISTOL GIS W/ CITY ROADS NOT INCLUDED. PARCEL SIZE INCLUDING INTERIOR ROADS IS 39.95.

PARKING & UNITS TABLE			
	TOTAL RESIDENTIAL BUILDING UNITS	TOTAL PARKING FOR RESIDENTIAL UNITS	SPACES / UNIT
EXISTING	196	282	1.5*
PROPOSED	176	366	2.1**

PARKING NOTES:
- PROPOSED TOTAL PARKING INCLUDES 9 HANDICAP SPACES WITH 2 VAN ACCESSIBLE SPACES.
-- PER THE CITY OF BRISTOL ZONING REGULATIONS:
--- SECTION 13.3 10% / 37 PARKING SPACES SHALL BE EV CAPABLE.
** EXISTING NON-CONFORMING PARKING FOR MULTI-FAMILY RESIDENTIAL
* PROPOSED PARKING RATIO TO REQUIRE WAIVER AT 2.1 SPACES PER UNIT
-- PER THE CITY OF BRISTOL ZONING REGULATIONS:
--- SECTION 13.2 - AMOUNT OF OFF-STREET PARKING REQUIRED MINIMUM PARKING SPACES FOR MULTI-FAMILY DWELLINGS IS 2.5 PARKING SPACES PER DWELLING UNIT.

WETLANDS TABLE		
	DISTURBANCE ALT 1 ⁽¹⁾	DISTURBANCE ALT 2 ⁽²⁾
WETLANDS DISTURBANCE ⁽³⁾	77,424 SF 1.78 AC	61,404 SF 1.41 AC
DISTURBANCE WITHIN 100' UPLAND REVIEW ⁽³⁾	47,972 SF 1.10 AC	42,285 SF 0.97 AC

WETLAND NOTES:
(1) ALT 1 CONSISTS OF COMPLETE REPLACEMENT OF SIDEWALKS.
(2) ALT 2 CONSISTS OF PARTIAL REPLACEMENT OF SIDEWALKS.
(3) WETLANDS AND 100 FT UPLAND REVIEW DISTURBANCE REFERS TO THE CONSTRUCTION ACTIVITIES WITHIN THE BOUNDARY OF THE CITY OF BRISTOL'S INLAND WETLAND AND WATERCOURSES MAP AS REFERENCED. THIS DISTURBANCE IS IN AREAS CURRENTLY OBSERVED TO BE LAWN, RESIDENTIAL BUILDINGS, CONCRETE SIDEWALKS, AND ROAD AND PARKING SPACE PAVEMENT. THESE CONSTRUCTION ACTIVITIES WILL CONSIST OF FULL DEPTH REPLACEMENT OF THE ROADS AND PARKING AREAS, ADDING NEW PAVEMENT FOR ADDITIONAL PARKING, REPLACEMENT OF CONCRETE SIDEWALKS, NEW CONCRETE SIDEWALKS AND PATIOS, SOME UNDERGROUND UTILITY REPLACEMENT, NEW DUMPSTER PADS, AND MINOR GRADING FOR HANDICAP ACCESSIBILITY AND DRAINAGE.

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

PROJECT NO:
5059
DATE:
10/17/24
DESIGN BY:
BMS
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BMS

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NO. DATE SITE PLAN & SPECIAL PERMIT SUBMISSIONS
1 11/12/2024
2 2/3/2025 IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

KEY MAP
SCALE: 1" = 100'
0 50' 100' 200'

SHEET
C-KEY
CIVIL SHEET 2 OF 24

Cambridge Park
Rehabilitation
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

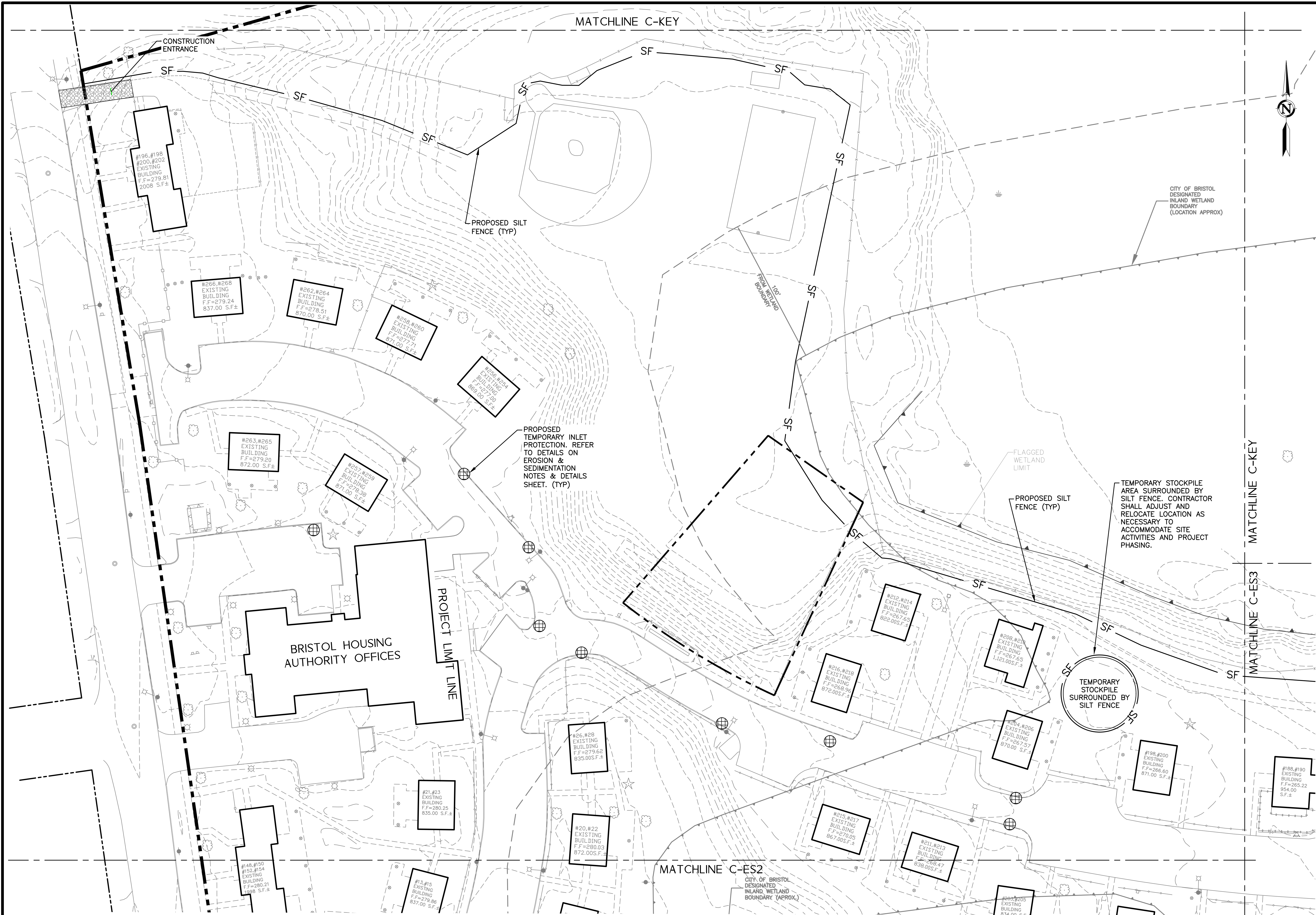
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EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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

SEE E+S DETAILS SHEET C-ES3

MAP REFERENCE:

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

PROJECT NO:
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PREPARED FOR:
DAVID HOLMES
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1379 MAN STREET
EAST HARTFORD, CT 06108

PROJECT NO:
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EROSION & SEDIMENTATION CONTROL PLAN

NO. DATE REVISIONS

1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS RLD

2 2/3/2025 IAWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS BMS

SCALE: 1" = 30'

60'
30'
15'

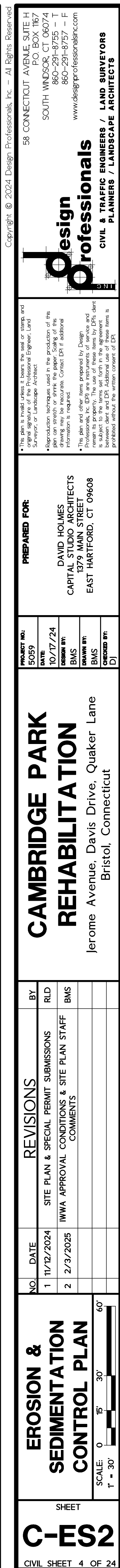
SHEET
C-ES1

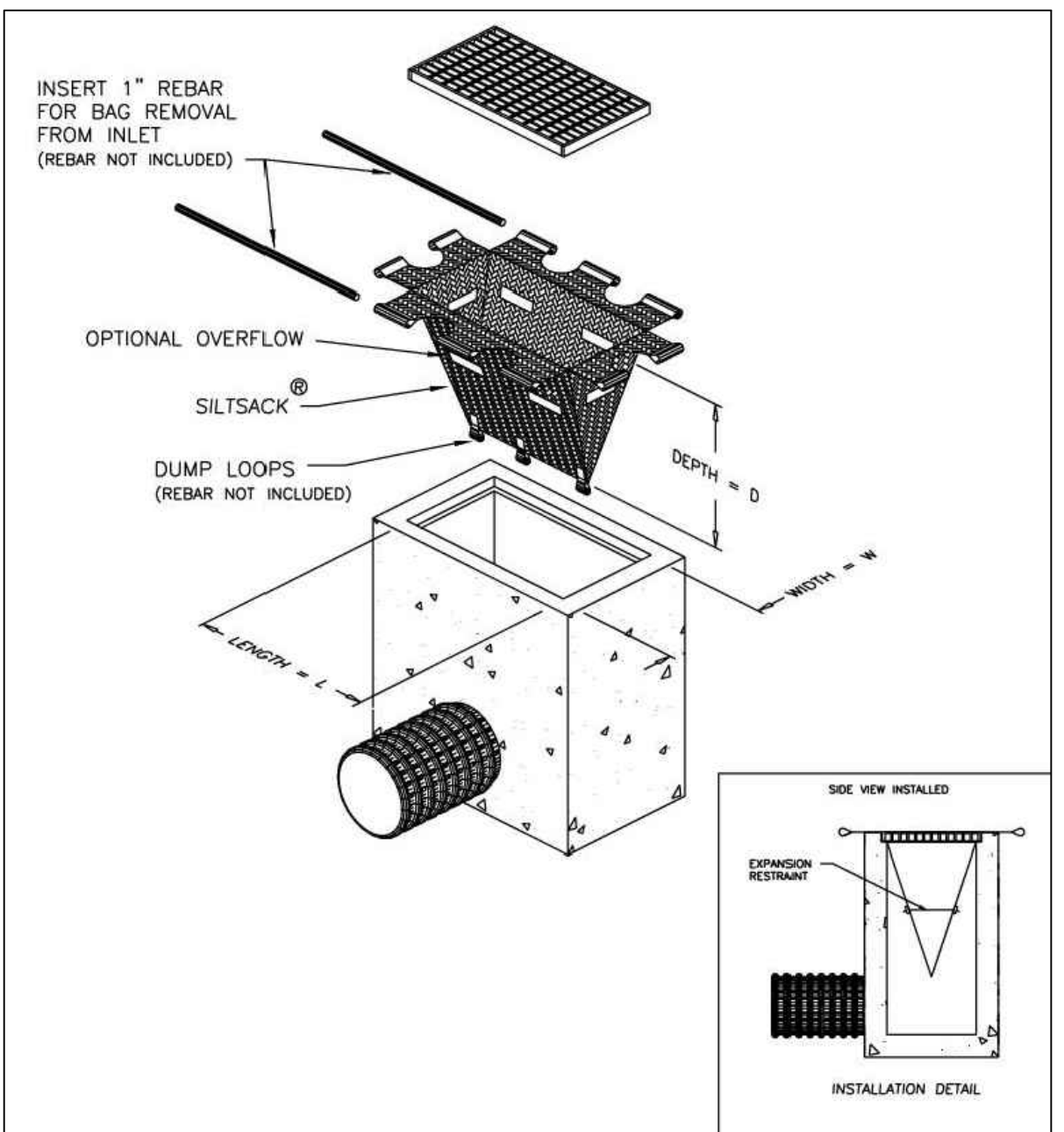
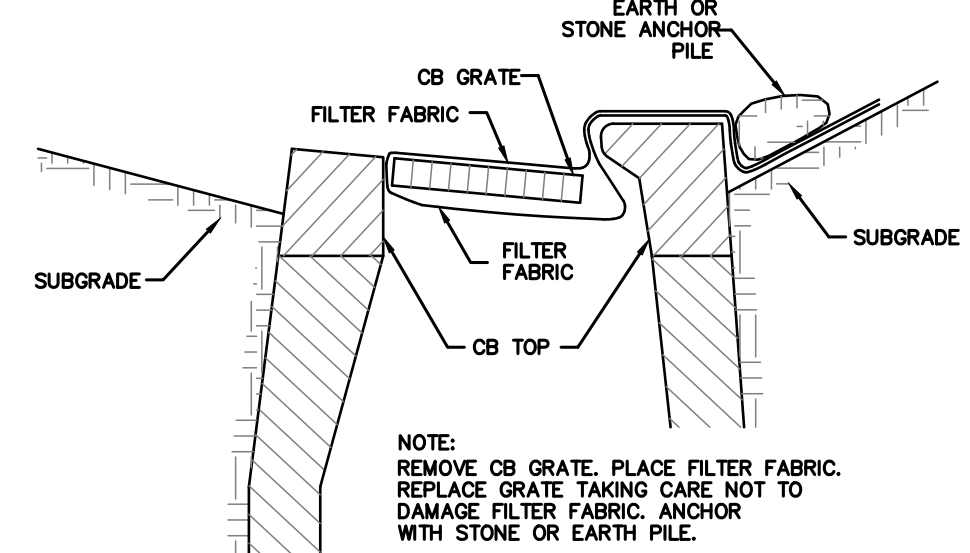
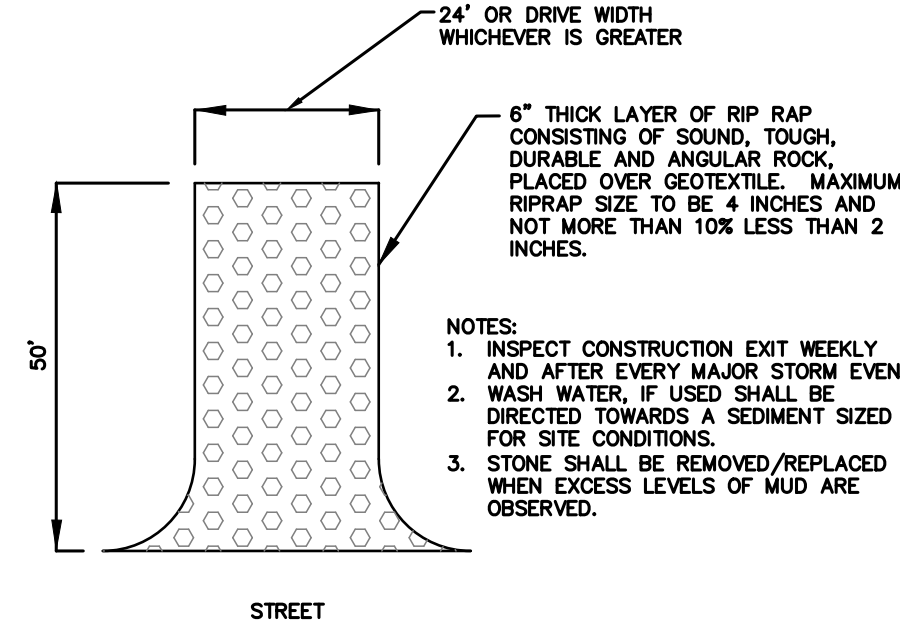
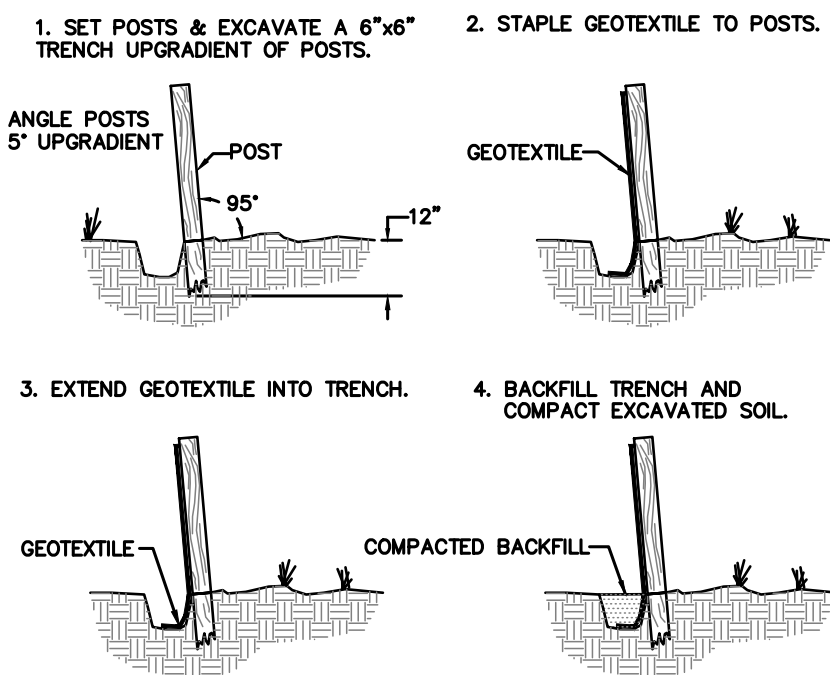
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Page 146





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CAPITAL
1379 MAN STREET
EAST HARTFORD, CT 06108

PROJECT NO.	10/17/24
DATE	10/17/24
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**CAMBRIDGE PARK
REHABILITATION**

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

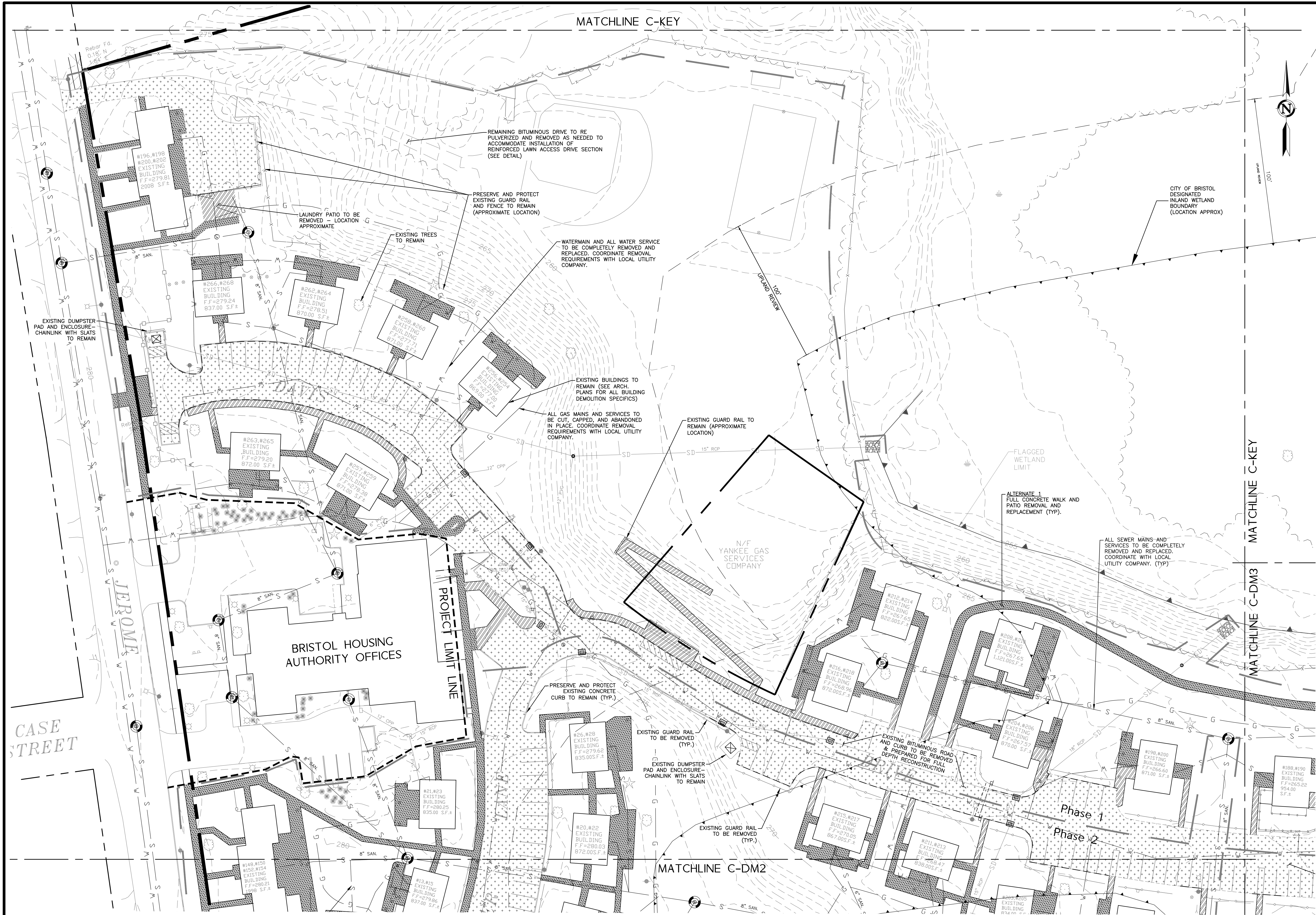
NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RJD
2	2/3/2025	IMWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30'

60'
30'
15'

SHEET
C-ES3
CIVIL SHEET 5 OF 24



SEE DEMOLITION PLAN LEGEND AND
NOTES ON SHEET C-DM3

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

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

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

PROJECT NO.:
10/17/24
DATE:
10/17/24
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NO. DATE BY
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS RLD
2 2/3/2025 IAWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS BMS

DEMOLITION PLAN
SHEET
C-DM1
CIVIL SHEET 6 OF 24



DEMO PLAN LEGEND

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

EXISTING CONDITIONS NOTES:

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

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

PREPARED FOR:
DAVID HOLMES
CAPITAL
EAST HARTFORD, CT 06108

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

NO	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RJD
2	2/3/2025	IMWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

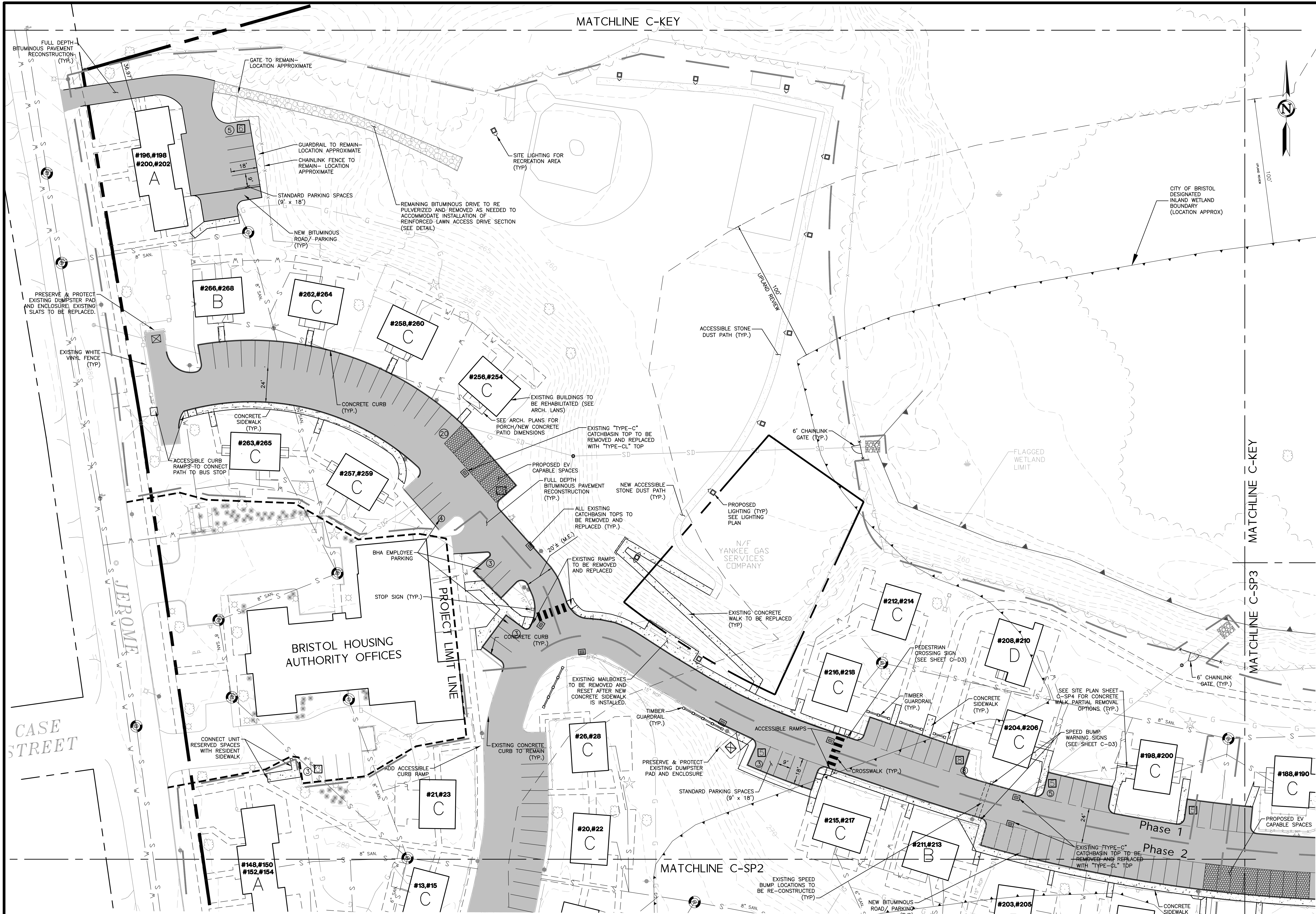
DEMOLITION PLAN
SHEET
C-DM3
CIVIL SHEET 8 OF 24

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

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SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

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

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

PROJECT NO:
50559
DATE:
10/17/24
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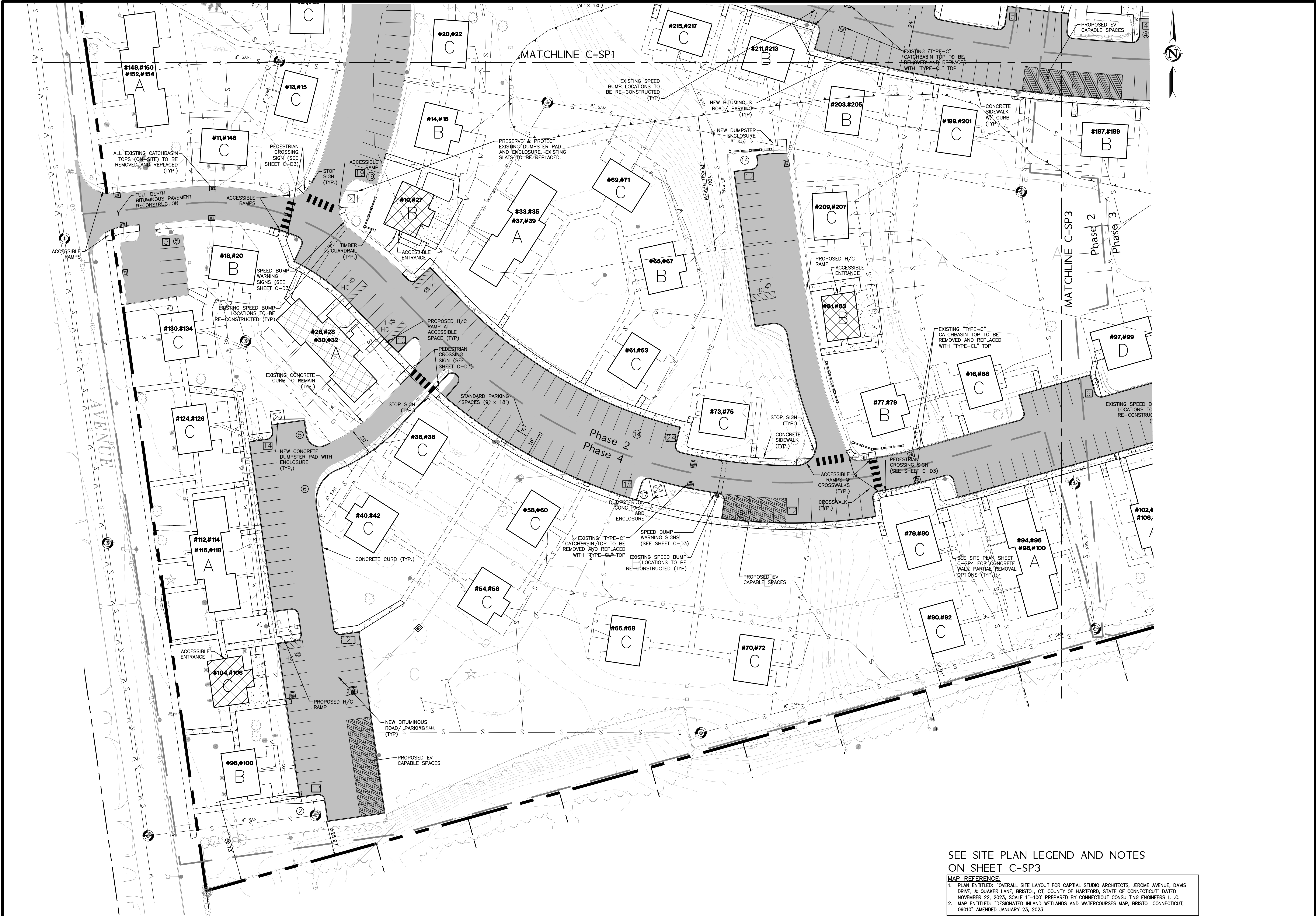
REVISIONS
NO. DATE BY
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS RLD
2 2/3/2025 IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS BMS

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

SHEET
C-SP1
CIVIL SHEET 9 OF 24

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SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-SP3

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

PROJECT NO:
10/17/24

DATE:
10/17/24

BY:
RJD

REVISIONS:
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2 2/3/2025 IAWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

SITE PLAN

SCALE:
1" = 30'

60'

30'

15'

0'

SHEET
C-SP2

CIVIL SHEET 10 OF 24

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SITE PLAN NOTES:

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

EXISTING CONDITIONS NOTES:

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

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS (SEE ARCH PLANS)
- EXISTING PARKING NUMBER
- PROPOSED PARKING NUMBER
- DUMPSTER
- #215, #217** EXISTING BUILDING UNIT NUMBERS
- EXISTING BUILDING UNIT TYPE

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
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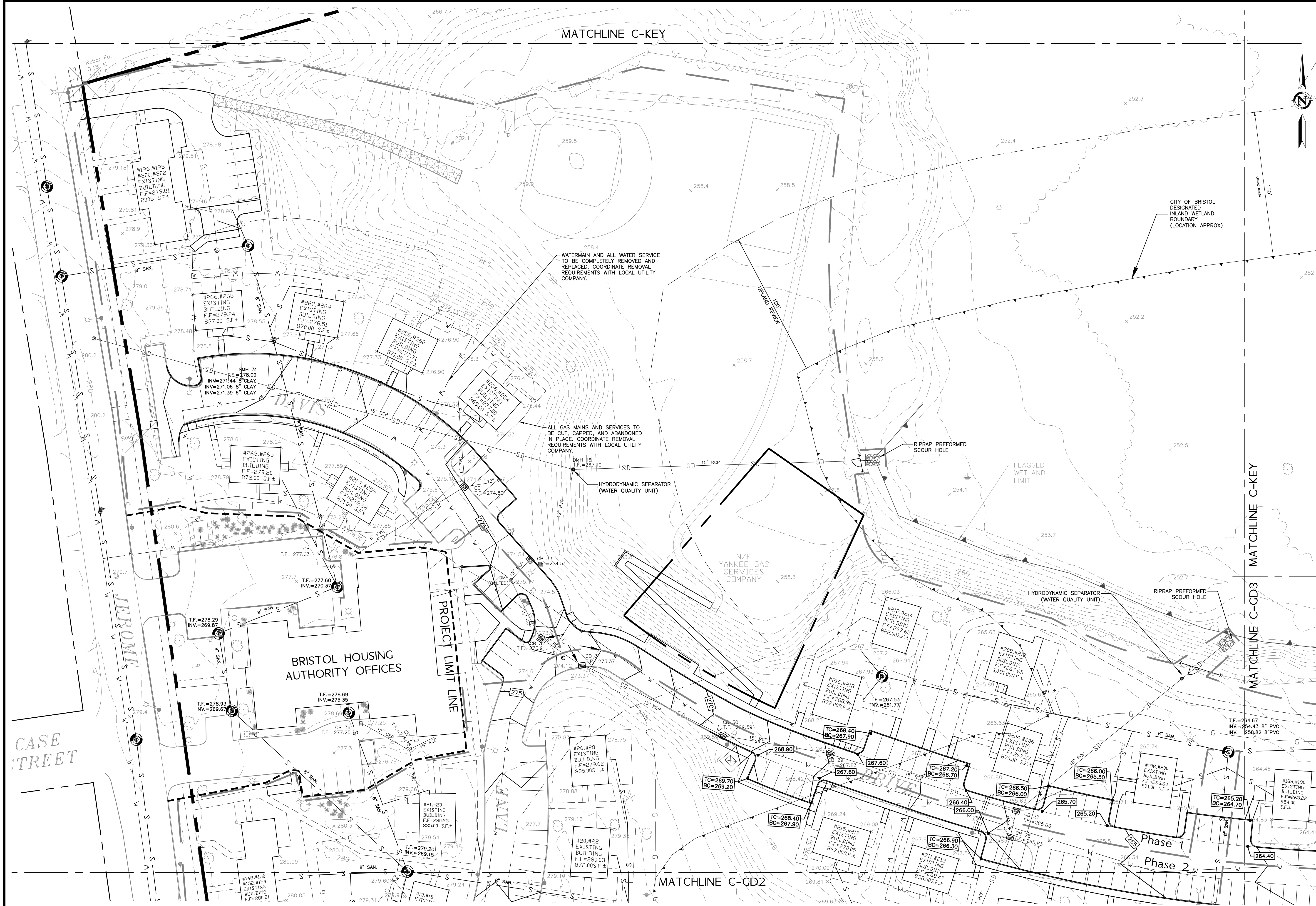
NO. DATE REVISIONS
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2 2/3/2025 IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

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

SHEET
C-SP3
CIVIL SHEET 11 OF 24

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SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-GD3

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

PROJECT NO:
10/17/24

DATE:
10/17/24

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NO	DATE	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	BY
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2	2/3/2025	COMMENTS	BMS

GRADING & UTILITIES

SCALE: 1" = 30'

60'
30'
15'

SHEET

C-GD1

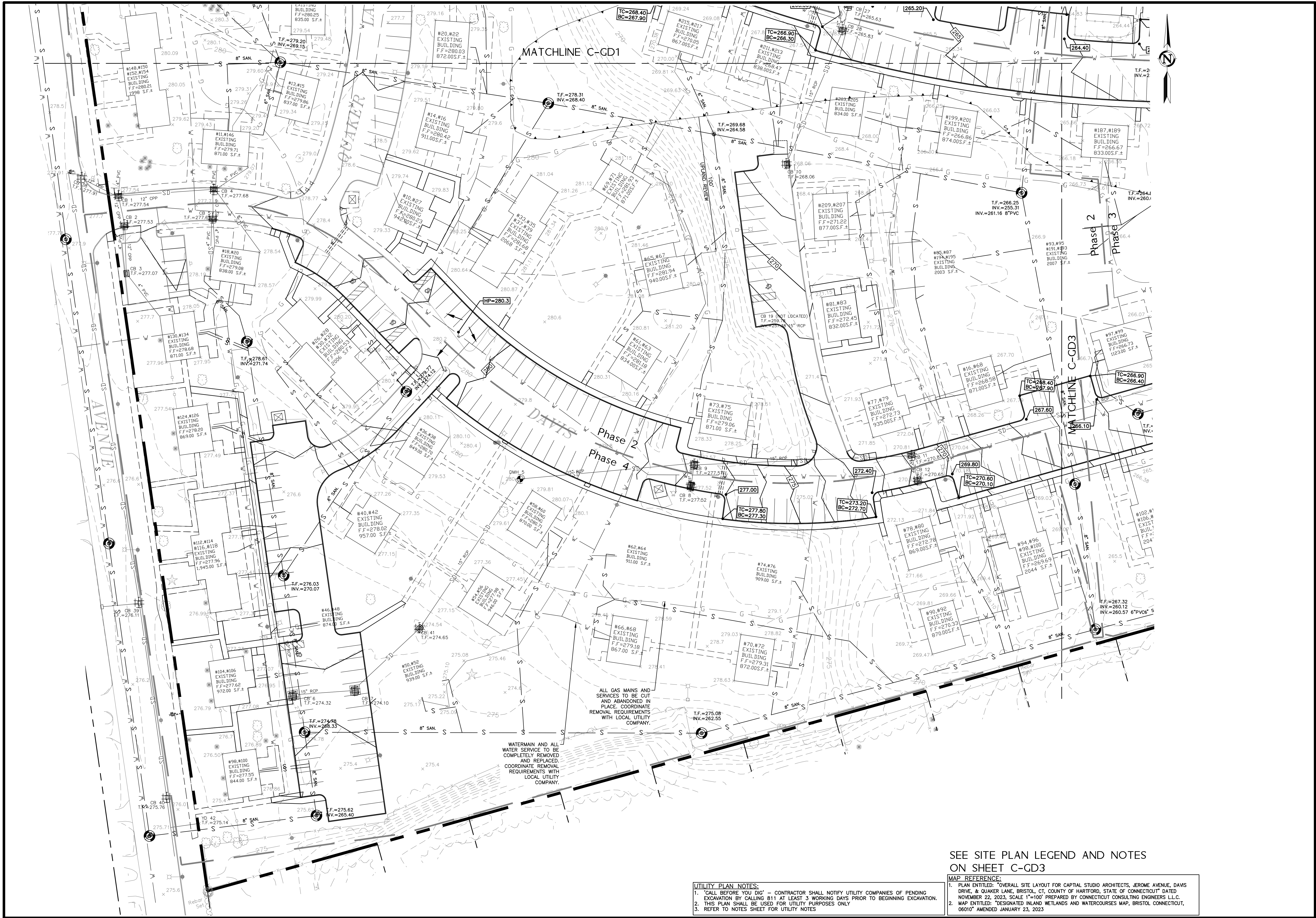
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ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

UTILITY PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

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PROJECT NO:

10/17/24

DATE:

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BMS

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2 2/3/2025 IAWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS BMS

GRADING & UTILITIES

SCALE: 0' 15' 30' 60'

SHEET

C-GD2

CIVIL SHEET 14 OF 24

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GRADING NOTES:

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

UTILITY NOTES:

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

UTILITY LINE LEGEND

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

MAP REFERENCE:

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- MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL, CONNECTICUT, 06010" AMENDED JANUARY 23, 2023
- ALL UTILITY INFORMATION BASED ON SURVEY AND BEST AVAILABLE REFERENCES PROVIDED BY PROJECT SURVEYORS. TO BE CONFIRMED IN FIELD AND APPROPRIATE UTILITY COMPANY.
- STORM LINE INFO FROM PREVIOUS CCE SURVEY DATED 9/6/23
- SANITARY TF AND INV INFORMATION FROM CCE SURVEYS DATED 9/6/23 AND 11/24/23.

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CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO:

10/17/24

DATE:

10/17/24

BY:

RJD

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2	2/3/2025		

GRADING & UTILITIES

SCALE: 1" = 30'

SHEET

C-GD3

CIVIL SHEET 15 OF 24





TREES							
	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS STREET TREES							
	AF	18	Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	3" cal.	B&B	
	SR	10	Spirea reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2.5" cal.	B&B	
	ZS	12	Zelkova serrata	Japanese Zelkova	3" cal.	B&B	
EVERGREEN TREES							
	PA	6	Picea abies	Norway Spruce	6'-8" ht.	B&B	
	PP	3	Picea pungens 'Glaucua'	Colorado Blue Spruce	6'-8" ht.	B&B	
	TO	25	Thuja occidentalis 'Nigra'	Nigra Arborvitae	4'-6" ht.	B&B	
ORNAMENTAL STREET TREES							
	CC	11	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" cal.	B&B	
	CF	11	Cornus florida	Flowering Dogwood	2" cal.	B&B	
	CK	8	Cornus kousa	Kousa Dogwood	2" cal. or multi-stem	B&B	Multi or Single Stem-choose for quality

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
	BROADLEAF EVERGREEN SHRUBS						
	AD	3	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3	CONT.	5' O.C. MIN.
	PJ	12	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3	CONT.	6' O.C. MIN.
	RM	17	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3-4' ht.	CONT.	6' O.C. MIN.
	DECIDUOUS SHRUBS						
	CA	7	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3	CONT.	6' O.C. MIN.
	FG	6	Fothergilla gardenii	Fothergilla- Legend of the Fall / Blue Shadow varieties	No. 3	CONT.	5' O.C. MIN.
	HM	6	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea- varieties	No. 3	CONT.	5' O.C. MIN.
	IV	3	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	No. 3	CONT.	5' O.C. Males 1 per 6
	VP	3	Viburnum p. tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	No. 3	CONT.	6' O.C. MIN.
	GRASSES						
	KF	10	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.
	MS	2	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2	CONT.	3' O.C.
	PERENNIALS / GROUNDCOVER / SMALL GRASS						
	EP	15	Echinacea purpurea- varieties	Coneflower varieties	No. 2	CONT.	2.5' O.C.
	HH	45	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.
	PH	20	Pennisetum alopecuroides 'Hamel's'	Dwarf Fountain Grass	No. 1	CONT.	2.5' O.C.
	RA	7	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	No. 3	CONT.	5' O.C. MIN.
	RF	50	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2	CONT.	2' O.C.

SEE LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS
ON SHEET C-LS4

LANDSCAPE NOTES:

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

SEEDING NOTES:

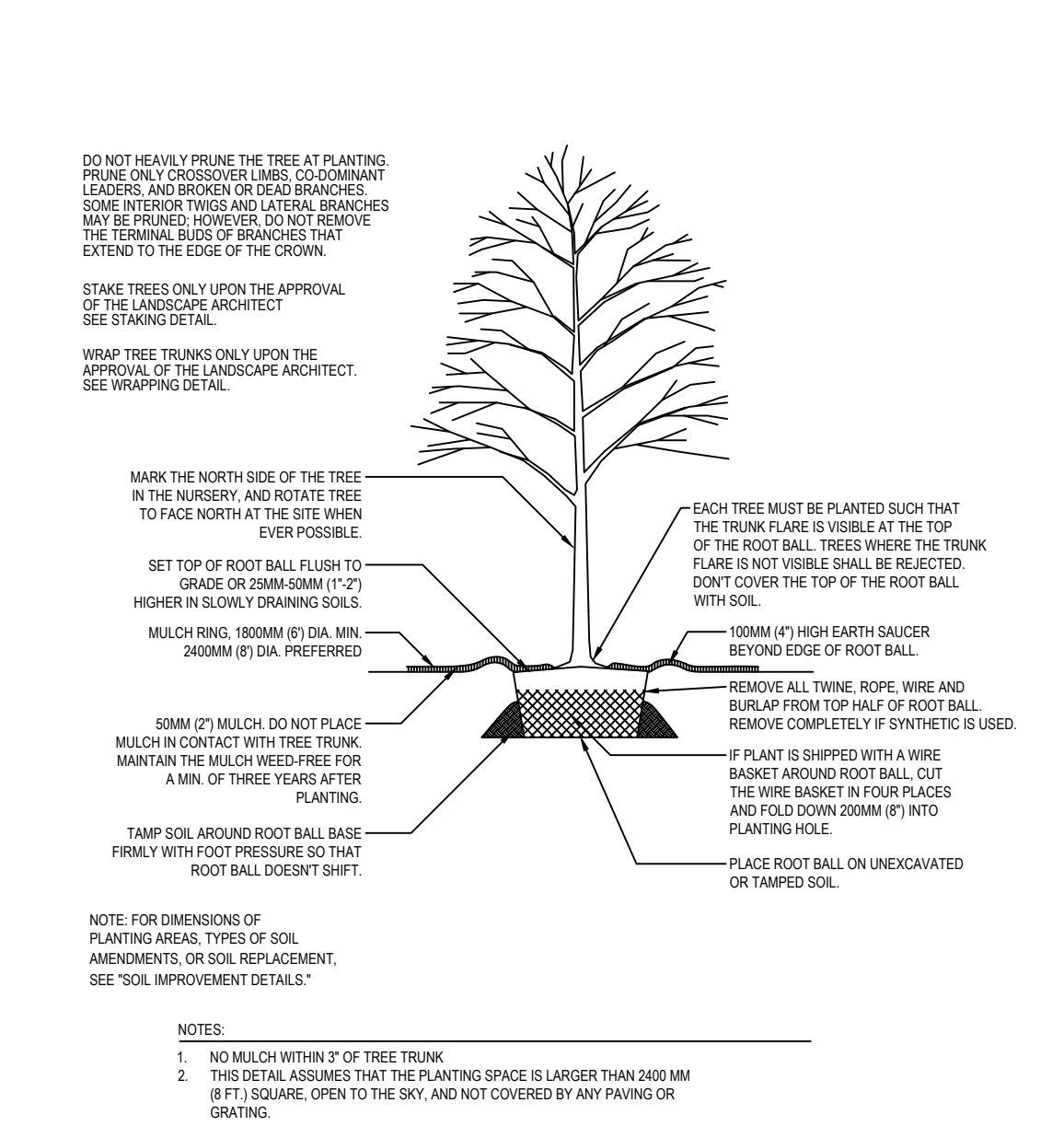
1. SEEDING MIXTURE TYPE I (LAWN AREAS):
BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
CHEVING RED FESCUE 30% OF MIXTURE
PERENNIAL RYEGRASS 20% OF MIXTURE
APPLICATION RATE: 4.0 LBS. PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (WETLAND DISTURBANCE AREAS)
OBL WETLAND MIX
BY Ernst Conservation Seeds, 9006 Mercer Pike, Headville, PA 16335 (800) 873-3321
APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
3. CONTRACTOR RESPONSIBLE FOR RESEEDING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

WETLAND DISTURBANCE NOTES:

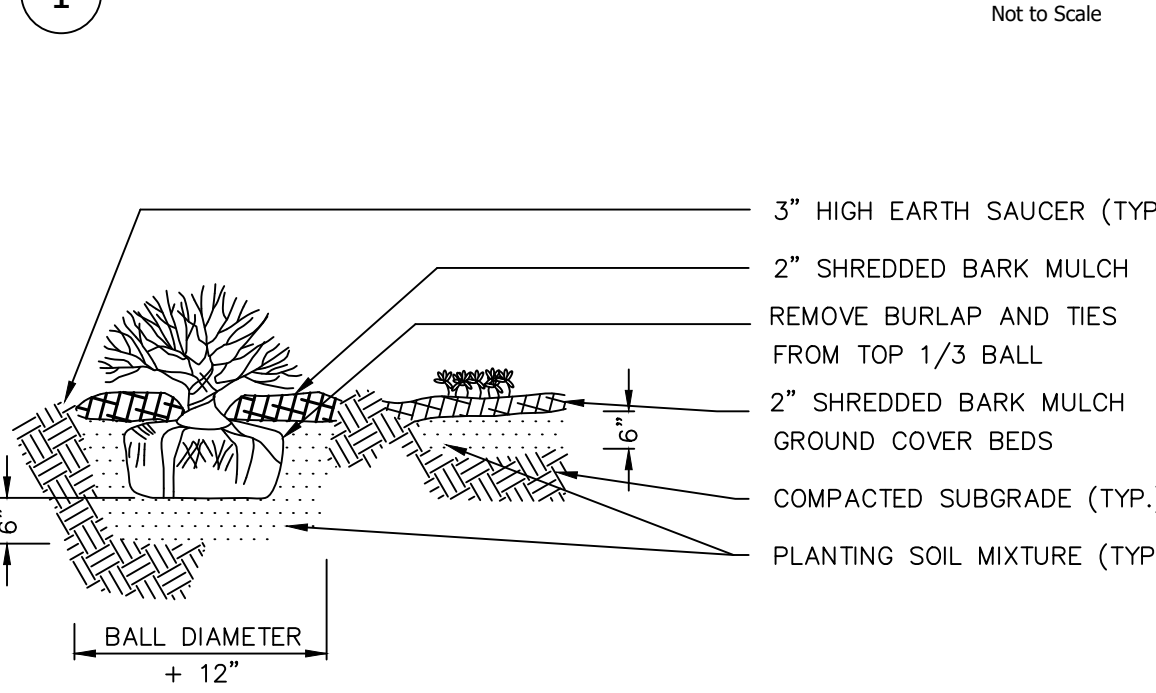
1. APPLIES TO WETLAND DISTURBANCE AREAS NOT TO BE MAINTAINED AS LAWN.
2. ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
3. EXCAVATED WETLAND AREAS SHALL HAVE TOPSOIL SAVED FOR USE WITH DISTURBANCE AREAS TO BE SEEDDED.
4. MECHANICALLY MIX TOPSOIL WITH A MINIMUM 50% ORGANIC CONTENT TO A MINIMUM DEPTH OF 12". NO FERTILIZER OR LIME SHALL BE APPLIED. USE TOPSOIL FROM EXCAVATED WETLAND AREAS.
5. PLACE TOPSOIL/ORGANIC SOIL MIXTURE IN WETLAND DISTURBANCE AREA SEED AREA WITH SEED MIX TYPE III PER SUPPLIER'S WRITTEN INSTRUCTIONS AND WITHIN SUGGESTED PERIOD OF YEARS.
6. AREA SHALL BE MOWED NOT LESS THAN ONCE EVERY TWO YEARS BETWEEN NOVEMBER 1 AND MARCH 1 TO MAINTAIN A WET MEADOW.

STREET TREE NOTES:

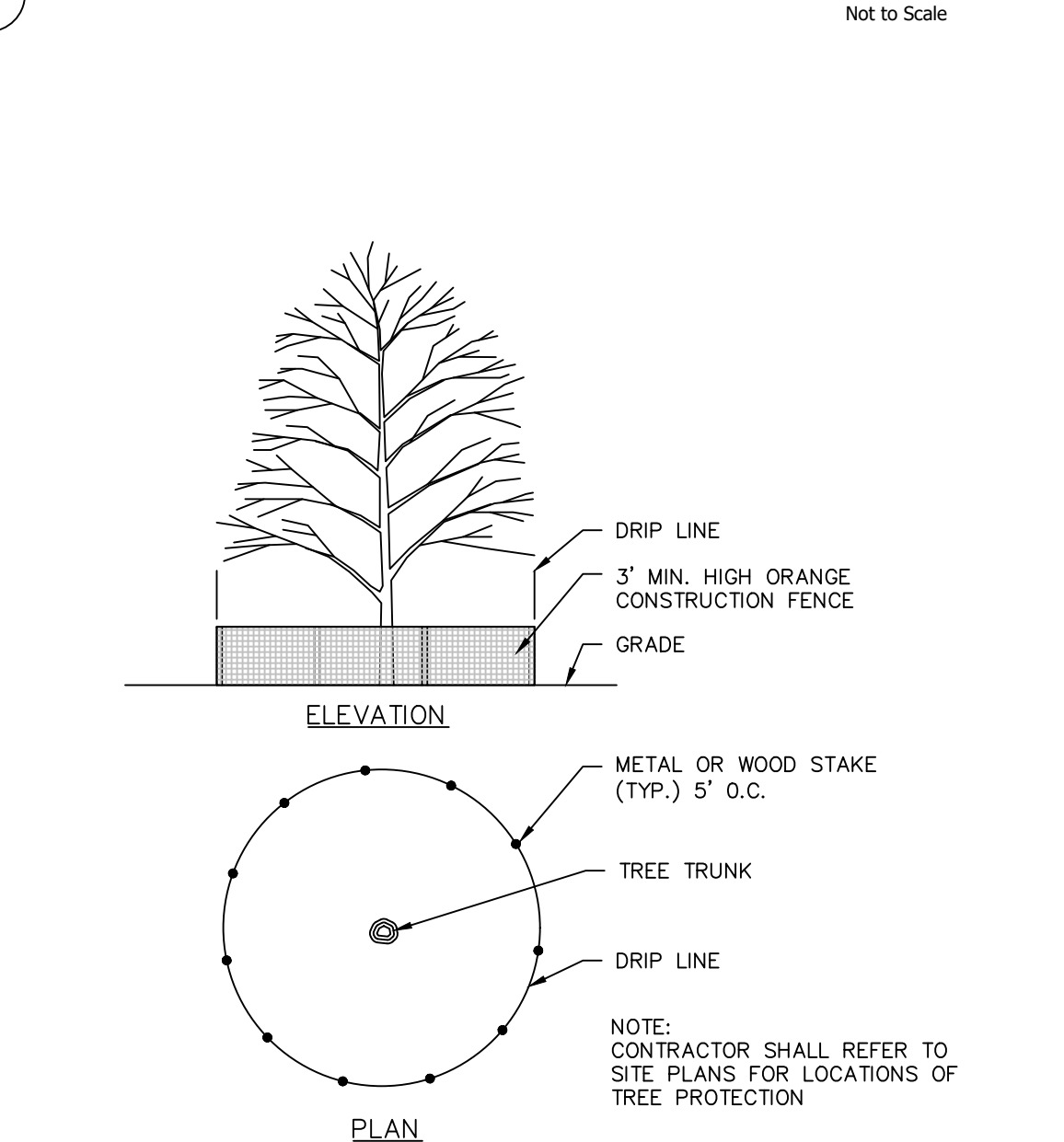
1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR THINNE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA. BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED AFTER THE TREE IS PLACED IN THE PLANTING AREA.
3. ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.
4. ALL THINNE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.
5. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF THE ROOT BALL.
6. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
7. WHEN BACK FILLING TREES, GROWING MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.
8. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
9. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
10. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
11. ALL TREES SHALL HAVE A SINGLE CENTRAL, DOMINANT LEADER.
12. TREES SHALL NOT BE SHAKED OR GUTTED UNLESS DICTATED BY THE TREE HARDEN.
13. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
14. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
15. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE HARDEN.
16. NO FERTILIZERS OR WATER POLYMER SHALL BE APPLIED AT PLANTING.



1 TREE PLANTING DETAIL



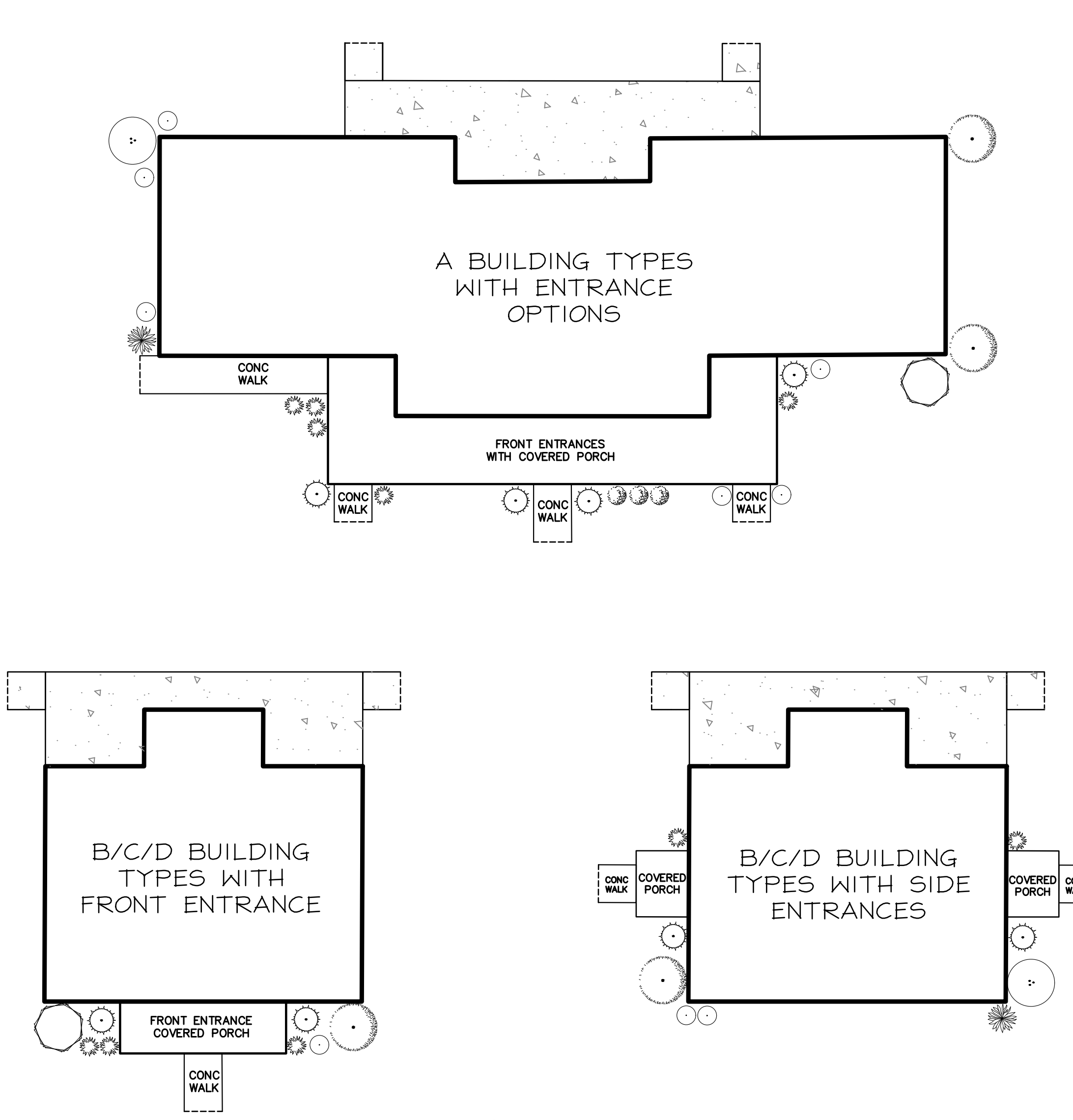
6 SHRUB & GROUND COVER PLANTING DETAIL



7 TREE PROTECTION DETAIL

TYPICAL BUILDING PALETTE				
SHRUB / PERENNIALS / GRASSES				
	KEY	BOTANICAL NAME	COMMON NAME	SIZE
ACCENT PLANTINGS- CORNERS AND BETWEEN WINDOW AREAS				
	AD	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3
	CA	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3
	FG	Fothergilla gardenii	Fothergilla- Legend of the Fall / Blue Shadow varieties	No. 3
	HM	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea- varieties	No. 3
	HP	Hydrangea paniculata 'Strawberry Sundae'	Strawberry Sundae Hydrangea	No. 3
	HS	Hibiscus syriacus 'Blue Satin'	Blue Satin Rose of Sharon	No. 3
	MS	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2
	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3
	RM	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3-4' ht.
FOUNDATION / ENTRANCE SHRUBS				
	BC	Buxus x 'Green Gem'	Green Gem Boxwood	18-24" ht.
	IC	Ilex crenata 'Helleri'	Helleri Japanese Holly	No. 1
	SJ	Spirea japonica 'Double Play Candy Corn'	Candy Corn Spirea- double play varieties	No. 3
FOUNDATION / ENTRANCE PERENNIALS & SMALL GRASSES				
	CV	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	No. 2
	EP	Echinacea purpurea- varieties	Coneflower varieties	No. 2
	HH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1
	LM	Liriope muscaris 'Variegata'	Variegated Lily Turf	No. 1
	NR	Nepeta racemosa - varieties	Catmint- Cat's Meow / Walker's Low	No. 2
	PA	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	No. 1
	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2
	ST	Sedum telephium 'Autumn Fire'	Autumn Fire Sedum	No. 2

PLANTING OPTIONS FOR TYPICAL BUILDING TYPES



- NOTES:
- SEE ARCH PLANS FOR BUILDING TYPES AND PORCH OPTIONS
 - BUILDING FACADES ALONG ROADWAYS TO HAVE MIX OF ACCENT AND FOUNDATION PLANTINGS
 - BUILDING ENTRANCES TO HAVE MINIMUM OF 2 PLANTS THROUGHOUT SITE

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PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:

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

PROJECT NO.	DATE	BY
1	11/12/2024	RJD
2	2/3/2025	BMS

REVISIONS

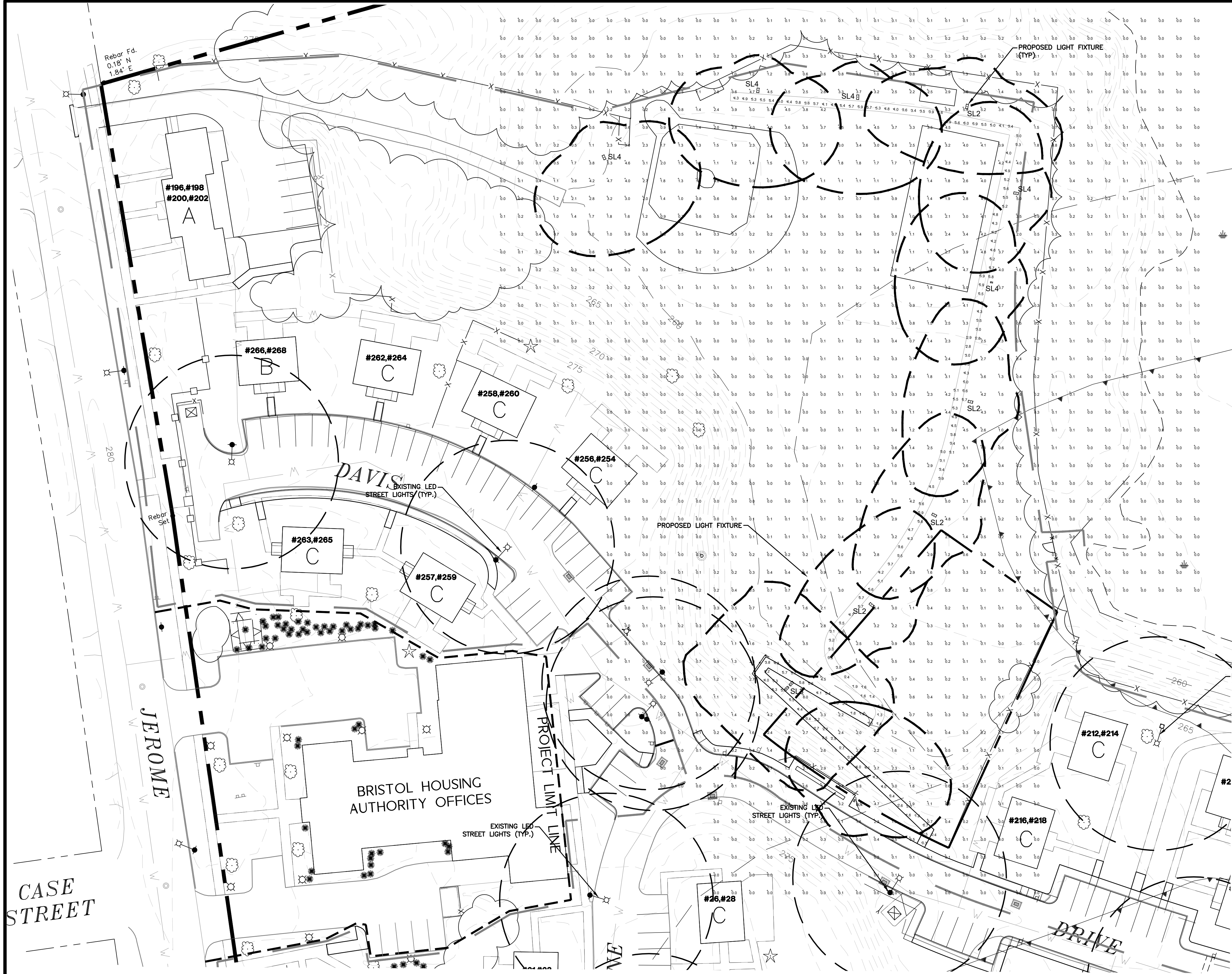
NO.	DATE	REVISIONS
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2	2/3/2025	WWW APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS

SHEET

C-LS4

CIVIL SHEET 19 OF 24

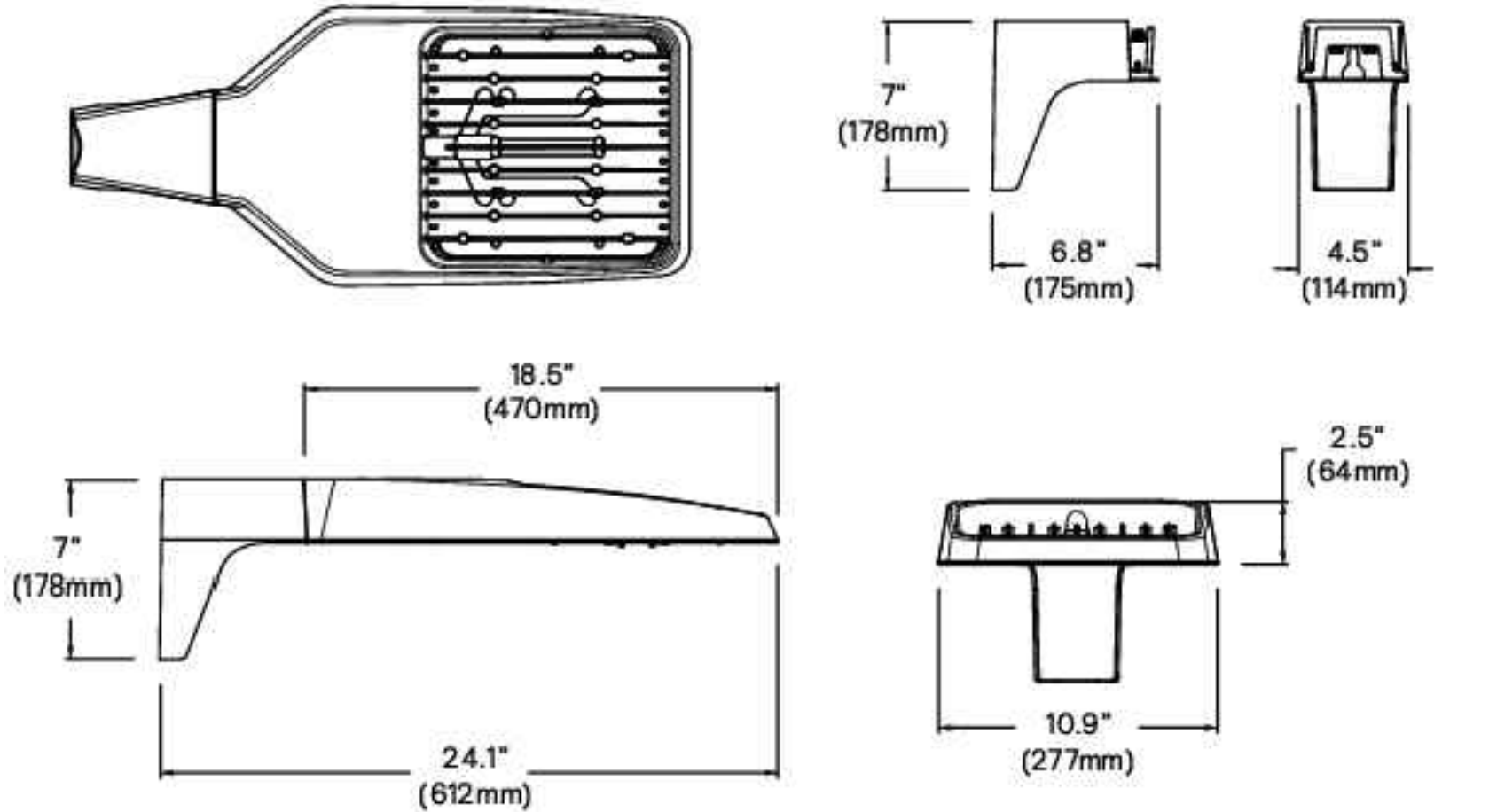


APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: DPI

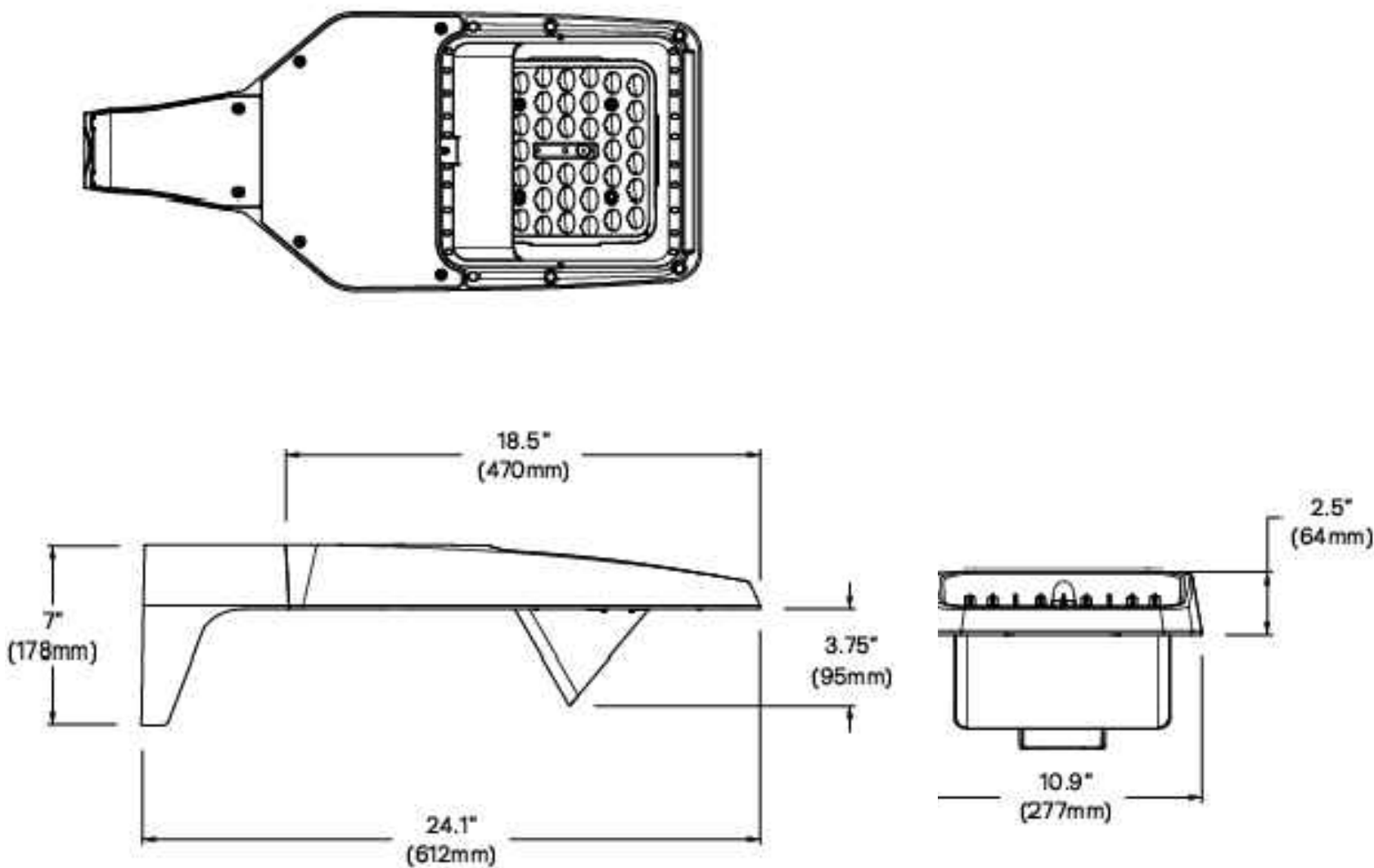
Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
4	SL2	Single	12809	90.68	0.900	B3-U0-G3	GARDCO OPF-S-A04-830-T2M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE
1	SL3	Back-Back	9985	90.68	0.900	B1-U0-G2	GARDCO OPF-S-A04-830-T3M-VOLT-FINISH-OPF-S-HIS-1 / MOUNTED TO 20FT SQUARE STEEL POLE
6	SL4	Single	12878	90.68	0.900	B2-U0-G2	GARDCO OPF-S-A04-830-T4M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE
Calculation Summary							
Label		Grid Height		Avg	Max	Min	Avg/Min
SITE		0		0.35	6.0	0.0	N.A.
WALKWAY		0		4.01	6.0	0.3	13.37

Dimensions

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



OptiForm External Housing Shield



1 GARDO-OPF-S LIGHTING DETAIL

Not to Scale

SITE LIGHTING NOTES:

- THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE FOR PROPOSED LIGHTING ONLY AND ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO LIGHT LOCATIONS IN THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DEVIATION IS 5' OR MORE FROM LOCATION SHOWN ON THE PLANS.
- MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
- LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
- ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
- LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
- INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

SITE LIGHTING PLAN NOTES:

- CALL BEFORE YOU DIG - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
- THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY.

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

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

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

NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RJD
2	2/3/2025	IMWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

**PROPOSED
LIGHTING PLAN**

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

SHEET
C-LT2
CIVIL SHEET 21 OF 24

CONSTRUCTION NOTES:

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

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

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

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

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

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

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

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

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

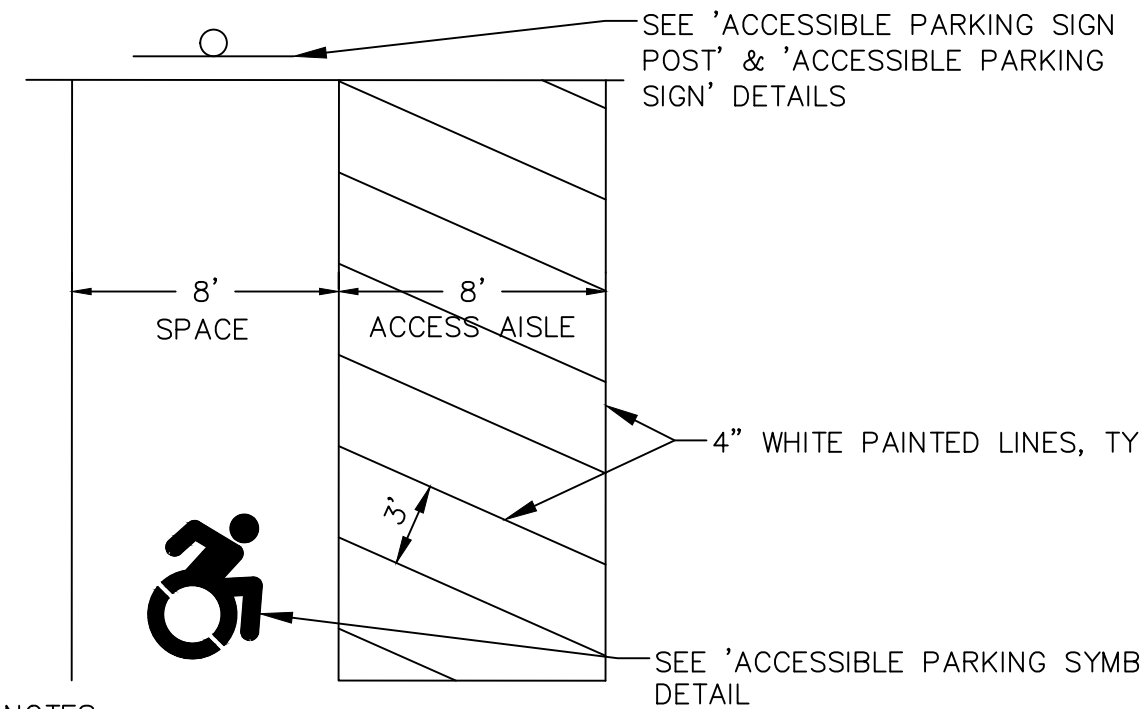
Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top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

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

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

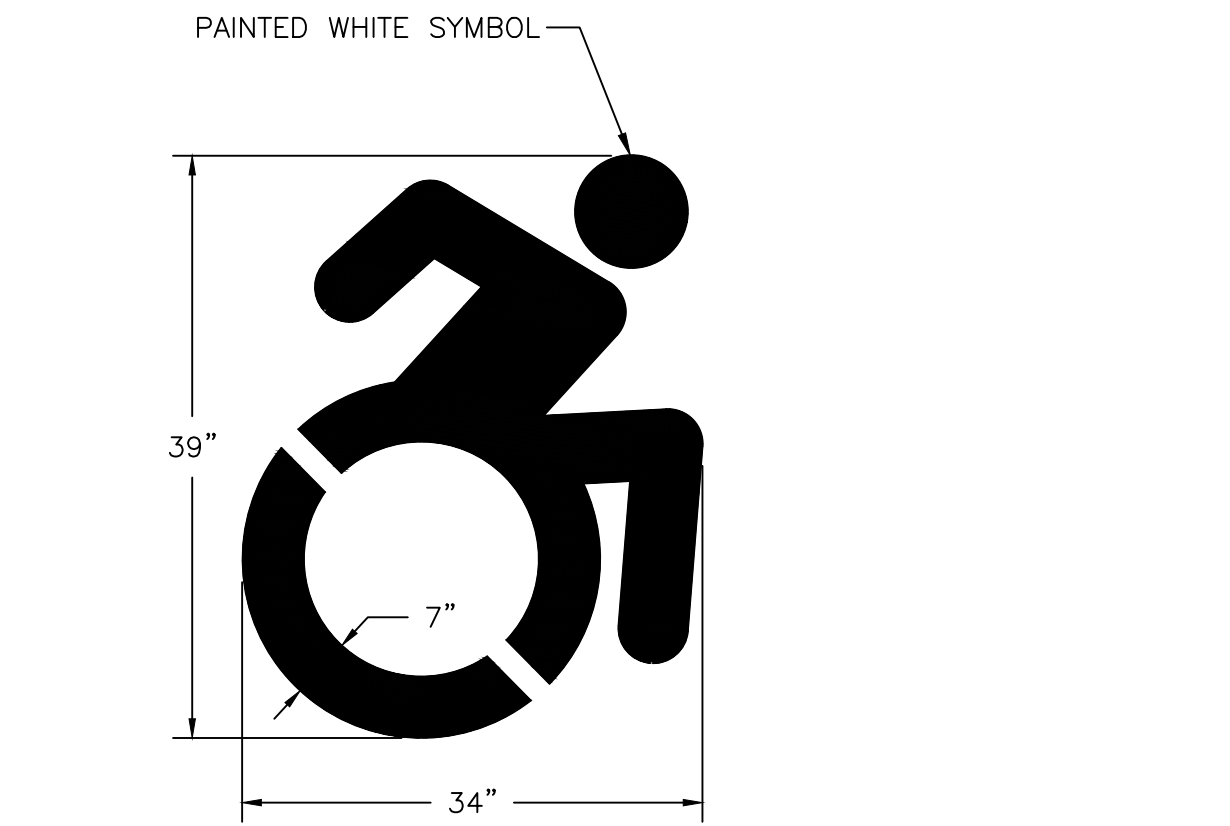
The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements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

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

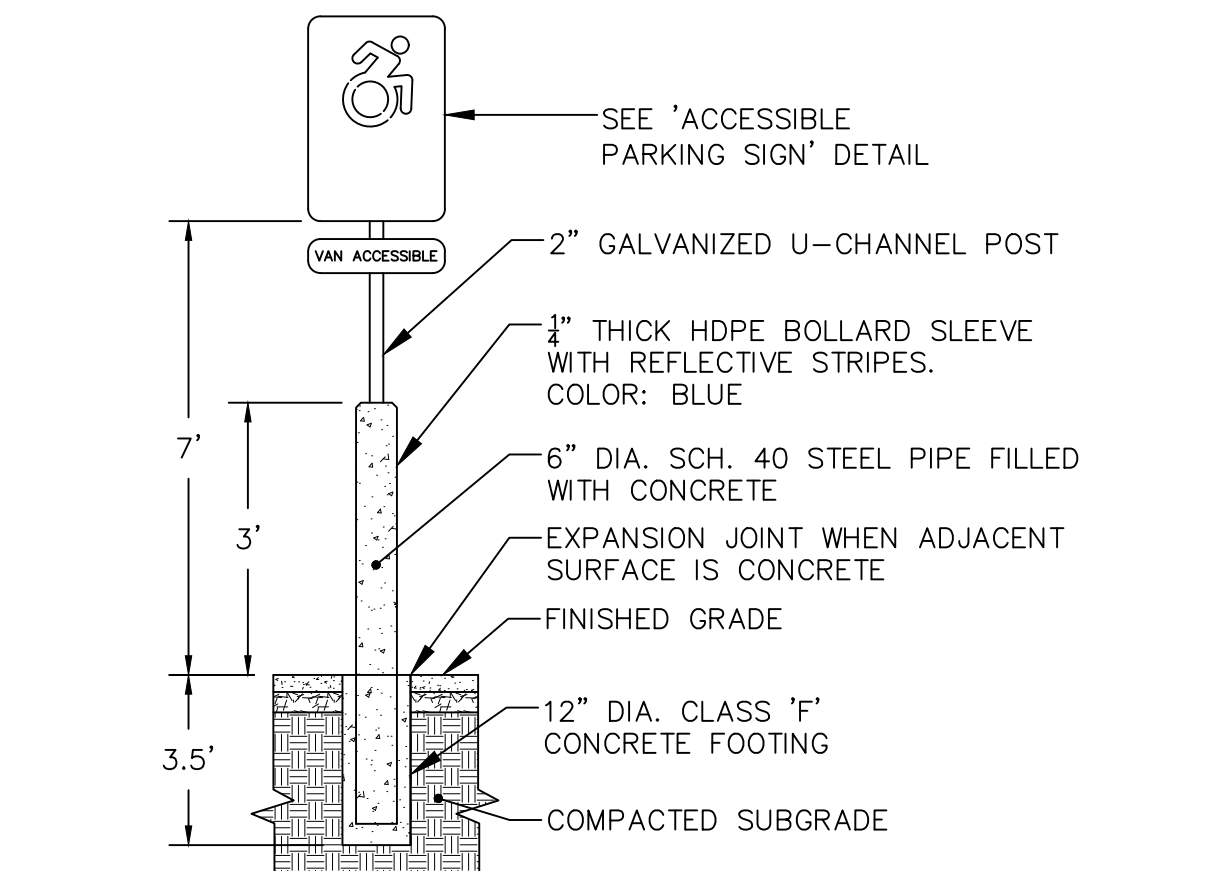


- NOTES:
- ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
 - TWO CAR ACCESSIBLE SPACES MAY SHARE AN 8' ACCESS AISLE.
 - ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

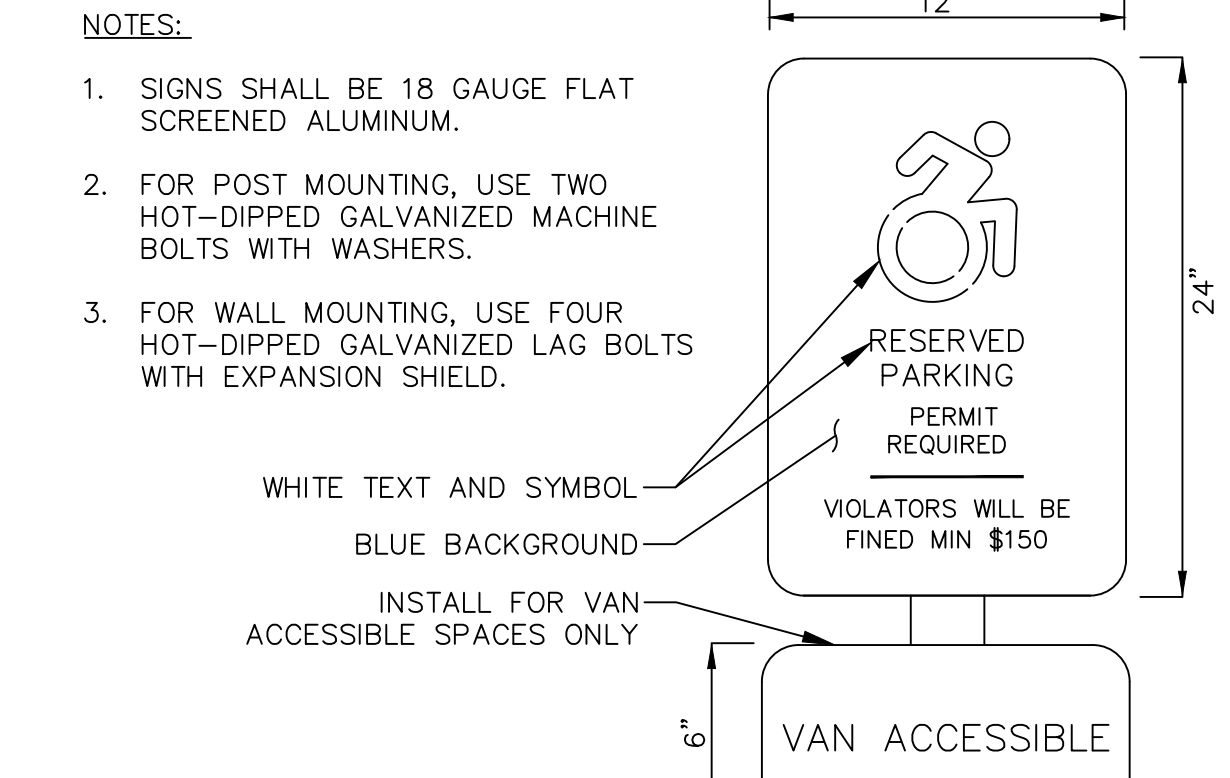
4 VAN ACCESSIBLE PARKING SPACE



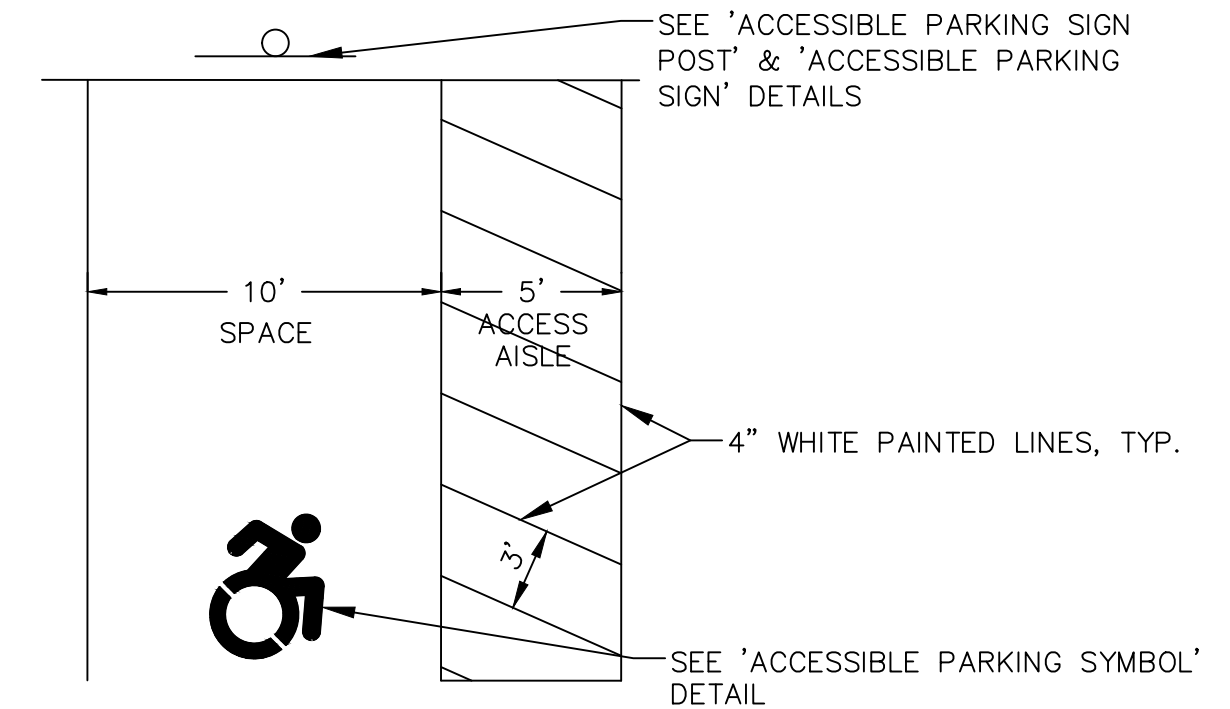
1 ACCESSIBLE PARKING SYMBOL



2 ACCESSIBLE PARKING SIGN POST



3 ACCESSIBLE PARKING SIGN



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

5 AUTOMOBILE ACCESSIBLE PARKING SPACE

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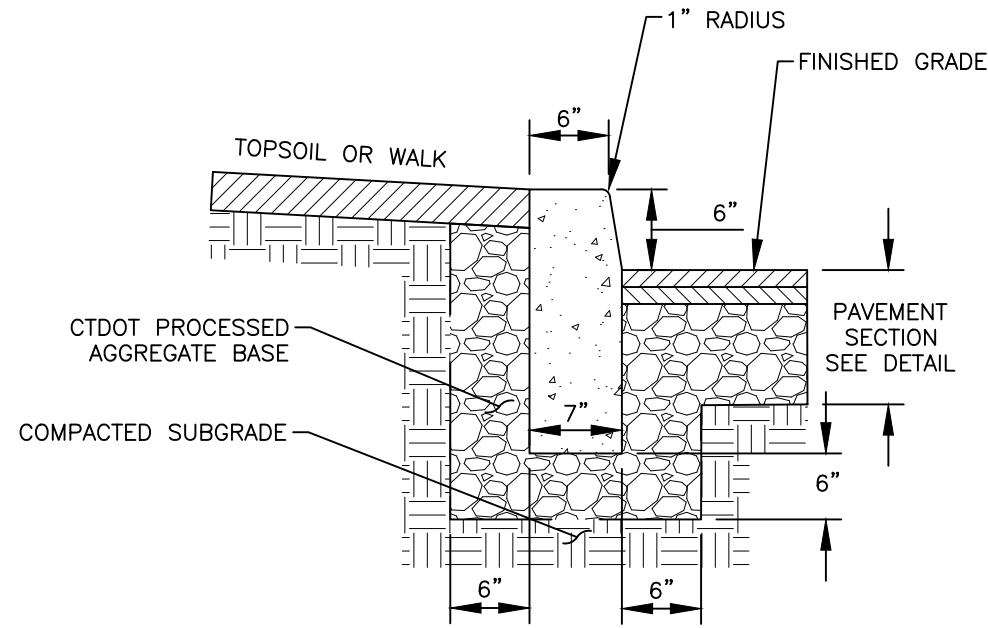
PREPARED FOR:
DAVID HOLMES
CAPITAL PROJECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

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

NOTES, LEGEND, & DETAILS
1 11/12/2024 SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2 2/3/2025 IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

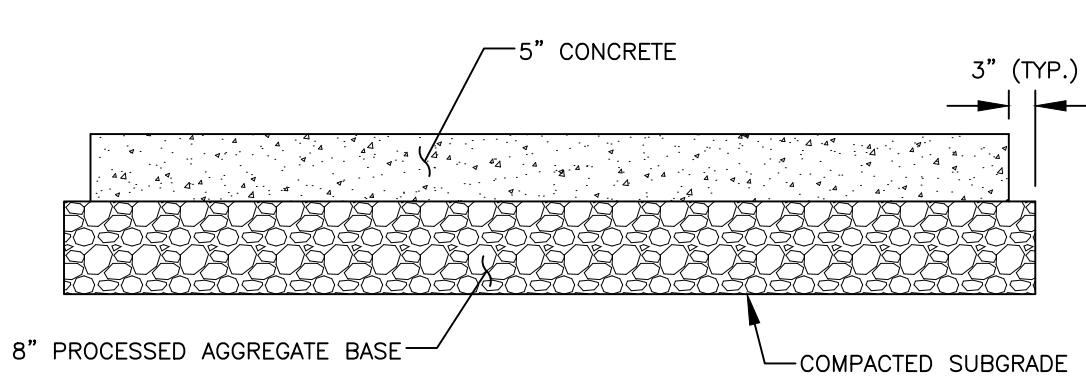
REVISIONS
BY: RLD
DATE: 11/12/2024
NO. 1
2

SHEET
C-D1
CIVIL SHEET 22 OF 24



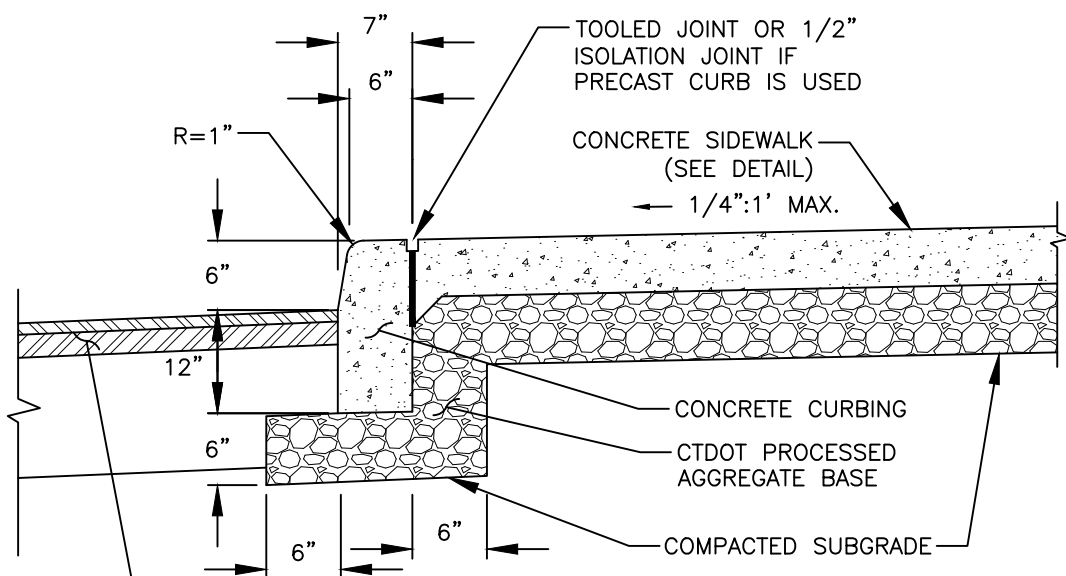
- NOTES:
1. ALL CONCRETE SHALL BE CTDOT CLASS "F" OR EQUIVALENT.
 2. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF 20 FEET ON CENTER USING PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF 1/2" WHEN ADJUTING CONCRETE WALKS. INSTALL PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF 1/2" ALONG LENGTH OF WALK.
 3. CONCRETE CURBING SHALL BE INSTALLED PER CTDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, LATEST EDITION.

1 CAST-IN-PLACE CONCRETE CURB Not to Scale



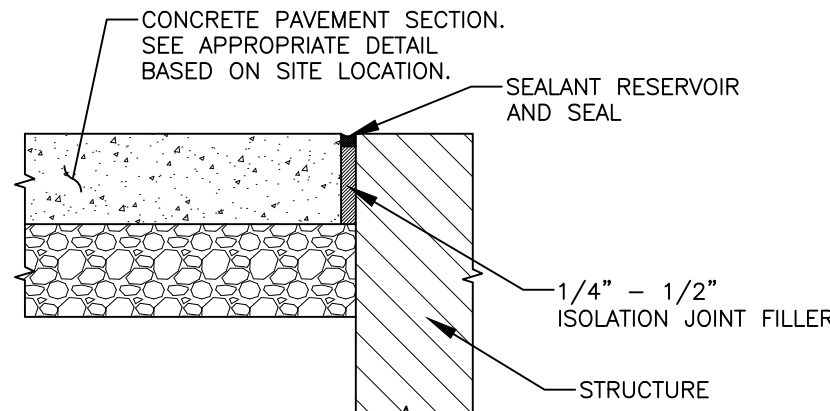
- NOTES:
1. REFER TO JOINT DETAILS FOR JOINT REINFORCING AND SPACING.
 2. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
 3. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.
 4. THIS DETAIL IS FOR AUTO PARKING AREAS ONLY AND DOES NOT APPLY TO OUTDOOR STORAGE OR TRUCK PARKING/CIRCULATION AREAS.
 5. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED " " DATED " " PREPARED BY " ".
 6. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
 7. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

2 CONCRETE SIDEWALK SECTION - STANDARD DUTY Not to Scale



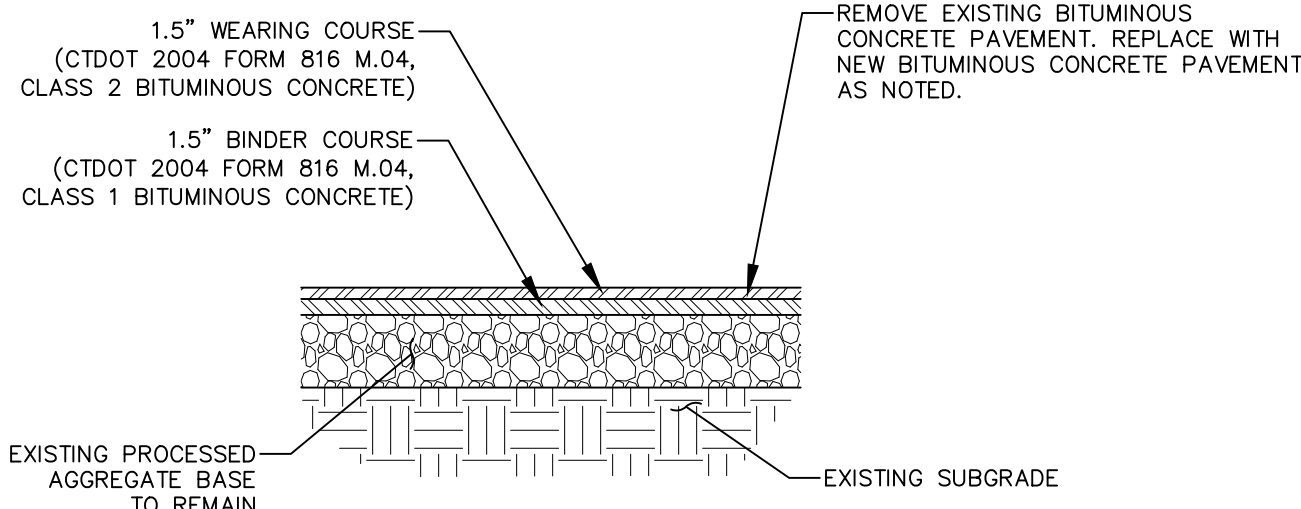
- NOTES:
1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
 2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.

3 MONOLITHIC CONCRETE CURB & WALK Not to Scale



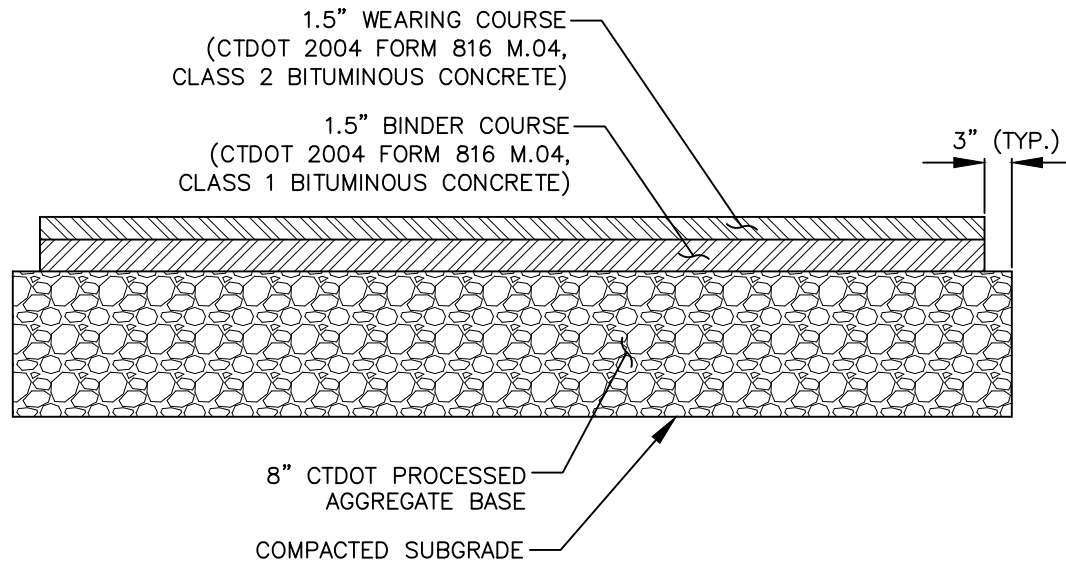
- NOTES:
1. ALL ISOLATION JOINTS SHALL BE IN ACCORDANCE WITH ACI 330.2R-17.
 2. PROVIDE ISOLATION JOINTS AT CONCRETE PAVEMENT INTERSECTIONS WITH ALL FIXED OBJECTS, INCLUDING BUILDINGS, CATCH BASINS, LIGHT POLE BASES, ETC., EXCEPT FOR THE BUILDING SLAB AT ALL DOOR LOCATIONS.
 3. SEE STRUCTURAL PLANS FOR DETAIL AT BUILDING DOOR LOCATIONS.
 4. SEAL JOINTS WITH DOW CORNING 888, 890-SL SILICONE SEALANT, OR EQUIVALENT.

4 CONCRETE ISOLATION JOINT Not to Scale



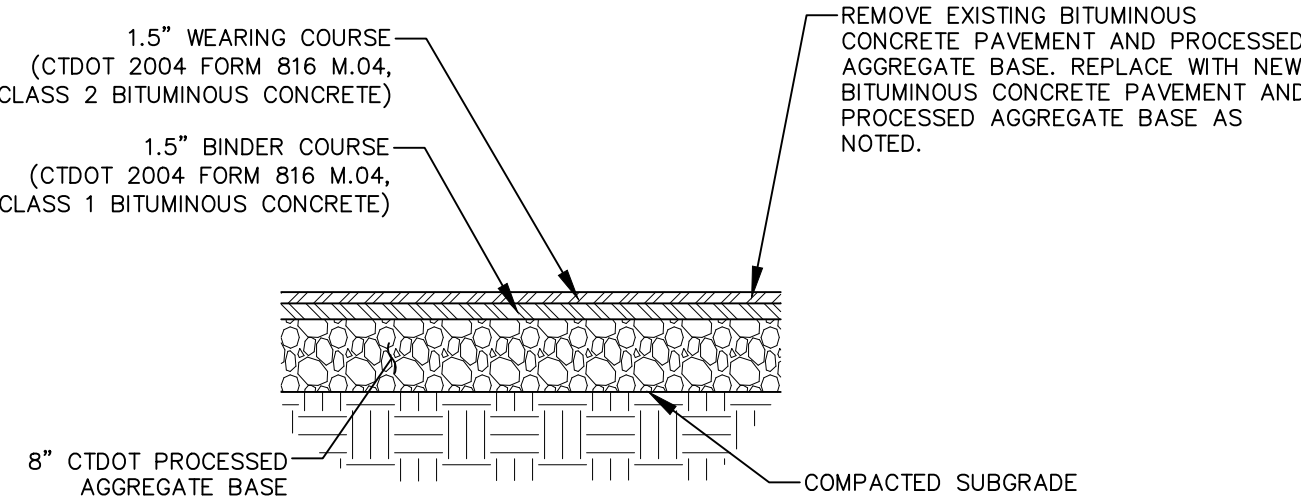
- NOTES:
1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
 2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION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

5 PARTIAL BITUMINOUS CONCRETE RECONSTRUCTION SECTION Not to Scale



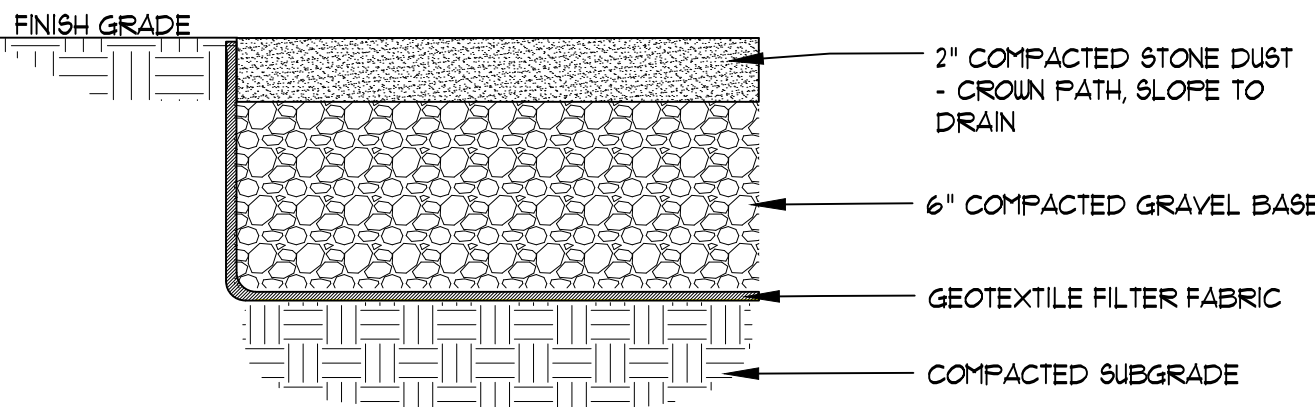
- NOTES:
1. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED " " DATED " " PREPARED BY " ".
 2. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
 3. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

6 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY Not to Scale

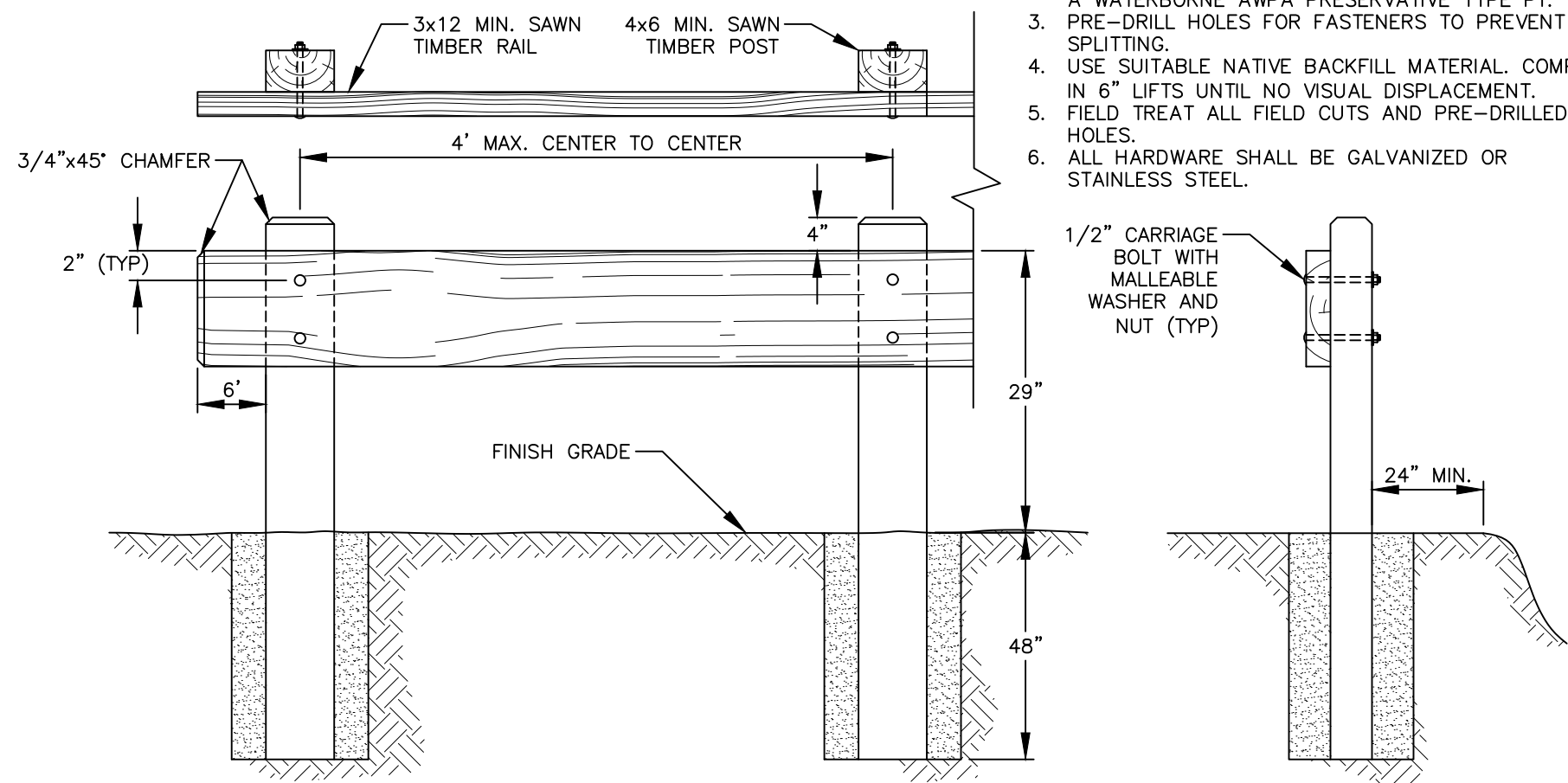


- NOTES:
1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
 2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION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

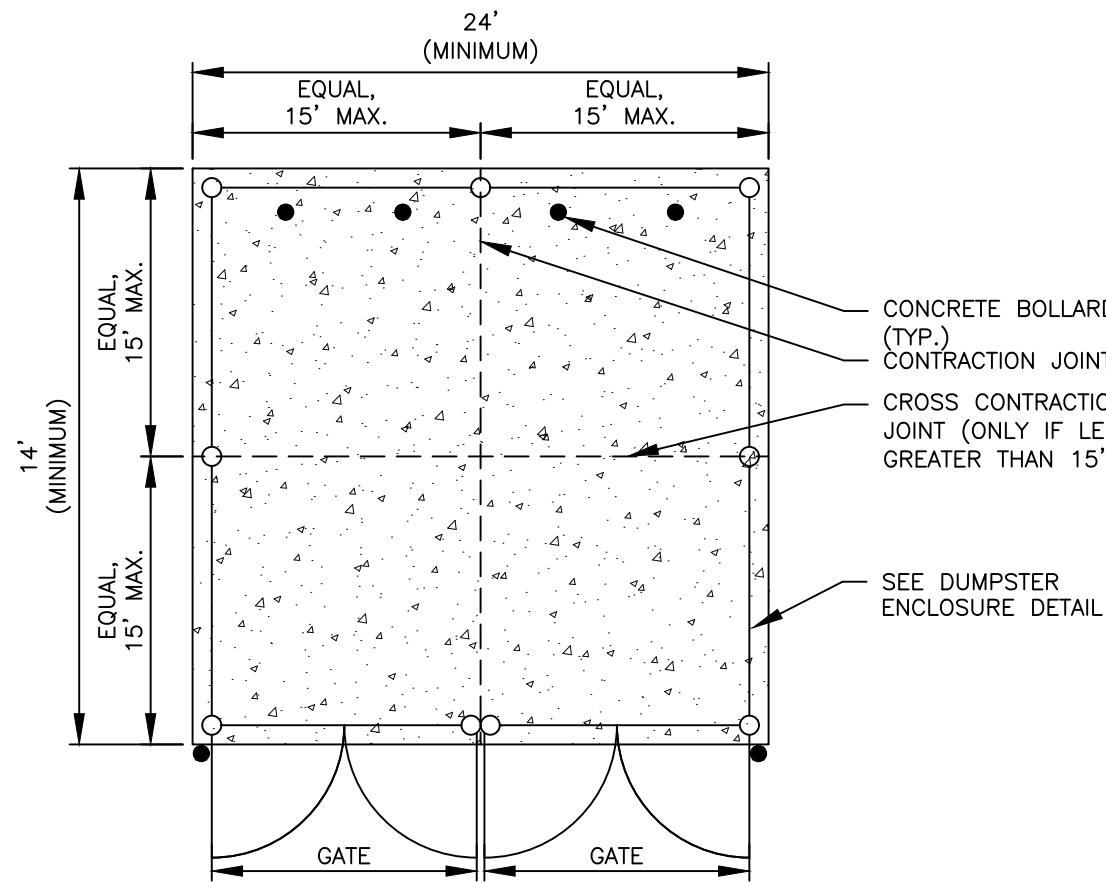
7 FULL BITUMINOUS CONCRETE RECONSTRUCTION SECTION Not to Scale



8 STONE DUST PATH Not to Scale

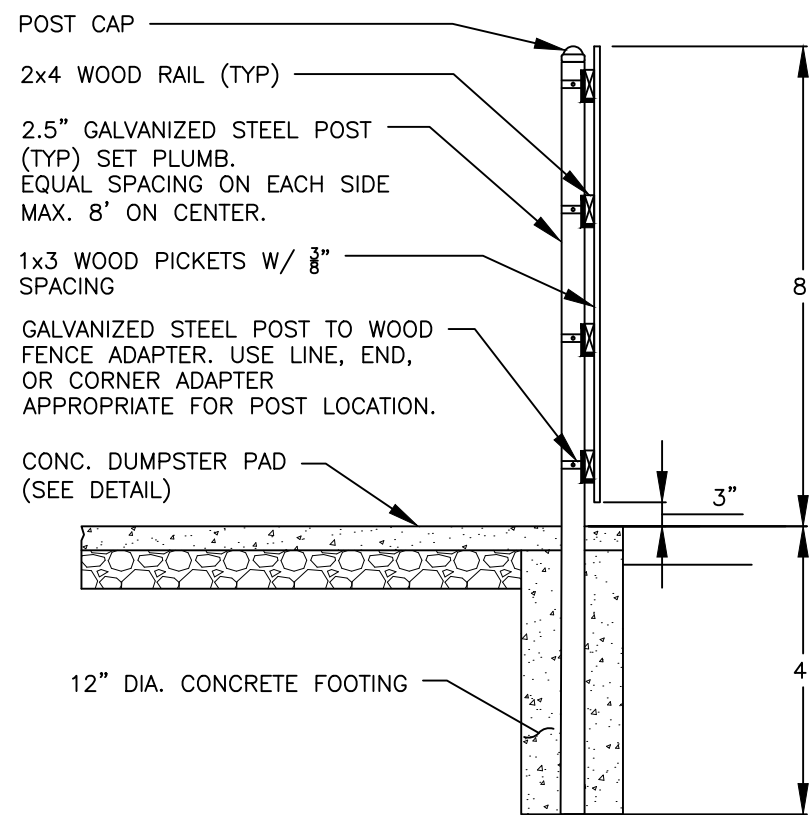


9 TIMBER GUIDE RAIL Not to Scale



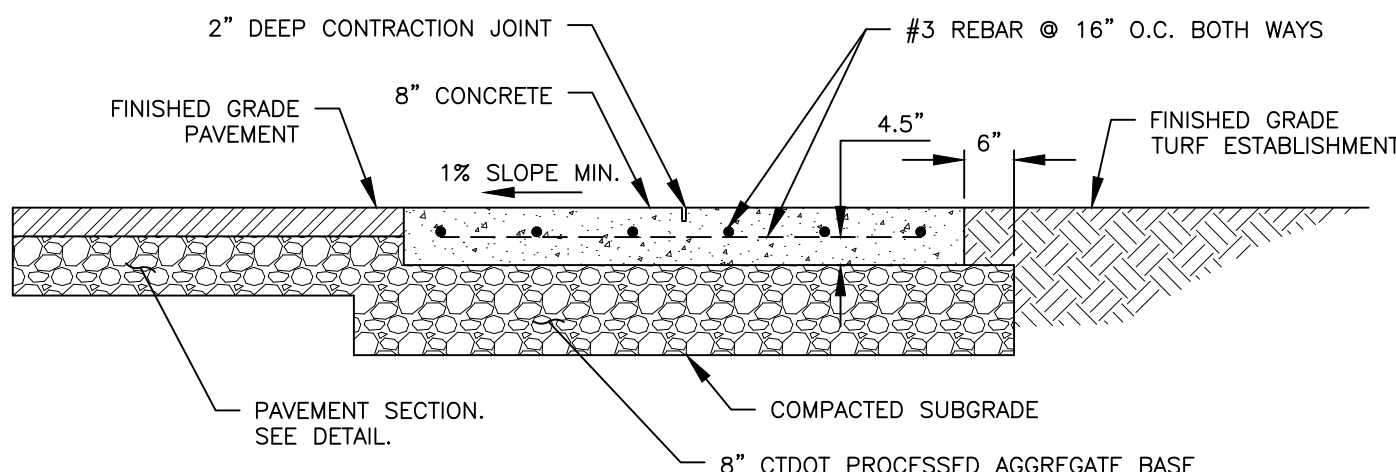
- NOTES:
1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

10 DUMPSTER PAD PLAN Not to Scale



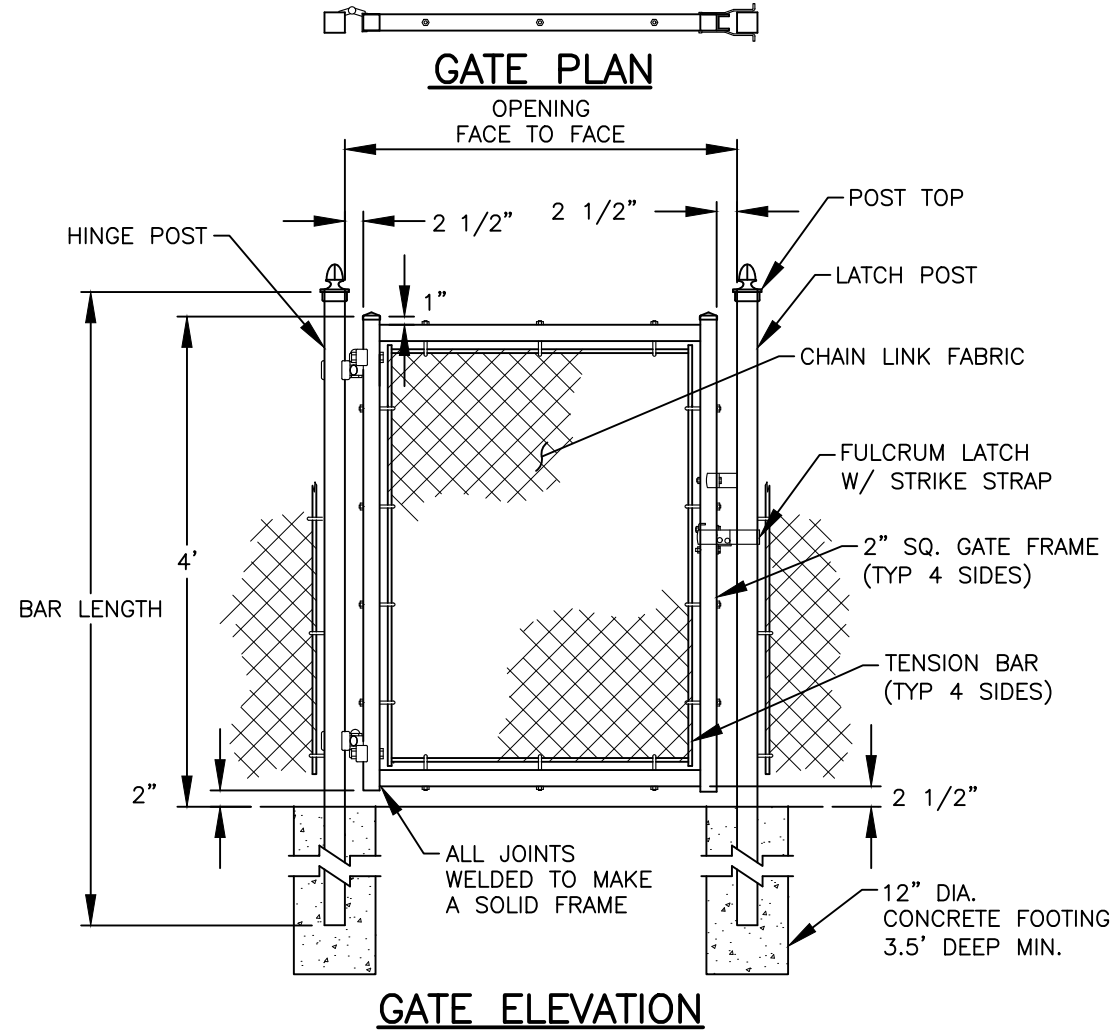
- NOTES:
1. FINISH SIDE TO FACE AWAY FROM DUMPSTER PAD.
 2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.
 3. ALL WOOD TO BE SPRUCE OR PRESSURE TREATED.

11 DUMPSTER ENCLOSURE SECTION Not to Scale



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

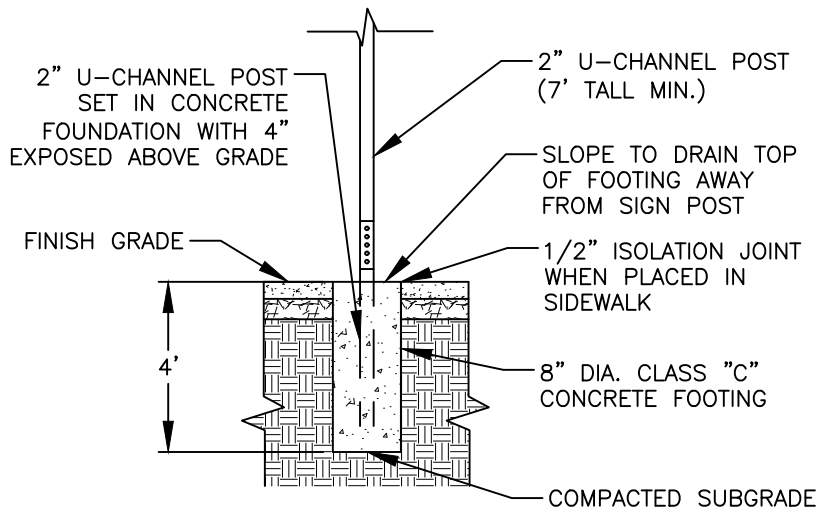
12 DUMPSTER PAD SECTION Not to Scale



13 CHAIN LINK GATE Not to Scale

SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
ADVISORY SPEED PLAQUE	MUTCD W13-1P	18"x18"	
DO NOT ENTER	MUTCD R5-1	30"x30"	
ONE WAY (LEFT)	MUTCD R6-1	36"x12"	
ONE WAY (RIGHT)	MUTCD R6-1	36"x12"	
SPEED BUMP	MUTCD W17-1	30"x30"	

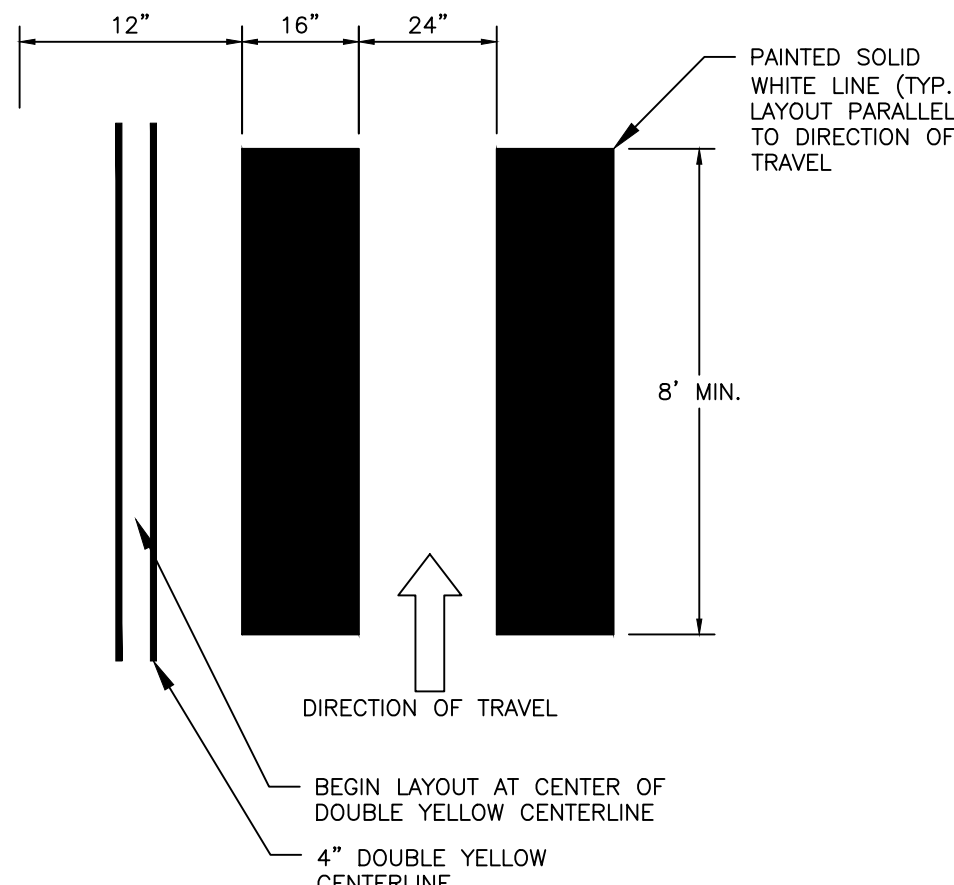
SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
YIELD TO PEDESTRIANS IN CROSSWALK	MUTCD R1-6b	12"x36"	
PEDESTRIAN CROSSING	MUTCD W11-2	30"x30"	
PEDESTRIAN CROSSING SUBPLATE	MUTCD W16-7	21"x15"	



- NOTES:
- SUPPORTS SHALL BE METAL GALVANIZED STEEL POSTS (4 LB. / FT.) WITH BREAKAWAY COUPLING SYSTEM.
 - USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS FOR POST CONNECTION.
 - USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH NYLON WASHERS AND LOCKING NUTS FOR SIGN MOUNTING.
 - CONCRETE FOOTING SHALL EXTEND MINIMUM 4" BELOW BOTTOM OF POST.
 - SIGN HEIGHT SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE ON THE PLANS.
 - MAINTAIN 12" SETBACK FROM CURB OR SIDEWALK.

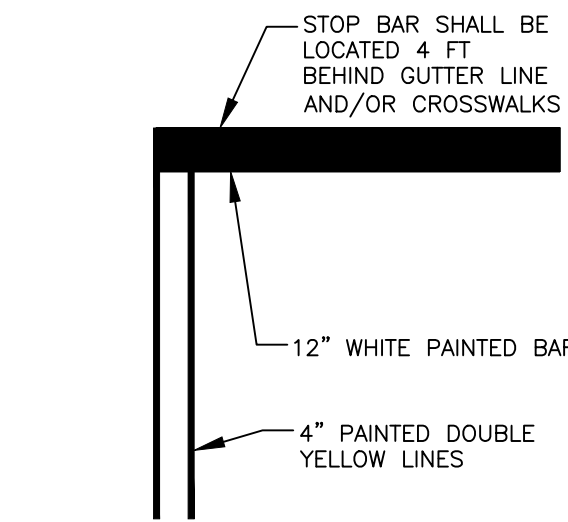
1 TRAFFIC SIGN POST

Not to Scale



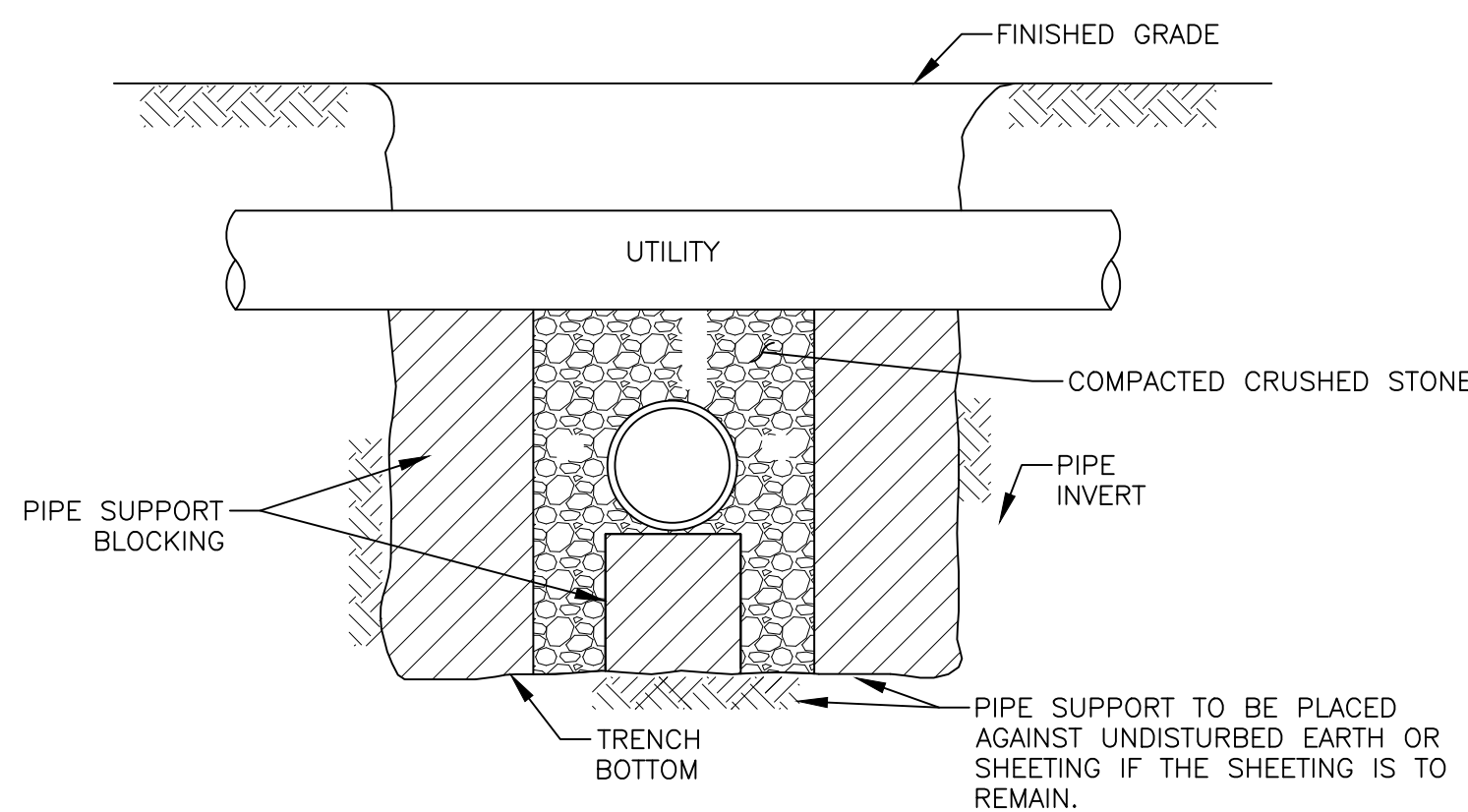
2 PAINTED CROSSWALK

Not to Scale



3 PAINTED STOP BAR

Not to Scale

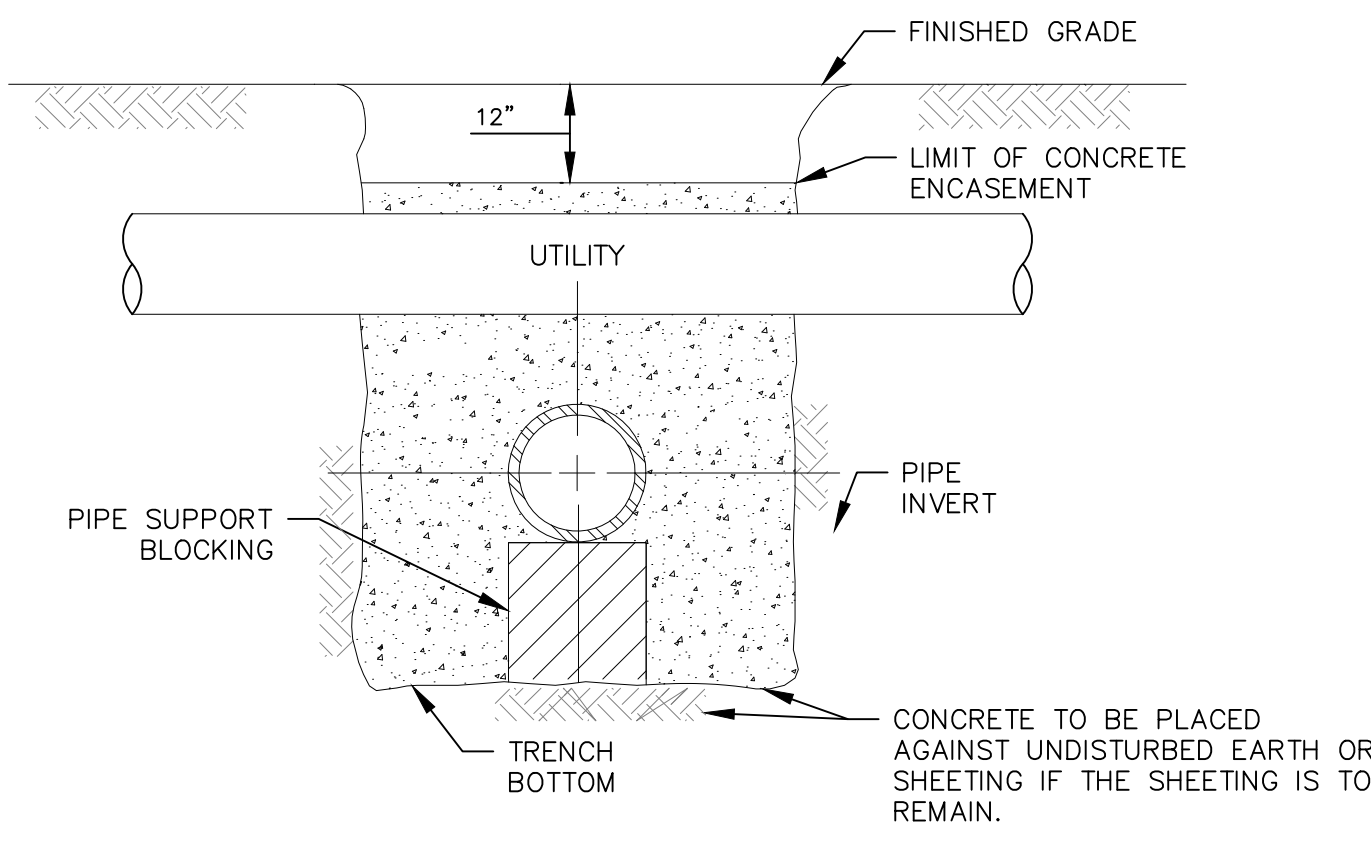


NOTE:

- ALL WORK MUST MEET CURRENT BRISTOL WATER AND SEWER SPECIFICATIONS.
- SUPPORT SHALL EXTEND A MINIMUM OF 1.5' IN EITHER DIRECTION OF CROSSING.

4 UTILITY CROSSING

Not to Scale

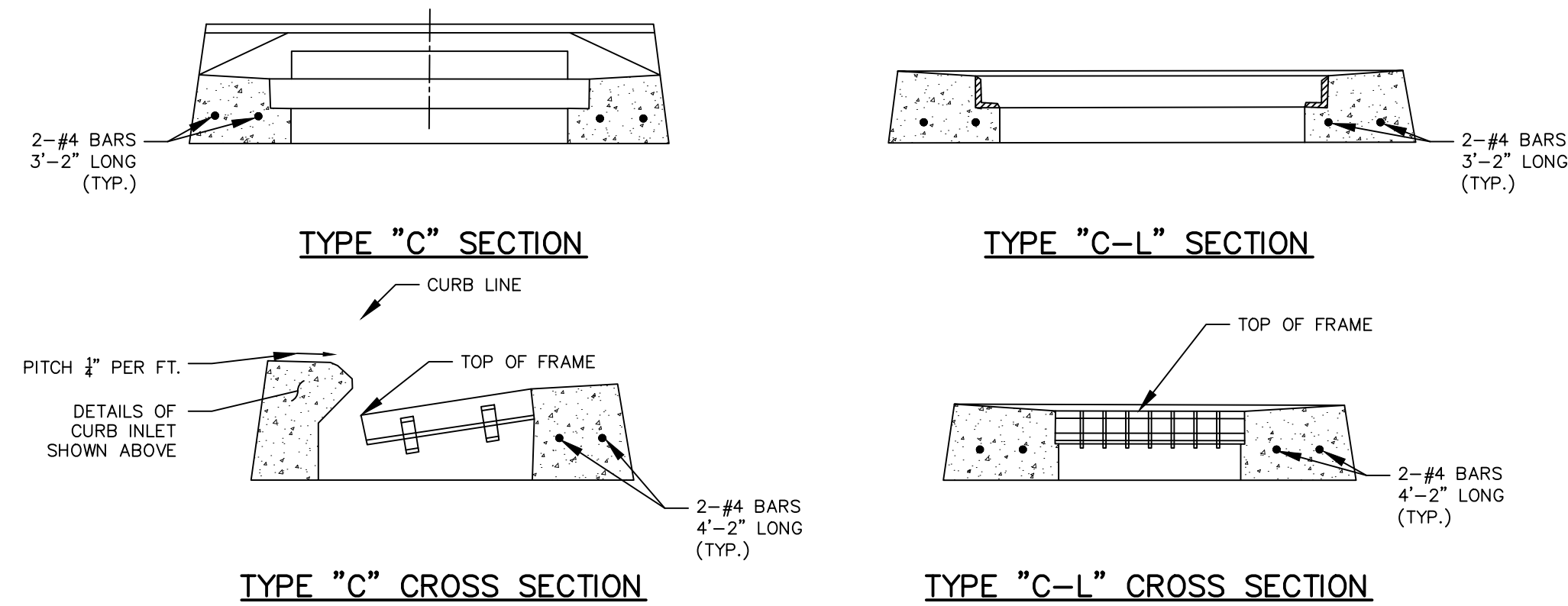
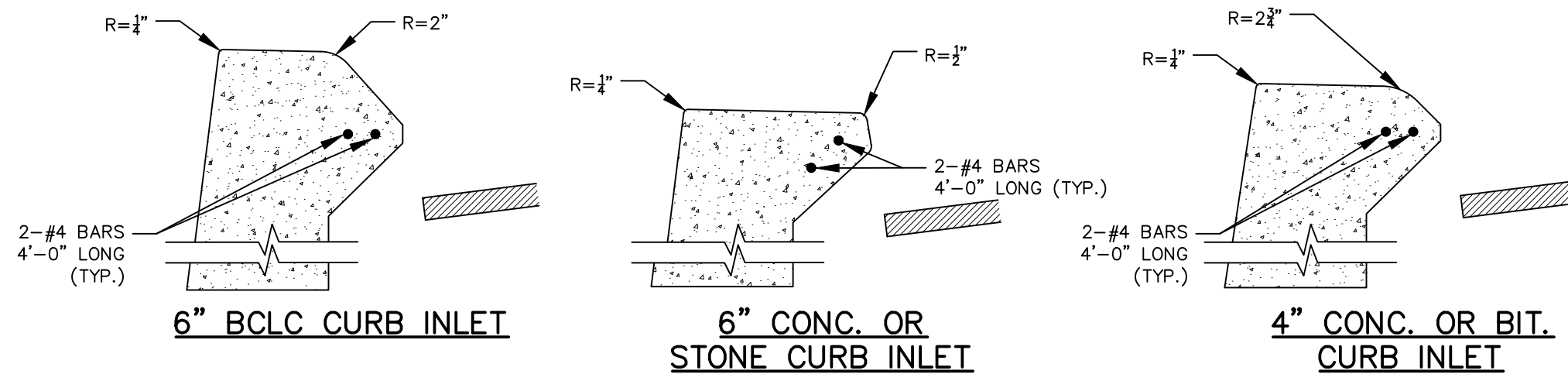


NOTES:

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

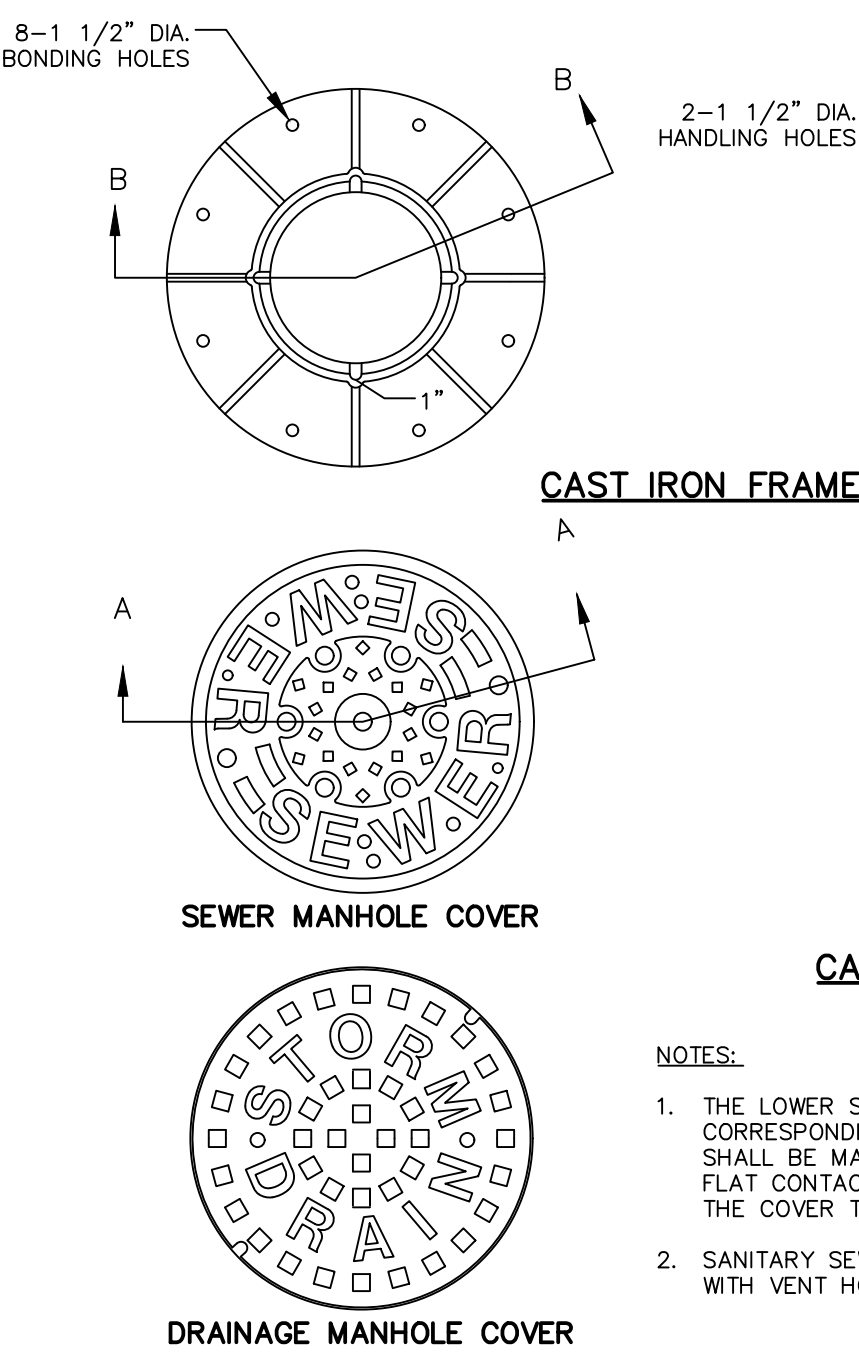
5 UTILITY CROSSING - ENCASED IN CONCRETE

Not to Scale



8 STANDARD CATCH BASIN TOPS

Not to Scale

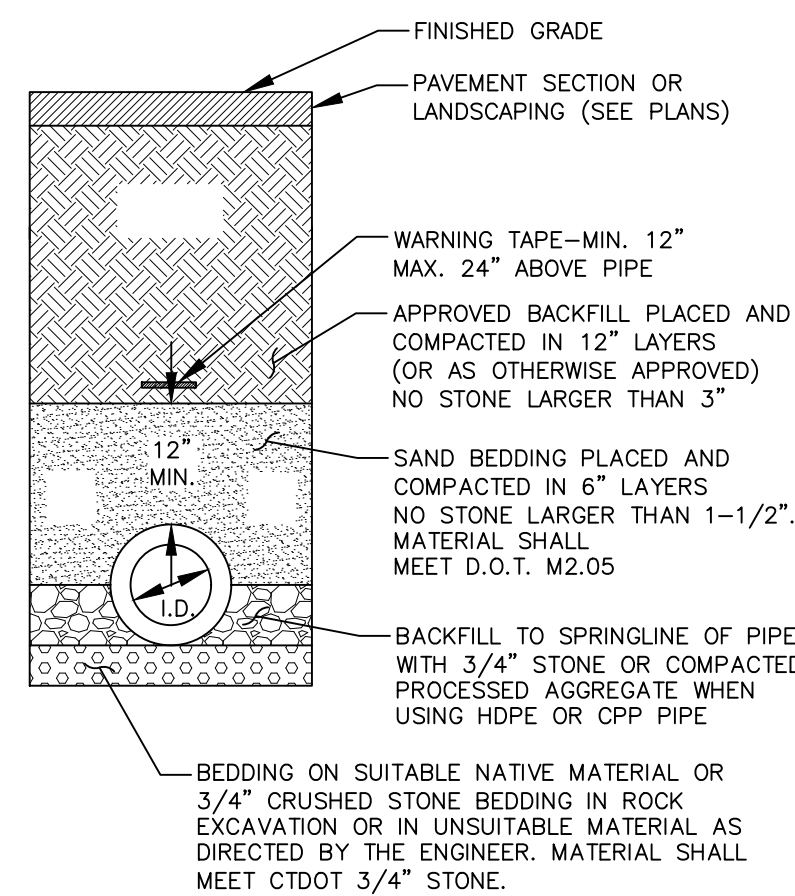


NOTES:

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

9 MANHOLE FRAME & COVER

Not to Scale

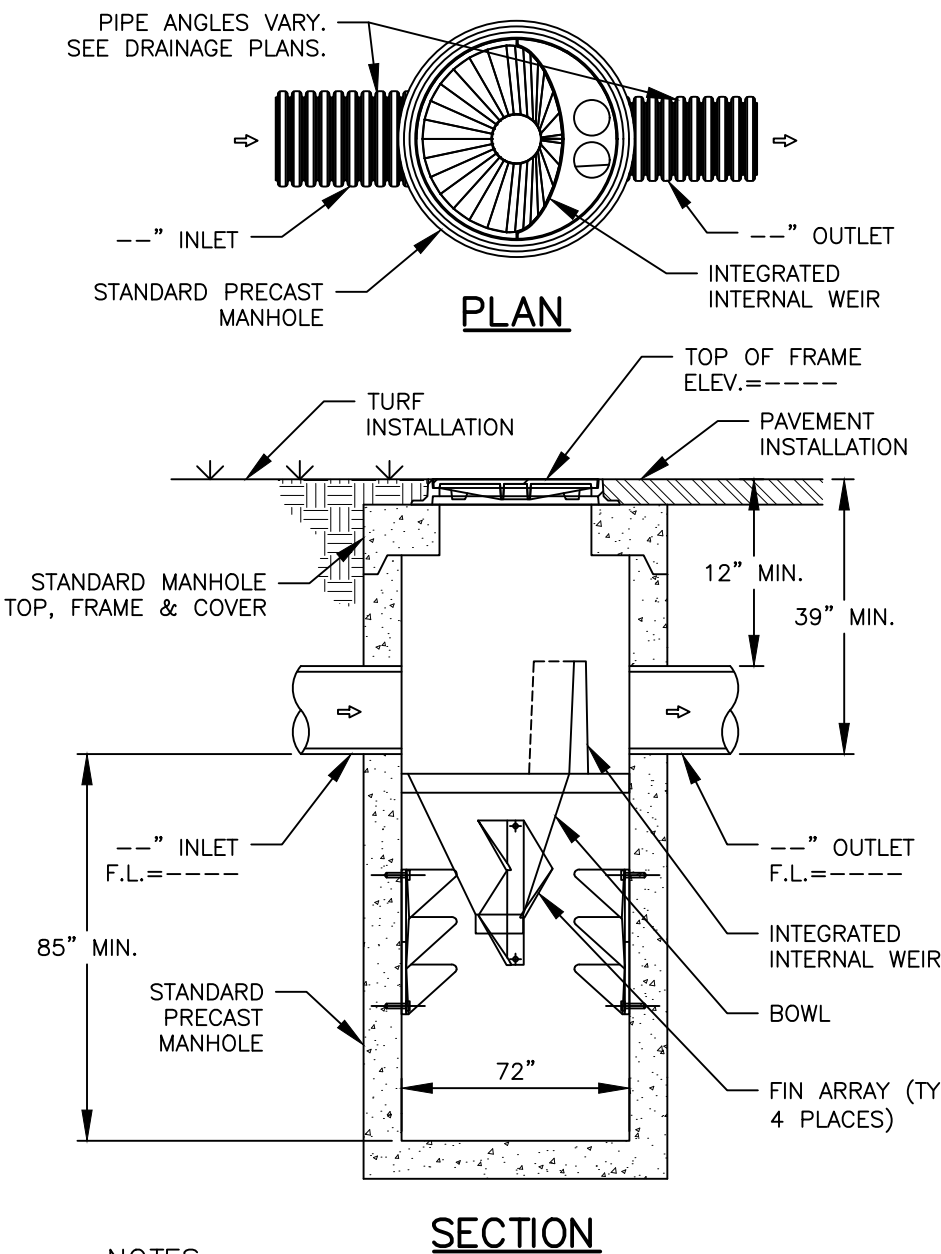


NOTES:

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

6 STORM DRAIN TRENCH SECTION

7

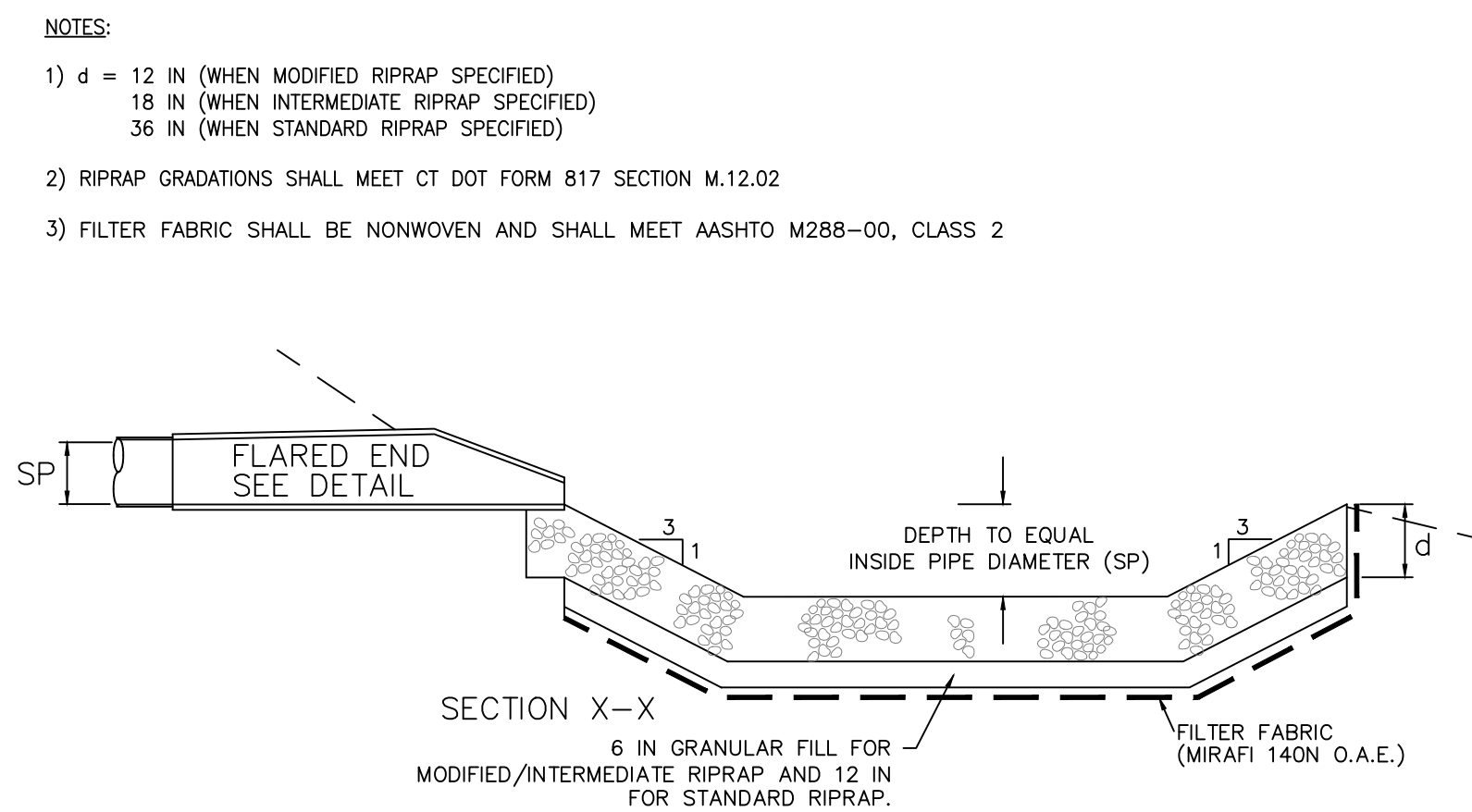


NOTES:

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

7 WATER QUALITY UNIT - S6

Not to Scale



10 RIPRAP PREFORMED SCOUR HOLE

Not to Scale

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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

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

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

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

BY: RLD
DATE: 11/12/2024
REVISIONS: SITE PLAN & SPECIAL PERMIT SUBMISSIONS
DATE: 2/3/2025
REVISIONS: IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

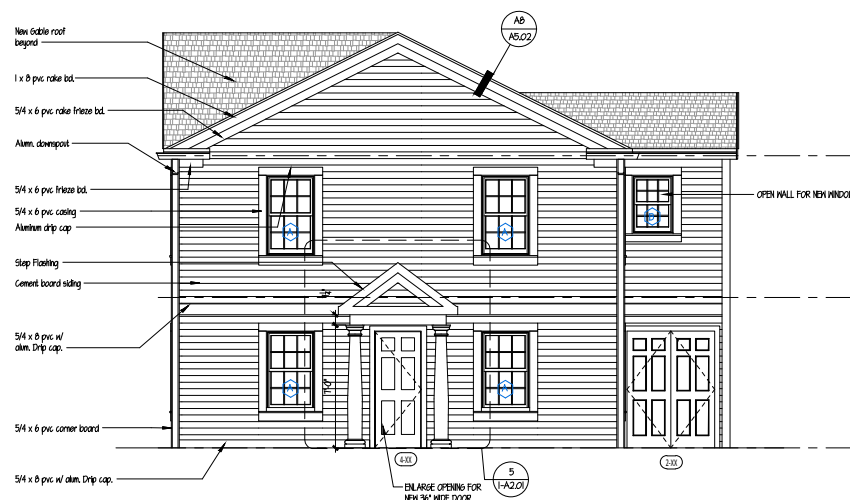
DETAILS

SHEET
C-D3
CIVIL SHEET 24 OF 24

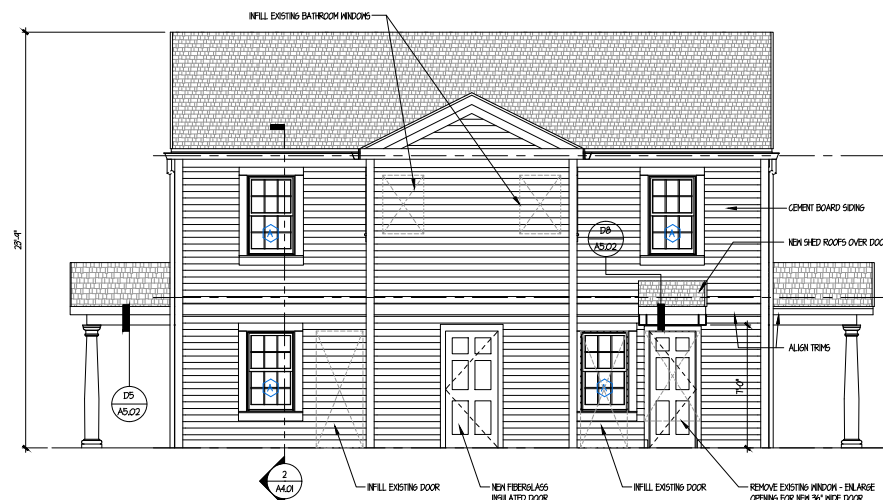
CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

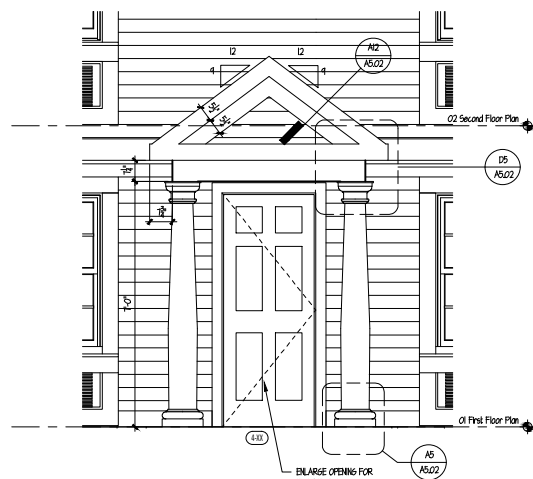
CAMBRIDGE PARK REHABILITATION, BRISTOL, CT 1. CAMPAINT 25.10 INSET 1, A2.01 - ELEVATIONS



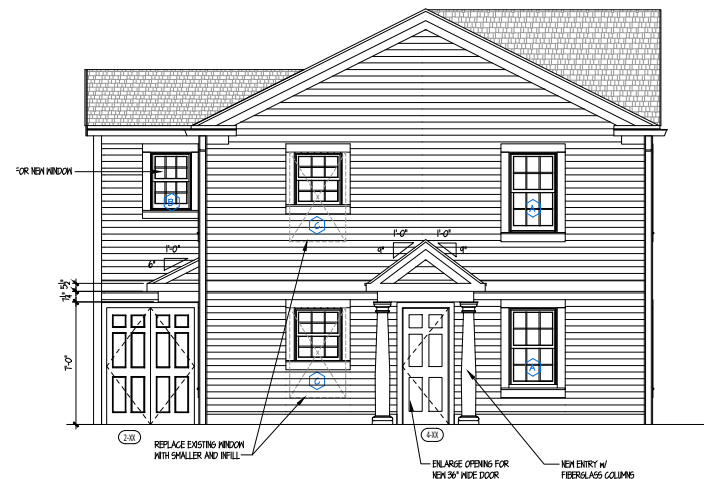
4 BLDG #1 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



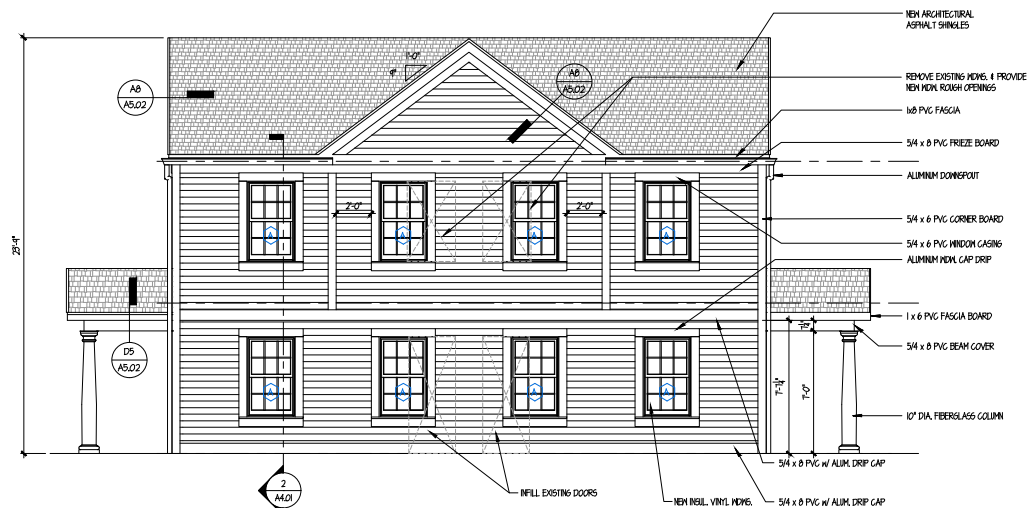
3 BLDG #1 - REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

date	description	rev.

- Building Type 1
C1A-3A**
- Townhouse (2BR/2BR)
 - Handicapped Accessible
 - Side Rear Entry
 - Siding
 - Gable Roof
 - 2-Story Rear Addition (existing)

- Locations:**
- 27-40 Quaker / Davis
 - 50-62 Davis (to be demolished)
 - 81-83 Davis
 - 104-106 Jerome
 - 121-123 Davis
 - 130-132 Davis (to be demolished)
 - 162-166 Davis

2-APTS / 5 BRS

**BUILDING #1:
EXTERIOR
ELEVATIONS**

BUILDING TYPES
• See G2.01 for further descriptions

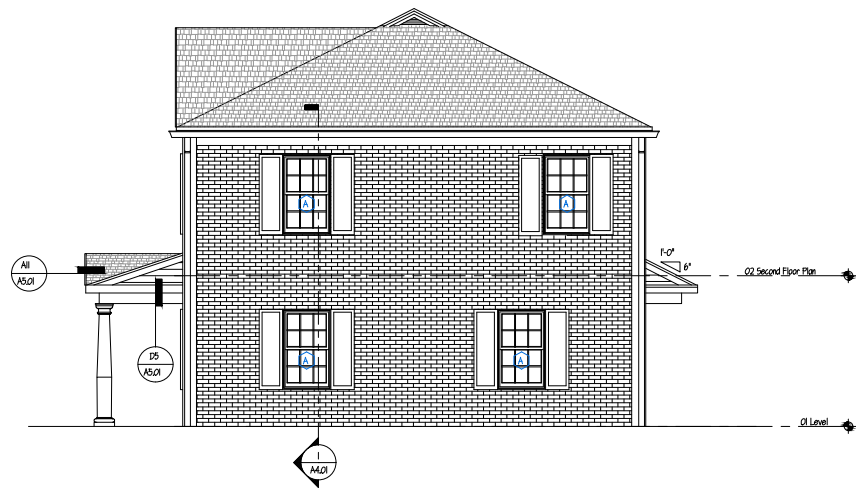
- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

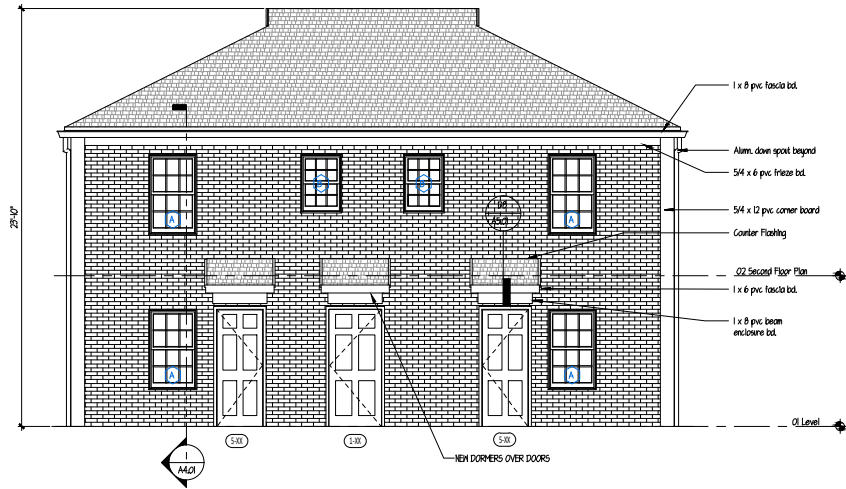
DESIGN DEVELOPMENT
1-A2.01

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

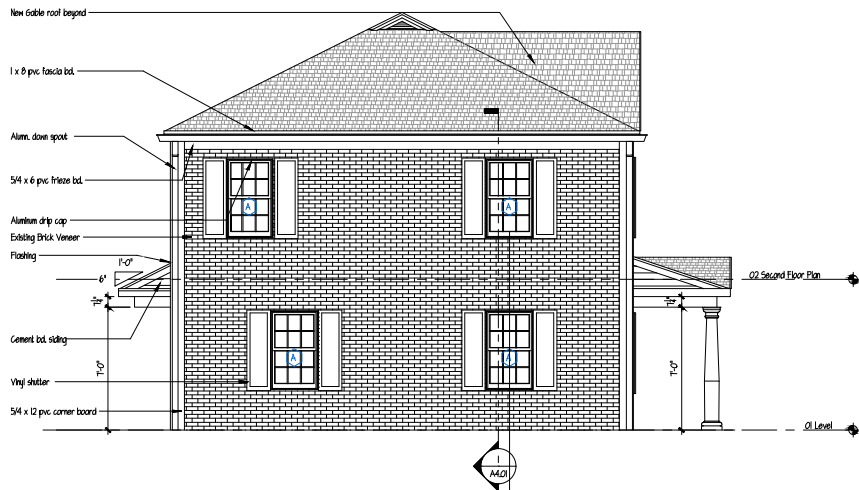
NOT TO SCALE



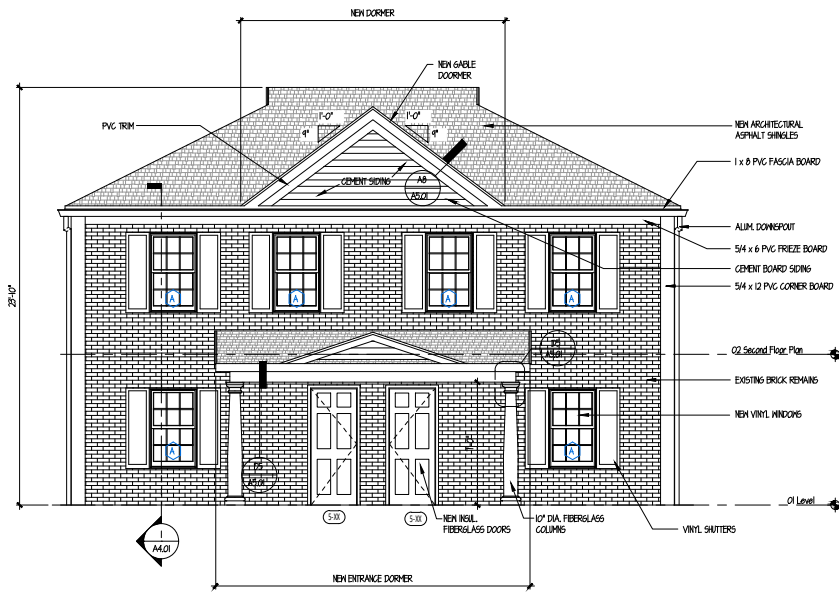
3 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

date	description	rev.

Building Type 7
B2-2B

- Townhouse (2BR/2.5B)
- Front Door Entry
- Brick Veneer
- High Roof

Locations:

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

2 APTS / 4 BR'S

BUILDING #7:
EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

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

A2A-3B (HC)

DESIGN DEVELOPMENT

7-A2.01

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

NOT TO SCALE



CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

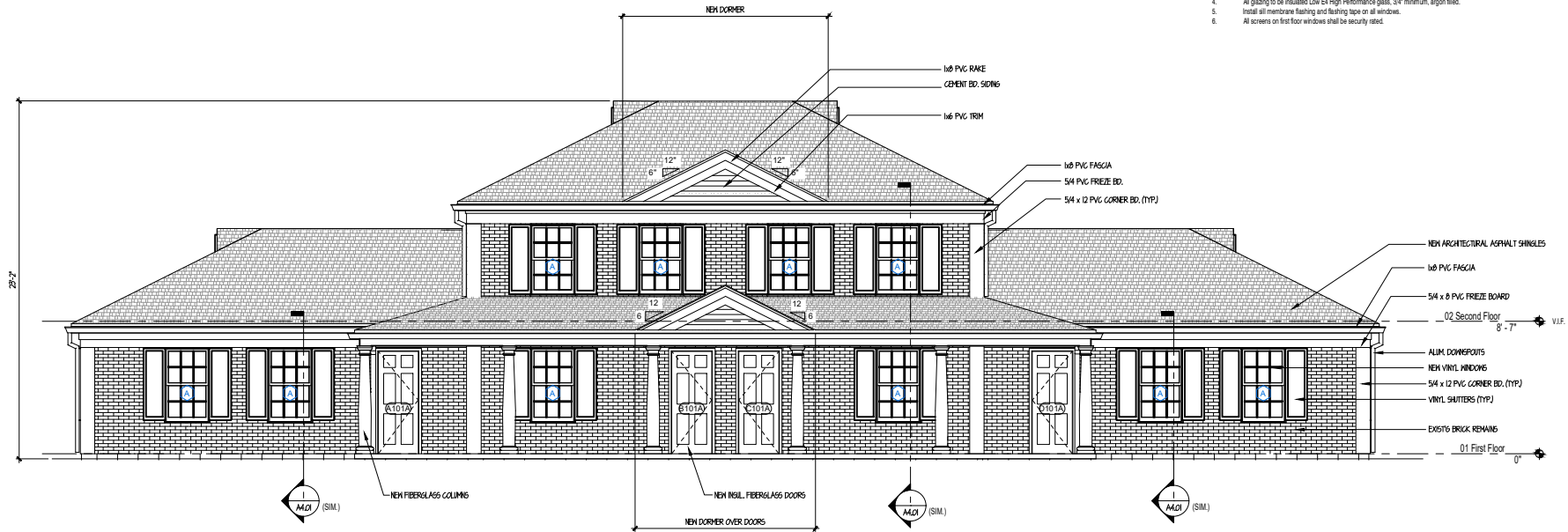
CAMBRIDGE PARK REHABILITATION BRISTOL, CT | 06010 | 06/12/2024 | ELEVATIONS



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

Window Schedule						
Type	Mark	Count	Rough Opening		Material	Type
			Width	Height		
A	14	2	2'-11 1/2"	4'-11"		
B	2	2	2'-11 1/2"	4'-2"		
C	8	2	2'-11 1/2"	4'-8"		
D	2	2	2'-8 1/2"	2'-10"		
E	8	2	3'-0"	1'-4"		
F	2	2	3'-0"	1'-8"		

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



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

BUILDING TYPES
• See G2.01 for further descriptions

↓ ↓ ↓ ↓ ↓

A2A-3B (HC)

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

DESIGN DEVELOPMENT

12-A2.01

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

**Building Type 12
A2-2C**

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

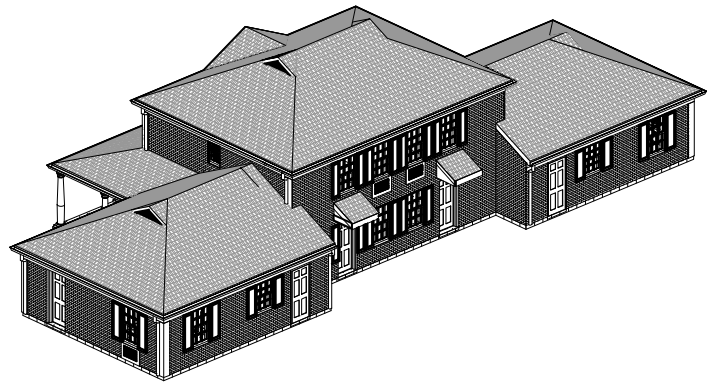
Locations:

112-114-116-118 Jerome
88-87-194-195 Davis (DEMO)
93-85-191-193 Davis (DEMO)
112-114-116-118 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BRS

**BUILDING #12:
EXTERIOR
ELEVATIONS**

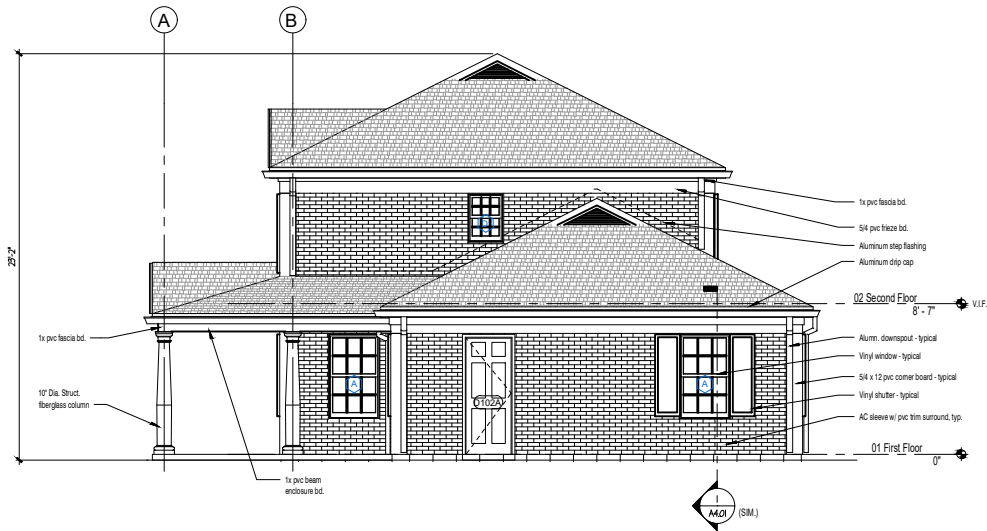
NOT TO SCALE



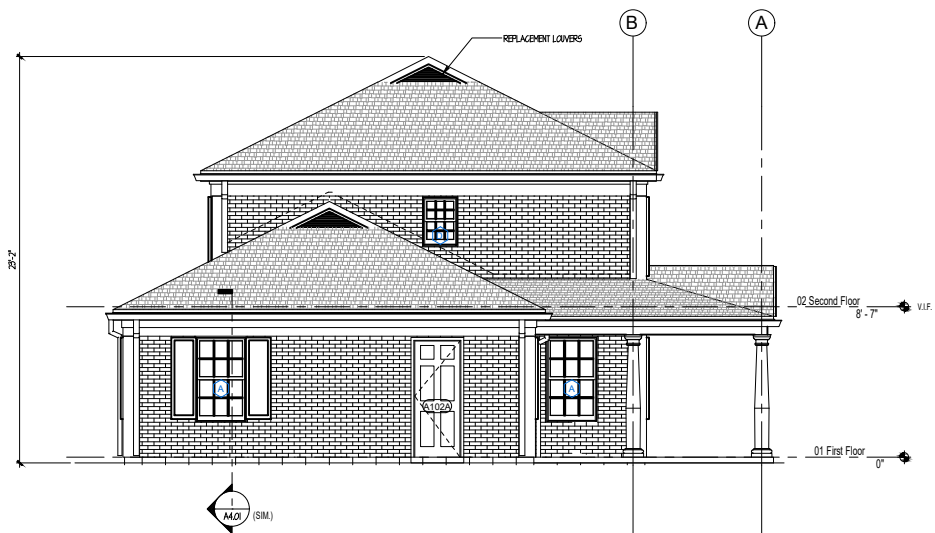
1 BLDG #12 - REAR PERSPECTIVE
SCALE: 1/8"=1'-0"



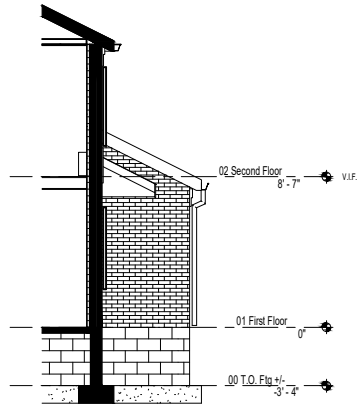
3 BLDG #12 - FRONT PERSPECTIVE
SCALE: 1/8"=1'-0"



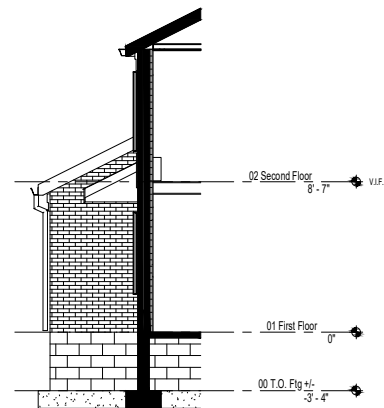
2 BLDG #12 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



1A PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

BUILDING TYPES
See G2.01 for further descriptions

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

A2A-3B (HC)

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	rev

Building Type 12
A2-2C

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

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

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

NOT TO SCALE

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION BRISTOL, BRISTOL, CT | GSA Project 22-10 INW-16, 2021 ELEVATIONS



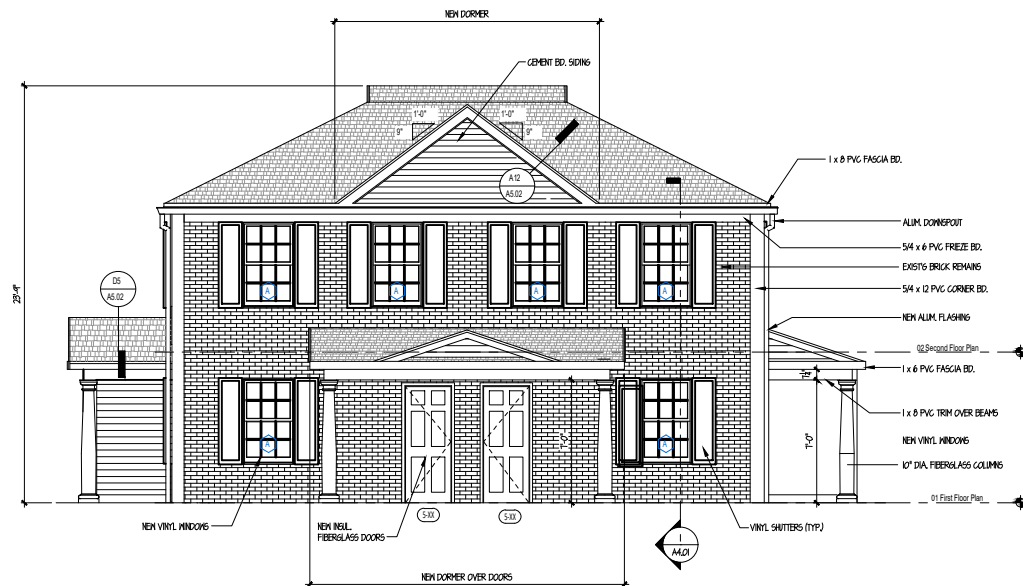
3 BLDG #16 - REAR ELEVATION
1/8-A2.0 SCALE: 1/4"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
1/8-A2.0 SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
1/8-A2.0 SCALE: 1/4"=1'-0"



1 BLDG #16 - FRONT ELEVATION
1/8-A2.0 SCALE: 1/4"=1'-0"

Window Schedule						
Type	Count	Rough Opening		Material	Type	Egress
Mark		Width	Height			
A	17	3'-0"	4'-11"	Vinyl	Double Hung	
C	1	2'-4"	3'-4"	Vinyl	Double Hung	
D	1	2'-0"	3'-4"	Vinyl	Double Hung	
E	3	2'-9"	4'-7"	Vinyl	Double Hung	

Siding Types	
A	Siding Type A
B	Siding Type B
C	Siding Type C

- NOTES:
- Windows are to be Vinyl Windows with vinyl extension jambs, clad exterior. 5/4 Anok casing, primed interior and white hardware. Where grilles are indicated, they are to be simulated divided lights with permanent grilles on the interior and exterior.
 - All operating windows to have full white framed specified insect screens.
 - Verify all rough openings in field prior to siding windows with manufacture.
 - All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
 - Install Sill Membrane Flashing and Flashing tape on all windows.

Building Type 16
D2B-2B

- 3 Units (1BR/1BDR)
- Side Room Entry
- Brick Veneer
- Hip Roof
- 1-Story Rear Addition (existing)

Locations:
208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:
EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

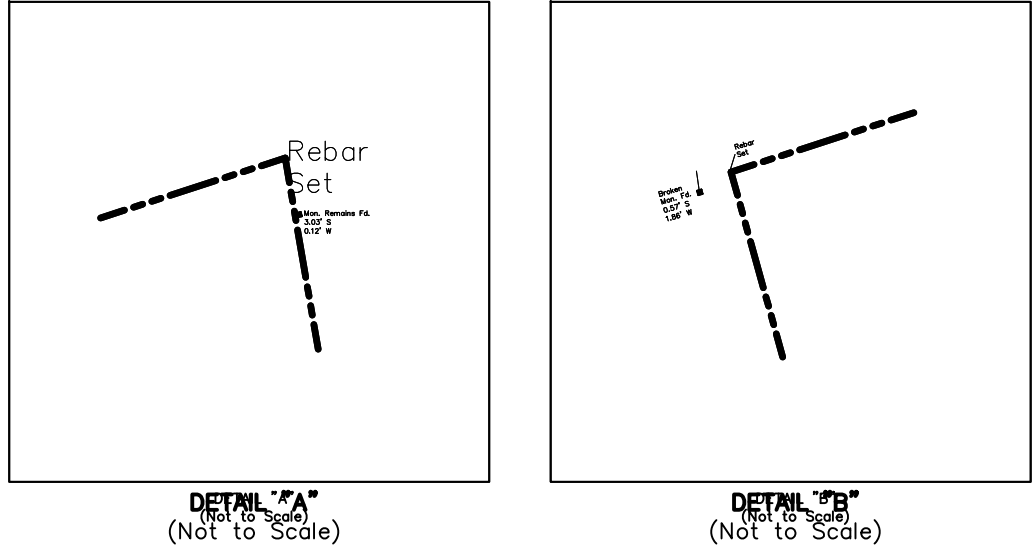
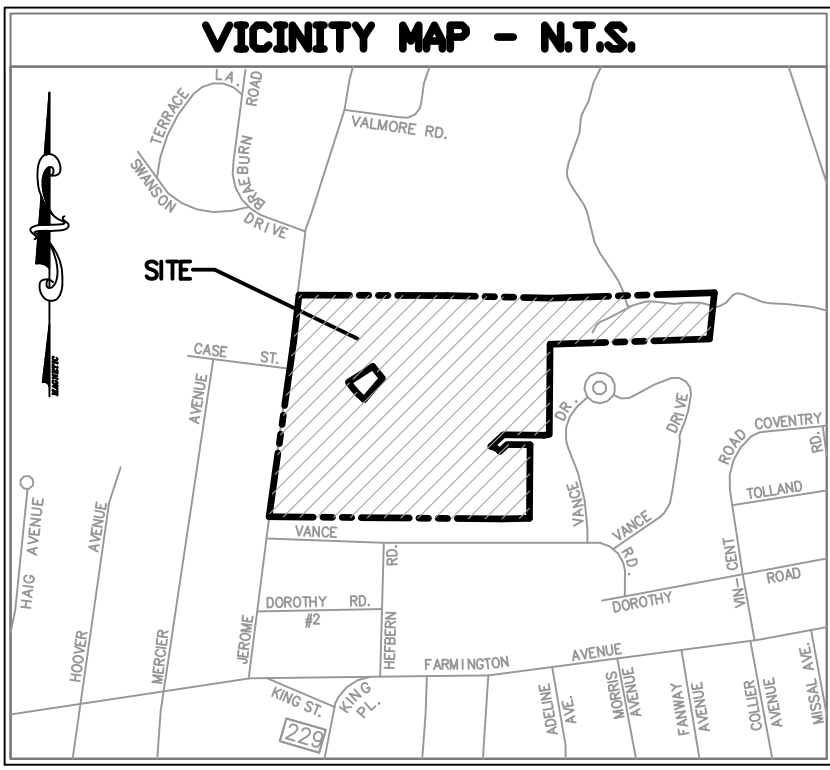
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)

A2A-3B (HC)

DESIGN DEVELOPMENT
16-A2.01

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

NOT TO SCALE





MISCELLANEOUS NOTES

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

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FLOOD NOTE

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

STATEMENT OF ENCROACHMENTS

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

UTILITY NOTES

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

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

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

SURVEYOR'S GENERAL NOTES

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

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

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

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

SCOTT D. POKORNY, REGISTERED LAND SURVEYOR NO. 19299
IN THE STATE OF CONNECTICUT
DATE OF SURVEY: NOV. 24, 2016
DATE OF LAST REVISION:

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

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

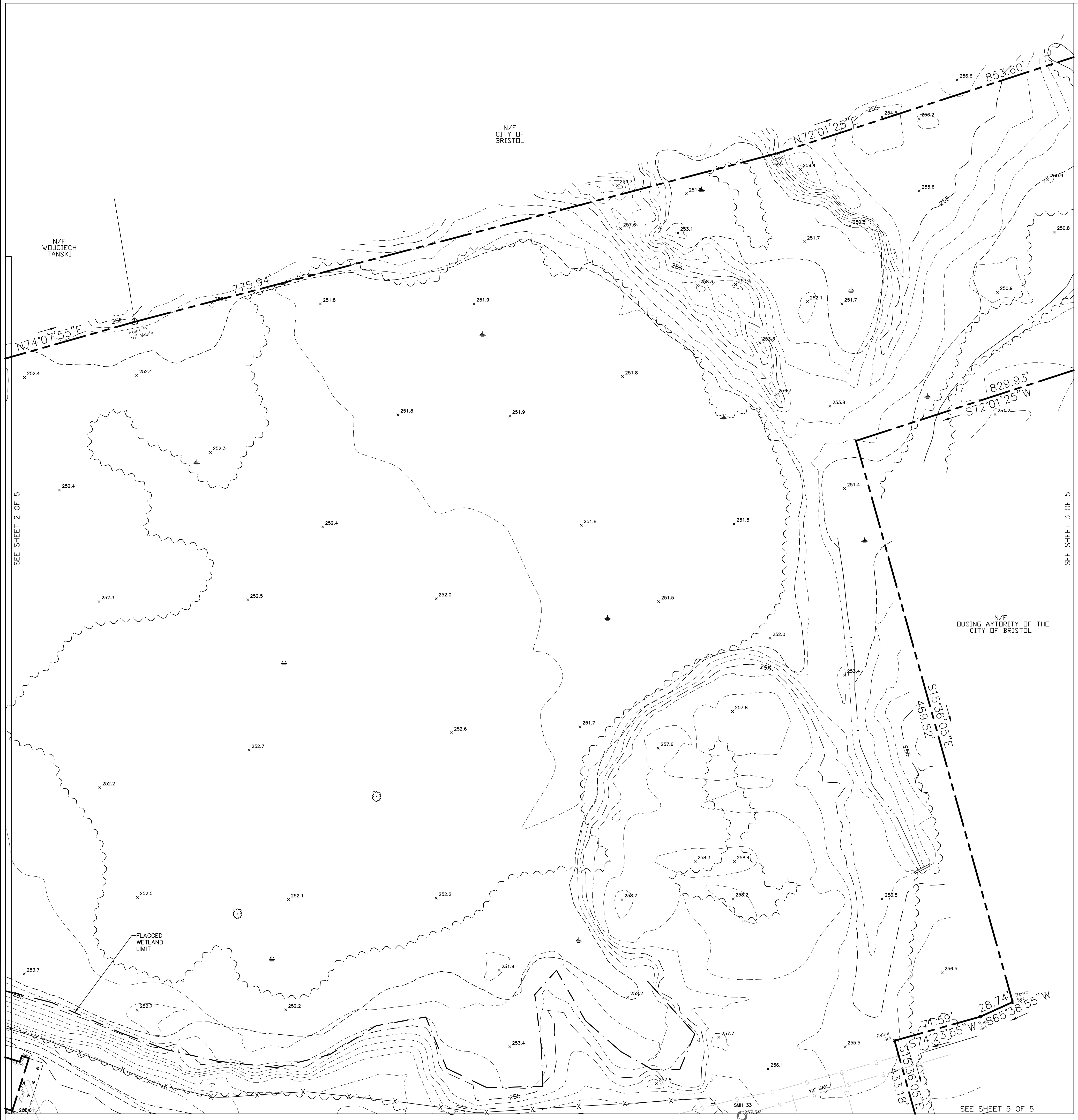
NOVEMBER 24, 2023

SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS, LLC
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022



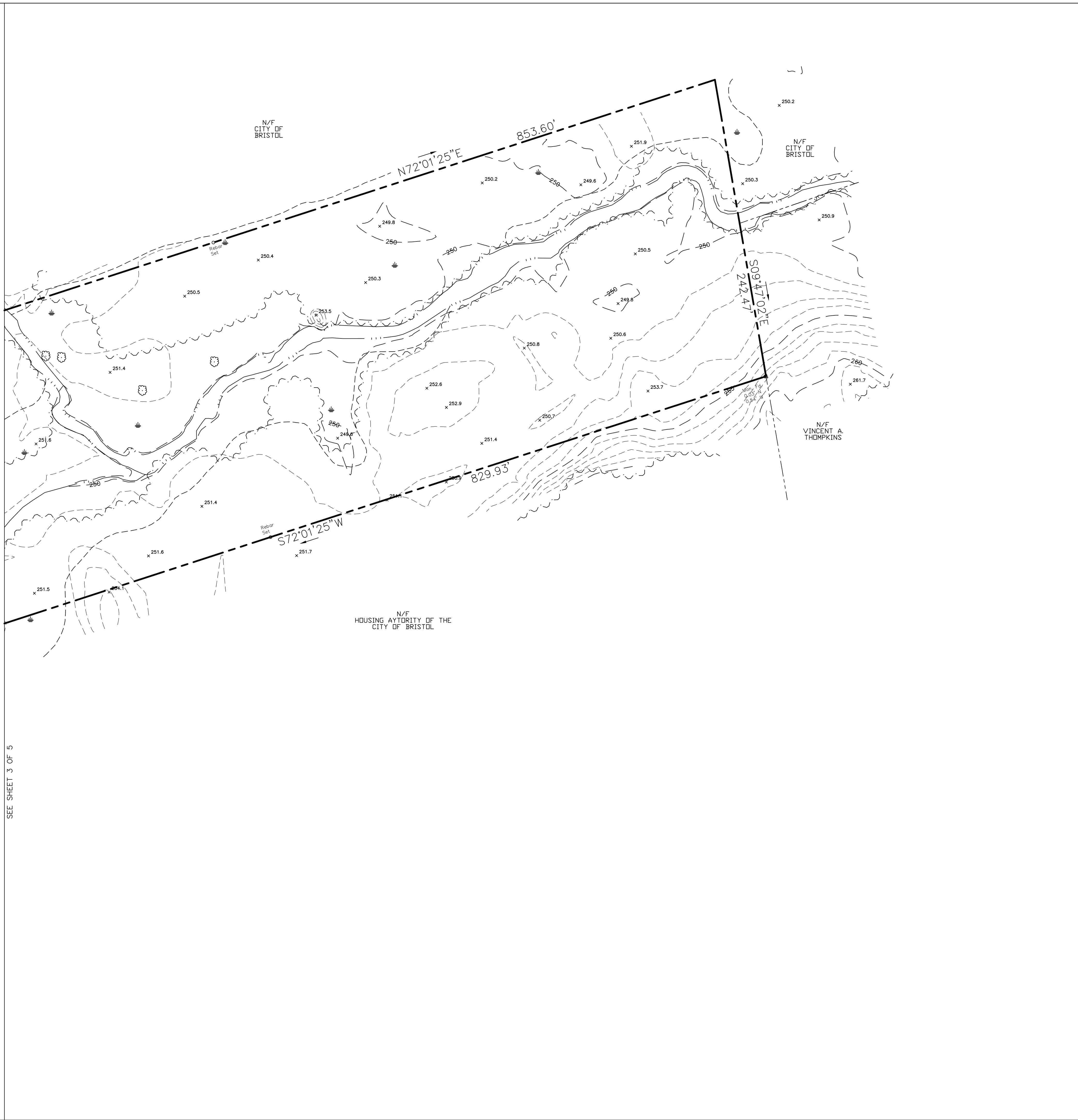
PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

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

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
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CCE

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SEE SHEET 5 OF 5

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

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

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SEE SHEET 4 OF 5

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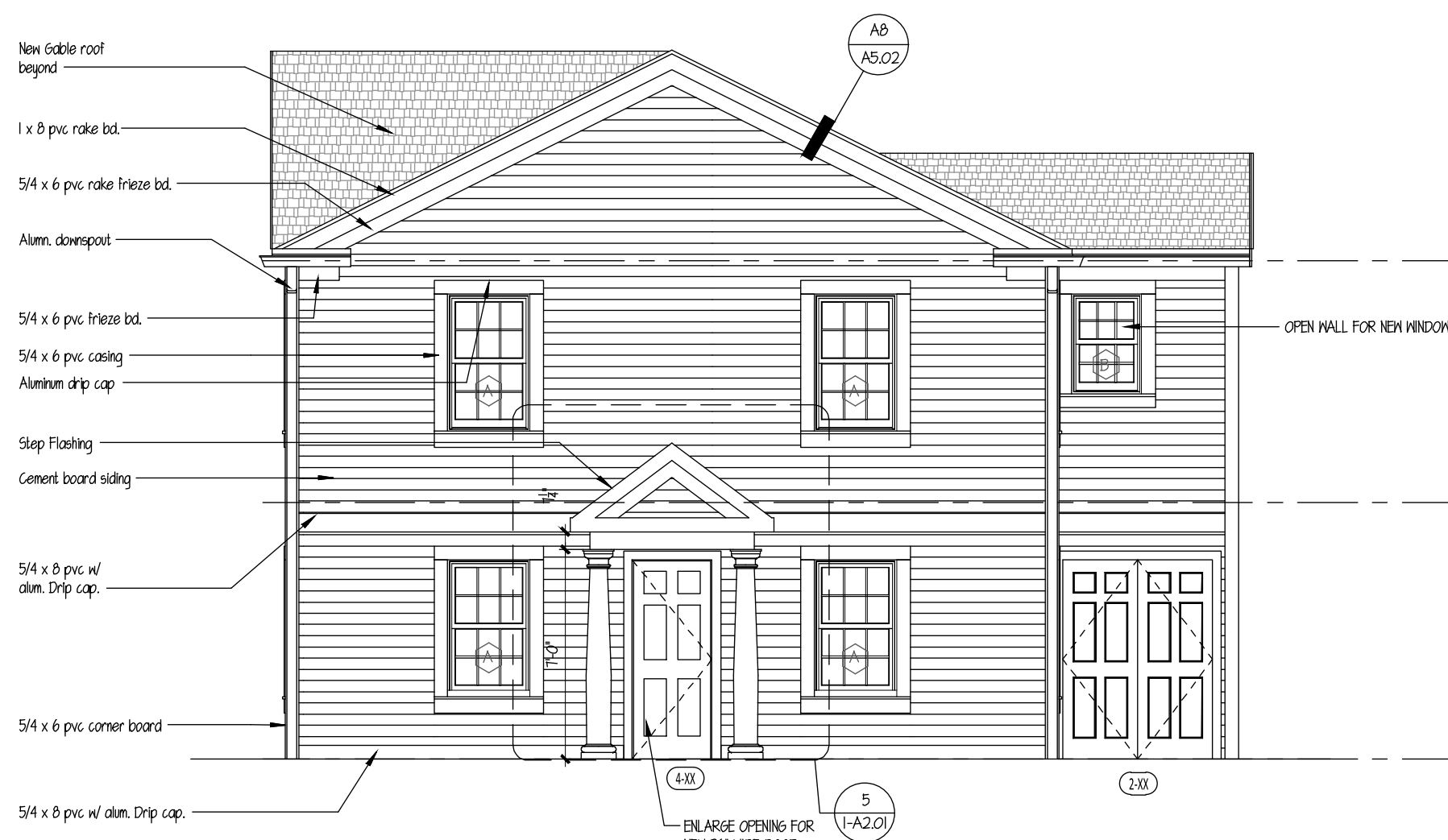


Elevation
Drawings
Updated:
2/5/25

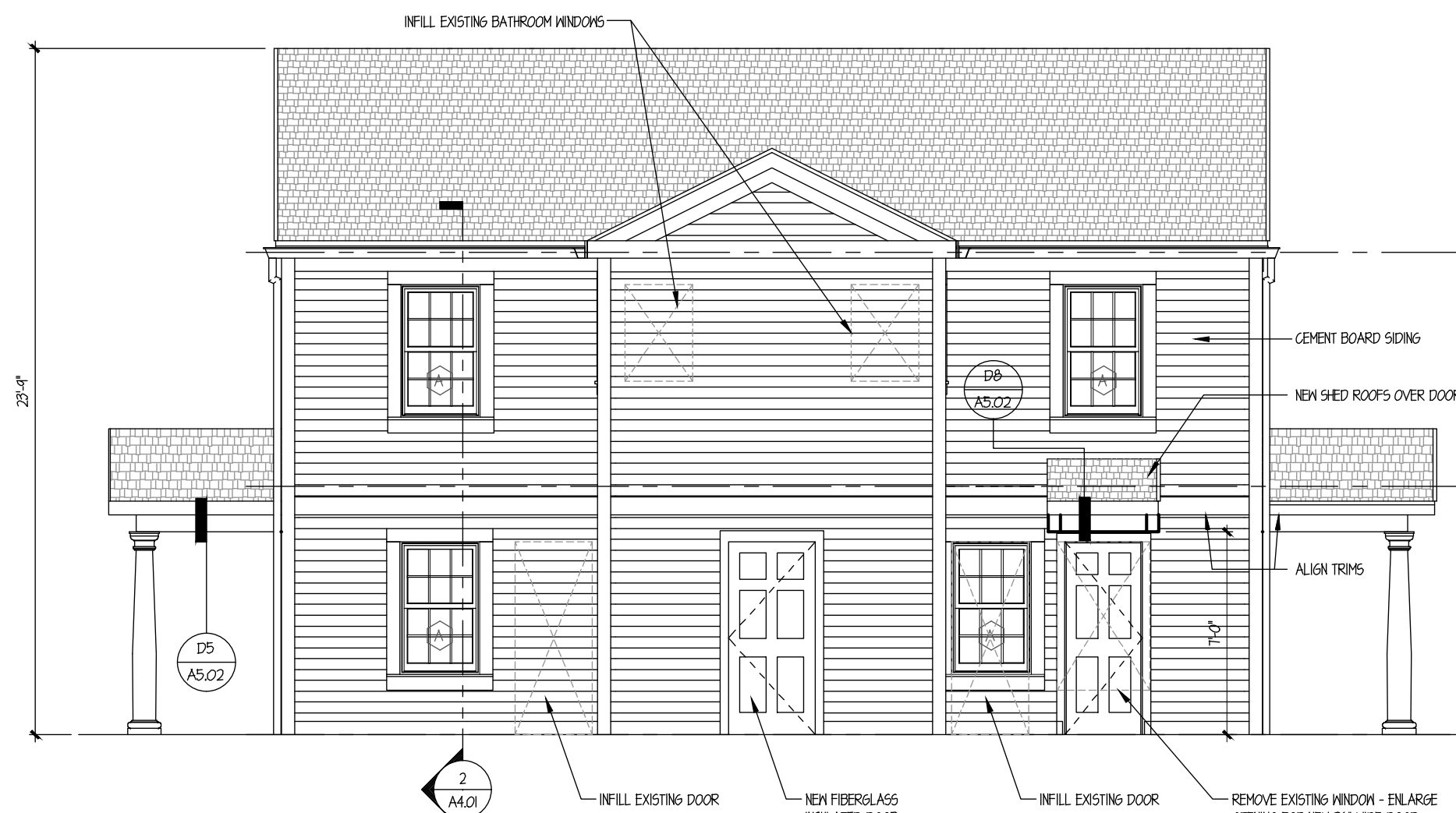
CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

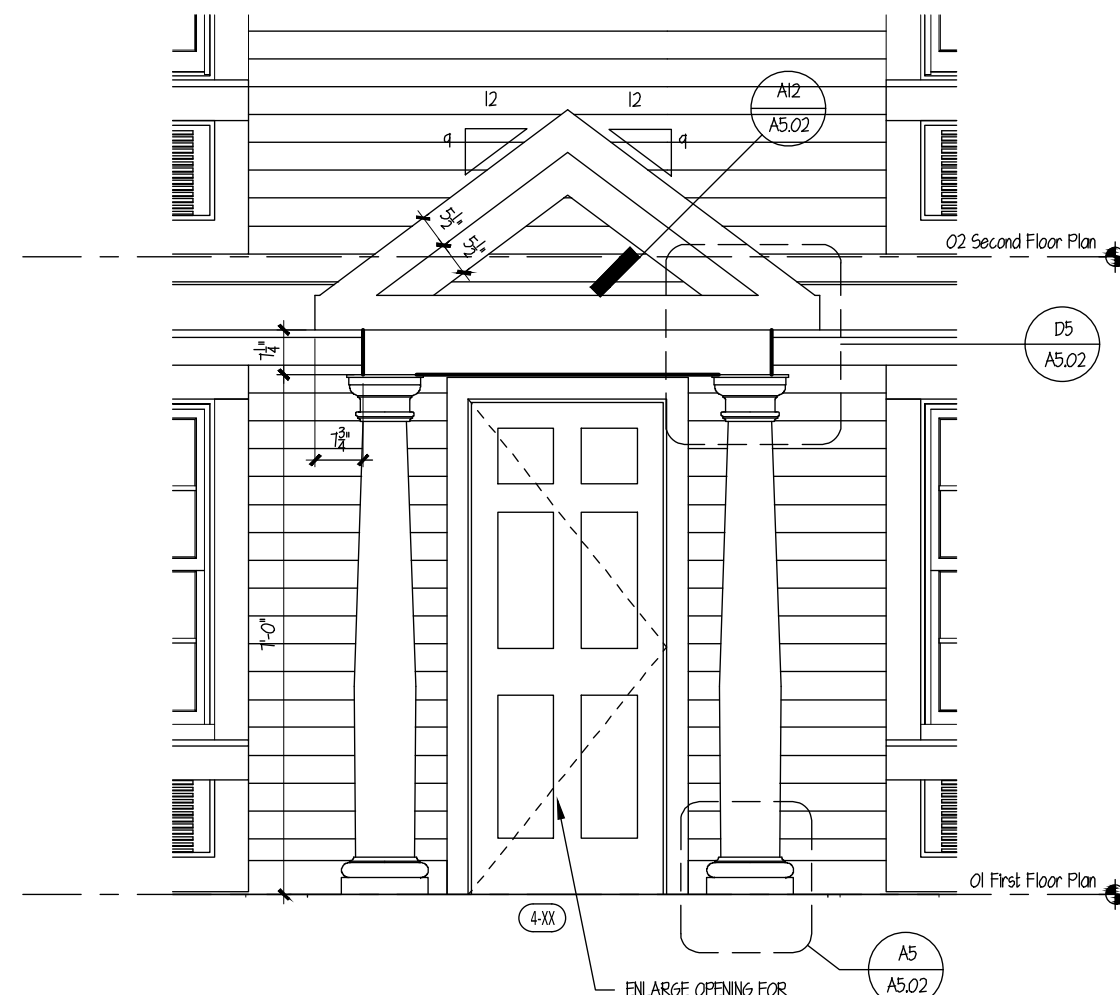
CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-16 sheet 1-A2.01 - ELEVATIONS



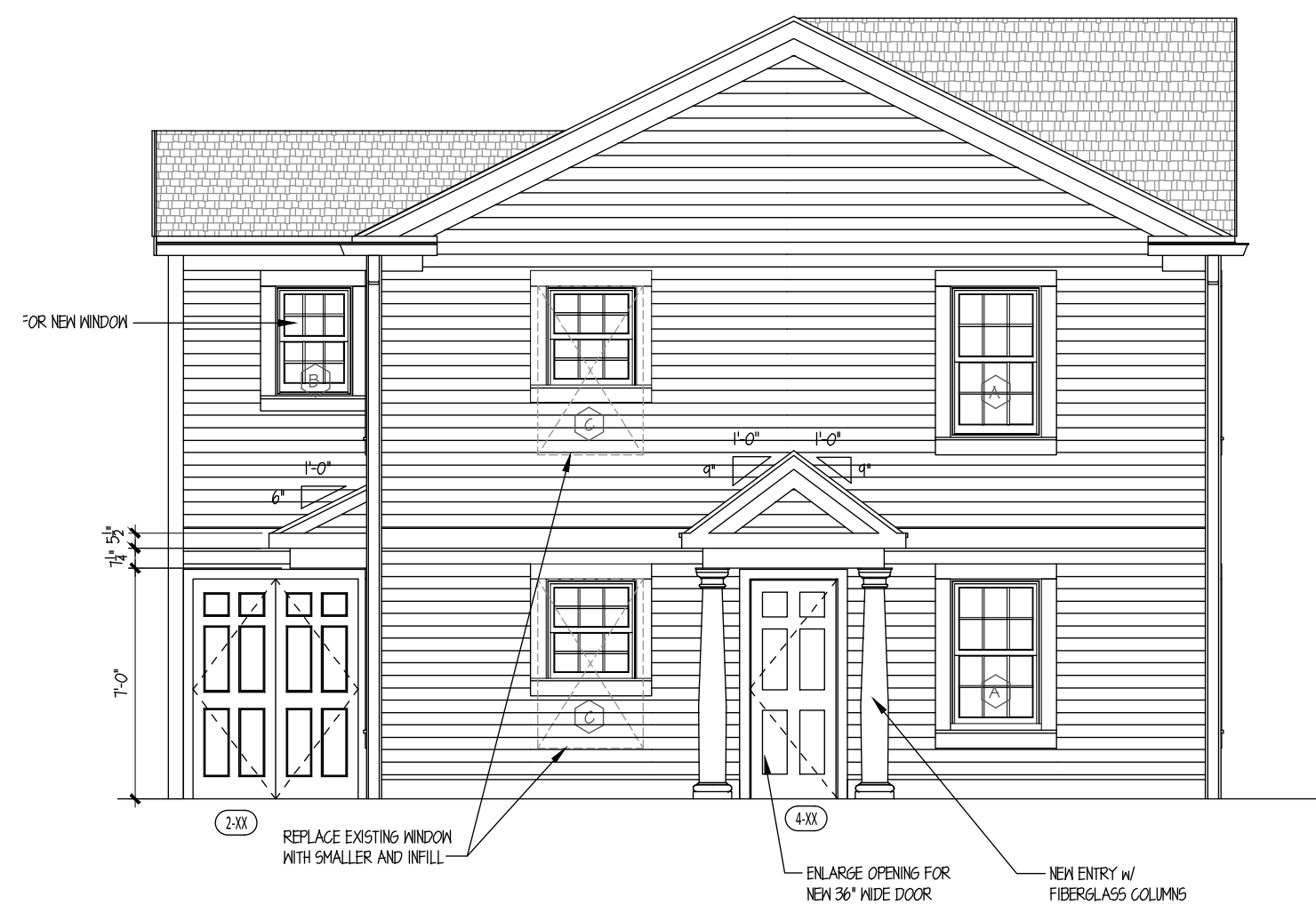
4 BLDG #1 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



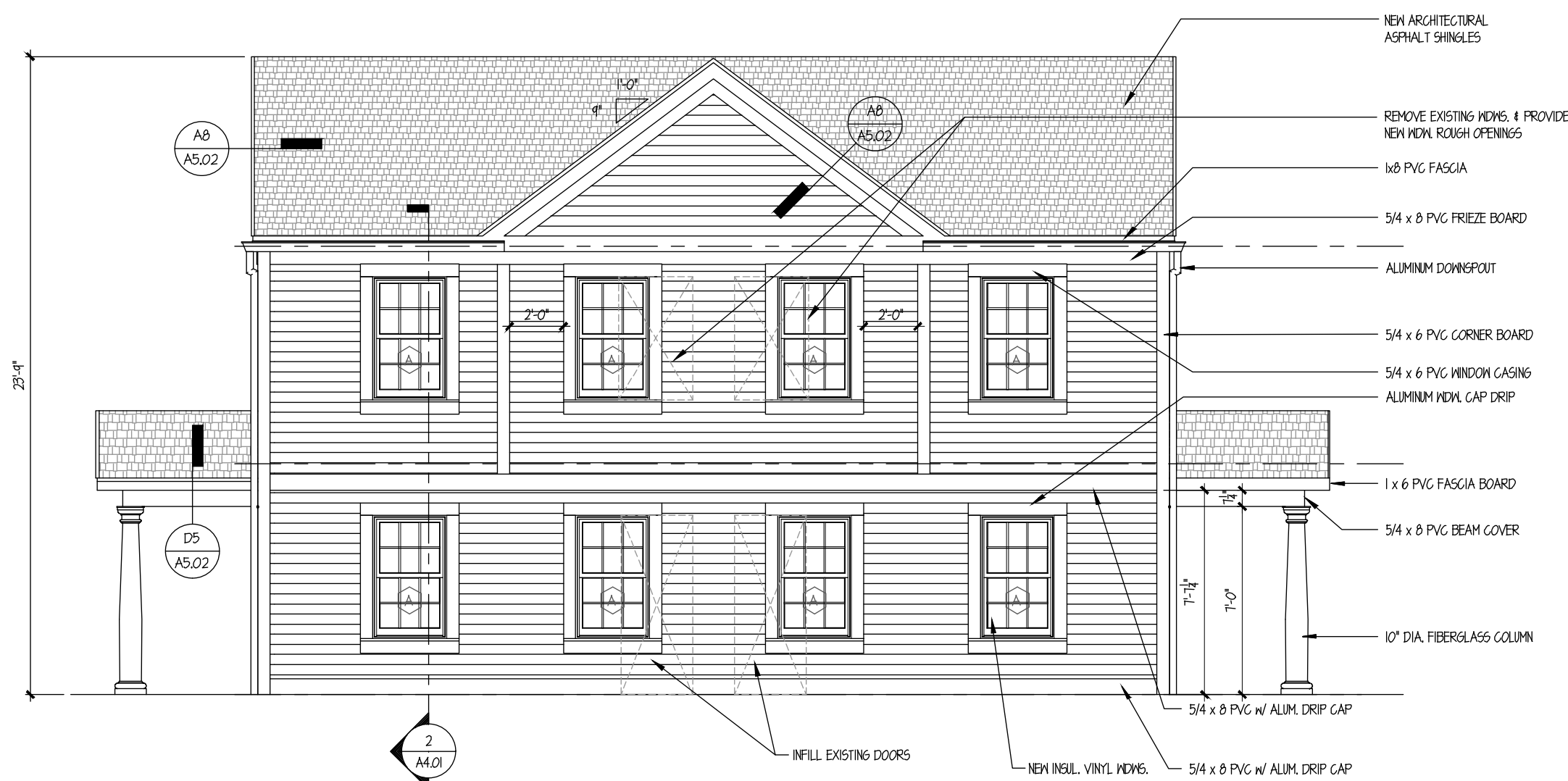
3 BLDG #1- REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

date	description	no.
revisions		

Building Type 1
C1A-3A

- Townhouse (2BR/2BR)
- Handicapped Accessible
- Side Door Entry
- Siding
- Gable Roof
- 2-Story Rear Addition (existing)

Locations:

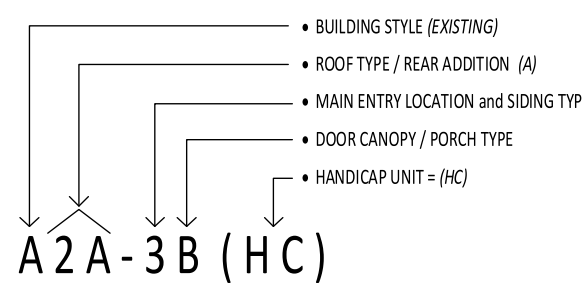
- 27-10 Quaker / Davis
- 50-52 Davis (to be demo'd)
- 81-83 Davis
- 104/106 Jerome
- 121/123 Davis
- 130/132 Davis (to be demo'd)
- 163-165 Davis

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

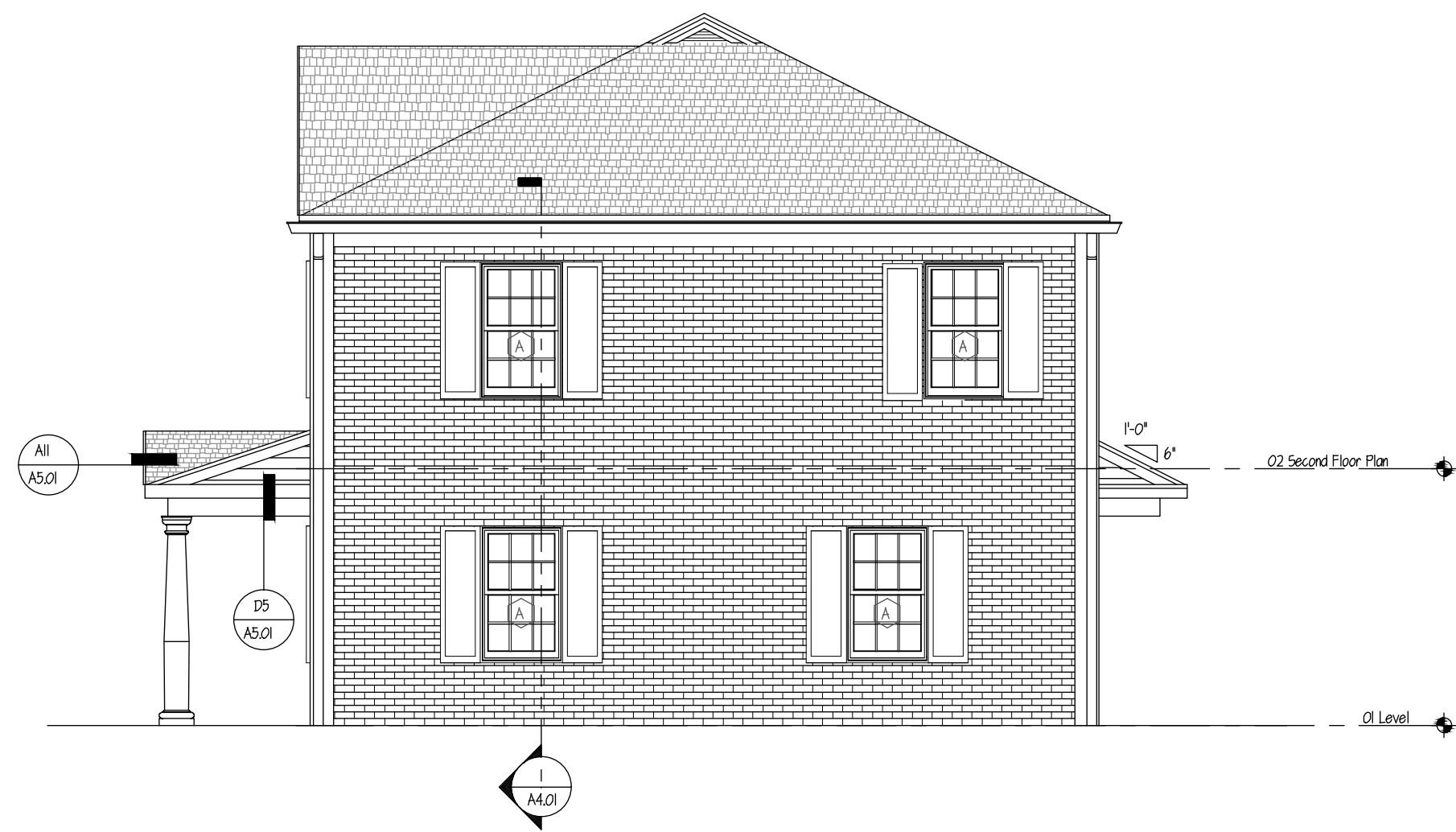


DESIGN DEVELOPMENT

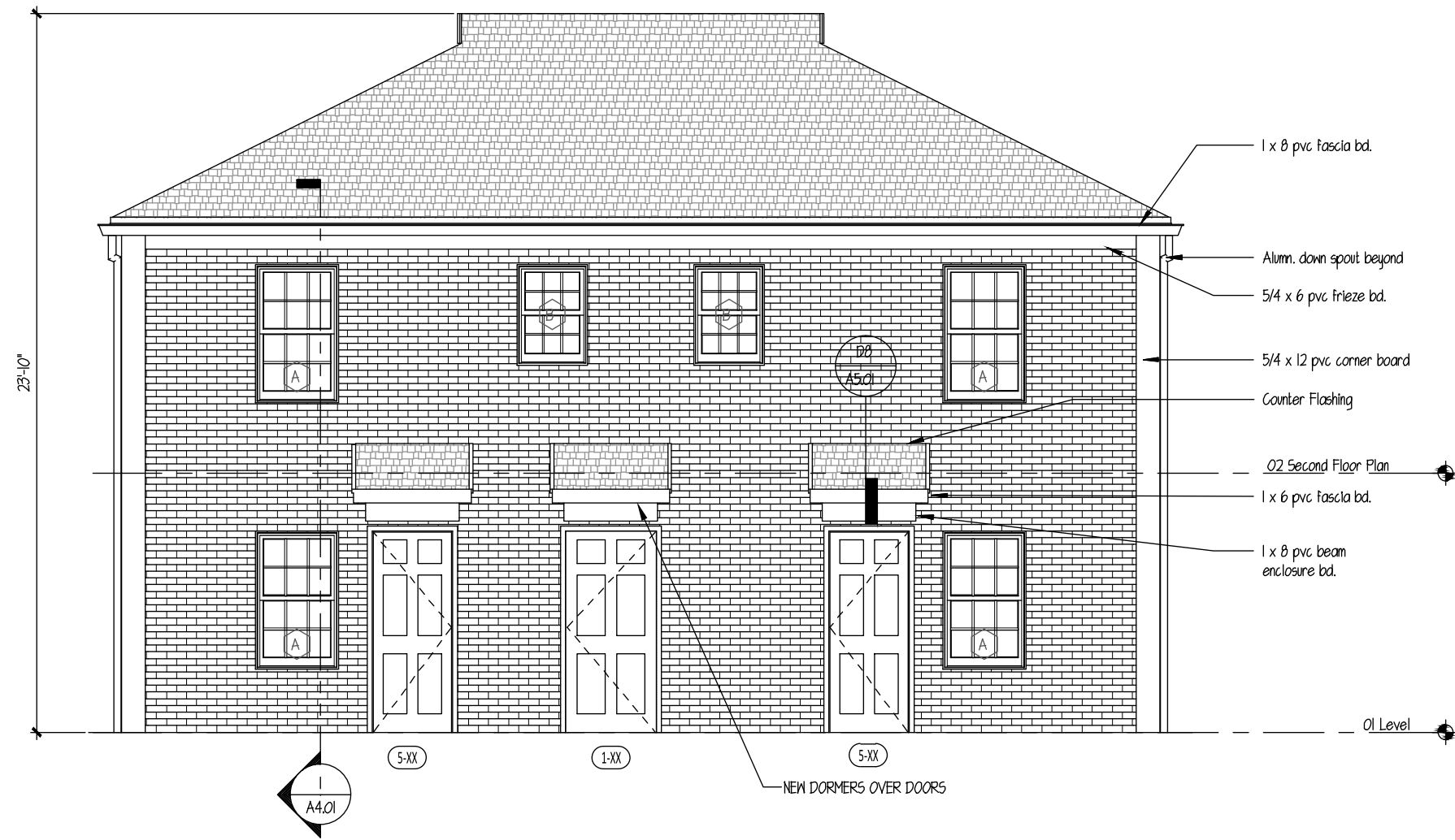
1-A2.01

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

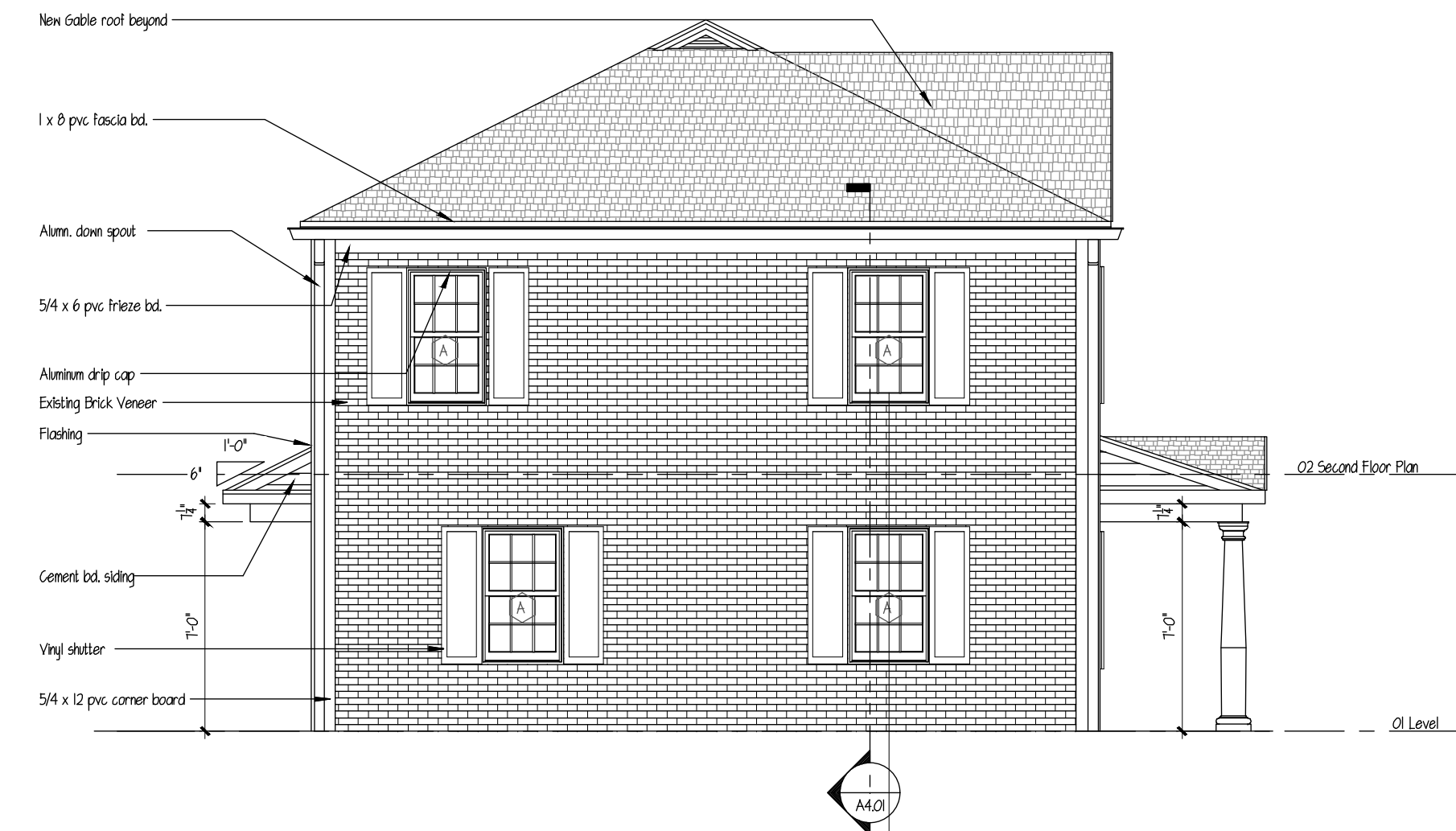
NOT TO SCALE



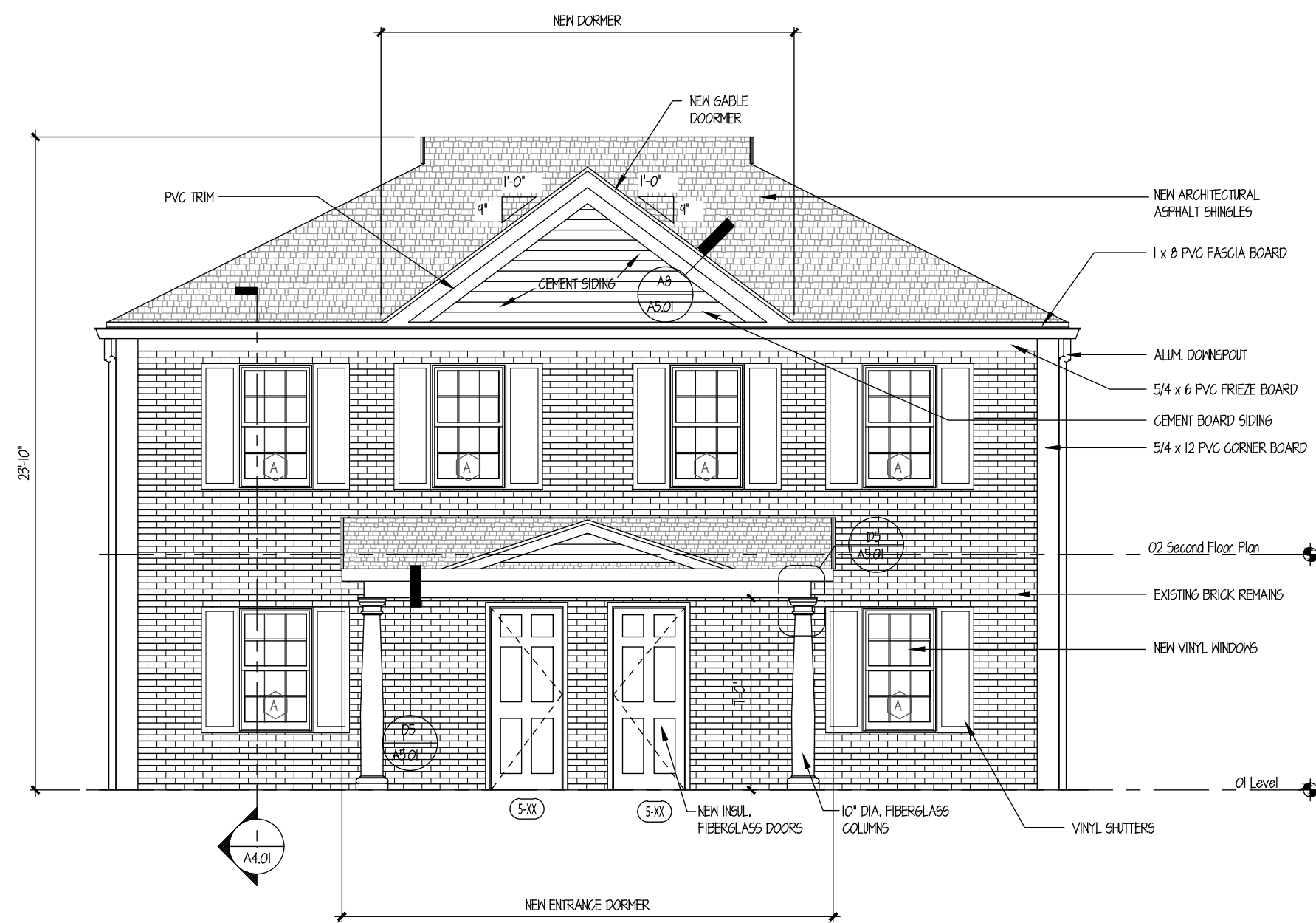
3 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.
revisions		

Building Type 7
B2-2B

- Townhouse (2BR/2BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

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

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR
ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions

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

A2A-3B (HC)

DESIGN DEVELOPMENT

7-A2.01

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

NOT TO SCALE

CAMBRIDGE PARK
REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

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

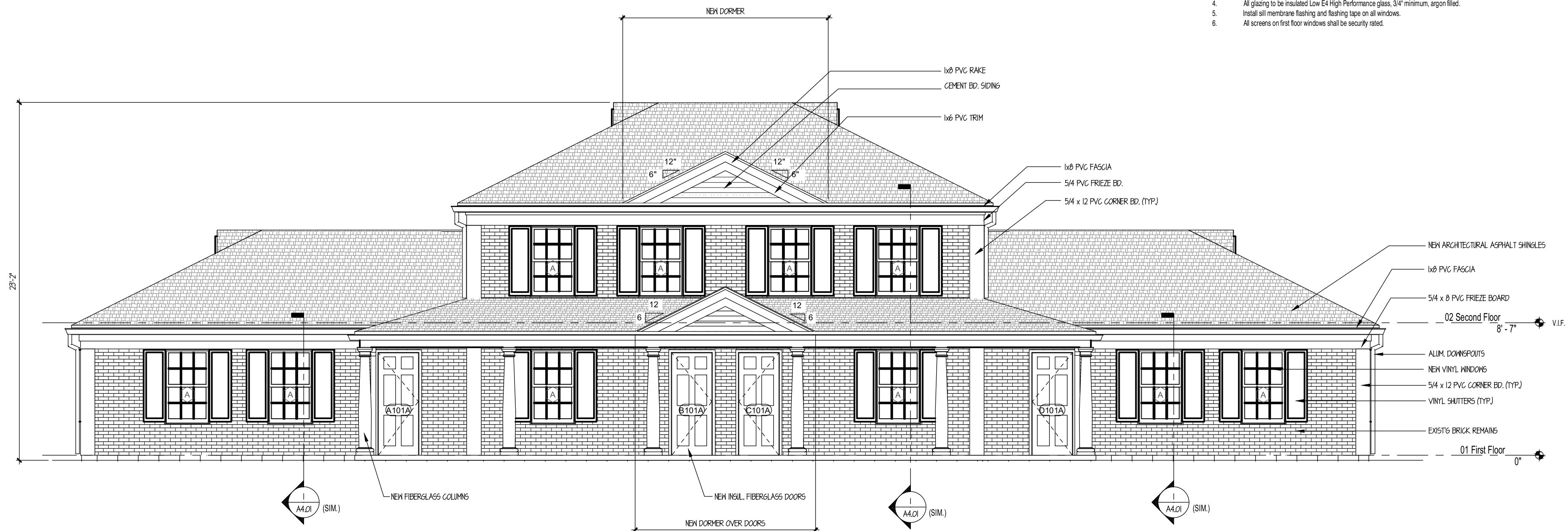


2 BLDG #12 - REAR ELEVATION
SCALE: 1/4"=1'-0"

Window Schedule						
Type	Count	Rough Opening		Material	Type	Sgress
		Width	Height			
A	14	2'-11 1/2"	4'-11"			
B	2	2'-11 1/2"	4'-0"			
C	8	2'-11 1/2"	4'-8"			
D	2	2'-0 1/2"	2'-10"			
E	8	3'-2"	1'-4"			
F	2	3'-2"	1'-4"			

NOTES:

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



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

Building Type 12
A2-2C

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

Locations:

112-114-116-118 Jerome
85-87-194-196 Davis (DEMO)
83-85-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

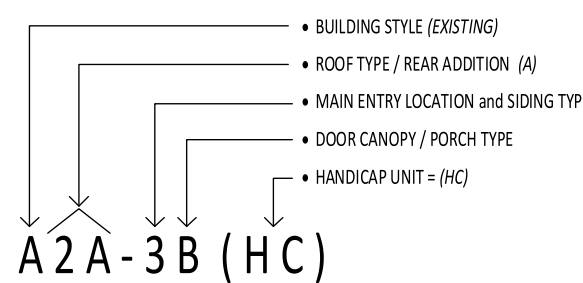
4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR
ELEVATIONS

BUILDING TYPES

- See G2.01 for further descriptions

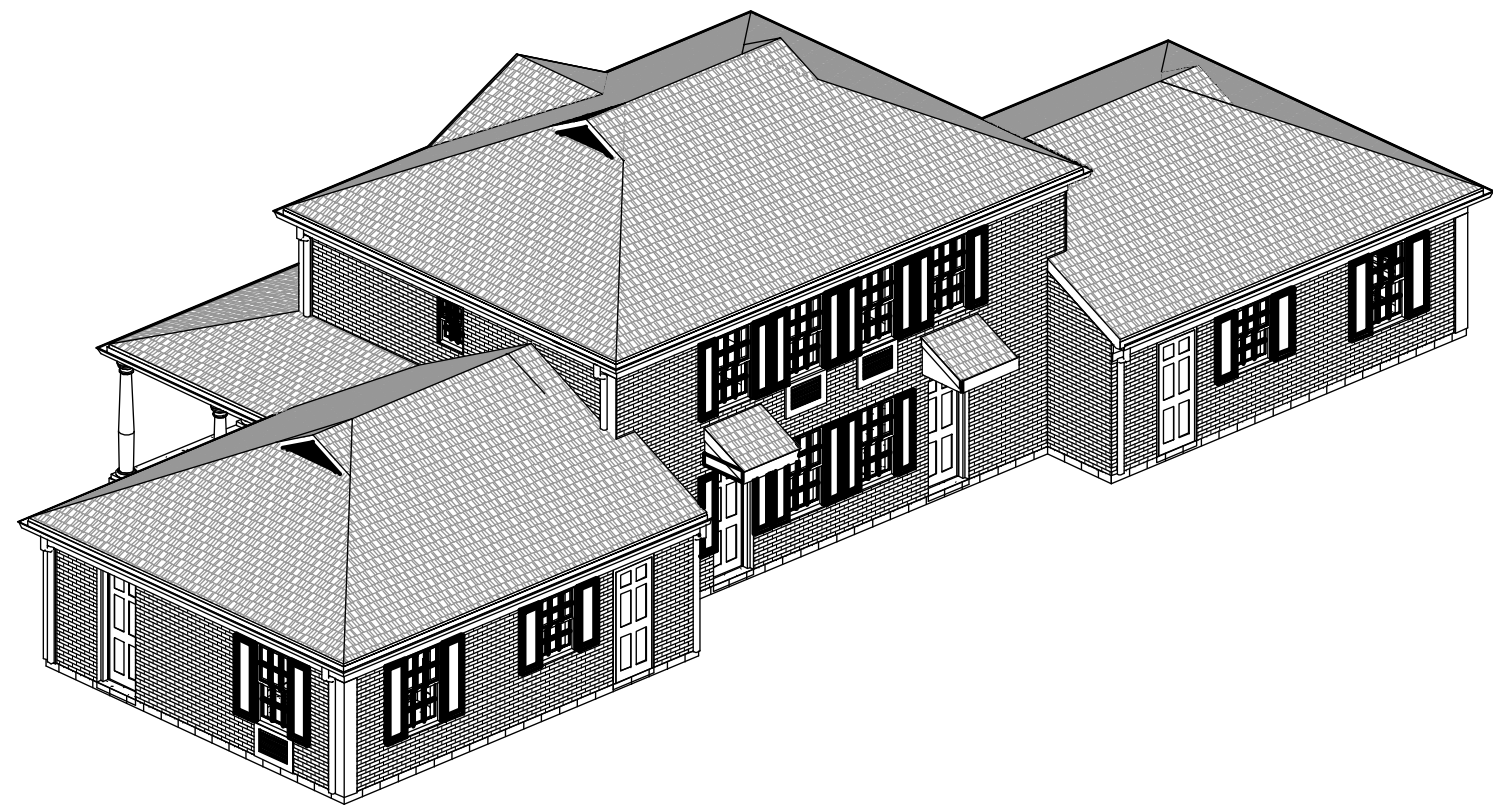


DESIGN DEVELOPMENT

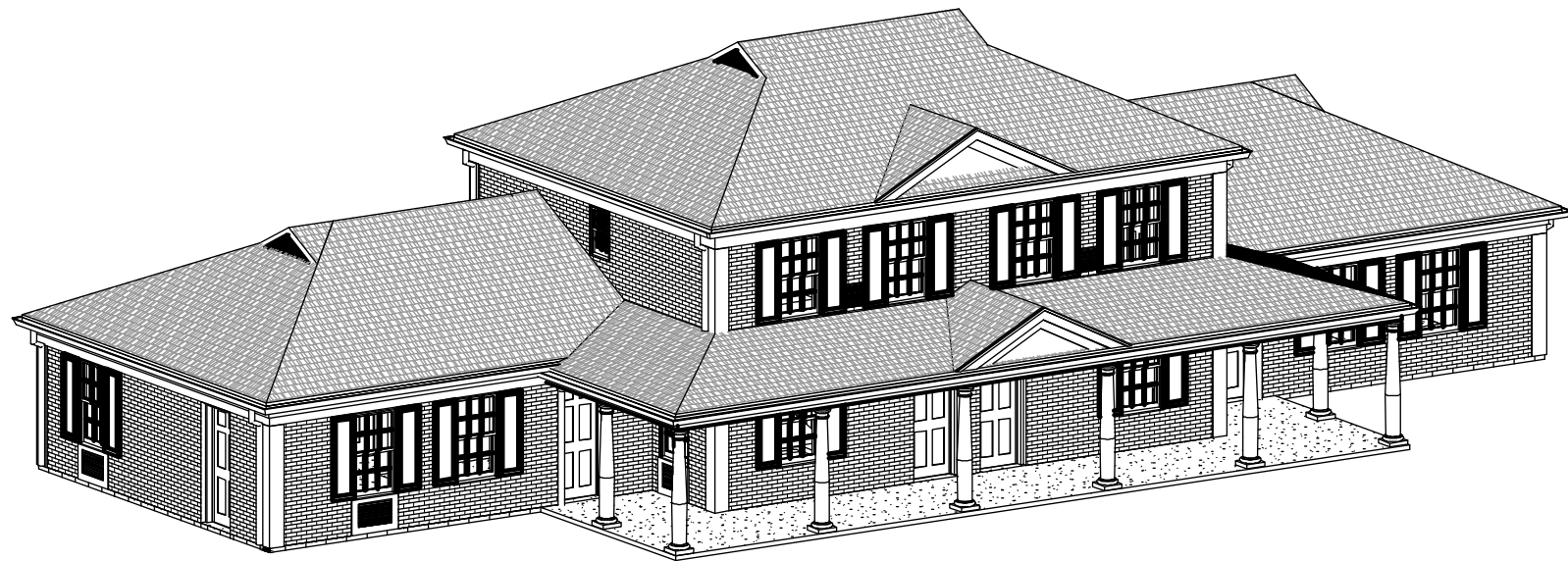
12-A2.01

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

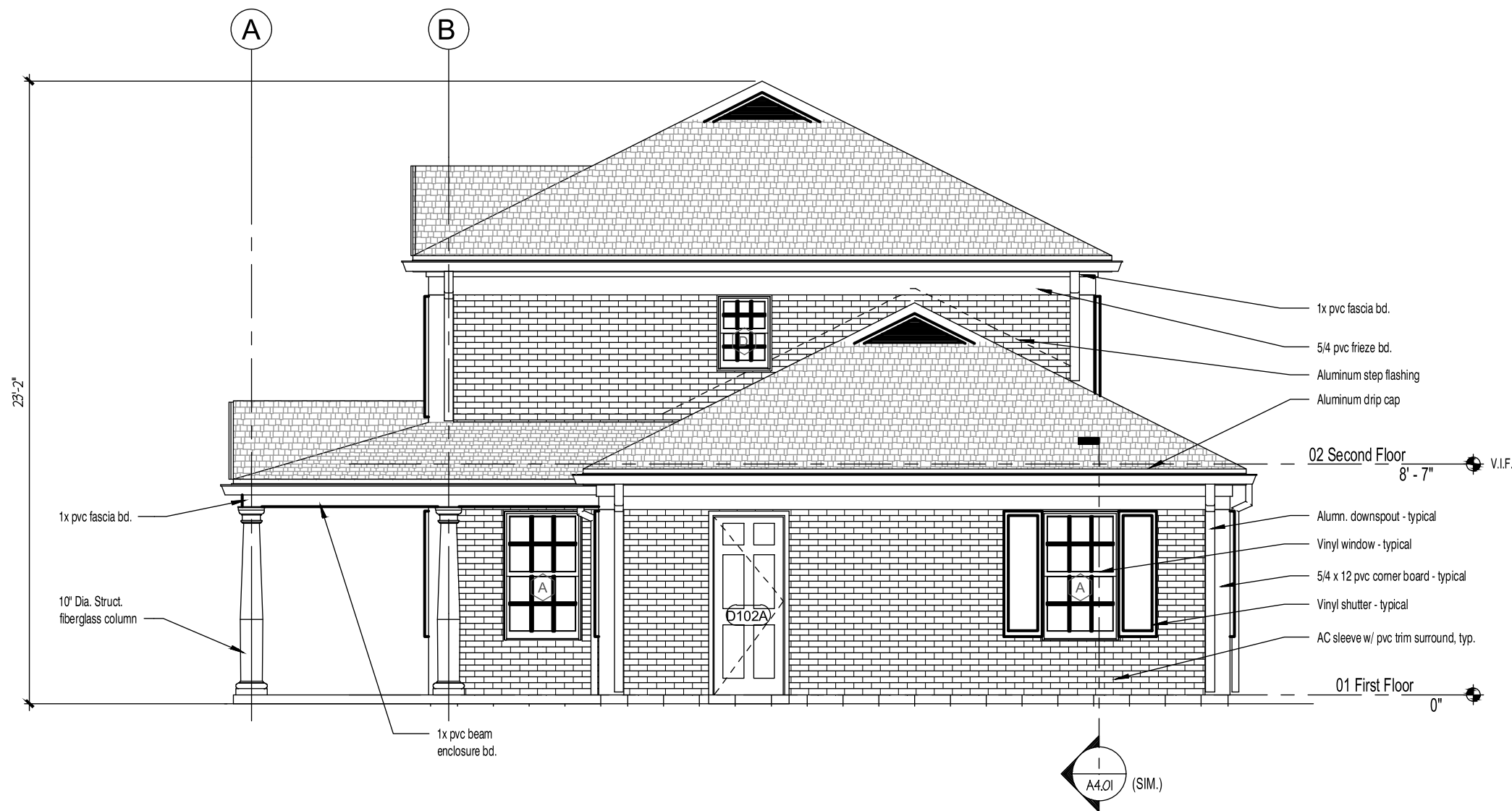
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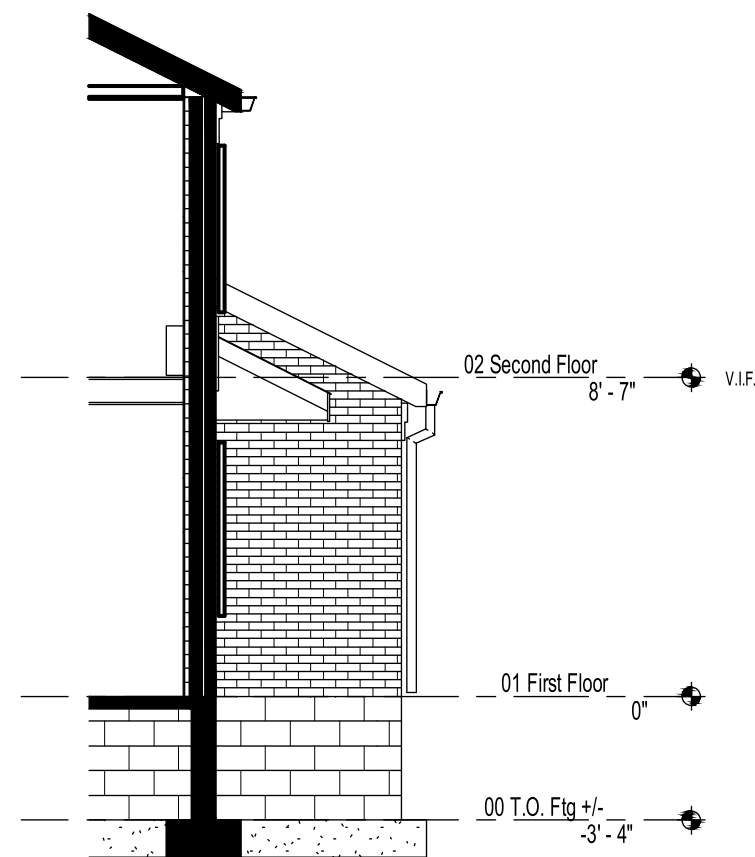
1 BLDG #12 - REAR PERSPECTIVE



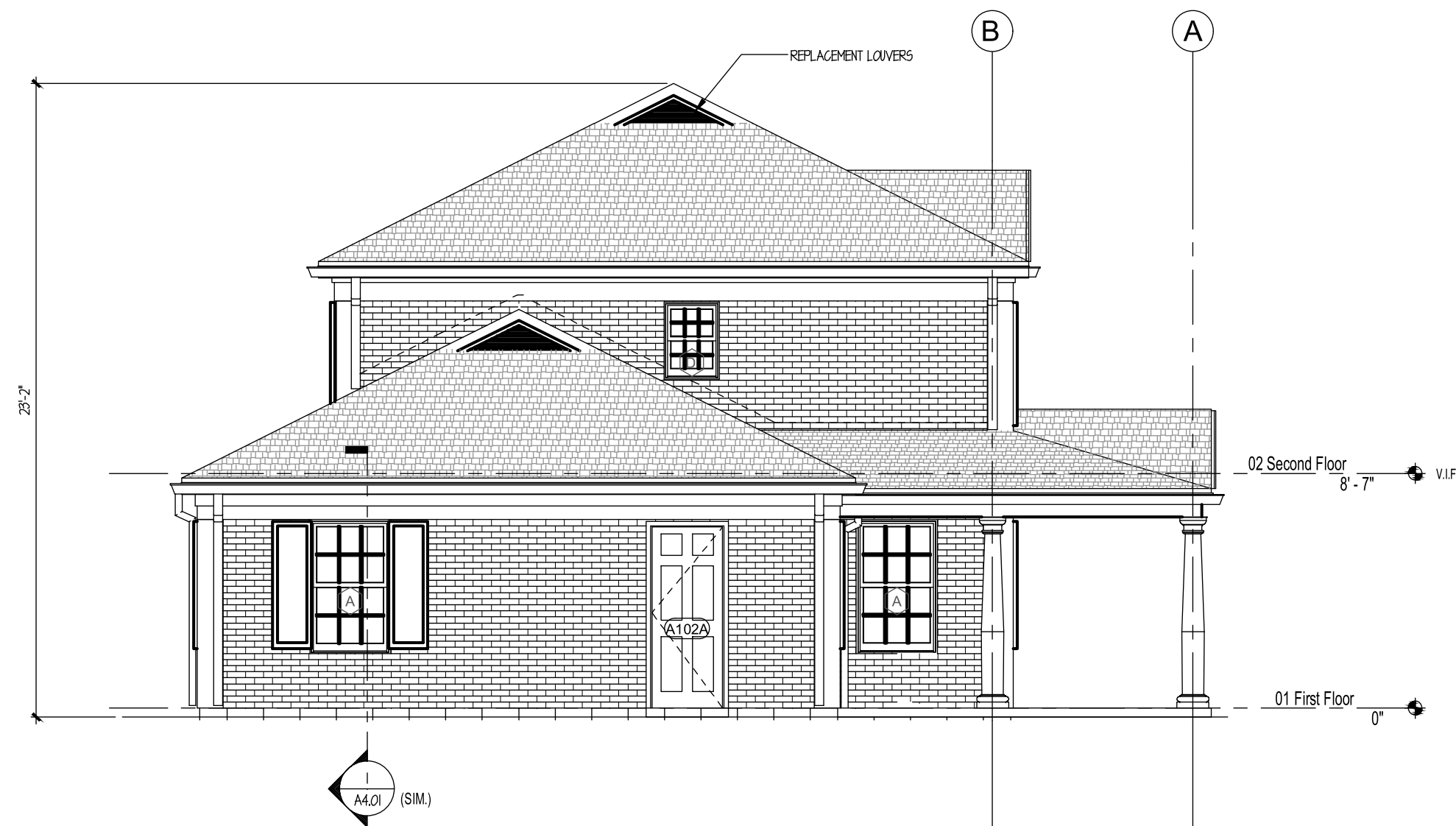
3 BLDG #12 - FRONT PERSPECTIVE



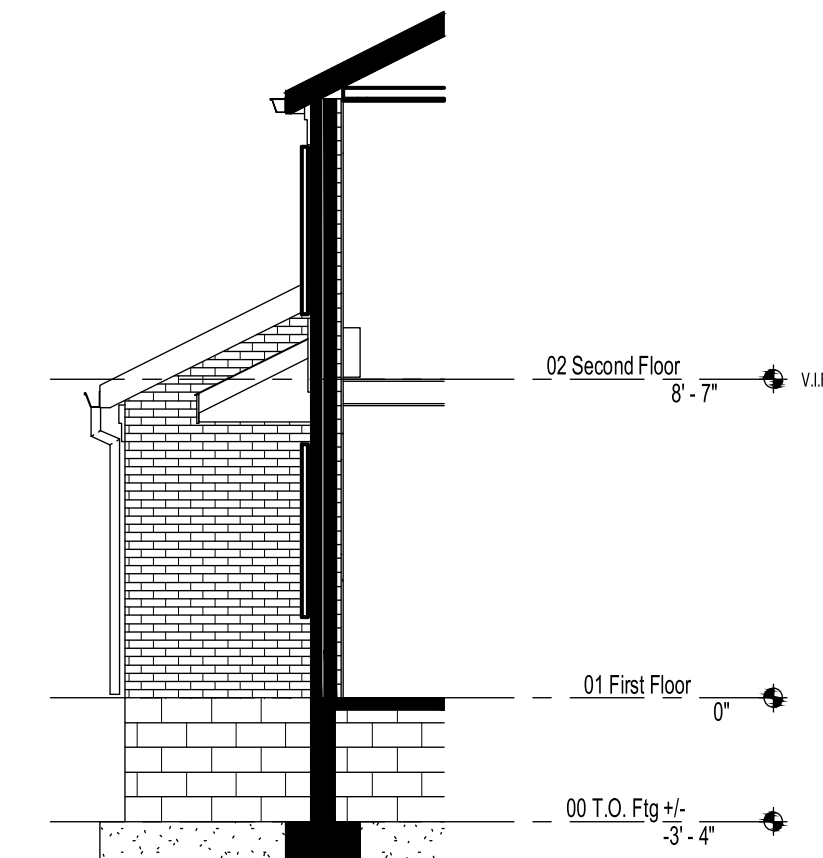
2 BLDG #12 - RIGHT SIDE ELEVATION



2A PARTIAL RIGHT SIDE ELEVATION



1 BLDG #12 - LEFT SIDE ELEVATION



1A PARTIAL LEFT SIDE ELEVATION

BUILDING TYPES
See G2.01 for further descriptions

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

A2A-3B (HC)

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.
revisions		

Building Type 12
A2-2C

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

Locations:

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

4-APTS / 6 BR'S

BUILDING #12:

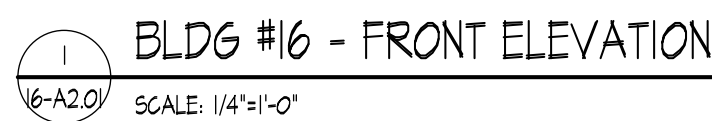
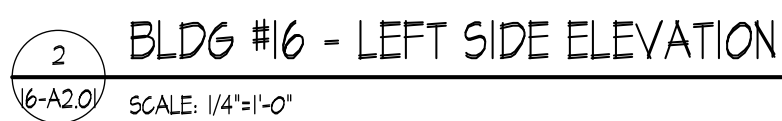
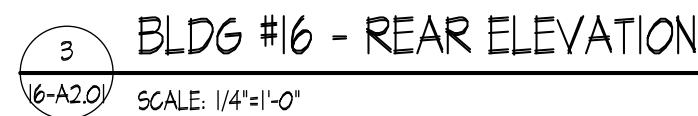
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

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

NOT TO SCALE



Siding Types	
A	Siding Type A
B	Siding Type B
C	Siding Type C

- Building Type 16**
D2B-2B

- 2 Units (1BR/4BR)
- Side Door Entry
- Brick Veneer
- Hip Roof
- 1-Story Rear Addition (existing)

Locations:
208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:

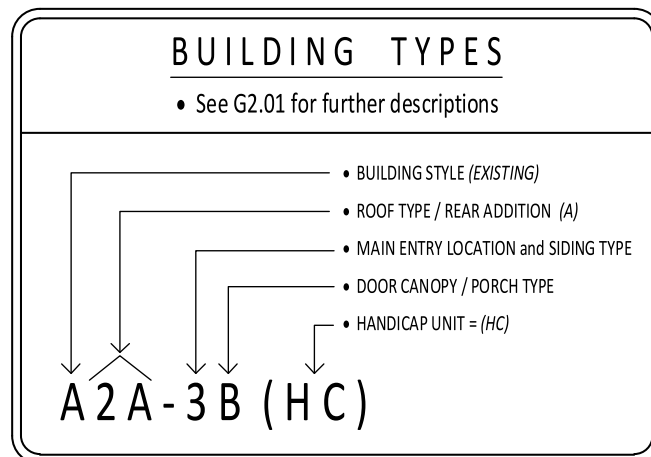
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

16-A2.01

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

NOT TO SCALE



For Office Use Only	
APPLICATION NO.	<u>2517</u>
DATE FILED:	<u>12/30/24</u>
DECISION DATE:	_____
DECISION:	_____

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

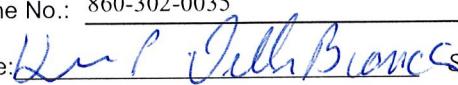
The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) 15.2.4 of the Bristol Zoning Regulations for the following
Special Permit use: EARTH REMOVAL IN EXCESS OF 400 CUBIC YARDS

Address or Location of the Property: 165 WARNER ST
Assessor's Map No.: 55 Assessor's Lot No.(s): 49
Zone of the Property: R-25/OSD Size of the Property (in acres or square feet): 0.4 AC/ 17,600 S.F
Reason for the Special Permit: REMOVAL OF EXCESS MATERIAL FROM THE LOT TO PROVIDE FOR A FEASIBLE
BUILDING ENVELOPE FOR THE CONSTRUCTION OF A NEW HOME ON THE LOT

Does this application involve an activity regulated by the Inland Wetlands Agency? ☒ yes [] no
If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☒ yes, on _____ [] no
Other comments: WETLAND COMMISISON APPROVED THE ISSUANCE OF A WETLANDS PERMIT FOR THE
PROPERTY 10-6-2021 APPROVING THE REMOVAL OF EXCESS MATERIAL FROM THE LOT.

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

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

Name: DB HOMES, LLC
Address: PO BOX 9495 City: Bristol State: CT Zip: 06011
Telephone No.: 860-302-0035 E-Mail: kevinbianca@sbcglobal.net
Signature:  Signature – (Printed/Typed) KEVIN P. DELLABIANCA
CHECK ONE: ☒ owner [] other (specify): _____

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

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

Address or location of property: 165 WARNER ST

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

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____
Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas
Address: 88 Valley St City: Bristol State: CT Zip: 06010
Telephone No.: 860-589-4121 E-Mail: mziogas@csmlc.com

Narrative

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

Site Plan Comments 2/5/25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2517

SPECIAL PERMIT: Application #2517 – Special Permit for Earth Removal at 165 Warner; Assessor's Map 55 & 49, Lot 49; R-25 (Single- Family Residential) zone; DB Homes, LLC, applicant. Plans Dated: December 9, 2024; Date of Committee Review: February 6, 2025 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

Inland Wetlands:

This application was previously approved as application 1784 on June 15, 2015 with the following stipulations:

1. Standard stipulations.
2. Flag clearing limits adjacent to wetlands prior to performing any work, contact Engineering Division for field review of site conditions
3. Provide yard drains on north and south side of driveway.
4. Install silt fence prior to performing any work.

Special Permit Earth Removal.

5. Provide a staged removal plan, recommend a turning area for trucks, so they do not back into Warner Street. Are stockpiling areas proposed?
6. Provide soil and erosion control plan in accordance with the State Stormwater Quality Manual and Guidelines for Soil Erosion and Sediment Control related to comment one.
7. Install advanced warning signs 100 feet in advance of the excavation site access.
8. Provide Traffic Control Plan.
9. This work requires excavation on lot 20/22, is that owner included on the application?

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. How many trucks are expected on-site at one time? How long will the earth removal process take? How many trips are expected?
2. Provide details including depth and areas of excavation. Illustrate details of the earth removal operation within the plan set.
3. Provide cover sheet with application numbers and approval dates.
4. Separate existing and proposed conditions on separate plan sheets.
5. Provide grading easement for the adjacent Lot 20/22 for staff review.
6. Provide a proposed bond to be approved by Engineering per Section 16.3.16. The Special Permit for earth removal will not become effective until a bond has been posted.
7. Submit cross sections of the earth removal area per Section 15.2.4.B.(4).
8. Provide a soil and erosion control plan per Section 15.2.4.B.(5).
9. Provide details of truck access and stockpile locations.

10. A buffer of 100 feet from the abutting residential property lines is required unless the Commission finds that a lesser buffer area is sufficient per Section 15.2.5.3 and agrees to reduce the area.
11. The buffer area shall remain undisturbed for the duration and shall not be used for any purpose per Section 15.2.5.B.1. including:
 - a. Vehicular access to other portions of the site.
 - b. The parking or storage of equipment, machinery, or vehicles.
 - c. The location of any buildings or structures such as sanitary facilities or temporary field offices; or,
 - d. The excavation, processing, stockpiling or storage of any earth materials.
12. Indicate the proposed buffer on the plan.
13. Upon completion of the project the earth removal operation all disturbed areas of the property, except rock exposed by excavation, shall be covered with a minimum of four inches of topsoil. Such topsoil shall be evenly spread over the disturbed area, fertilized and planted with a ground cover suitable to prevent erosion and to hold all slopes. At any time prior to the completion of the earth removal operation, the Zoning Enforcement Officer may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of four inches of topsoil, and seeded to establish a ground cover.
14. Provide details of topsoil stockpiles.
15. The special permit for earth removal will be valid for 3 years for the date of issuance.

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. No comments submitted (1/6/25)

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. The plan does not seem to address my predecessor's comments regarding safety measures around the hay bale used for cover the catch basin. I believe that the goal of sediment capture can be achieved by other means, such as a sediment bag or silt sack, therefore not needing a hay bale on a roadway.

FIRE MARSHAL (Kristopher Lambert):

1. No fire comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water comments:

1. There is a 1" stub on the property.
2. Call the office for pricing to bring water into the house when you're ready
3. Permit required by licensed plumber.
4. All work needs 4 days min for scheduling.

Sewer Comments:

5. There is no sewer lateral on the property
6. There needs to be a Wye cut in

Special Permit for Earth Removal – 165 Warner – Application #2517
February 6, 2025 – First Review

7. Permit required by licensed plumber
8. All work needs 4 days min for scheduling

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:

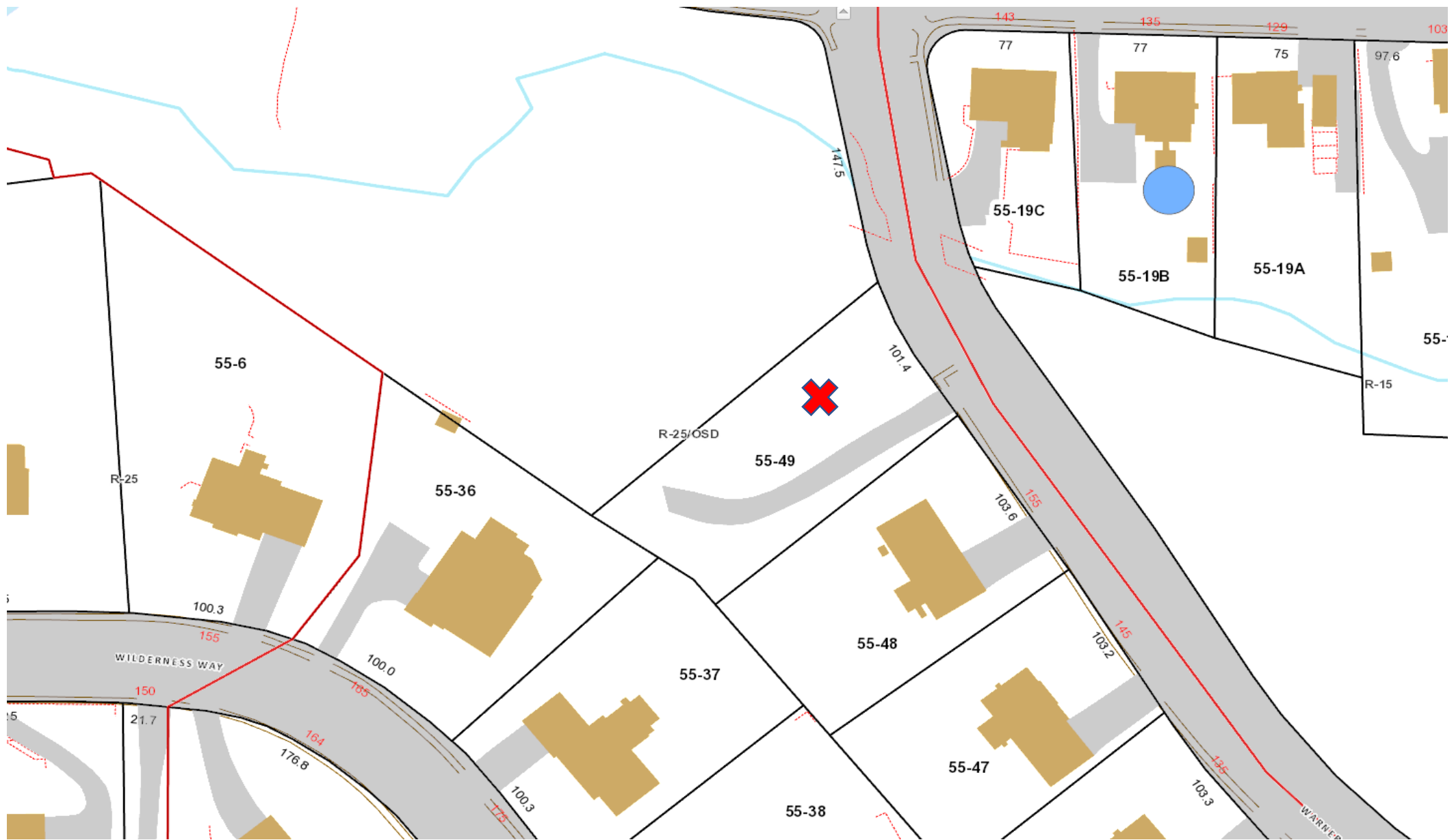
If you would like a confirmation of this submission to be sent to the town, please enter the email address you would like it to be sent to in the field below:

mziogas@csmzllc.com

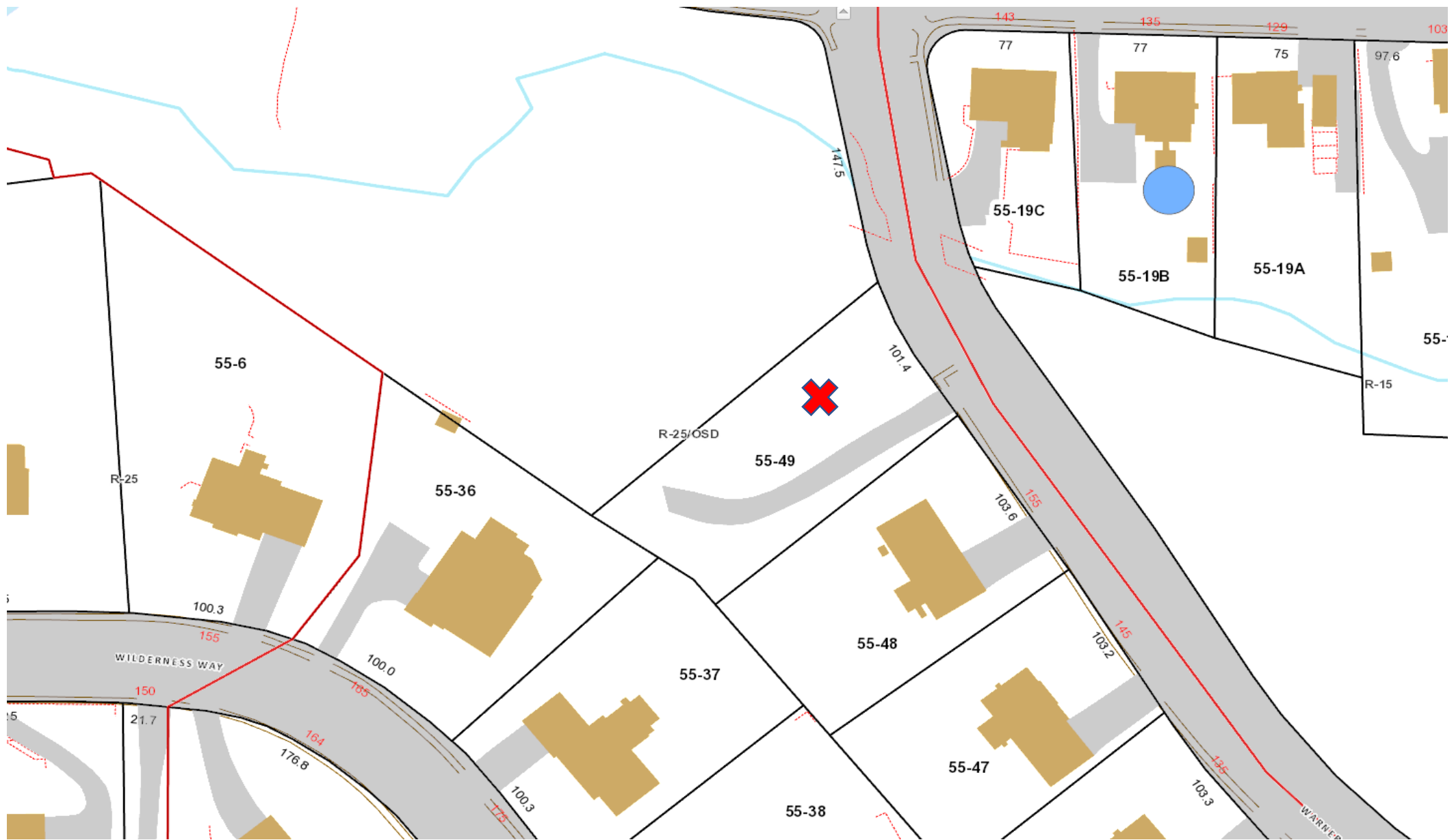
If you want to unsubscribe from these emails, please use this [form](#).



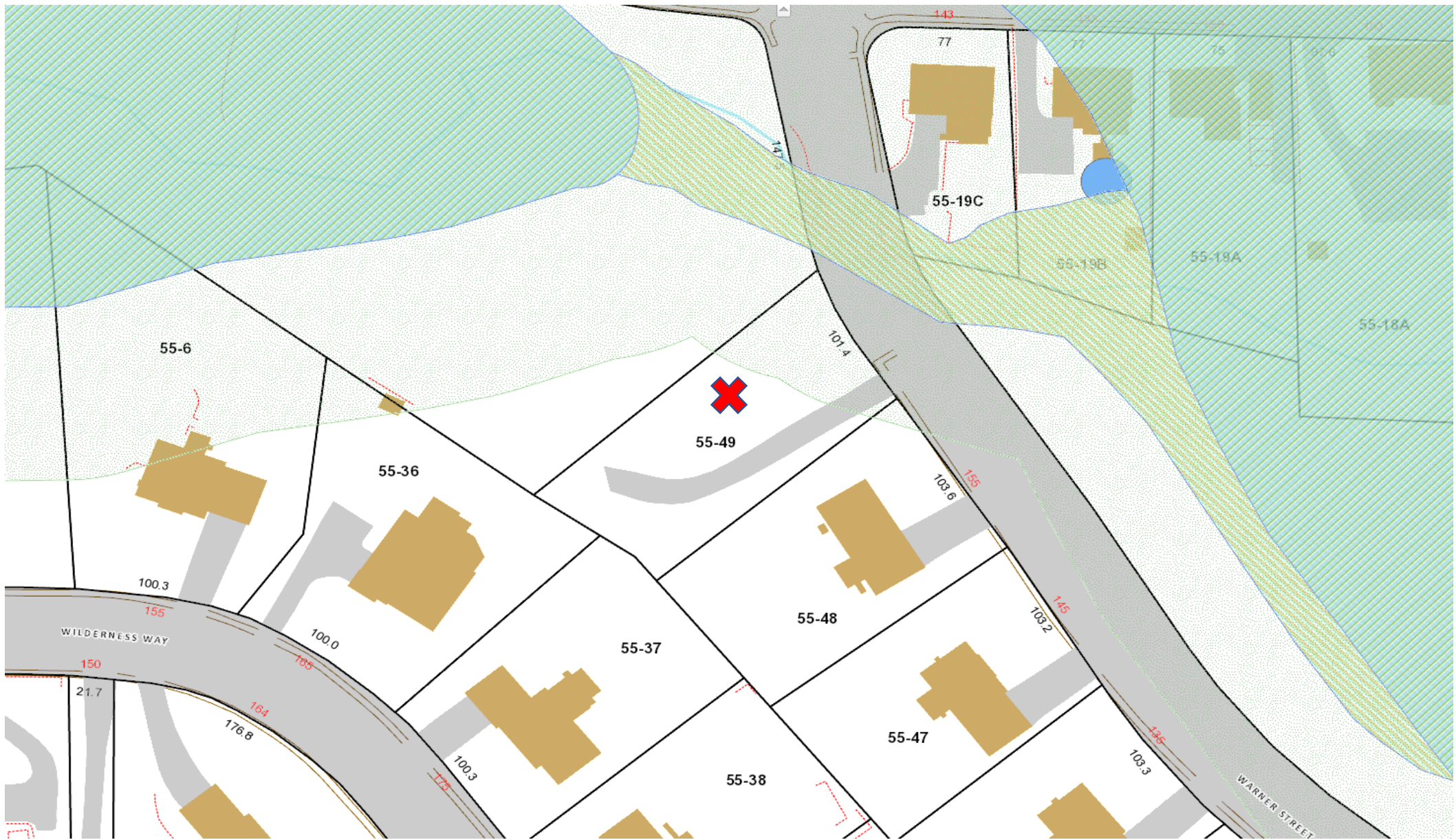
App. 2517 – 165 Warner Street – Map 55 & Lot 49
Aerial View – Bristol GIS



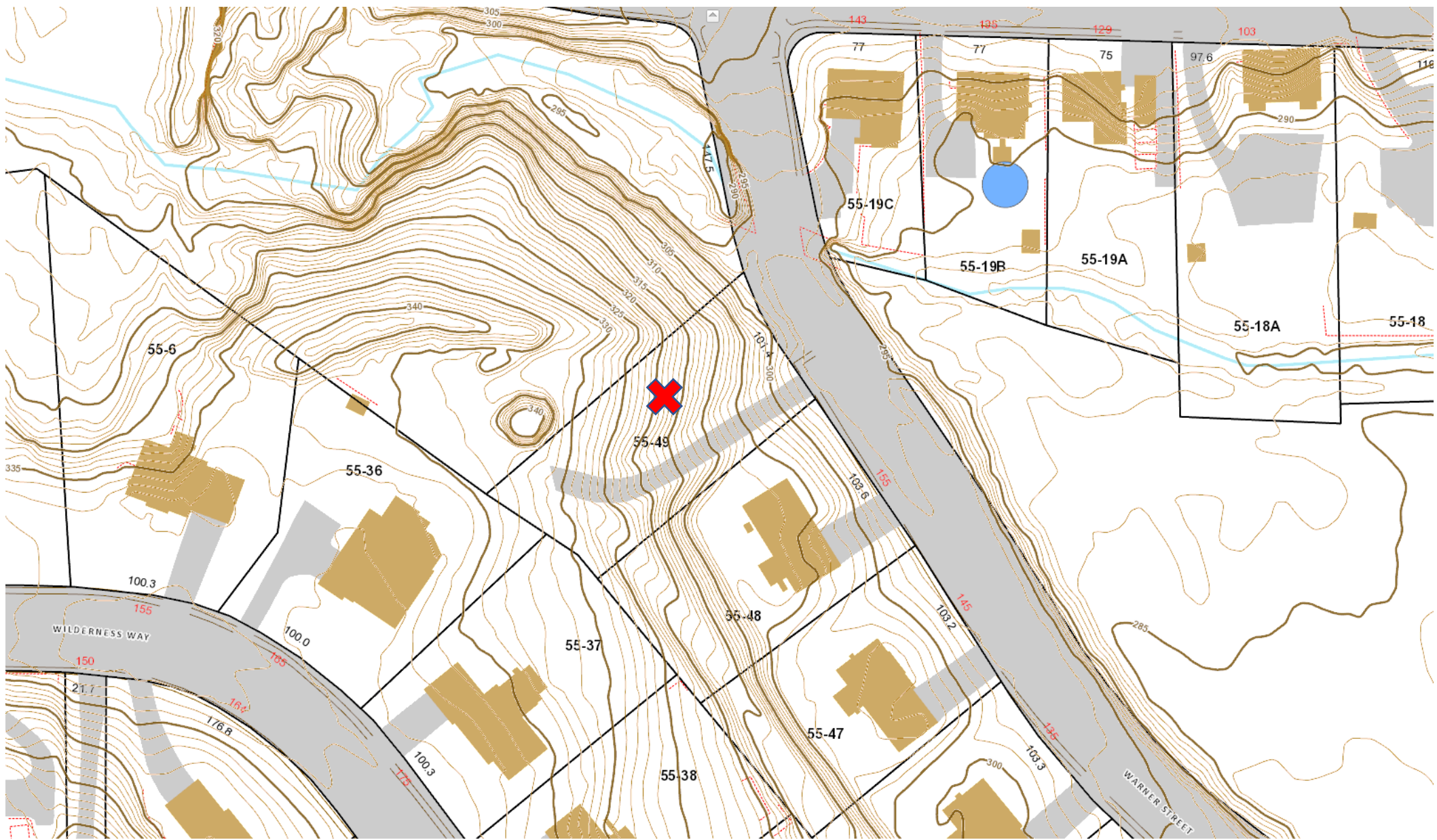
165 Warner Street – Map 55 & Lot 49
Location Map – Bristol GIS



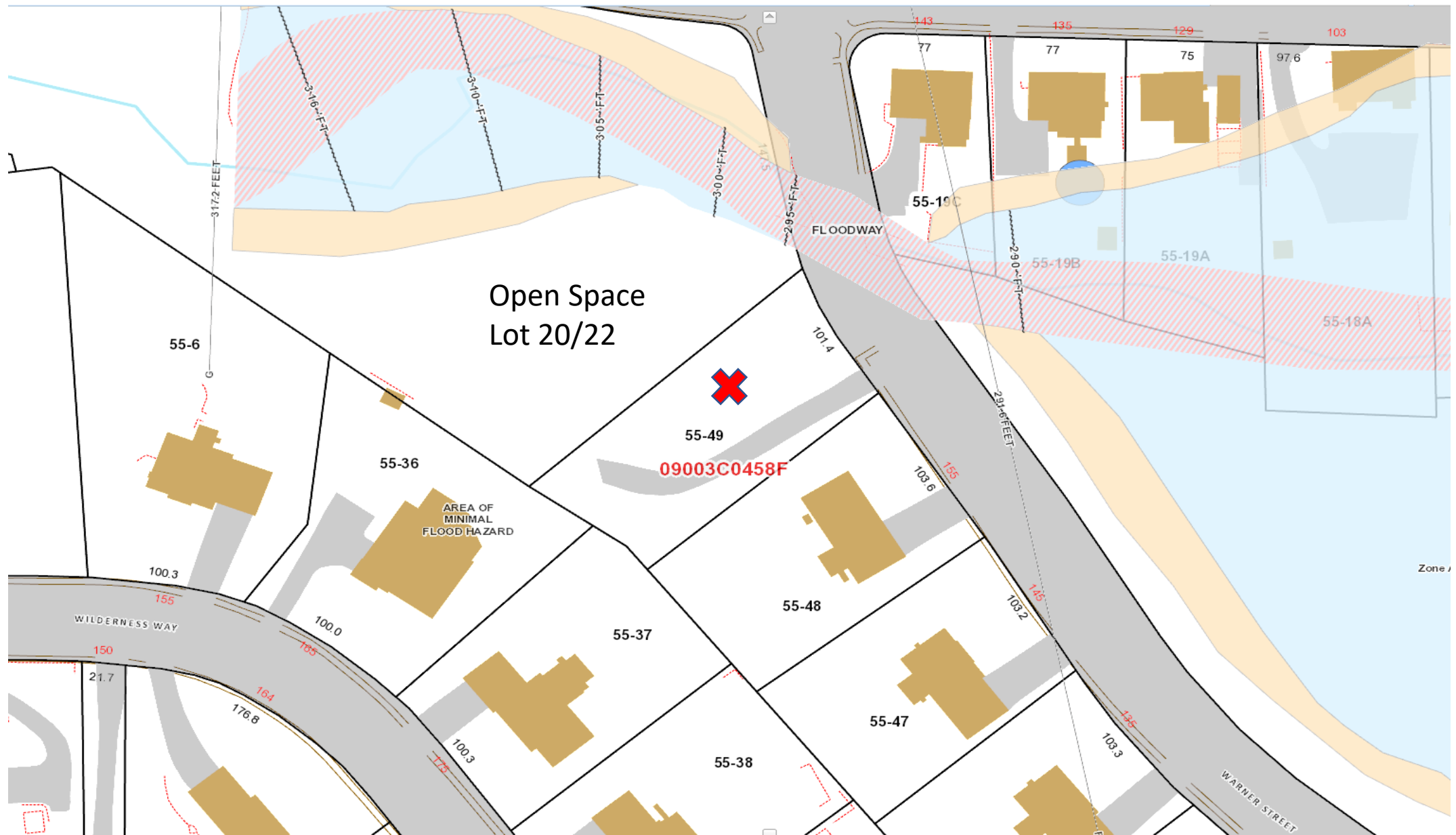
165 Warner Street – Map 55 & Lot 49
Zoning Map (R-25/OSD) – Bristol GIS



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



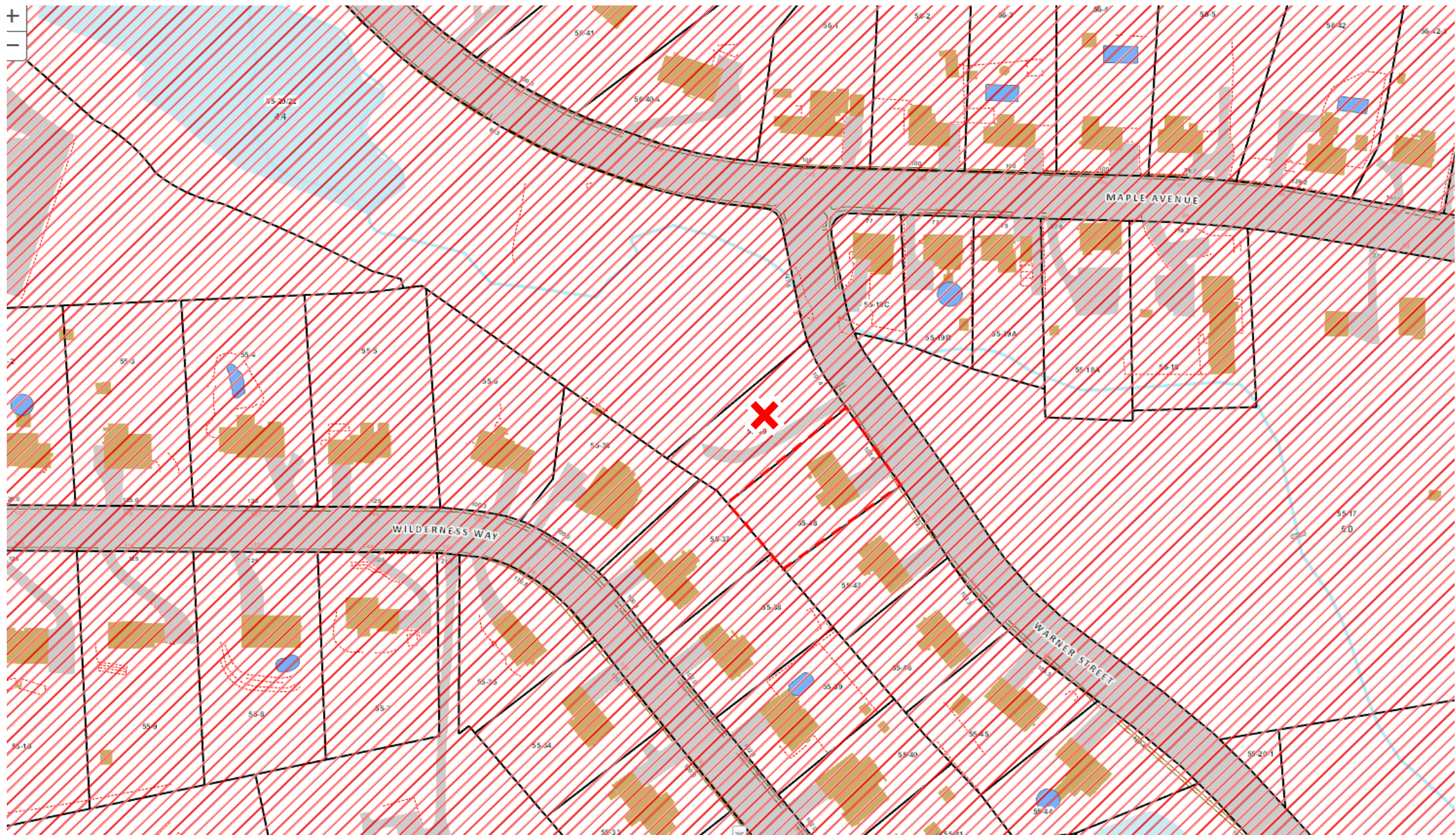
App. 2517 – 165 Warner Street – Map 55 & Lot 49
Floodplain – Bristol GIS



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



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

Site Plan

NOTES

ASSESSORS MAP 55

LOT 49

ZONE R-25

AREA OF WETLANDS ON PROPERTY - 0.0 Ac

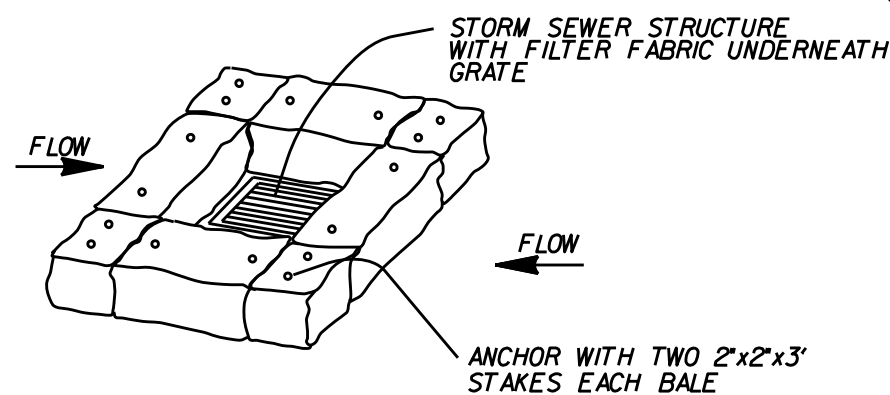
AREA OF WETLANDS DISTURBED - 0.0 Ac

FILL PLACED IN WETLANDS - 0.0 C.Y.

AREA OF ACTIVITY WITH 100' OF WETLANDS - 0.11 Ac

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

WETLANDS SHOWN ARE AS DEPICTED ON MAP REFERENCE



HAY BALE INSTALLATION AT CATCH BASINS

CONNECT ALL ROOF LEADERS TO ROOF LEADER DRAIN

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

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

PROVIDE A 4" PVC OVERFLOW.

DO NOT DISTURB MONUMENT
S.M.H. TF=296.4
B.M. SAN.MH TOP FRAME
ELEV.=296.4
SEWER AS BUILT DATUM

PROPOSED HAYBALE PROTECTION AT CATCH BASIN

PROPOSED LOCATION OF CONSTRUCTION ENTRANCE PAD

PROPOSED BIT.DRIVEWAY

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

DRAINAGE CALCULATIONS FOR ROOF RUNOFF DETENTION:

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

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

ZONING LOCATION SURVEY

PLOT PLAN FOR HOUSE

ASSESSORS LOT 49

PREPARED FOR

DB HOMES, LLC

WARNER STREET

BRISTOL, CONN.

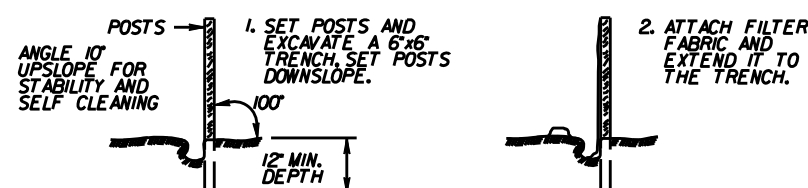
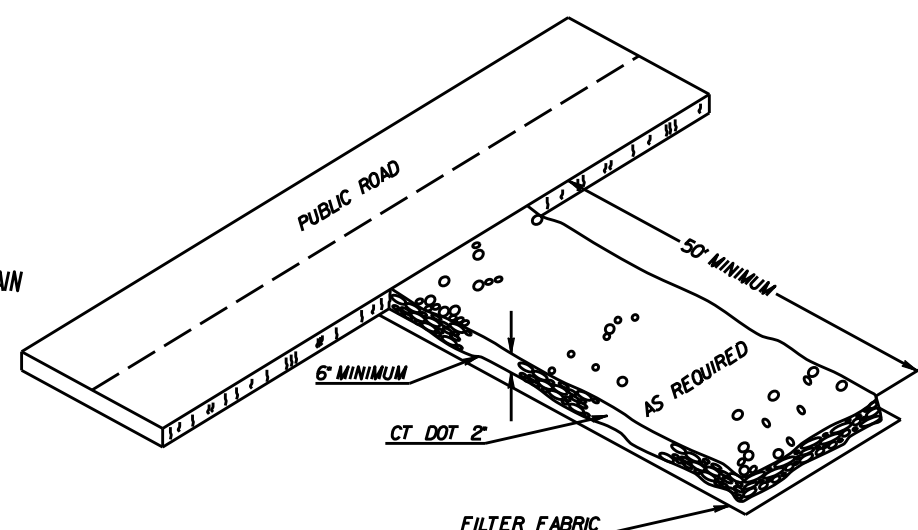
SCALE 1" = 20' DECEMBER 9, 2024

LEGEND

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

MAP REFERENCE:

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



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

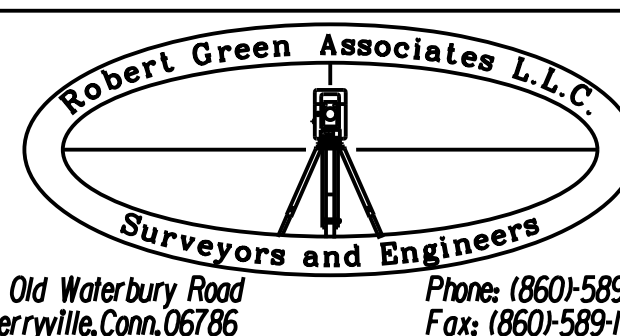
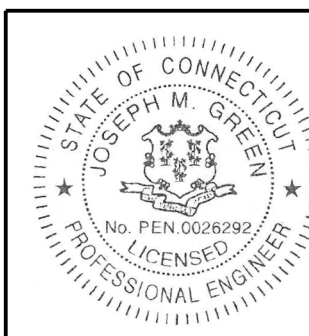
SURVEYOR'S NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY AND CONFORMS TO A HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY ACCURACY CLASS T-2.

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

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



**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

December 27, 2024
Revised 01/29/25

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

For Office Use Only

Received: 12-27-2024

Application #: 2518

Decision: Date:

Decision:

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 Article IV, Section 16.

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.

App. 2518

December 23, 2024

City of Bristol

Zoning Commission

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

Dear Commissioners:

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

Sincerely

James Ziogas Jr.



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: January 28, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: 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.

The Planning Commission, at its Regular Meeting of January 27, 2025, voted to recommend approval of the above text amendment application with the following motion:

“To send a positive referral to the Zoning Commission for Application #2518 – proposed amendments to the Zoning Regulations to 1) to add Brewpub as a principal use in the (I) Industrial zone and 2) to add Microbrewery as a principal use in the (I) Industrial zone, with both being subject to Special Permit and Site Plan approvals. 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.”

For questions or additional information, please contact:

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



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

TO: **Bristol Planning Commission**

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2518

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

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

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

For questions or additional information, please contact:

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

Enclosure



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2518

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

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

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

For questions or additional information, please contact:

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

Enclosure

ZONING REFERRAL FORM

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

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS

NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.

NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

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

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



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2518

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

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

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

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

Enclosure



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2518

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

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

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

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

Enclosure.



REFERRAL

February 1, 2025

REFERRED BY: Robert Flanagan
MUNICIPALITY: City of Bristol
DATE RECEIVED: January 10, 2025
PUBLIC HEARING DATE: February 10, 2025
TYPE OF REFERRAL: Zoning
REFERRAL COMMENTS: Prepared by: Robert A Phillips, AICP, Executive Director
DESCRIPTION OF PROPOSAL: Zoning Amendment to add Brew Pub and Microbrewery to Industrial, Commercial and Mixed Use Zones/Regulations.

STAFF COMMENTS:

NHCOG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOG towns.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: January 6, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2518

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

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

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

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

Enclosure.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: January 6, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2518

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

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

Initiated by: James Ziogas, Jr.

Tentative Hearing Date: February 10, 2025

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

Enclosure

App. #2347

schadler selnau associates, p.c.



2 January 2025

Mr. Robert Flanagan, AICP
City Planner
City of Bristol, CT 06010

Re: Bingham Place
3 North Street
Solar Aquaponics Greenhouse

Mr. Flanagan,

Per our conversation re: the subject above, I am writing this request for the Zoning Commission to extend the Site Plan Approval for the Solar Aquaponics Greenhouse for another 5 years. The site plan was approved on 19 December 2019. Keeping in mind that there is a State Statute Title 8 - Zoning ... / Chapter 124 – Zoning / Section 8-3K. – Expirations and extensions of site plan...approvals, which in part states:

If approval has not expired prior to 12 July 2021 then the following applies:

Approval shall not expire less than 14 years after date of such approval...all work shall be completed and a CO issued with 19 years from date of permit approval.

Thank you in advance for your consideration in this matter.

I remain Charles R. Nyberg, Project Architect, Schadler Selnau Associates, PC, 5 Waterville Road, Farmington, CT 06032.

Regards,

A handwritten signature in blue ink that reads 'Charles R. Nyberg'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Schadler Selnau Associates, PC
Charles R. Nyberg, Project Architect

For Office Use Only
APPLICATION NO. <u>2347</u>
DATE FILED: <u>11-6-19</u>
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:

A High-Techology business without a manufacturing componet, a ☒ permitted use [] Special Permit use
under Section(s) V1.C.2.ee. of the Bristol Zoning Regulations.

Address or Location of the Property: 3 North Street

Assessor's Map No.: 22 Assessor's Lot No.(s): 33

Zone of the Property: BD-2 Size of the Property (in acres or square feet): 3.4 acres (148,104 sq. ft.)

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 16 Oct. 2019 [] no

Other comments: _____

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

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

Name: Bristol Enterprises LLC

Address: 50 North Street City: Bristol State: CT Zip: 06750

Telephone No.: (203)-992-7855 E-Mail: <RCappelleti@meriden-ha.com>

Signature: Robert Cappelleti Signature – (Printed/Typed) Robert Cappelleti

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

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

Name: Same as above

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2347

Address or location of property: _____ 3 North Street

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

See attached narrative;
"Bristol Enterprises' Solar Aquaponic Greenhouse
Model for New Energy and Technologies"

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: Robert Green Associates LLC

Address: 6 Old Waterbury Road City: Terryville State: CT Zip: 06786

Telephone No.: 860-589-0135 E-Mail: robert.c.green@snet.nt

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2347

Address or location of property: _____ 3 North Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Charles R. Nyberg c/o Schadler Selnau Associates PC

Address: 5 Waterville Road City: Farmington State: CT Zip: 06032

Telephone No.: 860-677-9620 E-Mail: charlie@schadlerselnau.associates

08/17 - LUO

Bristol Enterprises' Solar Aquaponic Greenhouse Model for New Energy & Technologies

Bristol's Solar Aquaponic Greenhouse employees several new or evolving technologies that will become a model of other "urban area" greenhouses, especially those using indoor lighting. These new technology and operational elements are broken up into the following 5 Categories:

1. Energy Based Technologies

- a. **Solar Technologies:** The U.S. Dept of Energy (DOE) National Renewable Energy Labs (NREL) in Colorado is working with Urban Land Development and Eco-Park Partners (the developers) on several new advancements in solar; that both increase solar production and reduce cost.
 - The vertical south, east and west walls will be completely solar; using a specially designed wall "structure" to hold the various types of solar panels. These walls do several things:
 - o Replace solar "racking": the steel infrastructure that panels are normally mounted on.
 - o The "walls" are now "racking"; and qualify for the 27% Tax Credit and 18% MACRS
 - o These "walls", which cost less than actual walls, save the cost of racking (~\$.30/watt), and the Tax Credit and MACRS on the walls, save 45% on the cost of the walls.
 - o This design (which includes additional elements below) is being patented, and will quickly become a methodology for including solar in many building projects.
 - The LUMA south-facing integrated solar steel roof includes a glycol system running under the panels, which heat up to 80° in winter and 140° in summer to create Solar Thermal Hot Water that will preheat the geothermal 78° warm water used for the fish and plants.
 - o This is another patented, money-saving evolution of the proprietary LUMA panel. As the facility will be keeping 150,000 gallons of water at 78° 24/7/365, this is a low-cost, large savings for the Greenhouse, but it can also be used on any LUMA solar roof.
 - All east/west/south panels are double-sided, with CIGS solar panels facing inward. This:
 - o Uses CIGS, which make kWh of electricity from ambient light, to make kWh from the wasted light inside the greenhouse, which is lit 18 hrs./day (24/7/365). They make less kWh/hr., but operate far longer than outdoor solar that gets 10-12 hrs. in summer, 6-8 hrs. in winter, and which also only work on sunny days, about 240 days/yr.
 - o Inward facing CIGS panels fit into the "back" of the same "walls" used by the exterior solar, separated by about ¾", which is filled with insulation, creating an R10 solar wall.
- b. **Geo-thermal/Air Handling Technologies:**
 - A portion of the geothermal field will be pre-heated by the Solar Thermal water in winter. This is a new technology developed for Bigham Place for its Domestic Hot Water, but that system uses the excess heat from Co-Generation. This is a new use of Solar Thermal.
 - The Energy Recovery Ventilation System (ERV) will use geothermal HVAC to treat the incoming air – which is all the air coming into this bio-secure facility – BUT it will also be used to move high CO2 air from the fish tanks to the Greenhouse, which needs extra CO2.
 - o Plants breathe CO2 and expel oxygen; fish breathe air, expel CO2. Increasing CO2 by 5% in a Greenhouse is proven to greatly increase the size and speed of plant growth. To bring in CO2, most greenhouses have a gas fired burner that puts out CO2, but also puts out heat - which is already too high in a greenhouse. Less expensive home-made systems are used, but should not be. The few greenhouses with a fish farm, sometimes have fans that waft some CO2 from the fish tanks to the greenhouse, but this wastes most of the CO2.
 - o In a new technology use, this ERV System will take in fresh air, and treat the fish first, picking up far more than 5% CO2, and bringing it directly to the plants.

c. Other Energy Based New Technologies or other Improved Uses:

- Most indoor lit greenhouses spend \$25-40/Square Ft. (SF) for electricity. This one employs a host of new improvements that reduce energy costs to less than \$15/SF. These include:
 - o Reducing ceiling height, usually high to increase the amount of air, so plants get as much ambient CO₂ as possible. Greenhouses are AC dominant. High ceilings mean more AC.
 - o Geo-AC is common, but in high AC uses geo-AC - which puts hot water into the geo-field – over time, increases the temperature of the ground temperature water from 51° to 70°.
 - It makes heat pumps work harder to produce AC from warmer and warmer water.
 - Here warmer water will run through a 2nd geo-system to heat the 78° water, and this puts colder water into the AC geo-field, reducing both AC and hot water costs.
- Many Greenhouses solve the AC problem by exhausting the highly oxygenated air. But as the facility must be bio-secure – preventing any outside molds, bacteria, viruses or air based chemical residue from entering, this means that all new incoming air has to be retreated.
 - o But here, just as the aquaponic water recycles the nitrified fish water to the plants, which clean it for the fish to re-use, the same will be done with the hyper-oxygenated air. The same ERV is to the fish tanks, where it's concentrated by the fish tank air-supply system and gives the fish a higher degree of oxygen, which is proven to produce larger fish.
- With EVR uses in 1b. (above), this is an entirely new use for the newly developed EVR systems.
 - o It requires a new proprietary addition to an EVR system that will be used FIRST in Bristol.

2. Other Combined Greenhouse/Aquaculture Technologies

- a. **The entire water system is geothermal** – not just its normal use for HVAC. So the same pumps that pump the geo-HVAC water, also pump all 150,000 of water in the facility at any time.
- So, besides a reduced cost for equipment; all water will be tempered for maximum heat efficiency at all time, and is monitored and adjusted as needed at the lowest possible cost.
 - This means that the entire water system, including pipes, filters, recovery systems, AND the fish tanks and the greenhouse troughs ALL qualify for the 10% Tax Credit and 18% MACRS.
 - o Reducing the installed cost of 90% of the water system NOT related to geo-HVAC, by 28%.
 - Just as with the double sided solar and “solar walls” in Section 1, this will be a game changing new improvement in all future aquaponic greenhouses in the near future.
- b. **This is a highly technical, proprietary and very new development that can only be summarized.**
- The entire Aquaponic Greenhouse is also “bio-ponic”. This is very new Greenhouse evolution and can only be used with Aquaponics. A proprietary list of highly beneficial – completely healthful and safe - microbes, bacteria and enzymes is used throughout the system.
 - o These same bio-ingredients occur in nature that do everything from help plants and fish absorb their nutrients, to clean the roots of the plants; making them healthier.
 - o They also make them grow faster and improve their flavor. (One reason that our fruit and vegetables “no longer taste as good as they once did”, is because of the number of these “bio-partners – in traditional farming that are killed by chemical fertilizers antibiotics.
 - The technology that monitors and controls their use in the system is proprietary.
 - This was only being used is in university settings. ULD and EPP is now working with the first commercial “bio-ponic” greenhouse in Kingston MI, which only regulates it manually.
 - o Bristol will have the first major improvement; control and monitoring of the bio-ponics.
 - Bio-ponics will allow vegetables and some fruits to be grown in the Bristol Greenhouse that are difficult to raise in others; and the improved (good old days) flavor will allow this greenhouse to also charge a higher premium for them, warranting the use of the extra space.

3. Aquaculture (Fish Farm) Technologies:

- a. **Improved Proprietary RAS (Recycling Aquatic System).** RAS systems are becoming more regularly used. It recycles water and combines in oxygenating the water and keeping a flow for the fish.
 - The EPP Partner members that developed the aquaculture (TruAqua) developed a proprietary use of the RAS system – over time – through some research, but also trial and error.
 - BY adjusting the flow of the water, and its level of oxygenation, TruAqua's first fish farm (Buckeye Farms in Ft. Recovery, Ohio) was able to grow a Tilapia to a ½ pound larger size than any of its competitors, in 1 to 2 months less time. Decreasing growing time from 10 to 9 months, and the size of the fish from 2.5 lbs. to over 3 lbs. is a major market advantage.
 - The TruAqua RAS system also grows what it refers to as happy fish. It's a system of tank management that actually creates several different environments within the tank that mirror what the fish would encounter in outside life. They get more exercise, and have better "tone" and this positively effects the texture and flavor of the fish, through natural means.
- b. **TrueAqua also developed a proprietary tank regimen,** that moves the fish from smaller tanks to larger tanks. Many indoor fish farms do this, but TruAqua's saves the most amount of space, which allows more fish to be grown in any certain sized area, and seems to increase the fish's growth.
- c. **In another part of the bio-ponics system,** it treats the tanks that hold the residual sludge. This is made up of the fish feces as well as any left-over fish food.
 - Usually some is dried to create an organic fertilizer and remaining sludge goes into a sewer.
 - Now the sludge goes into a separate tank system, where bio-ponics further breaks it down.
 - o This provides a much greater degree of nitrites which is what feeds the plants, and this means that the plants both get as much food as possible, and MORE plants can be grown
 - The greenhouse size is based on the amount of fish nutrients available for the plants.
 - This only commercial system using this outside of a university is at the Kingston MI facility.
 - o Bristol will be the 2nd; the 1st in New England. This will become a staple of Aquaponics.
 - o Aquaponics has no major odor, but what little there is, is eliminated by this process.

4. Greenhouse Technologies:

- a. **The above systems deliver more CO2 and nutrients at a lower cost than any other system.**

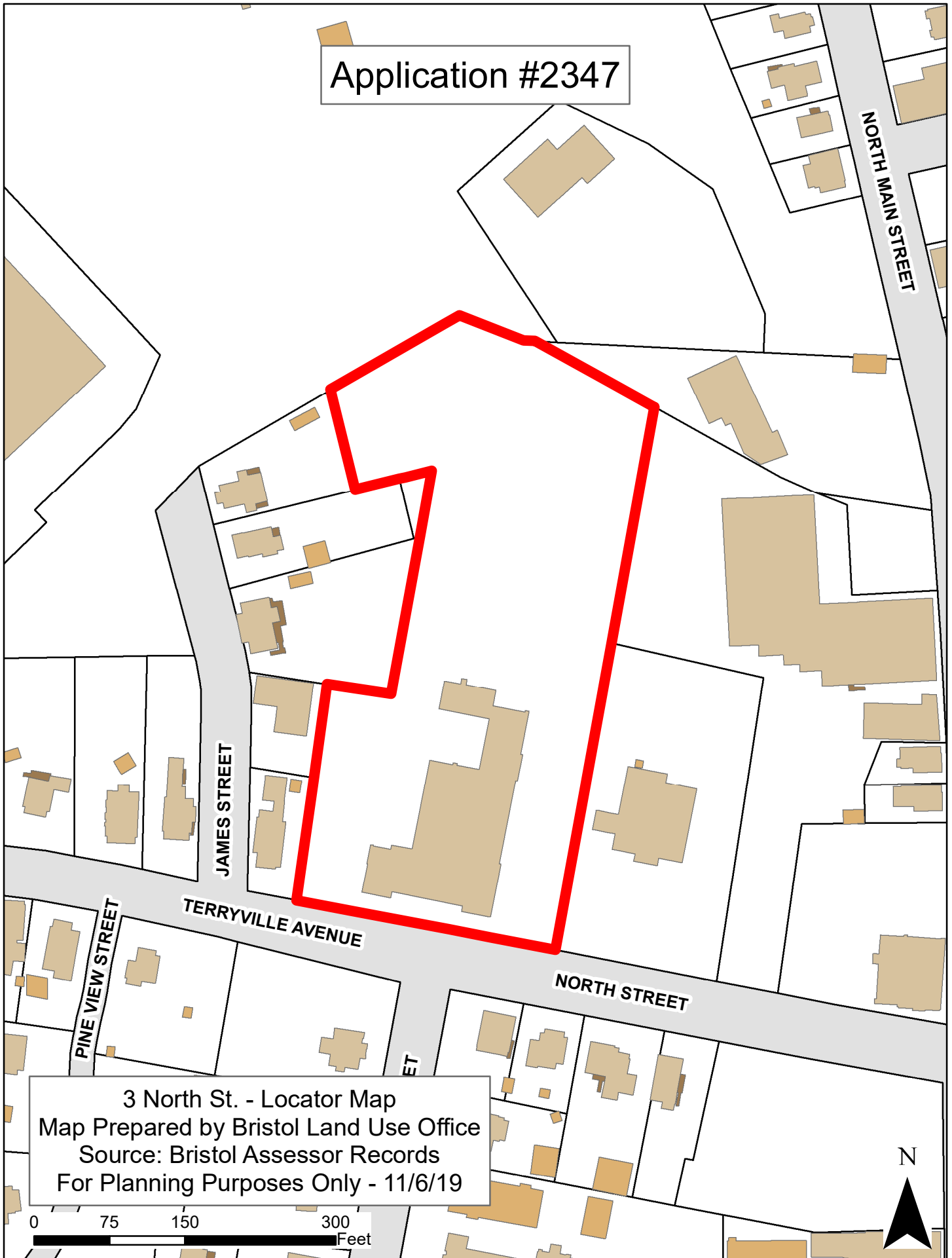
This is primarily why this greenhouse is technologically advanced. Other advances include:

 - Due to the reduced costs of equipment, and the return of equipment subsidies, it can
 - o Spend more on the blue lighting spectrum that improves general plant/stalk growth.
 - o Spend more on red spectrum lighting that improves bud, flower and "fruit" growth.
 - Many greenhouses van not afford as much of these spectrums as they would like.
 - o The result, along with bio-ponics, makes it much easier to economically grow a wider assortment of vegetable and fruits that can greatly increase revenues.
- b. The superior, proprietary CO2 system that inexpensively increases plant growth and helps lower ceiling height, also greatly increases the facility's bio-security, and its costs.

5. Operational Improvements.

- a. Fish fingerlings are obtained from a proprietary partner, the North American Tilapia Institute (includes the Sea Bass). NATL has worked for years, going back to the Nile River where Tilapia originally came from, to obtain the hardiest brood-stock, which it now carefully and scientifically monitors. It assures the highest possible quality fish.
- b. The greenhouse is adapting some technologies used in egg farms to harvest the produce.

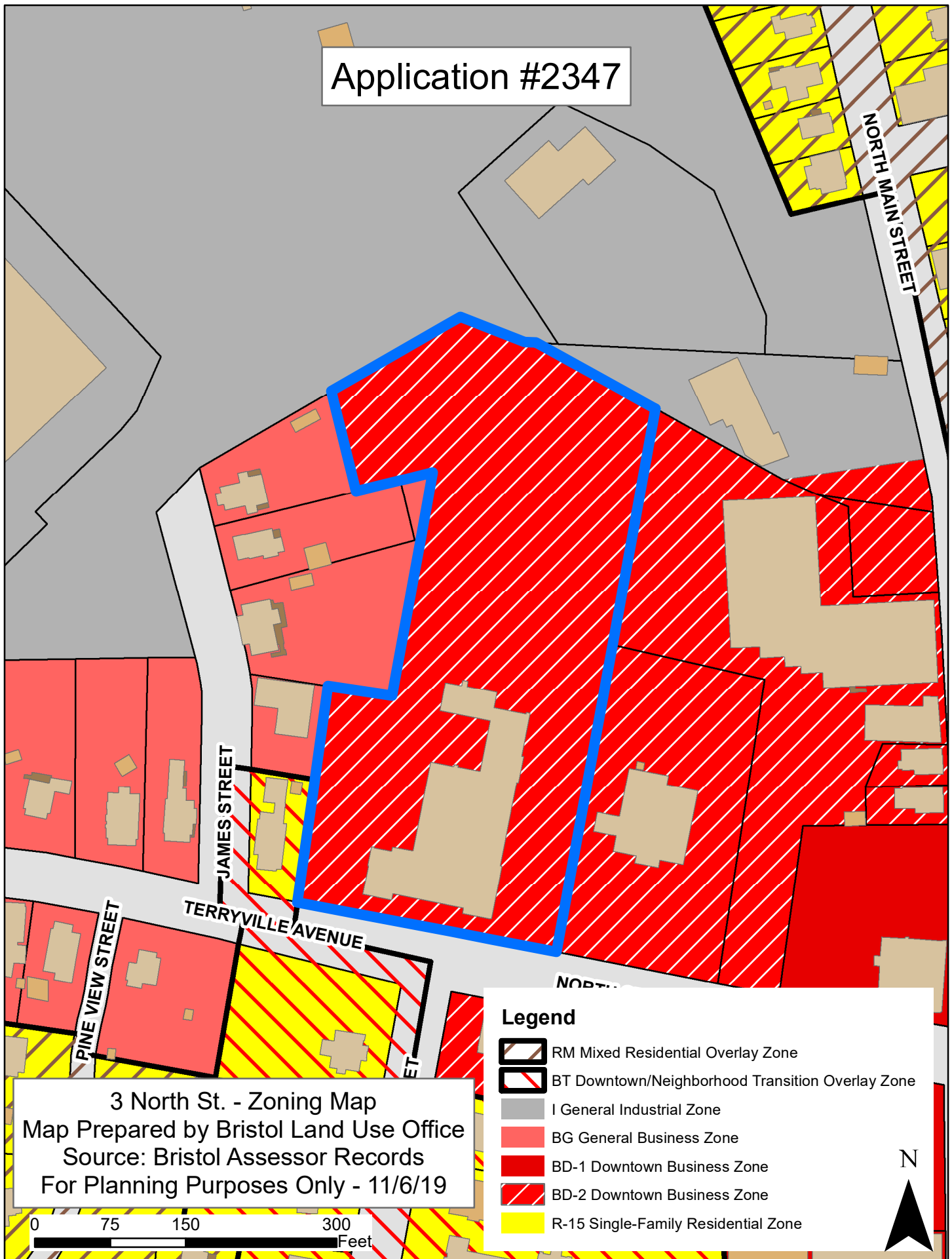
Application #2347



3 North St. - Locator Map
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/6/19

N

Application #2347



3 North St. - Zoning Map

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

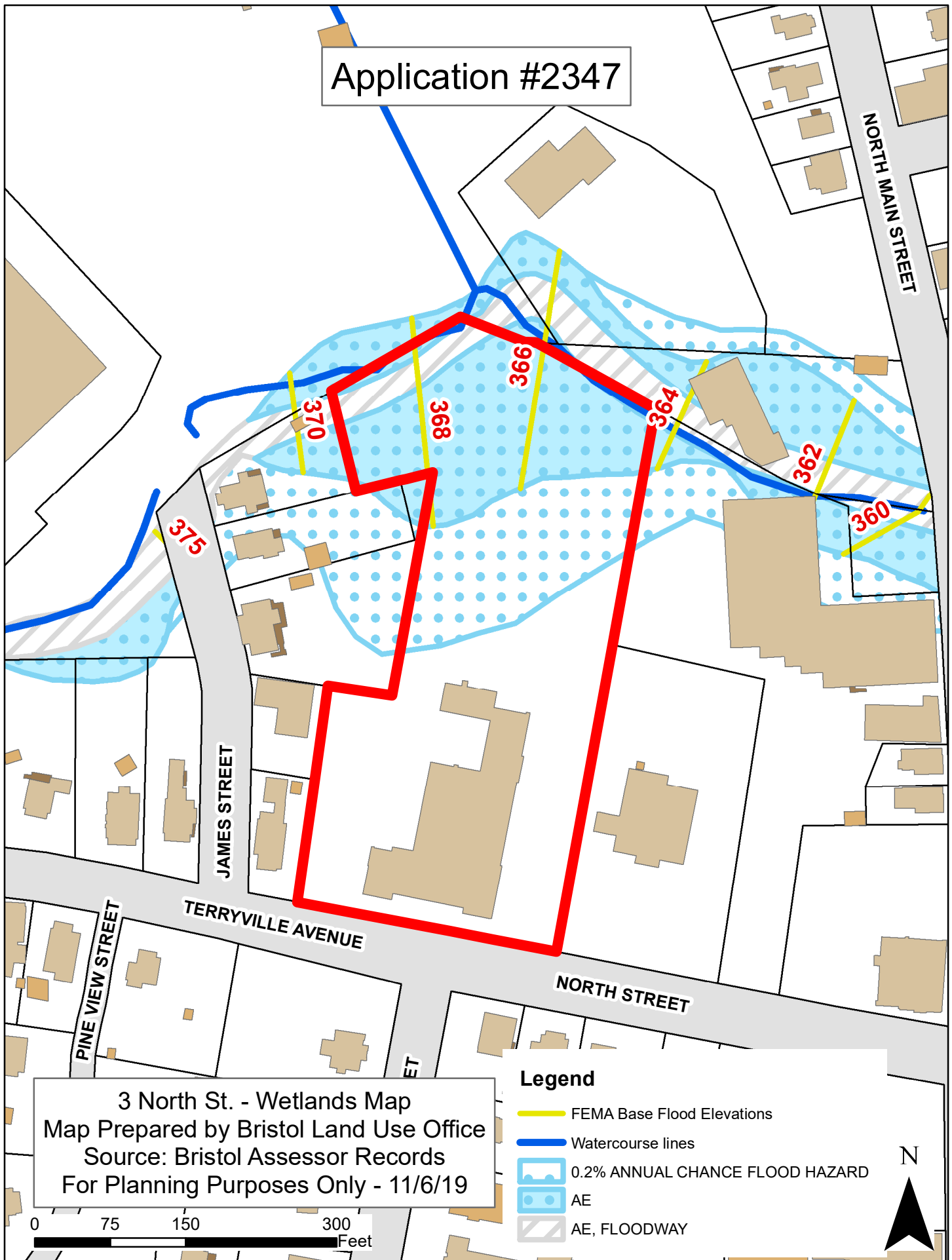
For Planning Purposes Only - 11/6/19

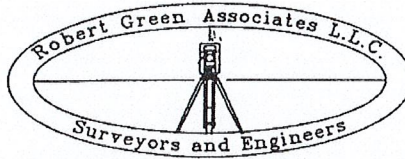
Legend

- RM Mixed Residential Overlay Zone
- BT Downtown/Neighborhood Transition Overlay Zone
- I General Industrial Zone
- BG General Business Zone
- BD-1 Downtown Business Zone
- BD-2 Downtown Business Zone
- R-15 Single-Family Residential Zone

N

Application #2347





6 Old Waterbury Rd. • Terryville, CT 06786
Telephone: (860) 589-0135 • Fax: (860) 589-1342
e-mail: green@rga-ct.com

To: Robert M. Flanagan, City Planner

From: Robert Green Associates

Re: Written response to staff comments dated, November 26, 2019

Application #2347 – Site Plan for high technology business without a manufacturing component at 3 North Street, Assessor's Map 22, Lot 33; BD-2 (Downtown Business) zone; Bristol Enterprises LLC, applicant.

Date: December 12, 2019

ENGINEERING/PUBLIC WORKS (Nancy Levesque):

1. Verify separation distance for sanitary sewer lateral and storm drainage. Do any of the uses in the greenhouse require a grease trap?

Proposed grease trap added to the plans (see sheet 11). As a result of adding the grease trap, a grinder pump became necessary and a minimum an 18" vertical separation can now be maintained between the sewer force main and storm drainage.

2. Perform test pit to verify location and depth of storm sewer in the vicinity of YD#1.

Agreed. A note has been added to the plans. Sheet 4, Drainage and Utility Note #4 and Construction Sequence Item #8.

3. Provide the location of the roof drains and their discharge points.

Done. See sheet 11. On the North side of the building, roof drains will connect to a roof leader system that ties into the proposed drainage system. On the South Side, down spouts to air that drain into the drainage swale as incorporated into original design calcs.

4. The width of the grass filter strip to the water quality basin appears narrow and insufficient for the parking area if it is to be included as a water quality measure. Refer to CT Stormwater Quality Manual 11-S7. Consider the use of a level spreader at the edge of the parking area for even distribution of stormwater. Specify type of mulch to be used within basin.

The narrow grass filter strip was used to maintain a maximum separation from the basin to North Creek and minimize the disturbance and as such the grass strip was not included as a water quality measure. The primary measure for storm water quality was intended to be the stormwater quality basin. A consistent cross slope was maintained for the entire North Parking area, with the full length of the north edge of the parking lot at elevation 363.8 allowing for even distribution of runoff and therefore no need for a level spreader. The mulch was replaced with 4" of Loamy Sand (see sheet 17) and will be seeded with a conservation mix (see landscape plan).

5. What water quality measures are provided for the drainage system from YD1 to DMH2? The drainage appears to bypass the water quality basin.

Replaced DMH#2 with a Stormwater Quality Chamber. Computations were included in the last submission but the plans were not revised at the time. The plans have since been revised to reflect the change (See sheet 11).

6. Indicate limits of Construction Entrance on the plan.

Done. See sheet 14.

7. Since lighting in the greenhouse is anticipated to be on 18 hours a day, indicate the amount of light spillage to be expected through the windows/panels.

There is no light spillage at night. The roof is a solid solar roof. All the rest of the panels, even the back-to-back inside/outside facing panels have insulation between the sides.

8. Reflectivity of glass/solar panels has proven to be a design challenge in some instances. How has this been addressed in the design?

The roof will not reflect, the LUMA panels look like a black roof. The vertical front panels are solar thermal tubes and do not reflect. On the sides, the CIGS panels are generally brown plexiglass. The surface is duller than a standard panel with shiny solar cells. There only may be some negligible sun bounce.

BUILDING/ZONING ENFORCEMENT (Tom Lozier/Rick Brown/Ed Spyros):

1. No comment at this time. (E.S.)
2. No comment. (R.B.)

CITY PLANNER (Robert Flanagan/Christopher Schaut)

1. Indicate application number and approval date for the following:
 - a. Wetlands permit and/or floodplain permit for this project.
 - b. Site Plan for this project.

Done. See sheet 1.

2. Provide a complete list of proposed uses taking place in the building and the intended hours of operation.

Done. See sheet 4, General Note #6.

3. Provide the total square footage of the proposed building.
4. Done. See sheet 4, General Note #5.
5. Provide dimensions on elevation drawings that demonstrate the calculation of the height of the building based on the Zoning Regulations and add to Zoning Data Table.
Done. See sheet A-4. Zoning Data table revised to reflect a building height of 35'-4" (See sheet 4 "Data Table").
6. A 20-ft.-wide landscaped buffer is required along perimeter of proposed parking lot for non-residential uses adjacent to a Residential zone; applicant may request reduction of buffer and/or use of alternative screening materials (e.g., fencing).
All properties adjacent to proposed work are zoned BG to the West and BD-2 to the East per City of Bristol Zoning Map.
7. With respect to #5 above, Staff has noted that the existing chain link and stockade fencing on site (rear of property), which provided screening to the Residential zone to the west when the school was being used, may not be adequate when this proposed building is built. Applicant should look at this area and offer alternatives.
Note has been added to the plans for the owner to replace any damaged sections of fence along the west property line. All properties adjacent to proposed work are zoned BG to the West and BD-2 to the East per City of Bristol Zoning Map.
8. Section XI.B.3.b. of the Zoning Regulations specifies that "parking areas containing 20-99 spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among end islands, interior islands and planting strips." The applicant should provide information that demonstrates compliance with this regulation.
The interior islands contain 700 s.f. , exceeding the 450 s.f. requirement.
9. Curbing transition in areas (where accessible spaces are being used) is unclear. Provide a diagram that provides an illustration of the details associated with the curbing transitions in all areas on the proposed plan. Provide wheel stops for handicap parking spaces.
See Sheet 9 for beginning and end of curbing transitions, while sheet 12 further defines the transition by providing grades for both Top of Curb (TC) and bottom of Curb (BC) and therefore defining the curbing reveal within the transition areas. Additional spot elevations will be added to (see sheet 12) further define the transition areas and curbing reveal. Bollards or Sign bollards proposed for parking spaces 1-6.
10. Will there be dedicated employee and/or visitor parking? Yes. Parking Spaces 16-25. See sheet 9 for sign locations. Also see sheet 4, Signing and Pavement Marking Note #3.
11. Label loading dock. No Loading Dock proposed.
12. Show the distance between the pavement edge and all property lines.
Done. See sheet 9.

13. Show the distance of the dumpster to the property line. Placement of the dumpster immediately adjacent to a Residential zone should be re-examined. Is existing dumpster to remain?
Yes. All properties adjacent to proposed work are zoned BG to the West.
14. Add note that all exterior lights shall be equipped with full cutoffs to prevent light "trespass" onto adjoining properties and street.
Architect to do.
15. ConnDOT review and comments must be submitted before plan sign-off.
Acknowledged

POLICE DEPARTMENT (Lt. Duval/Sgt. Krajewski):

1. No comment.

FIRE MARSHAL (David VanWie):

1. No comment.

WATER DEPARTMENT (Mike Lynch)

1. Developer must receive approval from the Bristol Burlington Health District for installation of a well on the property.
Agreed.
2. Developer must install backflow prevention devices on both fire service and domestic service in accordance with specifications by City of Bristol Water Department and State of Connecticut cross connection regulations.
Agreed. See sheet 4 drainage and utility note #13.
3. If well is approved, the well cannot be connected directly or indirectly to the City of Bristol Water Department Water System.
Agreed. Architect to provide "MEP" plans for approval.
4. Any water main and water service installation or work must be done in accordance with City of Bristol Water Department specifications.
Agreed. See sheet 4 drainage and utility note #8.
5. Please contact Mike Lynch at City of Bristol Water Department for a copy of specifications, if needed: mlynch@bristolct.gov
See sheet 4 drainage and utility note #8 for contact information.
6. All fees must be paid before any work can be scheduled; Bristol Water Department requires 4 –days' notice for scheduling.
Agreed.



City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

November 12, 2019

Bristol Enterprises, LLC
50 North Street
Litchfield, CT 06759

RE: Application #1888 – Wetlands Application for the construction of a parking lot and water quality basin construction for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.

Dear Applicant:

The Inland Wetlands Commission at its meeting of November 6, 2019, voted to grant final approval to the subject application, with the following stipulations:

- 1-18. Attached.
19. Revise the Operation and Maintenance Plan (plan sheet 4) "Operation and Maintenance Plan (Post-construction)" and "Inspection and Maintenance Guidelines for the Stormwater Quality Basin" to change "should" to "shall" for inspections frequency and documentation.
20. Address stabilization for pipe end removal work disturbance along North Creek.

Please send four copies of the revised plans, at which time the final approved plan will be provided. This approval does not relieve you from obtaining applicable local, state or federal permits associated with the proposed activity.

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,

A handwritten signature in dark ink, appearing to read "Carol Noble".

Carol Noble, P.E.
Environmental Engineer

CN/nk

c: IWEO
Charles Nyberg
Robert Green Associates

THE PERMIT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS AND/OR MODIFICATIONS:

1. The Inland Wetlands Enforcement Officer 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 upgrade site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.
13. If required by the Commission, signs delineating the City of Bristol Inland Wetlands 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 Inland Wetlands Easement". Signs shall be installed prior to any activity.
14. The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
 - a. Contact IWEO (584-6116)
 - b. Install conservation easement signs (if required)
 - c. Install erosion control measures
 - d. Install storm drainage
 - e. Construct regulated activity in accordance with approved plan
 - f. Once stabilized, remove erosion control measures
15. 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.
16. The applicant shall indicate conditions of approval on the plan along with a signature block for Commission Chairman.
17. All regulated activity associated with this permit shall be completed within one (1) year unless otherwise approved by the Commission.
18. The roof leaders from the proposed construction shall be connected to a dry well system, as approved by the Engineering Department.

Adopted by: Inland Wetlands Commission on January 21, 2008



City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

November 12, 2019

Bristol Enterprises, LLC
50 North Street
Litchfield, CT 06759

RE: Application #19-462F-246 – Floodplain Application to drill well for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.

Dear Applicant:

The Inland Wetlands Commission at its meeting of November 6, 2019, voted to accept your withdrawal of the above-referenced application, as represented by your architect, Charles Nyberg, at that meeting.

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,

A handwritten signature in red ink, appearing to read "Carol Noble".

Carol Noble, P.E.
Environmental Engineer

CN/nk

c: **IWEO**
Charles Nyberg
Robert Green Associates

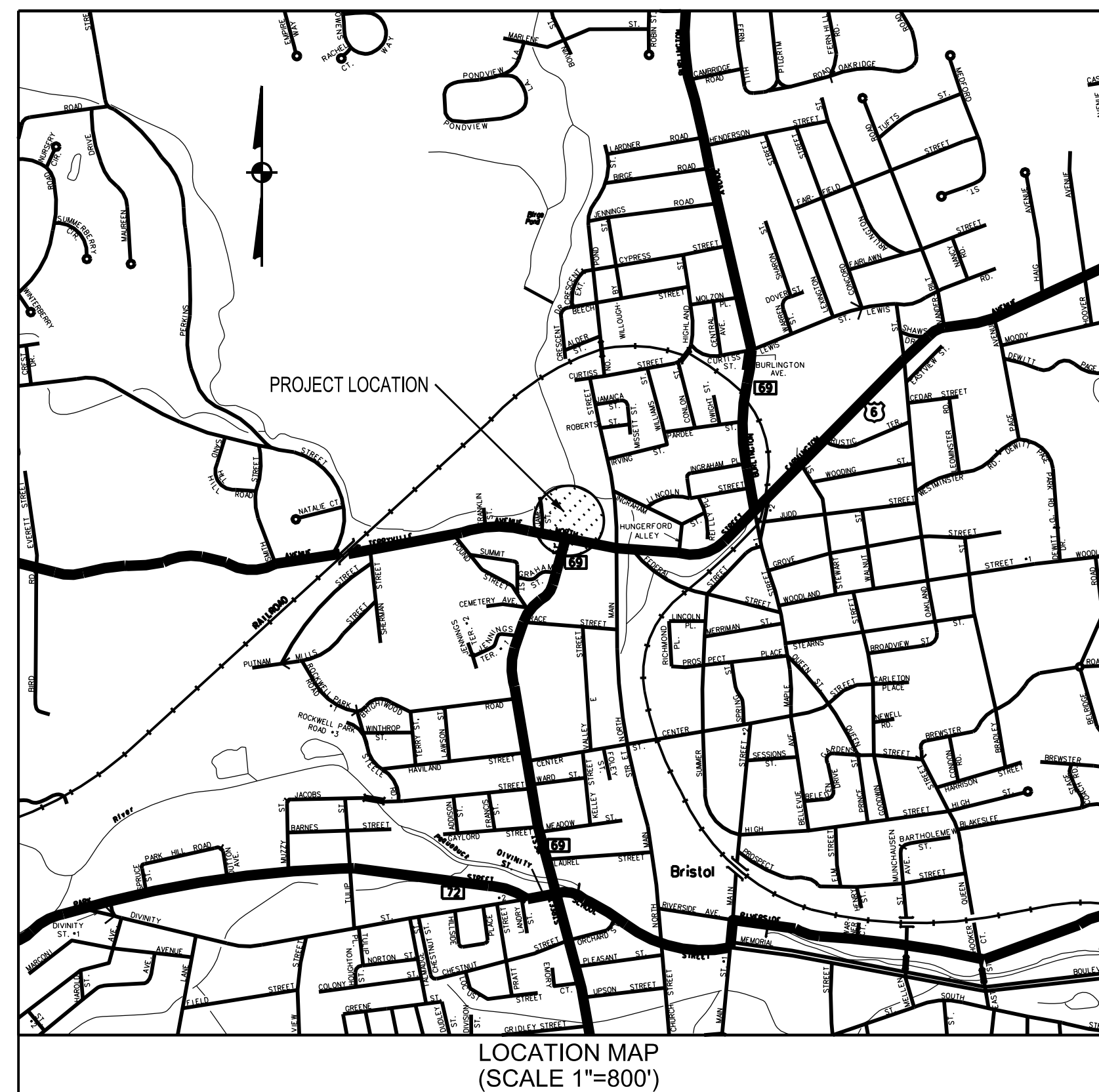
3 NORTH STREET
BRISTOL, CONNECTICUT
OCTOBER 14, 2019

GRANTED: NOVEMBER 6, 2019

SITE PLAN FOR HIGH-TECHNOLOGY BUSINESS WITHOUT A
MANUFACTURING COMPONENT AT 3 NORTH STREET

GRANTED:

LIST OF REVISIONS		
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019
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
	TREELINE
	STOCKADE FENCE
	100' UPLAND REVIEW LINE
	FLOOD HAZARD LINE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING UNDERGROUND ELECTRIC CONNECTION
	APPROX. LOCATION EXISTING GAS MAIN
	PROPOSED 6" PVC (SDR-35) SEWER LATERAL
	PROPOSED 1" COPPER WATER SERVICE (DOMESTIC)
	PROPOSED 2" COPPER WATER SERVICE (DOMESTIC)
	PROPOSED 4" D.I.P. WATER SERVICE (FIRE)
	PROPOSED UNDERGROUND ELECTRIC CONNECTION
	PROPOSED GAS SERVICE
	SAWCUT
	SEDIMENTATION AND EROSION CONTROL FENCE
	WHITE PAINTED PAVEMENT ARROW

LIST OF DRAWINGS

1	COVER SHEET
2-3	PROPERTY AND TOPOGRAPHIC SURVEY
4	GENERAL NOTES
5	OVERALL SITE DEVELOPMENT
6-7	REMOVALS
8-9	LAYOUT, SIGNS AND PAVEMENT MARKINGS
10-11	DRAINAGE AND UTILITIES
12	GRADING
13-14	EROSION AND SEDIMENTATION CONTROL
15-20	MISCELLANEOUS NOTES AND DETAILS
LP1	LANDSCAPING PLAN
L-1	LIGHTING PLAN

Applicant:

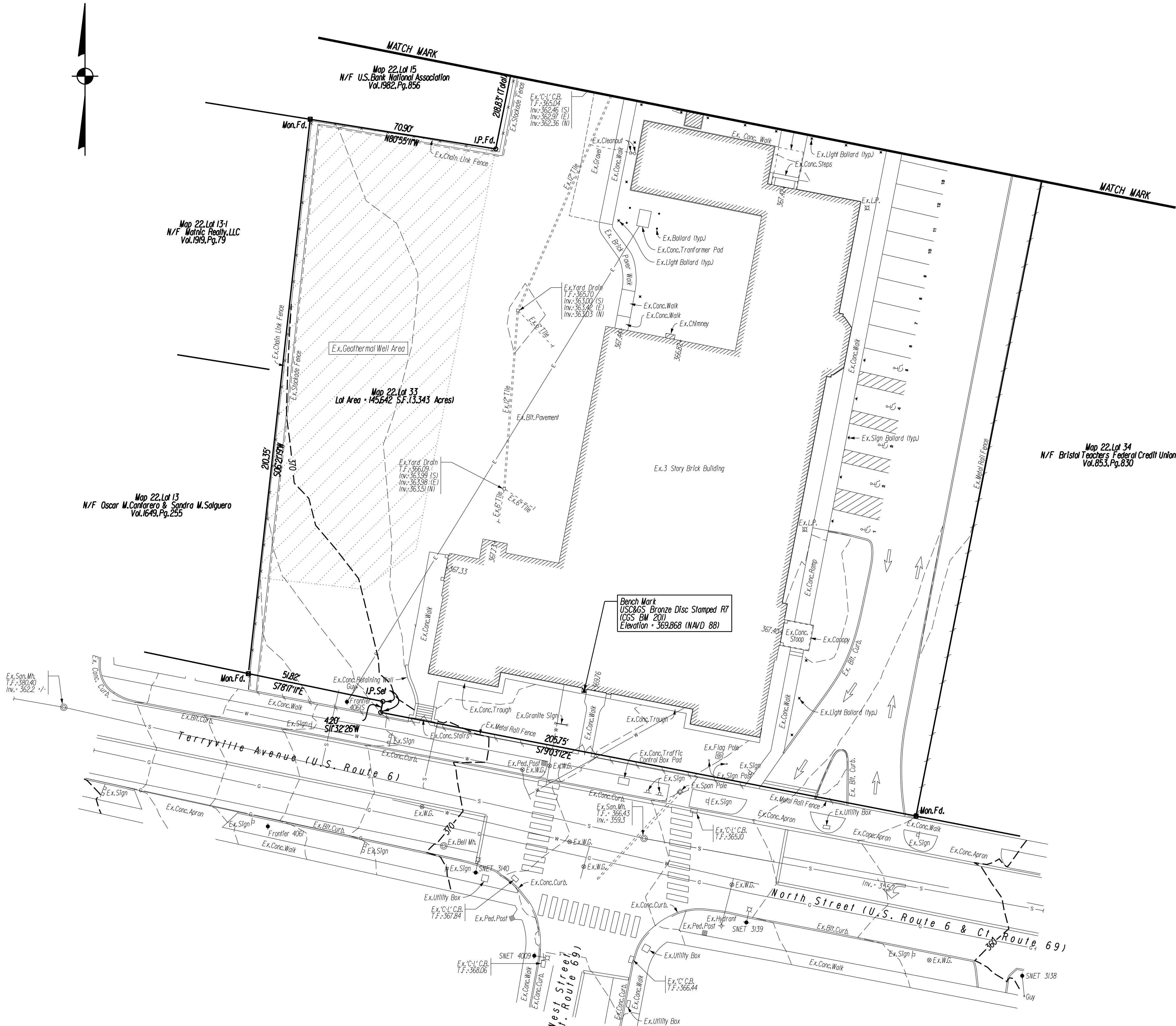
Bristol Enterprises LLC
50 North Street
Litchfield, CT 06795

Surveyor/Civil Engineer:

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

Landscape and Lighting:

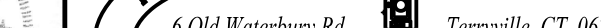
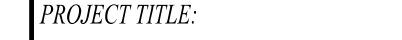
Schadler Selnau Associates, P.C.
5 Waterville Road
Farmington, CT 06032
(860) 677-9620

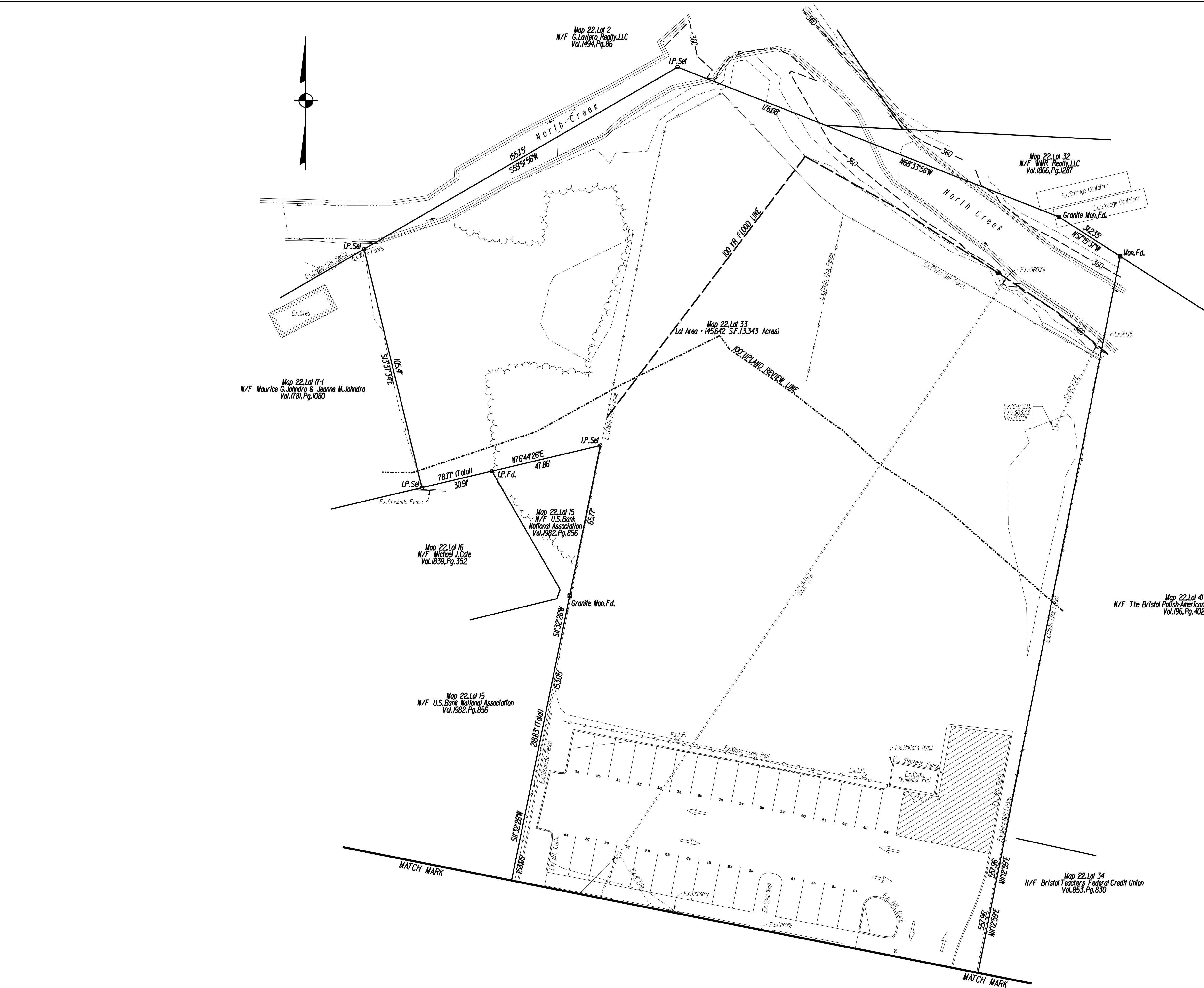


- Map References:
1. Map Showing Property of School District No. 2, Bristol, Conn., Scale 1"=40', Jan. 1936, Sperry & Buell, Inc.
 2. Map Showing Property Belonging to Jesse A. Hall and Arthur C. Perkins, Bristol, Conn., Scale 1"=50', July 1919, Sperry & Buell, Inc.
 3. Map Showing Property Belonging to The Turner Heater Co., Bristol, Conn., Scale 1"=30', April 11, 1910, Cretan W. Buell, Res. Eng'r.
 4. Plan of Land in Bristol, Conn., Property of Owen C. & Frances H. McKnight, Scale 1"=20', April 17, 1955, Adrian M. Matthews, Surveyor.
 5. Plat Plan of Properties to be Sold on James Street, Scale 1"=20', May 5, 1949, Revised to Jan. 18, 1950, New Departure - Division General Motors Corp. - Plant B.
 6. Map of Lots 15 & 15A * 24 James Street, Bristol, Conn., Owned by Walter Radtke, Scale 1"=20', Nov. 9, 1977, A.F. Lepore, Jr. & Associates.
 7. Record Subdivision Map Prepared for G. Laviera Realty, LLC, North Main Street & James Street, Bristol, Connecticut, Scale 1"=40', Sept. 5, 2007, 2 sheets, Dufour Surveying Associates.
 8. Re-Subdivision Plan, Property of Gavlick Realty Company, LLC, Terryville Avenue, Franklin Street & James Street, Bristol, Connecticut, Scale 1"=80', September 22, 2006, Sheet 1 of 4, Close, Jensen & Miller, P.L.C.
 9. Property of General Motors Corporation, New Departure - Plant "B", Terryville Avenue - North Main St., Bristol, Connecticut, Scale 1"=60', July 1972, Revised to Feb. 12, 1973, Sheet 1 of 3, Close, Jensen & Miller.
 10. Property of Gavlick Realty Company, LLC to be Conveyed to G. Laviera Realty, LLC, Terryville Avenue, Franklin Street & James Street, Bristol, Connecticut, Scale 1"=80', August 28, 2006, Close, Jensen & Miller, P.L.C.
 11. Resubdivision of Lot 1, Property of Gavlick Realty, North Main Street & Terryville Ave., Bristol, Connecticut, Scale As Shown, September 25, 1986, Revised Nov. 3, 1986, Rev. Dec. 8, 1986, Close, Jensen & Miller.
 12. Property Survey, Map Showing Land Owned by WMR Realty, LLC, 561 North Main Street, Bristol, Conn., Scale 1"=20', December 11, 2007, Robert Green Associates, LLC.
 13. Map Showing Revision to Lot Line, Assessors, Lot 32, Owned by WMR Realty, LLC, and Assessors Lot 42, Owned by Wayne Hallins, North Main Street, Bristol, Conn., Scale 1"=20', March 30, 2010, Robert Green Associates, LLC.

Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b(1) through 20-300b(2) and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on October 26, 2008.

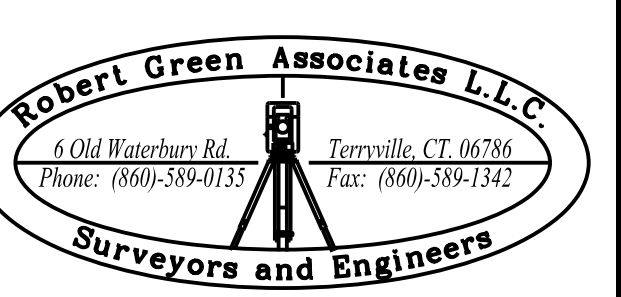
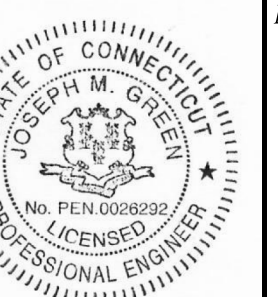
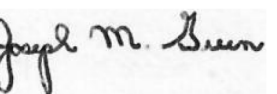
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988 based on CGS BM 201

			DATE: OCTOBER 14, 2019	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 				ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED FOR SOLAR AQUAPONIC GREENHOUSE 3 NORTH STREET BRISTOL, CONNECTICUT	DRAWING NO. V-001		
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019			SCALE IN FEET 0 20 40					DRAWING TITLE: PROPERTY AND TOPOGRAPHIC SURVEY	SHEET NO. 2	
REV.	DATE	REVISION DESCRIPTION										



- Map References: 1. Map Showing Property of School District No. 2, Bristol, Conn., Scale 1"=40', Jan. 1936, Sperry & Buell, Inc.
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4. Plan of Land in Bristol, Conn., Property of Owen C. & Frances H. McKnight, Scale 1"=20', April 17, 1955, Adrian M. Matthews, Surveyor.
5. Plat Plan of Properties to be Sold on James Street, Scale 1"=20', May 5, 1949, Revised to Jan. 18, 1950, New Departure - Division General Motors Corp., Plan B.
6. Map of Lots 15 & 15A * 24 James Street, Bristol, Conn., Owned by Walter Radke, Scale 1"=20', Nov. 9, 1977, A.F. Lepore, Jr. & Associates.
7. Record Subdivision Map Prepared for G. Laviero Realty, LLC, North Main Street & James Street, Bristol, Connecticut, Scale 1"=40', Sept. 5, 2007, 2 sheets, Dufour Surveying Associates.
8. Re-Subdivision Plan, Property of Gavlick Realty Company, LLC, Terryville Avenue, Franklin Street & James Street, Bristol, Connecticut, Scale 1"=80', September 22, 2006, Sheet 1 of 4, Close, Jensen & Miller, P.L.C.
9. Property of General Motors Corporation, New Departure - Plant "B", Terryville Avenue - North Main Street, Bristol, Connecticut, Scale 1"=60', July 1972, Revised to Feb. 12, 1973, Sheet 1 of 3, Close, Jensen & Miller.
10. Property of Gavlick Realty Company, LLC to be Conveyed to G. Laviero Realty, LLC, Terryville Avenue, Franklin Street & James Street, Bristol, Connecticut, Scale 1"=80', August 28, 2006, Close, Jensen & Miller.
11. Resubdivision of Lot 1, Property of Gavlick Realty, North Main Street & Terryville Ave., Bristol, Connecticut, Scale As Shown, September 25, 1986, Revised Nov. 3, 1986, Rev. Dec. 8, 1986, Close, Jensen & Miller.
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2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988 based on CGS BM 201

				DATE: OCTOBER 14, 2019	SURVEYOR SIGNATURE BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 				ENGINEER SIGNATURE BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED FOR SOLAR AQUAPONIC GREENHOUSE 3 NORTH STREET BRISTOL, CONNECTICUT	DRAWING NO. V-002
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019		SCALE IN FEET 0 20 40 SCALE 1"=20'						DRAWING TITLE: PROPERTY AND TOPOGRAPHIC SURVEY	SHEET NO. 3
REV.	DATE	REVISION DESCRIPTION									

GENERAL NOTES:

1. ASSESSORS MAP: 22
ASSESSORS LOT: 33
2. PROPERTY ADDRESS: 3 NORTH STREET
3. OWNER/APPLICANT NAME: BRISTOL ENTERPRISES LLC
4. ZONE: BD-2
5. PROPOSED BUILDING GROSS FLOOR AREA : 21,360 S.F.
6. PROPOSED USE: HIGH-TECHNOLOGY BUSINESS WITHOUT A MANUFACTURING COMPONENT
- FISH FARM AND HARVESTING
- PRODUCE GREENHOUSE AND HARVESTING
- RECREATIONAL SOLARIUM FOR BINGHAM PLACE TENANTS
- PROFESSIONAL OFFICES
7. LOT AREA : 145,642 S.F. (3.343 ACRES)
8. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATERCOURSES MAP, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
9. NAME OF WATERCOURSE LOCATED ON THE SUBJECT PROPERTY: NORTH CREEK
NEAREST ACTIVITY TO THE WATERCOURSE: 4.5 FT
AREA DISTURBED WITHIN 100' UPLAND REVIEW: 0.19 ACRES
10. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 462 OF 675, MAP NUMBER 09003C0462F, EFFECTIVE DATE: NOVEMBER 14, 2016, A PORTION OF THE PARCEL LIES WITHIN ZONE AE.
11. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
12. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
13. 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
14. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER, SEWER AND PRIVATE WELL
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
16. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 817) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
17. THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

USE: HIGH-TECHNOLOGY BUSINESS WITHOUT A MANUFACTURING COMPONENT

PARKING REQUIREMENT: AS DETERMINED BY THE COMMISSION
- FISH FARM AND HARVESTING: 3 EMPLOYEES + 3 SPACES
- PRODUCE GREENHOUSE AND HARVESTING: 4 EMPLOYEES + 4 SPACES
- RECREATIONAL SOLARIUM FOR BINGHAM PLACE TENANTS + PARKING PROVIDED AT BINGHAM PLACE
- PROFESSIONAL OFFICES + OPERATIONS MANAGER/SALES/EDUCATIONAL + 8 SPACES
PARKING AS DETERMINED : 15 SPACES

PARKING PROVIDED: 30 SPACES

DATA TABLE		
ZONE: BD-2 "DOWNTOWN BUSINESS ZONE"		
	REQUIRED/ ALLOWED	SUBMITTED
MINIMUM LOT AREA, IN SQUARE FEET	NA	145,642 S.F.
MINIMUM LOT WIDTH	NA	257.5'
MINIMUM FRONT YARD ON A STATE HIGHWAY	NA	325.8'
MINIMUM SIDE YARD (each)	NA	20.8'
MINIMUM REAR YARD	NA	173.9'
MAX. BUILDING HEIGHT	NA	35'-4"
MAX. BUILDING COVERAGE	NA	12.1% (Existing) 17.8% (Proposed)
NO. OF PARKING SPACES	AS DETERMINED BY THE COMMISSION	30 SPACES

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

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS 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/MEO.
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 ADJUTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

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 AT 811
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. THE CONTRACTOR SHALL PERFORM A TEST PIT TO VERIFY LOCATION AND DEPTH OF THE STORM SEWER IN THE VICINITY OF YD#1 WITH THE ENGINEER PRESENT TO AS-BUILT THE LOCATION AND INVERT.
9. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
10. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE, ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
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 SHALL BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

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. PARKING SPACES 16-25 SHALL BE SIGNED "EMPLOYEE PARKING ONLY".
4. 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. DOME GRATE TO MATCH THE BASIN O.D., OR UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR SHALL PERFORM A TEST PIT TO VERIFY LOCATION AND DEPTH OF THE STORM SEWER IN THE VICINITY OF YD#1 WITH THE ENGINEER PRESENT TO AS-BUILT THE LOCATION AND INVERT.
5. 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.
6. 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.
7. DEVELOPER MUST RECEIVE APPROVAL FROM THE BRISTOL BURLINGTON HEALTH DISTRICT FOR INSTALLATION OF A WELL ON THE PROPERTY.
8. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER DEPARTMENT SPECIFICATIONS. CONTACT MIKE LYNCH AT THE CITY OF BRISTOL WATER DEPARTMENT AT (860) 582-7431 OR mlynch@bristolct.gov PRIOR TO THE START OF CONSTRUCTION.
9. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.
10. ONCE THE OWNERS ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, BRISTOL WATER DEPARTMENT WILL THEN DETERMINE THE SIZE OF THE METER.
11. BUILDINGS WILL HAVE A SINGLE METER INSTALLED AND THE MAXIMUM GPM WILL BE PROVIDED TO THE WATER DEPARTMENT TO DETERMINE THE WATER METER SIZE. IF SEPARATE METERS WILL BE REQUIRED FOR EACH UNIT, SEPARATE SERVICES WILL BE REQUIRED.
12. ALL SERVICE TAPS TO BE DONE BY THE CITY OF BRISTOL WATER DEPARTMENT.
13. THE DEVELOPER MUST INSTALL BACKFLOW PREVENTION DEVICES ON BOTH THE FIRE SERVICE AND DOMESTIC SERVICE IN ACCORDANCE WITH THE SPECIFICATIONS BY CITY OF BRISTOL WATER DEPARTMENT AND STATE OF CONNECTICUT CROSS CONNECTION REGULATIONS.
14. THE WELL CANNOT BE CONNECTED DIRECTLY OR INDIRECTLY TO THE CITY OF BRISTOL WATER DEPARTMENT WATER SYSTEM.
15. SDR-35 PIPE SHALL MEET ASTM D3034.
16. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELVE, AND AT LEAST 12" HORIZONTALLY (OR RECOMMENDED, MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
17. 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.

INSPECTION AND MAINTENANCE GUIDELINES FOR THE STORMWATER QUALITY BASIN

INSPECTIONS

THE BASIN SHALL BE INSPECTED TWICE A YEAR (APRIL AND OCTOBER) AND AFTER EVERY LARGE STORM. THE FREQUENCY OF THE INSPECTIONS CAN BE ADJUSTED UPWARD OR DOWNWARD BASED ON THE RESULTS OF THESE INITIAL INSPECTIONS. THE INSPECTIONS SHOULD INCLUDE A THOROUGH VISUAL CHECK OF THE FOLLOWING:

1. ACCUMULATION OF SEDIMENT OR DEBRIS
2. ACCUMULATION OF LEAVES AND GRASS CLIPPINGS
3. EROSION, SETTLEMENT OR SLOPE FAILURE OF THE BASIN SIDES.
4. ALGAE GROWTH, STAGNANT POOLS, OR NOXIOUS ODORS.
5. SEEPAGE AT THE TOE OF THE BASIN.
6. EROSION OF THE INLET SWALE LININGS.
7. EVIDENCE OF VANDALISM.
8. EVIDENCE OF STRUCTURAL DAMAGE DUE TO WILDFIRE, OR INVASIVE PLANT SPECIES.

THE INSPECTIONS SHOULD DOCUMENT ANY INCREASE IN THE ACCUMULATION OF SEDIMENT, EROSION OF THE BASIN FLOOR, HEALTH OF THE BASIN VEGETATION, AND THE CONDITION OF THE SWALE LININGS FOR USE IN SUBSEQUENT INSPECTIONS.

ROUTINE MAINTENANCE:

ROUTINE MAINTENANCE IS TO BE PERFORMED BASED ON THE CONCLUSIONS OF EACH INSPECTION. TYPICAL ROUTINE MAINTENANCE IS EXPECTED TO CONSIST OF THE FOLLOWING:

1. DEBRIS (LEAVES, GRASS CLIPPINGS, PET WASTE, ETC.) AND LITTER REMOVAL.
2. SILT AND SEDIMENT REMOVAL.
3. BRUSH CUTTING UP TO TWO TIMES PER YEAR.

NON-ROUTINE MAINTENANCE:

NON-ROUTINE MAINTENANCE WILL BE BASED ON THE RESULTS OF THE INSPECTIONS. WORK THAT MAY BE REQUIRED WOULD CONSIST OF:

1. EROSION AND STRUCTURAL REPAIR.
2. SEDIMENT REMOVAL AND DISPOSAL.
3. NUISANCE CONTROL.
4. RE-ESTABLISHMENT OF THE BOTTOM SURFACE FOR INFILTRATION.
5. DEWATERING OF THE BASIN.

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 LIME/STONE AT 80' x 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL
- B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED.
- OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
- C) SEED MIX:
- CREEPING RED FESCUE 49% / ACRE
- TALL FESCUE 20% / ACRE
- D) MULCHING:
- IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE
- SPREAD MULCH BY HAND OR MULCH BLOWER
- PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
- E) TREE PROTECTION:
- LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES, THE AREA ADJACENT TO, AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PEROVIOUS 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. TED LAZARUS OR HIS DULY AUTHORIZED AGENT (203) 992-7855 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. TED LAZARUS OR HIS DULY AUTHORIZED AGENT (203) 992-7855 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. HIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES, 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.

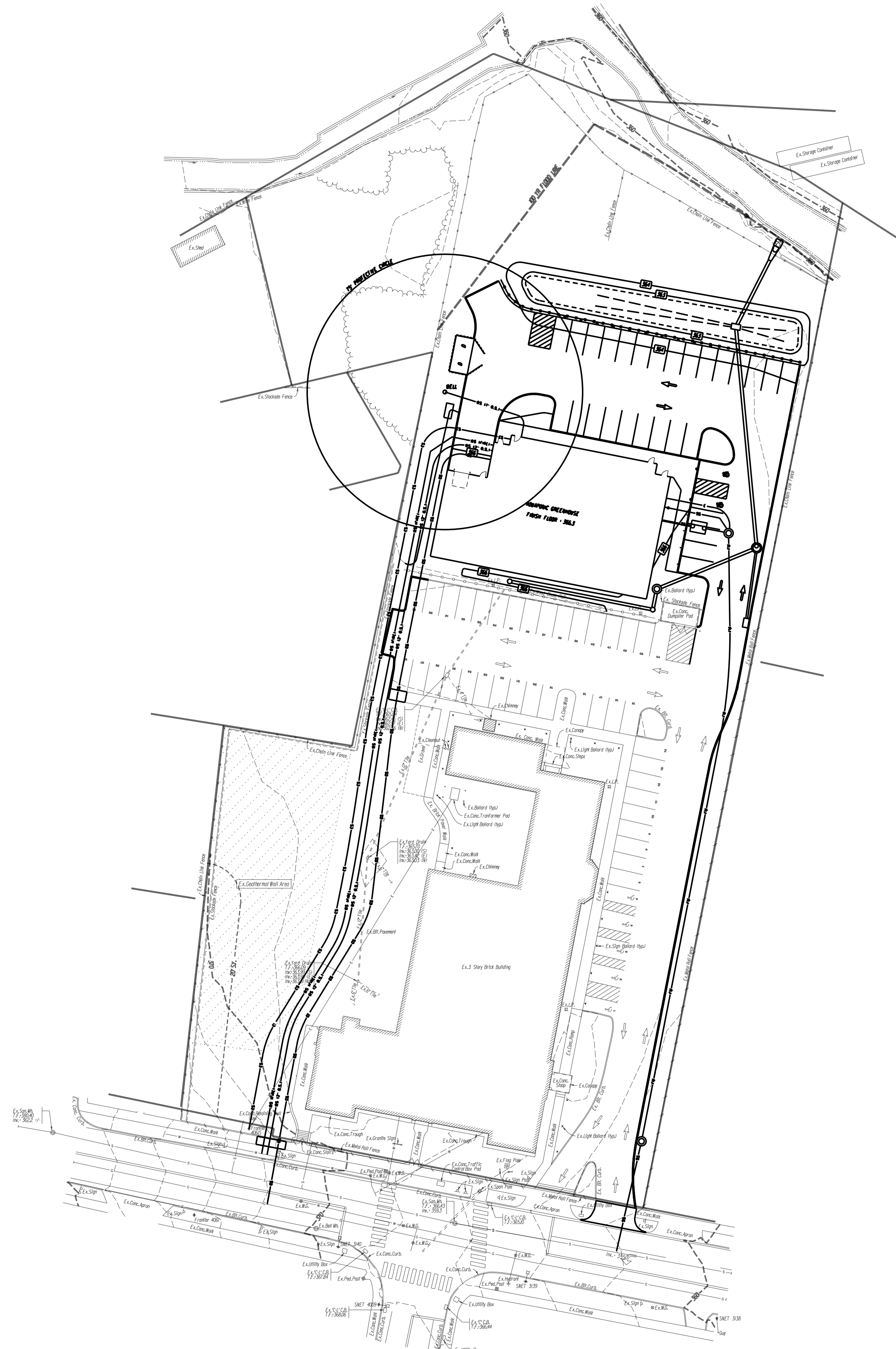
DUST CONTROL:

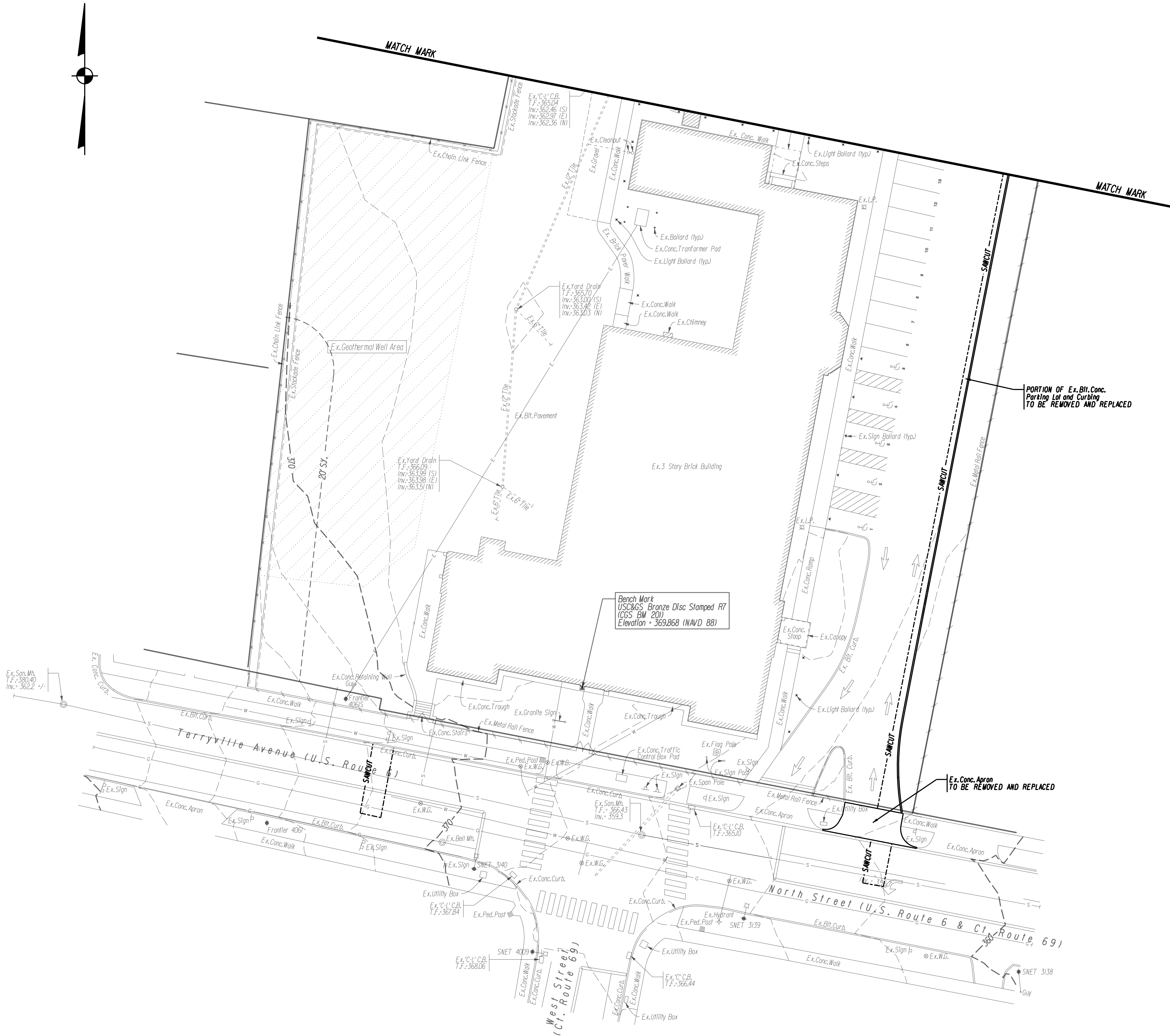
PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

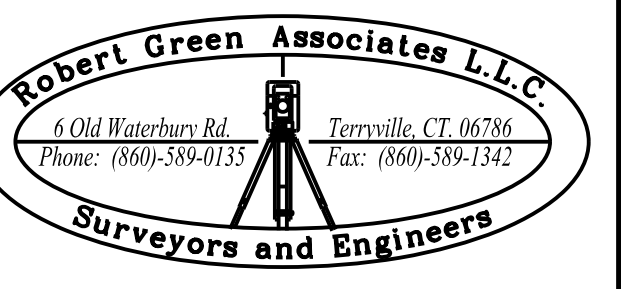
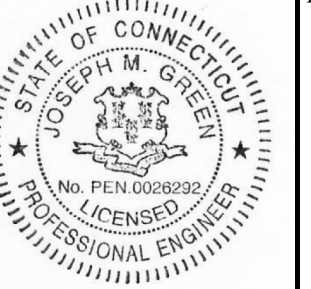
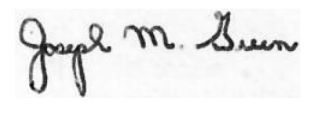
TREE PROTECTION:

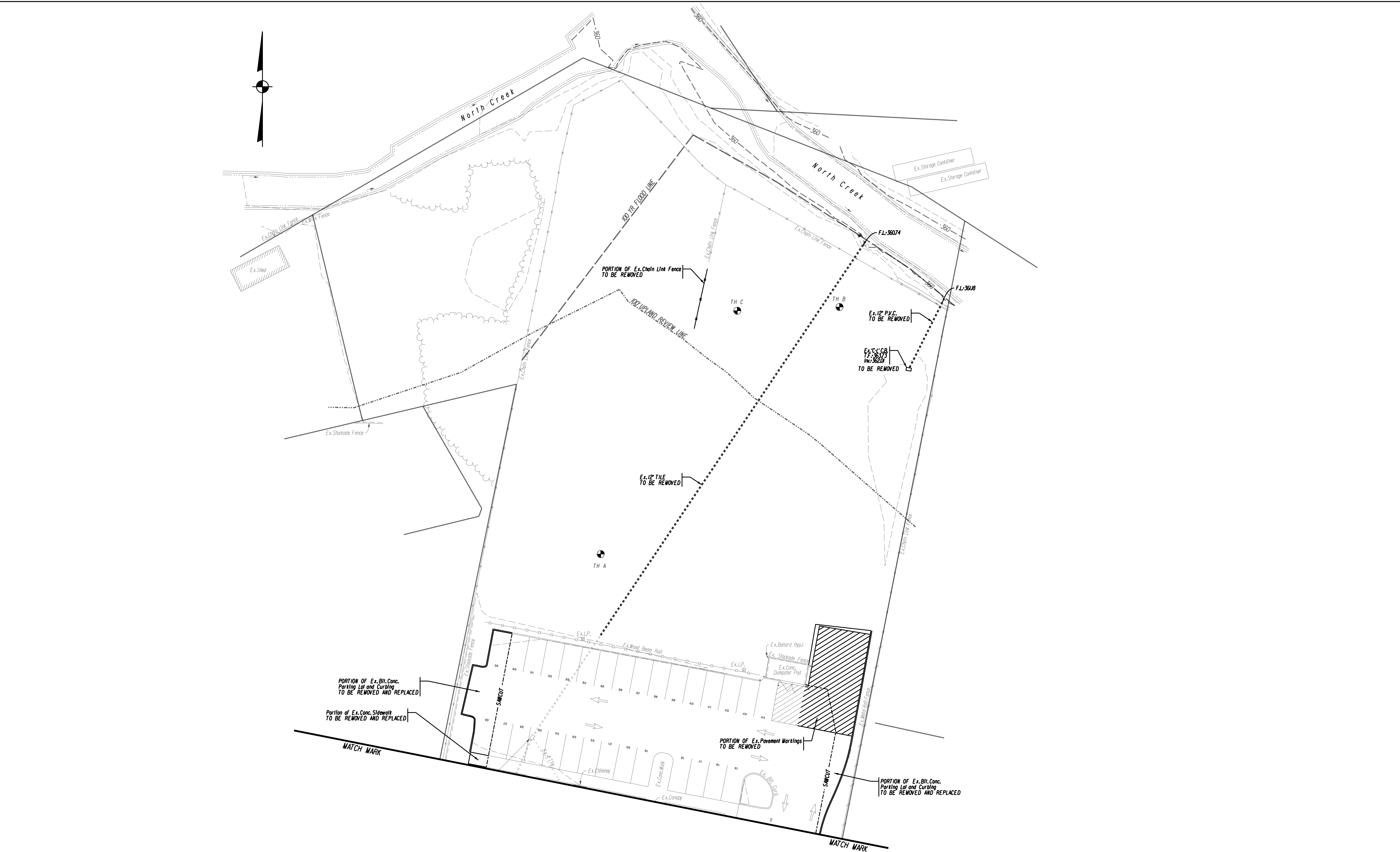
TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

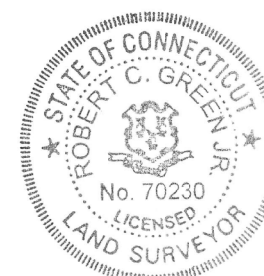
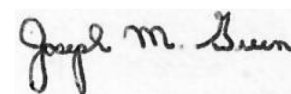
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						SOLAR AQUAPONICS GREENHOUSE	
						3 NORTH STREET	
						BRISTOL, CONNECTICUT	
						GENERAL NOTES	
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019					SHEET NO.
REV:	DATE	REVISION DESCRIPTION					4

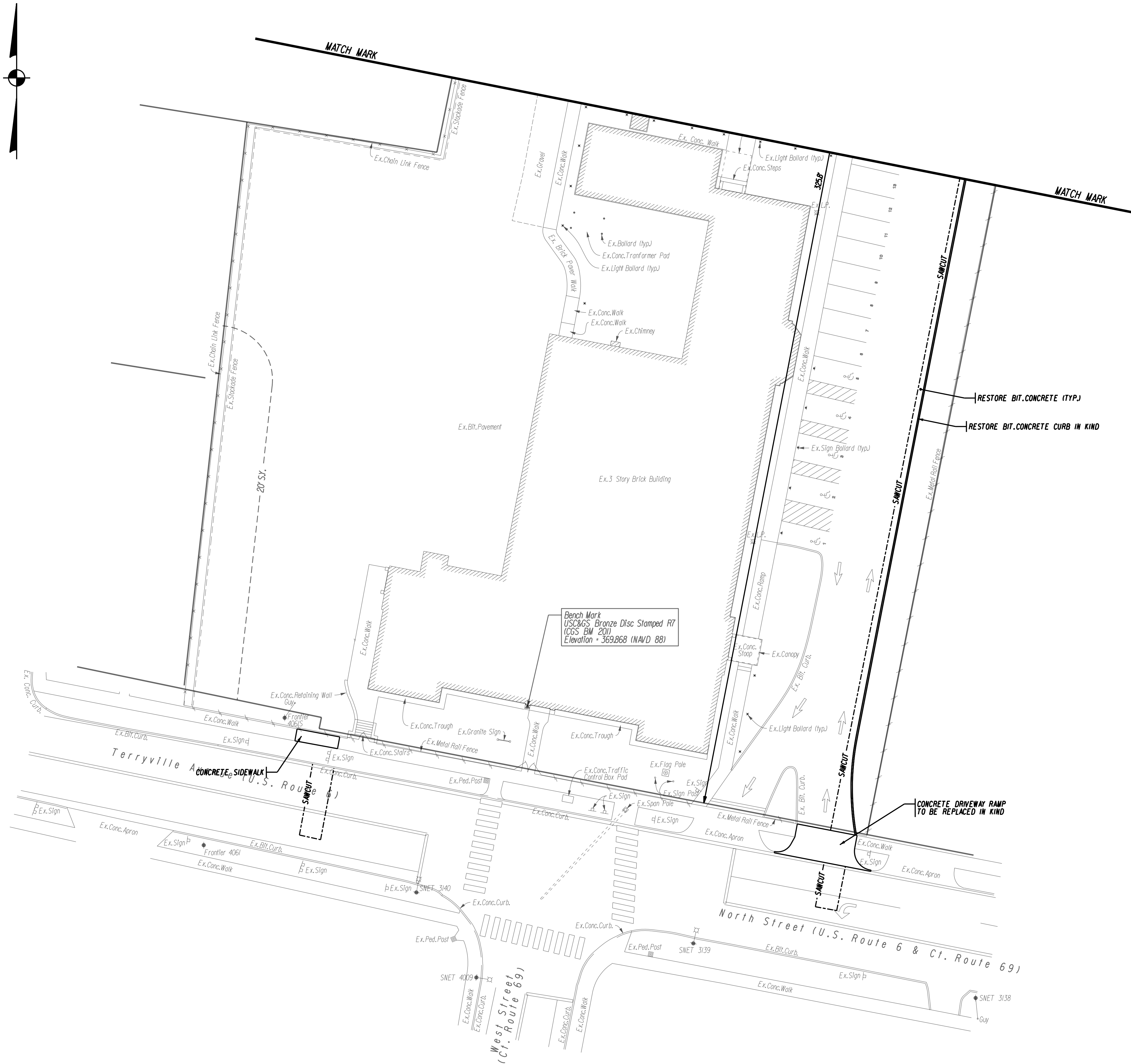


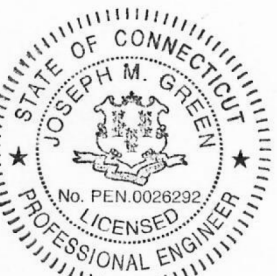
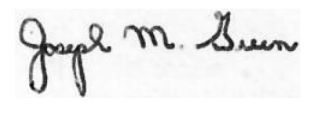


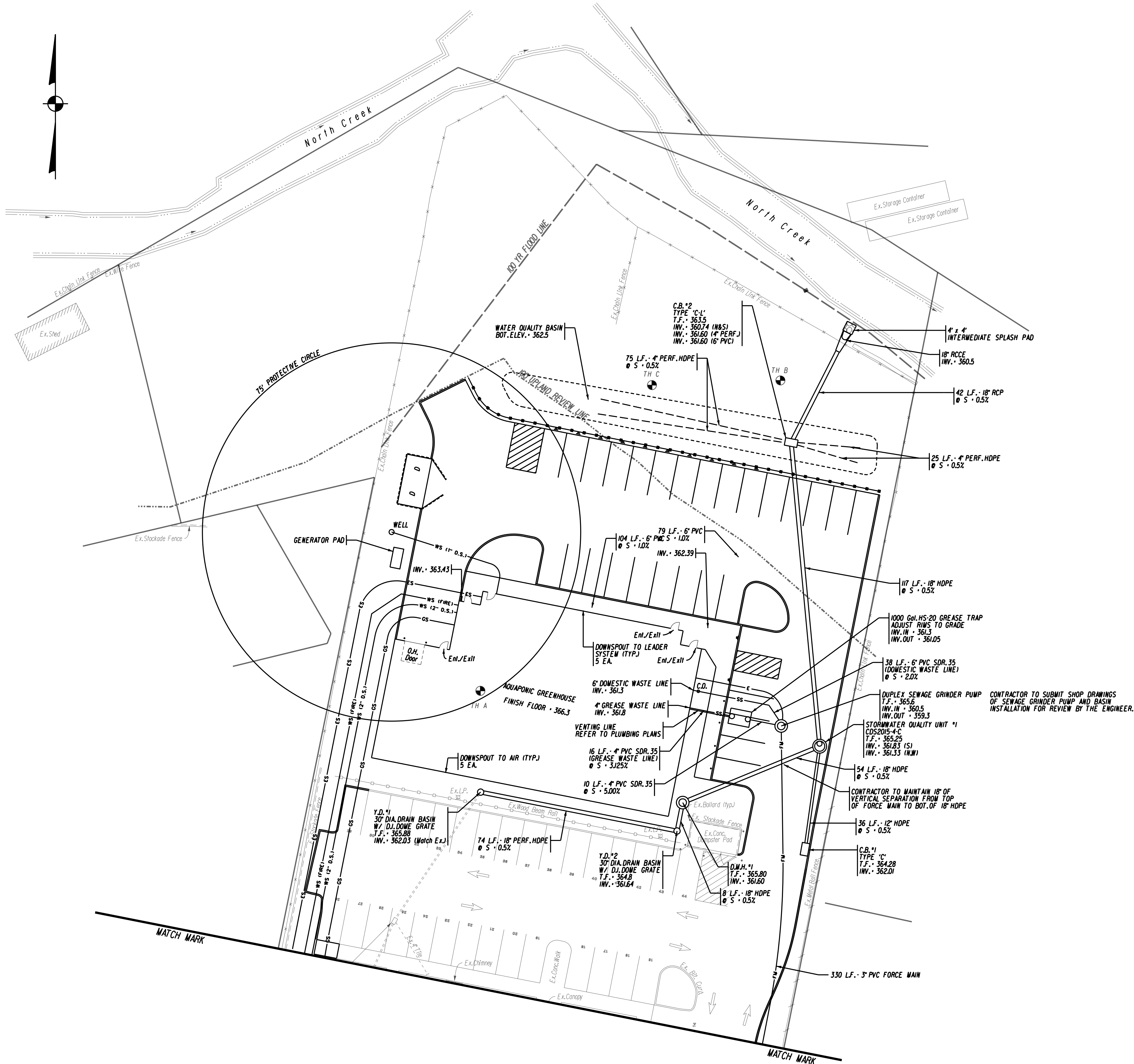
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REV.	DATE	REVISION DESCRIPTION									
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019									



				DATE: OCTOBER 14, 2019	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 				ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED FOR SOLAR AQUAPONIC GREENHOUSE 3 NORTH STREET BRISTOL, CONNECTICUT	DRAWING NO. RMV-002
				SCALE IN FEET 0 20 40 SCALE 1"=20'						DRAWING TITLE: REMOVALS	SHEET NO. 7
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REV.	DATE	REVISION DESCRIPTION									



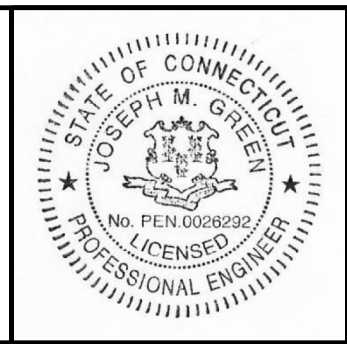
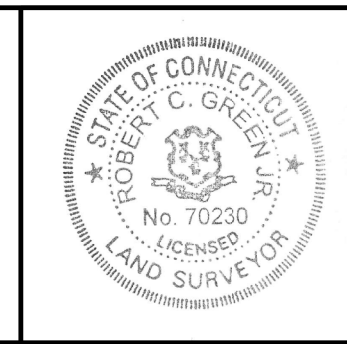
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REV.	DATE	REVISION DESCRIPTION								SHEET NO. 8



1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019
REV.	DATE	REVISION DESCRIPTION

DATE:	OCTOBER 14, 2019
SCALE IN FEET	SCALE 1"=20'

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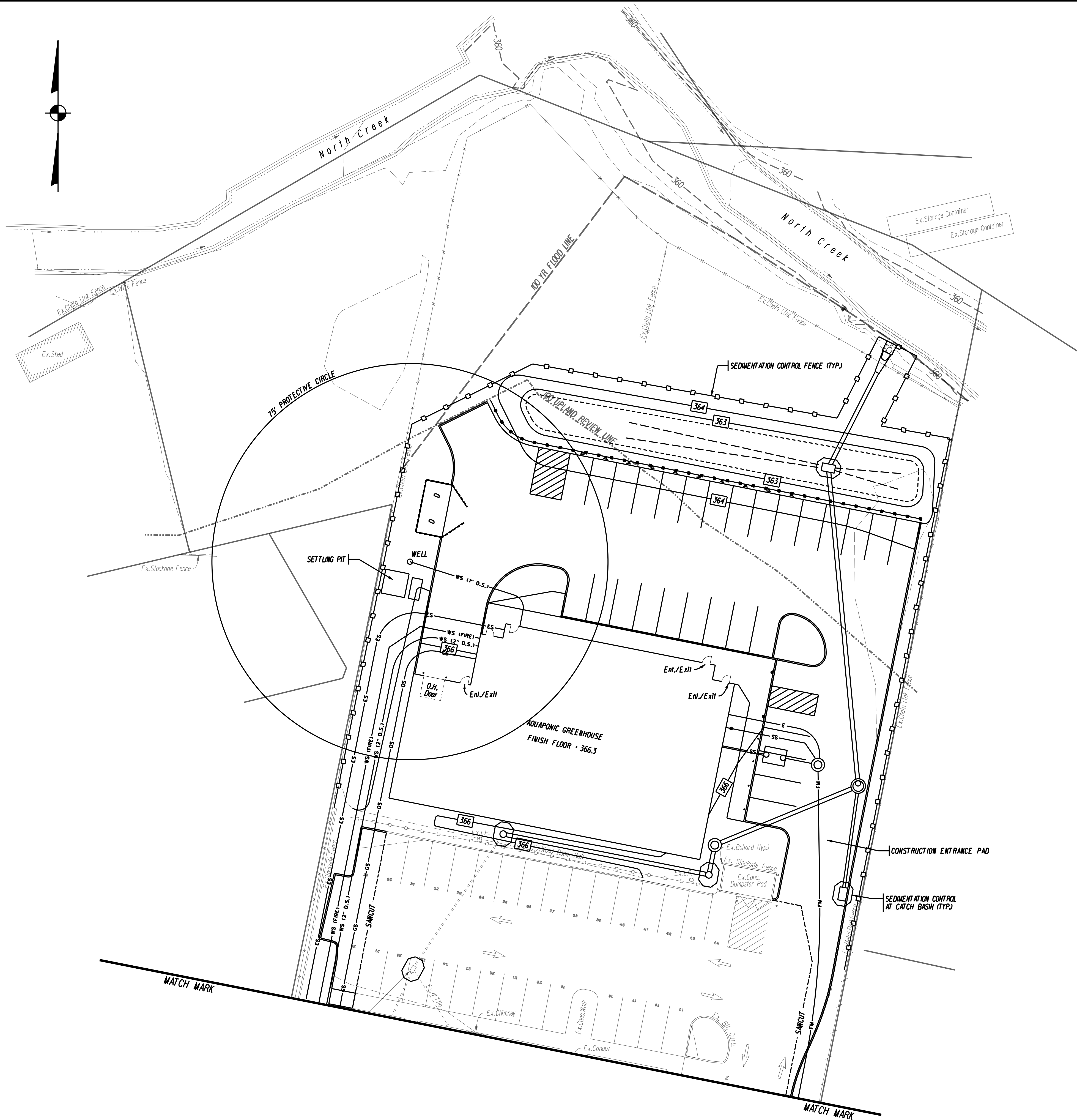


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IMPROVEMENT LOCATION SURVEY-PROPOSED FOR SOLAR AQUAPONIC GREENHOUSE 3 NORTH STREET BRISTOL, CONNECTICUT

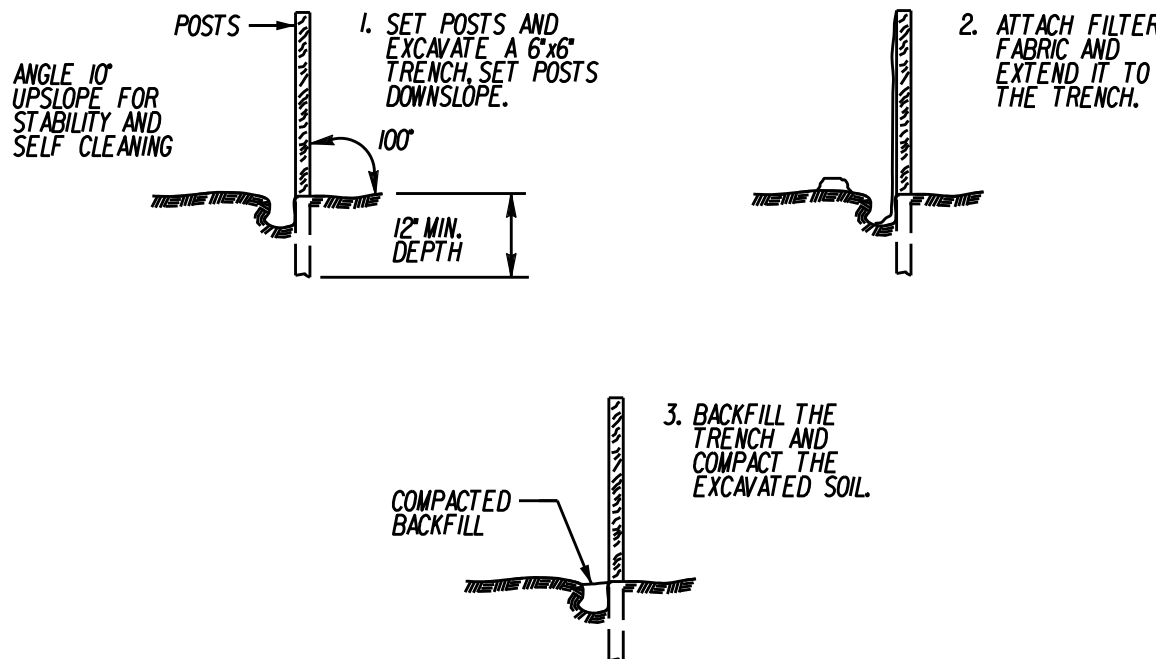
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DRAINAGE AND UTILITIES

DRAWING NO.
UTIL-002
SHEET NO.
11

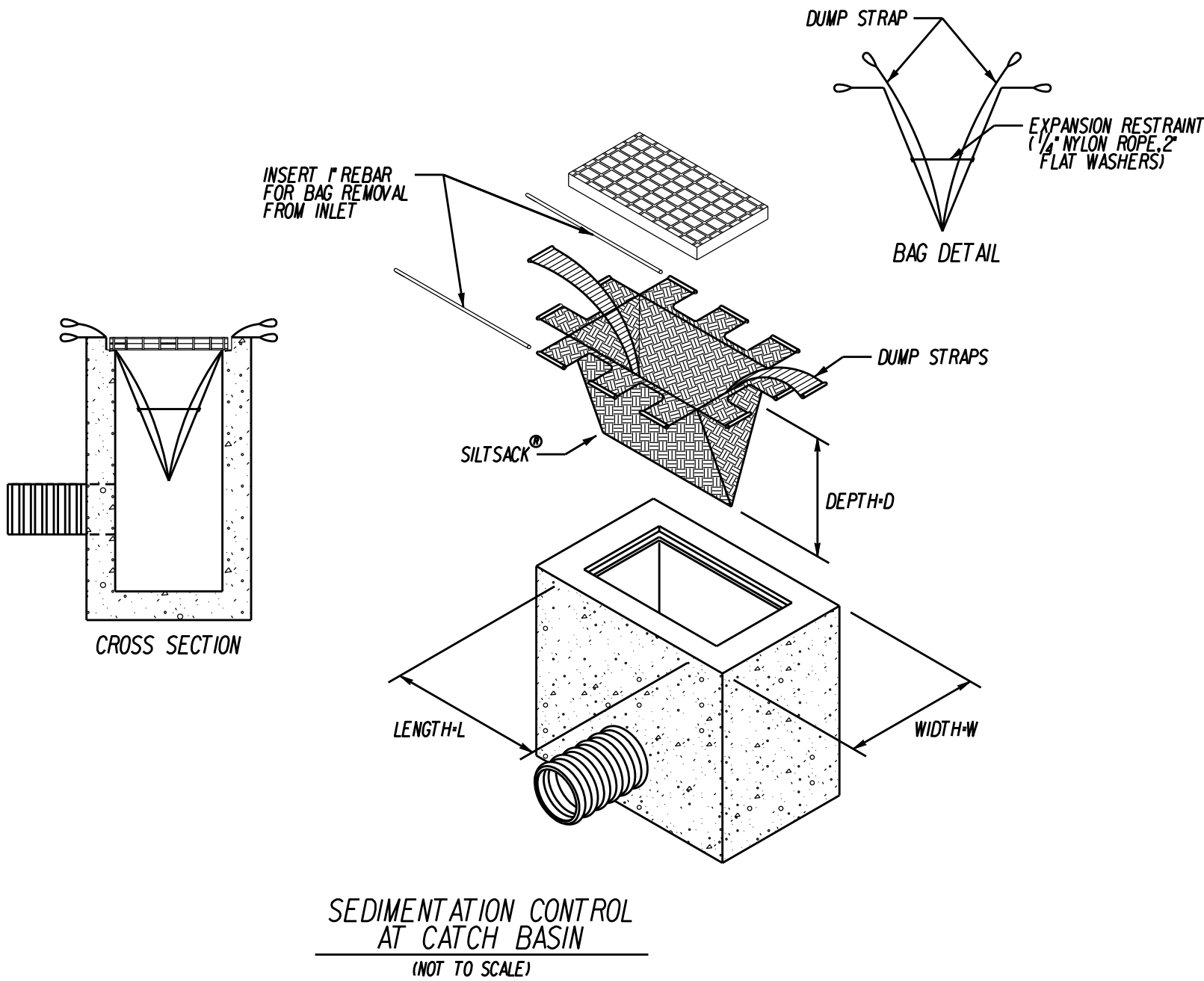


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1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019		SCALE IN FEET 0 20 40	SCALE 1"=20'					DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL	SHEET NO. 14
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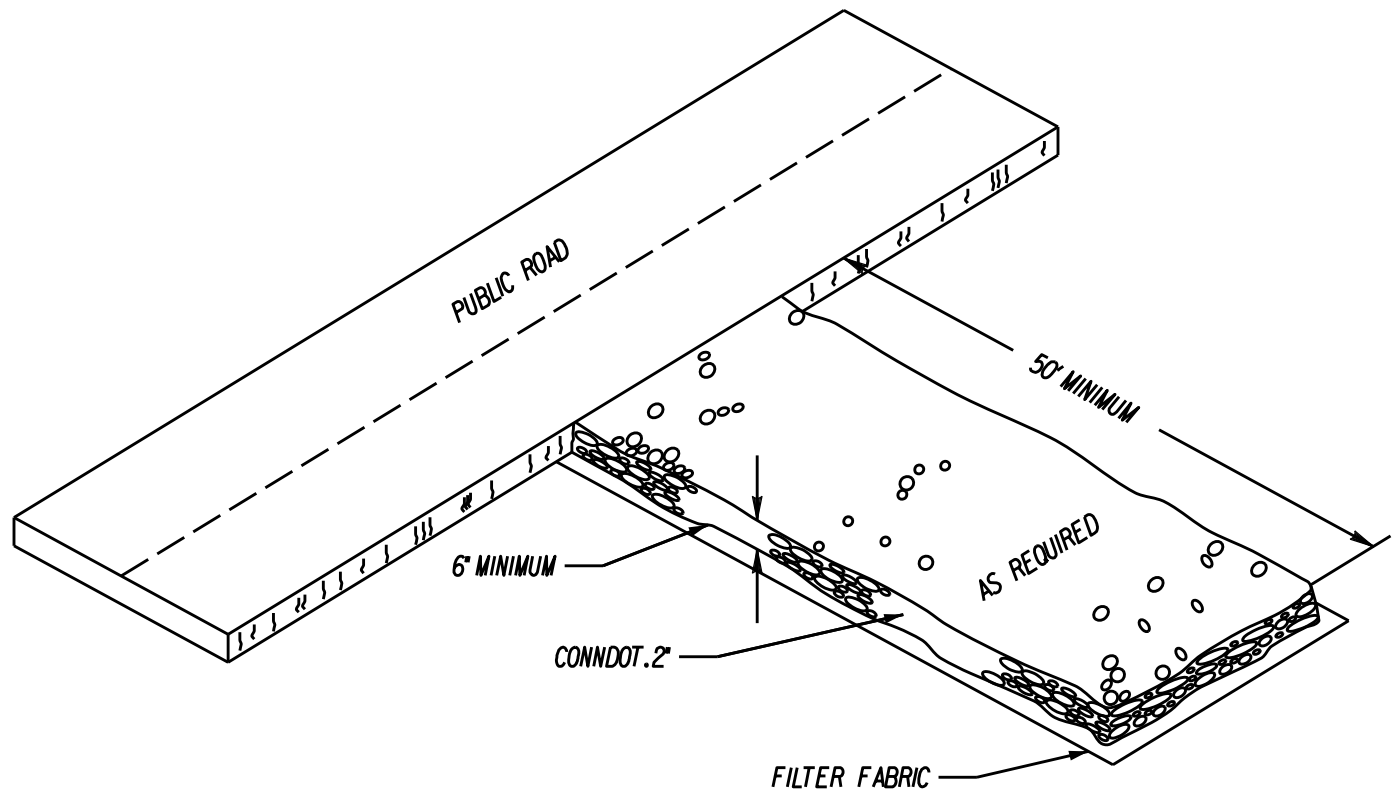
TEST HOLE DATA SEPTEMBER 12, 2019		
TEST HOLE A 0-14" TOPSOIL 14-32" LIGHT GREY SLUDGE (ASH) 32-90" DARK BROWN COARSE GRAVEL WATER SEEPING AT 54"	TEST HOLE B 0-4" TOPSOIL 4-10" GRAVEL BASE 10-54" ORANGE/BROWN FINE SANDY LOAM 54-90" COARSE SAND W/ COBBLES WATER SEEPING @ 70"	TEST HOLE C 0-6" TOPSOIL 6-24" ORANGE/BROWN FINE SANDY LOAM 24-84" MEDIUM CLEAN SAND WATER SEEPING AT 72"



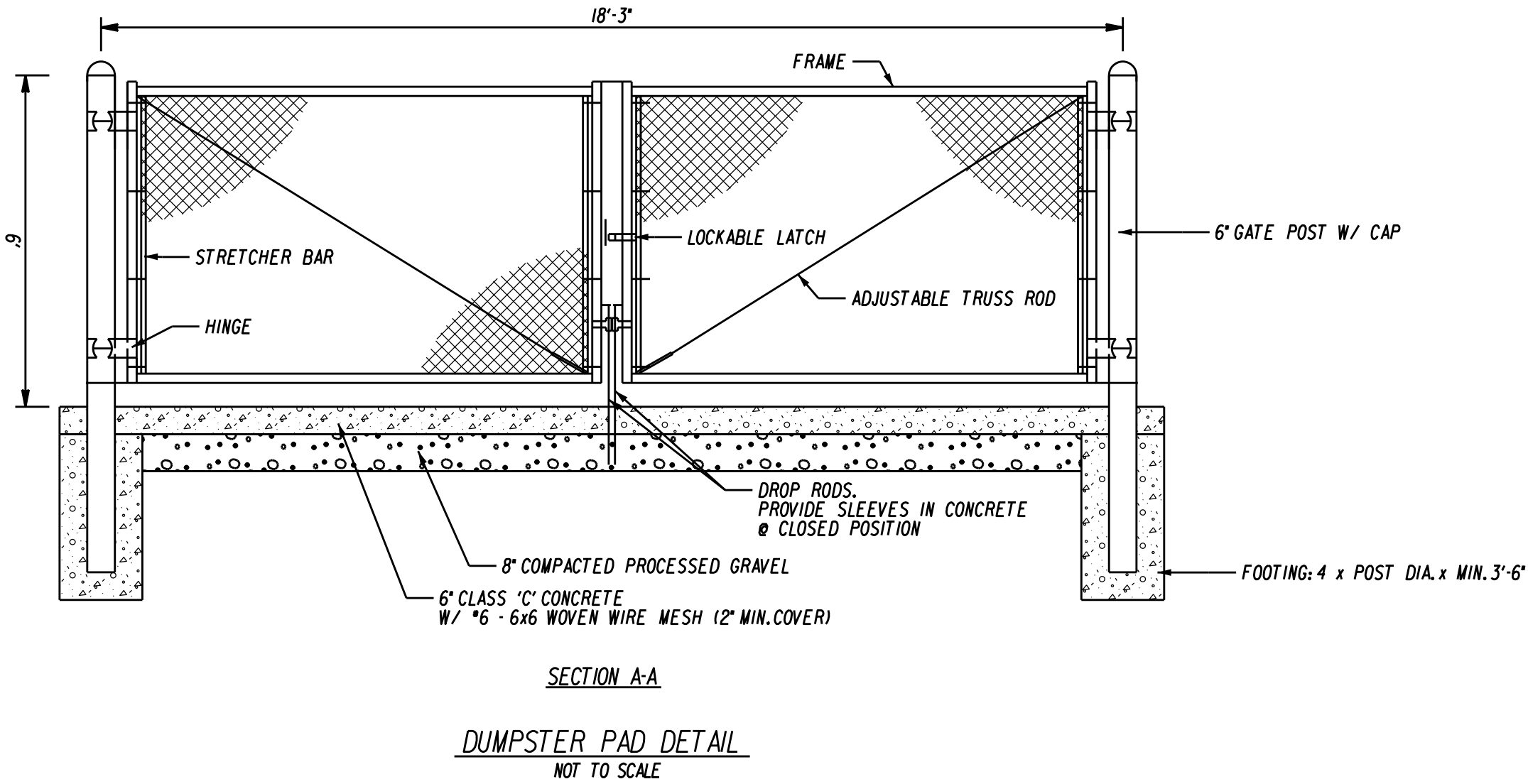
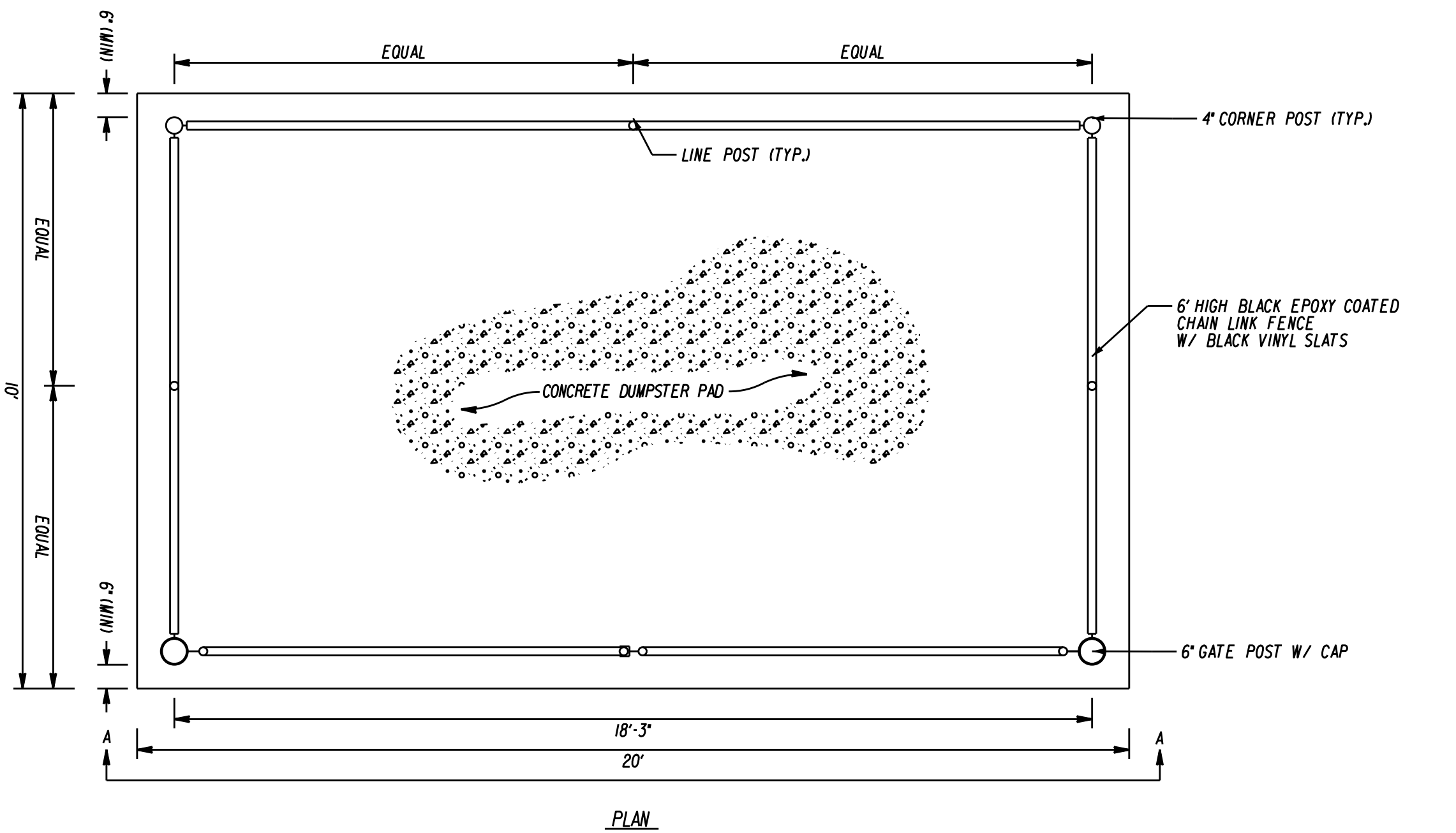
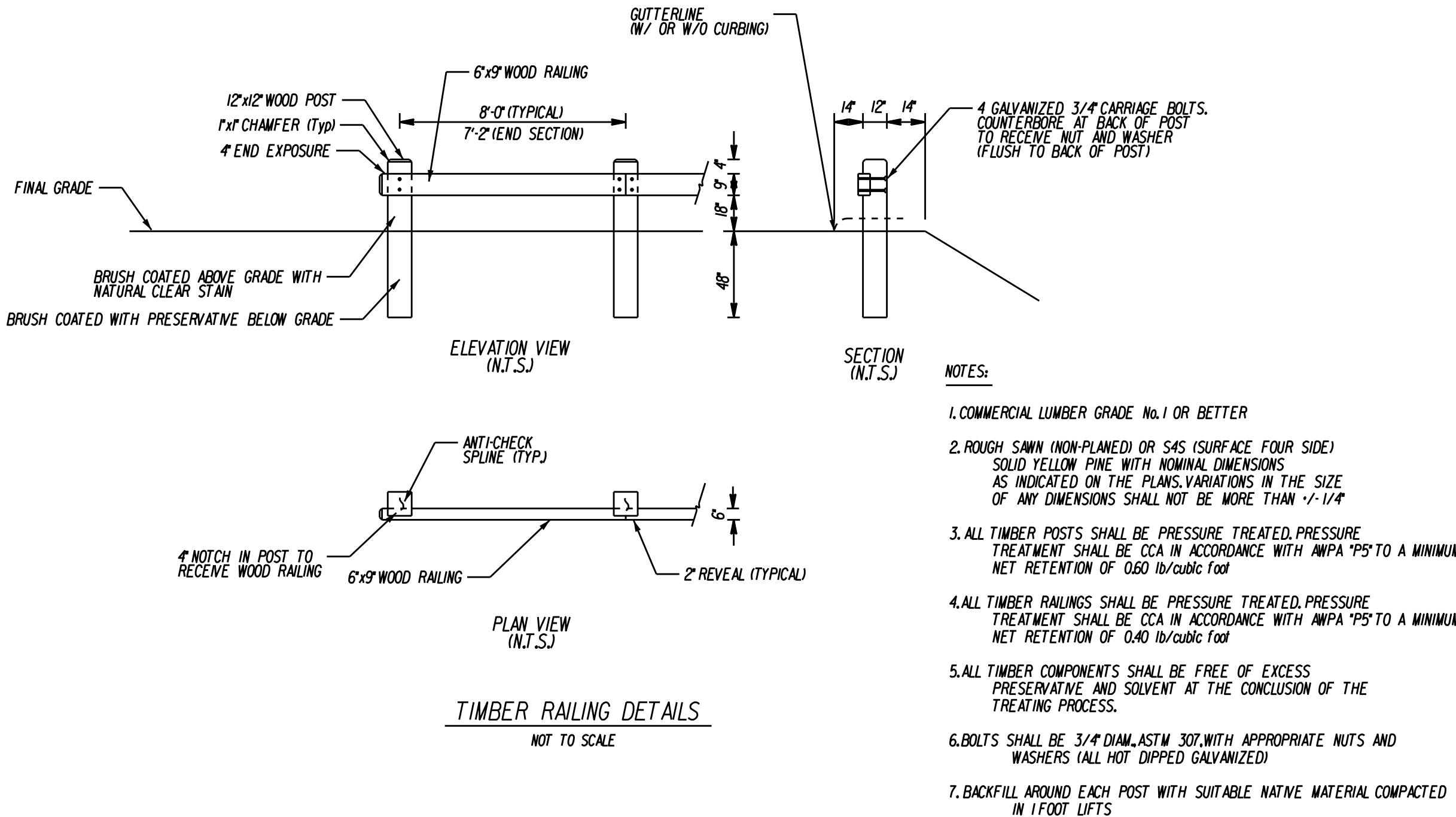
PLACEMENT AND CONSTRUCTION OF A
 SEDIMENTATION CONTROL FENCE
 NOT TO SCALE



SEDIMENTATION CONTROL
 AT CATCH BASIN
 (NOT TO SCALE)

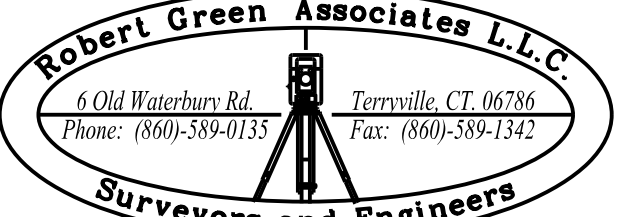
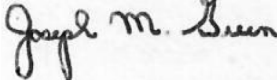


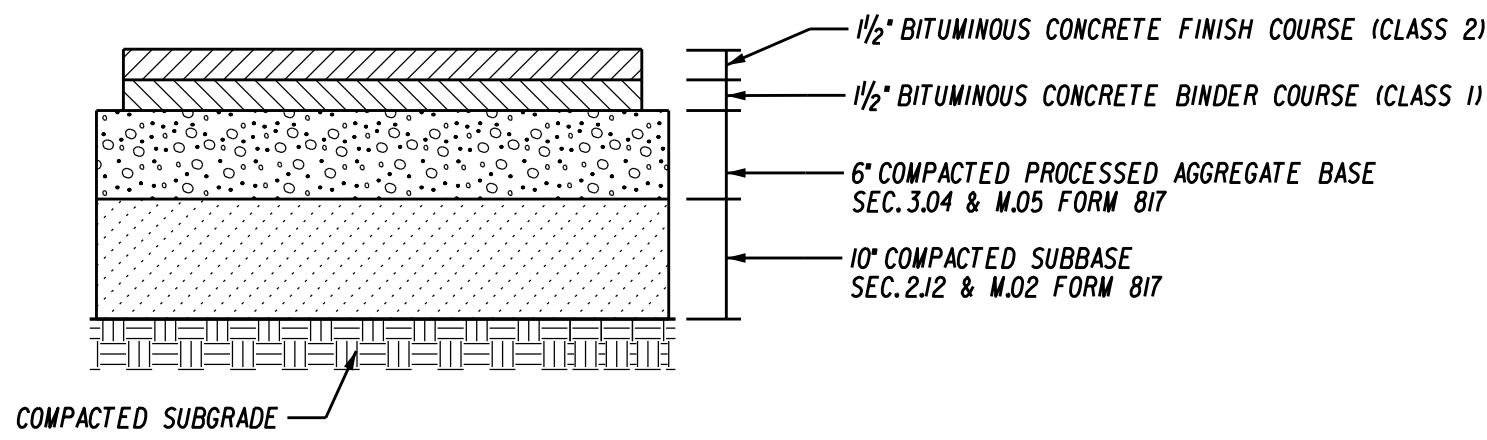
CONSTRUCTION ENTRANCE
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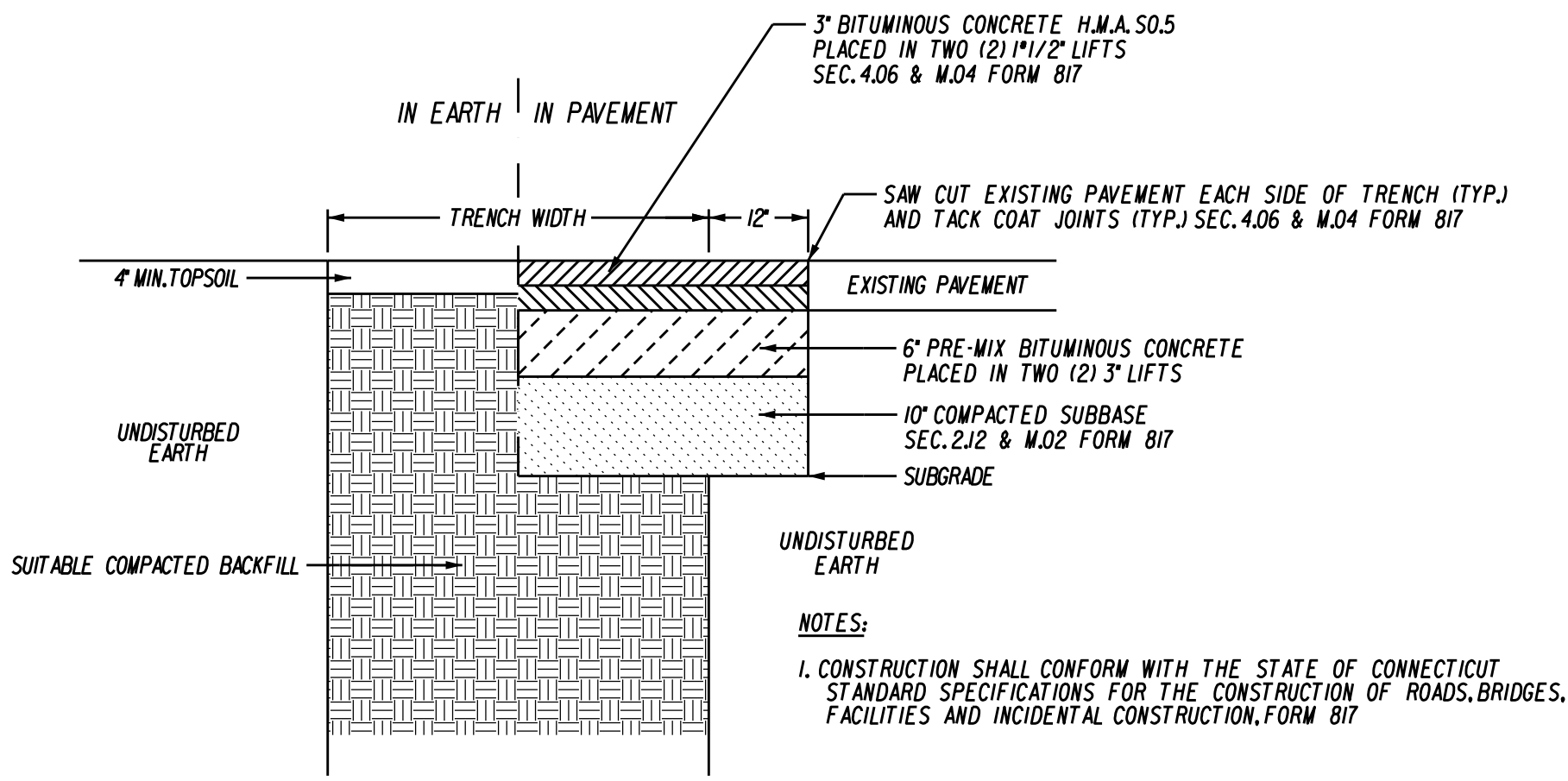
SECTION A-A

DUMPSTER PAD DETAIL
 NOT TO SCALE

			DATE: OCTOBER 14, 2019	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 				ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED RESIDENCES ON MAIN 301 MAIN STREET BRISTOL, CONNECTICUT	DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	DRAWING NO. MISC-001
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019	SCALE: AS NOTED								SHEET NO. 15
REV.	DATE	REVISION DESCRIPTION									



BITUMINOUS CONCRETE DRIVEWAY & PARKING LOT PAVEMENT SECTION
(NOT TO SCALE)



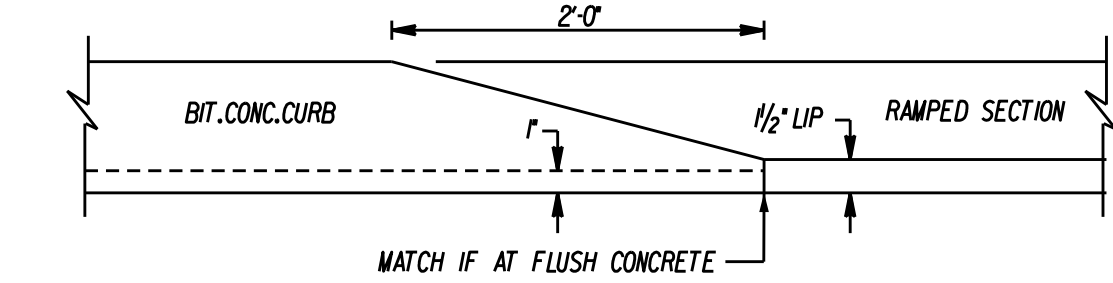
TRENCH RESTORATION DETAIL (CONN. ROUTE 6)
(NOT TO SCALE)

R1-1					
LEGEND - WHITE BACKGROUND - RED					
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.	
5.19	30	31-0552	1	.080	

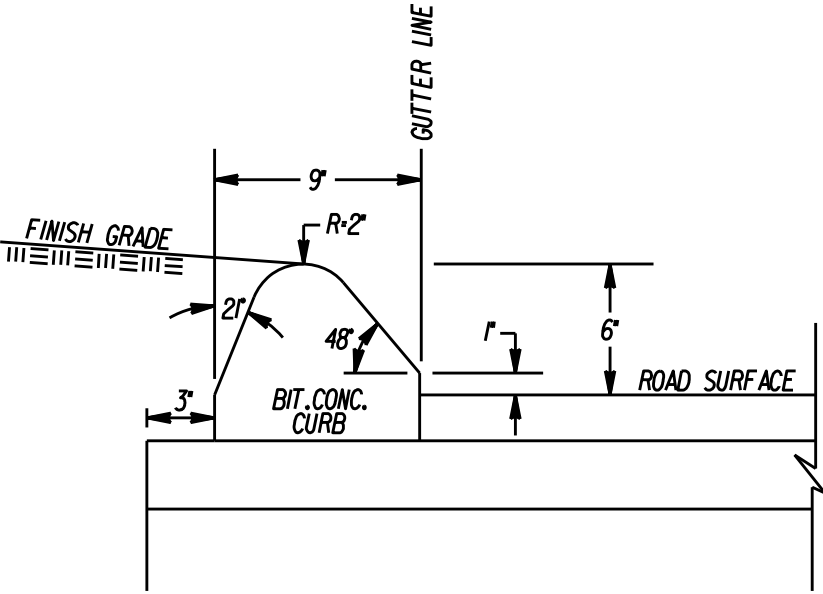
SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS					
LEGEND - WHITE BACKGROUND - BLUE					
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.	
2.00	12X24		1	.080	

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

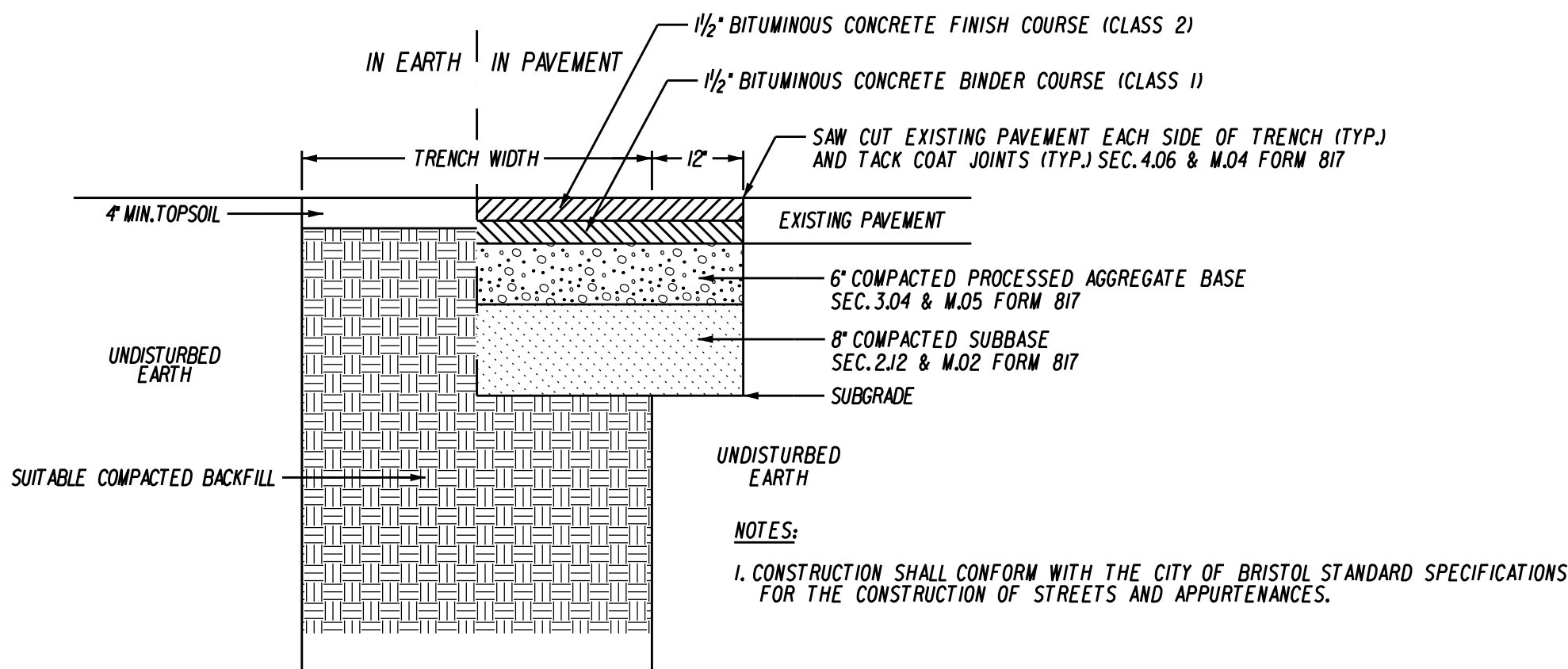
LEGEND - RED BACKGROUND - WHITE					
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.	
1.50	12X18		1	.080	



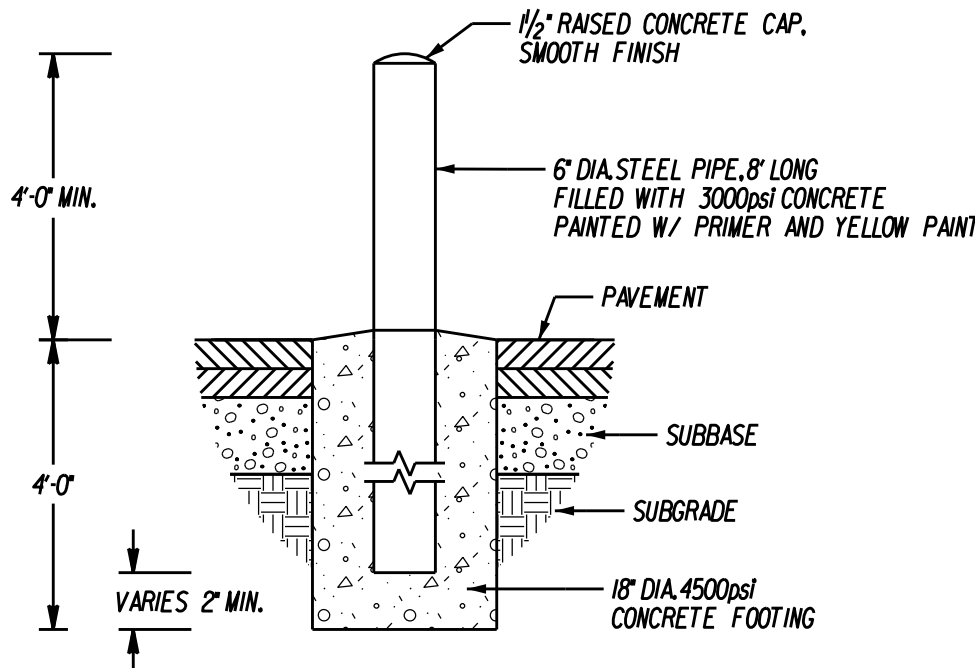
BITUMINOUS CONCRETE LIP CURBING TAPER AT DRIVEWAY CUT AND MATCH AT FLUSH CONCRETE SIDEWALK
(NOT TO SCALE)



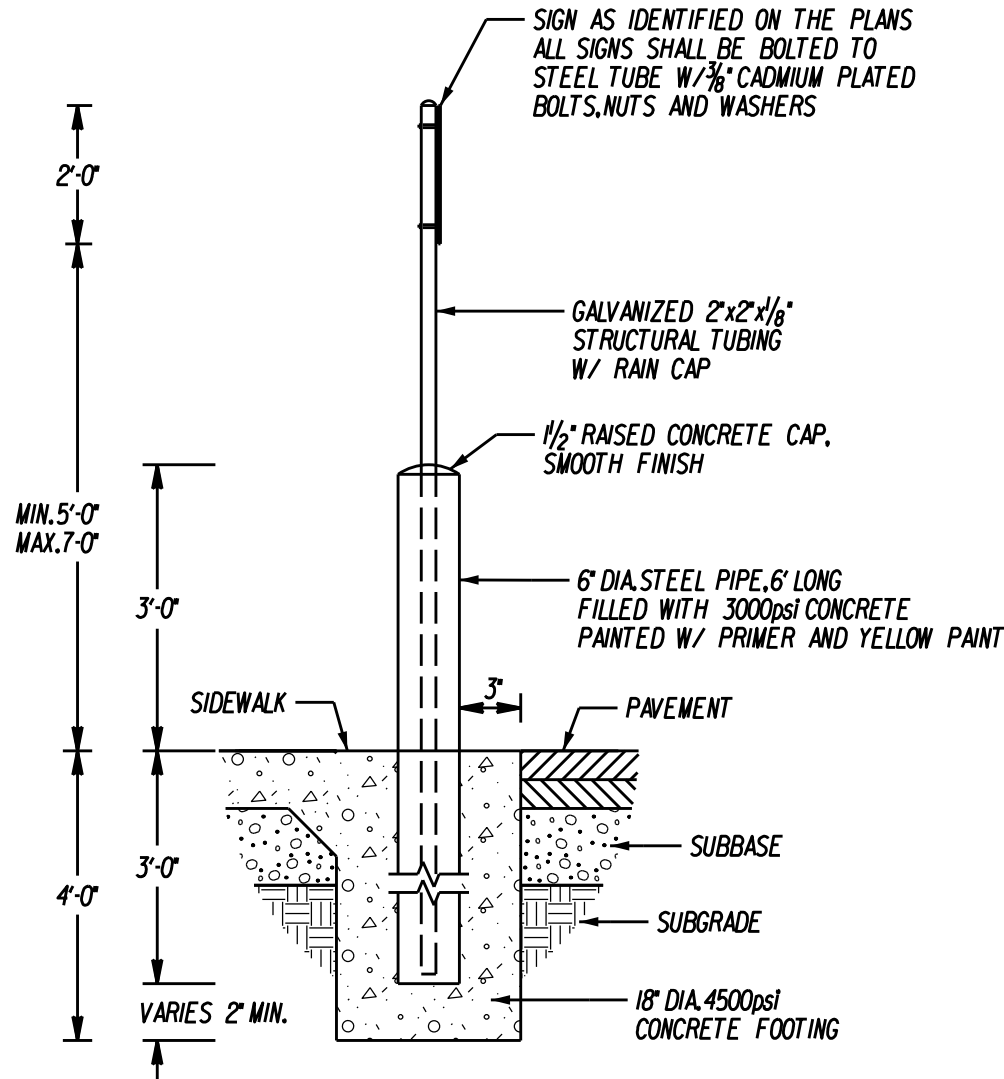
BITUMINOUS CONCRETE LIP CURBING
(NOT TO SCALE)



TRENCH RESTORATION DETAIL
(NOT TO SCALE)

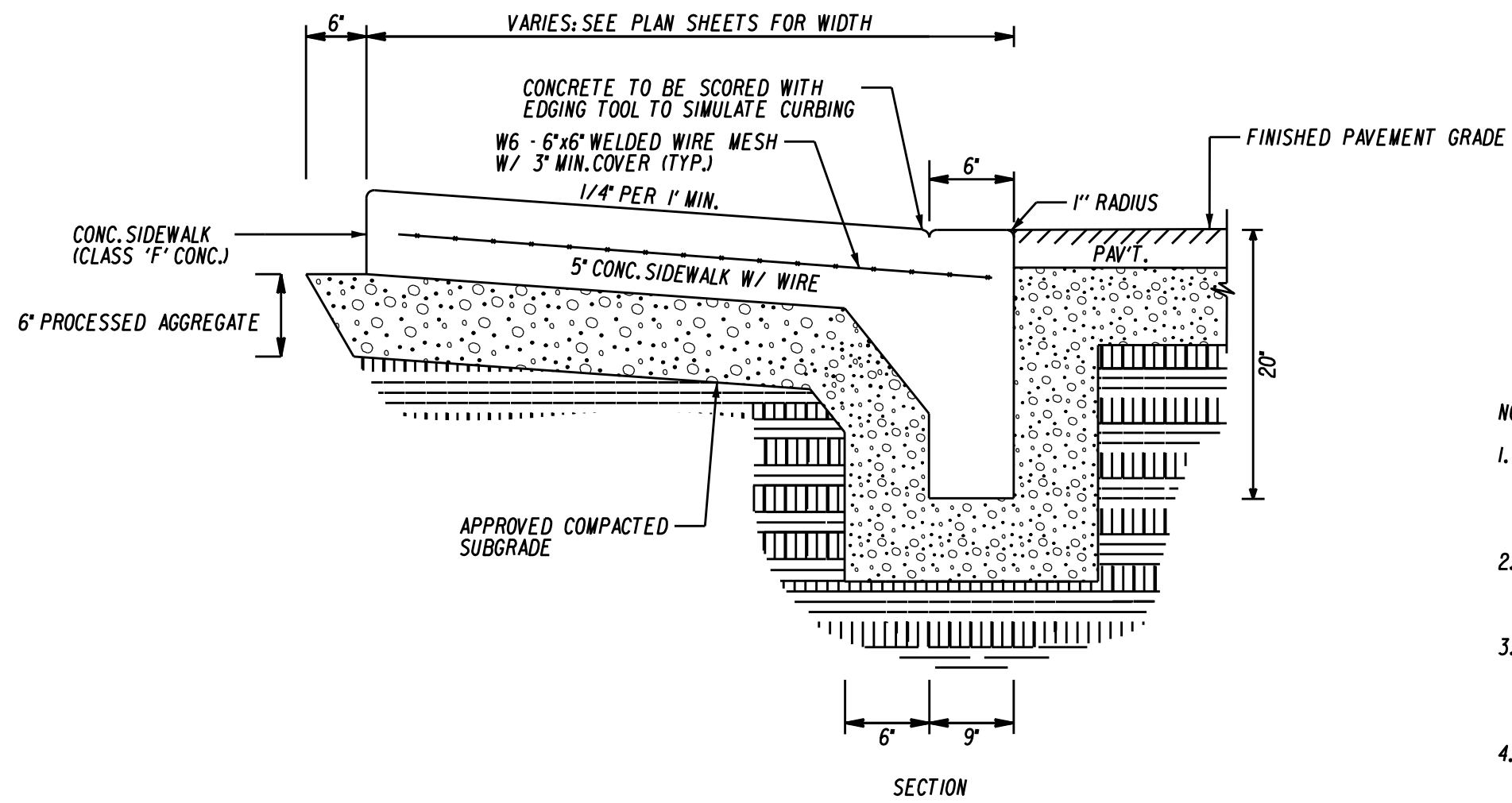


BOLLARD
(NOT TO SCALE)



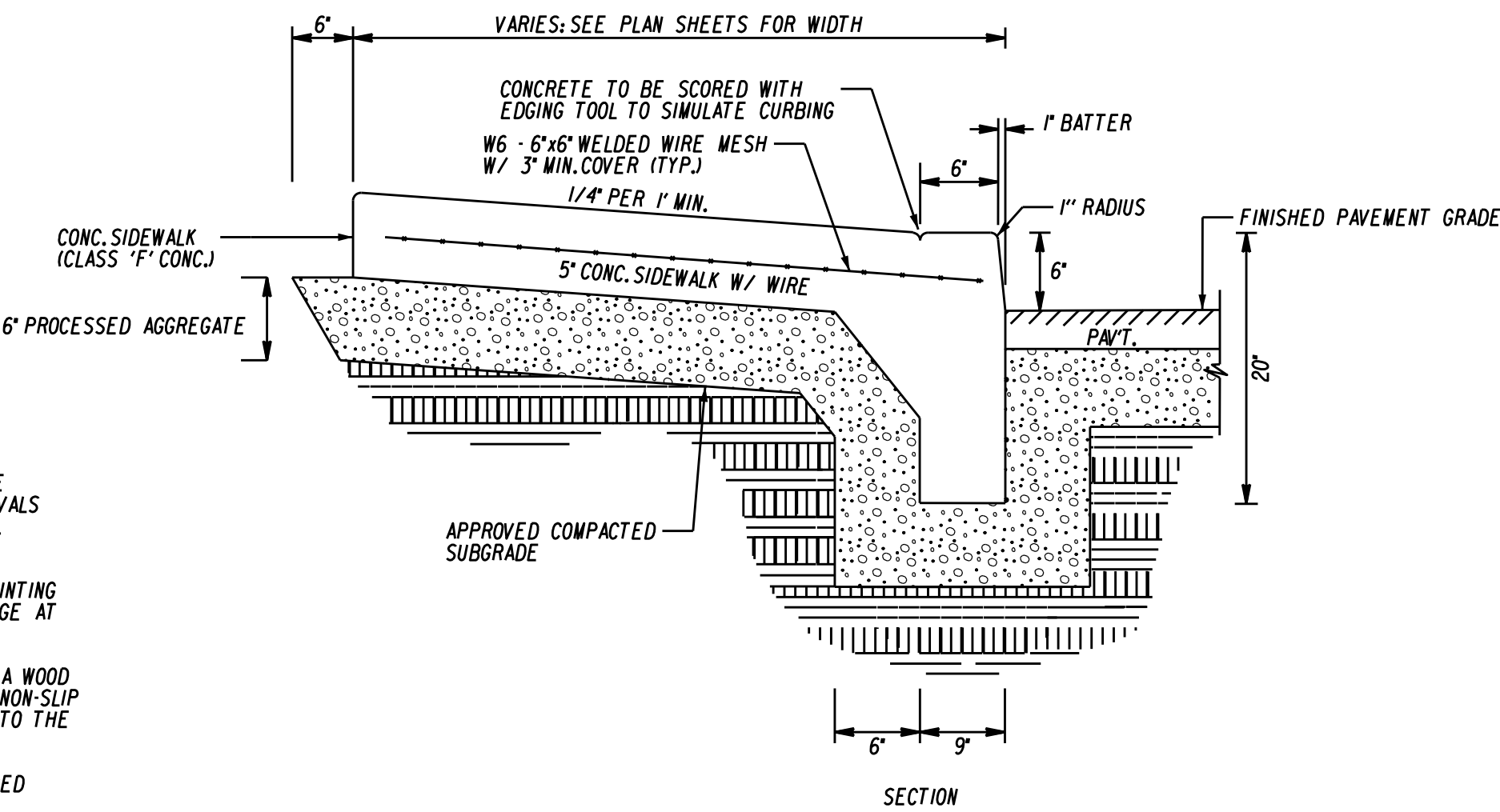
- NOTES:
1. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT ASTM SPECIFICATION A2378 (OR LATEST VERSION).
 2. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT, BUT SHALL FULLY ENGAGE ALL THREADS ON THE NUT.

SIGN BOLLARD
(NOT TO SCALE)

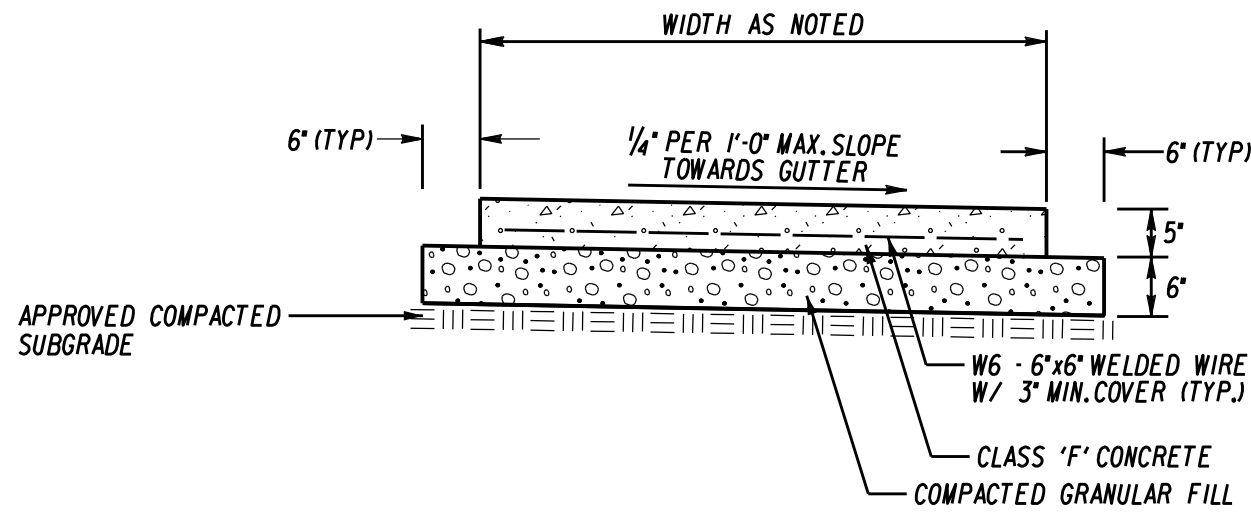


MONOLITHIC CONCRETE CURB AND SIDEWALK W/ NO CURB REVEAL
(NOT TO SCALE)

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



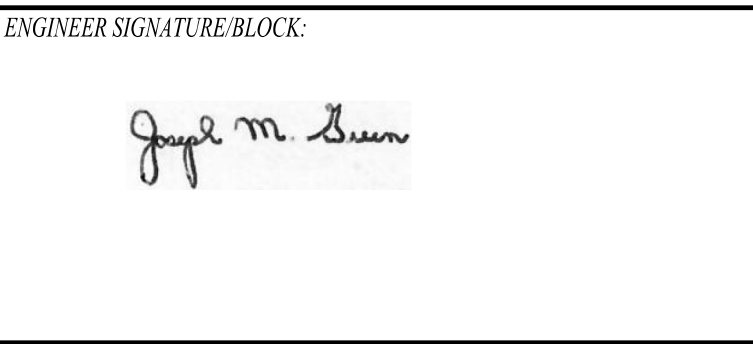
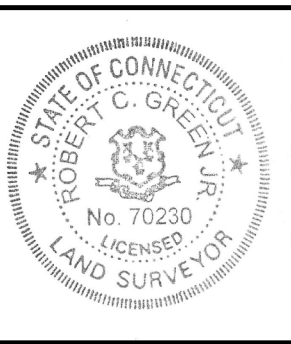
MONOLITHIC CONCRETE CURB AND SIDEWALK W/ 6" CURB REVEAL
(NOT TO SCALE)



CONCRETE SIDEWALK
(NOT TO SCALE)

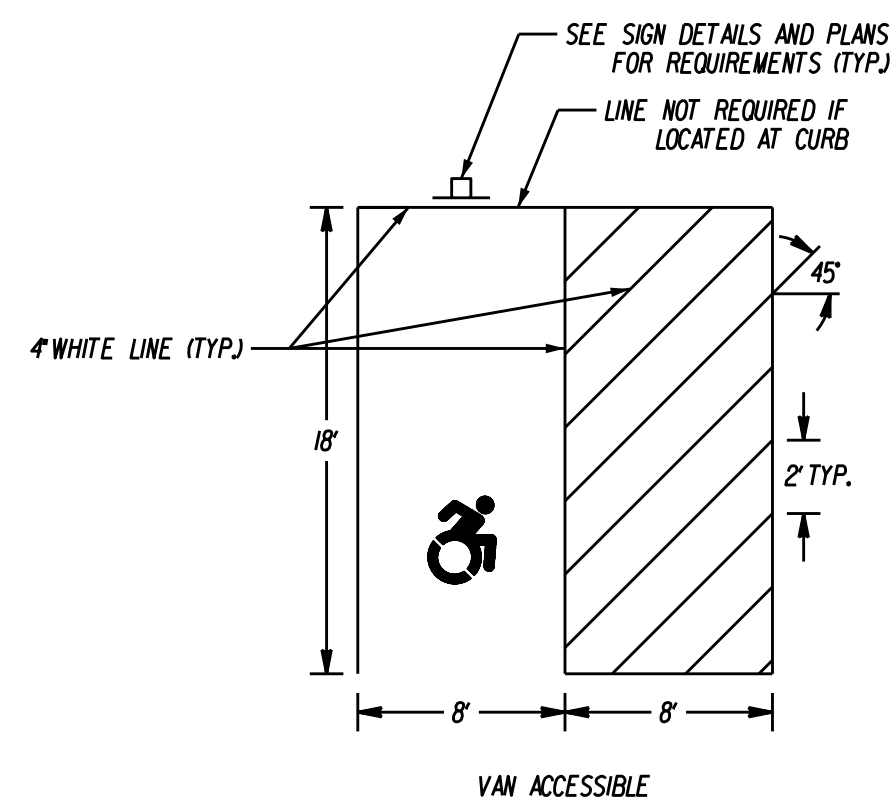
- NOTES:
1. PREMOLOD MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A 1/2" THICK.
 2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
 3. CONCRETE 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 1/4" RADIUS EDGING TOOL.

			DATE:	OCTOBER 14, 2019	SURVEYOR SIGNATURE/BLOCK:
			SCALE: AS NOTED		TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019			
REV.	DATE	REVISION DESCRIPTION			



PROJECT TITLE:	IMPROVEMENT LOCATION SURVEY-PROPOSED
	RESIDENCES ON MAIN 301 MAIN STREET BRISTOL, CONNECTICUT

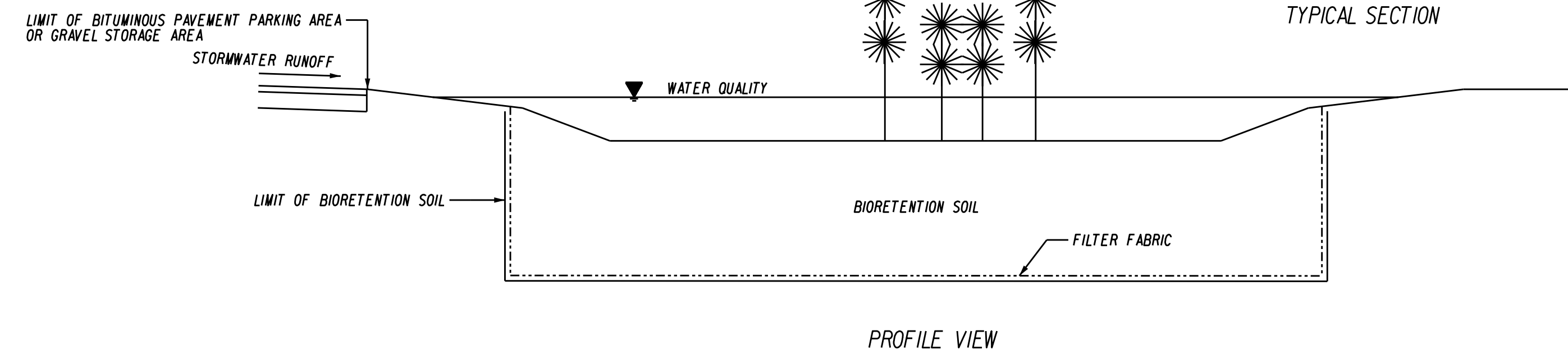
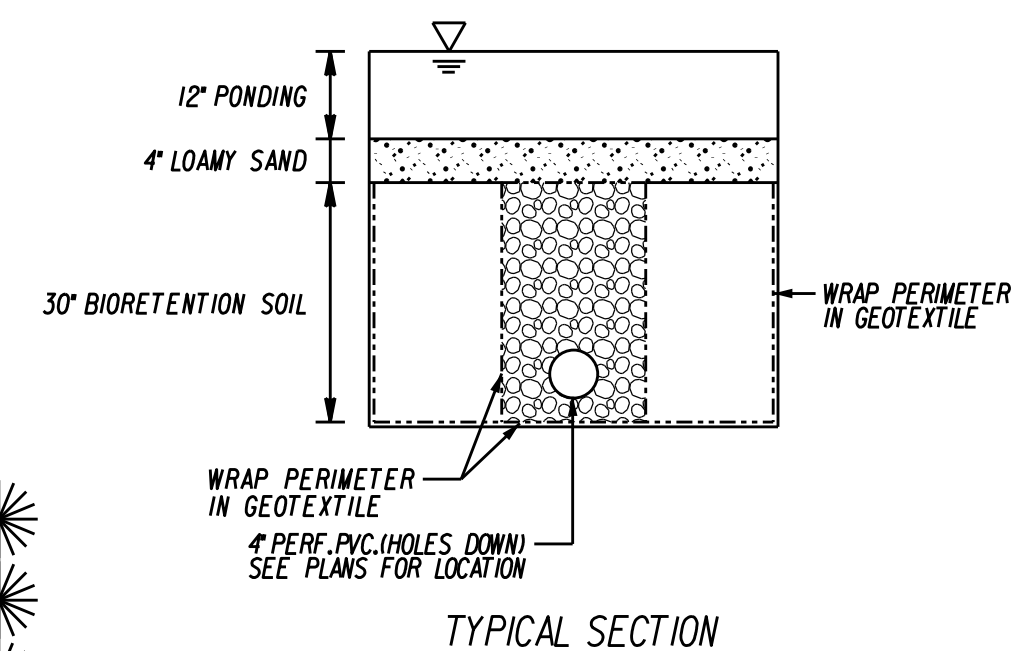
DRAWING TITLE:	MISCELLANEOUS NOTES AND DETAILS
DRAWING NO.	MISC-002
SHEET NO.	16



PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



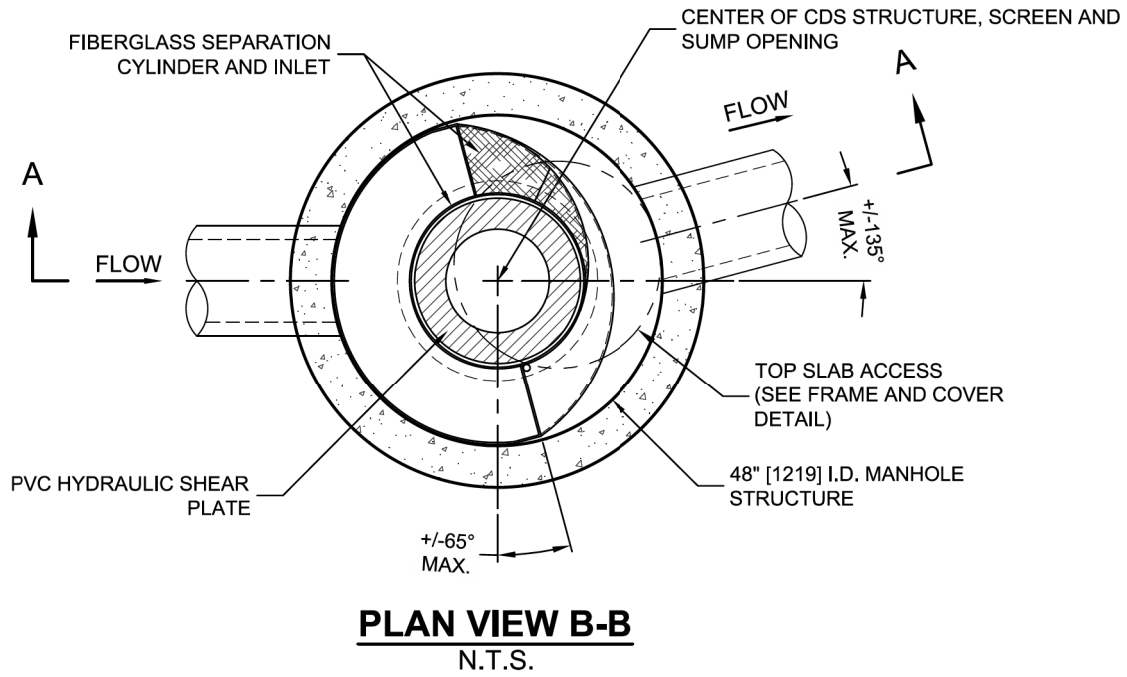
- NOTES:
1. LOAMY SAND SHALL CONTAIN NOT LESS THAN 6% AND NOT MORE THAN 20% ORGANIC MATTER.
 2. BIORETENTION SOIL MIXTURE: 85% SAND
10% COMPOST
5% ORGANIC SOIL
 3. SEE LANDSCAPE PLAN FOR SEED MIXTURE AND PLANT TYPES.



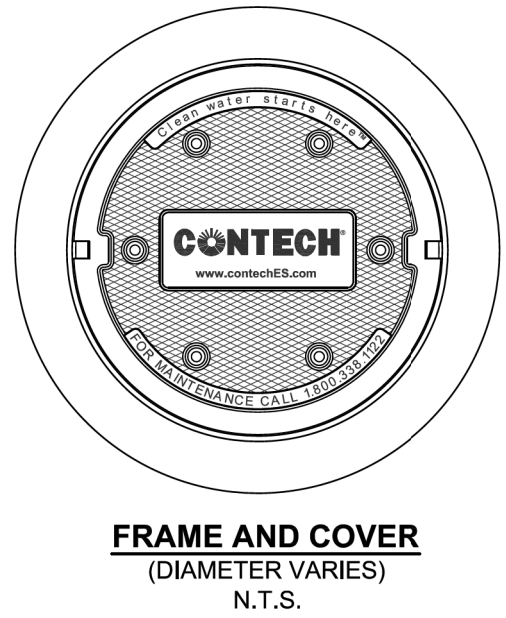
STORMWATER QUALITY BASIN
NOT TO SCALE

Page 251

C:\USERS\SLACH\PICTURES\TOP CDS DETAILS 16x MICRON BENSAC\CDSD2015-4-C-DTL.DWG 5/18/2014 5:16 PM



CDS2015-4-C DESIGN NOTES	
THE STANDARD CDS2015-4-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 NUDEP / NJCAT CONFORMING UNITS	

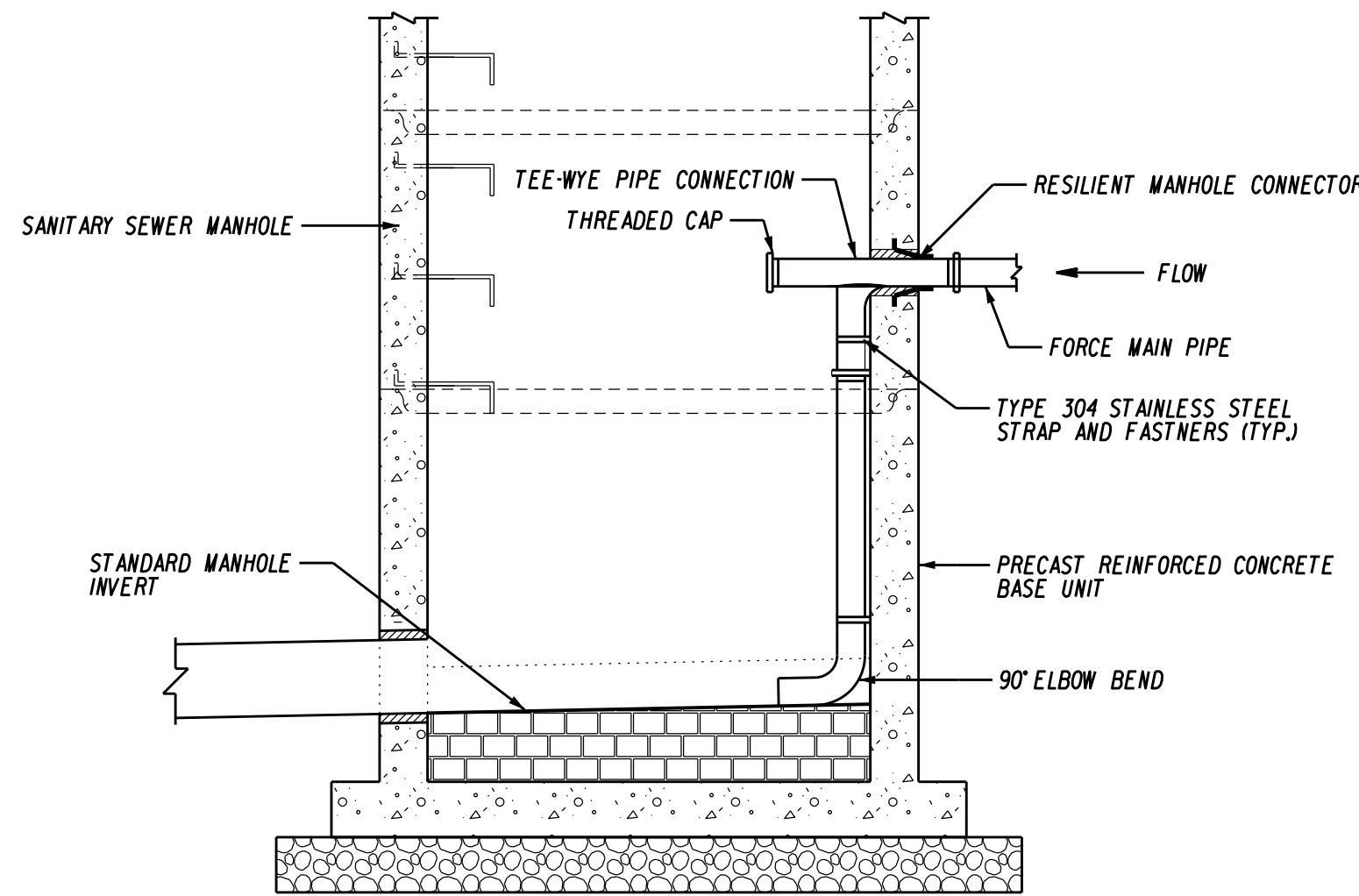


SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)	*		
PEAK FLOW RATE (CFS OR L/s)	*		
RETURN PERIOD OF PEAK FLOW (YRS)	*		
SCREEN APERTURE (2400 OR 4700)	*		
PIPE DATA:			
INLET PIPE 1	I.E.	MATERIAL	DIAMETER
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION	*		
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

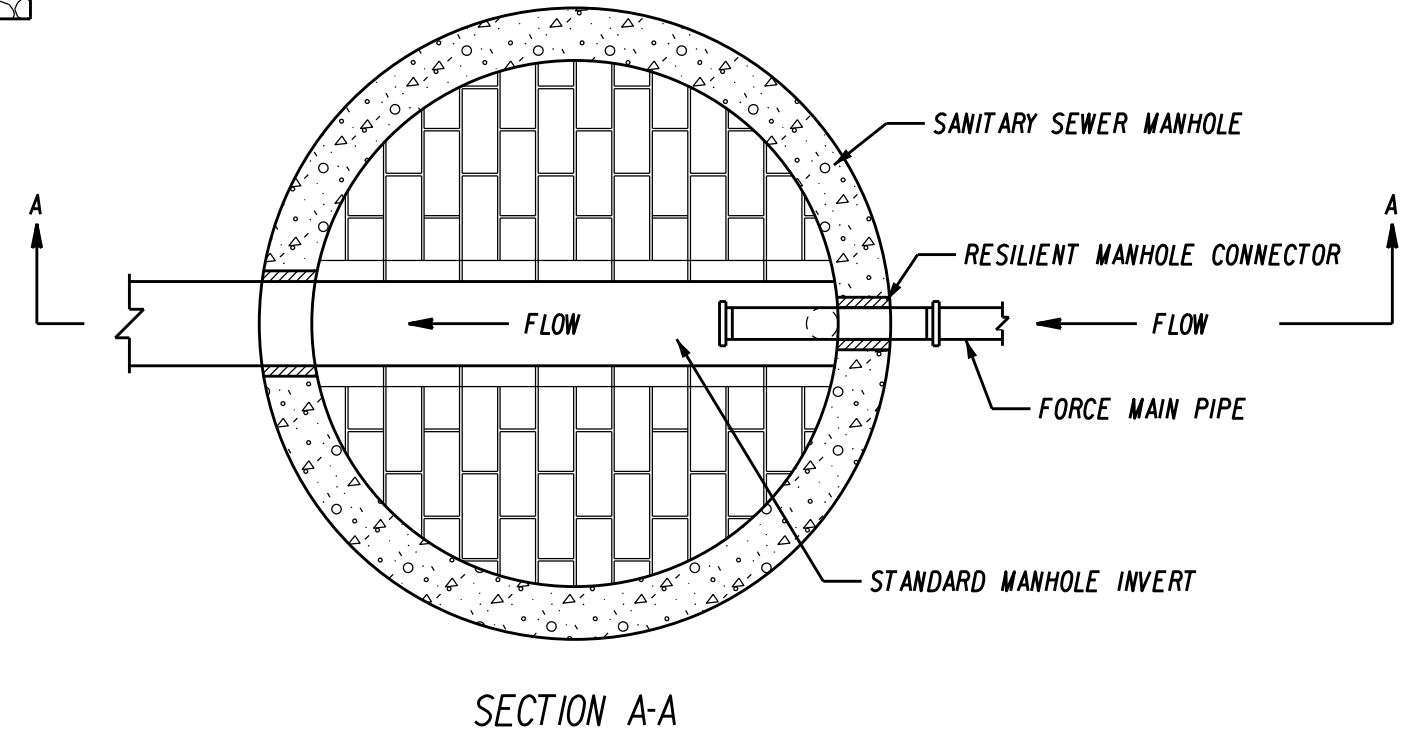
- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. 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 308) 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.



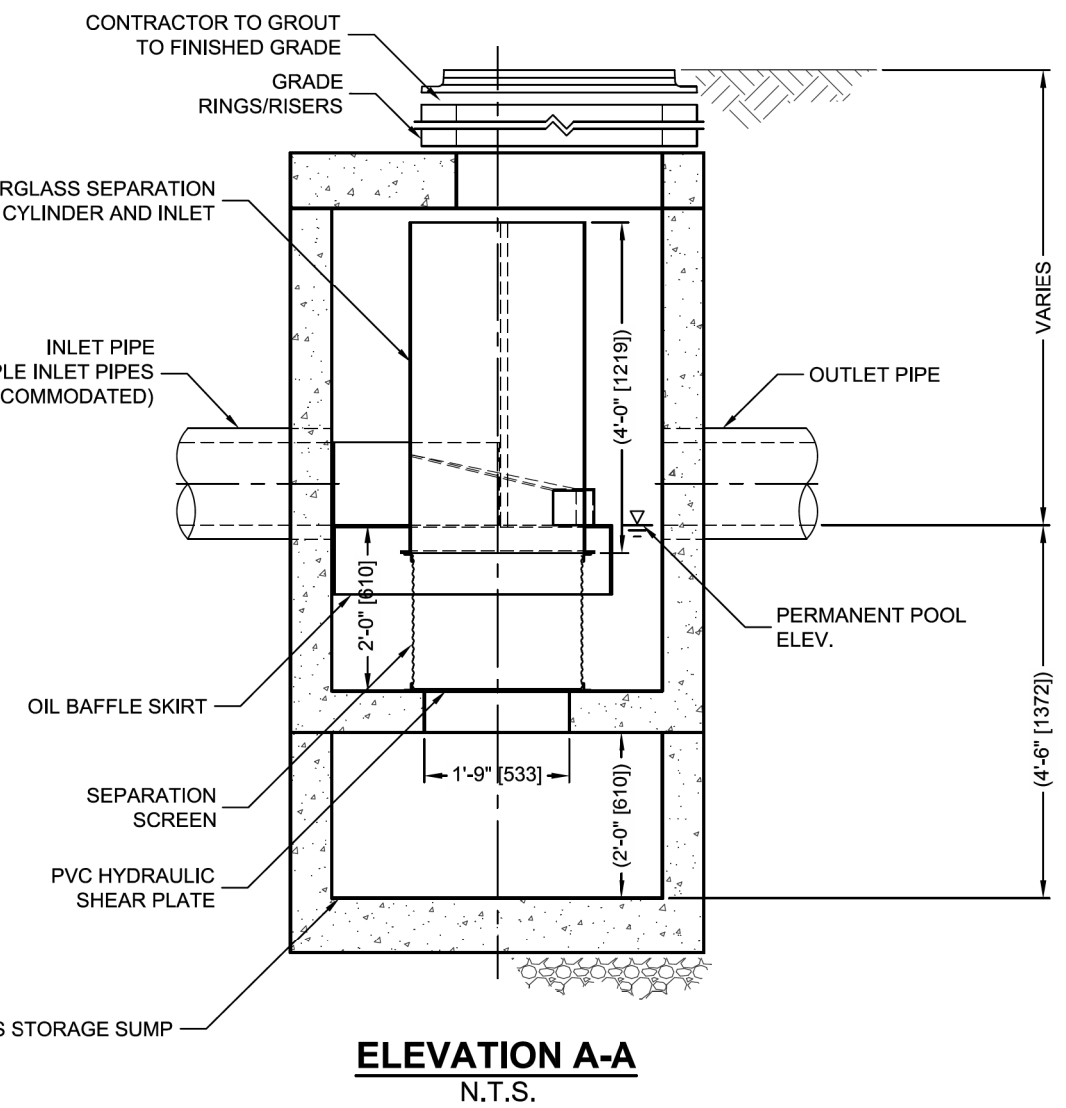
CDS2015-4-C
INLINE CDS
STANDARD DETAIL



- NOTES:**
1. ALL OTHER DETAILS WILL CONFORM TO SANITARY SEWER MANHOLE SPECIFICATION.
 2. ALL STRAPPING AND CONNECTORS SHALL BE TIGHTENED TO MANUFACTURES SPECIFICATIONS.



FORCE MAIN CONNECTION
TO SEWER MANHOLE
NOT TO SCALE



- 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-900mm).
 5. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE 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 54'-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

TYPICAL TRENCH DETAIL
FOR HDPE PIPE
(NOT TO SCALE)

RECOMMENDED MINIMUM TRENCH WIDTHS		
PIPE DIAM.	MIN. TRENCH WIDTH	
4"	21"	
6"	23"	
8"	26"	
10"	28"	
12"	30"	
15"	34"	
18"	39"	
24"	48"	
30"	56"	
36"	64"	
42"	72"	
48"	80"	
54"	88"	
60"	96"	

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS		
SURFACE LIVE LOADING CONDITION		
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) **
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS		
COOPER E-80**		
PIPE DIAM.	UP TO 24"	30"-36"
	24"	36"
	42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2308 PIPE.

1000 GALLON HS-20 GREASE TRAP

TANK DESIGN SPECIFICATIONS CONFORMS TO LATEST: ASTM DESIGNATION C913

NOTES:

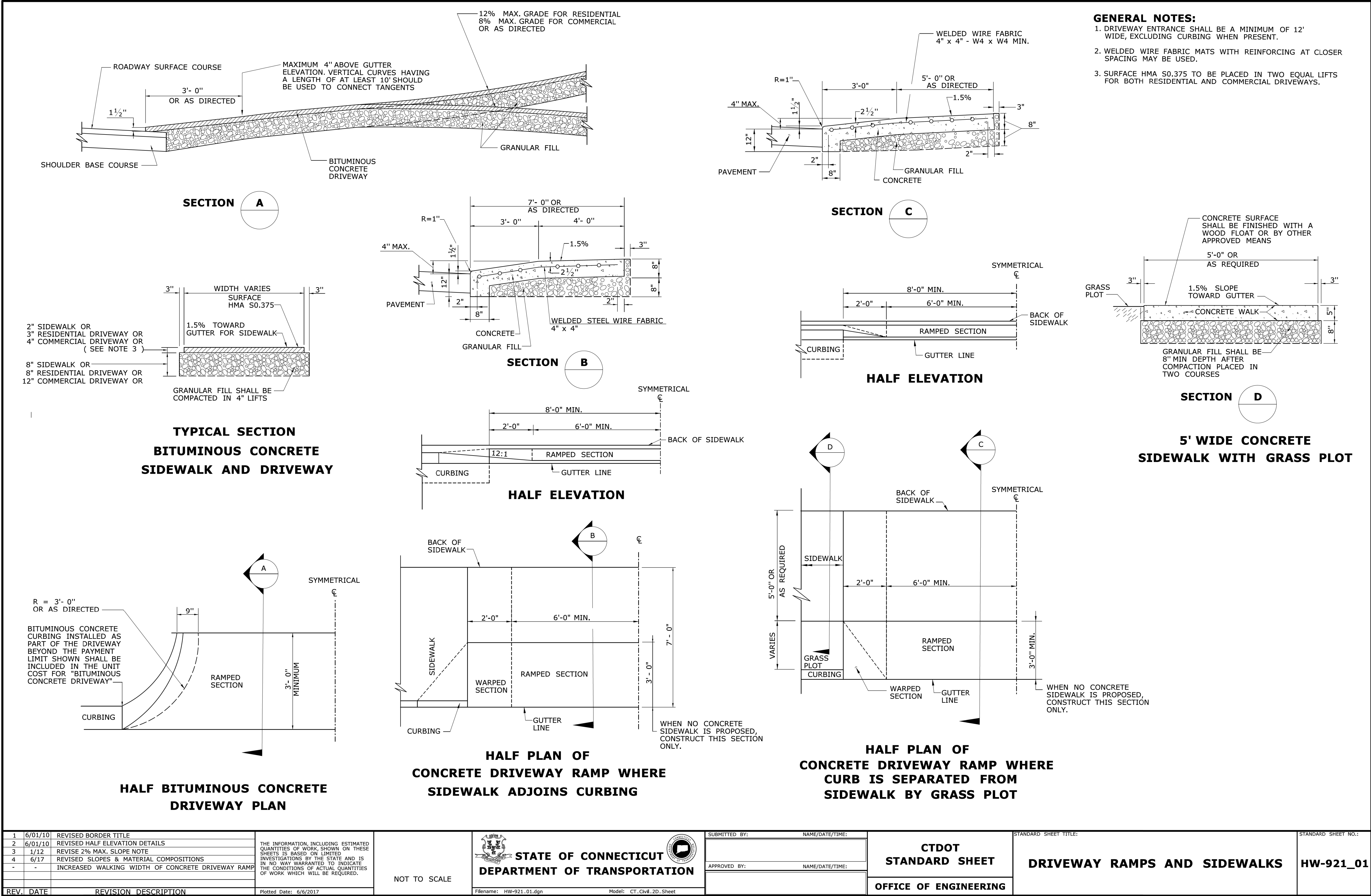
1. JOINT SEALANT IS BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPECIFICATION M-198. MEETS FEDERAL SPECIFICATION SS-S-0021(210-A).
2. PIPE INLET AND OUTLET LOCATIONS HAVE POLYLOK II PIPE SEALS, TYPICAL. CUSTOM KNOCKOUTS CAN BE CAST ON REQUEST.
3. WHEN SPECIFIED THE TANK EXTERIOR IS COATED WITH BAY OIL, "EBONY" OR EQUAL.
4. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
5. CONCRETE COMPRESSIVE STRENGTH- 4000 PSI AT 28 DAYS.
6. METHOD OF MANUFACTURE: WET CAST.
7. BASE SECTION IS MONOLITHIC.
8. THE CHAMBER IS DESIGNED FOR HS-20 LOADING w/18" OF SOIL COVER.

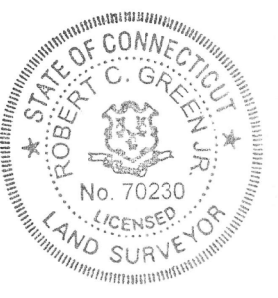
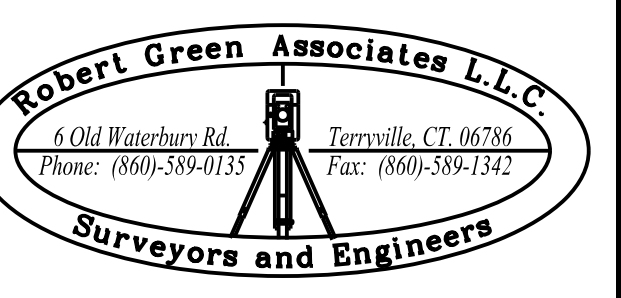
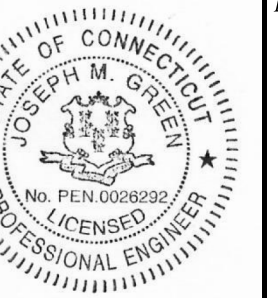
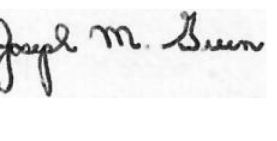
WEIGHT CHART

PRODUCT	APPROX. WEIGHT
TANK	14300 LBS.

UNITED CONCRETE PRODUCTS INC.
173 CHURCH STREET TEL. 800 234-3119 FAX. (203) 265-4941
YALESVILLE, CT 06492 (203) 269-3119

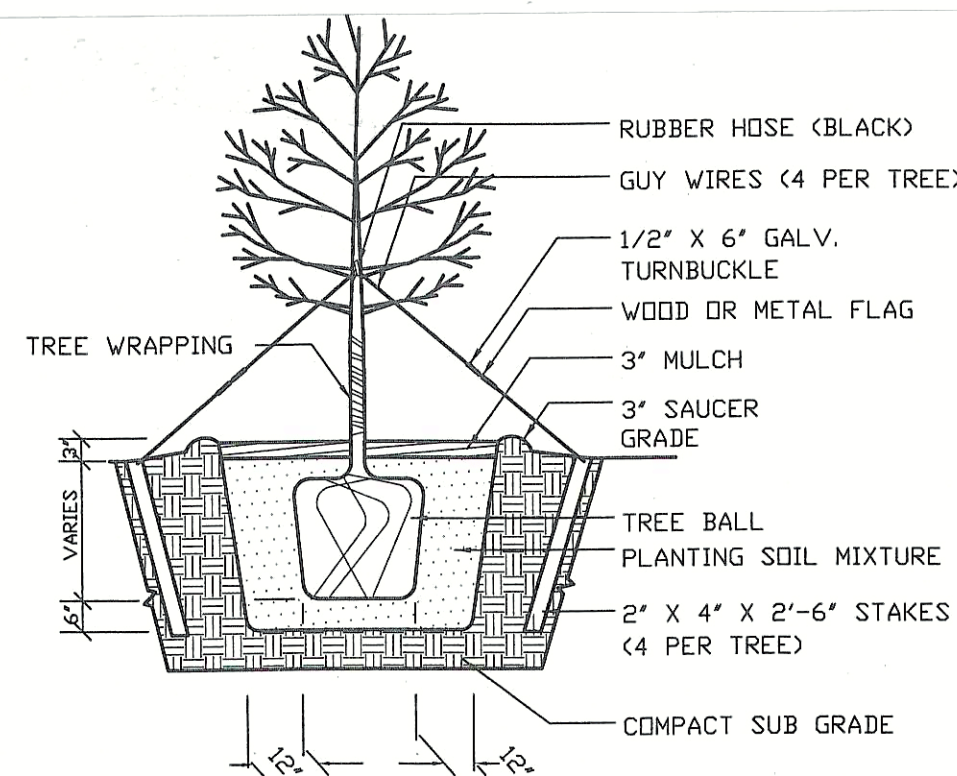
		DATE: OCTOBER 14, 2019	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 		ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED RESIDENCES ON MAIN 301 MAIN STREET BRISTOL, CONNECTICUT	DRAWING NO. MISC-004
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019					SHEET NO. 18
REV.	DATE	REVISION DESCRIPTION					



			DATE: OCTOBER 14, 2019	SURVEYOR SIGNATURE BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 				ENGINEER SIGNATURE BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED RESIDENCES ON MAIN 301 MAIN STREET BRISTOL, CONNECTICUT	DRAWING NO. MISC-006
1	12-9-19	STAFF COMMENTS (1st Review) DATED NOVEMBER 26, 2019	SCALE: AS NOTED							DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS
REV.	DATE	REVISION DESCRIPTION								SHEET NO. 20

LANDSCAPE NOTES:

- 1) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN.
- 2) ALL PLANTS AND MATERIALS SHALL BE APPROVED BY THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
- 3) THE CONTRACTOR SHALL LOCATE, VERIFY, AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- 4) NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE (INCLUDING EXISTING TO REMAIN) FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF THE PLANTING.
- 7) ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED.
- 8) THREE (3) INCHES OF BARK MULCH SHALL BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB.
- 9) PROVIDE AN APPROVED WEED BARRIER UNDER ALL BARK MULCH.
- 10) 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 GUARANTEE PERIOD.
- 11) ALL PLANTING SHALL CONFORM TO STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION - LATEST EDITION.



TREE PLANTING

3
L1.1
NO SCALE

SHRUB PLANTING

4
L1.1
NO SCALE

PLANT SCHEDULE - OVERALL SITE

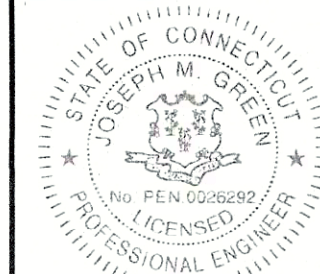
MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SYMBOL
A	4	ACER RUBRUM 'ARMSTRONG'	'ARMSTRONG' RED MAPLE	2.5" CAL.	B & B	
B	3	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	2.5" CAL.	B & B	
C	32	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	1 GAL.		
D	14	JUNIPERUS CHINSIS 'SEAGREEN'	SEAGREEN JUNIPER	18"-24" HIGH	36" O.C.	
E	27		EMERALD ARBORVITAE	4'-6" HIGH	B & B	

DATE: 2 November 2019

SURVEYOR SIGNATURE/BLOCK:

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

SCALE IN FEET
SCALE 1"=20'



ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

PROJECT TITLE:

IMPROVEMENT LOCATION SURVEY-PROPOSED FOR
SOLAR AQUAPONIC GREENHOUSE
3 NORTH STREET
BRISTOL, CONNECTICUT

SCHAPLER SELHAU ASSOCIATES PC
5 WATERVILLE ROAD
FARMINGTON, CT.

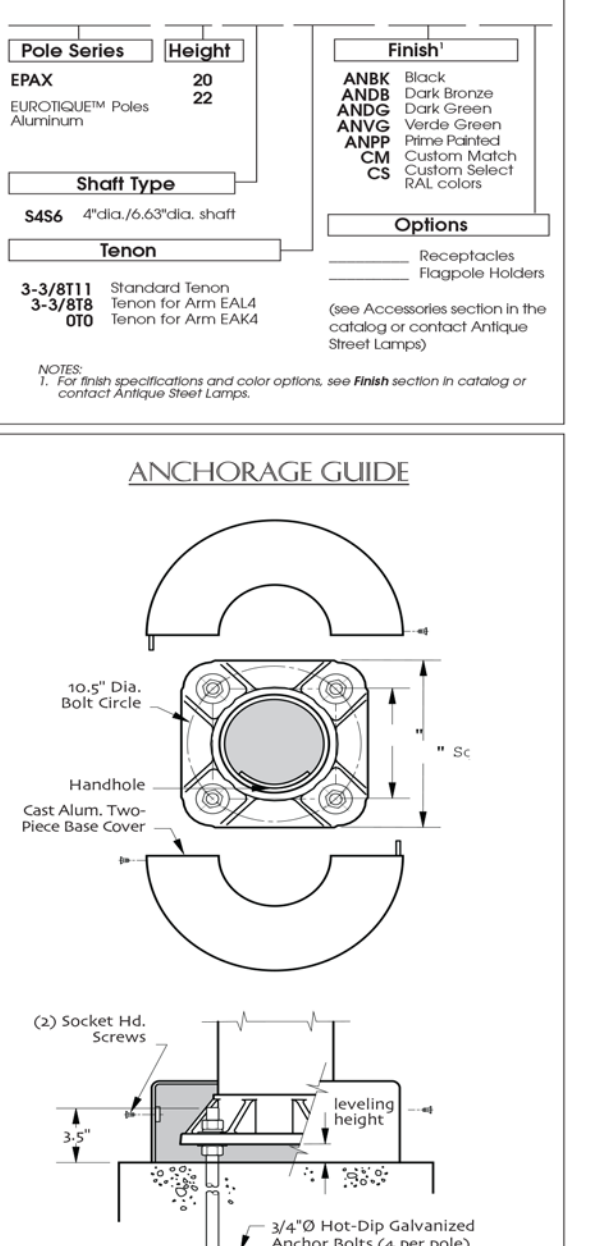
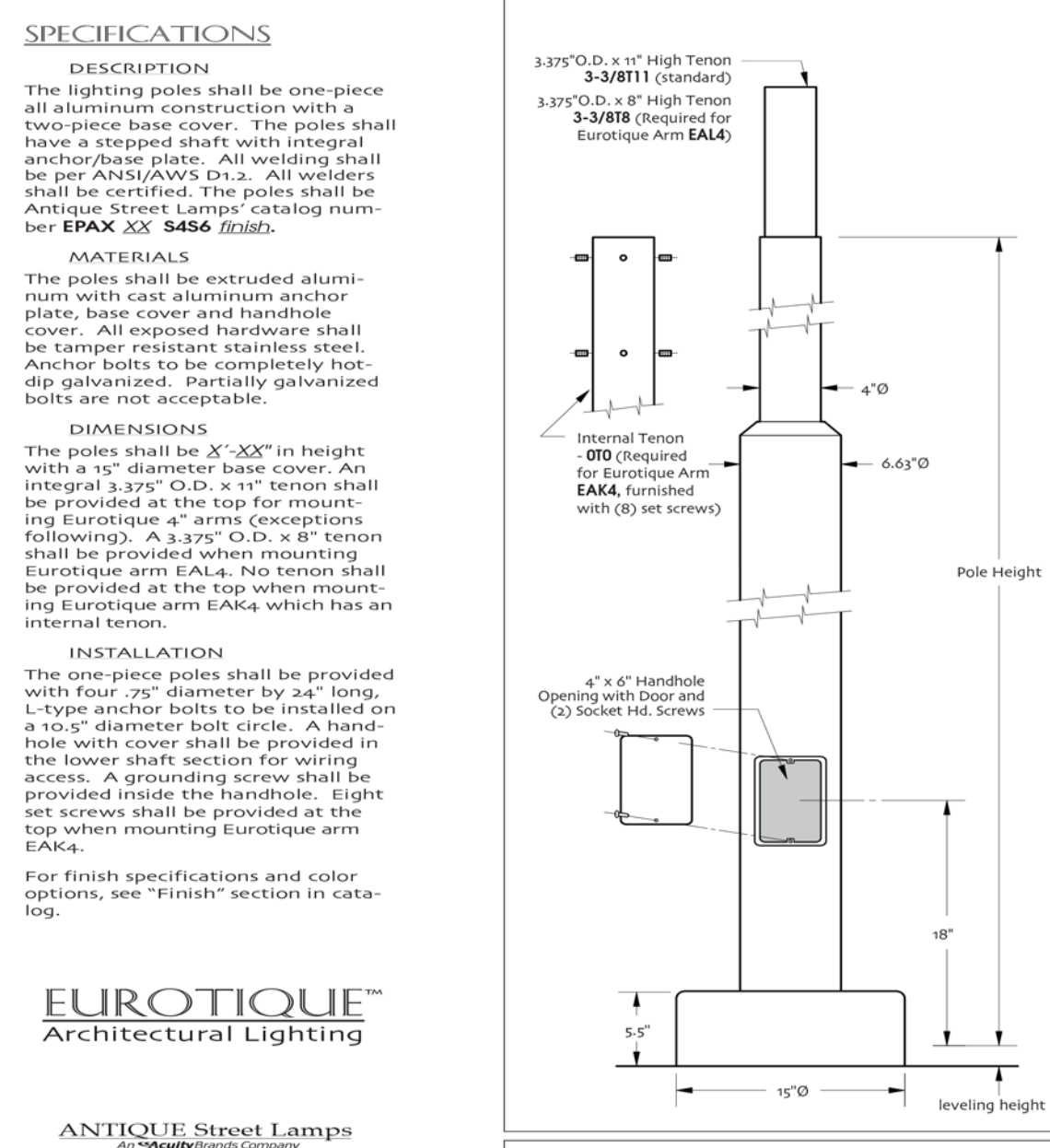
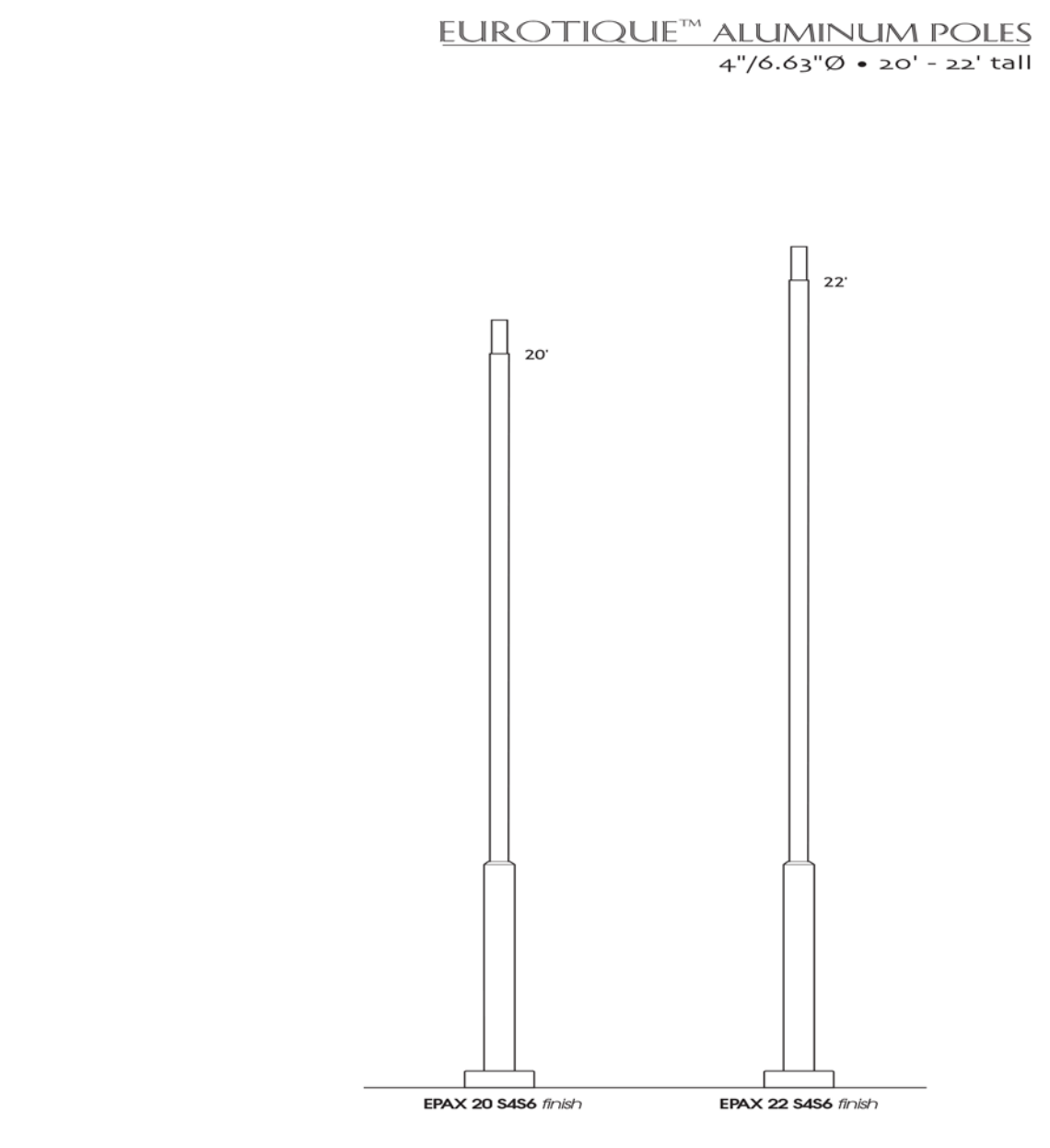
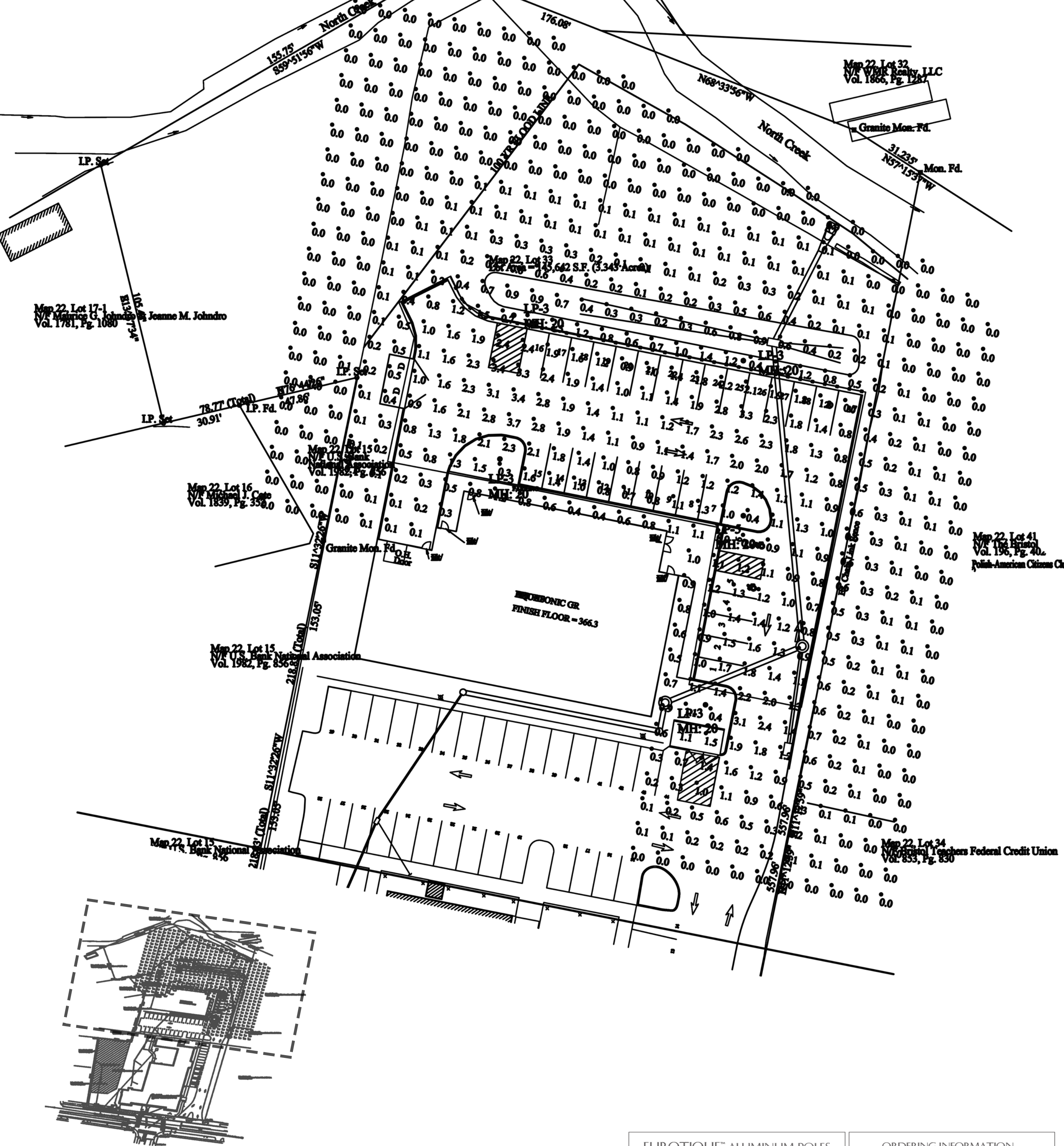
DRAWING TITLE:

LANDSCAPE PLAN

DRAWING NO.

LPI

SHEET NO.



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUG Rating	Description	
	4	LP-3	SINGLE	7974	76	0.900	B2-U3-G2	Antique Street Lamps RC15L P30 40K GCF R3 MVOLT xxx ANBK - EPAX 20 S4S6 ANBK 20FT POLE	
	1	LP-5	SINGLE	8916	76	0.900	B3-U3-G2	Antique Street Lamps RC15L P30 40K GCF R5 MVOLT xxx ANBK - EPAX 20 S4S6 ANBK 20FT POLE	

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Fax Number :
Email Address : gloda@lightingaffiliates.com

ANTIQUE STREET LAMPS

RESONANCE 1.5 LED

RC15L

Construction:
The luminaire is die cast and pre-painted mild aluminum. The roof has an internal hinge, hidden from view. Roof and driver side are protected with moisture resistant, all-weather polycarbonate. The luminaire is constructed with a three-stage pre-painting process consisting of a primer, a base coat, and a clear coat. The luminaire is finished with a clear coat of clear acrylic.

Options:
The luminaire is finished with a clear coat of clear acrylic. The luminaire is finished with a clear coat of clear acrylic.

Electrical:
The luminaire is finished with a clear coat of clear acrylic. The luminaire is finished with a clear coat of clear acrylic.

Installation:
The luminaire is finished with a clear coat of clear acrylic. The luminaire is finished with a clear coat of clear acrylic.

Listing:
The luminaire is finished with a clear coat of clear acrylic. The luminaire is finished with a clear coat of clear acrylic.

Ordering Guide:									
Series	LED Performance Package	Color Temp	Lens Option	Distribution	Voltage	Shield Accessory	Controls Options	Power Options	Decorative Options
RC15L	P10P P20 P30 P40 P50 P60	AMF 30K 40K 50K	GCF GDF	R2 R3 R4	120V 120V 120V 120V 120V 120V	HSS HSS HSS HSS HSS HSS	ACT BLSP BLSP BLSP BLSP BLSP	SP DT	L/FIN F2H F2H F2H F2H F2H

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

Calculation Summary									
CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min			
Illuminance	Fc	0.52	3.7	0.0	N.A.	N.A.			
Illuminance	Fc	1.49	3.7	0.3	4.97	12.33			

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
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ASL Resonance 1.5 LED RC15L									
Performance Data									
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ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

ASL Resonance 1.5 LED RC15L									
Performance Data									
LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series	LED Type	Series

Job No. 2017-0020

Schadler Sehnau associates, p.c.
architecture - planning - interiors
5 waverly road, farmingington, ct 06032
(860) 677-9620
bsa-architects.com

Solar Aquaponic Green House
at Bingham Place
3 North Street
Bristol, CT

REVISION

NO	DESC	DATE
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LIGHTING PLAN & ADDITIONAL INFORMATION

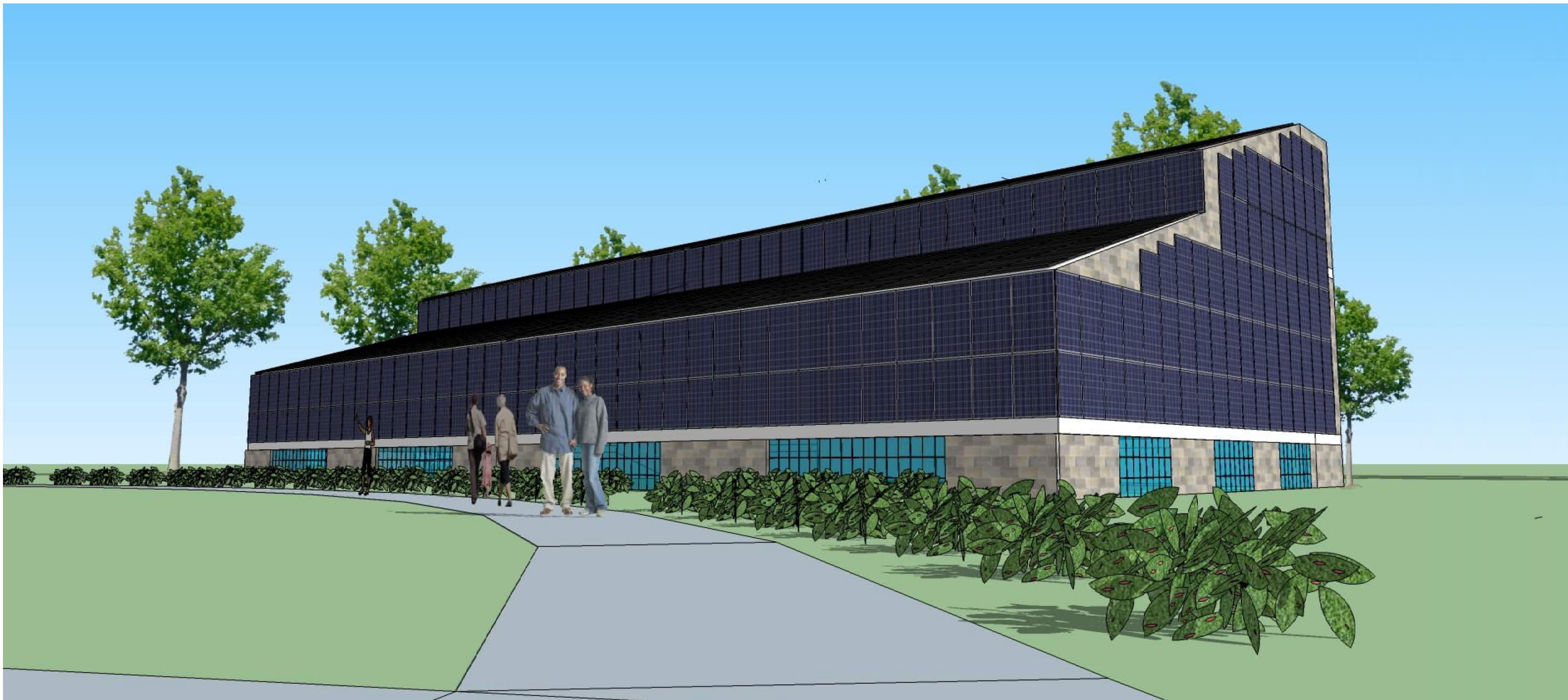
DATE ISSUED: Issue Date

L-1

Page 256

Solar Aquaponic Greenhouse

Bristol, Connecticut



DRAWING INDEX

- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 BUILDING SECTION
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS

Issued for:

- ☐ Preliminary
8/8/19
- ☐ Bldg. Permits
- ☐ Bid Set

☐ Construction

Drawn By:

Approved By:

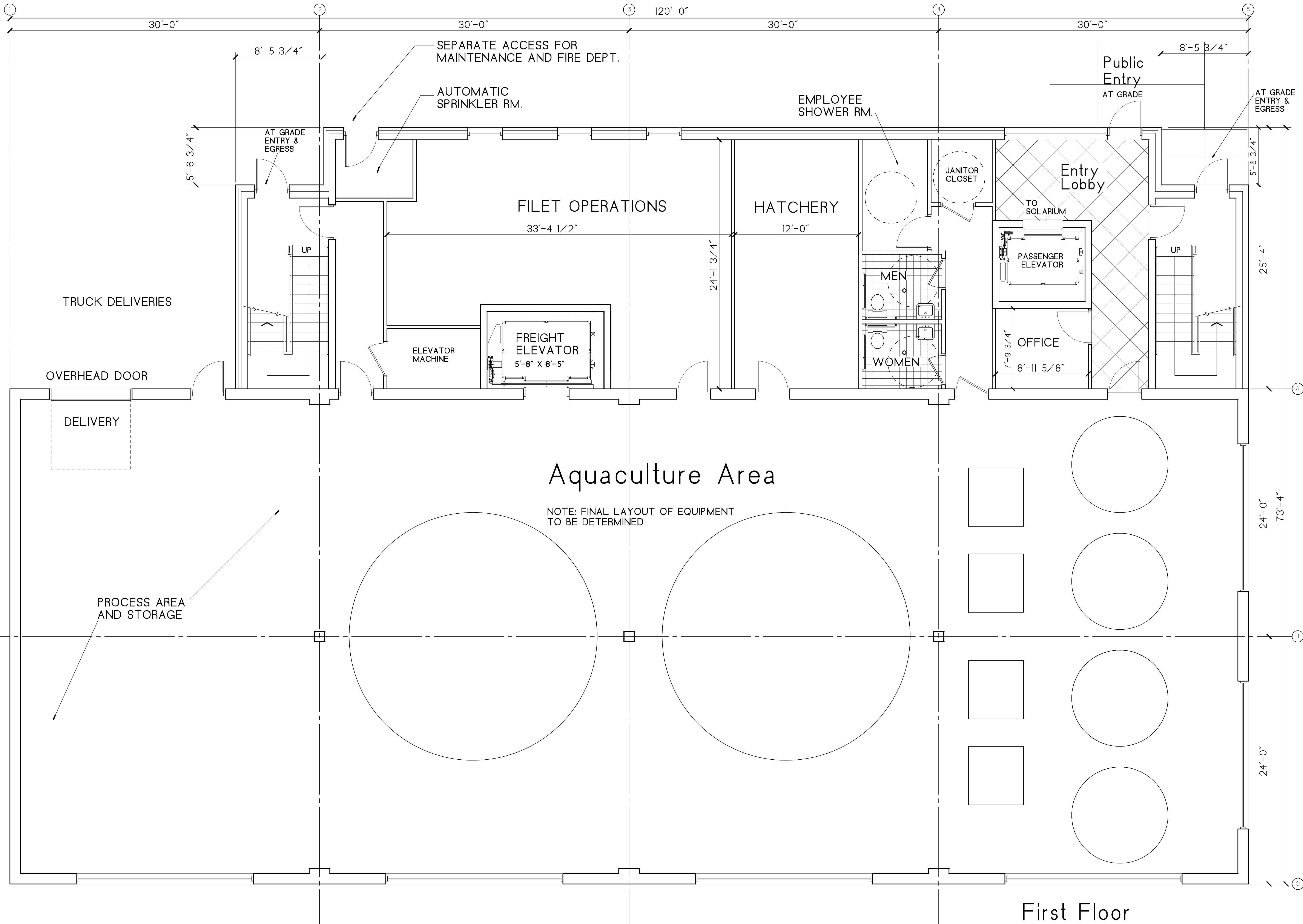
Revisions:

10/18/19

Project No.

Sheet No.

T-1



First Floor

SCALE: 1/4" = 1'-0"

Chris Allen Architect

706 Hancock St.
Ann Arbor, Michigan 48103
Ph: (734) 833-3542
chrisallenarchitect.com

SAG

First Floor Plan – Preliminary

Issued for:

☐ Preliminary
7/31/19

☐ Bldg. Permits

☐ Bid Set

☐ Construction

Drawn By:

Approved By:

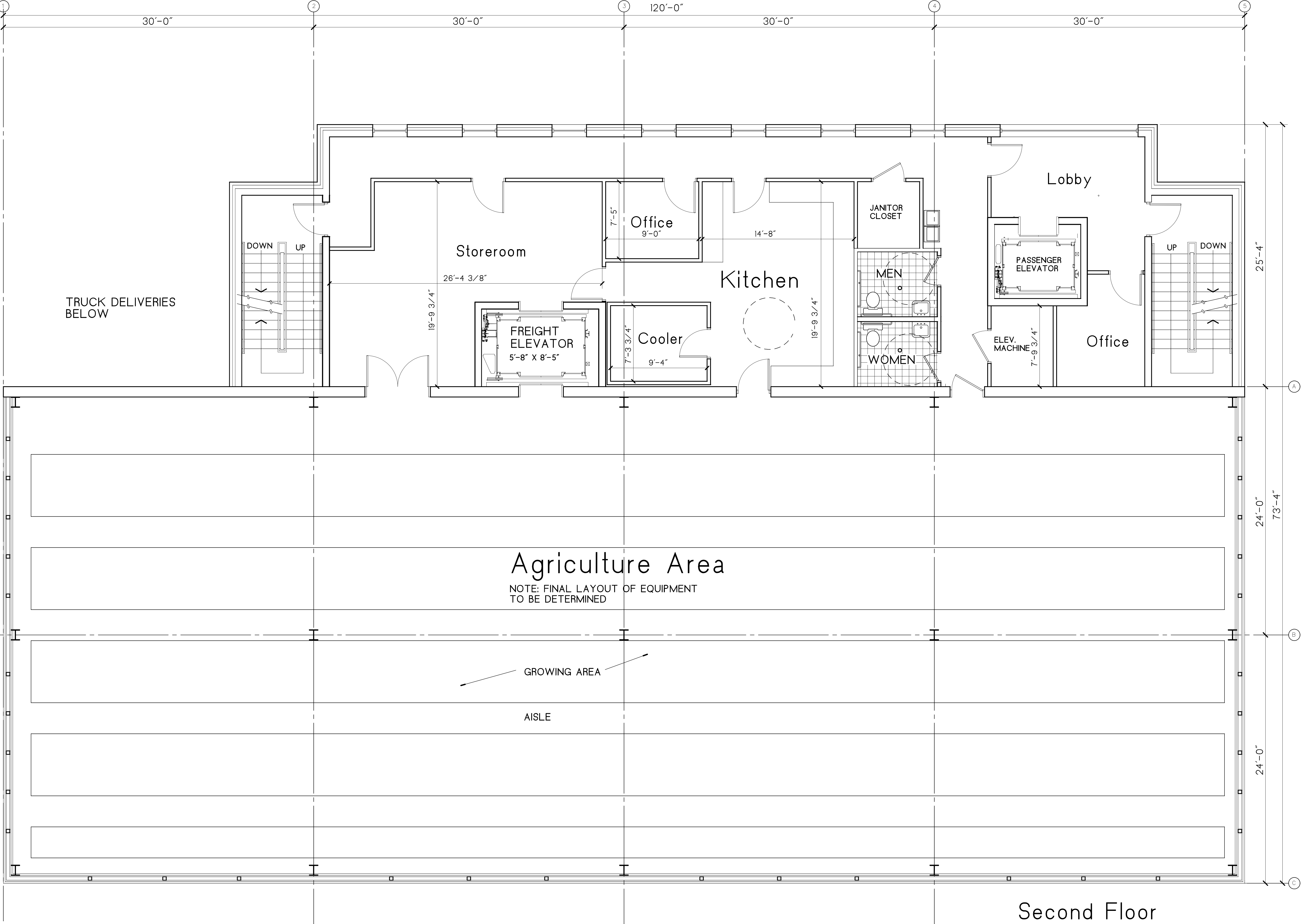
Revisions:

10/18/19

Project No.

Sheet No.

A-1



Second Floor

SCALE: 1/4" = 1'-0"

Chris Allen Architect

706 Hancock St.
Ann Arbor, Michigan 48103
Ph: (734) 883-3642
chrisallenarchitect.com

SAG

Second Floor Plan – Preliminary

Issued for:

- ☐ Preliminary
- ☐ Bldg. Permits
- ☐ Bid Set

☐ Construction

Drawn By:

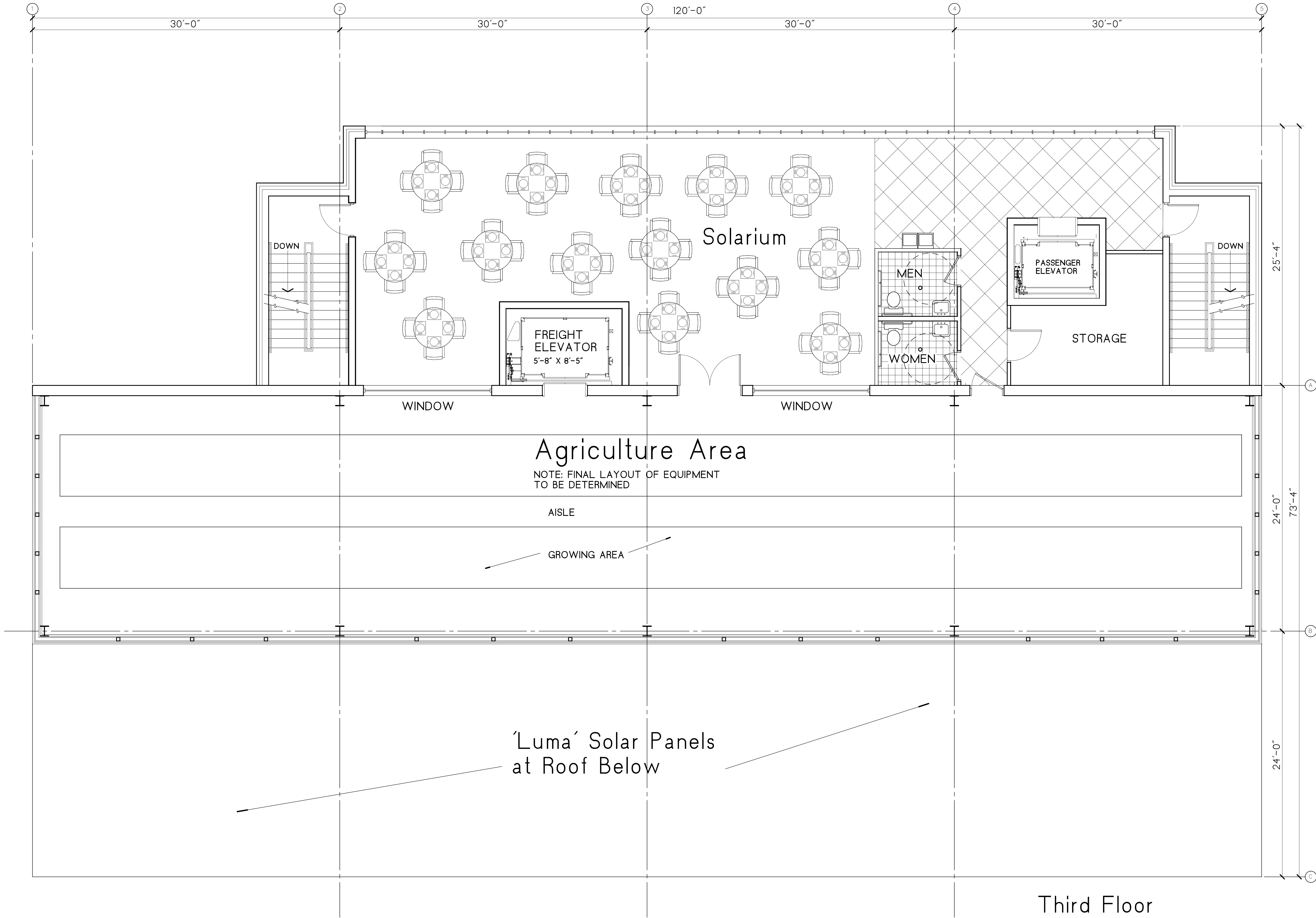
Approved By:

Revisions:
10/18/19

Project No.

Sheet No.

A-2



Third Floor

SCALE: 1/4" = 1'-0"

Chris Allen Architect

706 Hiscock St.
Ann Arbor, Michigan 48103
Ph: (734) 883-5542
cra@sallenarchitect.com

SAG

Third Floor Plan – Preliminary

Issued for:

☐ Preliminary

7/31/19

☐ Bldg. Permits

☐ Bid Set

☐ Construction

Drawn By:

Approved By:

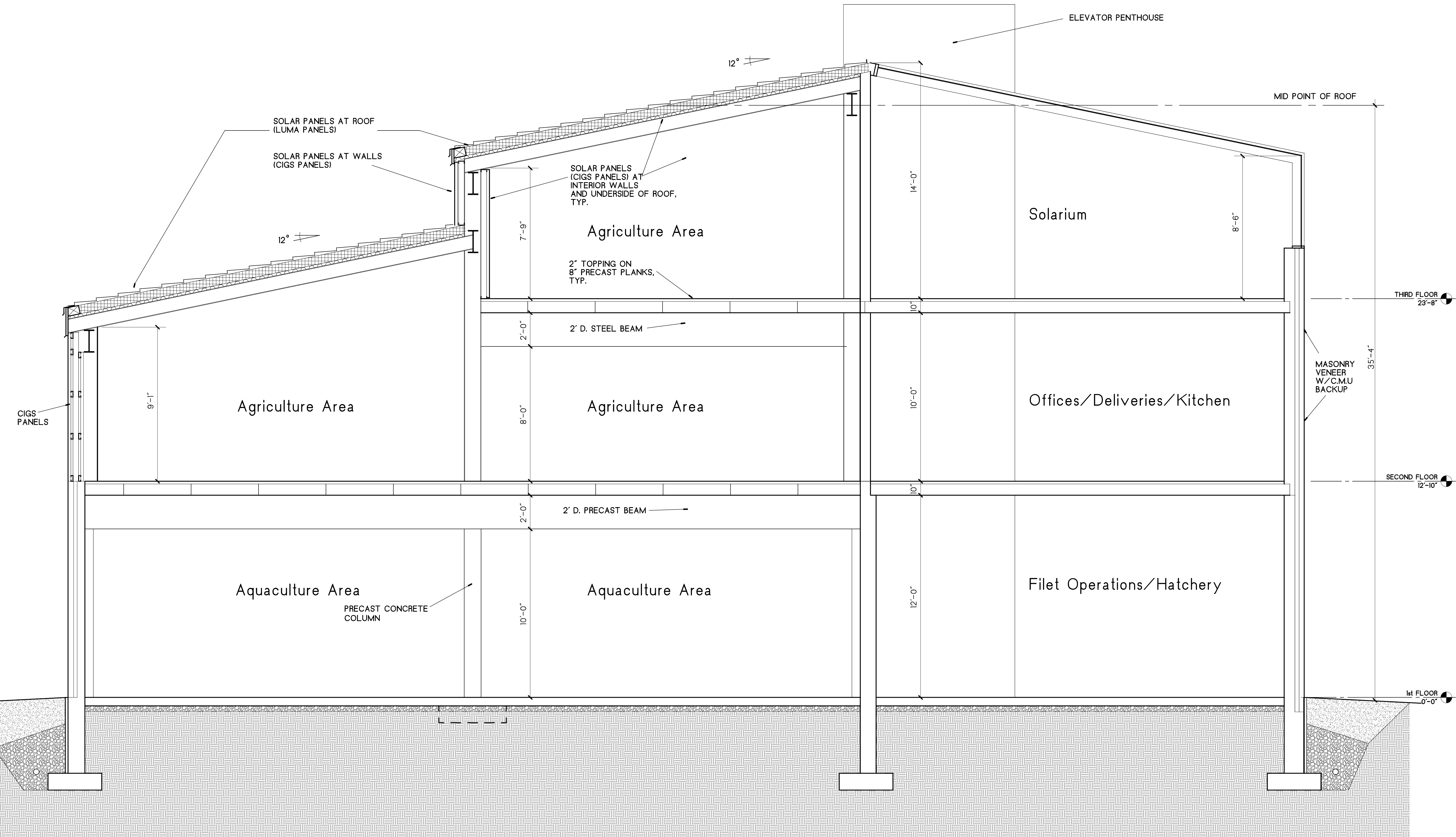
Revisions:

10/18/19

Project No.

Sheet No.

A-3



Building Section
Scale: 3/8" = 1'-0"

Chris
Allen
Architect

706 Hincock St.
Ann Arbor, Michigan 48103
Ph: (734) 883-3642
chrisallenarchitect.com

SAG

Building Section

Issued for:

- ☐ Preliminary 7/31/19
- ☐ Bldg. Permits
- ☐ Bid Set
- ☐ Construction

Drawn By:

Approved By:

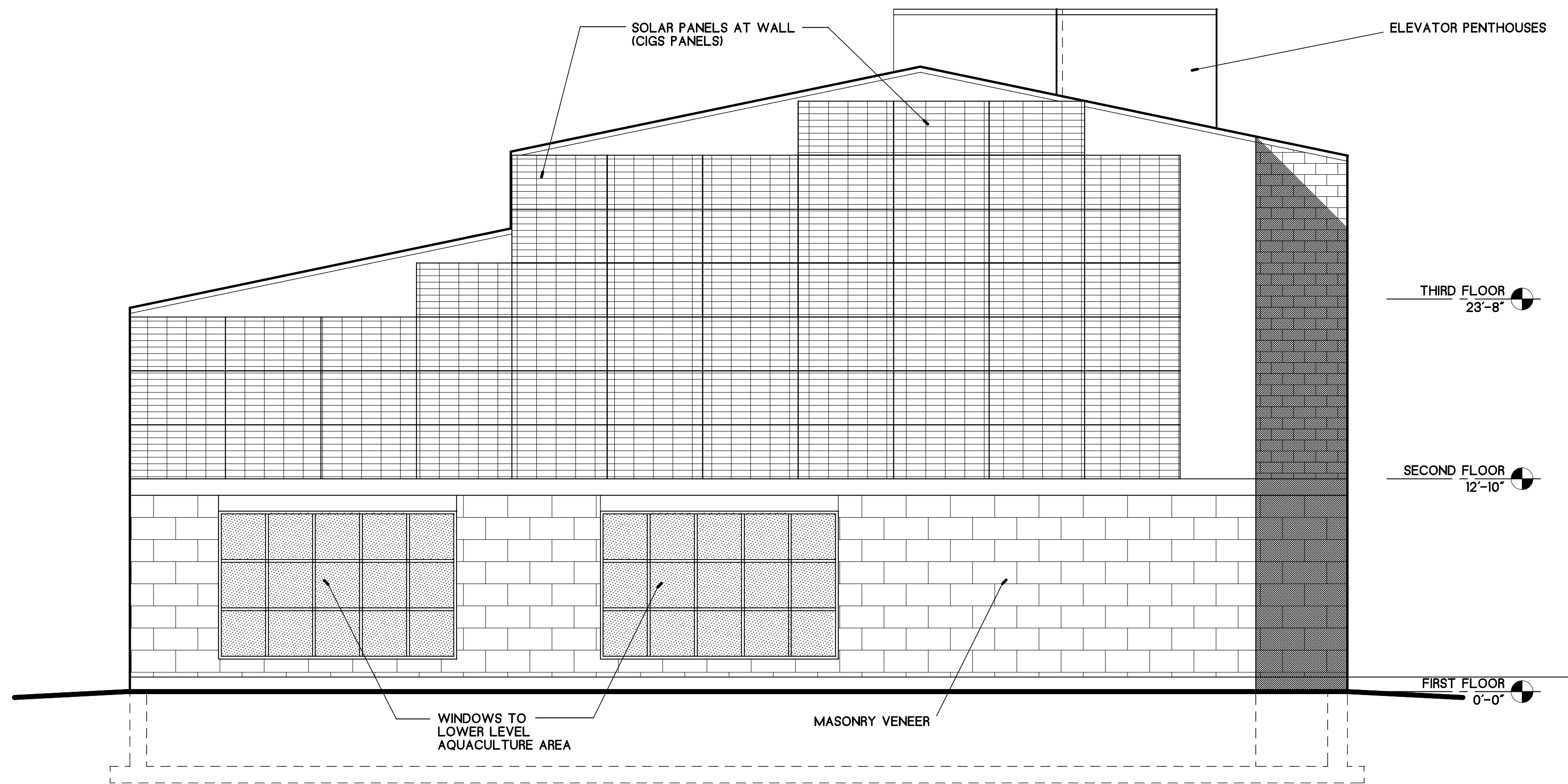
Revisions:

10/18/19

Project No.

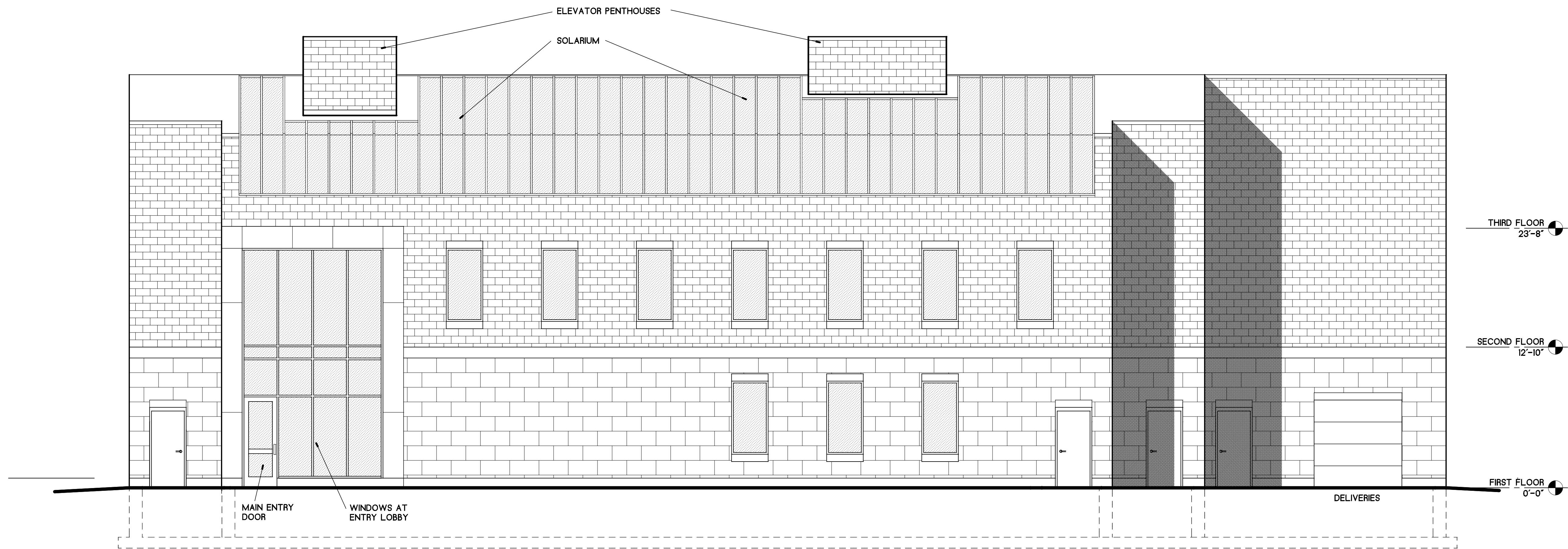
Sheet No.

A-4



East Elevation

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



North Elevation

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

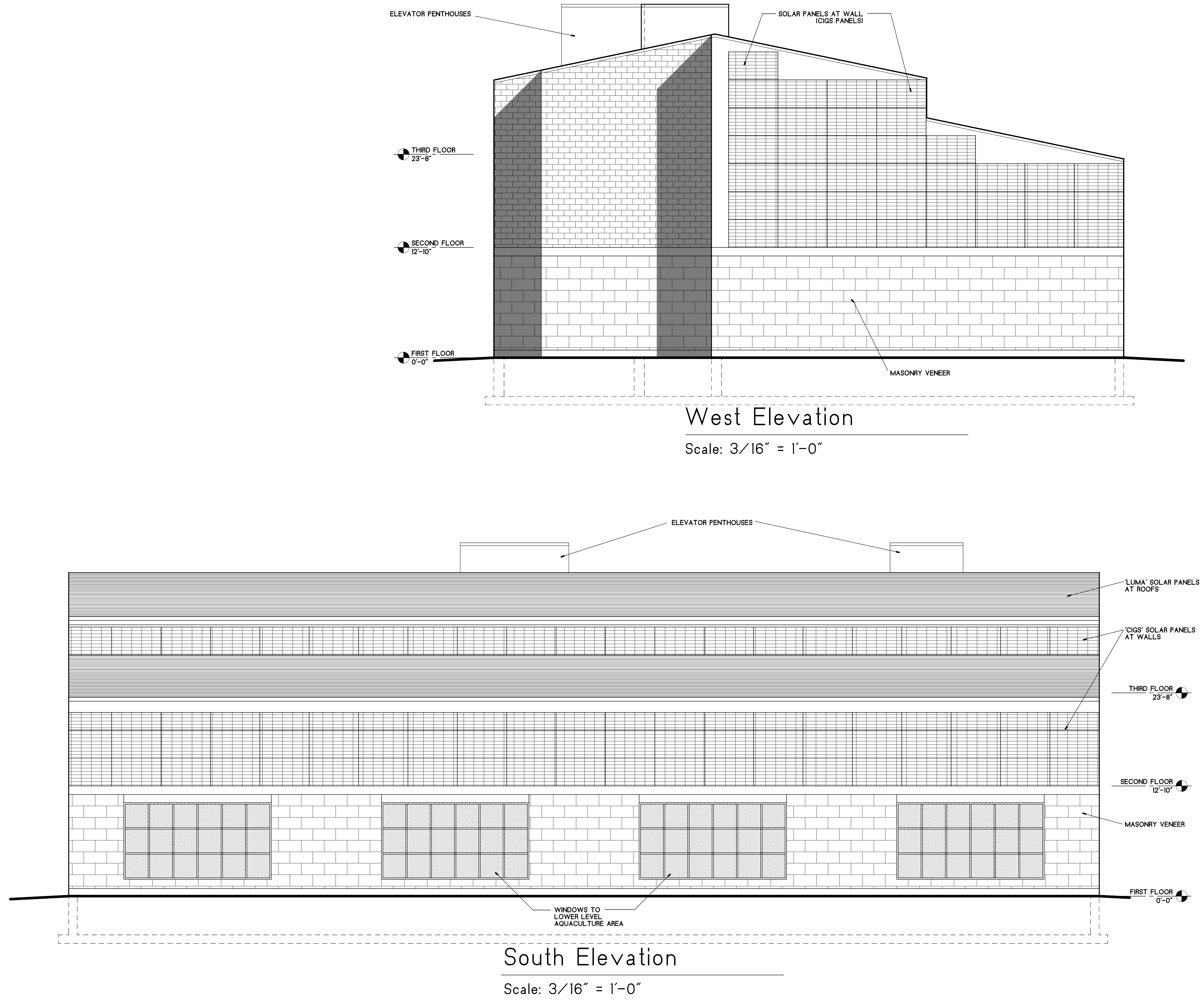
SAG
Elevations

Issued for:
☐ Preliminary
7/31/19
☐ Bldg. Permits
☐ Bid Set

☐ Construction
Drawn By:
Approved By:

Revisions:
10/18/19

Project No.
Sheet No.
A-5



Faith Lutheran Church
1125 Stafford Avenue
Bristol, CT 06010

September 13, 2024

Dear Bill,

At our September 12, 2024 meeting, the Steering Committee voted to approve the expenditure of approximately \$26,000 for a new electronic sign for Faith Lutheran Church from Stewart Signs of Sarasota, FL. We authorize the Property Committee to move forward on this improvement by securing the necessary permits, preparing the sign installation location, and finalizing the contract with Stewart Signs. When you know the amount of the required deposit, you can reach out to Bob Herold and he will provide a deposit check for Stewart Signs.

Thanks,



Bob Herold
Council President



Sandy Milke
Council Treasurer



City of Bristol, Connecticut Assessment Parcel Map

MBL: 52-11-2_0243078

Account #: 0243078

Address: 1125 STAFFORD AVE

150

HAM ROAD

76.7

52-52

52-10-4

100

52-53

Sign Location
18' setback from street
and approximately 225'
from north and south
property lines.

BETHLEHEM LUTHERAN
CHURCH

52-11-2
10

approx.
225'

approx.
225'

STAFFORD AVENUE

1132

145

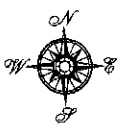
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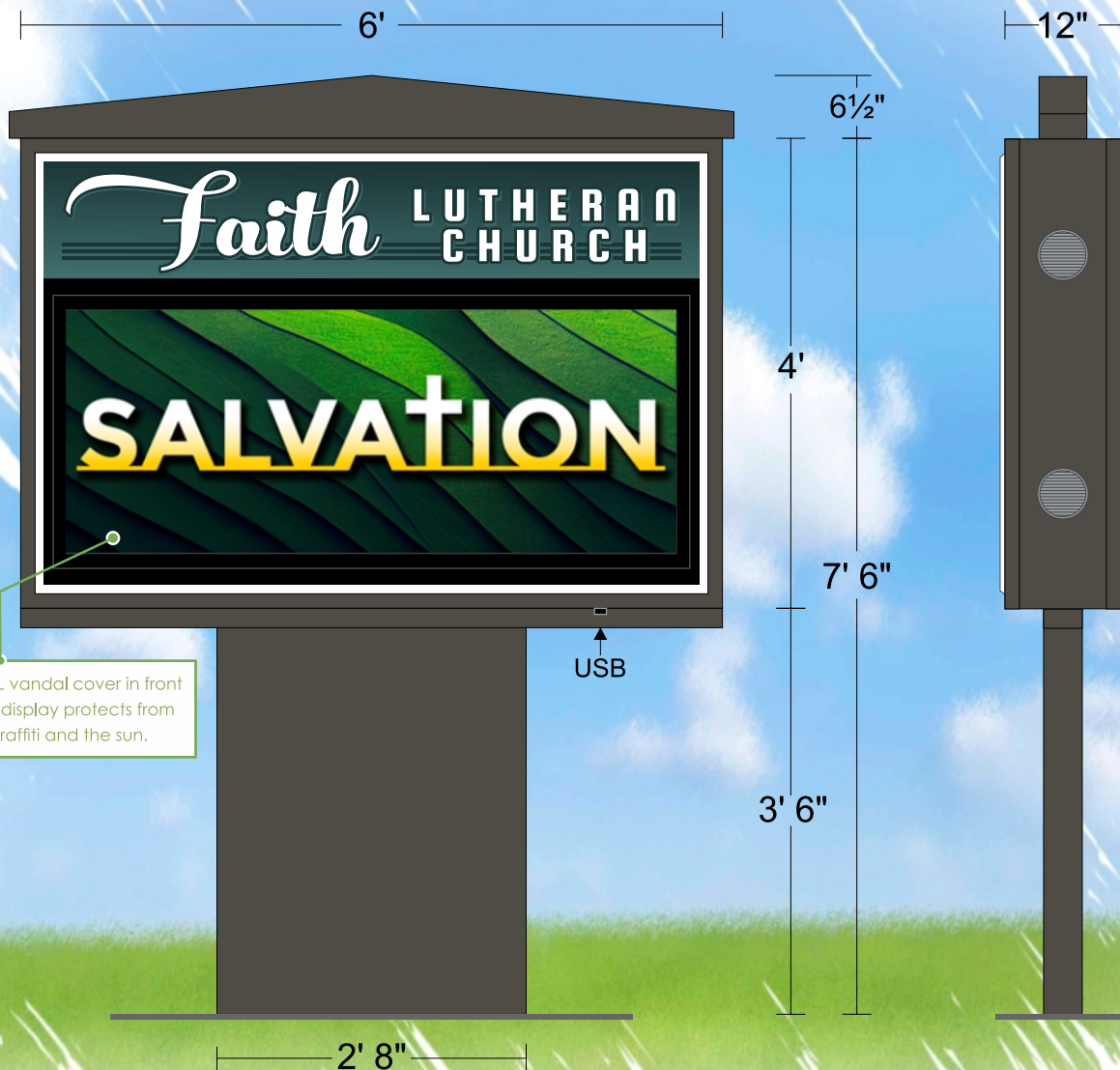
1102



Approximate Scale: 1 inch = 100 feet

Map Produced May 2022

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user.
The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein. Page 265



Stewart Signs
ONE SIGN. ONE COMPANY
1-800-237-3928 stewartsigns.com

TekStar Color 10.66mm 60x150
Cabinet size : 4'x6'
Sk: 1043958-1 Cust: 1789086
7/19/2024 CW/kDiaz PROPOSAL
Scale: 5/8"=1' Cabinet color: Spartan Bronze

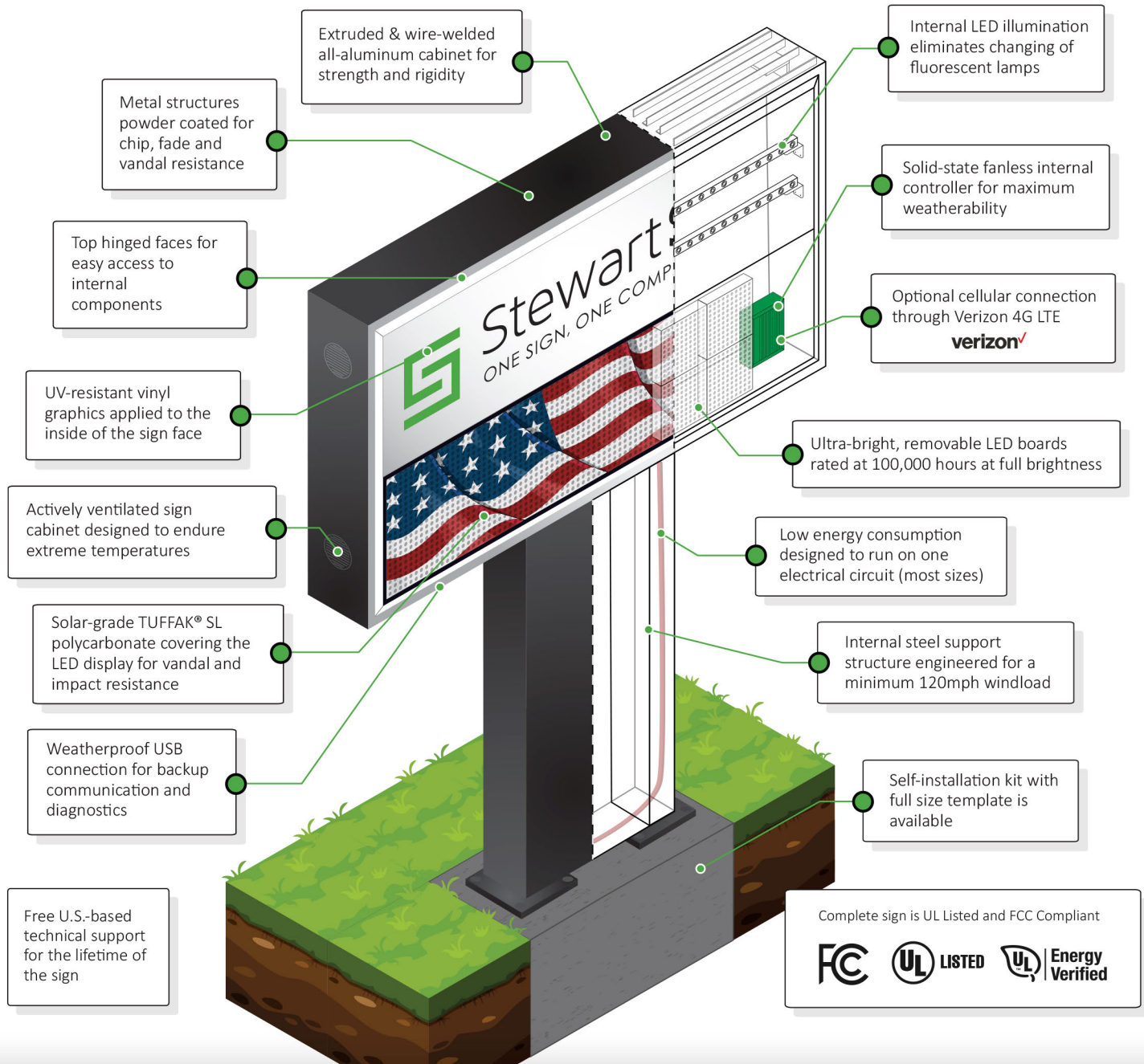
Signature _____

Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.



ANATOMY OF THE TEKSTAR LED FROM STEWART SIGNS

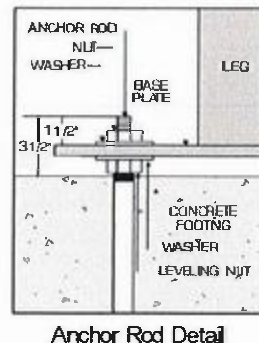
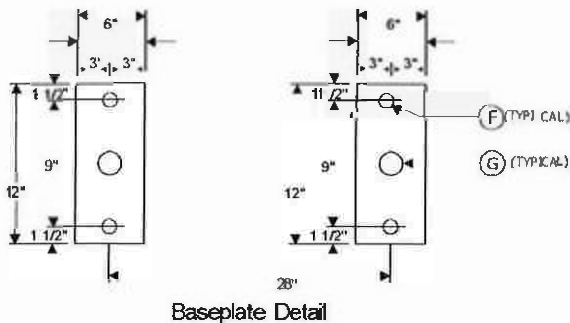
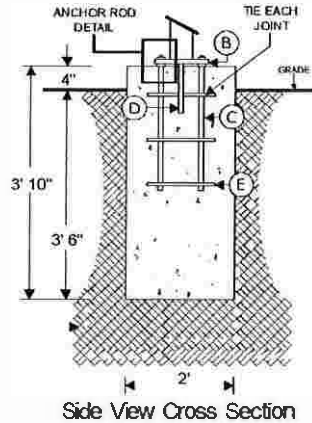
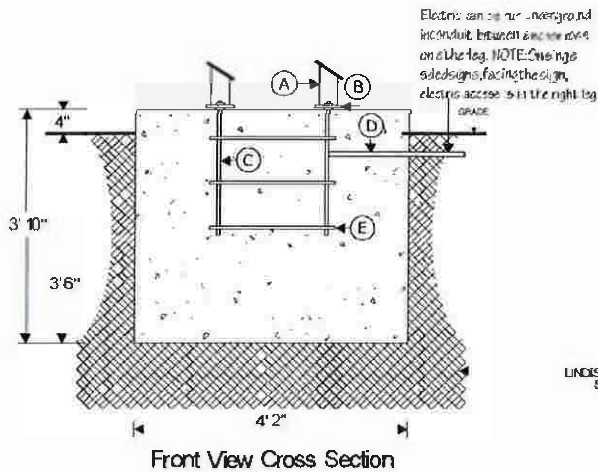


LEARN MORE AT
stewartsigns.com/tekstar

StewartSigns
ONE SIGN, ONE COMPANY
stewartsigns.com ■ 800-237-3928



FOOTING SPECIFICATIONS

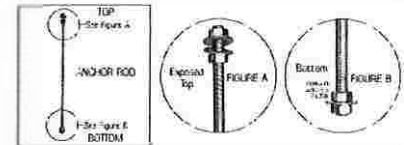


FOOTER DETAIL

- A. Sign legs
- B. Base plates
- C. 3/4" x 30" anchor rods, 4 required. Tape anchor rod threads for protection against sand.
- D. Electrical conduit (supplied by customer)
- E. #5 rebar or better, tied at each joint (supplied by customer)
- F. 1 1/4" diameter anchor bolt holes
- G. 2" diameter electrical hole

NOTES

- 3,000 psi concrete: less than 1.18 cubic yards needed
- Windload: design meets or exceeds 120 mph Exposure B



CONTACT

Diego Vasquez
1-888-237-3928 x245
dvasquez@stewartsigns.com

CUSTOMER INFORMATION

St. Stanislaus Roman Catholic Church
510 WEST STREET
BRISTOL, CT 06010
Customer #1788477
Quote #925131-1

SIGN SPECIFICATIONS

Sign Model: TekStar (T)
ID Cabinet Size: 4" x 6"
Leg Height: 3' 6"
Leg Width: 2' 8"
Windload: 120 mph Exposure B
On Center Dimension: 28"

SEPARATE STEWART TEMPLATE MUST BE USED TO SET ANCHOR RODS INTO CONCRETE

DRAWING IS NOT TO SCALE



2201 Cantu Ct. Suite 215 Sarasota, FL 34232
1-800-237-3928 www.stewartsigns.com

Page 1 of 1

Drawing Generated 11/14/2018 10:28 AM

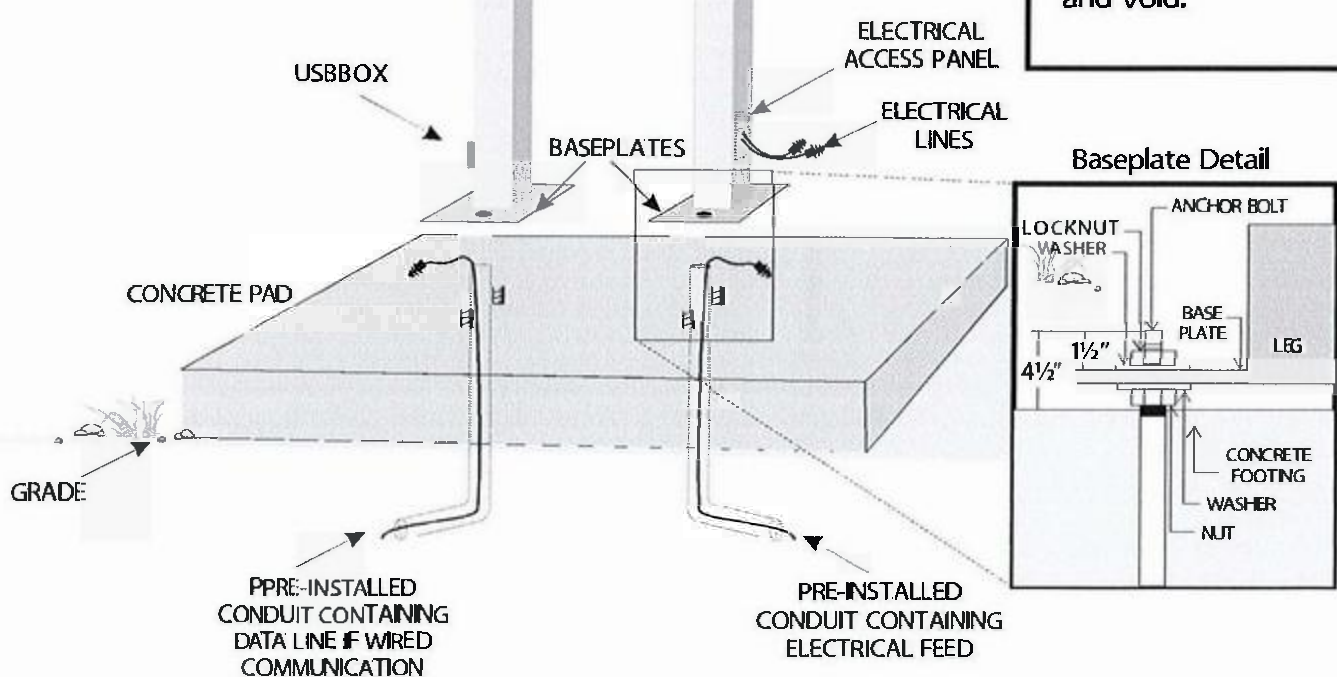
Sign Assembly

6

Stand up the entire sign structure and set on leveling nuts. Place washers on anchor bolts and attach lock nut and washer (please refer to footer details for more specific information).

WARNING

Welding of any kind to the sign cabinet(s) will cause your warranty to be null and void.



7

After installation is completed, use touch up paint provided for coating small scratches on metal areas only.

Thank you for purchasing a Stewart sign. We hope you are pleased with the quality of our work and the high level of service our company has offered you. If you have any questions, please contact us at 855-841-4624.

2024 ZONING ENFORCEMENT REPORT

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

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	3												
<i>Year (24):</i>	<i>2</i>												
Illegal Business:	2												
<i>Year (24):</i>	<i>0</i>												
Lack of Permit:	11												
<i>Year (24):</i>	<i>3</i>												
Accessory Structure:	0												
<i>Year (24):</i>	<i>1</i>												
Illegal Fence:	1												
<i>Year (24):</i>	<i>1</i>												
Illegal Sign:	2												
<i>Year (24):</i>	<i>0</i>												
Fowl:	0												
<i>Year (24):</i>	<i>0</i>												
Blight:	6												
<i>Year (24):</i>	<i>2</i>												
Lighting:	0												
<i>Year (24):</i>	<i>0</i>												
Site Plan:	2												
<i>Year (24):</i>	<i>1</i>												
Illegal Rentals:	2												
<i>Year (24):</i>	<i>0</i>												
Miscellaneous:	2												
<i>Year (24):</i>	<i>3</i>												
2025 TOTAL:	31												
<i>Year (24):</i>	<i>13</i>												
ABATEMENTS:	0												
<i>Year (24):</i>	<i>0</i>												
CITATIONS:	15												
<i>Year (24):</i>	<i>6</i>												
PERMITS ISSUED:	240												
<i>Year (24):</i>	<i>275</i>												

Respectfully submitted,

Brandon Peate

Brandon Peate

Zoning Enforcement Officer

January 30th, 2025