



City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, FEBRUARY 24, 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/83846337476?pwd=56DfDMxf6UObv2g94Vt8dVcUU4sqhX.](https://bristolct-gov.zoom.us/j/83846337476?pwd=56DfDMxf6UObv2g94Vt8dVcUU4sqhX.1)

1

Meeting ID:

838 4633 7476

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - January 27, 2025
4. Receipt of New Applications
 - a. Application #437 – Revisions to an Approved Site Plan for trucking terminal facility at 101 Business Park Drive; Assessor's Map 3 Lot 2; IP-1 (Industrial Park) zone; Charles Nyberg of Schadler Selnau Associates, PC, applicant; Brown Holdings, LLC, owner.
5. Public Hearings
 - a. Application #436 – Site Plan for a 42,000 sq. ft. (two phases/two buildings) Manufacturing Facility (robotic product assembly) at Lot 3 Business Park Drive Assessor's Map 3, Lot 3; IP-1 (Industrial Park) zone; Force Automation, Inc, applicant.

6. New Business

- a. Application #424 – Blossom Estates Subdivision - 505-545 Redstone Hill Road – Request for Final Approval for Phase 2 (16 lots); Assessor's Map 2, Lots 133-1; 133-3 through 133-17; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant.

7. Old Business

8. City Planner's Report

- a. Subdivision Status Report

9. Adjournment

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

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JANUARY 27, 2025**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

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

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

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

1. Public Participation

The following item was submitted into the record: a intervener status letter dated January 26, 2025 (submitted by Michael J. Dudko.) Mr. Dudko, 116 Lewis Rd., addressed the Commission on Item 5.a; Mr. Dudko thought this application required a public hearing. Mr. Dudko requested intervenor status on Lot 3, Southeast Business Park under CT Gen. Statutes 22.A.-19.

Mr. Dudko's main concern was the plan as proposed would be too close to the 2.5-acre wetland on the property. Mr. Dudko noted some 100 yr. old trees may also need protection. He also noted that the US Army Corp of Engineers report was done on Lot 1 but there was no habitat report for Lot 3, and that was the owners responsibility.

Approval of Minutes

a. Regular Meeting - December 23, 2024

Chairman Veits designated himself, regular Commissioners Soares, Pose, Bacchus and Nardi to vote on the December 23, 2024, regular minutes.

MOTION: Move to approve the minutes of the December 23, 2024, regular meeting.

By: Pose

Seconded: Soares.

For: Soares, Pose, Bacchus, Nardi and Veits.

Against: None.

Abstain: None.

2. Receipt of New Applications

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

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained Mr. Dudko's concerns would be discussed at the Inland Wetlands and Watercourses Agency meeting. The attorney said when the site was subdivided, the report indicated that the wetlands on site was not a pond and there were no vernal pools.

Attorney Furey reviewed the prior approved Inland Wetlands Agency and Planning Commission applications that included Lot 2. The Attorney stated that BL Companies reviewed the site in 2022. Attorney Furey noted the applicant received approval for this proposal from the Economic & Community Development Dept. with stipulations for compliance with all Regulations.

Attorney Furey suggested Staff forward Mr. Dudko's intervenor status to the Corporation Counsel Office. The Attorney requested to not have a public hearing. Mr. Flanagan suggested scheduling a public hearing for the February meeting.

MOTION: Move that Application #436 be scheduled for a Public Hearing for the February 24, 2025, Regular Meeting of the Planning Commission.

By: Soares

Seconded: Nardi.

For: Soares, Pose, Bacchus, Nardi and Veits.

Against: None.

Abstain: None.

3. Zoning Commission Referrals

- a. Application #2518 - Proposed amendments to the Zoning Regulations to 1) to amend Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals; 2) to amend Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, indicated many communities do not allow brew pubs in industrial zones. The attorney stated the request would allow for the adaptive reuse of older buildings for microbreweries, production of craft beer and some food items. Attorney Ziogas stated if approved, there would be more employment and the buildings would be improved. The attorney's view was the request was consistent with the PoCD. Attorney Ziogas asked for a positive recommendation to the Zoning Commission. The attorney noted the Zoning Commission would review the application at their February 10, 2025, meeting.

Mr. Flanagan said the application listed the old Sections X and XI that was revised to the new Regulations. Commission inquiries: Mr. Flanagan read into the record the Regulations for brewpubs and microbreweries.

MOTION: Move 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.

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

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

4. Council and Other Referrals City

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

Julie Rogers, Senior Land Protection Manager of the Housatonic Valley Association, gave a presentation for the Highlands Conservation Act to the Commission. Ms. Rogers thanked Amy Petras, Farmington River Watershed Assoc., for her efforts with Bristol. The manager detailed the Housatonic Valley Association's responsibilities.

Ms. Rogers explained the Act was a Federal Grant program to purchase conservation land for agencies. Ms. Rogers noted the region included 14 towns in northwest CT that did not include Bristol. The manager noted the Act was reinstated in 2022 to be authorized to expand the region.

Ms. Rogers detailed the benefits of joining the region with a total of \$50 Million in funding. The manager pointed out a referral was required to the City Council or a letter to the Mayor's Office stating their interest to the ConnDEEP.

Mr. Flanagan and Commission inquiries, respectively: Ms. Rogers explained how the geography was selected for the region to protect land, particularly for drinking water supplies. She stated that the Act does not restrict any property within the City limits.

MOTION: Move to send a positive referral to the to send a positive referral to the City Council in support of the City of Bristol participation in the Highland Conservation Region.

The Planning Commission finds that the proposed participation by the City of Bristol in the Highland Conservation region, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018, and specifically the following:

Section 4.3.3.4. – Cooperate with adjacent communities and other organizations protecting natural resources.

By: Bacchus

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

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

5. New Business

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

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained that Lot 19 and Lot 33 were not part of this 19 lot Subdivision. The attorney said the request was for a bond reduction. Attorney Ziogas verified the road, utilities, drainage system and paving was constructed. The attorney reviewed the items that were not constructed. Attorney Ziogas verified he spoke with Anthony Lorenzetti, P.E., regarding the bond that was agreed in the amount of \$106,066.

Mr. Flanagan stated this phase was approved in 2004 and the Subdivision was inactive for 10 years, so the applicant let the Subdivision expire. The City Planner indicated the applicant has reactivated this phase of the Subdivision. Mr. Flanagan noted there was a caveat for sidewalks on one side of the street, which is part of the record.

MOTION *Move that pursuant to the Bristol Subdivision Regulations – Section Three – Performance Guarantee to accept bonding in the amount \$106,066.00, as recommended by the City Engineer for Application #433 Subdivision – Cold Spring – Phase 4 – west of Village St. and Silo Rd. 19 lots in the R-10 (Single-Family Residential) zone from Industrial Builders & Realty Co., LLC, applicant/ owner, which will be held to guarantee the completion of public improvements for Phase 4 consisting of the 19 lots and the infrastructure costs listed."*

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

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

Staff discussed the open space with this subdivision that was approved in 1995. The City Planner pointed out that the Commission realized at that time that grading was required for the open space parcel to make 165 Warner Street buildable.

Mr. Flanagan reviewed the subdivision maps approved from 1995. He noted that the Commission would continue to discuss open space. Mr. Flanagan noted the new applicant would likely construct the house for this plan.

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

Charles Nyberg, AIA, Schadler, Selnau and Associates, PC, 5 Waterville Rd., represented the applicant. Mr. Nyberg reported the proposed business was for a Horizon Stone facility that was previously approved for a trucking terminal by the Commission. The architect said the prior approved plan did not install the grading or drainage systems.

The architect verified the new tenant would store stone products inside and outside the building with no retail sales. Mr. Nyberg verified the outside storage received approval from the Southeast Park board and the Economic & Community Development Commission.

Mr. Nyberg verified the drainage systems would be the same to drain to the west. The architect said the site would be fenced and gated for security purposes. Mr. Nyberg stated the building façade would be corrected to a partial stone façade with the existing blue siding.

Mr. Flanagan inquiries: The architect said the use would be changed from a trucking terminal to a wholesale or distribution facility.

MOTION Move to direct the applicant to submit an Application for Revision to an Approved Site Plan to the Land Use Office by the February 13, 2025 deadline, so the application can be received at the next Planning Commission meeting on February 24, 2025.

By: Nardi

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

The Commission agreed to Mr. Flanagan's suggestion to place Application #423 first on the agenda.

- 6. Old Business
There was no old business.

- 7. City Planner's Report
 - a. Subdivision Status Report

Mr. Flanagan noted there were no changes to the Subdivision Status report. The City Planner stated the Cold Springs Phase 4 Subdivision status would be updated with the new bonding information to become a final approval.

- 8. Communications

- 9. Adjournment

Motion was made by Commissioner Soares to adjourn.

Motion seconded by Commissioner Pose.

Motion carried 5-0.

The meeting adjourned at 7:21 P.M.

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

Respectfully submitted,

Nancy King

William Veits – Chairman
City Planning Commission

For Office Use Only	
APPLICATION NO.	437
DATE FILED:	02-10-2025
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: Lot # 2 / 101 Business Park Drive

Assessor's Map No.: 3 Assessor's Lot No.(s): 2 Zone of the Property: IP-1

Title of approved Site Plan: Site Plans Prepared for BHF LOGISTICS, INC.

Date of original Site Plan approval: 28 July 2021

Nature of proposed revision:

Change of ownership and use from a trucking terminal to a warehouse with outdoor storage of imported stone building products.

No retails sales.

Reason for proposed revision:

Current owner was not able to complete the project and has been forced to sell

Other comments:

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: Charles R. Nyberg

Address: Schadler Selnau Associates PC / 5 Waterville Road City: Farmington State: Ct Zip: 06032

Telephone No.: 860-677-9620

E-Mail: charlie@schadlerselnau.com

Signature: [Signature]

Signature -- (Printed/Typed) CHARLES R. NYBERG

CHECK ONE: ☐ owner ☒ other (specify):

Architect

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

Name: BROWN HOLDINGS

Address: 101 BRADSHAW LN

City: E MONTROSE

State: CT

Zip: 06108

Telephone No.: 860-874-1821

E-Mail: BROWNHOLDINGSCTAGMDIL.COM

Signature: [Signature]

Signature -- (Printed/Typed) MIRZA BUCUK

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!

BZC/BPC -- 08/17

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 437

Address or location of property: _____

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

NEW OWNER - CLOSING SCHEDULED FOR MARCH
Horizon Natural Stone
Jessica Pinto Cabanell 21
120 Tolland Street, Suite B, East Windsor, CT. 06028
Telephone: # 860.906.6682
e mail: jessica@horizonstone.com

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature -- (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature -- (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature -- (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Narrative

NARRATIVE

JANUARY 2025

City of Bristol, Ct

15 January 2015

Planning Commission

William Veits, Chairman

111 North Main Street

Bristol, Ct 06010

Re: Lot # 2 / 101 Business Park Drive / Bristol Ct

Mr. Veits,

I respectfully request that I be put on the next meeting agenda re: the above captioned matter.

A brief design history of Lot # 2

A site plan approval was granted for BHF Logistics, Inc. (Zlatan Hukic) for the construction of a single story 12,000 sf warehouse facility and associated site improvements prepared by Kratzert, Jones & Associates, Inc.

The initial design was for a truck terminal and warehouse, which included a bituminous paved area for fourteen trailers at the north end of the site. The site plan also provided space for five tractors and two dumpsters adjacent to PODs, and nine parking spaces including one ADA space on the west side of the proposed building.

That initial design was subsequently changed and approved as described below.

The trailer storage area was removed along with the associated bituminous concrete paving. The building was moved to the front yard setback line. An 8 ft high vinyl board was shown approximately 30 ft off the north property line with a 25 ft. planting buffer to the south followed by a grass area and 100 ft. of bituminous concrete paving to the north side of the proposed building. The tractors and dumpsters remained along with the nine parking spaces. The remainder of the site was shown with an eight ft. high chain link fence with vinyl infill slats at the north half of the property with a swing gate to the north of the nine parking spaces. The building plans showed a brick facing.

Zlatan Hukic could not finish the site and constructed a pre-engineered building that bears no resemblance to what was approved by the various land use boards.

The site is being purchased by HORIZON Natural Stone. They import natural stone products and are presently located in East Hartford and will be closing that facility and moving their operation to Bristol. They will receive stone products on pallets and stockpile as shown on the site plan. Pallets will also be placed in the warehouse. An office area is to be provided at the southwest corner of the building. They do not sell any product from this location. It is strictly receiving products, stockpiling and distributing them to their dealers, etc. Winter is their quite time with business of distribution starting in early spring.

NARRATIVE page 2

The building will have a stone street facing facade with stone on the west side as shown on the elevations.

We were required to obtain approval from the Business Park Board for this project as well as the outdoor stockpiling of stone products. That approval was granted. The Board also required the approval of all of the property owners in the park which was received at the end of the statutory period provided in the park bylaws.

Thank you in advance for your consideration in this matter and I look forward to presenting this matter to you and the commission.

Regards,

Schadler Selnau and Associates PC

5 Waterville Road

Farmington, CT 06032

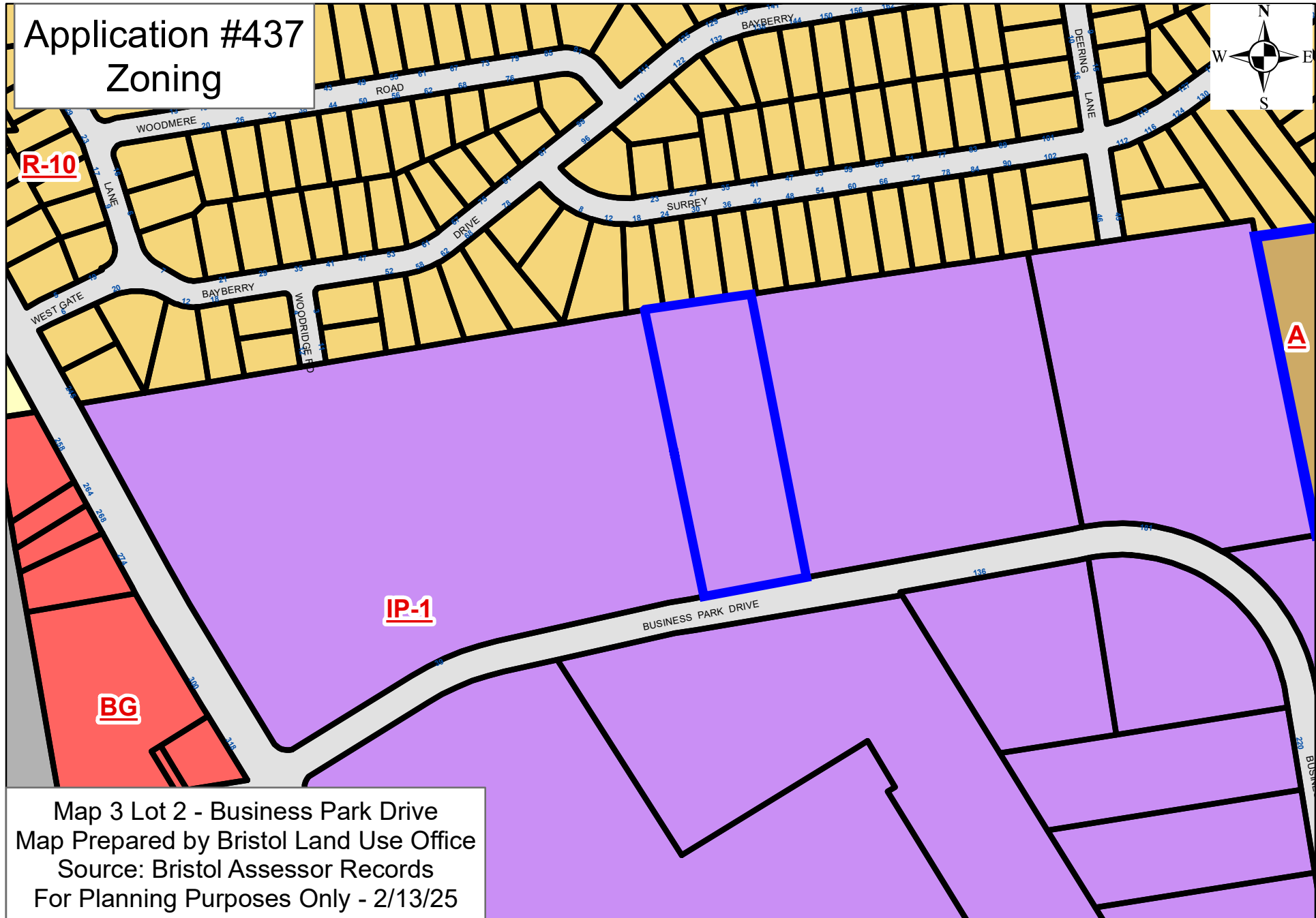


Charles R. Nyberg / Project Architect

Application #437 Locator



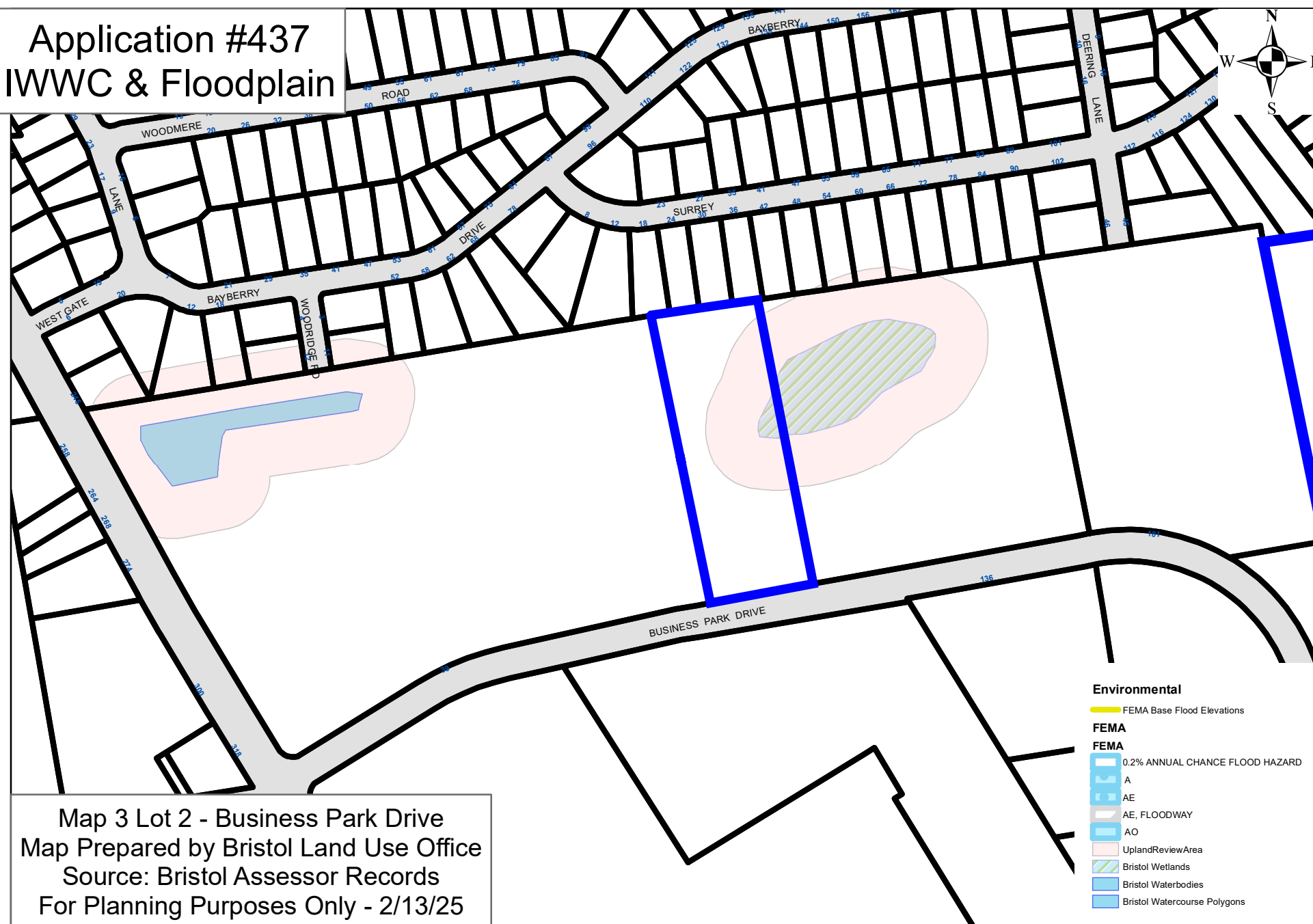
Map 3 Lot 2 - Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 2/13/24



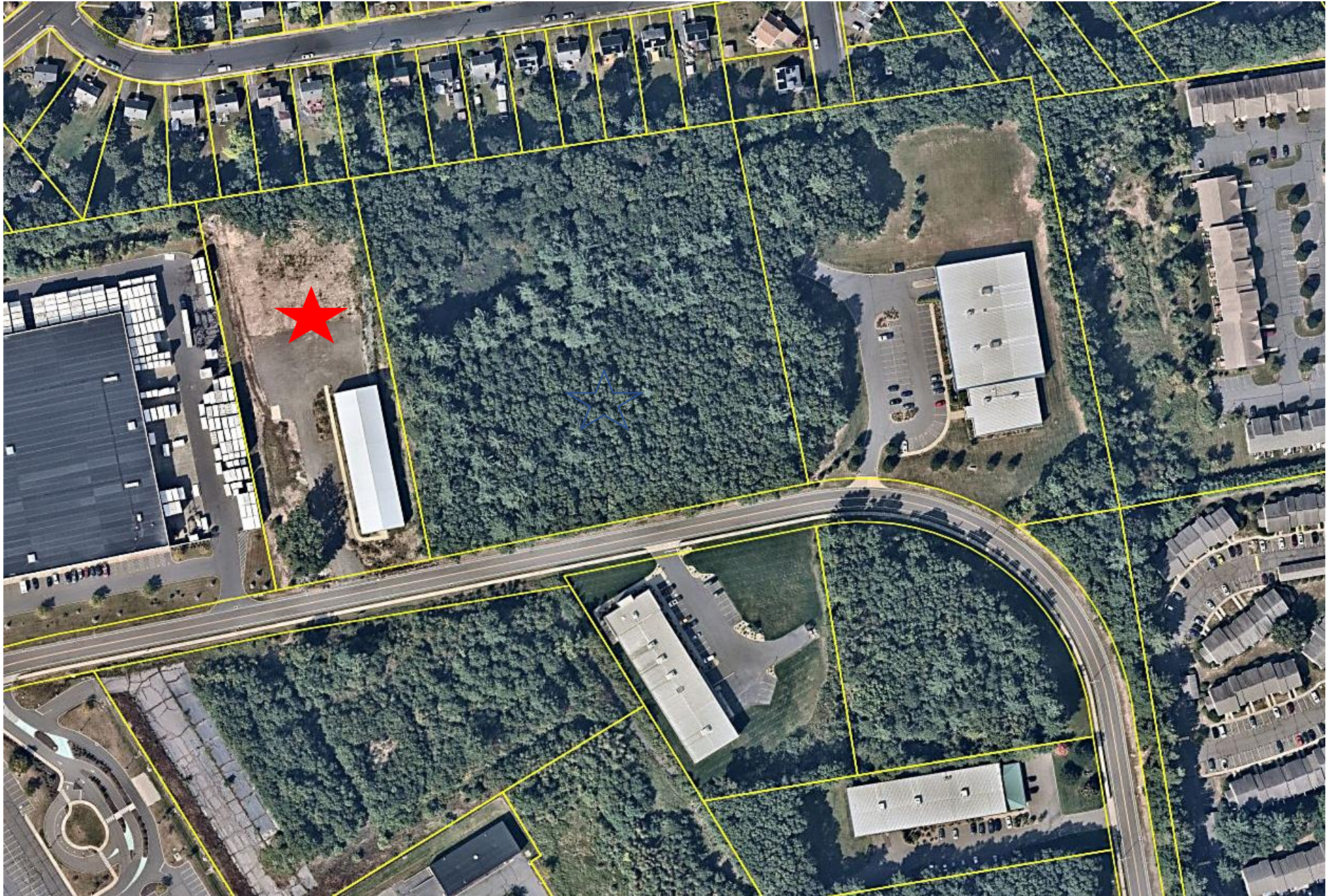
Application #437
Aerial

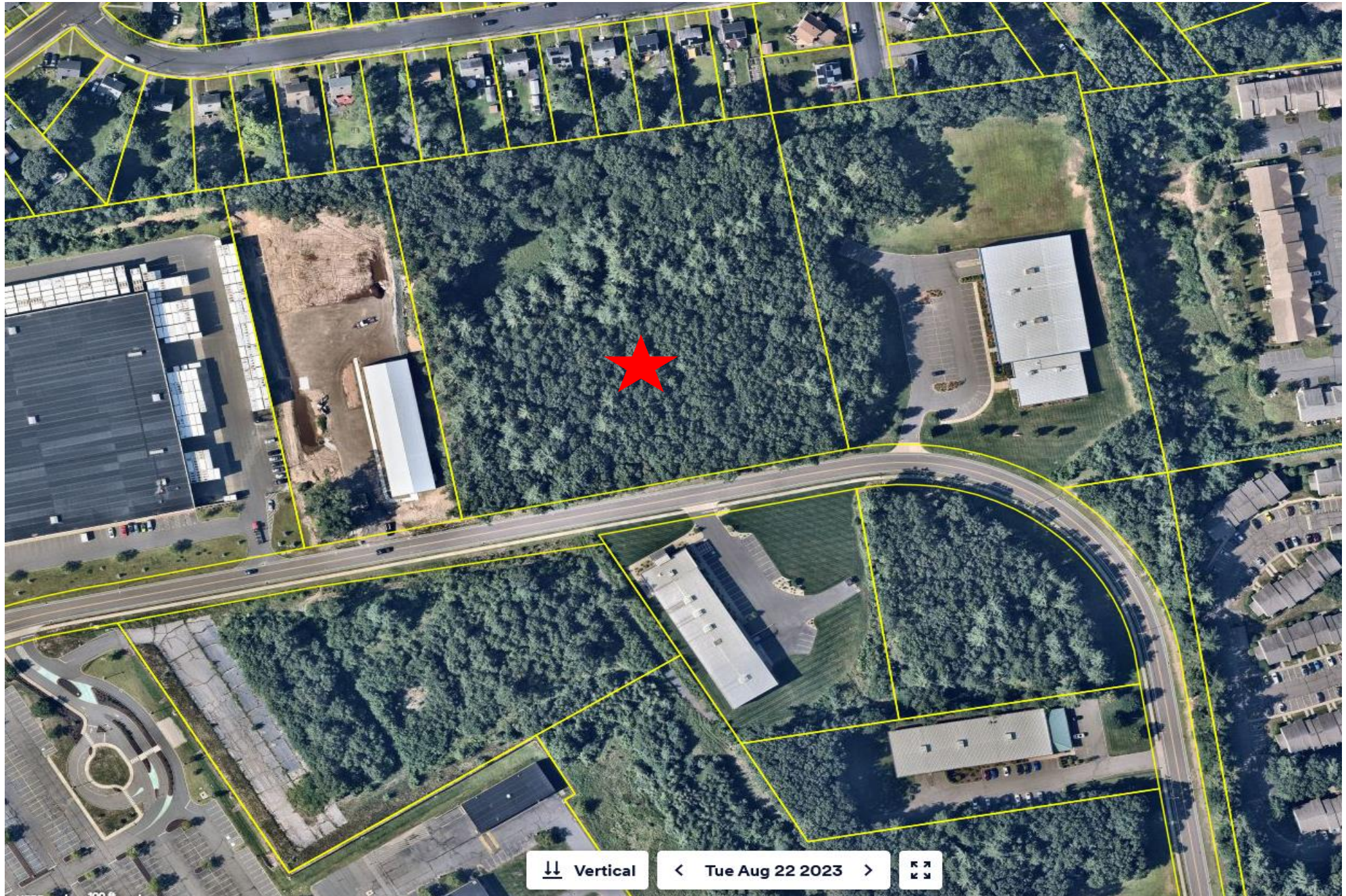


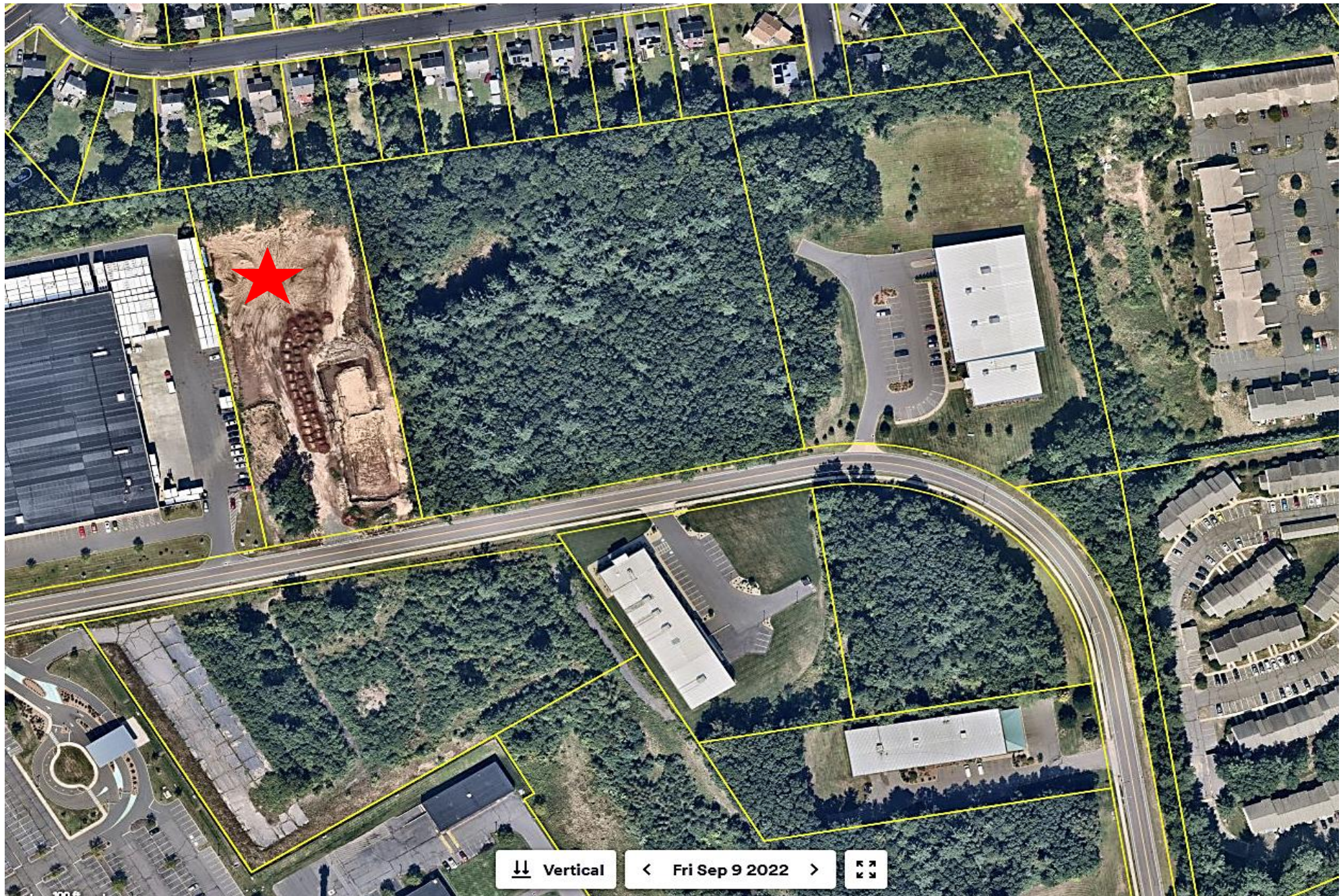
Application #437 IWWC & Floodplain



Map 3 Lot 2 - Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 2/13/25













Revised Plans Submitted by Applicant



Jessica Cabanellas

Cell: (860) 966 6482

Office: (860) 528 4655

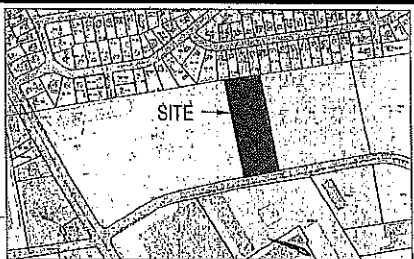
Fax: (866) 850 2023

www.horizonstone.com

jessica@horizonstone.com

120 Tolland Street

East Hartford, CT - 06108



LOCATION MAP
SCALE: N.T.S.

REVISION-1	06/21/21	TOWN COMMENTS
REVISION-2	11/25/21	STREET NUMBER
REVISION-3		
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SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS REVISED 2018-10-25 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-3000-1 TO 20-3000-20).
THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION MAP.
BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT REDEVELOPMENT.
THIS SURVEY CONFORMS TO A:
CLASS A-2/T-2/T-3(AERIAL)
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James H. Jones
C.T. P.E. & L.S. #1302

Kratzert, Jones & Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 UPRICHUR-WATERBURY RD.
MILDALE, CT 06457-0337
PHONE: (860) 621-2838
FAX: (860) 621-9802
EMAIL: INFO@KRATZERTJONES.COM

EXISTING CONDITIONS MAP
for
BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

SCALE: 1" = 20'
DATE: MAY 19, 2021

REVISIONS:
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81. EIGHTY-ONE INCH
82. EIGHTY-TWO INCH
83. EIGHTY-THREE INCH
84. EIGHTY-FOUR INCH
85. EIGHTY-FIVE INCH
86. EIGHTY-SIX INCH
87. EIGHTY-SEVEN INCH
88. EIGHTY-EIGHT INCH
89. EIGHTY-NINE INCH
90. NINETY INCH
91. NINETY-ONE INCH
92. NINETY-TWO INCH
93. NINETY-THREE INCH
94. NINETY-FOUR INCH
95. NINETY-FIVE INCH
96. NINETY-SIX INCH
97. NINETY-SEVEN INCH
98. NINETY-EIGHT INCH
99. NINETY-NINE INCH
100. ONE HUNDRED INCH

221-006 B-1

MAP REFERENCES:

- 1) PROPERTY SURVEY PREPARED FOR: CITY OF BRISTOL, LOTS 1 & 2, SOUTHEAST INDUSTRIAL PARK, BUSINESS PARK DRIVE, BRISTOL, CONN., SCALE: 1"=40'; DATE: 1-28-2016; BY DUFOR SURVEYING, LLC; JOB NO. 15-04.
- 2) GRADING PLAN, DRAINAGE PLAN & EROSION CONTROL PLAN, LOT 1 & LOT 2 SOUTHEAST BRISTOL BUSINESS PARK; SCALE: 1"=40'; DATE: 18 DEC 15, LAST REVISED 13 JAN 16; CIVIL & PROJ. NO. 3378 SHEET 0P-1.0.
- 3) AS-BUILT SOUTHEAST INDUSTRIAL PARK, ROADWAY UTILITY PLAN, BUSINESS PARK DRIVE, BRISTOL, CT; SCALE: 1"=40'; DATE: 2/26/2010, BY CITY OF BRISTOL DEPARTMENT OF PUBLIC WORKS; FILE 24-424-1 SHEET 1.

NOTES:

- 1) BEARINGS BASED UPON MAP REFERENCE #1
- 2) ELEVATIONS BASED UPON MAP REFERENCE #2

LOT AREA	REQUIRED
MIN. FRONT YARD	35'
MIN. SIDE YARD	15'
MIN. REAR YARD	30'
MIN. LOT WIDTH	100'
MIN. BUILDING COVERAGE	40%
MIN. RESIDENTIAL ZONE	

DISCLAIMER:

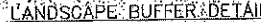
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown, complete or partial, are the same as those in service or abandoned. To meet the requirements of our professional liability insurance, the terms "EXISTING" and "APPROXIMATE" are used. The engineer and/or not an unconditional certification, warranty or guarantee which are not covered under this policy.
REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

LEGEND:

- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR

APPROVED

ZONING TABLE



LANDSCAPE NOTES

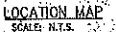
1. ALL PLANT SPECIES SHOULD BE OF FIRST CLASS QUALITY AND MUST MEET THE FOLLOWING CRITERIA:

- a. PLANT LIST: PLANTS SHALL BE SUBJECT TO INSPECTION AND SELECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS WILL BE ALLOWED.
- b. STURSTS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN COTNER OF EACH BED. PLANTS SHALL BE PLANTED AT THE SAME LEVEL AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT OF THE PLANT BED. PLANTS SHALL BE PLANTED IN THE MIDDLE OF THE PLANT BED IN A MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TOPS.
- c. PLANTS SHALL BE PLANTED IN THE MIDDLE OF THE PLANT BED IN A MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TOPS.
- d. NATURAL GROUND COVER TO BE USED IN ALL LANDSCAPED AREAS. MULCH BE APPROVED BEFORE INSTALLATION.
- e. SEEDS SHALL BE SOWN IN THE MIDDLE OF THE PLANT BED. PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.
- f. PLANTS SHALL BE PLANTED IN THE MIDDLE OF THE PLANT BED IN A MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TOPS.
- g. ACTUAL SPECIES SELECTION WILL DEPEND UPON AVAILABILITY.

DO NOT DISTURB INTERESTED PARTIES.

- ### LEGEND

Approved Plan 2021



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

REVISION-2
REVISION-6: 11/29/21 - STREET NUMBER
REVISION-5: 11/1/21 - BUILDING MOVED
REVISION-4: 10/28/21 - TOWN COMMENTS
REVISION-3: 10/11/21 - GRADUO ALONZO WEST
REVISION-2: 07/19/21 - TOWN COMMENTS
REVISION-1: 05/21/21 - TOWN COMMENTS
PROJECT:
DB: MPF SR: AQ DR: SB
SEAL:

James M. Schonchick
James M. Schonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.  **KJA**
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1765 MERIDEN WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3538
FAX: (860) 521-8869
EMAIL: INFO@KRATZERTJONES.COM

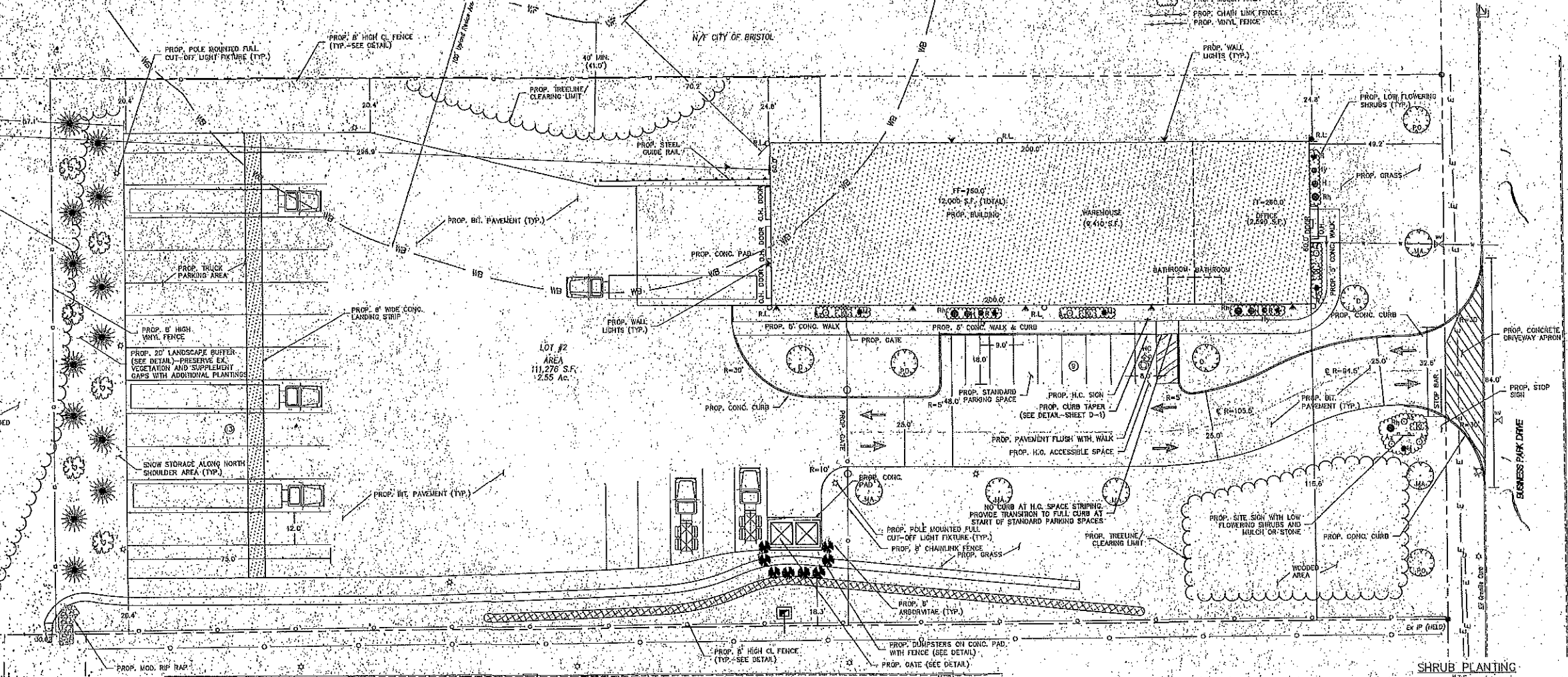
LAYOUT &
LANDSCAPING
PLAN

for
BHF LOGISTICS, INC
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIV
BRISTOL, CT.

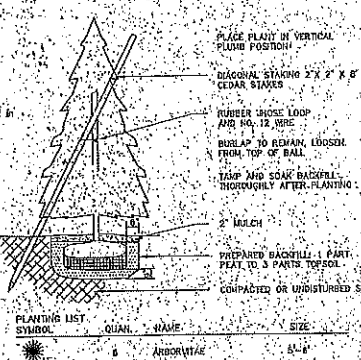
SCALE: 1" = 20'
DATE: MAY 19, 2021

KJA FILE NO.	DRAWING NO. :
221-006	L-1



CONIFEROUS TREE PLANTING

100



CRITICAL ZONING REGULATIONS LANDSCAPING REQUIREMENTS

2. GENERAL REQUIREMENTS: TREES SHALL BE OF THE FOLLOWING MINIMUM SIZE. AT THE TIME OF PLANTING, TREES SHALL BE:

- (1) SHADE TREES: 1 1/2" BACH CALIPER.
- (2) EVERGREENS: 2" BACH CALIPER.
- (3) FLOWERING TREES: SINGLE STEM, 1 1/2" BACH CALIPER, CUPRUM FORM, + 8 FOOT HEIGHT.

3. TREES AND SHRUBS WITHIN FIVE FEET OF ANY PAVED AREA SHALL BE OF SUCH SPECIES AS TO PROVIDE PROTECTIVE CANOPIES FROM SUCH PAVED AREAS.

4. MULCHED PLANTING BEDS OF AN APPROPRIATE SIZE SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO RETAIN SOIL AND PREVENT EROSION OF SOIL MATERIAL. MULCH SHALL BE OF THE TYPE OF WOODCHIPS OR OTHER ORGANIC SUBSTITUTE, AT LEAST, FOUR INCHES IN DEPTH.

5. PLANTING BEDS SHALL BE PLACED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PAVING, BARRIAGES OR MULCHING FOR TREES AND SHRUBS, SUITABLE GROUND COVER SHALL BE GRASS, TURF, WHITILE, STONE, GRAVEL.

6. MULCH OF AN APPROPRIATE TYPE SHALL BE USED TO PROTECT ALL EXPOSED LIAID SOIL OR GRAVEL SHALL BE USED FOR GROUND COVER WITHIN FOUR FEET OF ALL PLANTING BEDS.

7. WHERE FEASIBLE, EXISTING TREES SHALL BE SAVED; IF GRASSES IS REQUIRED IN THEIR VICINITY, TREES SHALL BE APPROPRIATELY WOUND OR MOVED TO PROTECT THEM.

8. IF TREES FIVE FEET OR GREATER IN CALIPER AS MEASURED THREE FEET ABOVE GROUND LEVEL SHALL BE REMOVED UNLESS SO APPROVED BY THE COMMISSIONER.

PARKING LOT LANDSCAPING

A. PARKING AREAS CONTAINING 10 OR MORE PARKING SPACES SHALL CONTAIN AT LEAST ONE TREE AND SHRUBS PER TEN PARKING SPACES ON MAJOR FRACTION THEREOF, PLANTED WITHIN AND ALONG THE PERIMETER OF THE PARKING AREAS.

B. PARKING AREAS CONTAINING BETWEEN 25 AND 99 PARKING SPACES SHALL CONTAIN A MINIMUM OF 15 SQUARE FEET OF INTERIOR LANDSCAPE AREA PER PARKING SPACE. DISTRICTS WITHIN 100 PARKING SPACES SHALL CONTAIN 20 SQUARE FEET OF INTERIOR LANDSCAPE AREA PER PARKING SPACE.

C. PARKING AREAS CONTAINING 100 OR MORE PARKING SPACES SHALL CONTAIN 25 SQUARE FEET OF INTERIOR LANDSCAPE AREA PER PARKING SPACE. DISTRICTS WITHIN 100 PARKING SPACES SHALL CONTAIN 30 SQUARE FEET OF INTERIOR LANDSCAPE AREA PER PARKING SPACE. DISTRICTS WITHIN 100 PARKING SPACES SHALL CONTAIN 35 SQUARE FEET OF INTERIOR LANDSCAPE AREA PER PARKING SPACE.

D. TREES WITHIN AND ALONG THE PERIMETER OF PARKING AREAS SHALL BE OF SUCH VARIETIES WHICH PROVIDE SHADE OR ARE CAPABLE OF PROVIDING SHADE AT MATURE.

DECIDUOUS TREE PLANTING

11-11-68

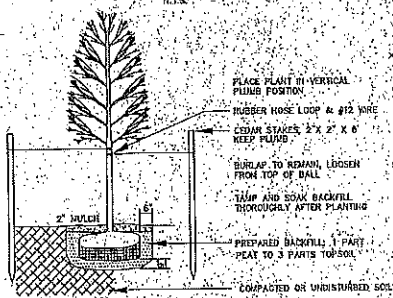


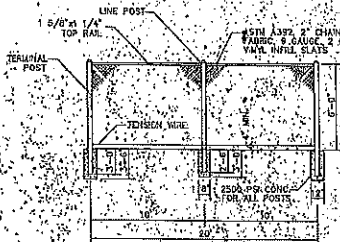
Diagram illustrating the components and steps for a tree in a container:

- PLANT PLANT IN VERTICAL PLUMB POSITION
- PRUNE BRONCHES & DAMAGED TWIGS AFTER PLANTING
- SHOULDER REMAIN LOOSE FROM TOP OF BALL
- 3" MIXED
- WED BARRIER FABRIC
- PREPARED BACKFILL 1 PART LEAT TO 3 PARTS TOSSEL
- WAMP AND SOIL BACKFILL THOROUGHLY AFTER PLANTING

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE
②	4	MOUNTAIN LAUREL	15"-18"
①	3	HOLY	18"-24"
③	4	RHOCHODENDRON	3 GALLON
④	3	HYDRANGEA	18"-24"
⑤	3	KNOX OUT ROSES	18"-24"
⑥	6	AZALEA	2 GALLON
⑦	2	PURPLE CONE FLOWER	18"-24"

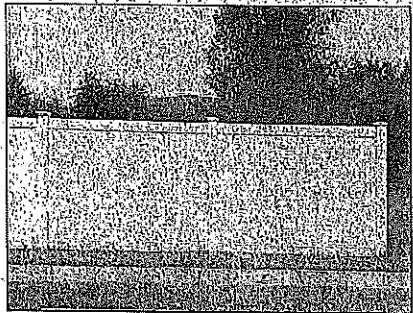
PLAYING LIST	QUAN.	NAME	SIZE
HA	1	SUGAR MAPLE	2 1/2" MIN. CALIPER 6' MIN. HEIGHT
PO	3	PIN OAK	2 1/2" MIN. CALIPER 6' MIN. HEIGHT
B	3	DOGWOOD	2 1/2" MIN. CALIPER 9' MIN. HEIGHT

APPROVED

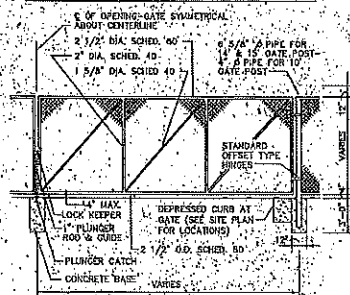
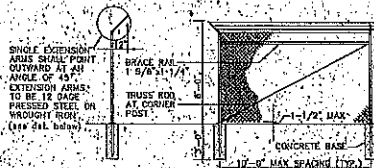


- NOTES:
1. CHAIN LINK FENCE SHALL BE 4" GAGE ATTACHED WITH 1/2" GAGE TWO RINGS, 12" O.C.
 2. TOP RAIL COUPLERS TO BE SPACED EVERY 50' EXPANSION COUPLERS TO BE AT 100' INTERVALS
 3. TOP RAIL FIVE TIES SHALL BE SPACED 24" MAX
 4. FENCE SHALL CONFORM WITH CT DOT STANDARDS, INCLUDING LATEST REVISIONS
 5. PROVIDE CHAIN LINK SWING GATES AND HANDRAILS AS SHOWN ON SITE PLAN
 6. NO BARBED WIRE ALLOWED ON FENCES

CHAIN LINK FENCE

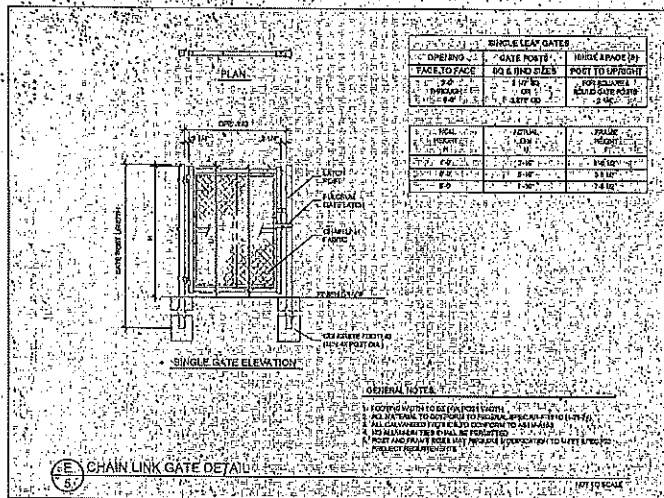


VINYL FENCE



- NOTES:
1. WELD ALL PIPE CONNECTIONS
 2. GATE FABRIC TO MATCH FENCE FABRIC
 3. NOTCH CURBS TO MAINTAIN 4" HEIGHT BETWEEN BOTTOM OF GATE AND PAVEMENT

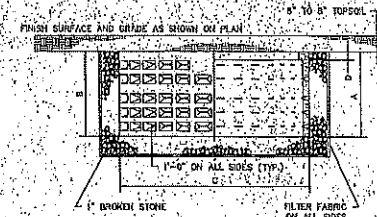
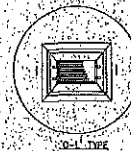
CHAIN LINK SWING GATE



- GENERAL NOTES:
1. CONCRETE UPRUSH 5,000 PSI AT 28 DAYS
 2. STEEL REINFORCEMENT - ASTM-A-615-60 GRADE 60, 1" MIN. COVER
 3. DESIGN LOADINGS - STANDARD AASHTO-H10-44, OPTIONAL AASHTO-H10-44
 4. SLAB TOP - 4" THICK REINFORCED WITH 5" REBAR
 5. 4" THICK HEAVY DUTY COVER AVAILABLE WITH STANDARD, CLEAN CUT, RECTANGLE OR SQUARE CATCH BASIN OPENING

A	B	C	D
3'-5"	2'-6"	6'-6"	8'-0"

APPROXIMATE WEIGHT
SECTION - 4500 LBS
SECTION - 5000 LBS
SLAB TOP - 6000 LBS



CIRCULAR DRYWELL DETAIL

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN K&A SHALL MAKE THESE PLANS NULL AND VOID. K&A SHALL HAVE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	DATE	DESCRIPTION
REVISION-7	11/20/21	STREET NUMBER
REVISION-6	11/20/21	STREET NUMBER
REVISION-5	11/20/21	STREET NUMBER
REVISION-4	11/20/21	STREET NUMBER
REVISION-3	11/20/21	STREET NUMBER
REVISION-2	07/19/21	TOWN COMMENTS
REVISION-1	05/21/21	TOWN COMMENTS

PROJECT: DR-101, SR-AQ, DR-SV

SEAL

for

BHF LOGISTICS, INC.

(ZLATAN HUKIC)

LOT #2

101 BUSINESS PARK DRIVE

BRISTOL, CT

SCALE: AS NOTED

DATE: MAY 19, 2021

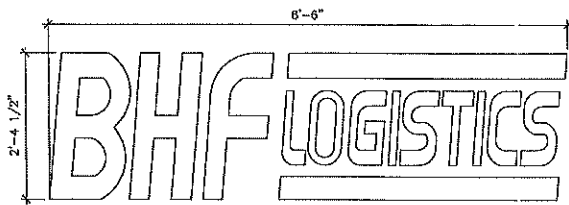
HAUT: ONE INCH = 10 FEET

INCHES ON ORIGINAL

K&A FILE NO. 221-006

DRAWING NO. D-2

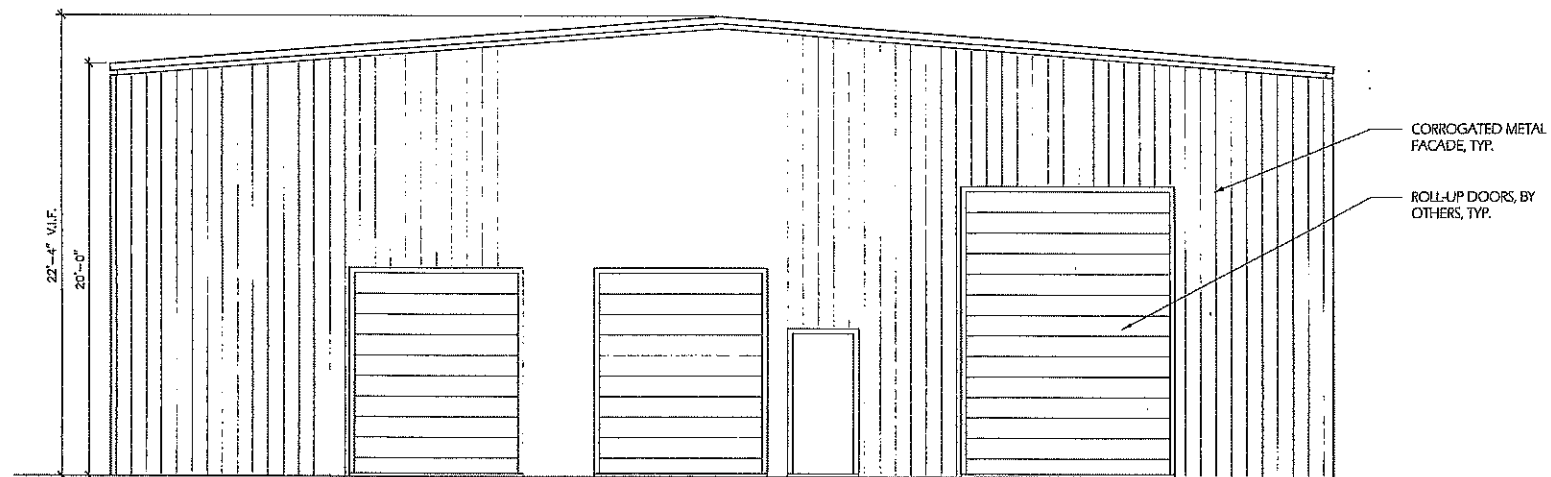
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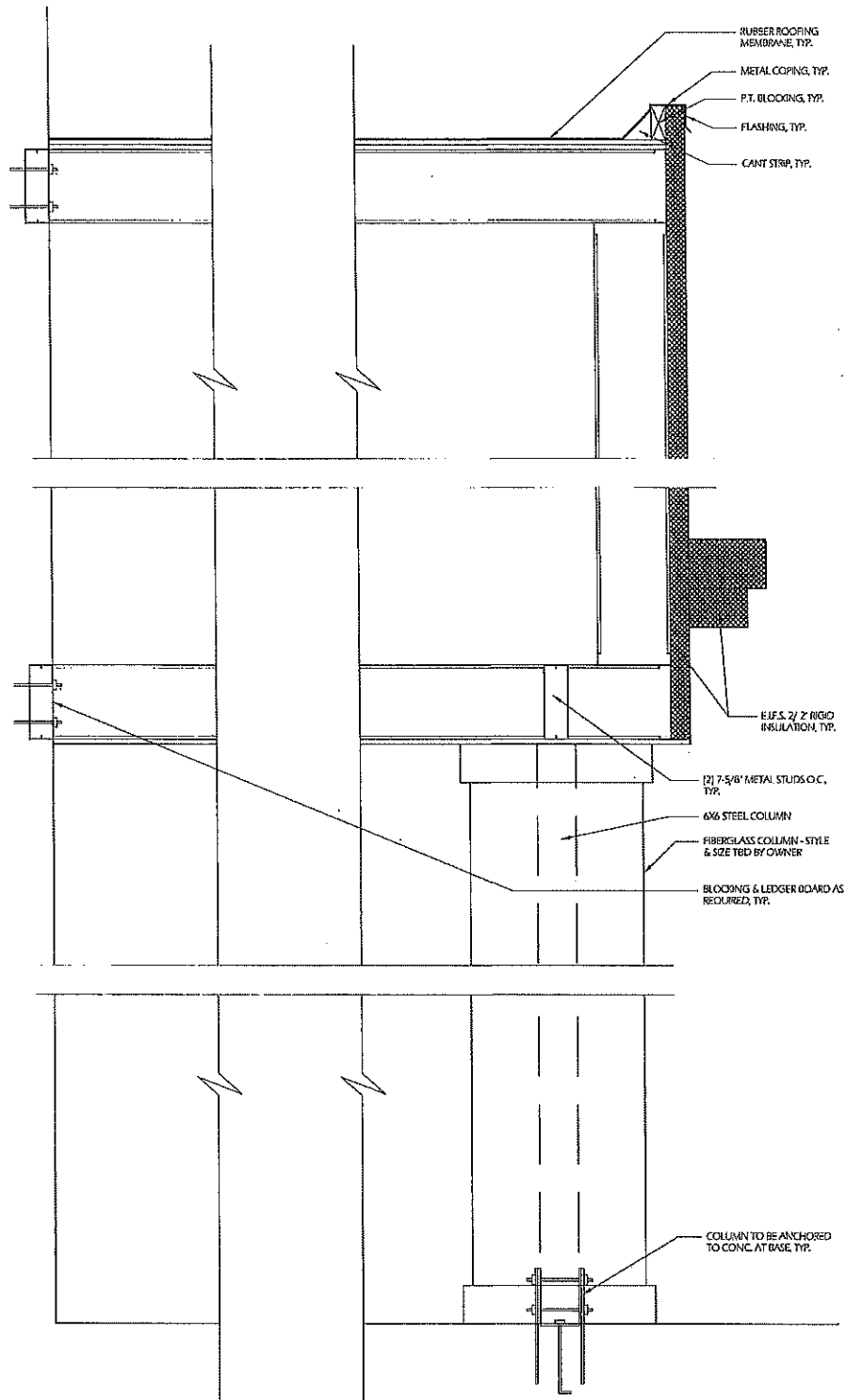
B1 BHF SIGN DETAIL (BY OTHERS)
3/4" = 1'-0"



E1 FRONT EXTERIOR ELEVATION
1/4" = 1'-0"



H1 REAR EXTERIOR ELEVATION
1/4" = 1'-0"



H8 DETAILED WALL SECTION
1-1/2" = 1'-0"



STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

APPROVED

THIS DRAWING HAS BEEN PRODUCED FOR BHF LOGISTICS FOR LOT 2 BUSINESS PARK DRIVE, BRISTOL, CT AND IS NOT INTENDED FOR ANY USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. BHA LLC HAS EXCLUSIVE PROPRIETARY RIGHTS TO THE DESIGN AS REPRESENTED IN THE DRAWINGS OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO COPYRIGHT.

JENNIFER MORGENTHAU ARCHITECT LLC

17 Harris Drive Newington, CT 06111 860.436.4870

BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME:
EXTERIOR ELEVATIONS

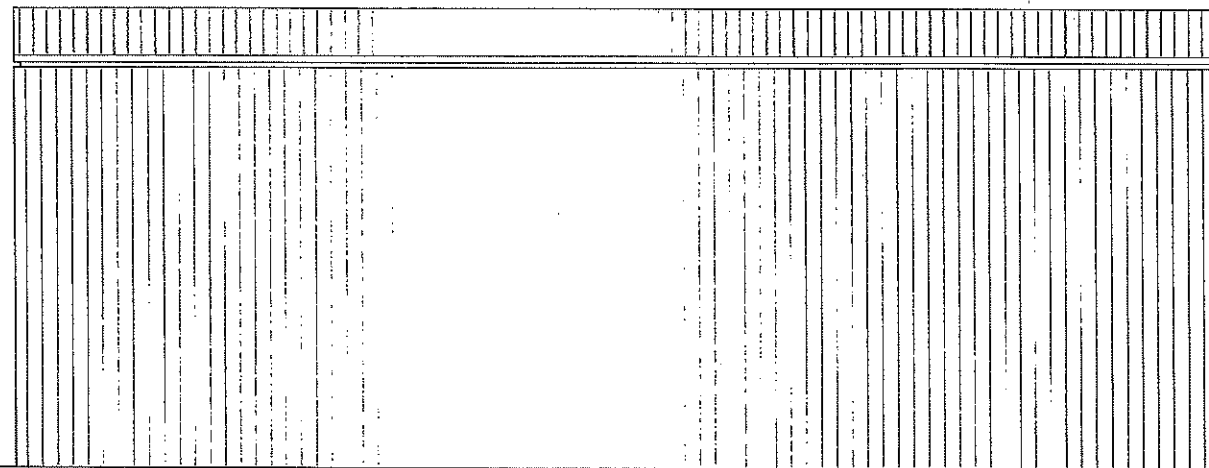
JOB # : 283 FILE: Floor Plans

DATE: 1-6-22
SCALE: AS NOTED

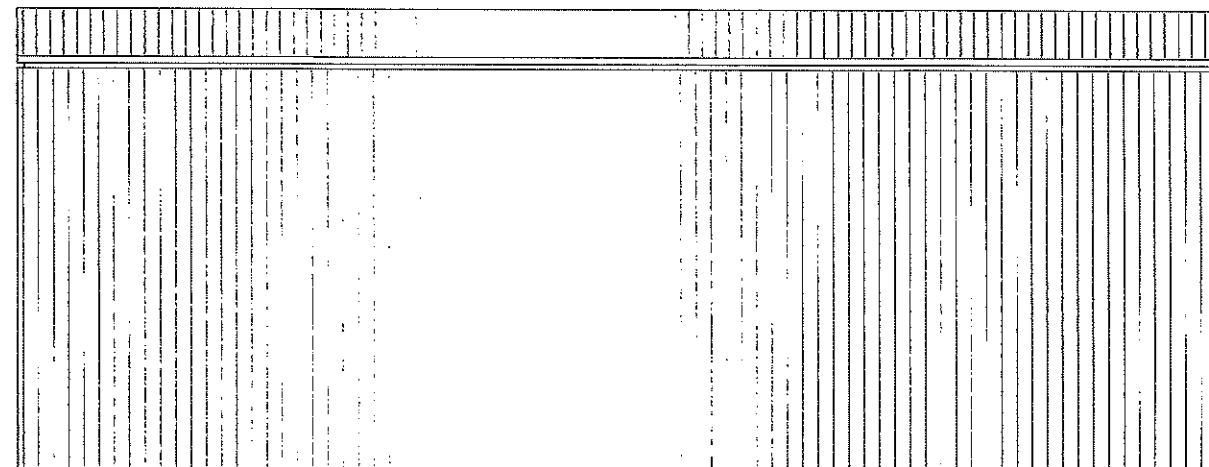
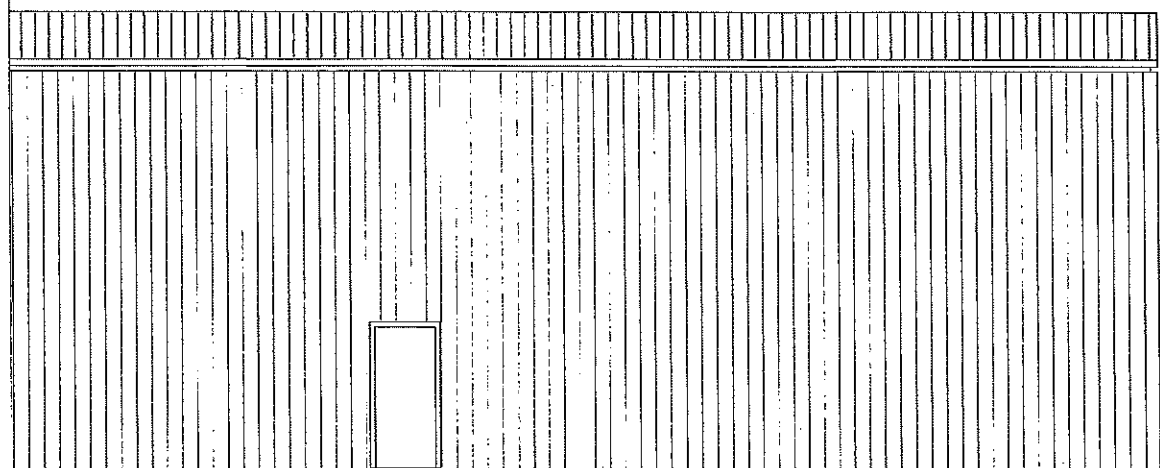
DRAWN BY: JRM
CHECKED BY: JRM

SHEET:

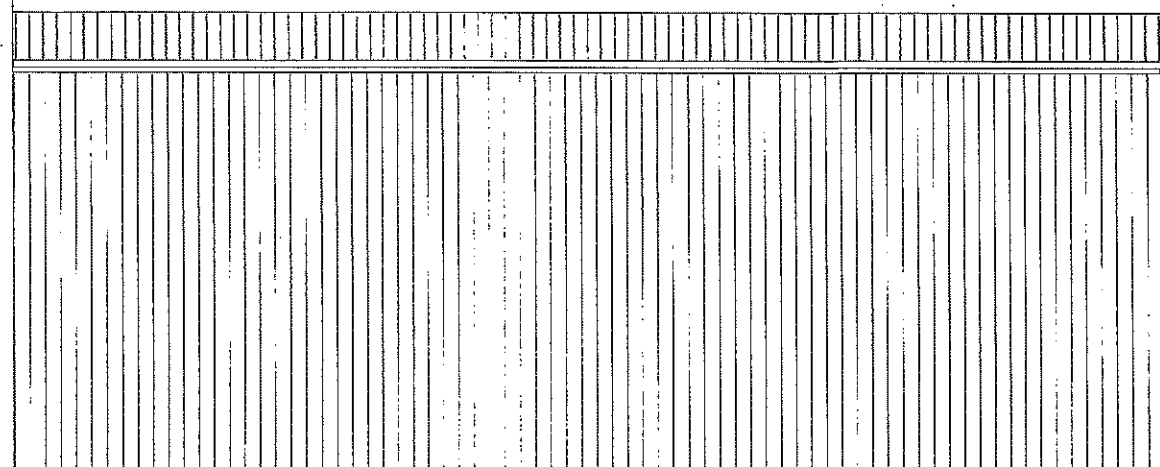
A2.0



D1 SIDE EXTERIOR ELEVATION
1/4" = 1'-0"



G1 SIDE EXTERIOR ELEVATION
1/4" = 1'-0"



STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

APPROVED

JM

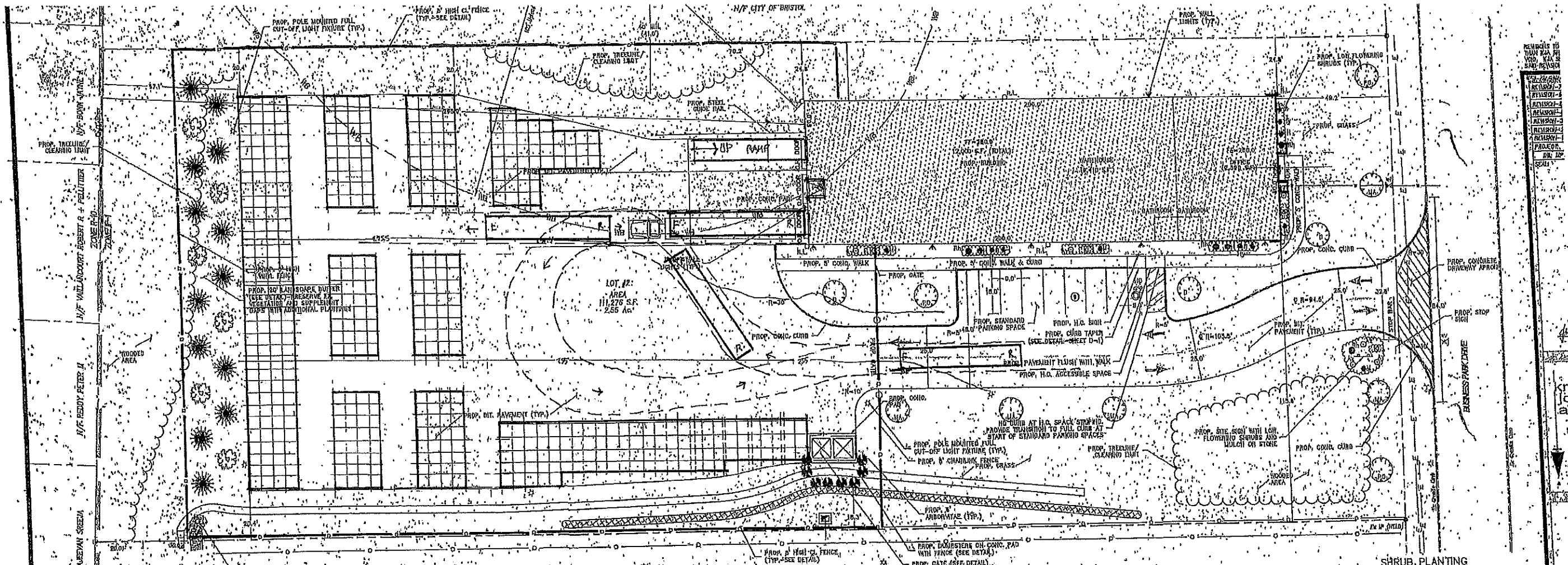
THIS DRAWING HAS BEEN PRODUCED FOR BHF LOGISTICS
FOR LOT 2 BUSINESS PARK DRIVE, BRISTOL, CT AND IS NOT
INTENDED FOR ANY USE BY ANY OTHER PERSON OR FOR
ANY OTHER PURPOSE. JMA LLC HAS EXCLUSIVE
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17 Harris Drive Newington, CT 06111 860.436.4870

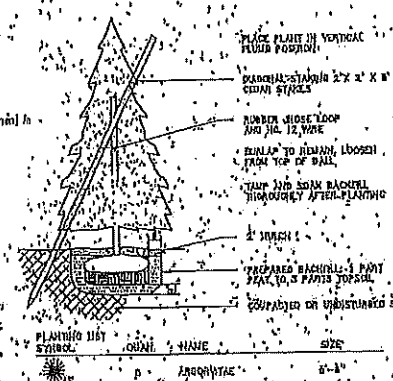
BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME: EXTERIOR ELEVATIONS		DATE: 1-6-22		SHEET: A2.1
JOB #: 283	FILE: Floor Plans	SCALE: AS NOTED		
		DRAWN BY: JIM		
		CHECKED BY: JIM		



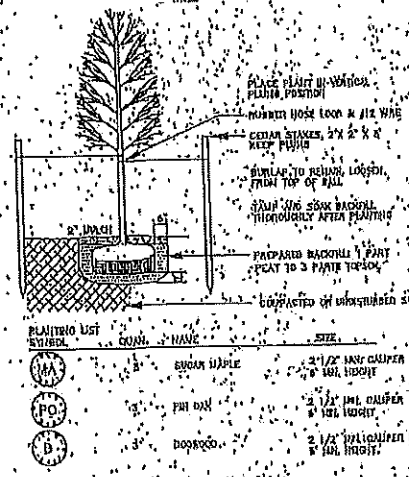
THE INLAND WETLANDS APPLICATION WAS NUMBER 1033 AND WAS APPROVED ON JULY 7, 2021

CONIFEROUS TREE PLANTING



1. PLANTING SHALL BE PROVIDED FOR PARKING AREAS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET. ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
 - (a) EVERGREEN TREES HAVING A MINIMUM HEIGHT OF FOUR FEET AT THE TIME OF PLANTING
 - (b) SOLID FENCES ON WALLS, APPROVED BY THE COMMISSION
 - (c) ANY COMBINATION OF THE ABOVE MATERIALS
2. SCREENING SHALL BE PROVIDED FOR ANY OCCUPATIONAL AREAS OR VIEWS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET. SCREENING SHALL NOT BE LIMITED TO LANDSCAPE AREAS, BUT SHALL INCLUDE:
 - (a) EVERGREEN TREES HAVING A MINIMUM HEIGHT OF SIX FEET AT THE TIME OF PLANTING
 - (b) SOLID FENCES ON WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION
 - (c) EXISTING BARRIERS OR
 - (d) ANY COMBINATION OF THE ABOVE MATERIALS
3. BUFFER:
 - (a) A LANDSCAPED BUFFER SHALL BE PROVIDED FOR ANY USE IN A BUSINESS OR INDUSTRIAL ZONE WHICH IS ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE, FOR ANY MULTI-FAMILY USE, OR FOR ANY NON-RESIDENTIAL USE IN A RESIDENTIAL ZONE.
 - (b) THE BUFFER SHALL BE A MINIMUM OF 20 FEET IN WIDTH.
 - (c) THE BUFFER SHALL BE OF EVERGREEN PLANTINGS OF SUCH SPECIES, HEIGHT AND SPACING AS, IN THE JUDGMENT OF THE COMMISSION, WILL EFFECTIVELY SCREEN THE USE FROM THE VIEW OF ADJACENT PROPERTIES.
 - (d) IN SITUATIONS WHERE PLANTING SHALL BE PROVIDED WITHIN THE BUFFER, THE COMMISSION MAY ALLOW A WALL OR FENCE OF APPROPRIATE LOCATION, HEIGHT AND DESIGN TO BE SUBSTITUTED FOR ALL OR A PORTION OF THE PLANTING.
 - (e) COMPATIBLE GENERATION OF THE USE FROM THE VIEW OF ADJACENT PROPERTIES.
 - (f) EXISTING VEGETATION PROVIDES ADEQUATE LANDSCAPE, GROUND COVER, SCREENING AND/OR BUFFER, THE COMMISSION MAY WAIVE THE LANDSCAPE REQUIREMENTS OF THIS SECTION.

DECIDUOUS TREE PLANTING



PLANTING LIST	QTY	NAME	SIZE
1	4	USAMITARI LAUREL	18"-24"
2	3	ITALY	18"-24"
3	1	NEOBODIPORCH	5 GALLON
4	3	HYDRANGEA	18"-24"
5	3	KNOCK OUT ROSES	18"-24"
6	1	ALAZEA	2 GALLON
7	2	MURDER SCENE FLOWERS	18"-24"

APPROVED

Industrial Pre-Woven



Industrial Pre-Woven Product Specifications



This uniquely styled slat is mechanically inserted into the chain link wire during the weaving process.

Once inserted, the wire is finished above and below the slat (either bow-knuckle or knuckle-over).

Design

Flat tubular plastic, pre-inserted into wire.

Standard Heights

4, 5, 6, 7, 8, 10 and 12 feet. Special heights available upon request.

Installation

Because this slat comes pre-inserted in the chain link fabric, just stretch the wire and tie it up. The result is a fully slatted fence with sight reduction.

Wind Load and Privacy Factor
Approximately 75%.

Upon Special Request

Available in bags that cover 25 linear feet for hand installation jobs.

Colors*



* Exact representation of slat colors in printing is difficult. Please refer to actual color samples for final matching.



PDS FENCE PRODUCTS

PDS® is a registered trademark of Pexco.

Slat Type	Slat Width	Mesh Size	Wire Gauge	Slats Per Crate	Approx. Coverage Per Box
Industrial	2 3/8"	3 1/2" x 5"	9 or 10	2014 (106 pieces per bag)	475 linear feet

Materials

The Industrial Pre-Woven product is extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors, specifically designed to retard the harmful effects of the sun and lengthen the life of the product.

Durability

Pexco PDS® HDPE Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

Wind Load Disclaimer

Pexco will not be responsible for fence damage resulting from wind load conditions due to insufficient structural support.

Limited Warranty

Industrial slats carry a 25-year, pro-rata warranty against breakage under normal conditions. Write Pexco for full warranty information.

Note

Pexco is the manufacturer of the plastic slats only, we do not weave the wire. For pre-woven products, please contact your fence supplier or contact us for a supplier near you.

HDPE Technical Properties

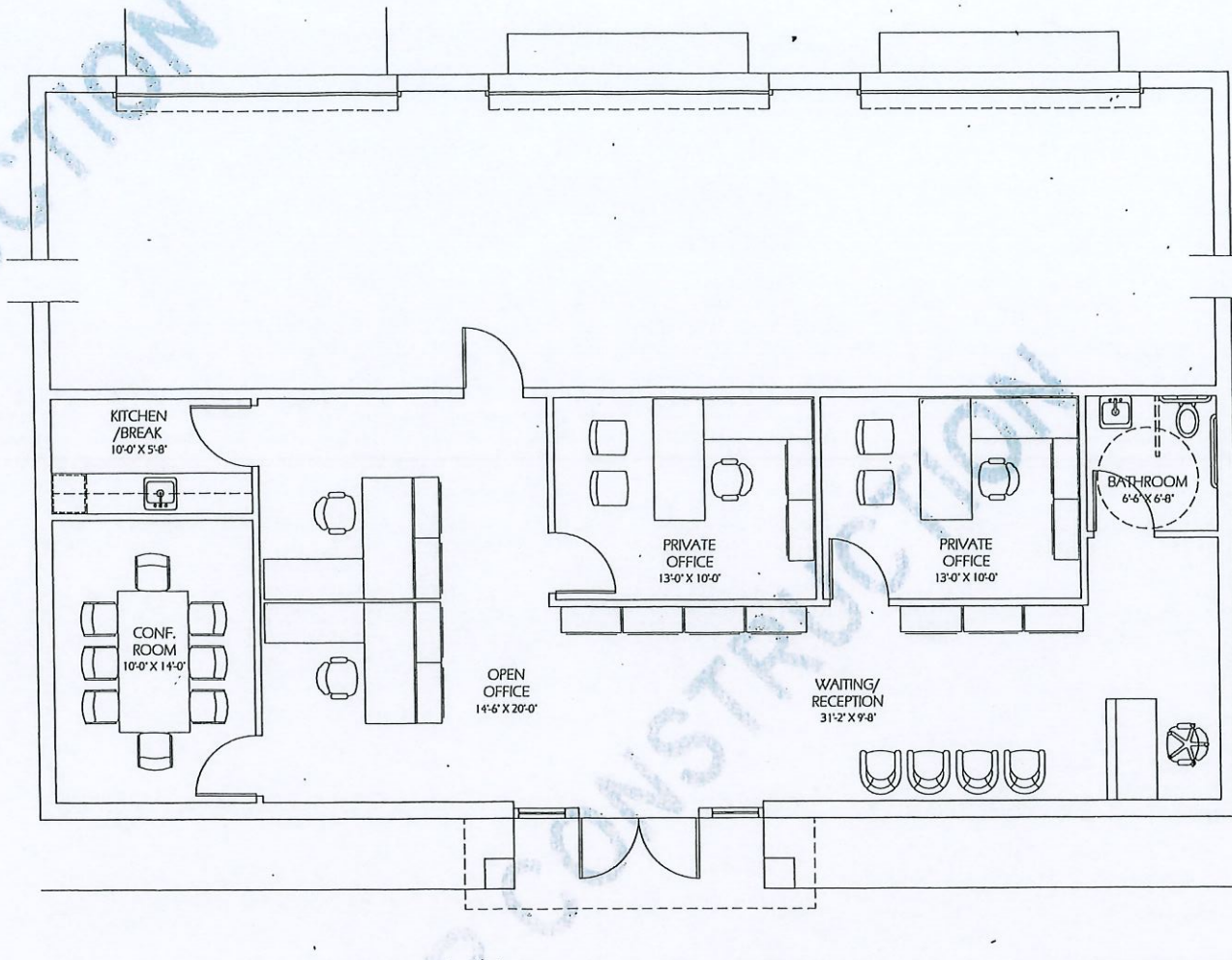
Property	Value
Melt Index	(.6) A low melt index indicates improved stress and crack resistance.
Density	(.957) Polyethylene ranges anywhere from .914 to .960 in density. A higher density yields maximum stiffness without becoming overly brittle.
Minimum Temp.	(-76° F) Polyethylene stays flexible even at this temperature extreme.
Maximum Temp.	(250° F) Polyethylene does not distort until reaching this temperature.
Tensile Strength	(3,700 psi) Material will not suffer distortion at lesser loads or impacts.



PDS FENCE PRODUCTS

Contact your local fence professional for more information about our complete line of enhancement products.





E3 FLOOR PLAN
1/4" = 1'-0"



H3 FRONT EXTERIOR ELEVATION
1/4" = 1'-0"



STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

THIS DRAWING HAS BEEN PRODUCED FOR BHF LOGISTICS FOR LOT 2 BUSINESS PARK DRIVE, BRISTOL, CT AND IS NOT INTENDED FOR ANY USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. JMA LLC HAS EXCLUSIVE PROPRIETARY RIGHTS TO THE DESIGN AS REPRESENTED IN THE DRAWINGS OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO COPYRIGHT.

JENNIFER MORGENTHAU ARCHITECT LLC

17 Harris Drive

Newington, CT 06111

860.436.4870

BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME:
FLOOR PLAN/
FRONT EXTERIOR ELEVATION

JOB #: 283 FILE: Floor Plans

DATE: 6-1-21

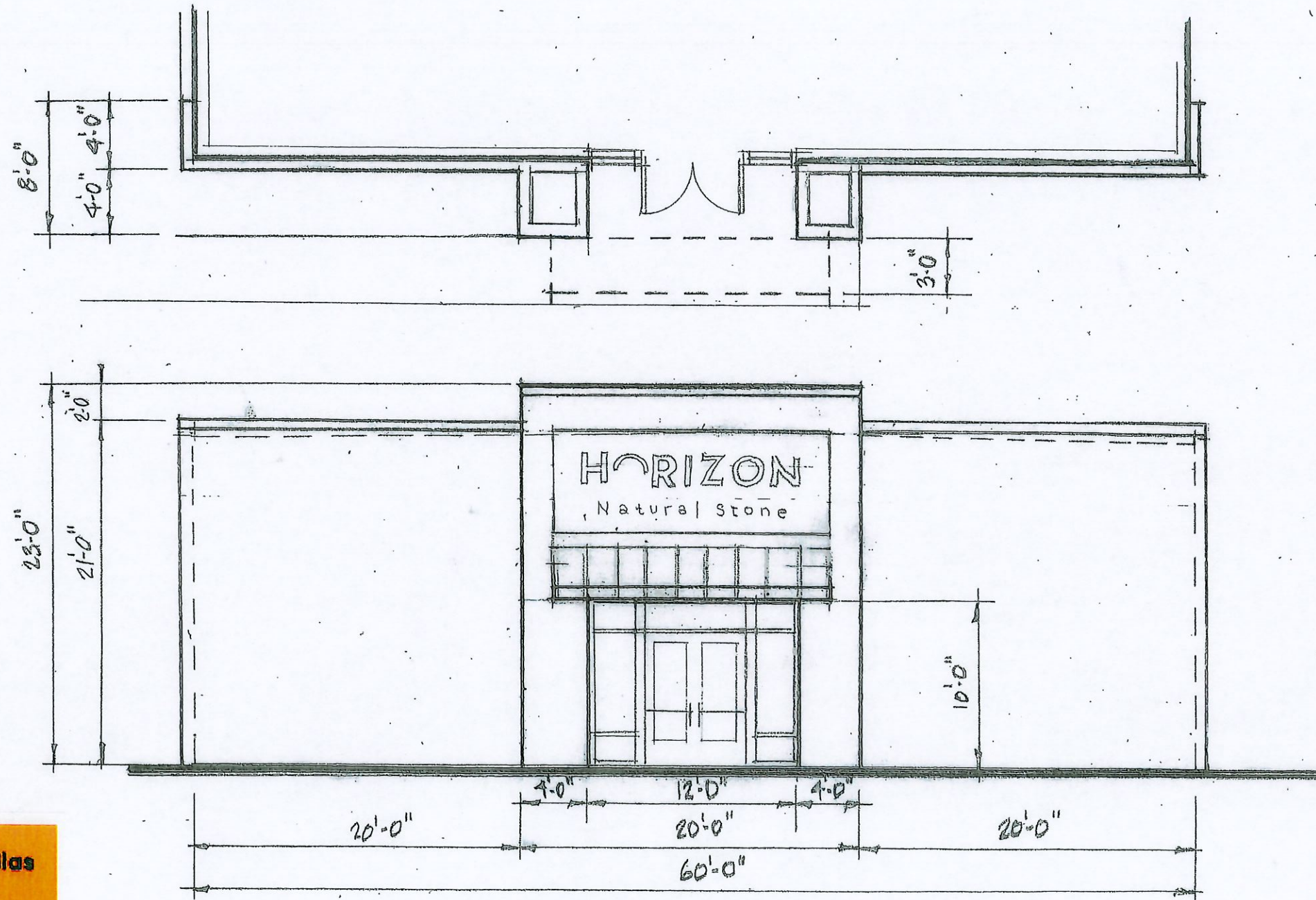
SCALE: AS NOTED

DRAWN BY: JKM

CHECKED BY: JKM

SHEET:

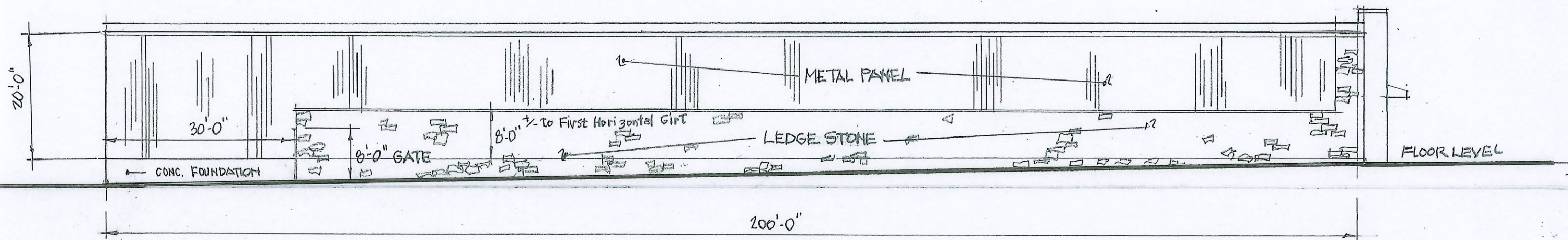
A1.0



Jessica Cabanellas

Cell: (860) 906 6682
 Office: (860) 528 4655
 Fax: (860) 850 2023
www.horizonstone.com
jessica@horizonstone.com
 120 Tolland Street
 East Hartford, CT - 06108





Jessica Cabanellas

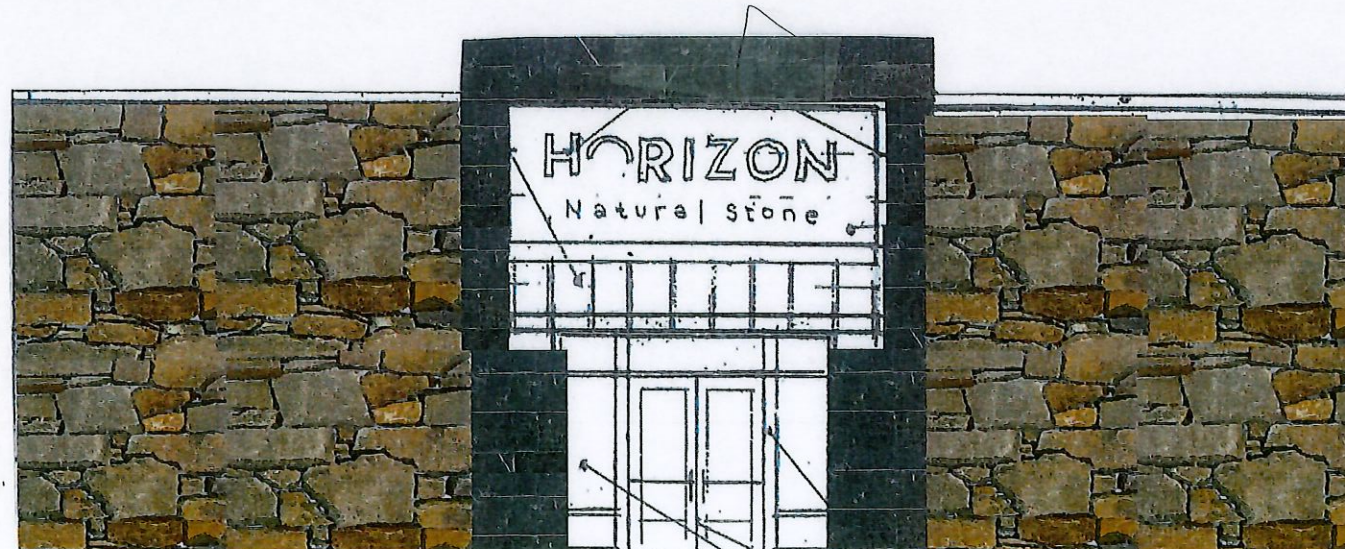
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East Hartford, CT - 06108



2021
Application
423

Approved
6/21/2021

2021 Application

For Office Use Only	
APPLICATION NO.	<u>423</u>
DATE FILED:	<u>6-1-21</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:

_____ Trucking Terminal Facilities _____, a ☒ permitted use [] Special Permit use
under Section(s) _____ VII.B.2.f. _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ Lot 2 Business Park Drive _____

Assessor's Map No.: 3 Assessor's Lot No.(s): 2

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 2.55 acres

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

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

Other comments: _____

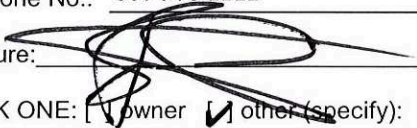
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Brown Holdings, LLC

Address: 113 Brown Street City: Hartford State: CT Zip: 06114

Telephone No.: 860-978-2222 E-Mail: bhflogistics@gmail.com

Signature:  Signature – (Printed/Typed) Mirza Bucuk

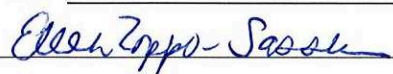
CHECK ONE: [] owner ☒ other (specify): prospective land owner

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

Name: City of Bristol

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

Telephone No.: 860-584-6125 E-Mail: mayorsoffice@bristolct.gov

Signature:  Signature – (Printed/Typed) Mayor Ellen Zoppo-Sassu

The following shall be included as part of this application:

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

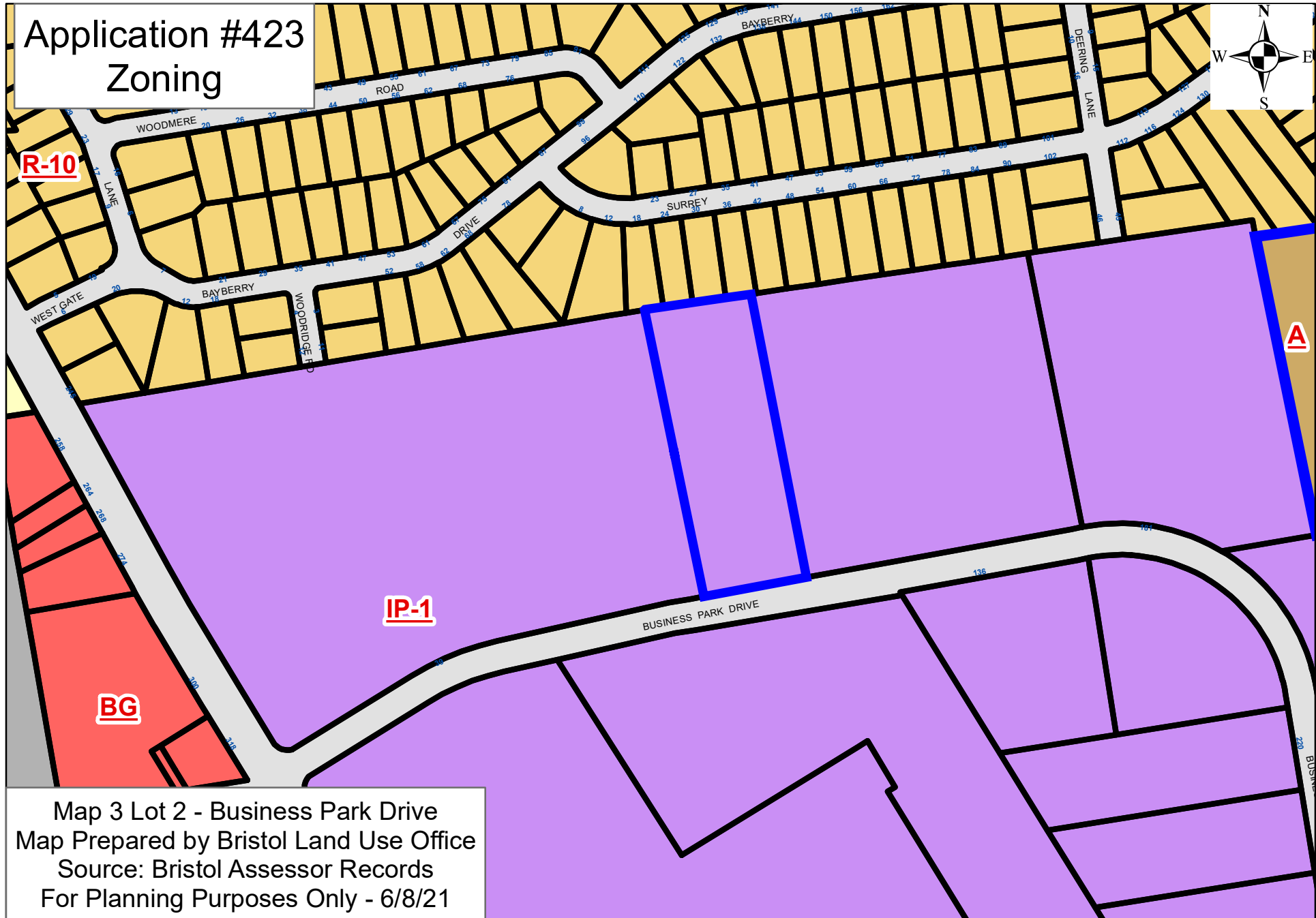
**THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR
APPLICATION SUBMISSION – NO EXCEPTIONS!**

LUO – 08/17

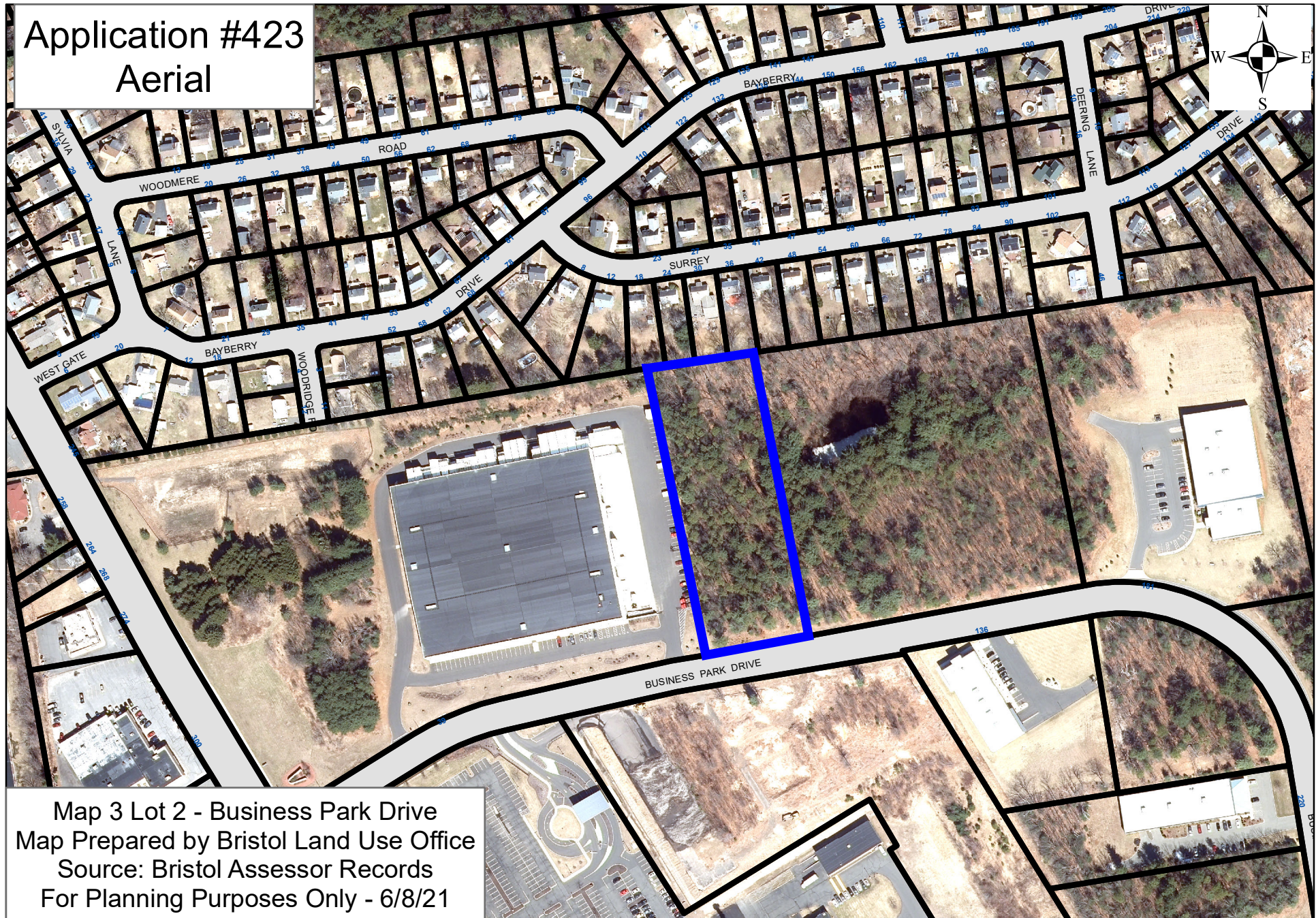
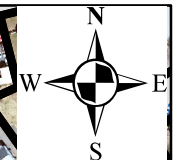
Application #423
Locator



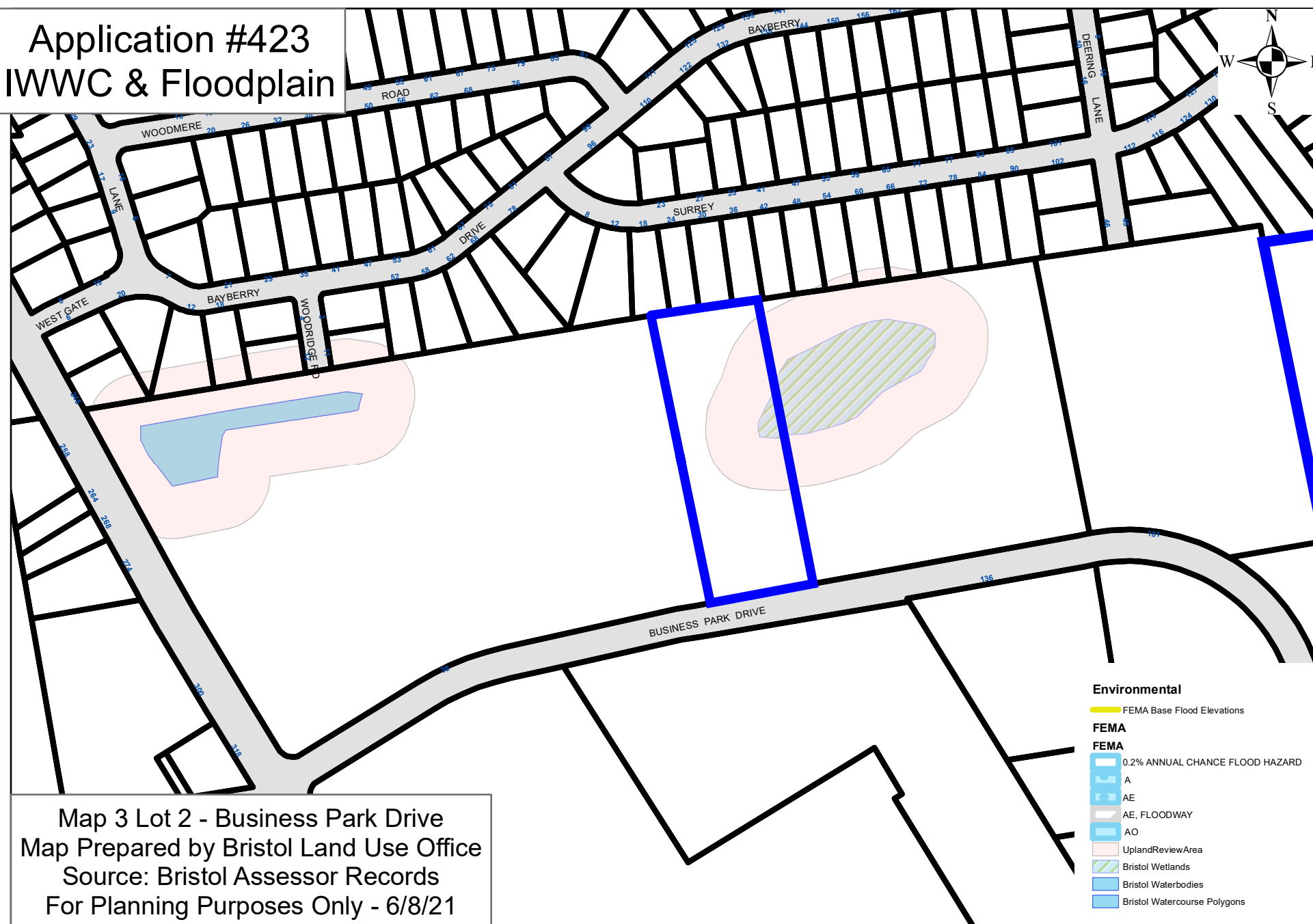
Map 3 Lot 2 - Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/8/21



Application #423
Aerial



Application #423 IWWC & Floodplain



Map 3 Lot 2 - Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/8/21



CERTIFIED MAIL

July 15, 2021

Brown Holdings, LLC
113 River Street
Westport, CT 06814

RE: Application #423 - Wetlands Application for filling and grading in the upland review area to construct a parking area for a new 12,000 sq. ft. industrial building at Lot 2 of Business Park Drive, Assessor's Map 3, Lot 2, Brown Holdings, LLC, applicant.

Dear Applicant:

The Inland Wetlands Commission, at its meeting of July 7, 2021, voted to grant final approval to the subject application, with the following stipulations:

- 1-21. Attached.
22. There is non-graded areas to be preserved to the extent possible. (Shake limits of clearing for Engineering Department review).

Please send two copies of the final plans, after which one stamped approved plan will be returned to you.

This approval does not relieve you from obtaining applicable local, state or federal permits associated with the proposed activities on the site.

Should you have any further questions or comments, please contact me at 860-584-6111 or the Land Use Office at 860-584-6225.

Sincerely,

Carol Nobis
Carol Nobis, P.E.
Environmental Engineer

CC: [redacted]

cc: [redacted]
Severino, P.E., Kratzert, Jones & Associates, Inc. (via e-mail)
Mayor Ellen Sasso-Zoppo (via e-mail)

THE PERMIT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS AND/OR MODIFICATIONS:

- The Inland Wetlands Enforcement Officer (IWEO) shall be notified at least three days prior to the initiation of any regulated activity under this permit (584-6116) and shall be regularly informed as to the progress of all activities involved in this project.
- The duration of any permit shall be five (5) years unless otherwise approved by the Commission.
- 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, disturbance, 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 hereby accepts and agrees to comply with the terms and conditions of this permit.
- This authorization is not transferable without the written consent of the Commission.
- 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.
- This permit 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, 113 North Main St., Bristol, (860) 584-6225.
- The permittee shall immediately inform the Commission/Engineering Division of any problems involving wetlands or watercourses which have developed as the result of, or which are caused by, the authorized work.
- No equipment or material including, without limitation, fill, construction materials or debris shall be deposited, placed or stored in any wetland or watercourse or flood plain or on off-site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit, wetlands, watercourse or flood plain or on off-site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit.
- 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 law or regulations pertinent to the property or activity affected hereby.
- 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.
- 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.
- All erosion and sedimentation control measures shall be removed once all upland site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.
- 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.
- If required by the Commission, signs delineating the City of Bristol Inland Wetlands Conservation Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Division. A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" x 4" posts, set below foot, and shall read "City of Bristol Conservation Easement". Signs shall be installed prior to any activity and maintained in perpetuity.
- Conservation easement language shall be submitted for City's review prior to recording. Conservation easement shall include provisions for restrictions of fertilizers, pesticides, and herbicide use in and adjacent to conservation easement, unless related to an approved invasive species management plan.
- The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
 - Contact IWEO (584-6116)
 - Clearly designate limits of construction.
 - Install conservation easement signs (if required)
 - Install erosion control measures
 - Install storm drainage (at a minimum, all retention and detention areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediments must be removed from the storage area prior to final grading and stabilization.
 - Commence regulated activity in accordance with approved plan
 - Once stabilized, remove erosion control measures

Adopted by Inland Wetlands Commission effective 5-3-2021

17. Where mitigation is proposed, areas shall be planted prior to any of the following events (whichever comes first): issuance of the first certificate of occupancy, use of the infrastructure for its intended use, or transfer of the responsibility for operation and maintenance to the City or other responsible entity.

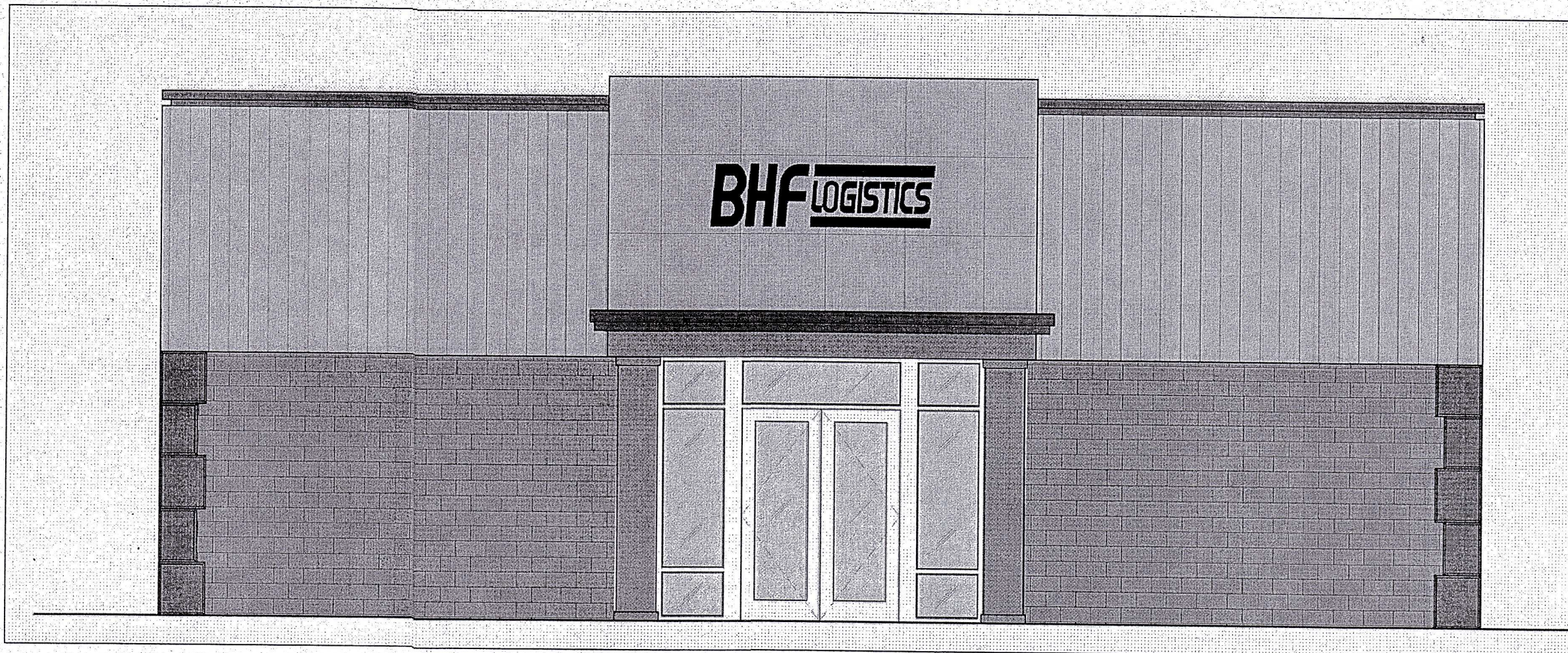
18. Stabilization shall be initiated as soon as practicable in portions of site where construction activities have temporarily or permanently ceased, but in no more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.

19. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any and all maintenance documents which require recreation must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by the City, final operation and maintenance documents shall be submitted when the maintenance operation is accepted by the City. Failure to submit the appropriate documents will result in the Permittee remaining liable for carrying out maintenance and operation of the permitted system.

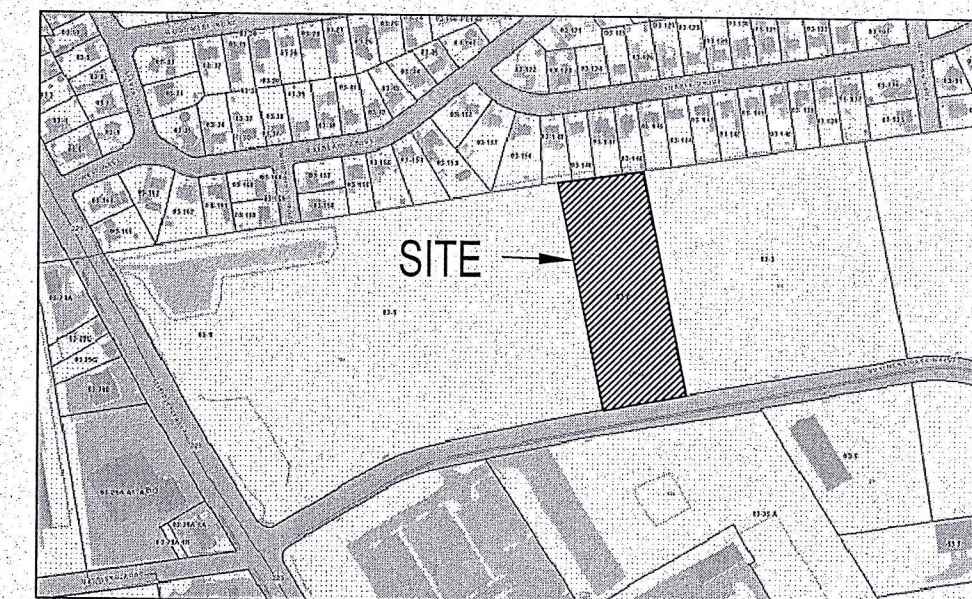
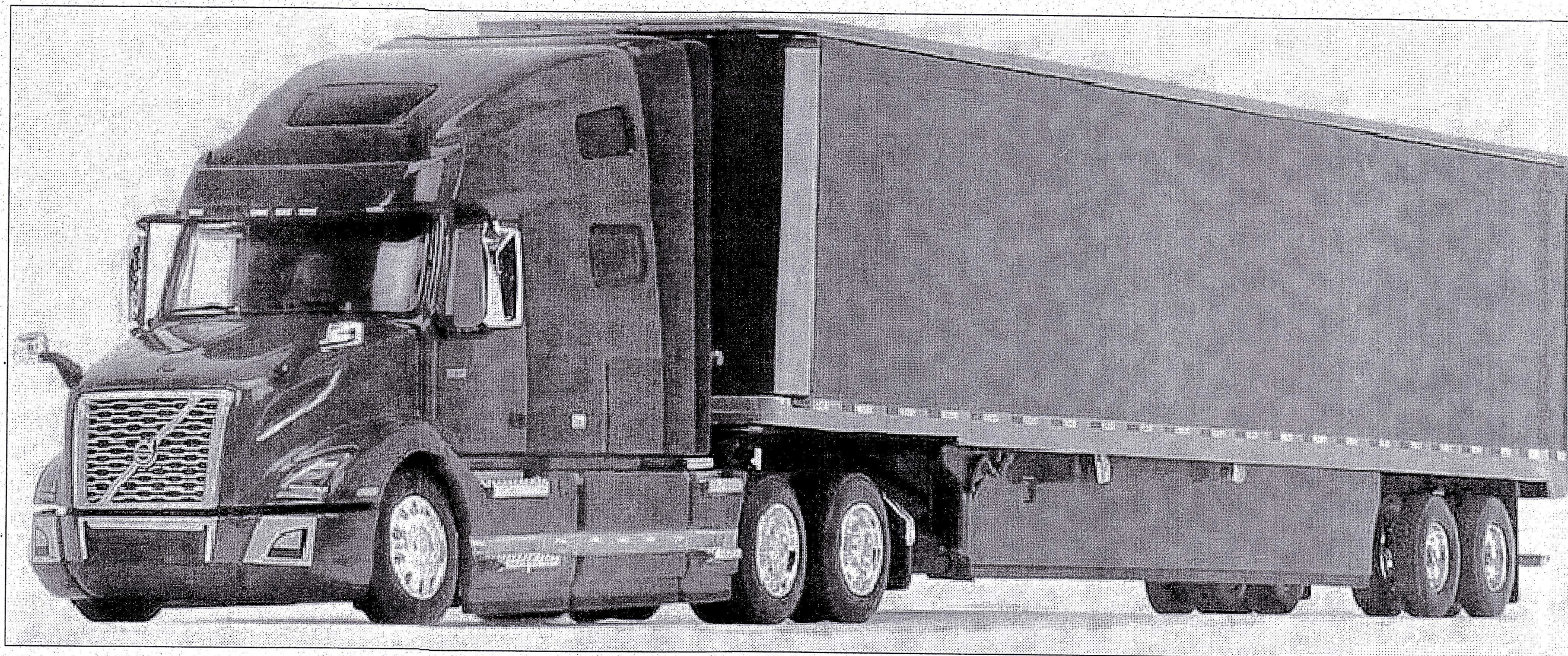
20. Each phase of independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use or use infrastructure located in the area served by that portion or phase of the system. Each phase of independent portion of the system must be completed in accordance with the permitted plan and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to the City or responsible entity.

21. The roof leaders from the proposed construction shall be connected to a water quality/foundwater recharge system, designed for site-specific groundwater and soil conditions, in accordance with C.T. Stormwater Quality Manual, as approved by the Engineering Department.

SITE PLANS PREPARED FOR BHF LOGISTICS, INC.



FRONT BUILDING ELEVATION



LOCATION MAP
SCALE: N.T.S.

LIST OF DRAWINGS

C-1	COVER SHEET	AS NOTED
B-1	EXISTING CONDITIONS MAP	20' SCALE
L-1	LAYOUT & LANDSCAPING PLAN	20' SCALE
G-1	GRADING & UTILITY PLAN	20' SCALE
D-1	DETAIL SHEET	N.T.S.
D-2	DETAIL SHEET	N.T.S.

Application # 423 101 Business Park Drive

CITY OF BRISTOL, CONNECTICUT

This Site Plan has been approved by the
Planning Commission of the City of
Bristol, CT.

James N. Sakonchick
Chairman/Secretary
7/28/21 Date

Pursuant to Section 8-3(l) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 7/28/26. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

PROPERTY INFORMATION

ADDRESS: BUSINESS PARK DRIVE
MAP 3, LOT 2
AREA: 111,276 S.F., 2.55 Ac.

SITE CONSULTANTS

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



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

APPROVED

Approved by the Conservation Commission acting as the
Inland-Wetlands Agency for the City of Bristol
With Conditions 7/7/21 1933
Date 7/28/21 Permit Number
Signature

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

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2: 11/29/21 STREET NUMBER
REVISION-1: 07/19/21 - TOWN COMMENTS
PROJECT:
DB: MPT SR: DH DR: SB

SEAL:

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

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

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

COVER
SHEET

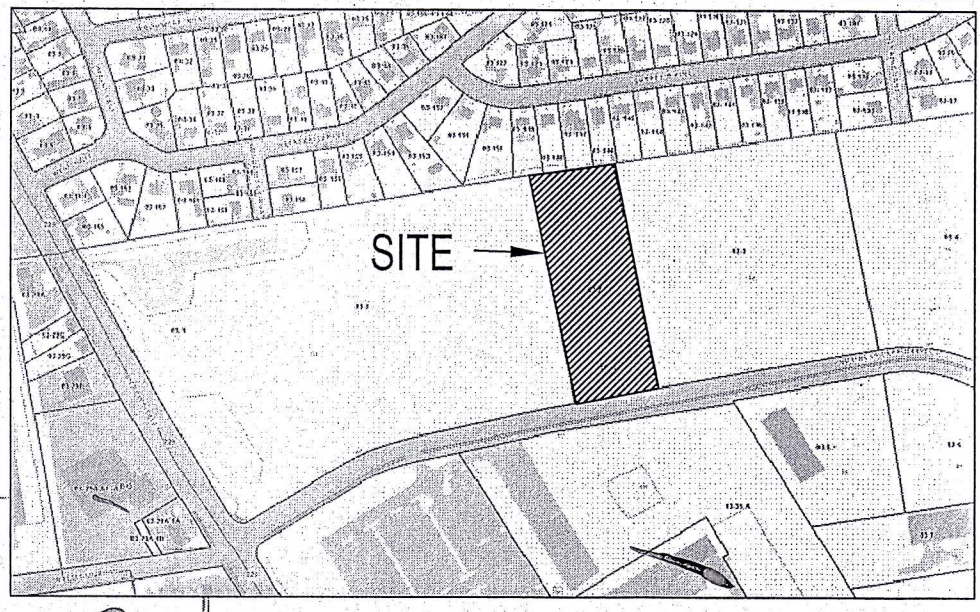
for
BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

SCALE: 1" = AS NOTED
DATE: MAY 19, 2021

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 221-006
DRAWING NO.: C-1



LOCATION MAP
SCALE: N.T.S.

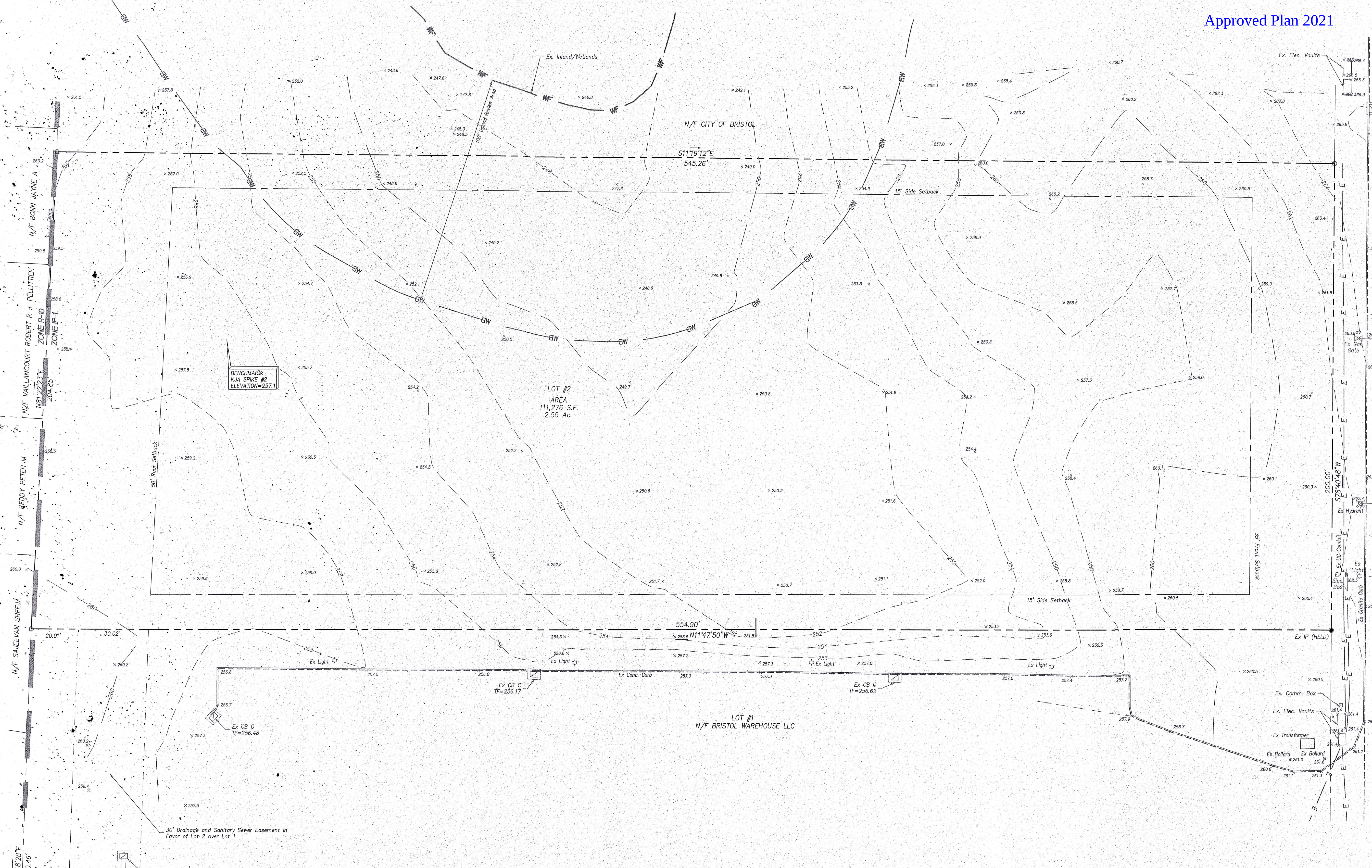
REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2: 11/29/21 - STREET NUMBER
REVISION-1: 06/21/21 - TOWN COMMENTS
PROJECT:
DB: --- SR: --- DR: ---
SEAL:
SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-28 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).
THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.
BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.
THIS SURVEY CONFORMS TO A:
CLASS A-2/T-2/T-3(AERIAL)
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sokonchick
CT P.E. & L.S. #11302
kratzer, KJA
jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

EXISTING CONDITIONS MAP
for
BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

SCALE: 1" = 20'
DATE: MAY 19, 2021
KJA FILE NO.: 221-006
DRAWING NO.: B-1



MAP REFERENCES:

- 1) PROPERTY SURVEY PREPARED FOR: CITY OF BRISTOL; LOTS 1 + 2 SOUTHEAST INDUSTRIAL PARK, BUSINESS PARK DRIVE BRISTOL, CONN.; SCALE: 1"=40'; DATE 1-28-2016; BY DUFOUR SURVEYING, LLC; JOB NO: 15-64
- 2) GRADING PLAN, DRAINAGE PLAN & EROSION CONTROL PLAN; LOT 1 & LOT 2 SOUTHEAST BRISTOL BUSINESS PARK; SCALE: 1"=40'; DATE: 18 DEC 15, LAST REVISED 13 JAN 16; CIVIL 1; PROJ. NO 3376 SHEET GP-1.0
- 3) AS-BUILT SOUTHEAST INDUSTRIAL PARK; ROADWAY UTILITY PLAN; BUSINESS PARK DRIVE BRISTOL, CT; SCALE: 1"=40'; DATE: 2/26/2010; BY CITY OF BRISTOL DEPARTMENT OF PUBLIC WORKS; FILE 24-424-1 SHEET 1.

NOTES:

- 1) BEARINGS BASED UPON MAP REFERENCE #1
- 2) ELEVATIONS BASED UPON MAP REFERENCE #2

ZONING TABLE	
ZONE - IP-1	
LOT AREA	REQUIRED
MIN. FRONT YARD	50,000 S.F.
MIN. SIDE YARD	35'
MIN. REAR YARD	15'
MIN. LOT WIDTH	50'
MAX. BUILDING COVERAGE	160'
MAX. BUILDING COVERAGE	40%
* ABUTS RESIDENTIAL ZONE	

NOTES:

1. PARCEL OWNER: CITY OF BRISTOL
 2. AREA: SEE MAP
 3. ADDRESS: 101 BUSINESS PARK DRIVE
 4. ZONE: IP-1 (SEE ZONING TABLE)
 5. SITE IS SERVICED BY PUBLIC WATER & PUBLIC SEWER.
 6. CONTOUR INTERVAL = 2'
 7. ELEVATIONS BASED ON MAP REFERENCE #3
 8. TOPOGRAPHY IS FROM FIELD SURVEY.
 9. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
- Disclaimers:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.
- REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

LEGEND	
○	PROPERTY LINE
●	IRON PIN TO BE SET
■	EXISTING IRON PIN MONUMENT TO BE SET
□	EXISTING MONUMENT
⊗	EXISTING SANITARY MANHOLE
⊕	EXISTING STORM MANHOLE
⊙	EXISTING CATCH BASIN
⊛	EXISTING LIGHT
⊜	EXISTING HYDRANT
⊝	EXISTING GAS VALVE
⊞	EXISTING WATER VALVE
⊟	EXISTING UTILITY POLE
⊠	EX. EDGE OF ROAD
⊡	EX. EDGE OF ROAD (CURBED)
⊢	EX. EDGE OF DRIVEWAY
⊣	EX. SANITARY SEWER LINE
⊤	EX. WATER LINE
⊥	EX. GUIDE RAIL
⊦	EX. CONTOUR

APPROVED

20' O.C.

10' MINIMUM

WHITE PINE

DECIDUOUS TREE
(SEE DETAIL ON SHEET L-1
FOR CHOICES OF TREE
AND SIZE AT PLANTING)

LANDSCAPE BUFFER DETAIL
N.S.

LANDSCAPE NOTES

1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
2. SHRUBS SHALL BE SET AT A MINIMUM OF 12" BELOW AND AROUND EACH TREE. MULCH SHALL BE PLACED IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE FINISHED GRADE.
3. ALL TREES, BRANCHES, LIMBS, SPOCKS, PUDDLE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
4. INSTALL SHRUBS AND TREES IN THE ACCEPTED APPROVED MANNER TO A DEPTH OF 12" BELOW FINISHED GRADE.
5. ALL PLANT GROUND COVER TO BE USED IN ALL LANDSCAPED AREAS. MULCH TO BE APPROVED BEFORE INSTALLATION.
6. BARE AND DISTURBED AREAS SHALL BE SEEDDED, IF NOT NOTED FOR TURF. PREPARE SCARIFY AND SEED IN APPROVED MANNER.
7. WETLAND SHRUBS & SEED MIXES AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 256-1752
8. ALL ACTIVITY SPECIES SEEDING WILL DEPEND UPON AVAILABILITY AT LOCAL/REGIONAL NURSERIES.

- ## LEGEND
- | | |
|---|---------------------------|
|  | PROPERTY LINE |
|  | IRON PIN TO BE SET |
|  | EXISTING IRON PIN |
|  | MONUMENT TO BE SET |
|  | EXISTING MONUMENT |
|  | EXISTING SANITARY MANHOLE |
|  | EXISTING STORM MANHOLE |
|  | EXISTING CATCH BASIN |
|  | EXISTING LIGHT |
|  | EXISTING HYDRANT |
|  | EXISTING GAS VALVE |
|  | EXISTING WATER VALVE |
|  | EXISTING UTILITY POLE |
|  | EX. EDGE ROAD |
|  | EX. EDGE OF ROAD (CURBED) |
|  | EX. EDGE OF DRIVEWAY |
|  | EX. SANITARY POWER LINE |
|  | EX. WATER LINE |
|  | EX. GUIDE RAIL |
|  | EX. CONTOUR |
|  | PROP. MULCH AREA |
|  | PROP. CHAIN LINK FENCE |
|  | PROP. VINYL FENCE |

LOCATION MAP
SCALE: N.T.S.

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

REVISION-7:		
REVISION-6: 11/29/21 - STREET NUMBER		
REVISION-5: 11/1/21 - BUILDING MOVED		
REVISION-4: 10/29/21 - TOWN COMMENTS		
REVISION-3: 10/11/21 - GRADING ALONG WEST		
REVISION-2: 07/19/21 - TOWN COMMENTS		
REVISION-1: 06/21/21 - TOWN COMMENTS		
PROJECT:		
DB: MPT	SR: AQ	DR: SB
SEAL:		

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

kratzert,  KJA
jones &
associates, inc.

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

LAYOUT & LANDSCAPING PLAN

BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DR
BRISTOL, CT

SCALE: 1" = 20'

DATE: MAY 19, 2021

KJA FILE NO. : 	DRAWING NO. :
221-006	L-1

Page 46

LOCATION MAP
SCALE: N.T.S.

Disclaimer: The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION to the best information, knowledge, and belief of the engineer, and not on an unconditional certification, warranty or guarantee which are not covered under the policy.

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

REVISION-7:
REVISION-6: 11/29/21 - STREET NUMBER
REVISION-5: 11/21/21 - BUILDING MOVED
REVISION-4: 10/29/21 - TOWN COMMENTS
REVISION-3: 10/23/21 - GRADING ALONG WEST P
REVISION-2: 07/19/21 - TOWN COMMENTS
REVISION-1: 06/21/21 - TOWN COMMENTS

PROJECT:
DR: MPT SR: AQ DR: SB

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

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

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS T-2

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

James M. Johnson
CT P.E. & L.S. #11302

kratzer, KJA
jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06457-0337

PHONE: (860) 621-3638
FAX: (860) 621-3646
EMAIL: INFO@KRATZERTJONES.COM

GRADING & UTILITY PLAN

for

BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2

101 BUSINESS PARK DRIVE
BRISTOL, CT

SCALE: 1" = 20'

DATE: MAY 19, 2021

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

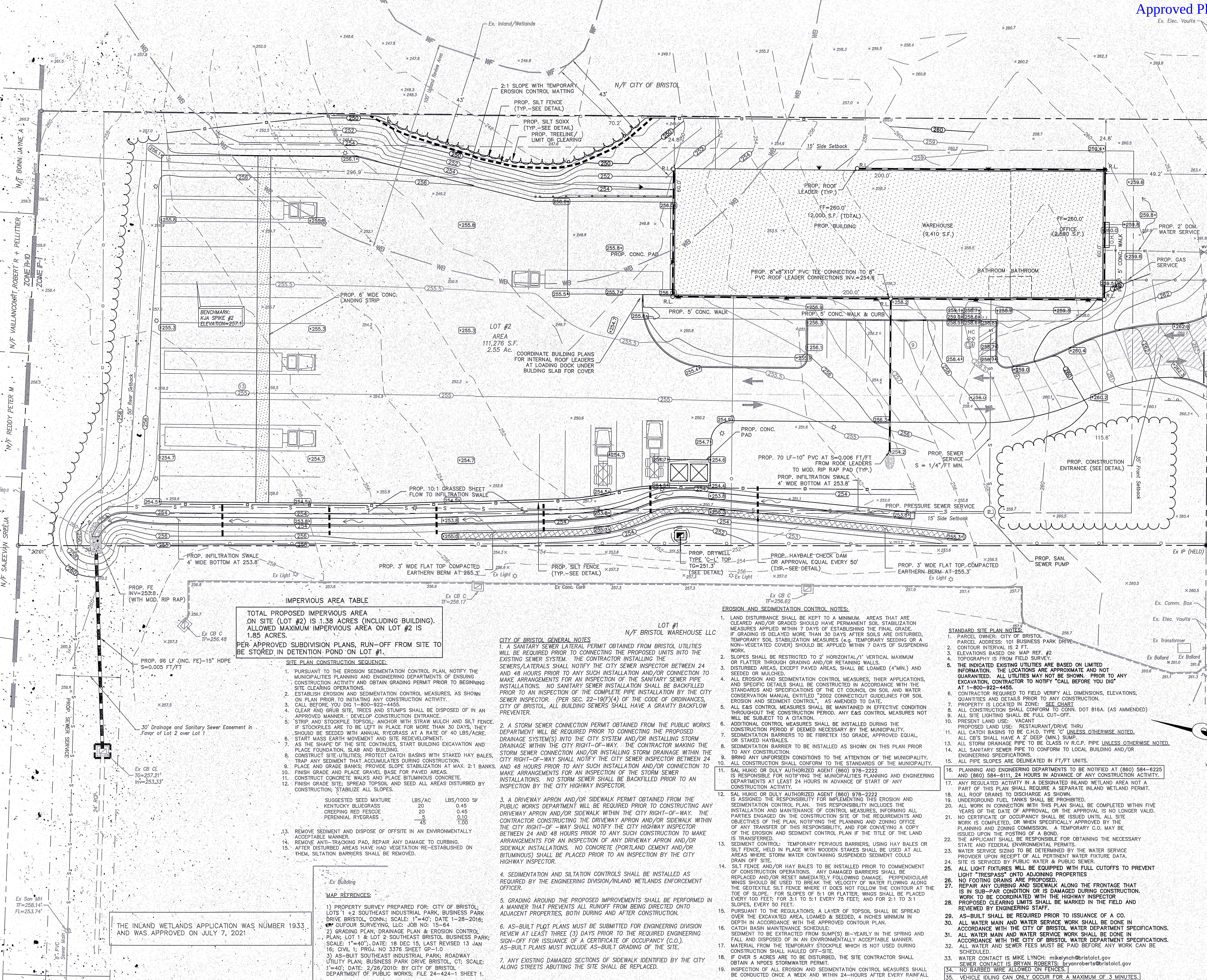
KJA FILE NO.:

DRAWING NO.:

221-006

G-1

APPROVED



IMPERVIOUS AREA TABLE
TOTAL PROPOSED IMPERVIOUS AREA ON SITE (LOT #2) IS 1.38 ACRES (INCLUDING BUILDING). ALLOWED MAXIMUM IMPERVIOUS AREA ON LOT #2 IS 1.85 ACRES.
PER APPROVED SUBDIVISION PLANS, RUN-OFF FROM SITE TO BE STORED IN DETENTION POND ON LOT #1.

- SITE PLAN CONSTRUCTION SEQUENCE:**
- PURSUANT TO THE EROSION SEDIMENTATION CONTROL PLAN, NOTIFY THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS OF ENSURING CONSTRUCTION ACTIVITY AND OBTAIN GRADING PERMIT PRIOR TO BEGINNING SITE CLEARING OPERATIONS.
 - ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
 - CALL BEFORE YOU DIG 1-800-922-4455.
 - CLEAR AND GRUB SITE. TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
 - STRIP AND STOCKPILE TOPSOIL; ANCHOR WITH STRAW MULCH AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 30 DAYS, THEY SHOULD BE SEED WITH ANNUAL RYEGRASS AT A RATE OF 40 LBS/ACRE.
 - START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
 - AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
 - CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH STAKED HAY BALES. TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
 - FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
 - CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
 - FINISH GRADE SITE; SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
 - REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
 - REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
 - AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

SUGGESTED SEED MIXTURE	LBS/AC	LBS/1000 SF
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	45	1.00

- REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
- REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
- AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

Ex Building
MAP REFERENCES:

- PROPERTY SURVEY PREPARED FOR: CITY OF BRISTOL, LOTS 1 + 2 SOUTHEAST INDUSTRIAL PARK, BUSINESS PARK DRIVE BRISTOL, CONN.; SCALE: 1"=40'; DATE: 1-28-2016; BY DUFOUR SURVEYING, LLC; JOB NO: 15-64.
- GRADING PLAN, DRAINAGE PLAN & EROSION CONTROL PLAN; LOT 1 & LOT 2 SOUTHEAST BRISTOL BUSINESS PARK; SCALE: 1"=40'; DATE: 18 DEC 15, LAST REVISED 13 JAN 16; CIVIL 1; PROJ. NO 3376 SHEET GP-1.0.
- AS-BUILT SOUTHEAST INDUSTRIAL PARK; ROADWAY UTILITY PLAN; BUSINESS PARK DRIVE BRISTOL, CT; SCALE: 1"=40'; DATE: 2/26/2010; BY CITY OF BRISTOL DEPARTMENT OF PUBLIC WORKS; FILE 24-424-1 SHEET 1.

CITY OF BRISTOL GENERAL NOTES:
1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM BRISTOL UTILITIES WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED UNITS INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER PIPE INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. (PER SEC. 22-19(F)(4) OF THE CODE OF ORDINANCES, CITY OF BRISTOL, ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACKFLOW PREVENTER.

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

3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY RIGHT-OF-WAY SHALL NOTIFY THE CITY HIGHWAY INSPECTOR 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 ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.

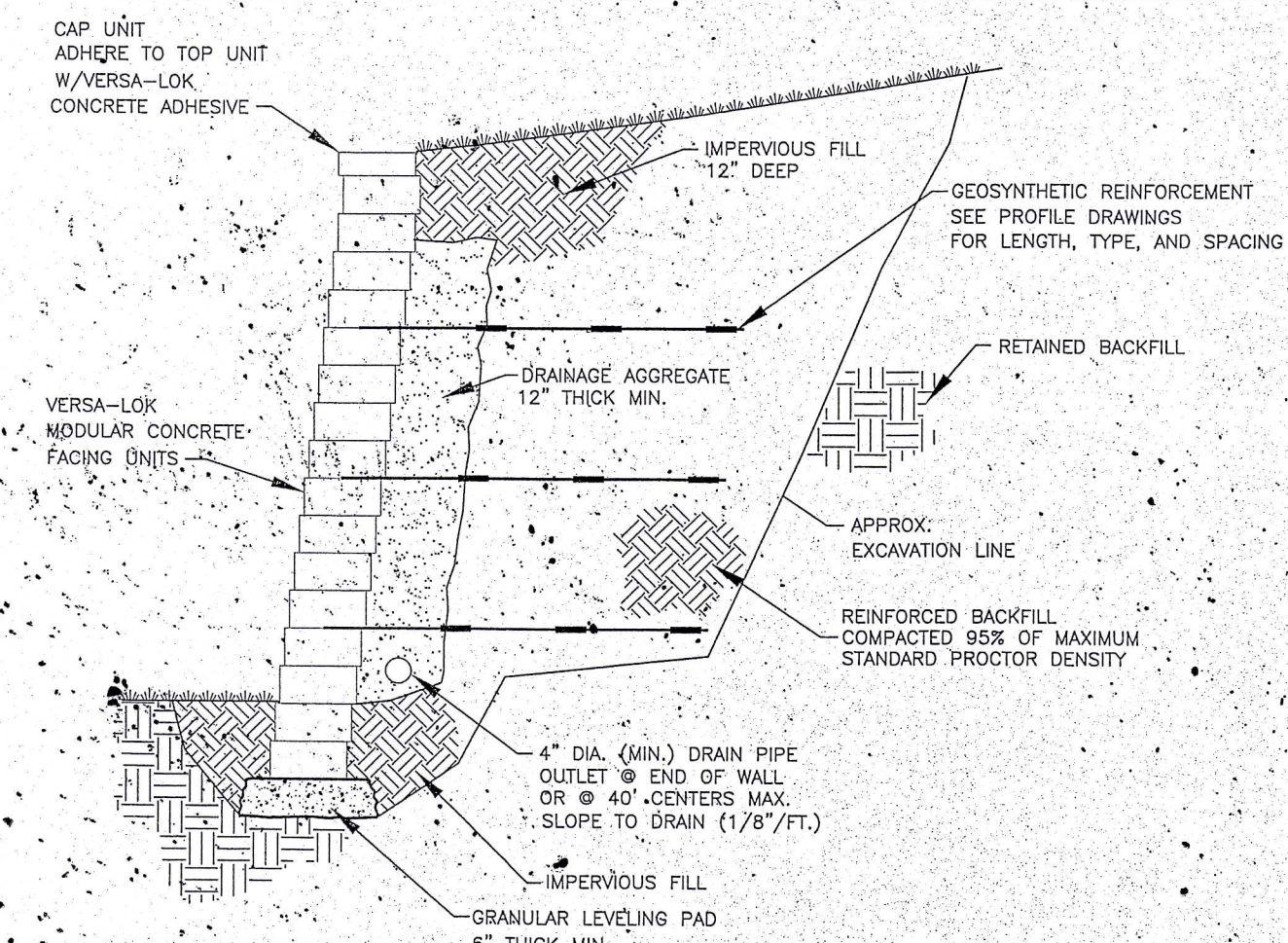
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK IDENTIFIED BY THE CITY ALONG STREETS ADJACENT THE SITE SHALL BE REPLACED.

EROSION AND SEDIMENTATION CONTROL NOTES:

- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. AREAS THAT ARE CLEARED AND/OR GRADED SHALL HAVE PERMANENT SOIL STABILIZATION MEASURES APPLIED WITHIN 7 DAYS OF ESTABLISHING THE FINAL GRADE. IF GRADING IS DELAYED MORE THAN 30 DAYS AFTER SOILS ARE DISTURBED, TEMPORARY SOIL STABILIZATION MEASURES (e.g. TEMPORARY SEEDING OR A NON-VEGETATED COVER) SHOULD BE APPLIED WITHIN 7 DAYS OF SUSPENDING WORK.
- SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4" MIN.) AND SEEDED OR MULCHED.
- EROSION AND SEDIMENTATION CONTROL MEASURES, THEIR APPLICATIONS, AND SPECIFIC DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL, ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE.
- ALL E&S CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ANY E&S CONTROL MEASURES NOT WILL BE SUBJECT TO A CITATION.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE MUNICIPALITY.
- SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
- SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION.
- BRING ANY UNFORSEEN CONDITIONS TO THE ATTENTION OF THE MUNICIPALITY. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF THE MUNICIPALITY.
- SAL HUKIC OR DULY AUTHORIZED AGENT (860) 978-2222 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
- SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING HAY BALES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
- SILT FENCE AND/OR HAY BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE. PERPENDICULAR WINGS SHOULD BE USED TO BREAK THE VELOCITY OF WATER FLOWING ALONG THE SEDIMENTATION BARRIER. IT DOES NOT FOLLOW THE CONTOUR AT THE TOE OF SLOPE. FOR SLOPES OF 5:1 OR FLATTER, WINGS SHALL BE PLACED EVERY 100 FEET FOR 3:1 TO 5:1 EVERY 75 FEET; AND FOR 2:1 TO 3:1 SLOPES, EVERY 50 FEET.
- PURSUANT TO THE REGULATIONS, A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEEDDED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- SEDIMENTATION MAINTENANCE SCHEDULE: SEDIMENT TO BE EXTRACTED FROM SUMP(S) BI-YEARLY IN THE SPRING AND FALL AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER. MATERIAL FROM THE TIERIAL FROM EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONDUCTED ONCE A WEEK AND WITHIN 24-HOURS AFTER EVERY RAINFALL OVER 0.5 INCHES.
- INSPECTION OF EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONDUCTED ONCE A WEEK AND WITHIN 24-HOURS AFTER EVERY RAINFALL OVER 0.5 INCHES.
- VEHICLE IDLING CAN ONLY OCCUR FOR A MAXIMUM OF 3 MINUTES.

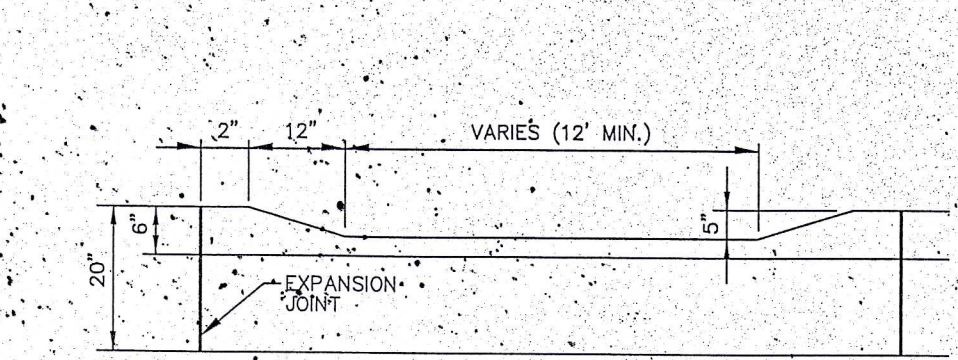
STANDARD SITE PLAN NOTES:

- PARCEL OWNER: CITY OF BRISTOL
- PARCEL ADDRESS: 101 BUSINESS PARK DRIVE
- CONTOUR INTERVAL IS 2 FT.
- ELEVATIONS BASED ON: MAP REF. #2
- TOPOGRAPHY IS FROM FIELD SURVEY.
- THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
- CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
- PROPERTY IS LOCATED IN ZONE 1.
- ALL CONSTRUCTION SHALL CONFORM TO CONN. DOT 816A. (AS AMENDED)
- ALL SITE LIGHTING SHALL BE FULL CUT-OFF.
- PRESENT LAND USE: VACANT
- PROPOSED LAND USE: RESTAURANT/DRIVE THRU
- ALL CATCH BASINS TO BE C.H.D. TYPE "C" UNLESS OTHERWISE NOTED.
- ALL CB'S SHALL HAVE A 2' DEEP (MIN.) SUMP.
- ALL STORM DRAINAGE PIPE TO BE CLASS IV R.C.P. PIPE UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER PIPE TO CONFORM TO LOCAL BUILDING AND/OR ENGINEERING SPECIFICATIONS.
- ALL PIPE SLOPES ARE DELINEATED IN FT/FT UNITS.
- PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (860) 584-8225 AND (860) 584-8111, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
- ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLAND AREA NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLAND WETLAND PERMIT.
- ALL ROOF DRAINS TO DISCHARGE AS SHOWN.
- UNDERGROUND FUEL TANKS SHALL BE PROHIBITED.
- ALL WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
- THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
- WATER SERVICE SIZING TO BE DETERMINED BY THE WATER SERVICE PROVIDER UPON RECEIPT OF ALL PERTINENT WATER FUTURE DATA.
- SITE IS SERVED BY PUBLIC WATER & PUBLIC SEWER.
- ALL LIGHT FIXTURES WILL BE EQUIPPED WITH FULL CUTOFFS TO PREVENT LIGHT "TRESPASS" ONTO ADJOINING PROPERTIES.
- PROTECTING LAND USES ARE PROPOSED.
- REPAIR ANY CURBING AND SIDEWALK ALONG THE FRONTAGE THAT IS IN SUB-PAR CONDITION OR IS DAMAGED DURING CONSTRUCTION.
- WORK TO BE COORDINATED WITH THE HIGHWAY INSPECTOR.
- PROPOSED CLEARING LIMITS SHALL BE MARKED IN THE FIELD AND REVIEWED BY ENGINEERING STAFF.
- AS-BUILT SHALL BE REQUIRED PRIOR TO ISSUANCE OF A C.O.
- ALL WATER MAIN AND WATER SERVICE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF BRISTOL WATER DEPARTMENT SPECIFICATIONS.
- ALL WATER MAIN AND WATER SERVICE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF BRISTOL WATER DEPARTMENT SPECIFICATIONS.
- WORK TO BE COORDINATED WITH THE HIGHWAY INSPECTOR.
- SEWER CONTACT IS MIKE LYNCH: mikelynch@bristolct.gov
- SEWER CONTACT IS BRYAN ROBERTS: bryanroberts@bristolct.gov
- NO BARBED WIRE ALLOWED ON FENCES.
- VEHICLE IDLING CAN ONLY OCCUR FOR A MAXIMUM OF 3 MINUTES.

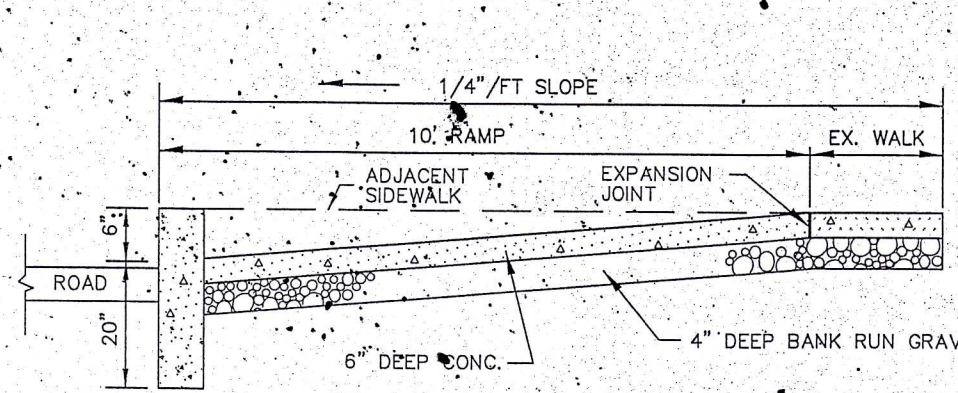


TYPICAL SECTION-REINFORCED RETAINING WALL
(OR APPROVED EQUAL)

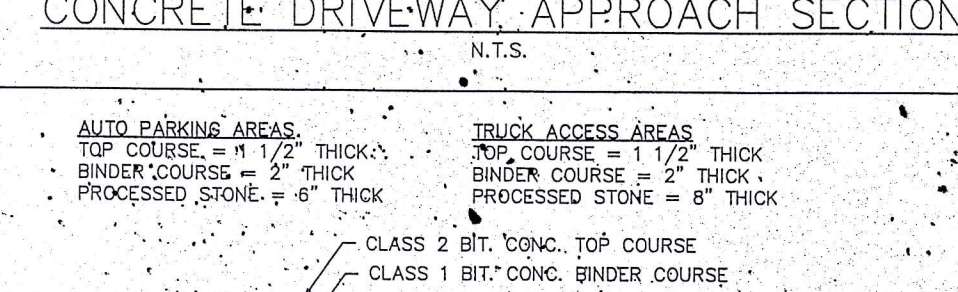
MODULAR CONCRETE UNIT
SCALE: N.T.S.
NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



CURB CUT OUT FOR DRIVEWAY APPROACH

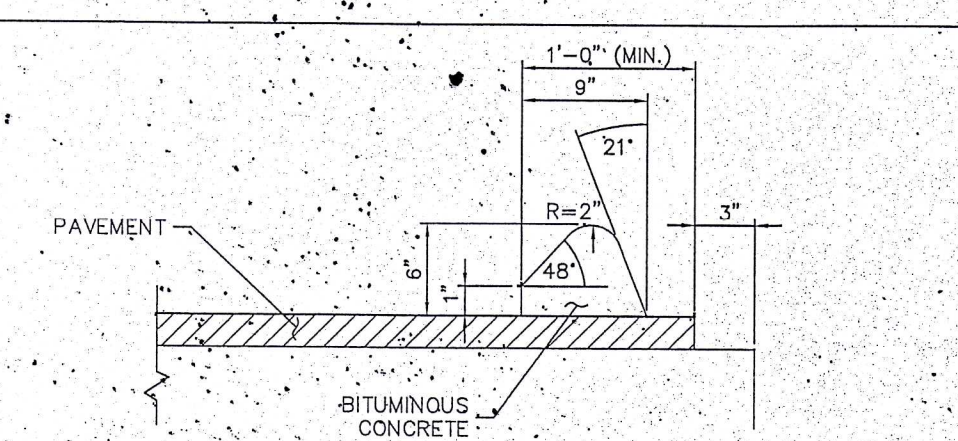


CONCRETE DRIVEWAY APPROACH SECTION

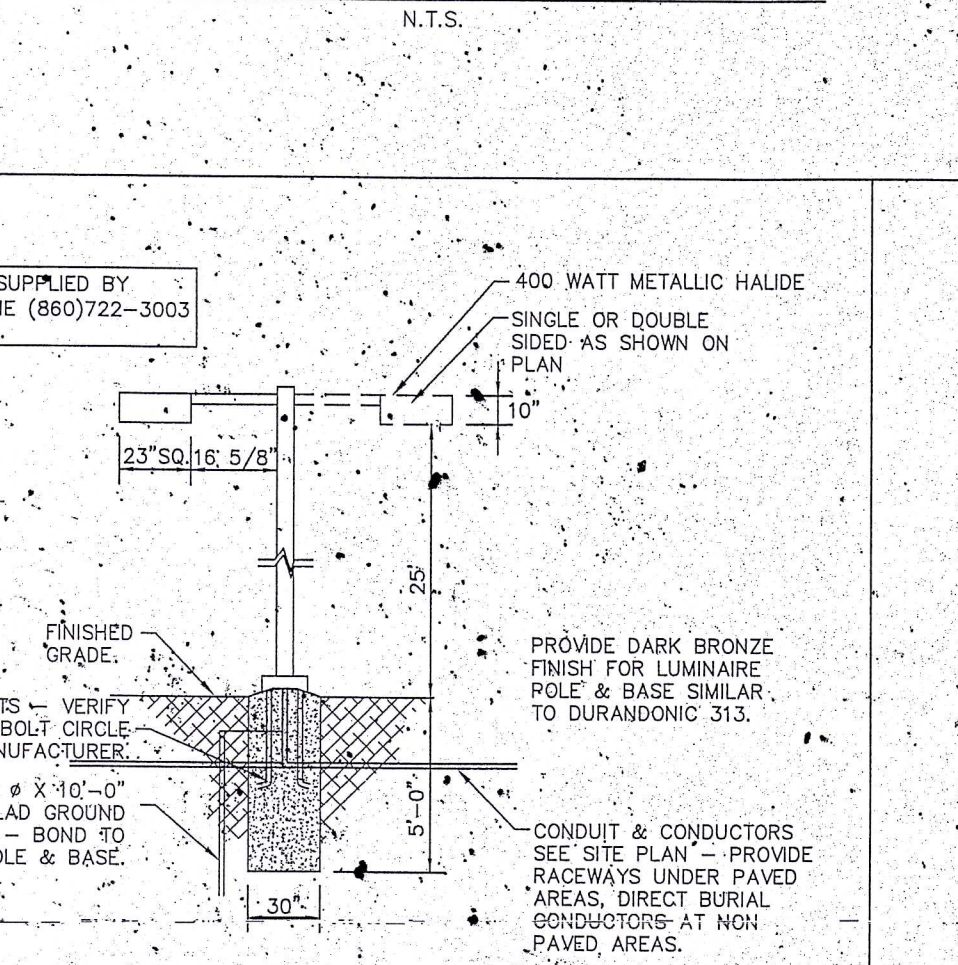


PAVING STANDARD SECTION
N.T.S.

NOTE: BASE AND SUBBASE MATERIALS SHALL BE PLACED IN LOOSE LAYERS NOT EXCEEDING 10 INCH THICK AND COMPACTED BY AT LEAST FOUR PASSES WITH A HEAVY SELF-PROPELLED VIBRATORY ROLLER TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY-DENSITY AS DETERMINED BY ASTM D1557.

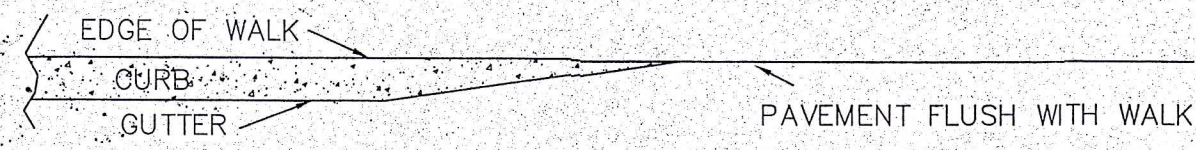


BITUMINOUS CONCRETE LIP CURBING
N.T.S.



SIGHT LIGHTING POLE
W/FULL CUT OFF LUMINAIRE
N.T.S.

NOTE: LIGHTING SHALL BE PROPERLY SHIELDED SO AS NOT TO ADVERSELY AFFECT ANY ADJACENT PROPERTY OR PUBLIC STREET.

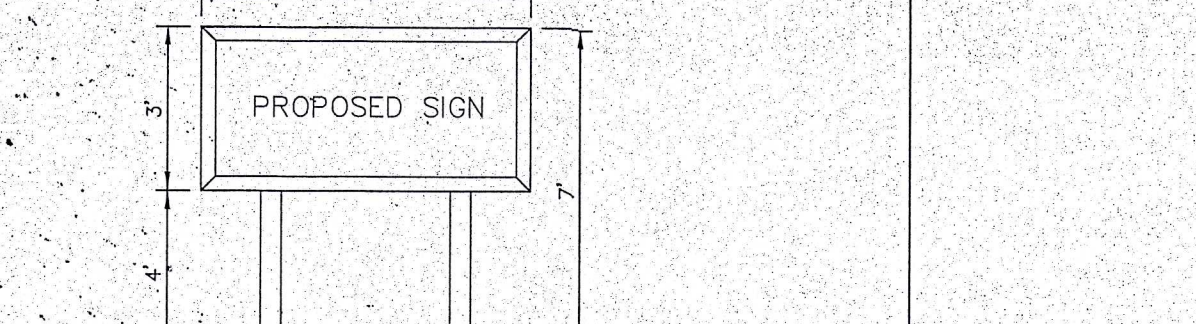


CURB TRANSITION DETAIL
N.T.S.

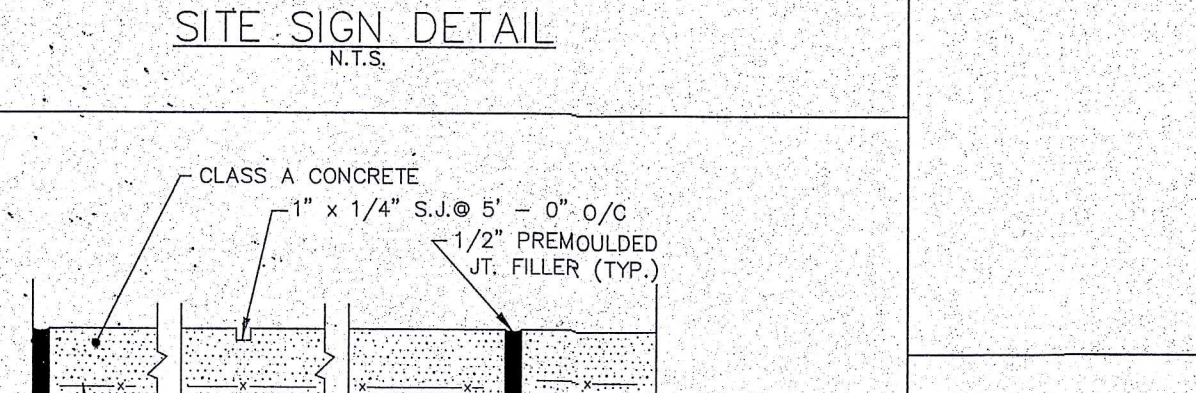
NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



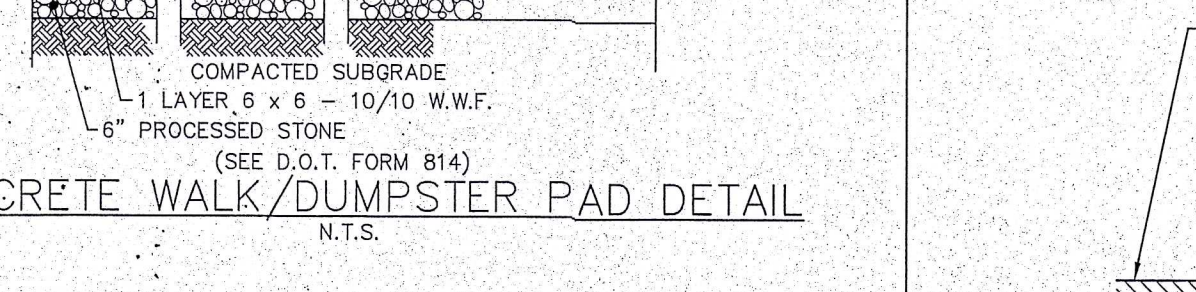
SITE SIGN DETAIL
N.T.S.



CONCRETE WALK/DUMPSTER PAD DETAIL
N.T.S.

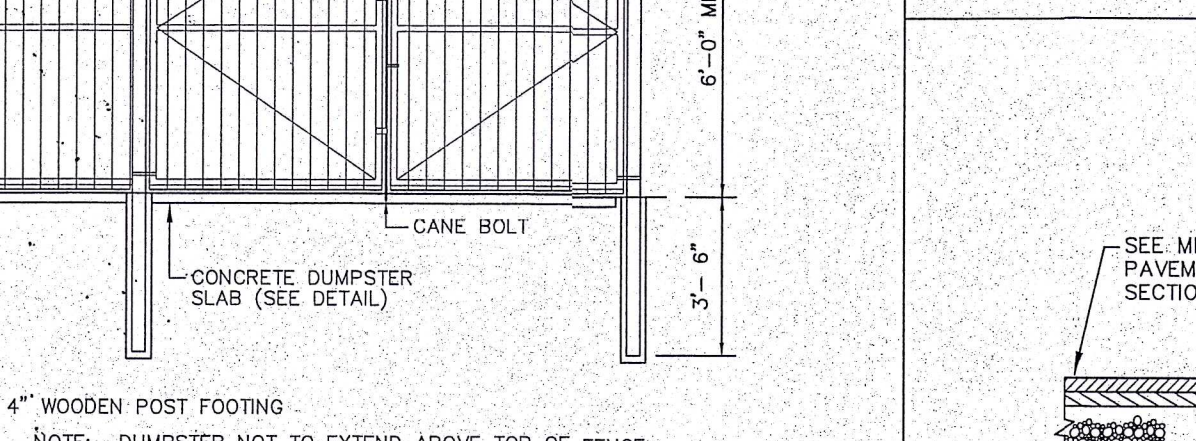


CONCRETE CURB AND SIDEWALK DETAIL
N.T.S.



DUMPSTER ENCLOSURE (WOOD)
N.T.S.

NOTE: DUMPSTER NOT TO EXTEND ABOVE TOP OF FENCE.

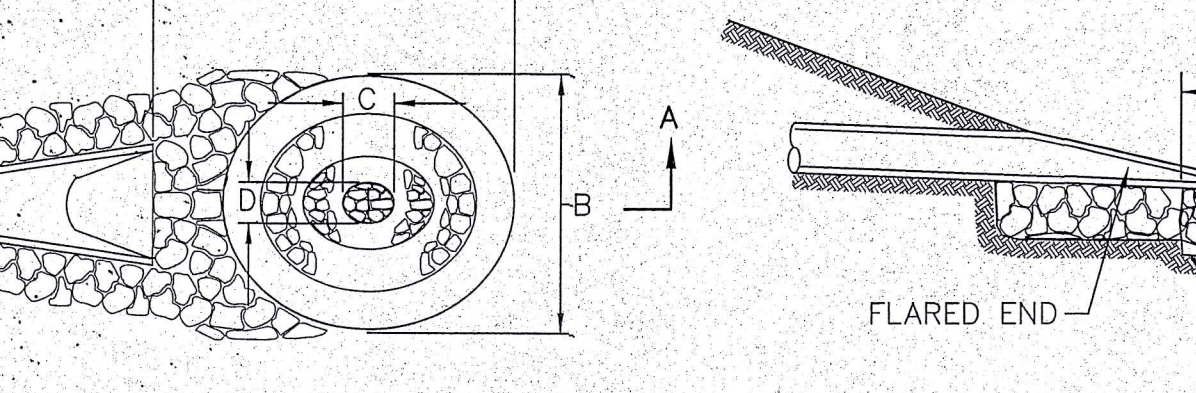


MOUNTABLE LEFT TURN RESTRICTION ISLAND
N.T.S.

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



PLUNGE POOL AT STORM OUTFALL
N.T.S.

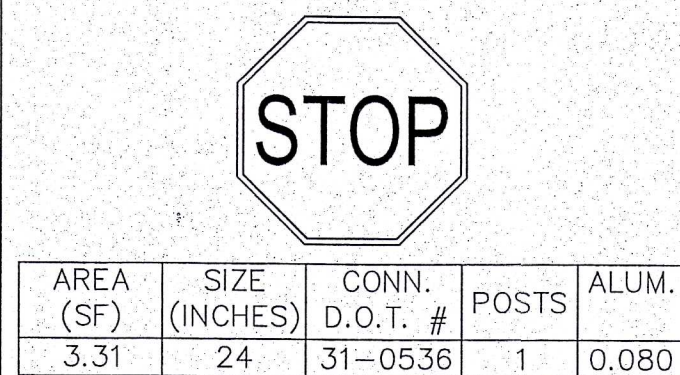


HANDICAPPED PARKING DETAIL
N.T.S.

PIPE SIZE	A	B	C	D	E	F	G	H	WT. RIP RAP (TONS)	DEPTH
15"	10'	7'	1.5'	1'	1'	4.5'	1.5'	3'	6	1'-0"
18"	12'	8'	2'	1'	1'	5'	2'	4'	8	1'-4"
21"	15'	9'	2.5'	1.5'	1'	7'	2.5'	4.5'	12	1'-6"
24"	17'	10'	2.5'	1.5'	1'	8'	2.5'	5.5'	15	1'-10"
27" & 30"	20'	13'	3'	2'	2'	9'	3'	6'	22	2'-0"
36"	24'	16'	3.5'	2'	2'	9.5'	3.5'	7'	33	2'-4"

PLUNGE POOL AT STORM OUTFALL
N.T.S.

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



AREA (SF)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
3.31	24	31-0536	1	0.080

SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
30	31-1109	1	0.080

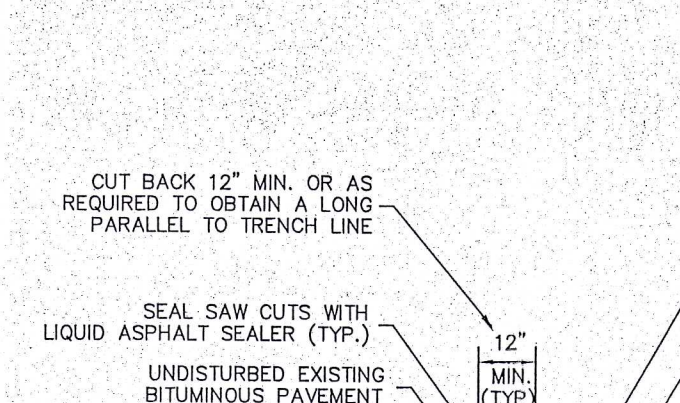
SIGNS TO BE MUTCD COMPLIANT

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



PERMANENT PAVEMENT REPAIR DETAIL
FOR PUBLIC ROADWAYS
N.T.S.

(SEE D.O.T. FORM 816 AS AMENDED)

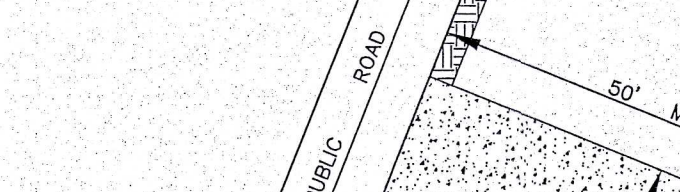


CONSTRUCTION ENTRANCE DETAIL
N.T.S.



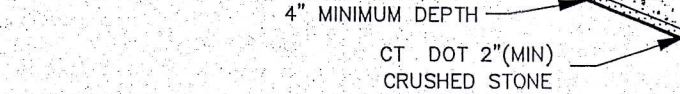
SILT FENCE DETAIL
N.T.S.

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



DETAIL "F" SECTION THRU RAIL ELEMENT

NOTE: ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.



GENERAL NOTES

1. TERMINAL ELEMENT TO BE CLASS A (12 GA.) OR CLASS B (16 GA.).

2. BACKUP PIECES TO BE CLASS A (12 GA.) FOR ALL RAIL, AND TO BE PLACED BEHIND RAIL ELEMENTS AT NON-SPLICE POSTS.

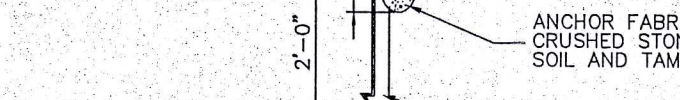
3. FOR CURVES WITH RADI OF 150' OR LESS ALL RAIL MEMBERS SHALL BE FABRICATED TO THE PROPER RADIUS.

4. STRUCTURAL SHAPE W6X8.5 MAY BE USED IN PLACE OF W6X8.5 FOR POSTS OR BRACKETS.

5. ALL CONSTRUCTION TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD #10-A.

METAL BEAM RAIL DETAIL
N.T.S.

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



APPROVED PLAN 2021

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



DETAIL "F" SECTION THRU RAIL ELEMENT

NOTE: ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.



GENERAL NOTES

1. TERMINAL ELEMENT TO BE CLASS A (12 GA.) OR CLASS B (16 GA.).

2. BACKUP PIECES TO BE CLASS A (12 GA.) FOR ALL RAIL, AND TO BE PLACED BEHIND RAIL ELEMENTS AT NON-SPLICE POSTS.

3. FOR CURVES WITH RADI OF 150' OR LESS ALL RAIL MEMBERS SHALL BE FABRICATED TO THE PROPER RADIUS.

4. STRUCTURAL SHAPE W6X8.5 MAY BE USED IN PLACE OF W6X8.5 FOR POSTS OR BRACKETS.

5. ALL CONSTRUCTION TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD #10-A.

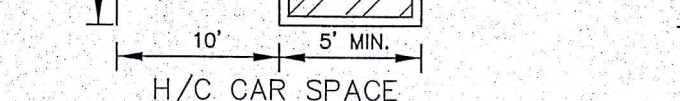
METAL BEAM RAIL DETAIL
N.T.S.

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



APPROVED PLAN 2021

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



DETAIL "F" SECTION THRU RAIL ELEMENT

NOTE: ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.



GENERAL NOTES

1. TERMINAL ELEMENT TO BE CLASS A (12 GA.) OR CLASS B (16 GA.).

2. BACKUP PIECES TO BE CLASS A (12 GA.) FOR ALL RAIL, AND TO BE PLACED BEHIND RAIL ELEMENTS AT NON-SPLICE POSTS.

3. FOR CURVES WITH RADI OF 150' OR LESS ALL RAIL MEMBERS SHALL BE FABRICATED TO THE PROPER RADIUS.

4. STRUCTURAL SHAPE W6X8.5 MAY BE USED IN PLACE OF W6X8.5 FOR POSTS OR BRACKETS.

5. ALL CONSTRUCTION TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD #10-A.

METAL BEAM RAIL DETAIL
N.T.S.

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.

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

REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:	11/29/21 - STREET NUMBER	
REVISION-2:	07/19/21 - TOWN COMMENTS	
REVISION-1:	06/21/21 - TOWN COMMENTS	
PROJECT:		
DB:	SR:	DR:
DB: MPT	SR: AQ	DR: SB
SEAL:		

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



DETAIL SHEET

NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



DETAIL SHEET

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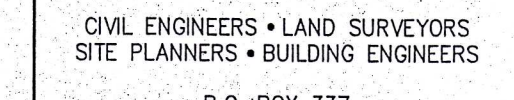
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NOTE: TO BE DESIGNED BY A PROFESSIONAL ENGINEER. THIS DETAIL IS AN EXAMPLE ONLY.



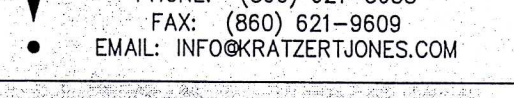
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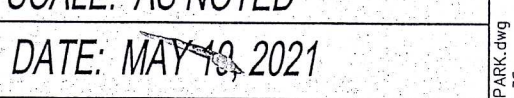
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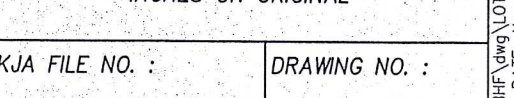
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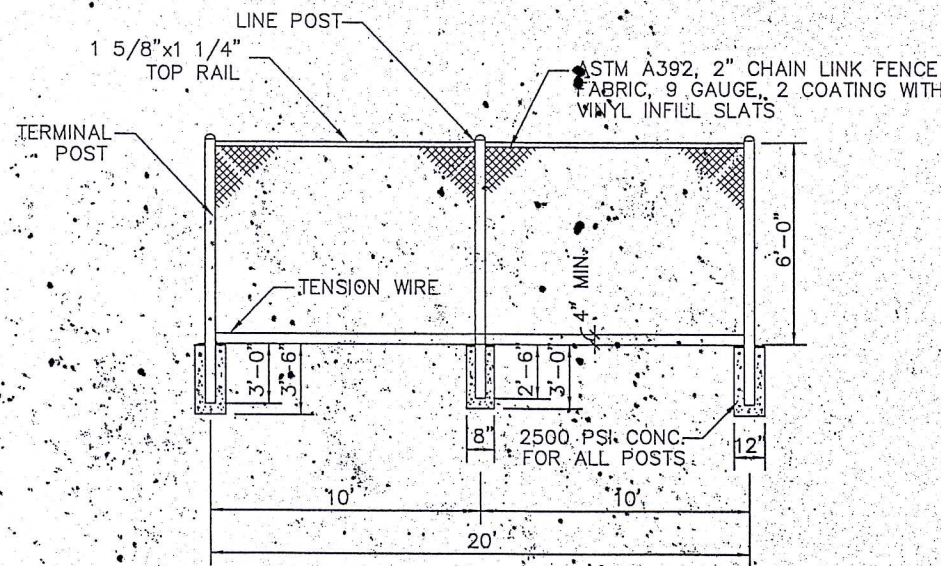
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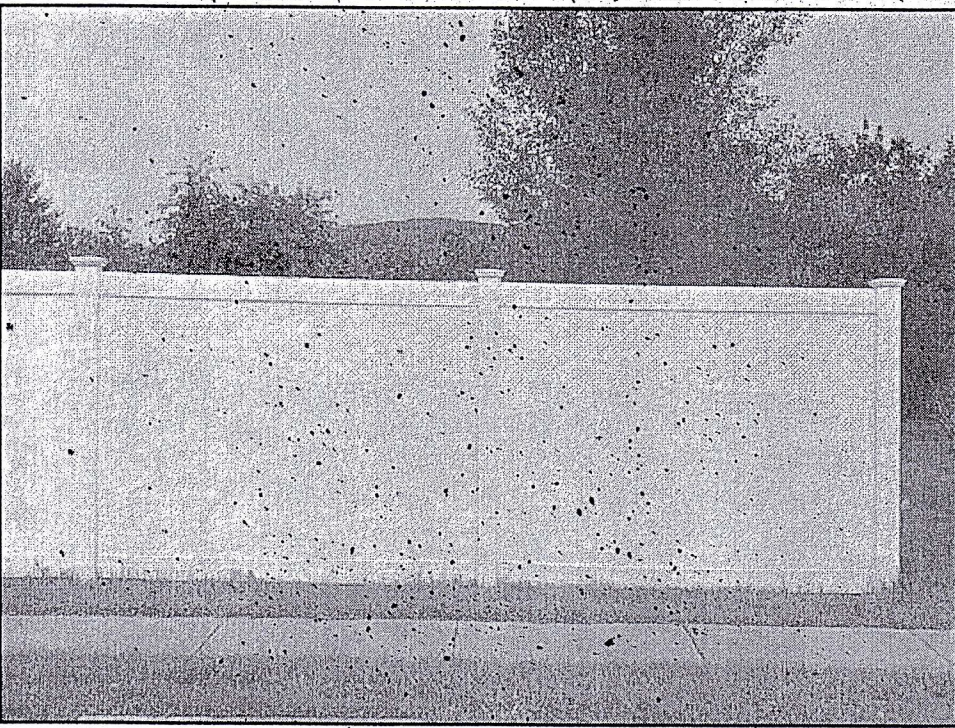
DETAIL SHEET

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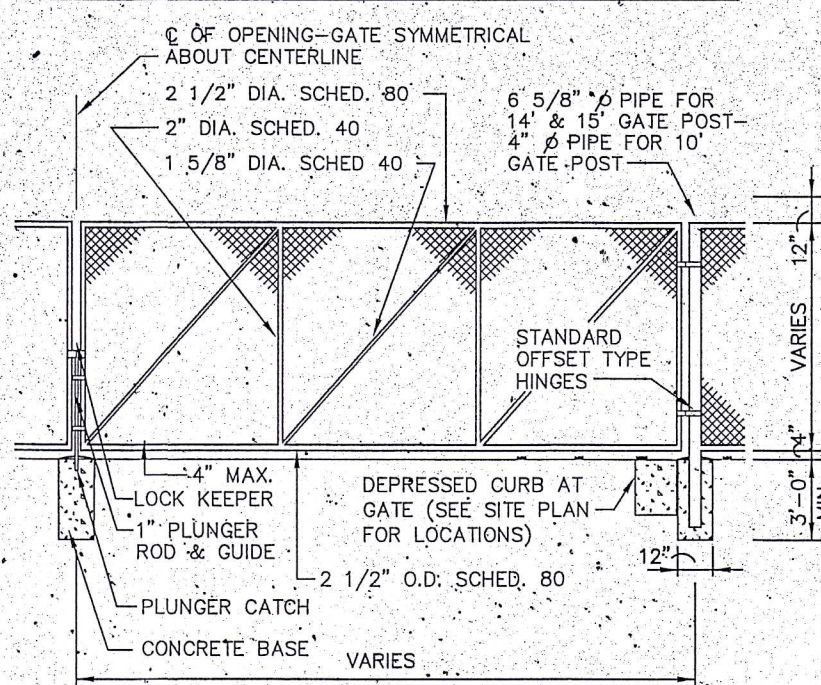
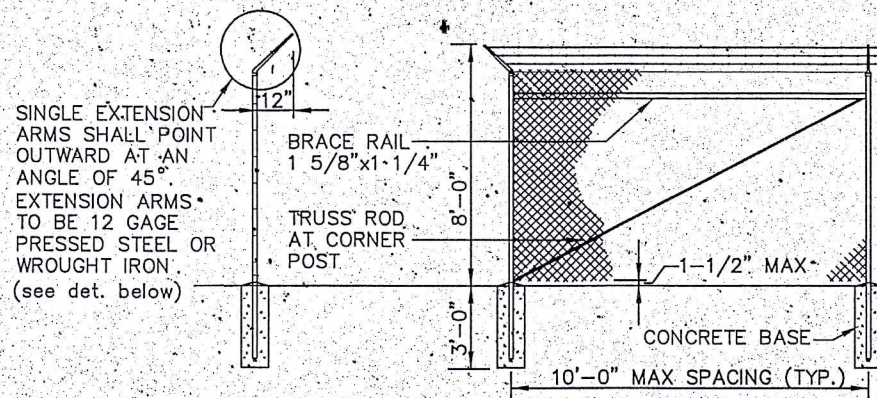


- NOTES:
1. BOTTOM TENSION WIRE SHALL BE 7 GAUGE ATTACHED WITH 12 1/2" GAGE HOG RINGS, 12" O.C.
 2. TOP RAIL COUPLINGS TO BE SPACED EVERY 20'. EXPANSION COUPLINGS TO BE AT 10' INTERVALS.
 3. TOP RAIL WIRE TIES SHALL BE SPACED 24" MAX.
 4. FENCE SHALL CONFORM WITH CT D.O.T. STANDARDS, INCLUDING LATEST REVISIONS.
 5. PROVIDE CHAINLINK SWING GATES AND MANDORS AS SHOWN ON SITE PLAN.
 6. NO BARBED WIRE ALLOWED ON FENCES.

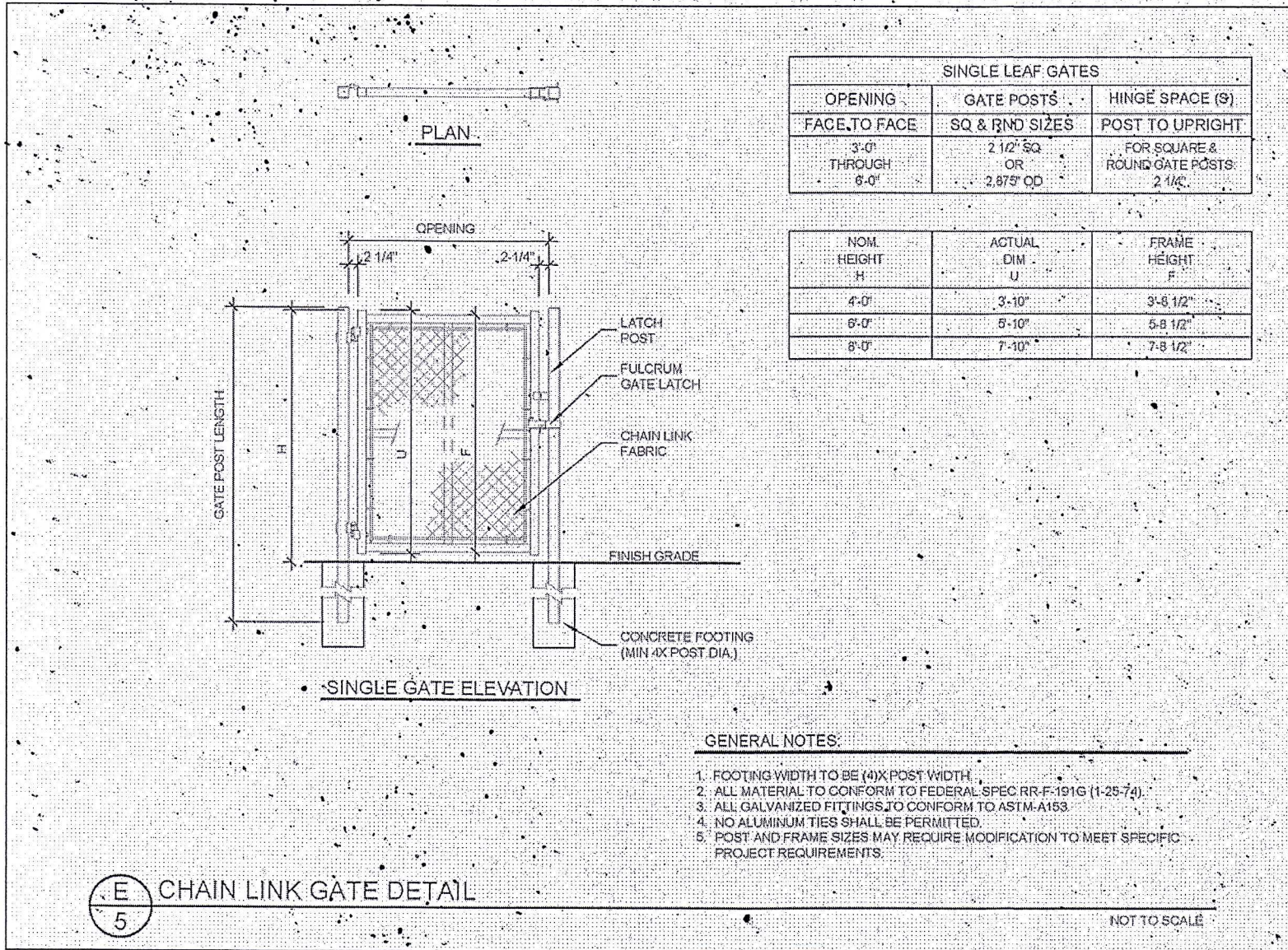
CHAIN LINK FENCE
N.T.S.



VINYL FENCE
N.T.S.



CHAIN LINK SWINGING GATE
N.T.S.

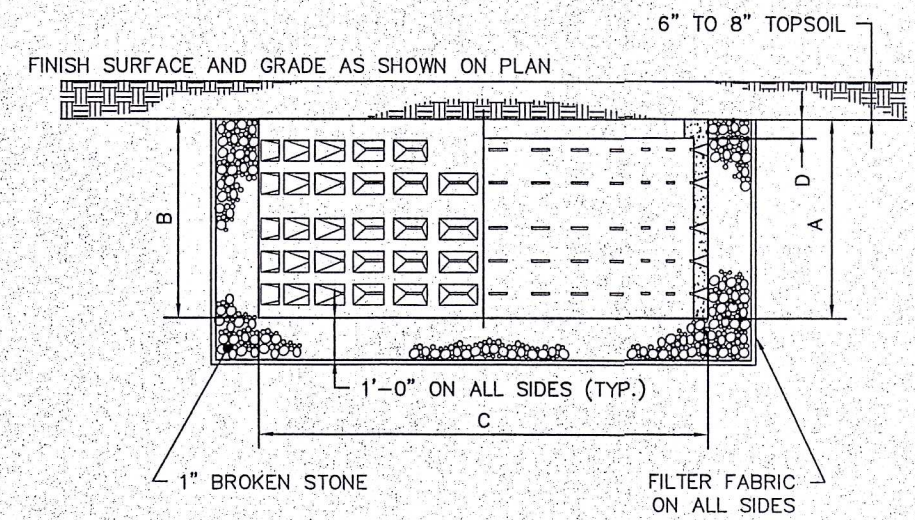
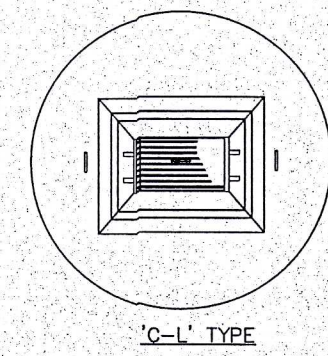


CHAIN LINK GATE DETAIL
N.T.S.

- DESIGN NOTES
1. CONCRETE MINIMUM 5,000 PSI AT 28 DAYS.
 2. STEEL REINFORCEMENT - ASTM-A-615-68, GRADE 40, 1" MIN. COVER.
 3. DESIGN LOADING - STANDARD: AASHTO-H10-44, OPTIONAL: AASHTO-HS20-44.
 4. SLAB TOP - 8" THICK REINFORCEMENT WITH 1" REBAR.
 5. 8" THICK HEAVY DUTY COVER AVAILABLE WITH STANDARD, CLEAN OUT, RECTANGLE OR SQUARE CATCH BASIN OPENING.

A	B	C	D
3'-5"	2'-6"	6'-6"	5"

APPROXIMATE WEIGHT	
3' SECTION	4500 LBS.
4' SECTION	6000 LBS.
8' SLAB TOP	5900 LBS.



CIRCULAR DRYWELL DETAIL
N.T.S.

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

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	11/29/21 - STREET NUMBER
REVISION-3:	10/11/21 - DRYWELL
REVISION-2:	07/19/21 - TOWN COMMENTS
REVISION-1:	06/21/21 - TOWN COMMENTS

PROJECT:		
DB:	SR:	DR:
DB: MPT	SR: AQ	DR: SB
SEAL:		

SEAL:

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

kratzer,
jones &
associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609

EMAIL: INFO@KRATZERTJONES.COM

DETAIL
SHEET

for

BHF LOGISTICS, INC.
(ZLATAN HUKIC)

LOT #2
101 BUSINESS PARK DRIVE
BRISTOL, CT

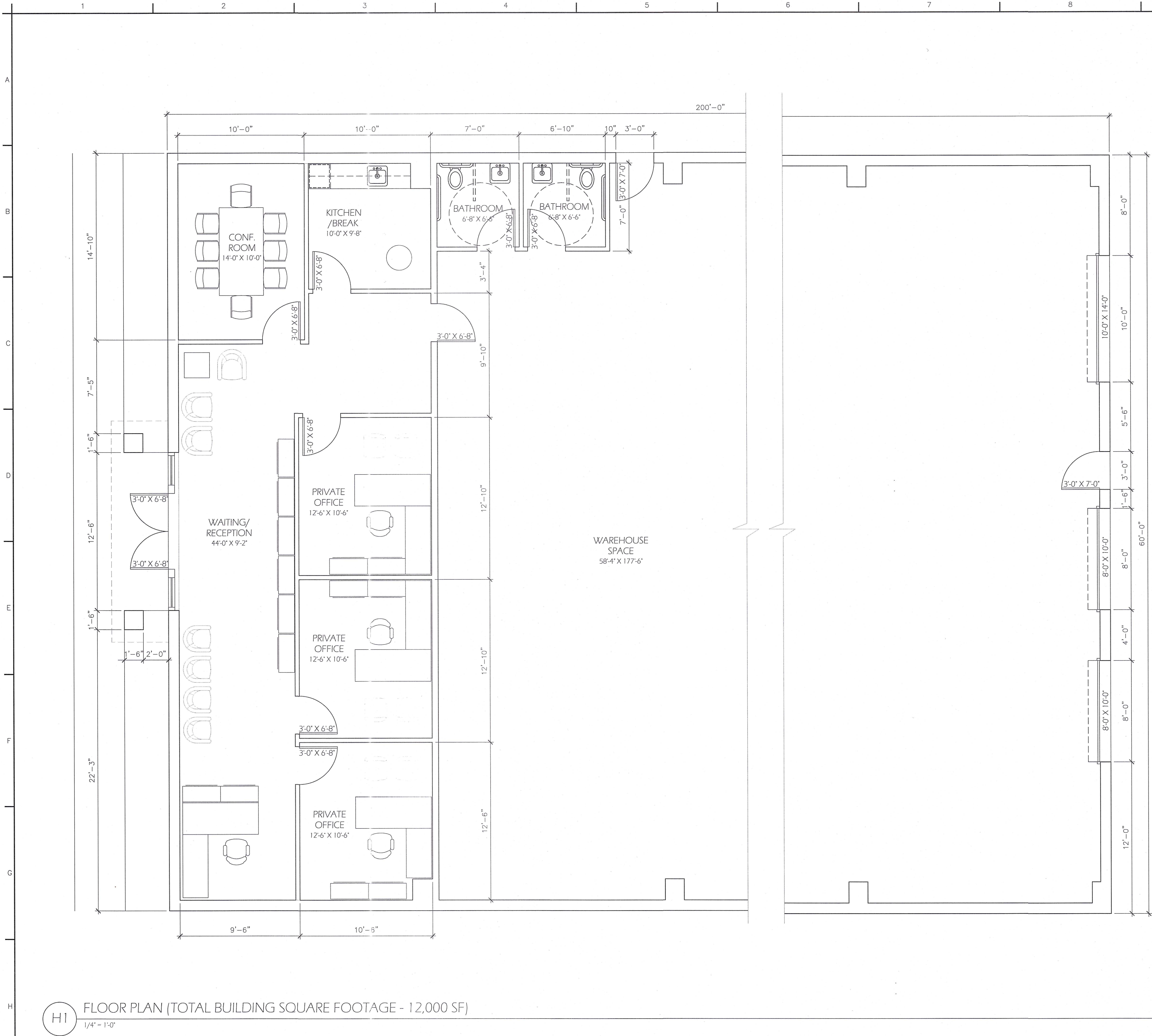
SCALE: AS NOTED
DATE: MAY 19, 2021

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAWING NO. :

221-006 D-2

APPROVED



GENERAL NOTES

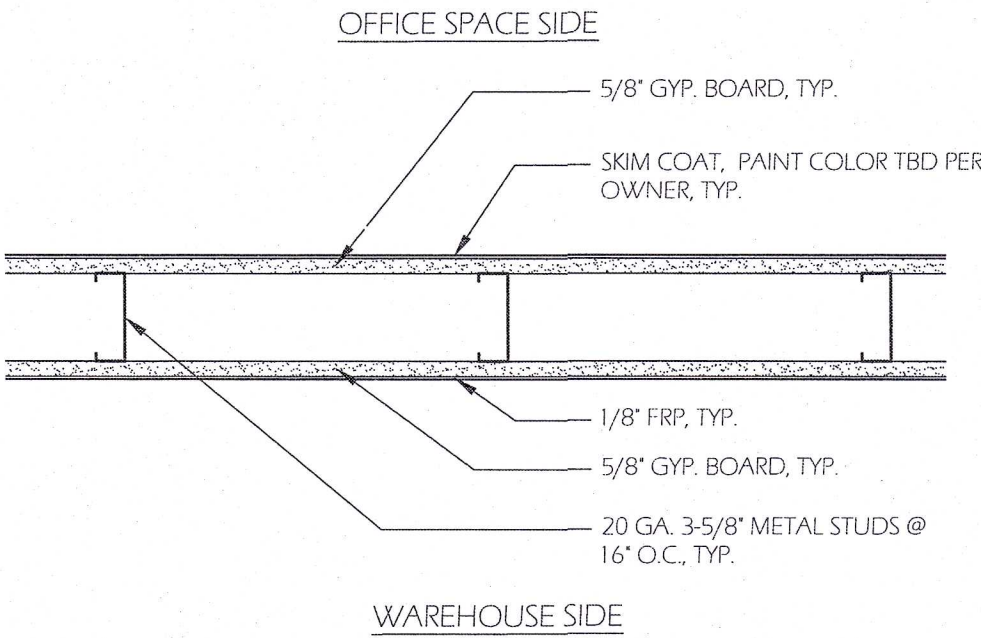
- The Architect shall not be responsible for any error, omission, defect or deficiency in the contract documents ("error") prepared by the Architect or its consultants which in any way impacts the schedule of the project, results in a lack of coordination among the contract documents, delays the completion of the project or which in any other way causes any damage or loss to the owner, contractor, subcontractors, or other entity involved in the project unless: (1) the Architect is promptly notified of such error, in any event within 14 days of the date such error was discovered or could reasonably be discovered; and (2) the architect is given opportunity at the time of discovery to address such error, and if appropriate, take such steps as are necessary to correct and resolve it. Failure to comply with the provisions of this paragraph shall constitute a waiver of any claim for damages, or a right to offset against the architect by owner, contractor or others and shall in no event cause or allow a reduction in the fees otherwise due the architect for services provided on the Project.
- The Architect is not responsible for any damages caused by omissions or inaccuracies of site information. Including but not limited to easements, setbacks, metes and bounds, title ownership, flood zone designations, provided by the client, tax maps, surveyors and/or engineers.
- All parties acknowledge and agree that all designs are the sole property of the Architect. This agreement is for a single licensed use of plans. Any use of plans, other than the limited license provided in this paragraph is not permitted without prior written consent of the Architect. Client shall pay architect for any revision work made to drawings for reuse at an hourly rate determined by the Architect. Architect shall have the right to included photographic or artistic representations of the project among the Architect's promotional and professional materials (including without limitation Architects' website).

CONSTRUCTION NOTES

- All information contained in these construction documents are the sole property of BHF Logistics. Copies are to be used for the exclusive purpose of constructing BHF Logistics properties. Any other use may violate the copyright laws of the United States.
- The Architect, or BHF Logistics assume no responsibility or liability for the use of these documents for any purpose other than specifically authorized by the aforementioned and signed and sealed for the specific location in the state shown on the drawings and seal.
- All construction work, including but not limited to, plumbing, mechanical and electrical, working conditions, materials and methods shall be in compliance with all applicable state and local building codes.
- The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions. Carefully review location and conditions of all utilities for the space and verify locations as shown on the drawings.
- Install safety barriers during construction as necessary to protect the public from injury and access to the construction site.
- The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for the use of the trades and shall provide subcontractors with current construction documents as required.
- Do not scale drawings. Drawings may not always be to scale. Noted dimensions shall take precedence.
- All changes to these documents must be approved by the Owner, the Architect and BHF Logistics.

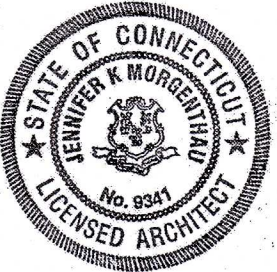
CODE / BUILDING INFORMATION

LOCATION	Bristol, Connecticut	
BUILDING INFO	Total Building Area:	11,570 SF (Net) / 12,000 SF (Gross)
	Warehouse:	10,410 SF (Net)
	Office Space:	1,160 SF (Net)
	Total Occupancy:	5 - 10
	Number of Stories:	One
	Foundation:	Concrete / No Basement
	Occupancy Zone:	Industrial
Use Classification:	Business	
Codes Applied:	2015 International Building Code 2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities 2015 International Existing Building Code 2015 International Plumbing Code 2015 International Mechanical Code 2015 International Energy Conservation Code 2017 NFPA 70, National Electrical Code, National Fire Protection Association Inc. 2015 International Residential Code of the International Code Council, Inc.	



H1 FLOOR PLAN (TOTAL BUILDING SQUARE FOOTAGE - 12,000 SF)
1/4" = 1'-0"

H1 TYPICAL WALL DETAIL
1-1/2" = 1'-0"



STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

APPROVED

SHEET :

A1.0

THIS DRAWING HAS BEEN PRODUCED FOR BHF LOGISTICS FOR LOT 2 BUSINESS PARK DRIVE, BRISTOL, CT AND IS NOT INTENDED FOR ANY USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. JMALLC HAS EXCLUSIVE PROPRIETARY RIGHTS TO THE DESIGN AS REPRESENTED IN THE DRAWINGS OF THIS PROJECT, INCLUDING BUT NOT LIMITED COPYRIGHT.

JENNIFER MORGENTHAU ARCHITECT LLC

17 Harris Drive

Newington, CT 06111

860.436.4870

BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME:
FLOOR PLAN /
EXTERIOR ELEVATIONS

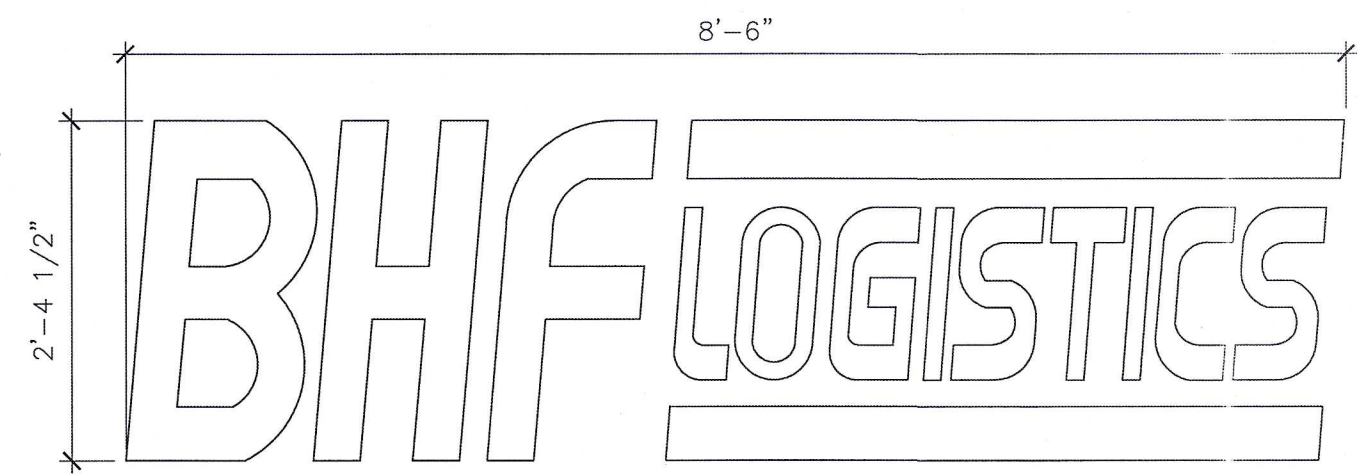
JOB # : 283 FILE : Floor Plans

DATE : 1-6-22

SCALE : AS NOTED

DRAWN BY : JKM

CHECKED BY : JKM



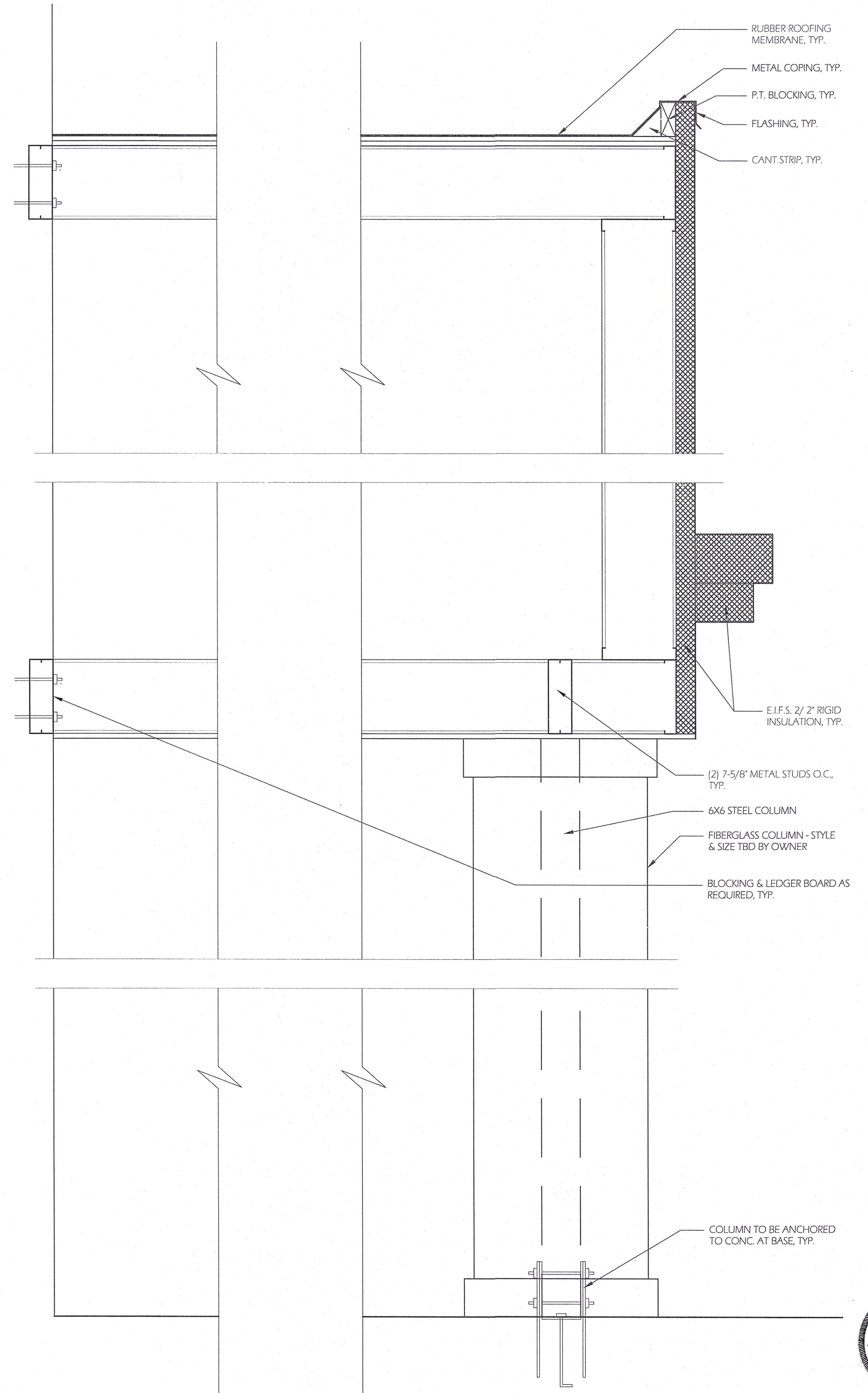
B1 BHF SIGN DETAIL (BY OTHERS)
3/4" = 1'-0"



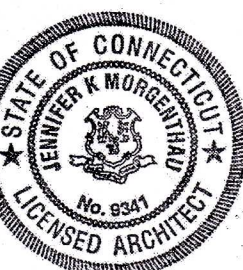
E1 FRONT EXTERIOR ELEVATION
1/4" = 1'-0"



H1 REAR EXTERIOR ELEVATION
1/4" = 1'-0"



H8 DETAILED WALL SECTION
1-1/2" = 1'-0"



STATE OF CONNECTICUT
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LICENSE NO. 9341

Jennifer Morgenthau

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17 Harris Drive

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860.436.4870

BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME:
EXTERIOR ELEVATIONS

JOB #: 283 FILE: Floor Plans

DATE: 1-6-22

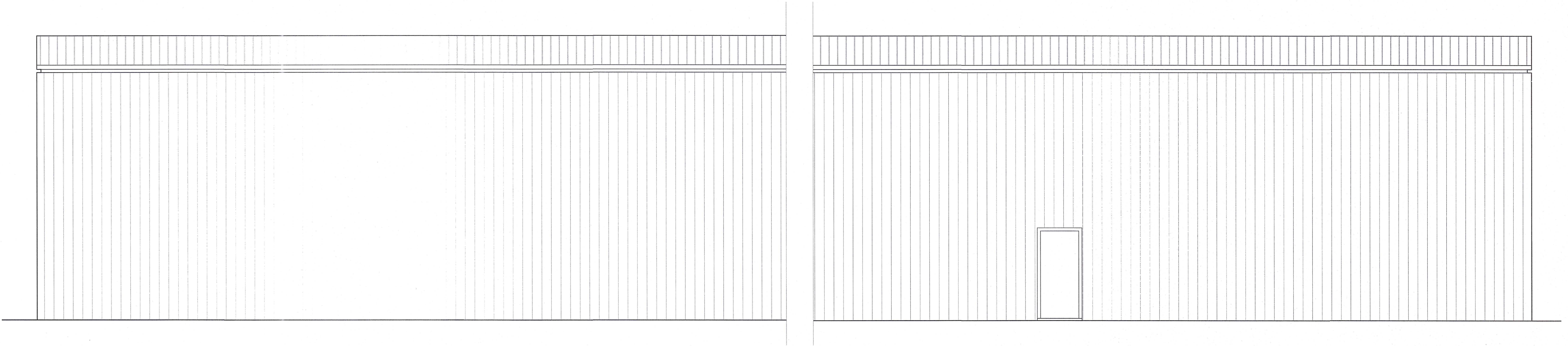
SCALE: AS NOTED

DRAWN BY: JKM

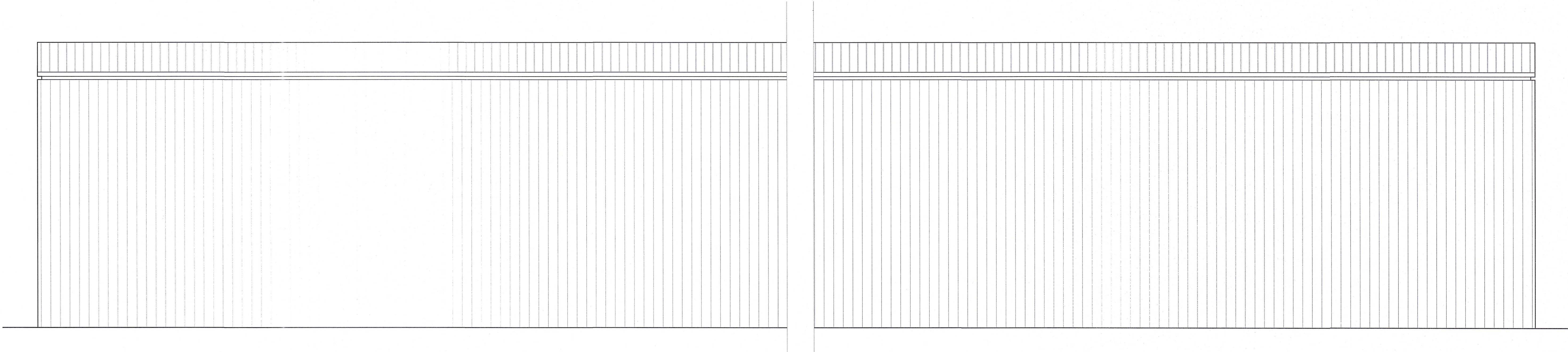
CHECKED BY: JKM

SHEET:

A2.0

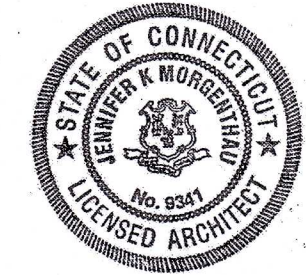


D1 SIDE EXTERIOR ELEVATION
1/4" = 1'-0"



G1 SIDE EXTERIOR ELEVATION
1/4" = 1'-0"

APPROVED



STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

Jennifer Morgenthau

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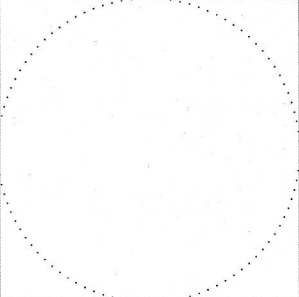
JENNIFER MORGENTHAU ARCHITECT LLC

17 Harris Drive Newington, CT 06111 860.436.4870

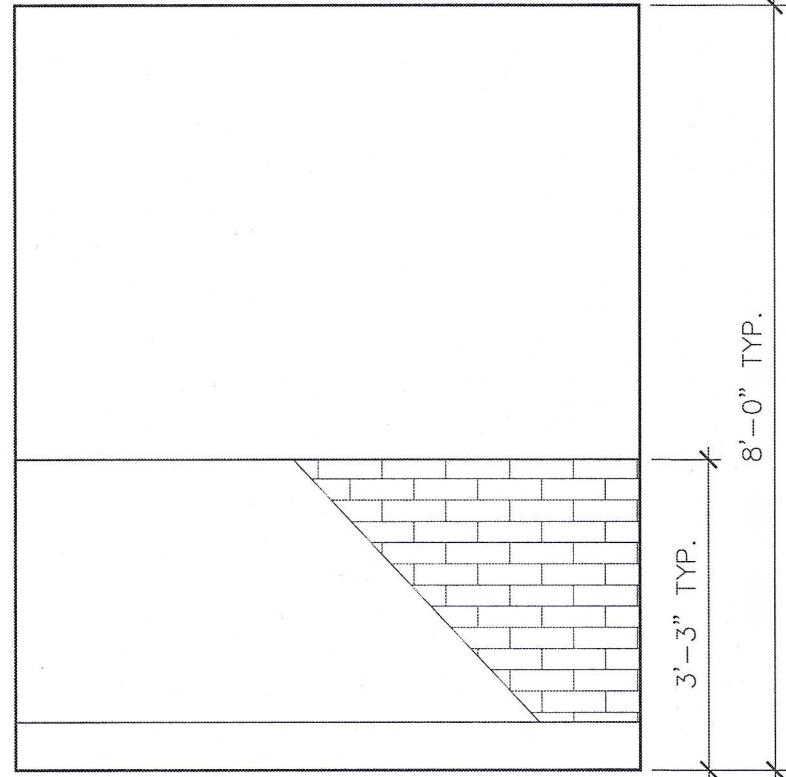
BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME :	
EXTERIOR ELEVATIONS	
JOB # :	283
FILE :	Floor Plans

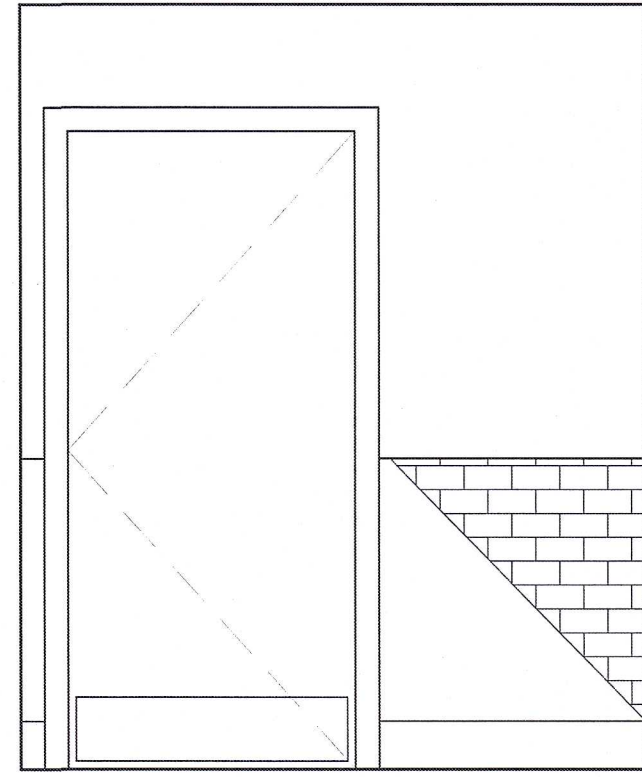
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DRAWN BY :	JKM
CHECKED BY :	JKM



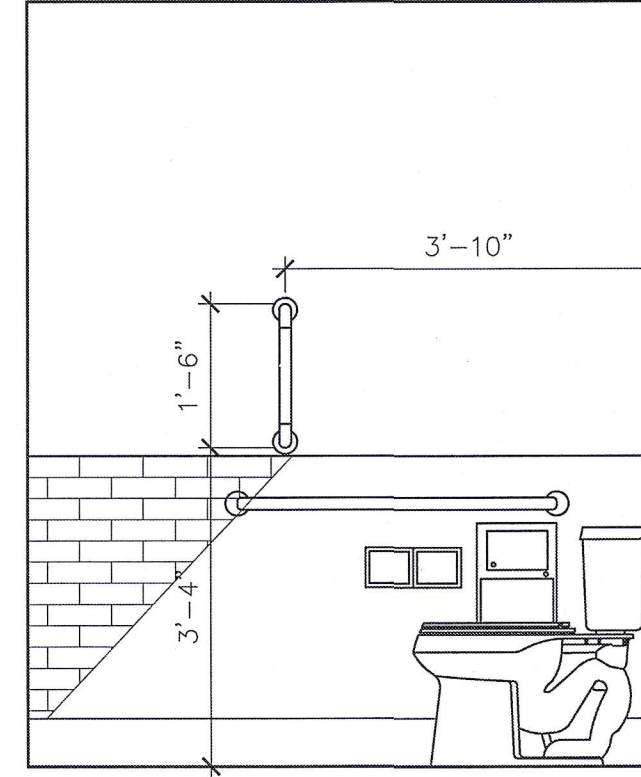
SHEET :
A2.1



C3 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



C5 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"

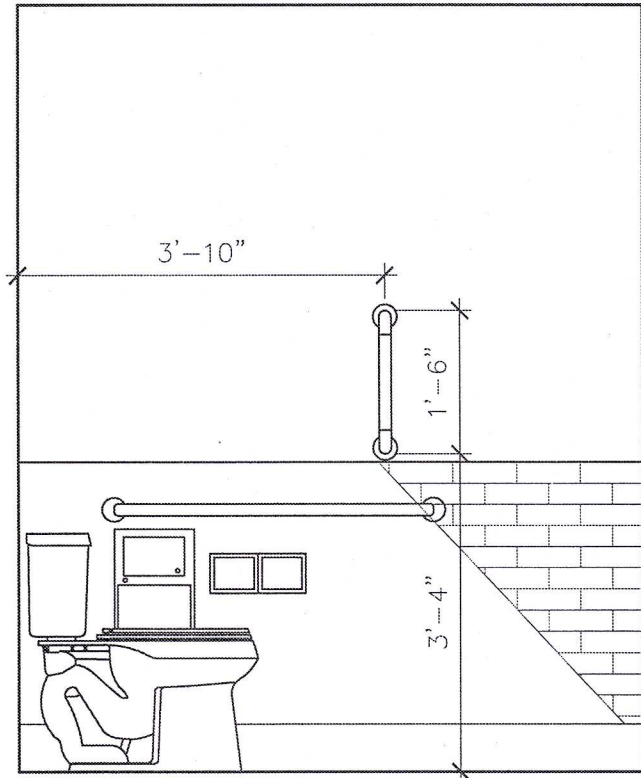


C7 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"

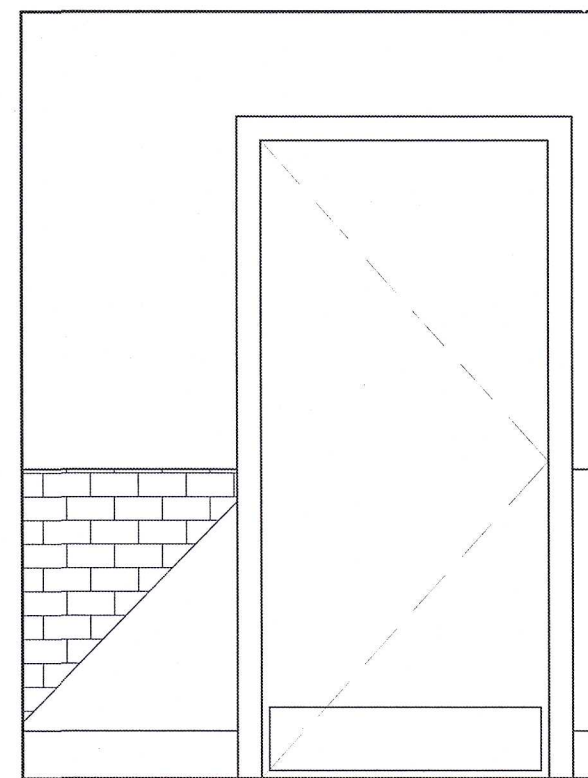
PLUMBING FIXTURE NOTE
1.) REFER TO PLUMBING SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.

GENERAL NOTES FOR NEW TOILET ROOMS:

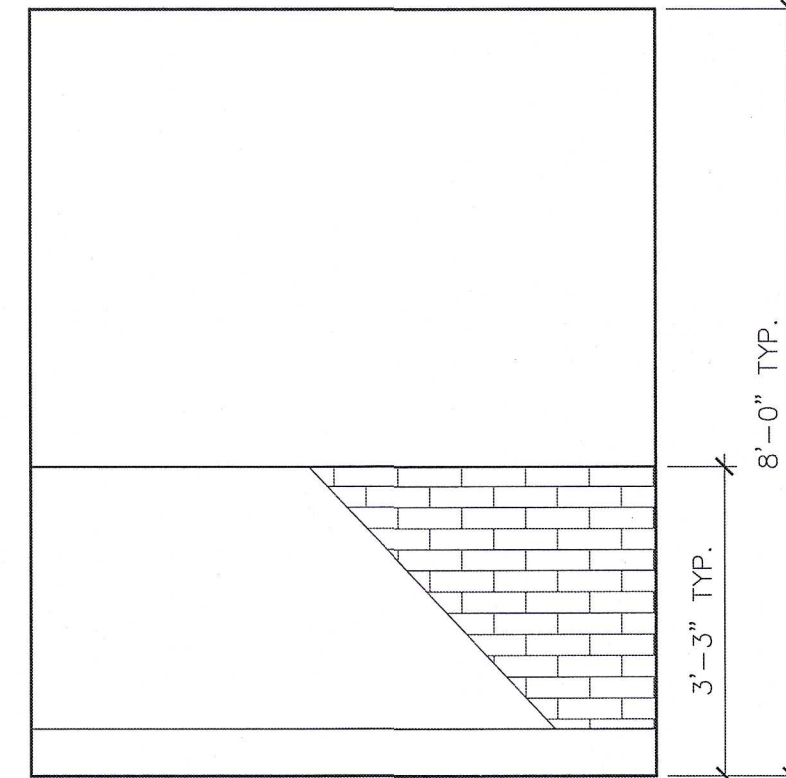
- 1.) ANY EXPOSED PLUMBING SHALL BE WRAPPED w/ HANDICAPPED APPROVED WHITE VINYL DRAIN COVERS SUPPLIED AND INSTALLED BY G.C.
- 2.) IN ADDITION, CLASS 'A' MARLITE F.R.P. FULL HEIGHT - COLOR = WHITE USE MATCHING MARLITE EDGINGS & CORNERS. SEAL PERIMETER OF F.R.P. W/ CLEAR SILICONE SEALANT. TYPICAL FOR ALL INTERIOR TOILET ROOM WALLS.
- 3.) PROVIDE NON-COMBUSTIBLE FRT IN WALL BLOCKING, IN ALL LOCATIONS OF EQUIPMENT AND ACCESSORIES REQUIRED TO BE WALL MOUNTED.
- 4.) REFER TO ACCESSIBLE ACCESSORY INSTALLATION DIAGRAMS THIS PAGE FOR ALL TOILET ROOM ACCESSORY INSTALLATION.



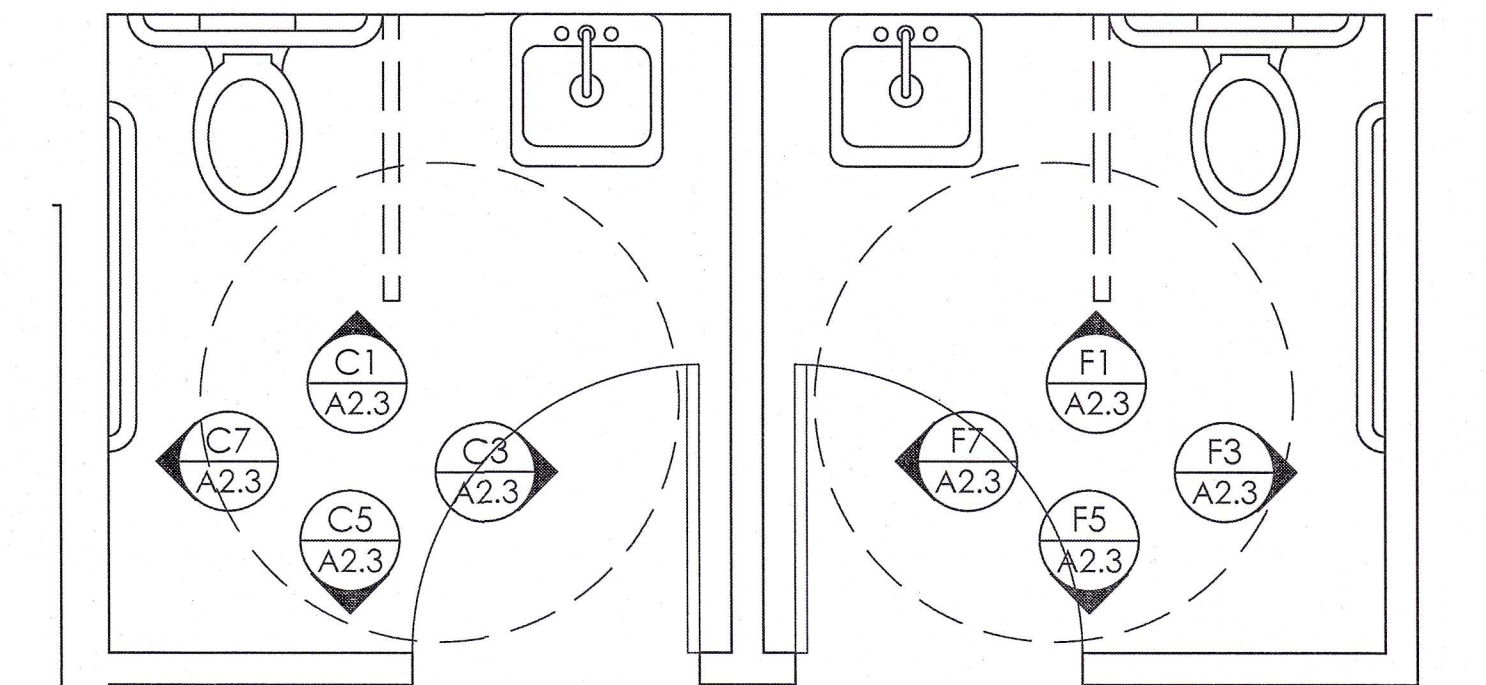
F3 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



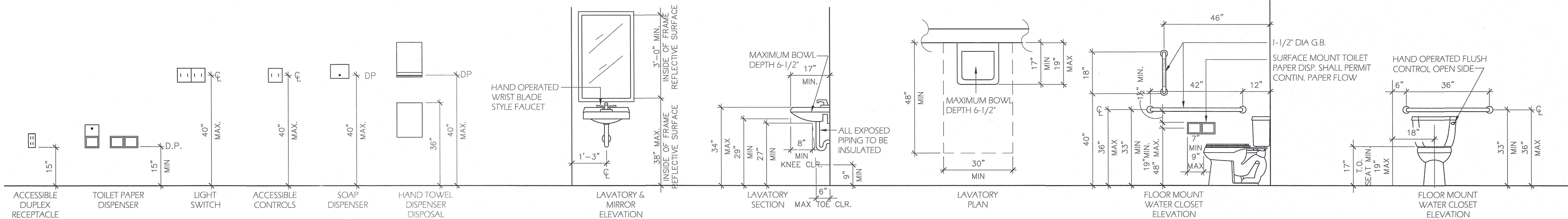
F5 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



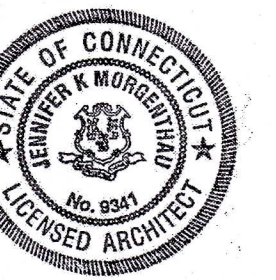
F7 INTERIOR ELEVATION - BATHROOM
1/2" = 1'-0"



F6 ELEVATION KEY PLAN - BATHROOMS
1/2" = 1'-0"



H1 INTERIOR ELEVATION - ACCESSIBILITY DIAGRAMS
1/2" = 1'-0"



STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

APPROVED

LICENSE NO. 7541

A3.0

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JENNIFER MORGENTHAU ARCHITECT LLC

17 Harris Drive

Newington, CT 06111

860.436.4870

BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME :
ADA BATHROOM
INTERIOR ELEVATIONS

JOB #: 283 FILE: Floor Plans

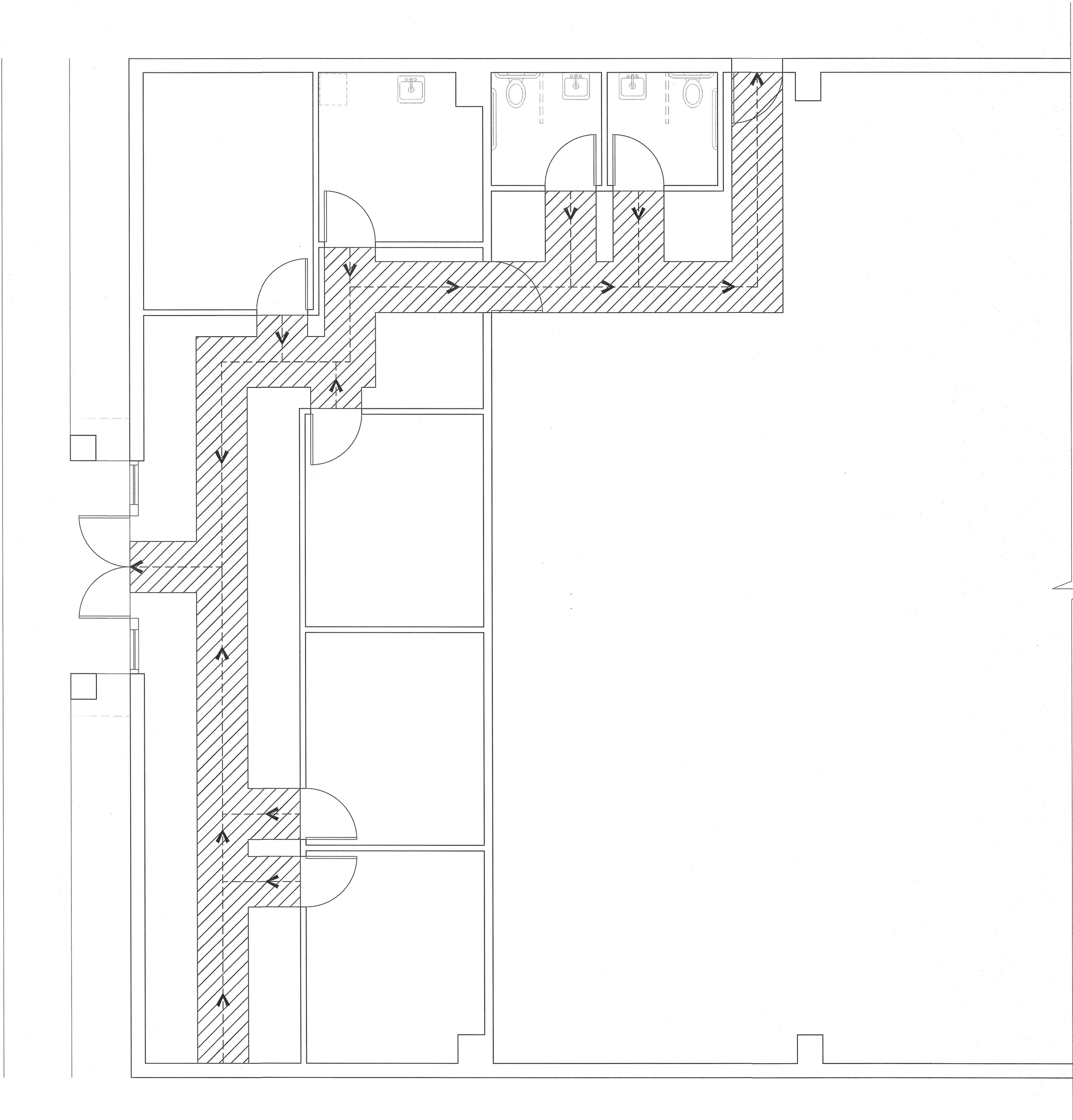
DATE : 1-6-22

SCALE : AS NOTED

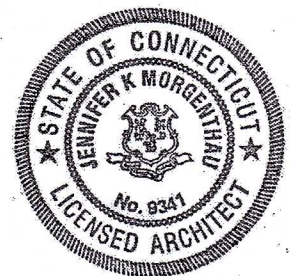
DRAWN BY : JKM

CHECKED BY : JKM

ET:



H4 EGRESS FLOOR PLAN - MAIN OFFICE
1/4" = 1'-0"



STATE OF CONNECTICUT
LICENSED ARCHITECT
LICENSE NO. 9341

J. Morgenthau

APPROVED

THIS DRAWING HAS BEEN PRODUCED FOR BHF LOGISTICS FOR LOT 2 BUSINESS PARK DRIVE, BRISTOL, CT AND IS NOT INTENDED FOR ANY USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. JMALLC HAS EXCLUSIVE PROPRIETARY RIGHTS TO THE DESIGN AS REPRESENTED IN THE DRAWINGS OF THIS PROJECT, INCLUDING BUT NOT LIMITED COPYRIGHT.

JENNIFER MORGENTHAU ARCHITECT LLC

17 Harris Drive

Newington, CT 06111

860.436.4870

BHF Logistics Office
Lot 2 Business Park Drive
Bristol, CT 06010

DRAWING NAME :
EGRESS FLOOR PLAN

JOB # : 283 FILE : Floor Plans

DATE : 1-6-22

SCALE : 1/4" = 1'-0"

DRAWN BY : JKM

CHECKED BY : JKM

SHEET :

EG1.0

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

42,000 Square Foot Manufacturing Facility (2 Phases), a ☒ permitted use ☐ Special Permit use
under Section(s) _____ Article II. Section 4.2 _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ Lot 3 Business Park Drive

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

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 5.53 Acres

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☒ yes, on 1/16/2025 ☐ no

Other comments: _____

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

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

Name: Force Automation, INC

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

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

Signature: _____ Signature – (Printed/Typed) Attorney Timothy Furey

CHECK ONE: ☐ owner ☒ other (specify): Authorized Agent

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

Name: City of Bristol

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

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

Signature: _____ Signature – (Printed/Typed) Mayor Jeffrey Caggiano

The following shall be included as part of this application:

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

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

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 436

Address or location of property: _____ Lot 3 Business Park Drive

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

Narrative

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

Good afternoon Robert,

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

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

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

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

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

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

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

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

Charlie Talmadge

Development Planning Solutions LLC

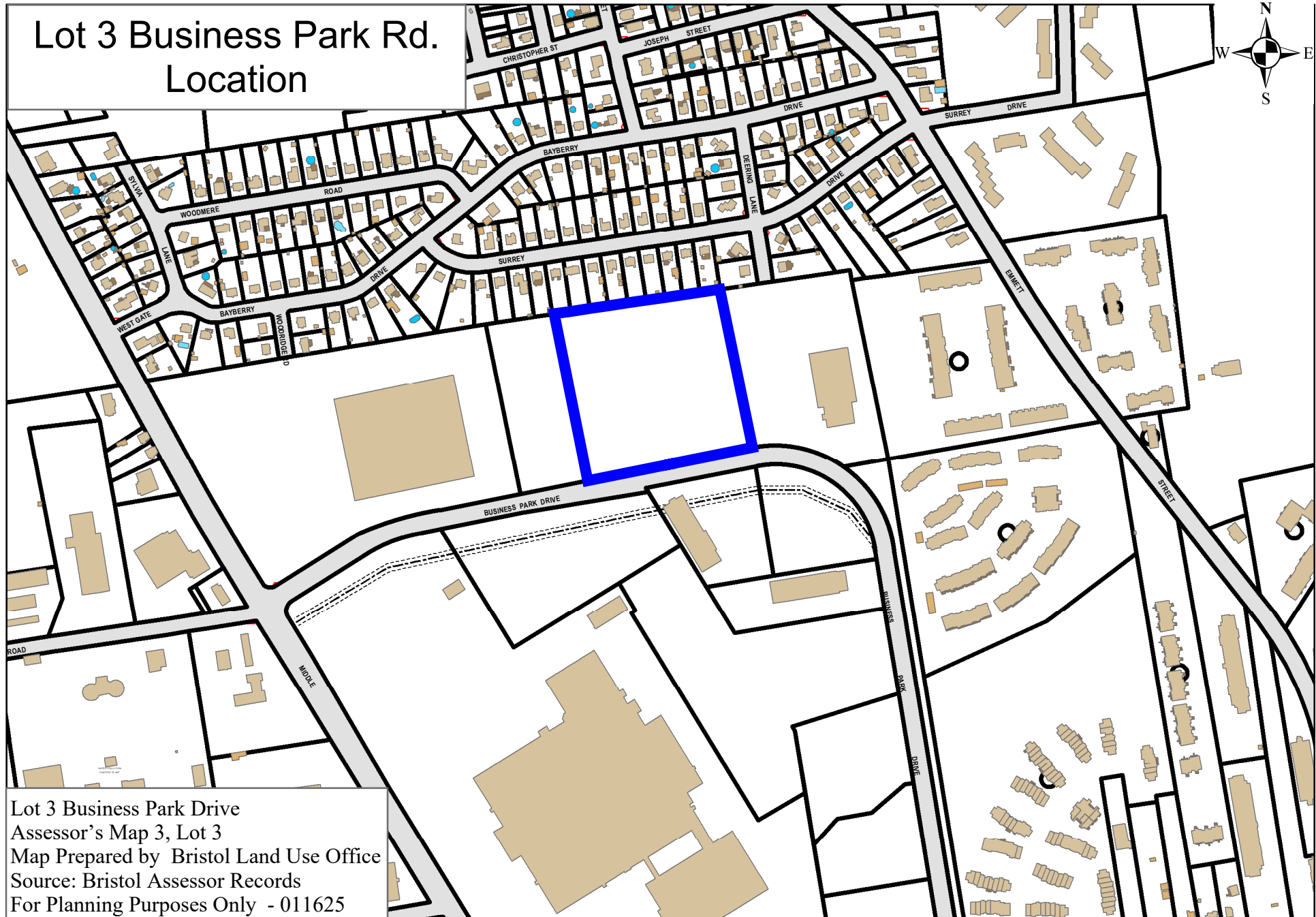
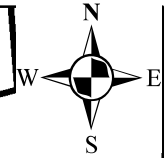
225 North Main Street, Suite 207

Bristol Ct, 06010

(o) 860-506-4268

(c) 860-712-3967

Lot 3 Business Park Rd. Location



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





Lot 3 Business Park Rd. Aerial



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



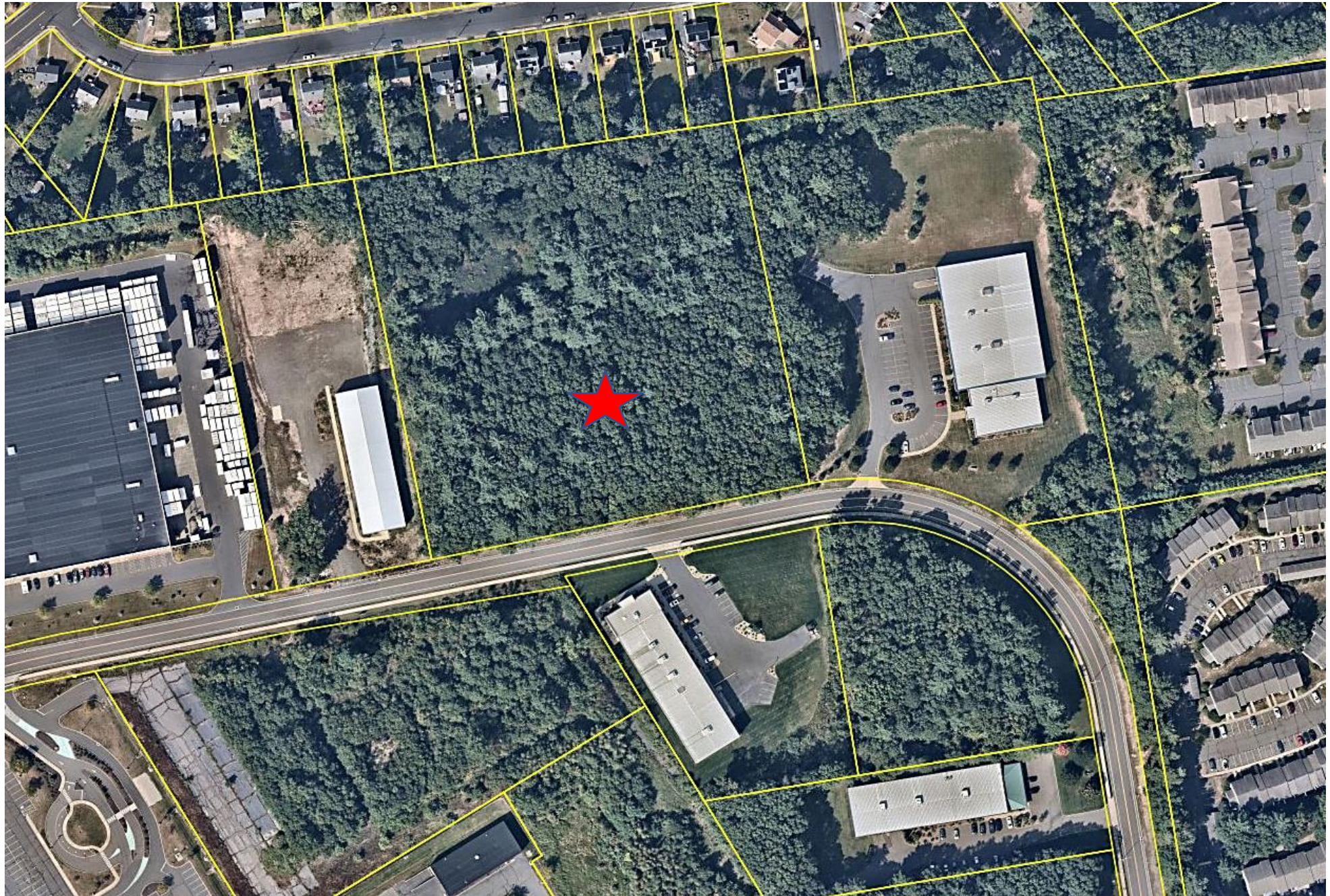
Lot 3 Business Park Drive

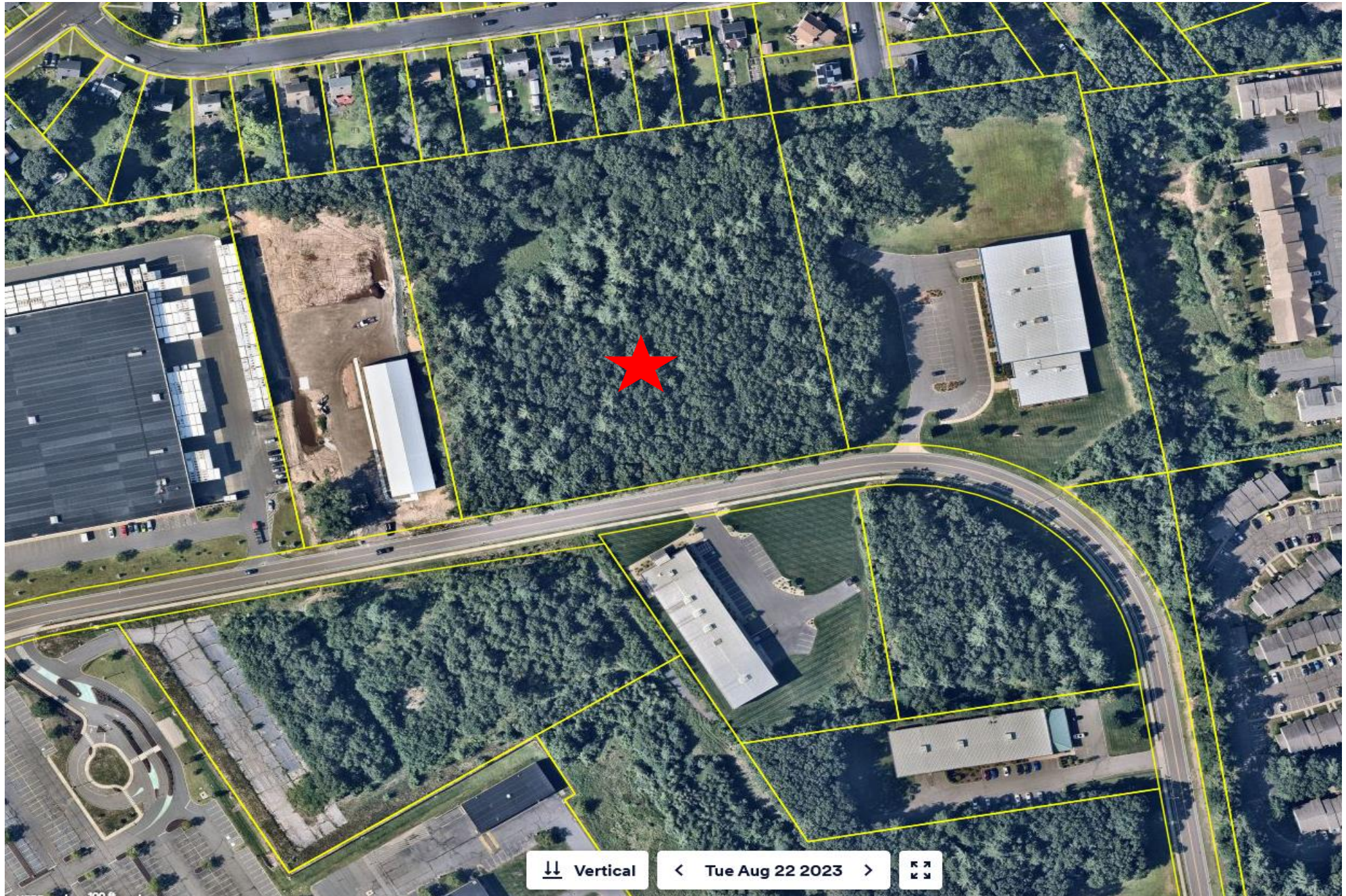
- FEMA Base Flood
- Upland Review Area
- Bristol Wetlands
- Bristol Waterbody

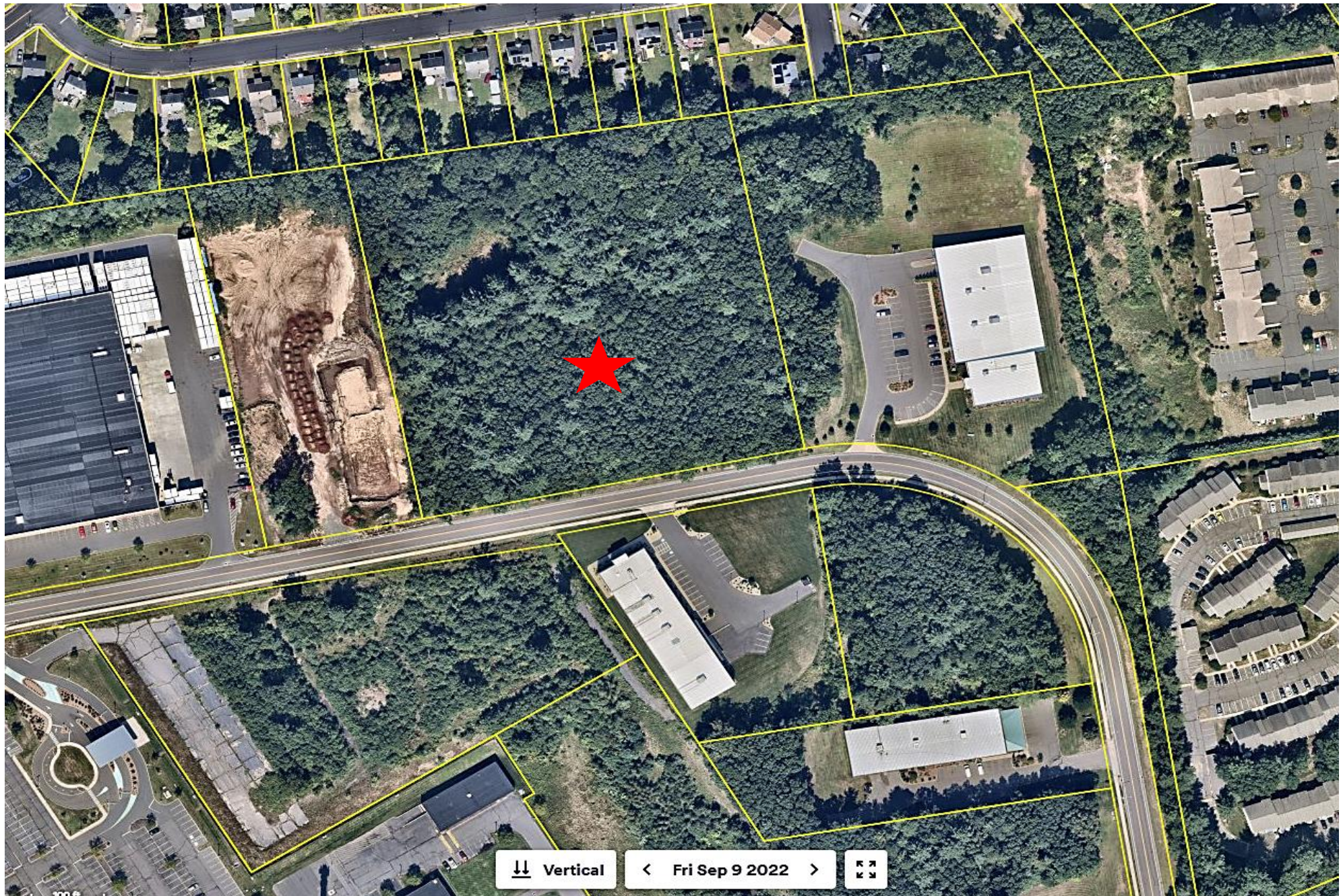
Lot 3 Business Park Drive
Assessor's Map 3, Lot 3
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 011625

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

 FEMA Base Flood Elevation
 Upland Review Area
 Bristol Wetlands
 Bristol Waterbodies















Site Plan Comments 2/6/25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 436

SITE PLAN: Site Plan for an industrial park development at Business Park Drive, Lot #3; Force Automation, Inc. applicant.

Plans Dated: December 3, 2024; Date of Committee Review: February 6, 2025 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Plans are not stamped and sealed
2. Lighting is not complete and does not conform to the zoning regulations
3. Provide sections at wall along with details for its construction
4. EV Parking is not shown, per section 13.3
5. The drainage design does not provide any sub surface detention and is using the on-site wetlands as a detention area. Can the applicant provide a surface water elevation for the various storm events 2-100 year?
6. Consider 2 phase outlet control at pipe discharges so that any additional sediments can be collected prior to the wetlands.
7. There are notes on the plans showing tree removal along the property lines that appear to be on the adjoining lot. Is an easement provided for this work? What is the limit of the work?

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Indicate application number, approval date, and nature of IWWA approval associated with this project on cover sheet.
2. Indicate dimension of second driveway opening measured at street line.
3. Indicate dimension between driveway openings. Driveways on the same lot should be 100 feet apart per Article III, Section 13.11.B.
4. Provide hours of operation.
5. Provide number of employees per shift and total.
6. Does Phase 1 and 2 buildings contain loading docks? If so, please provide details, label on the plan and provide hatching areas where loading would occur. See off-street loading requirements - Article III, Section 13.10.
7. The Phase 1 parking table states that 74 parking spaces are required. Only 70 parking spaces are provided for Phase 1.
8. Provide traffic directional arrows indicating the flow of traffic on-site. It is recommended to include a modest amount of pavement markings and directional signage on the plan that provides for safe passage of vehicles.
9. Provide height and details of proposed retaining walls.
10. Provide a listing of the LID (Low-Impact Development) features that have been incorporated into the Site Plan design, and in doing so, demonstrate compliance with Section 15.5D.
11. Provide proposed building height in zoning compliance chart.
12. Show compliance with parking lot landscaping requirement calculations per Article III, Section 11.1.3 within the Zoning Compliance Chart.

13. Is the proposed “canopy” in front a permanent building fixture?
14. Elevations have been provided but are unclear. Please label front, side, rear of buildings and clarify if they are for Phase 1 or 2 buildings, or both. If the elevations provided are for Phase 1 only. Please provide elevations for Phase 2.
15. Will there be any outdoor storage of materials?
16. A 20-foot landscape buffer to residential zones is required. All or a portion of the landscape buffer could be substituted, if in the Commission’s judgement the proposed buffer would provide comparable screening. A reduction or modification of the buffer requirement will be a Commission decision.
17. Indicate the proposed final condition of the areas left blank on the landscaping plan within the rear yard, buffer area and surrounding the wetlands.
18. Is there any freestanding signage proposed?
19. Will there be dedicated visitor parking?
20. Provide a Traffic Impact Study in order to evaluate the traffic impact of the project per Article IV, Section 16.3.9.
21. Indicate conformance to CT General Statutes regarding handicap parking requirements.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. Include erosion and sediment controls narrative, plan and details per Section 15.1.5.
2. 13.3 Electric Vehicle Charging Requirements:

As required by CGS Section 47, each new construction of a commercial building or multiunit residential building with 30 or more designated parking spaces for cars or light duty trucks shall include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations or direct current fast charging stations in at least 10% of such parking spaces. Required charging stations shall only be located outside.

3. (Building) Tenant Shop 9,804 sq ft, what is the intended use?
4. (Building) Specifications for drinking fountains as they may require the dual, multi-level fountain.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comments or concerns.

FIRE MARSHAL (Kristopher Lambert):

1. No fire code concerns at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Water comments are outstanding as of February 6, 2025.

Sewer

Water

Plan Set

Dated:

December 3, 2024

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

GRANTED: MM/DD/YY

	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
+0000.0	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN
	APPROX. LOCATION EXISTING COMMUNICATION LINE
	PROPOSED 6" PVC (SDR-35) SEWER LATERAL
	PROPOSED 2" DOMESTIC WATER SERVICE
	PROPOSED UNDERGROUND ELECTRIC CONNECTION
	PROPOSED ROOF LEADER CONNECTION
	SEDIMENTATION AND EROSION CONTROL FENCE
	WHITE PAINTED PAVEMENT ARROW
	TREELINE



- Applicant:

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

Attn: Lukasz Poplawski
(860) 495-5221

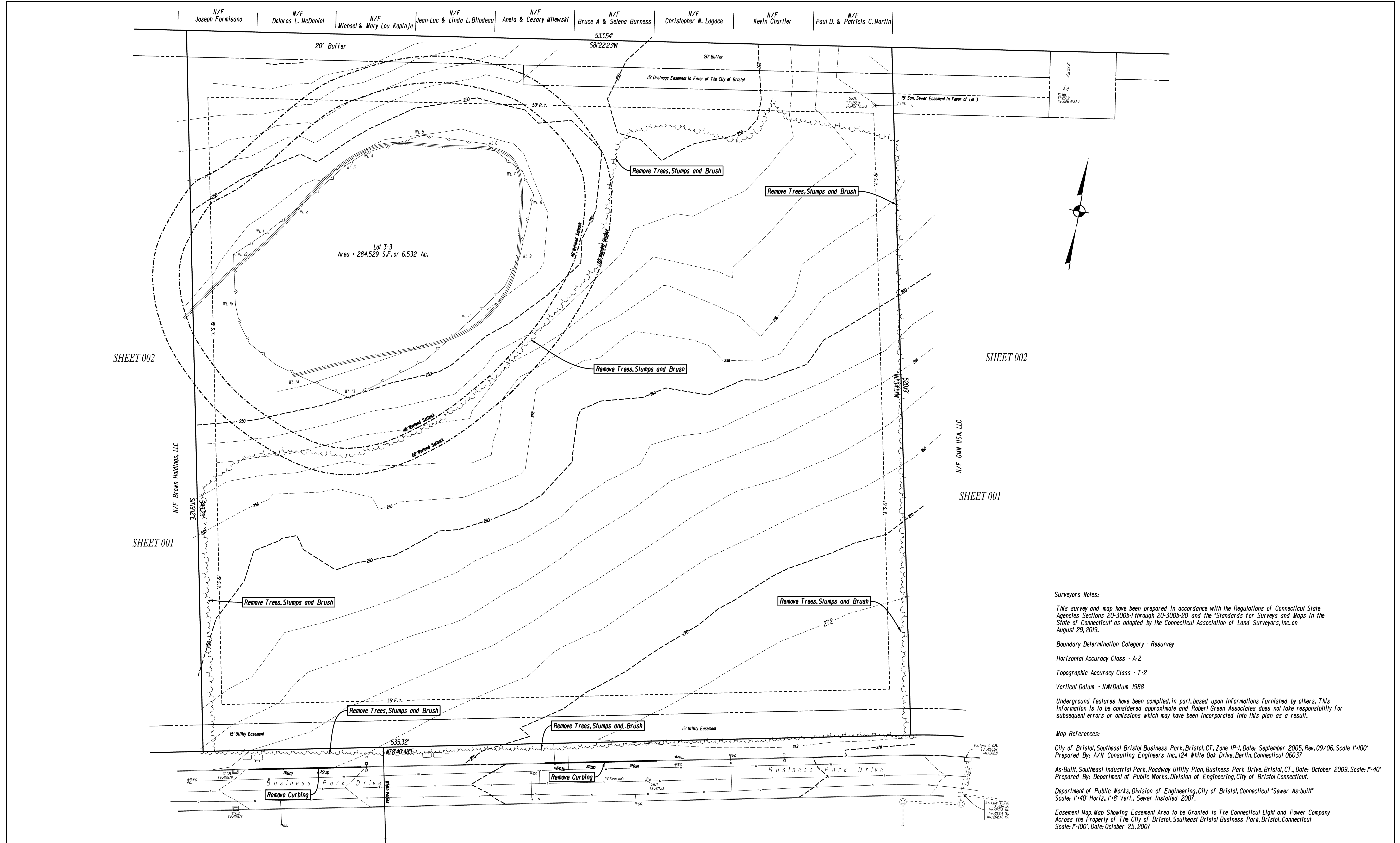
Surveyor/Civil Engineer:

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

Landscaping:

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

Lighting:



Surveyors Notes:

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

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Vertical Datum - NAVDatum 1988

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

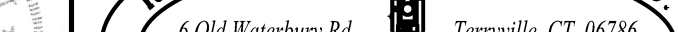
Map References:

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

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

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

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

			DATE: DECEMBER 3, 2024	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 LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. V-001					
			SCALE: SCALE IN FEET 											
I	1-17-25	MISC. HOUSEKEEPING								SHEET NO. 2				
REV.	DATE	REVISION DESCRIPTION												

GENERAL NOTES:

1. ASSESSORS MAP: 3
ASSESSORS LOT: 3
2. PROPERTY ADDRESS: BUSINESS PARK DRIVE
3. OWNER NAME: CITY OF BRISTOL
5. ZONE: IP-1
6. LOT AREA - 284,529 S.F. (6.532 ACRES)
7. WETLANDS SHOWN ARE AS INDICATED ON MAP REFERENCE NO.1
8. BASED ON FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 466 OF 675, MAP NUMBER 0900304667, EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING CONTOURS AT 2' INTERVALS - PROPOSED CONTOURS AT 1' INTERVALS
11. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK
12. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN PERIMETER WALL CONSTRUCTION.
11. BEGIN CONSTRUCTION OF THE BUILDING.
12. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
13. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
14. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
15. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
16. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
17. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
18. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
19. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
20. INSTALL FINAL COURSE OF PAVEMENT.
21. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT, NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE 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.
5. THE WATER QUALITY STRUCTURE SHALL BE INSPECTED TWICE A YEAR AND CLEANED OUT IN ACCORDANCE WITH THE PRODUCT MANUFACTURERS GUIDELINES. RECORDS OF THE INSPECTIONS AND CLEANOUTS SHALL BE MAINTAINED ON THE PREMISES.

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

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE WATER AND SEWER DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-191(f) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.

4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

PARKING CALCULATION

PHASE 1 BUILDING 1				
OFFICE/RESEARCH	6,725 S.F.	REQUIRED 1/250 G.F.A.	26.9 SPACES	
MANUFACTURING/WAREHOUSE	23,416 S.F.	REQUIRED 2/1000 S.F.	46.8 SPACES	
PHASE 2 BUILDING 2				
MANUFACTURING/WAREHOUSE	12,000 S.F.	REQUIRED 2/1000 S.F.	24 SPACES	36 SPACES
			TOTAL AGGREGATE PARKING REQUIRED - 98 SPACES	106 SPACES

REMOVAL NOTES:

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

SIGNING AND PAVEMENT MARKING NOTES:

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

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1/42 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.J. FRAME AND GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES TO VERIFY PROPOSED DRAINAGE PIPE CLEARANCES PRIOR TO CUTTING PAVEMENT FOR PIPE TRENCHING EXCAVATIONS.
6. ALL WATERMAIN, WATER SERVICE AND SEWER WORK TO BE INSTALLED IN ACCORDANCE WITH THE BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS. CONTACT KRAG REEGAN AT THE BRISTOL WATER AND SEWER DEPARTMENT AT (860) 582-7431 OR mikevynckov1st@ci.bristol.gov PRIOR TO THE START OF CONSTRUCTION. THE SEWER CONTACT SHALL BE BRYAN ROBERTS AT (860) 582-7431 OR bryanroberts@ci.bristol.gov
7. THE BUILDING WILL HAVE A SINGLE METER INSTALLED AND ONCE THE OWNERS ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE METER SIZE.
8. ALL WATER SERVICE TAPS TO BE DONE BY THE CITY OF BRISTOL WATER DEPARTMENT. SEWER TAPS TO BE DONE BY CONTRACTOR (DEVELOPER).
9. THE UNUSED 6" FIRE SERVICE TO THE PROPERTY SHALL BE ABANDONED AT THE WATER MAIN; THE VALVE SHALL BE REMOVED AND A PLUG WILL BE INSTALLED.
10. WATER AND SEWER SHALL MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION.
11. SUBSEQUENT TO C.B.Y.D., THE CONTRACTOR SHALL IDENTIFY ANY POTENTIAL CONFLICTS BETWEEN EXISTING UNDERGROUND UTILITIES AND PROPOSED DRAINAGE AND UTILITIES WITHIN THE EASEMENT ALONG THE FRONTAGE.
12. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
- A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
- APPLY LIMESTONE AT 800 / 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL
- B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
- C) SEED MIX:
- CREEPING RED FESCUE 49% / ACRE
- TALL FESCUE 20% / ACRE
- D) MULCHING:
- IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
- PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
- E) TREE PROTECTION:
- LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES, THE AREA ADJACENT TO, AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. LUKASZ POPLAWSKI OR HIS DULY AUTHORIZED AGENT (860) 495-5221 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. LUKASZ POPLAWSKI OR HIS DULY AUTHORIZED AGENT (860) 495-5221 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN, INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, AND MONITORING. ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

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

DUST CONTROL

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

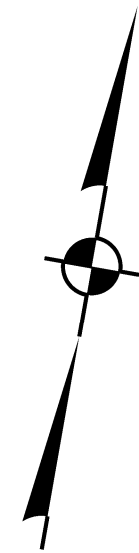
TREE PROTECTION:

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

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

			DATE: DECEMBER 3, 2024	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	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. NOTES-001
1	1-17-25	MISC. HOUSEKEEPING								
REV.	DATE	REVISION DESCRIPTION		NOT TO SCALE				LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	GENERAL NOTES	SHEET NO. 3

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



N/F
Joseph Formisano

N/F
Dolores L. McDaniel

N/F
Michael & Mary Lou Kopinja

N/F
Jean-Luc & Linda L. Blodeau

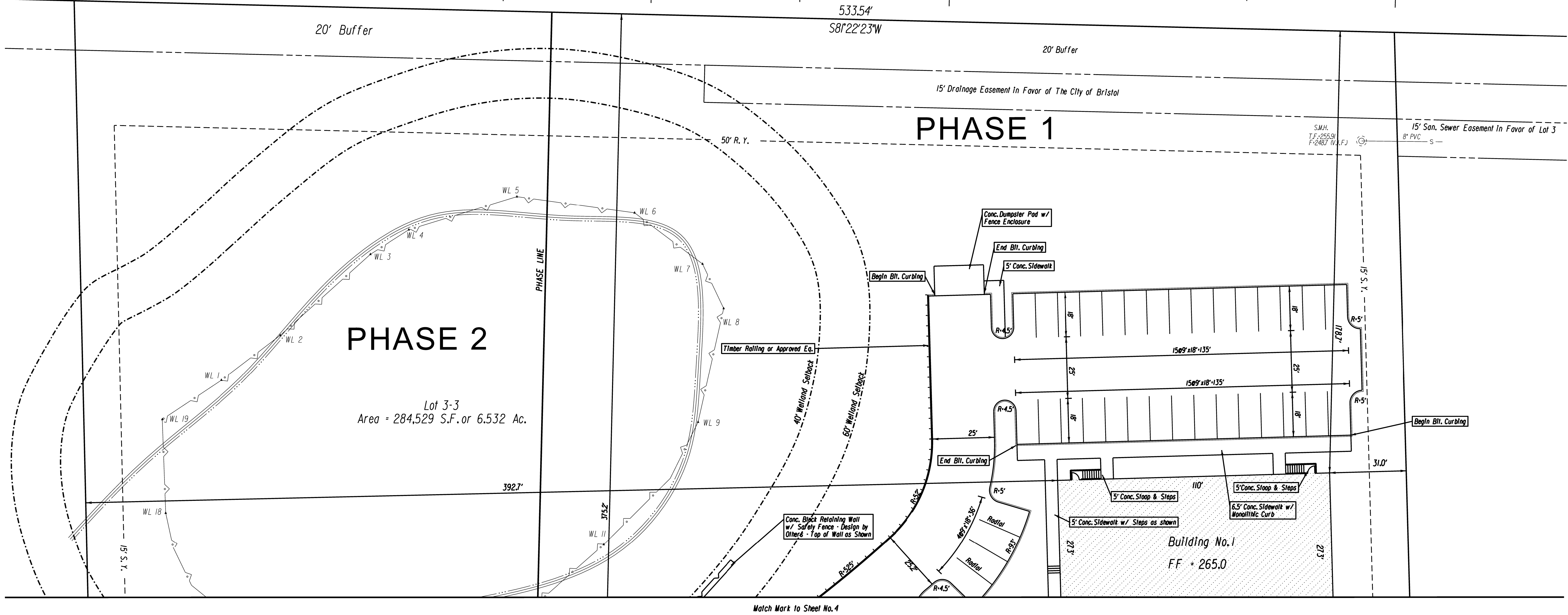
N/F
Aneta & Cezary Milewski

N/F
Bruce A & Selena Burness

N/F
Christopher N. Lagace

N/F
Kevin Chartier

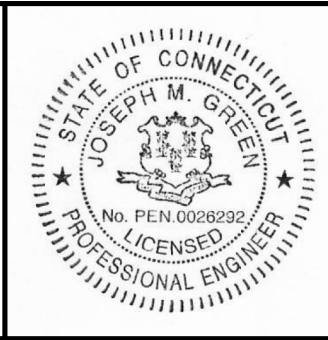
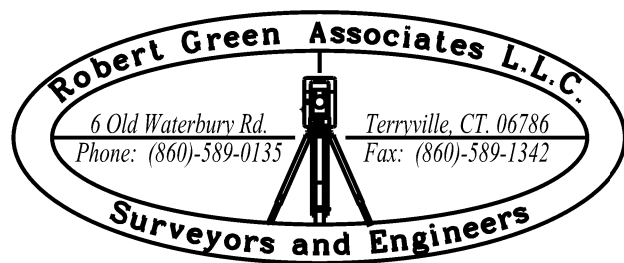
N/F
Paul D. & Patricia C. Martin



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

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET 0 20 40 SCALE 1"=20'

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

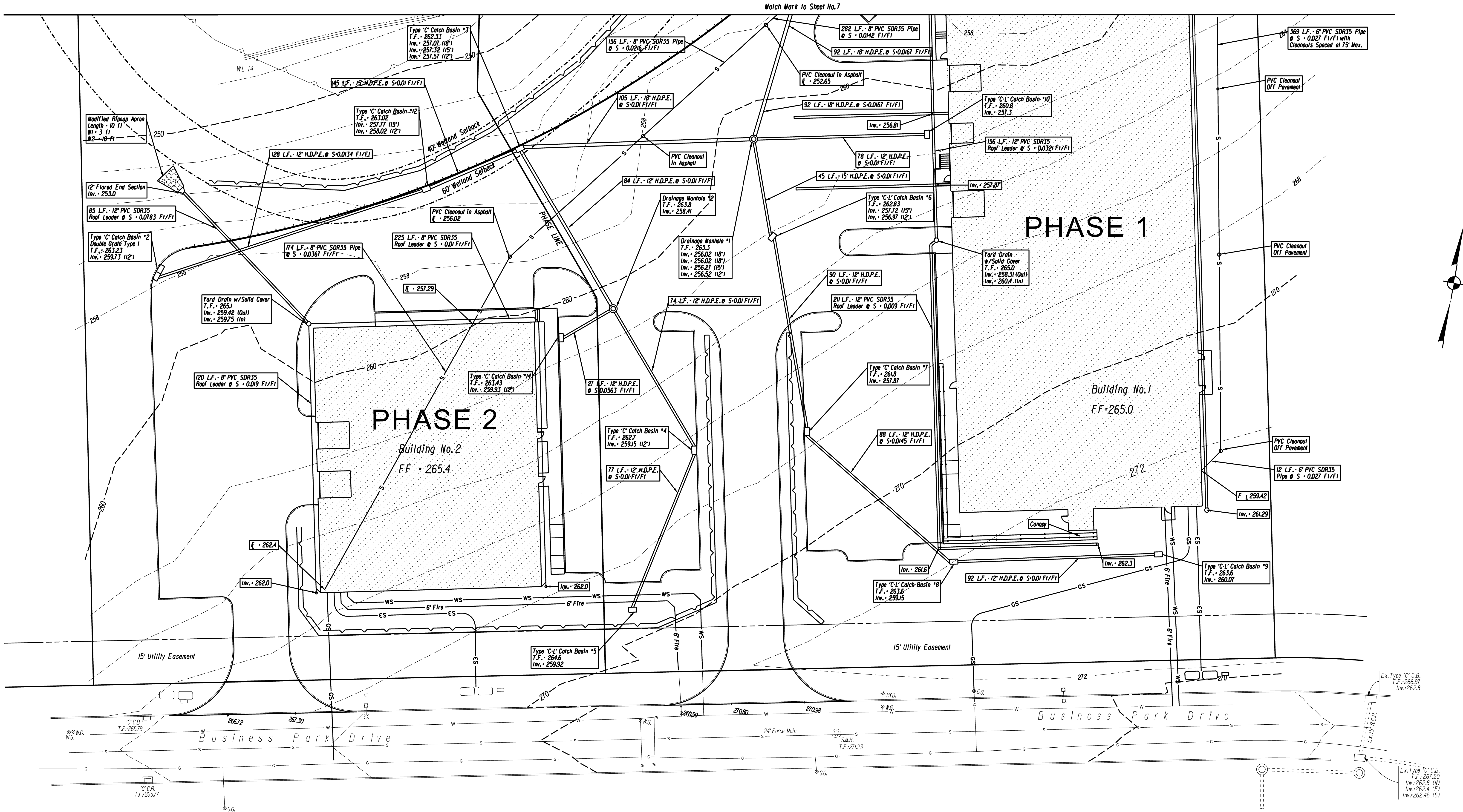


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

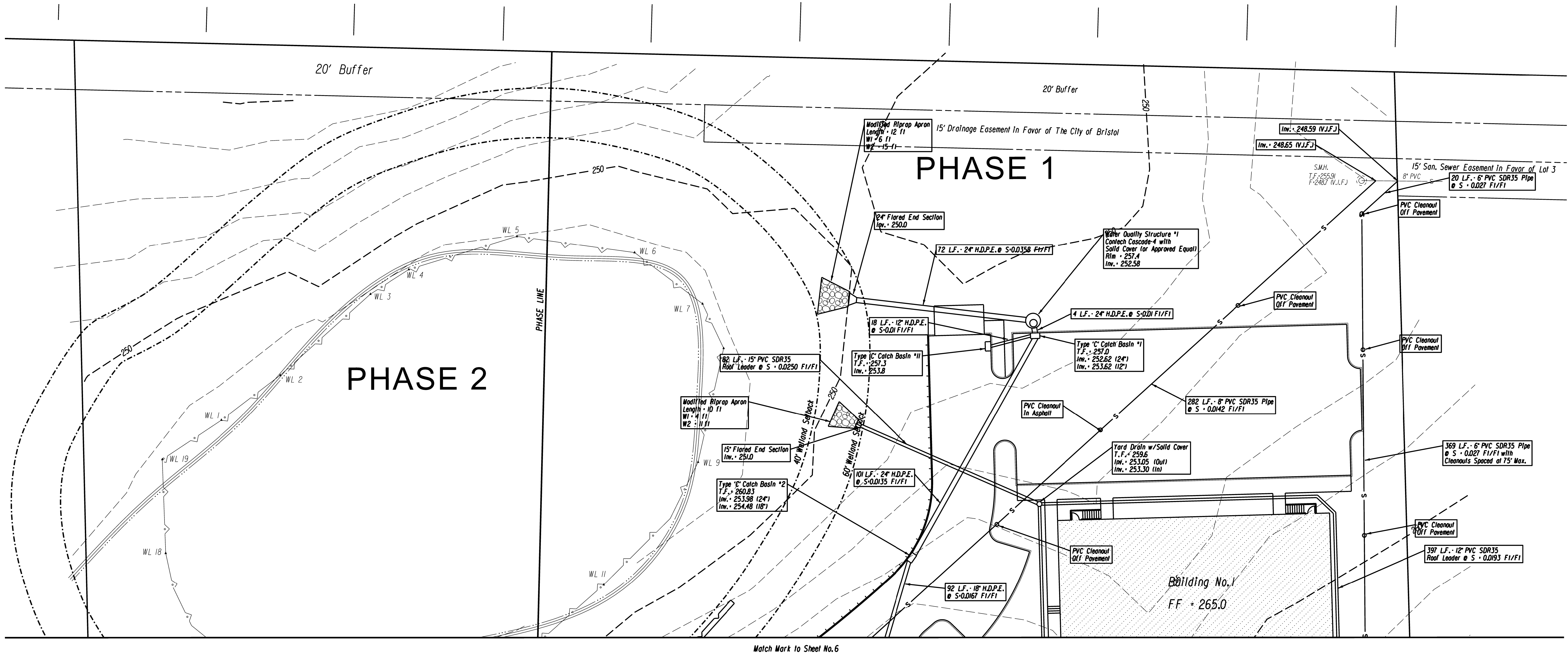
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
LAYOUT, SIGNS AND PAVEMENT MARKINGS
SHEET NO.:
5

DRAWING NO.
PLN-002
SHEET NO.
5



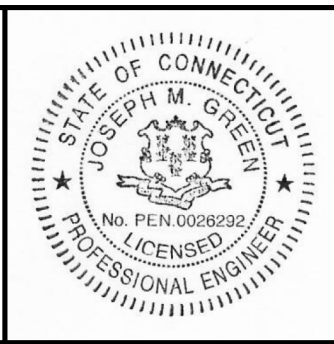
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1	1-17-25	MISC. HOUSEKEEPING
REV.	DATE	REVISION DESCRIPTION

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'

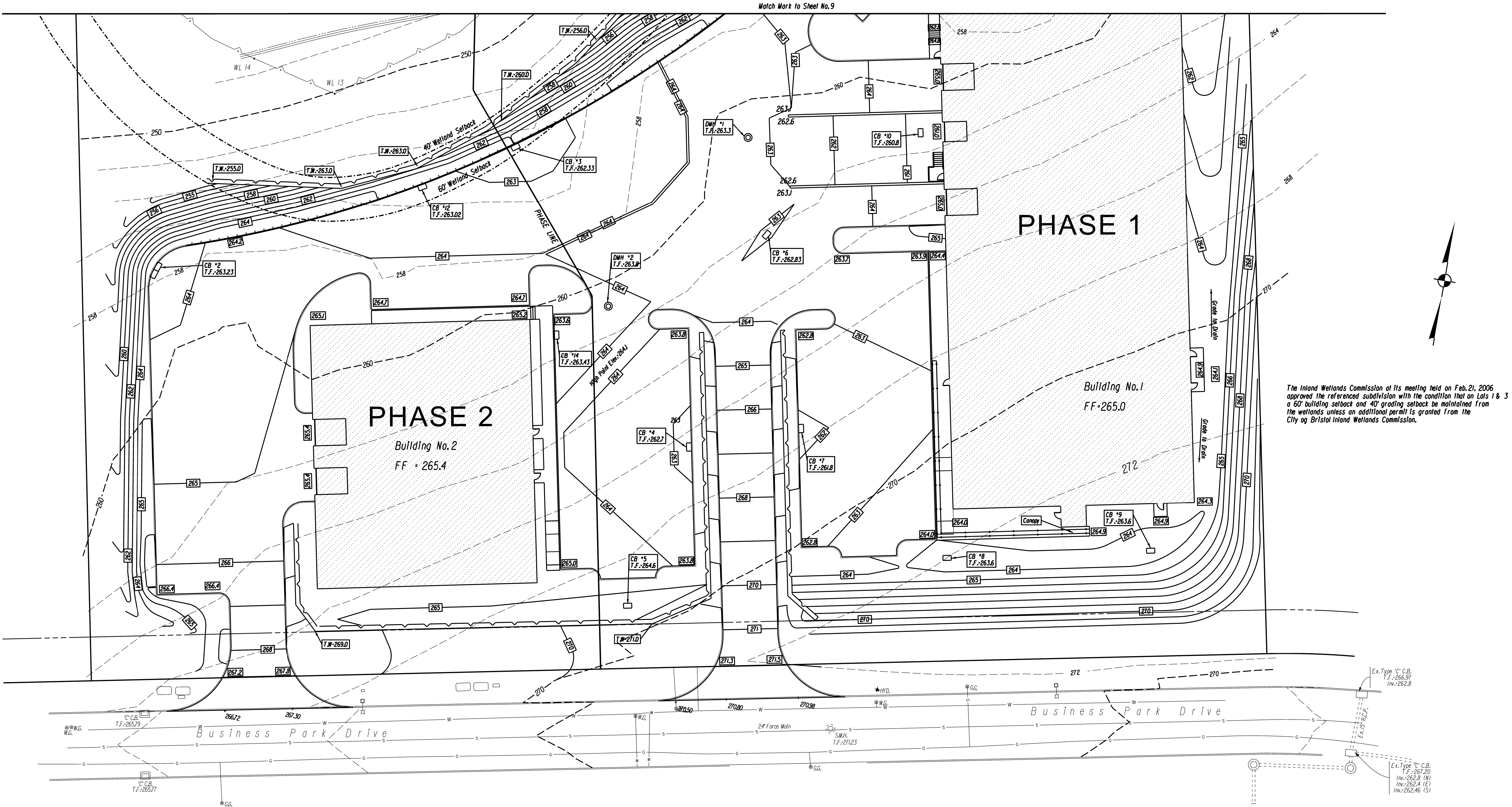
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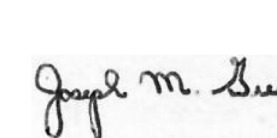


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

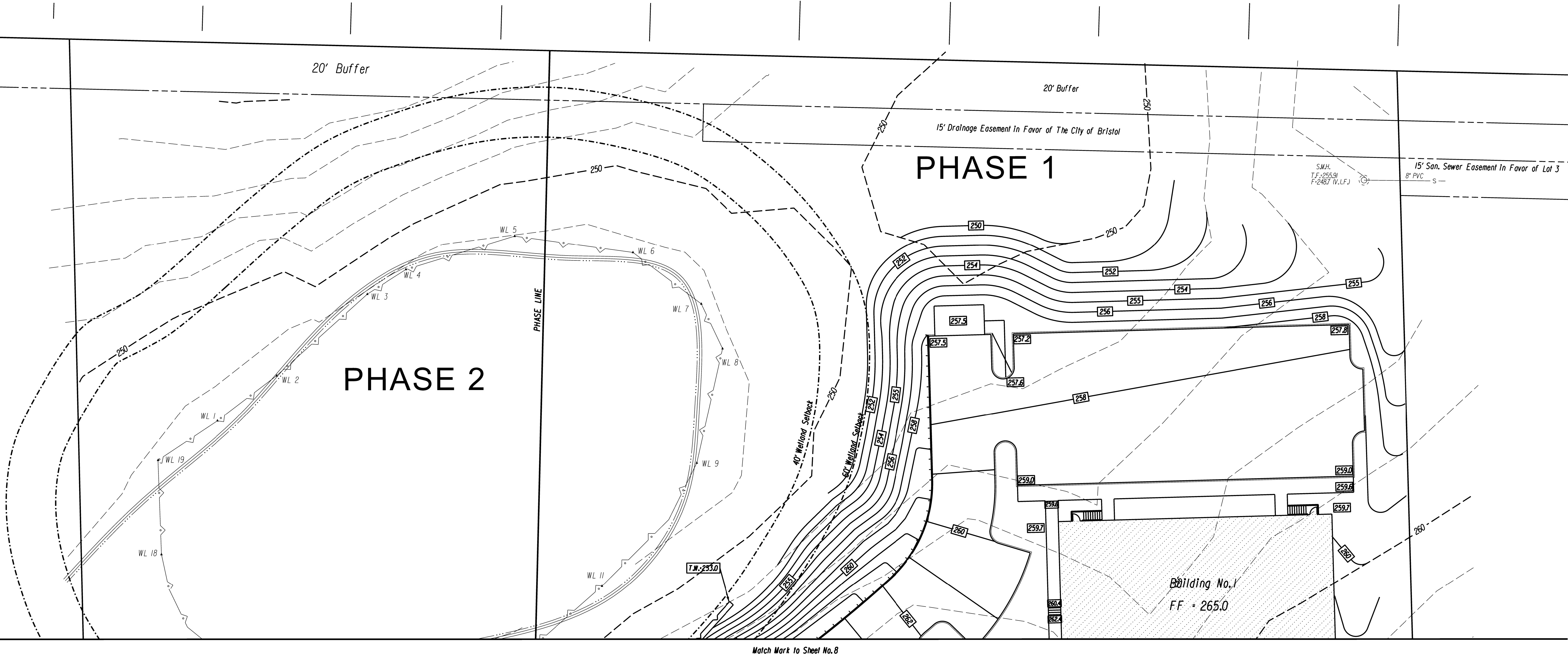
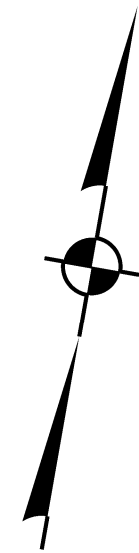
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:	3 / 3	DRAWING NO	UTIL-002
DRAWING TITLE:	DRAINAGE AND UTILITIES	SHEET NO.	7



				DATE: DECEMBER 3, 2024	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 LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. GRA-001
				SCALE: SCALE IN FEET SCALE 1"=20'							
REV.	DATE	REVISION DESCRIPTION								DRAWING TITLE: GRADING	SHEET NO. 8
1	1-17-25	MISC. HOUSEKEEPING									

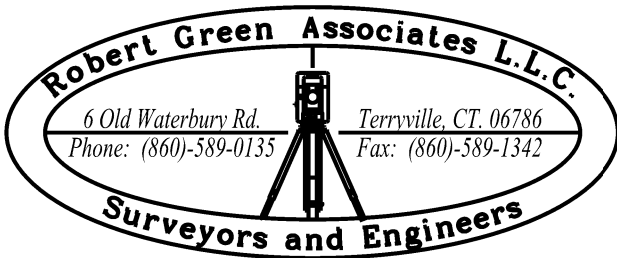
The Inland Wetlands Commission at its meeting held on Feb. 21, 2006 approved the referenced subdivision with the condition that on Lots 1 & 3 a 60' building setback and 40' grading setback be maintained from the wetlands unless an additional permit is granted from the City of Bristol Inland Wetlands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



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

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'
	0 20 40

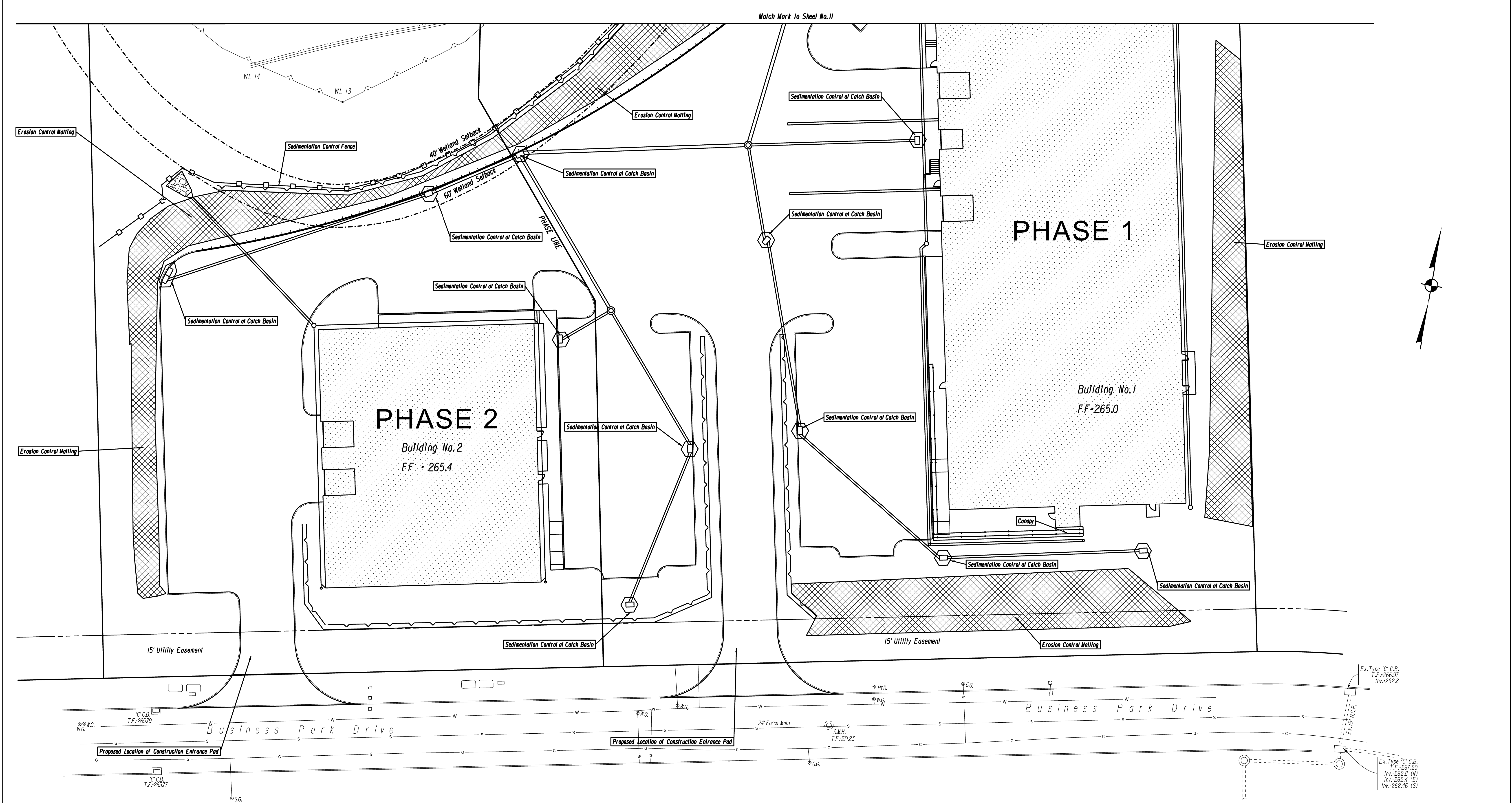
SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

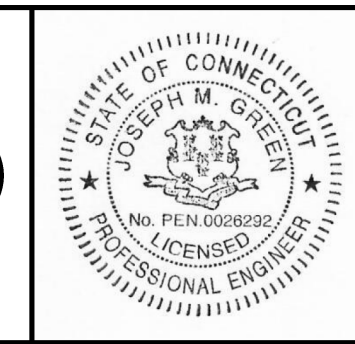
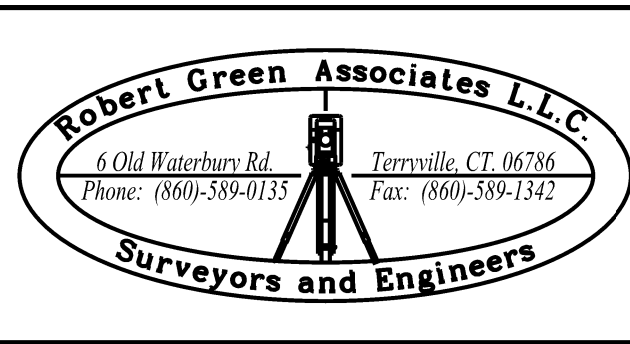
ASSESSOR'S MAP/LOT:	3 / 3	DRAWING NO	GRA-002
DRAWING TITLE:	GRADING	SHEET NO.	9



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

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET 0 20 40 SCALE 1"=20'

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

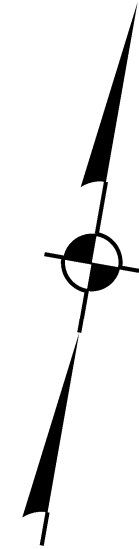


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL

DRAWING NO.
E&S-001
SHEET NO.
10



N/F
Joseph Formisano

N/F
Dolores L. McDaniel

N/F
Michael & Mary Lou Kopinja

N/F
Jean-Luc & Linda L. Blodeau

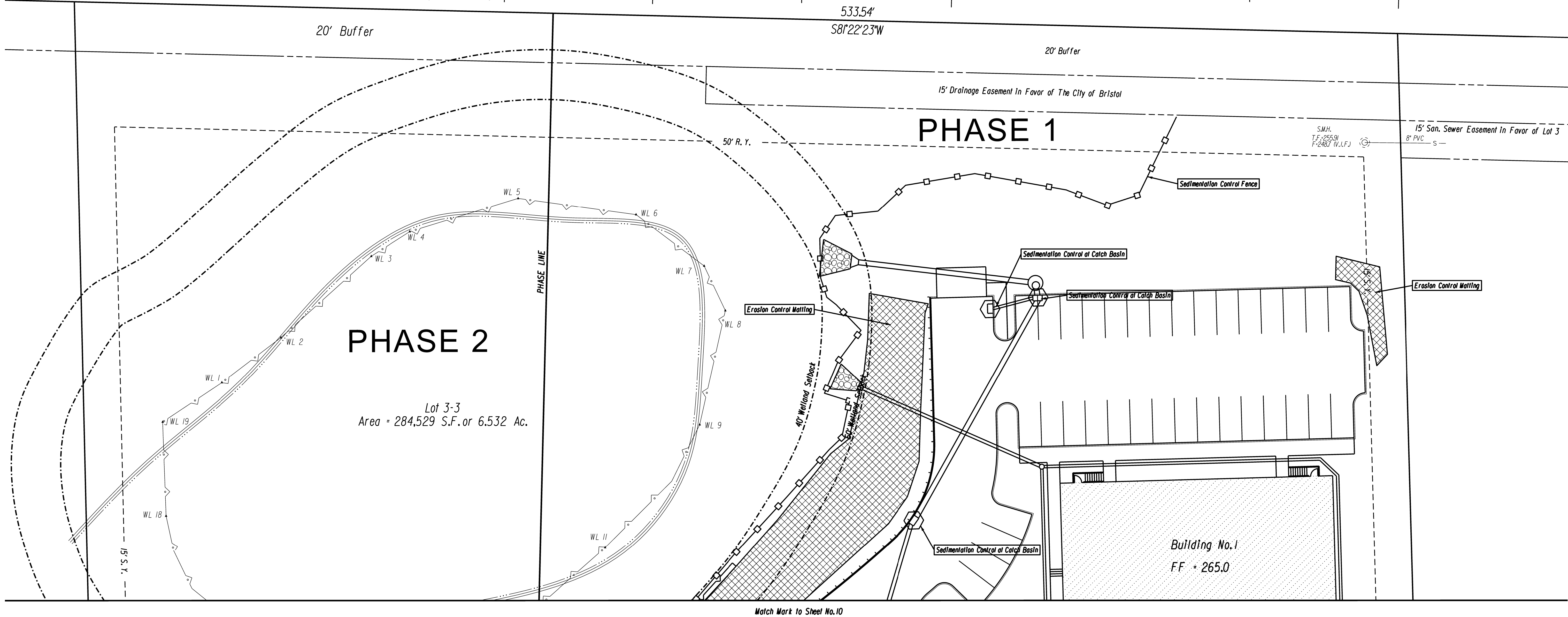
N/F
Aneta & Cezary Milewski

N/F
Bruce A & Selena Burness

N/F
Christopher N. Lagace

N/F
Kevin Chartier

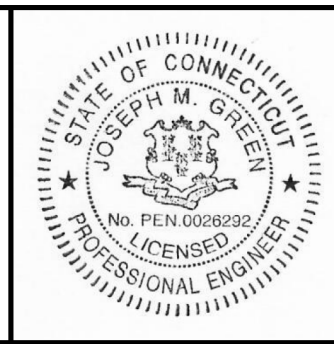
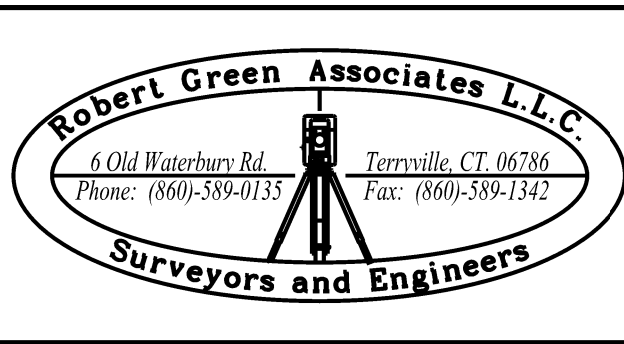
N/F
Paul D. & Patricis C. Martin



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

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'

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

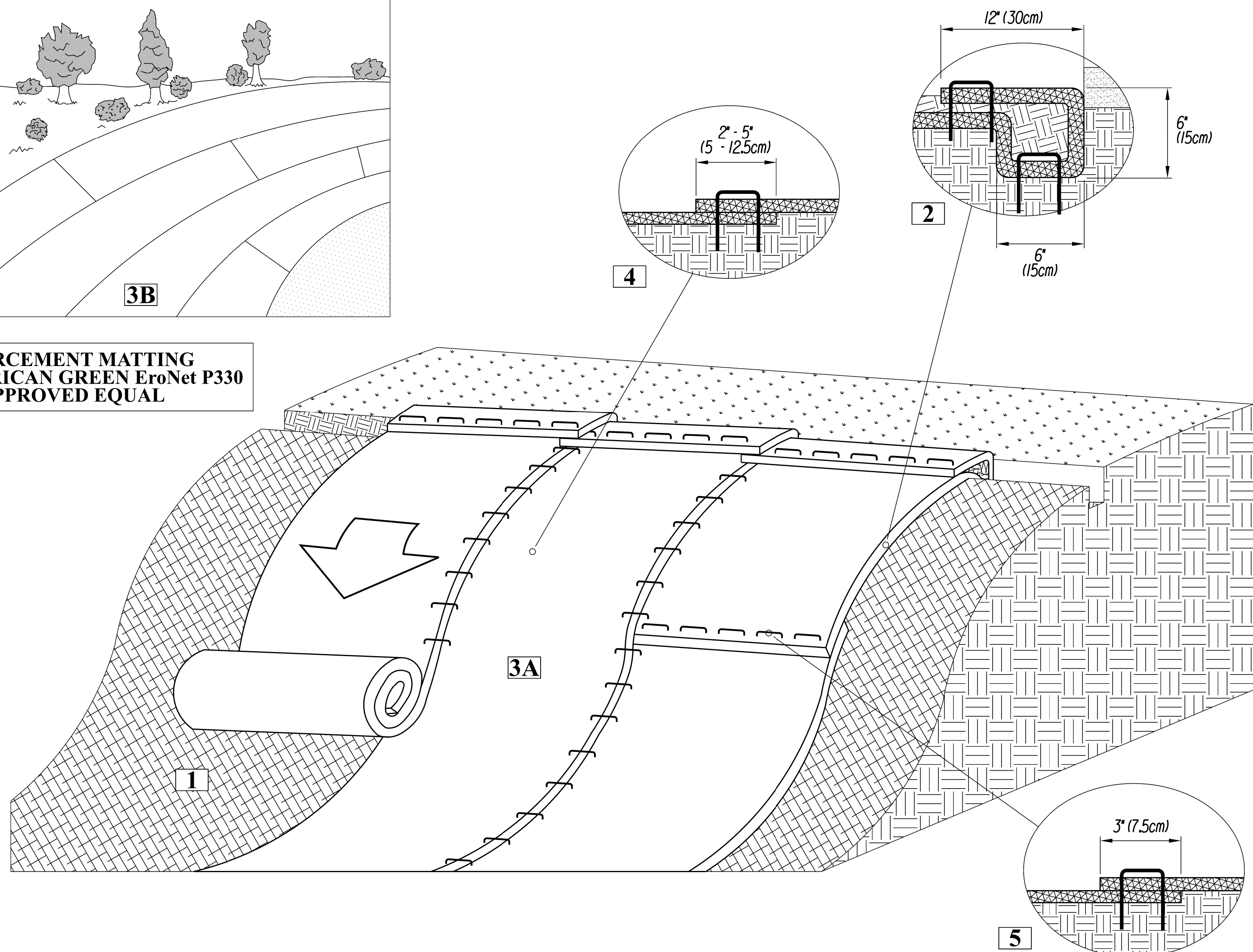
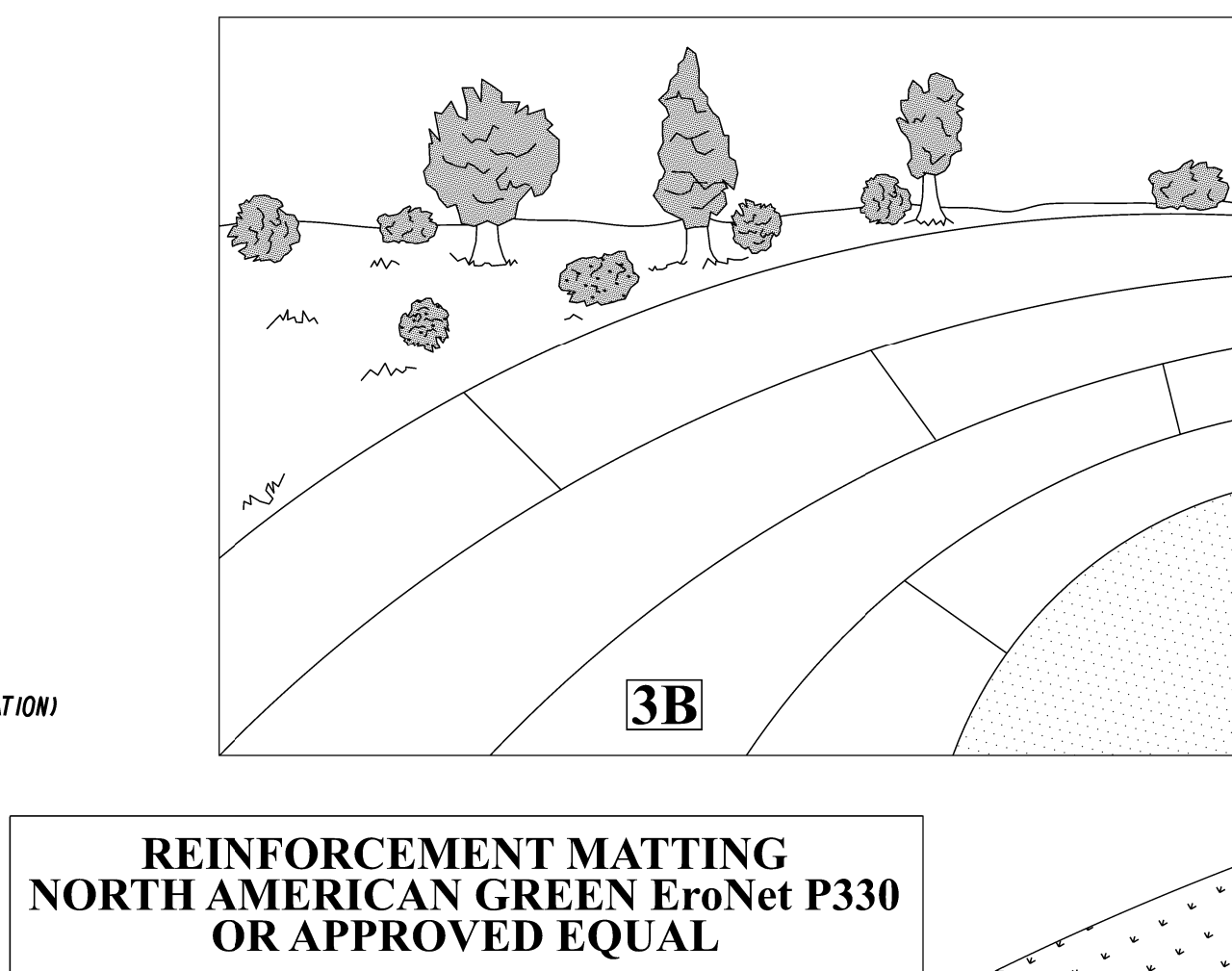
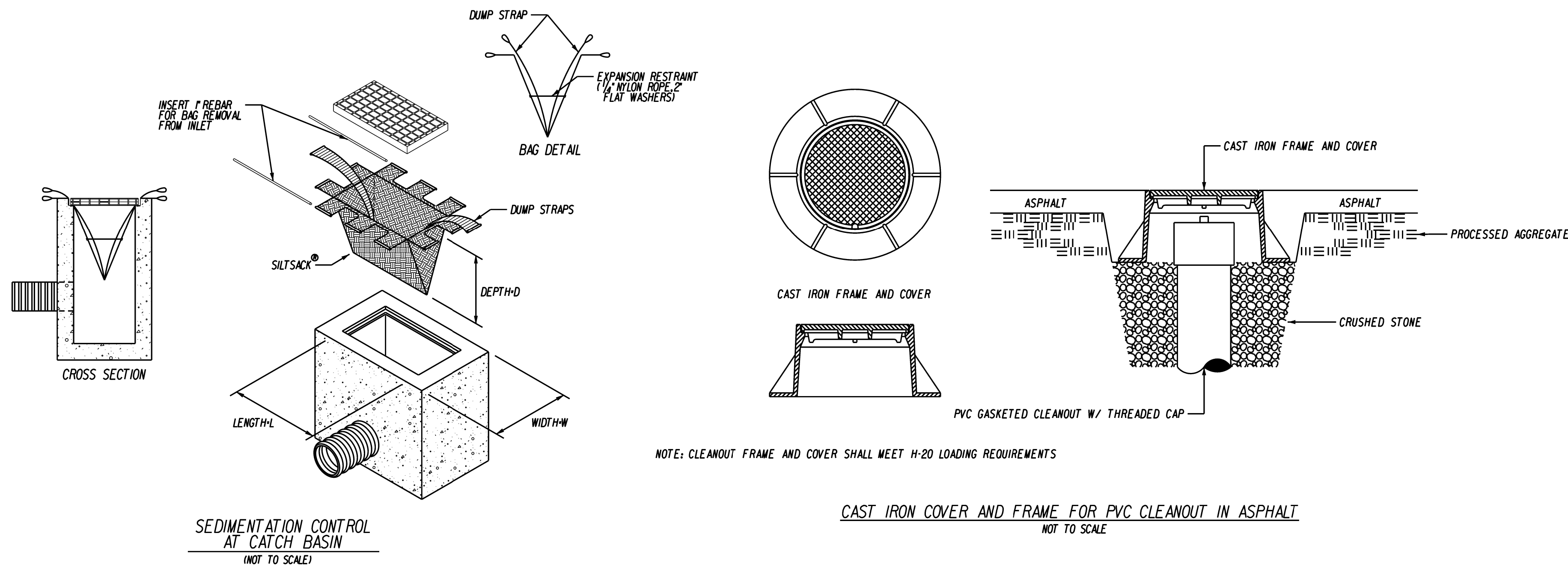


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL

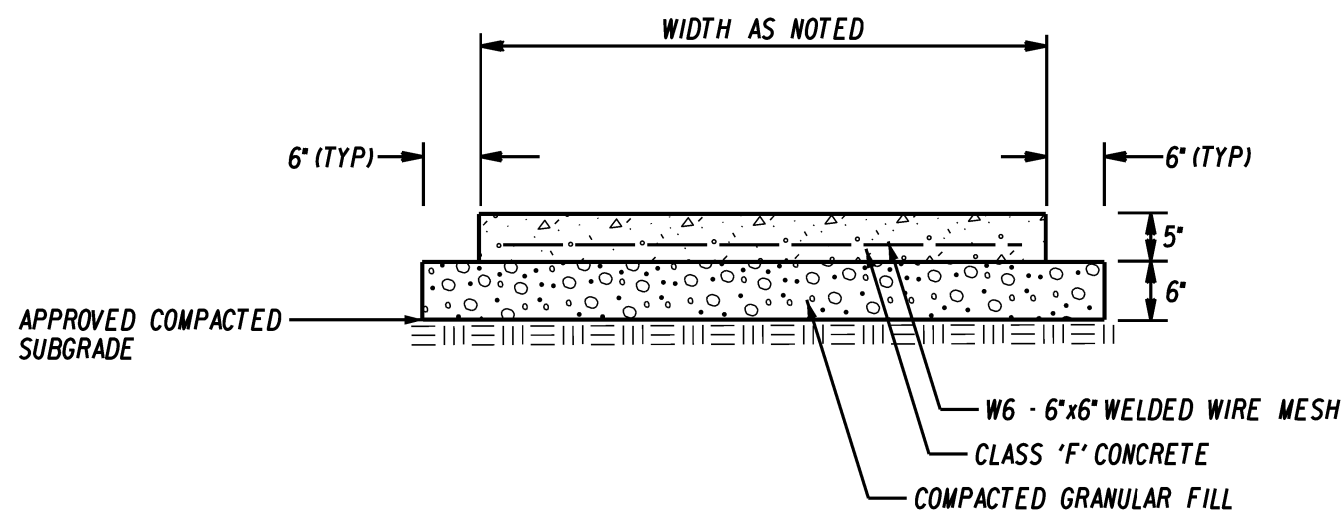
DRAWING NO.
E&S-002
SHEET NO.
11



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" (30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 - 12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPICED DOWN THE SLOPE MUST BE END OVER END (SINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE RECPs WIDTH.

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

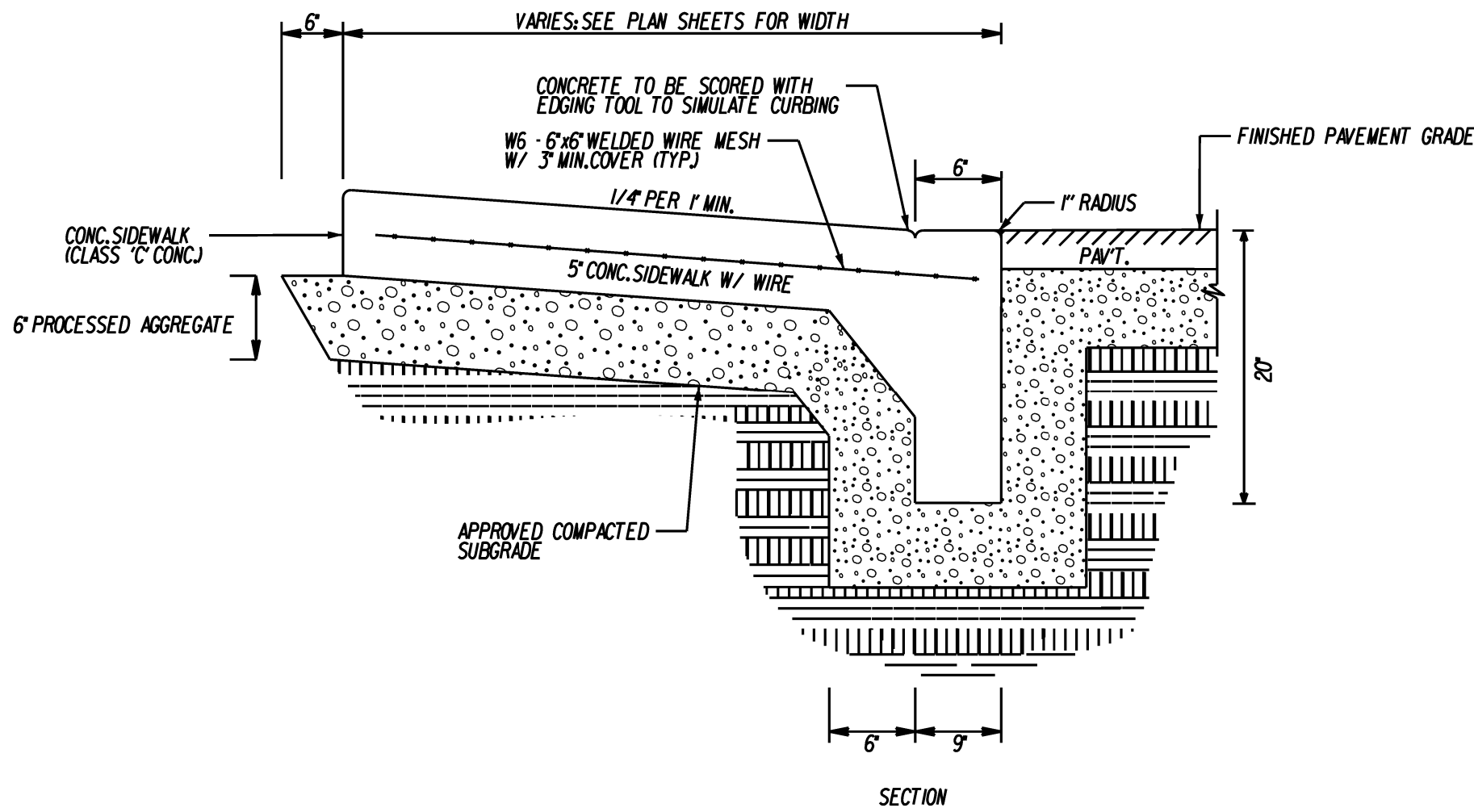
			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		 	ENGINEER SIGNATURE/BLOCK: <i>Jeff M. Green</i>	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. MISC-001
1	1-17-25	MISC. HOUSEKEEPING	SCALE: AS NOTED					LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 12
REV.	DATE	REVISION DESCRIPTION								



CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

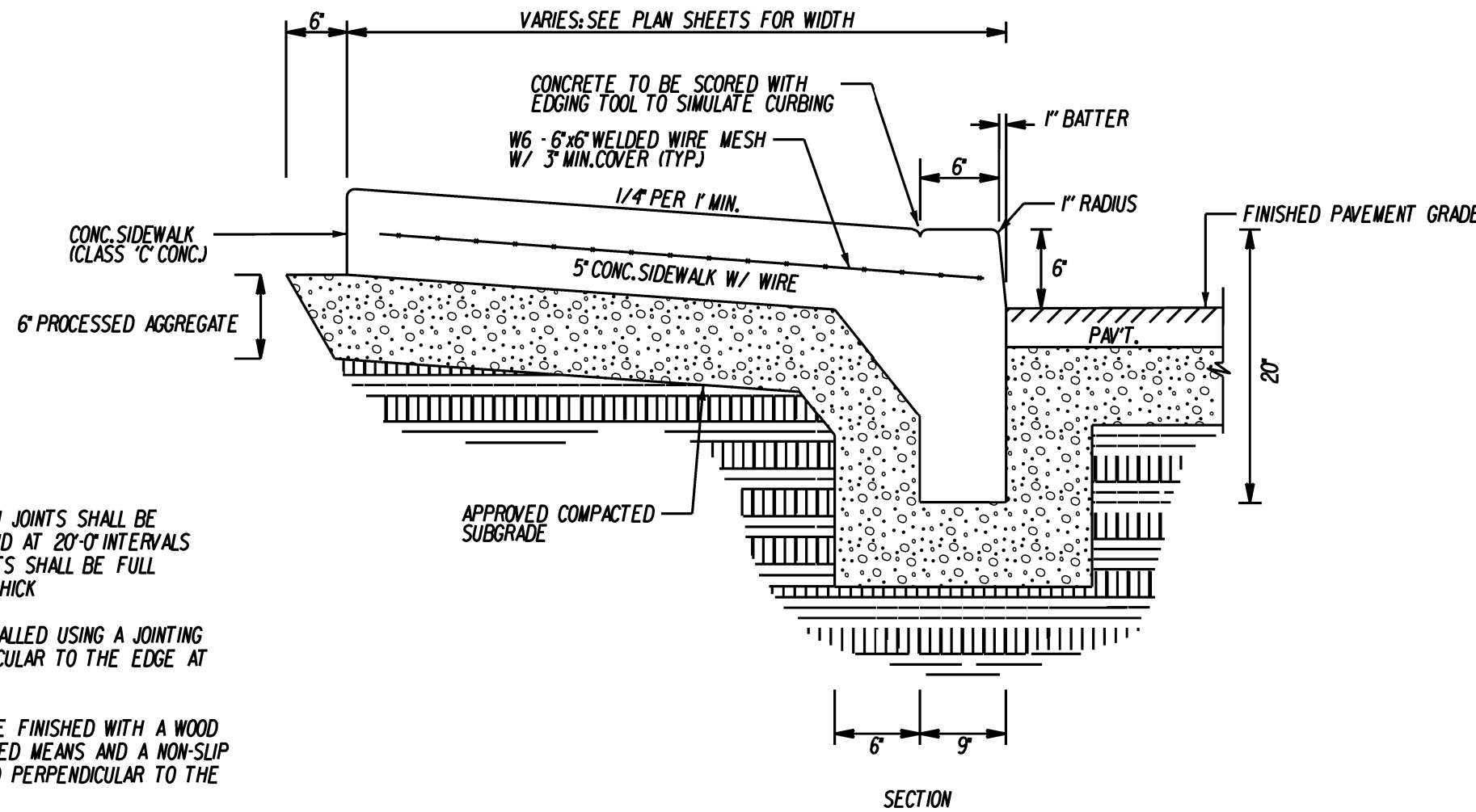
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A 1/2" THICK.
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE 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.
5. WHEN APPLICABLE, MAINTAIN 1/4" PER 1'-0" MAX. CROSS SLOPE TOWARDS GUTTER.



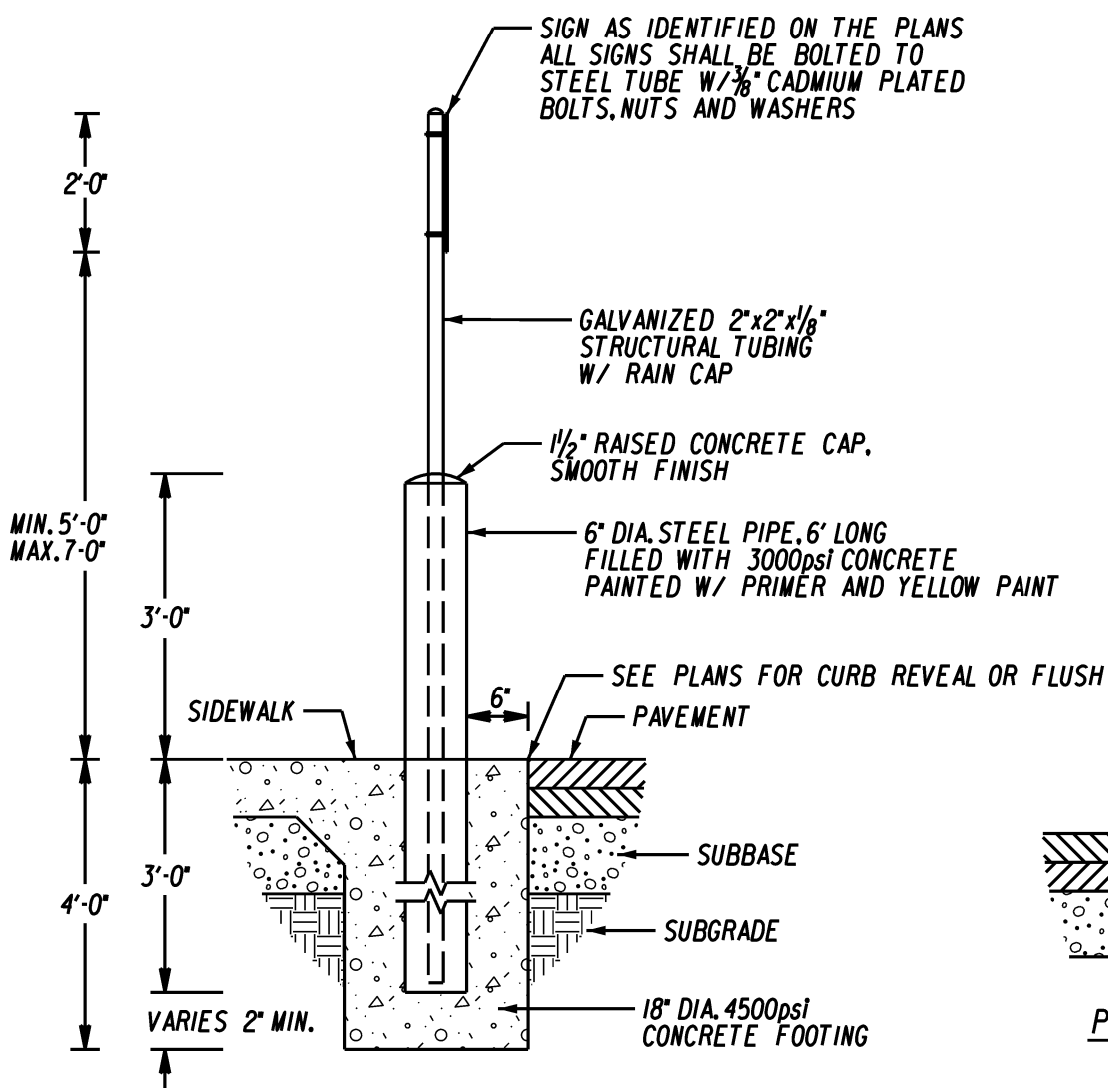
MONOLITHIC CONCRETE CURB AND SIDEWALK W/ NO CURB REVEAL
NOT TO SCALE

NOTES:

1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A 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

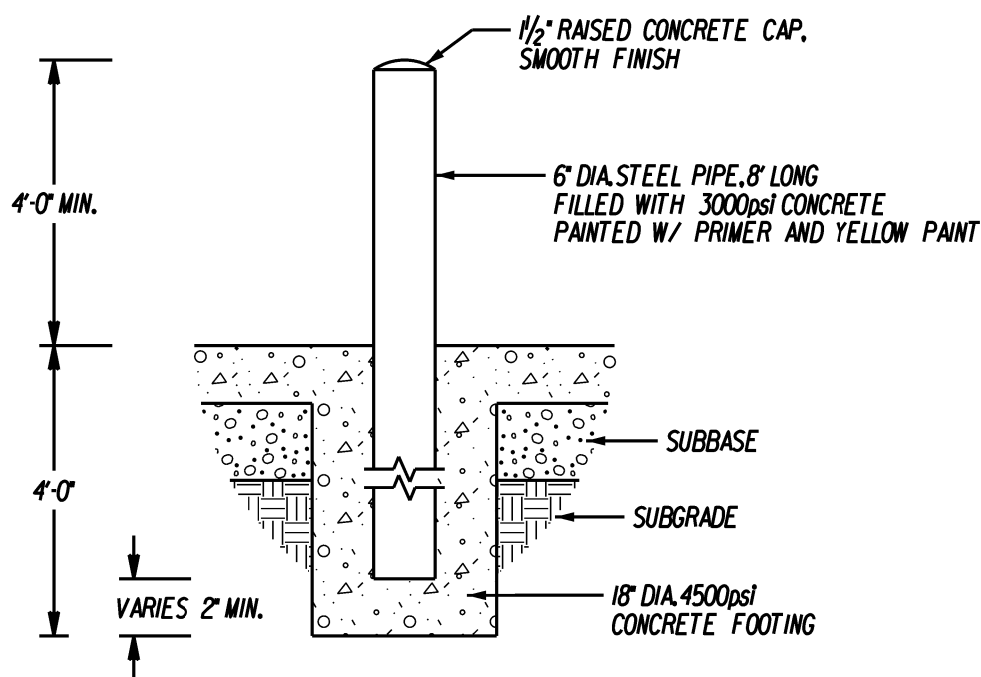


SIDEWALK INSTALLATION

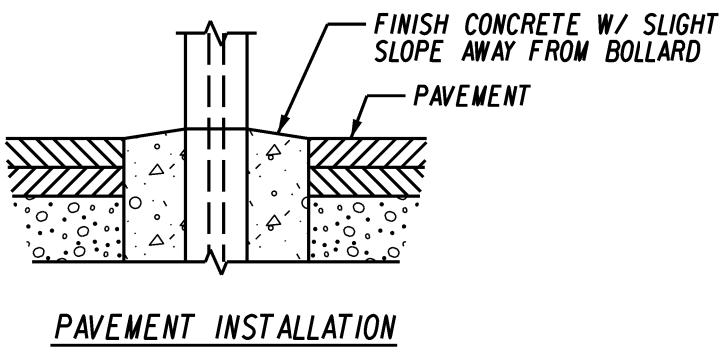
NOTES:

1. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST VERSION).
2. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT, BUT SHALL FULLY ENGAGE ALL THREADS ON THE NUT.
3. SEE PLANS FOR TYPE OF INSTALLATION AND WHETHER TO BE INSTALLED WITH OR WITHOUT A SIGN.

BOLLARD / SIGN BOLLARD
NOT TO SCALE



BOLLARD
NOT TO SCALE



PAVEMENT INSTALLATION

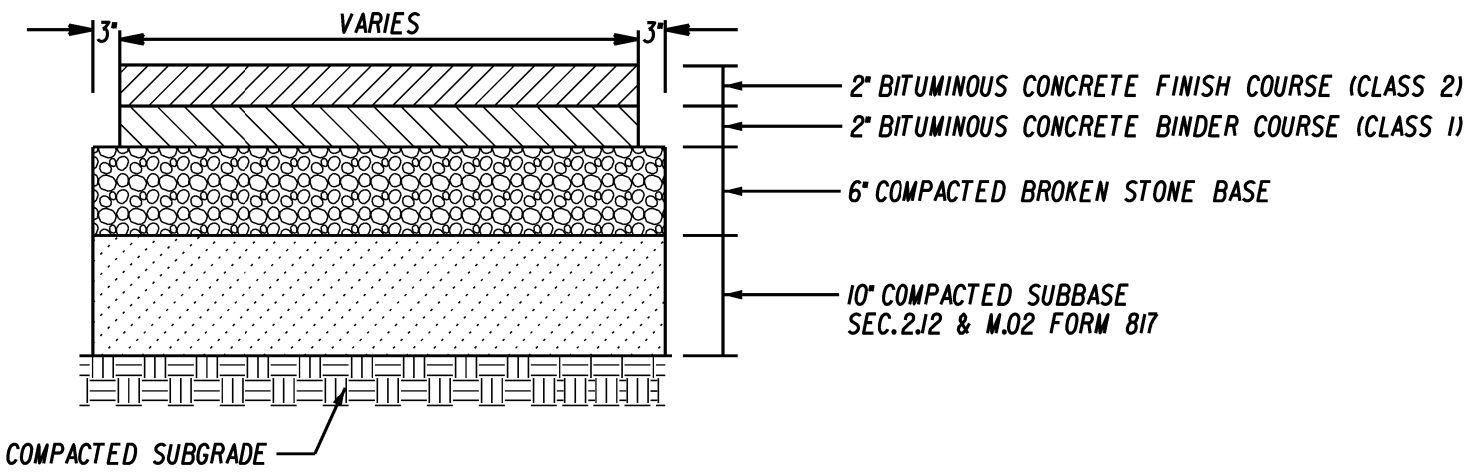


SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A.*16-78)
NOT TO SCALE

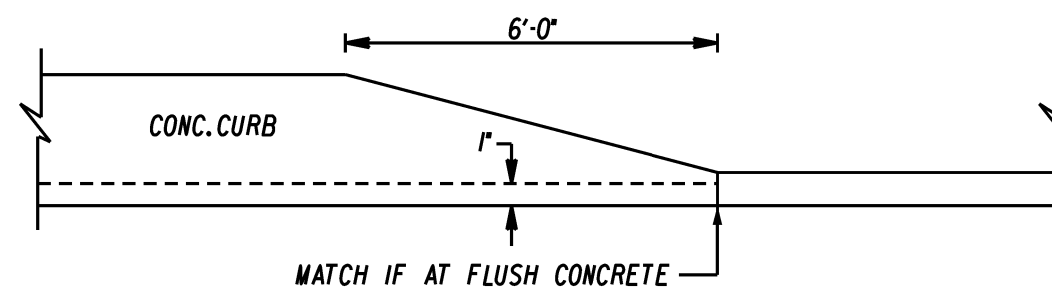
R1-1					
LEGEND - WHITE BACKGROUND - RED					
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.	
5.19	30	31-0552	1	.080	

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

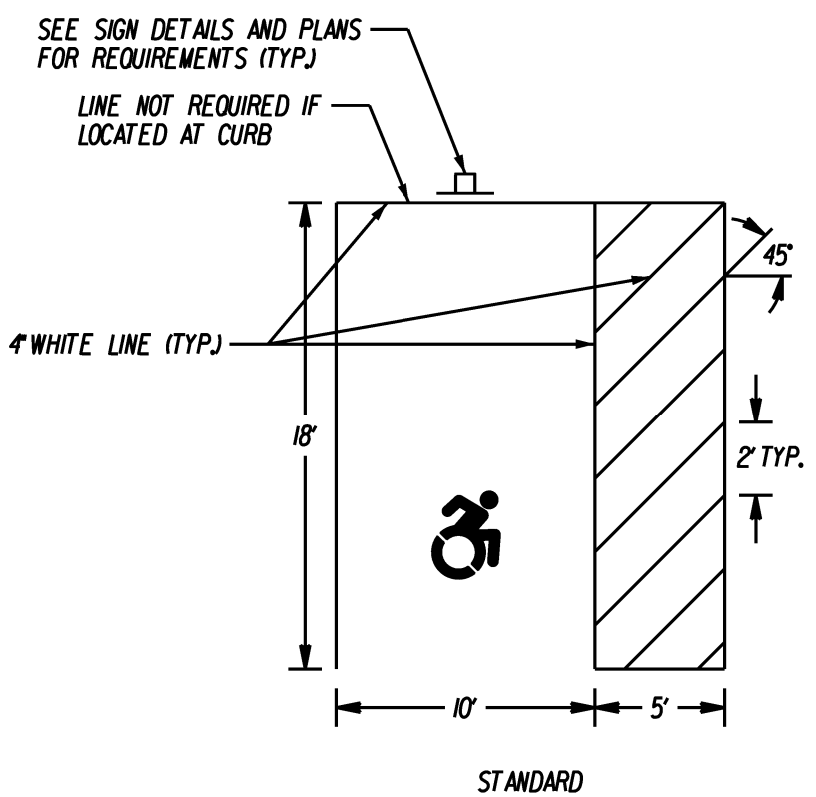
SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS					
LEGEND - WHITE BACKGROUND - BLUE					
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.	
2.00	12X24		1	.080	



HEAVY DUTY (HD) PAVEMENT SECTION
NOT TO SCALE

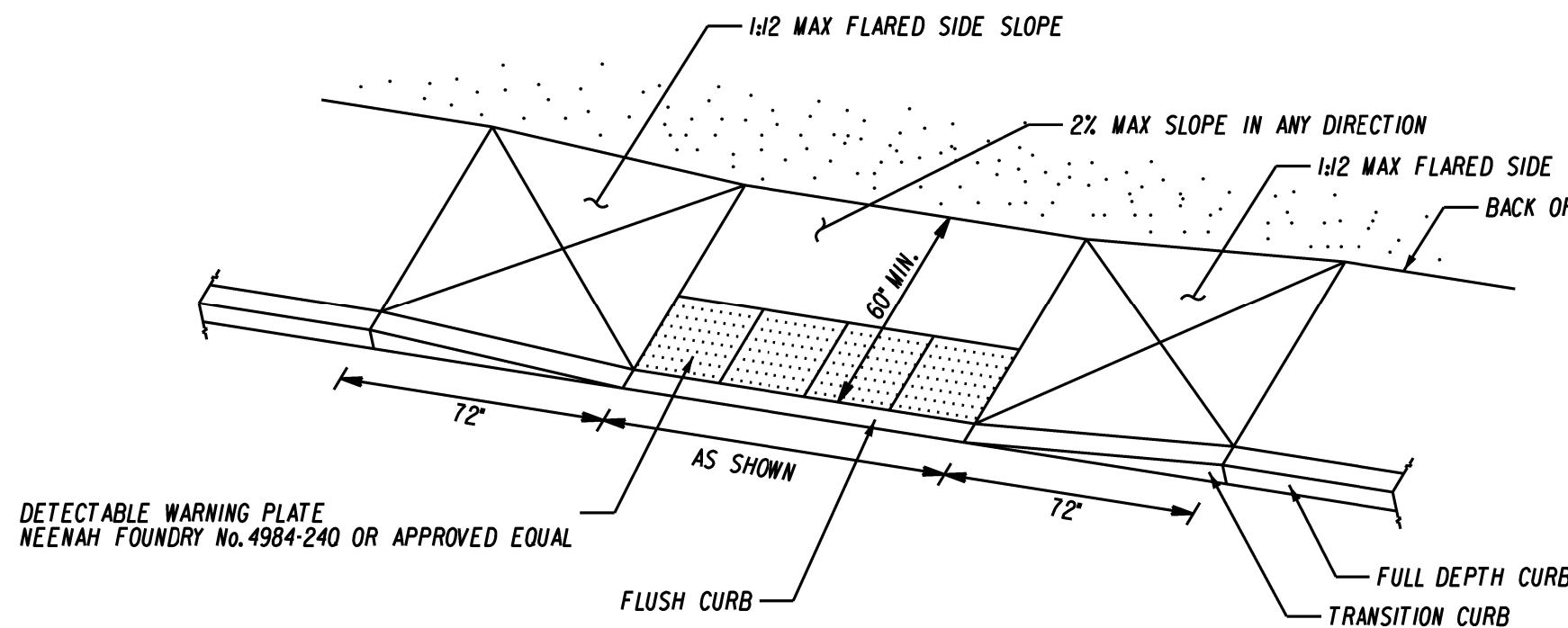
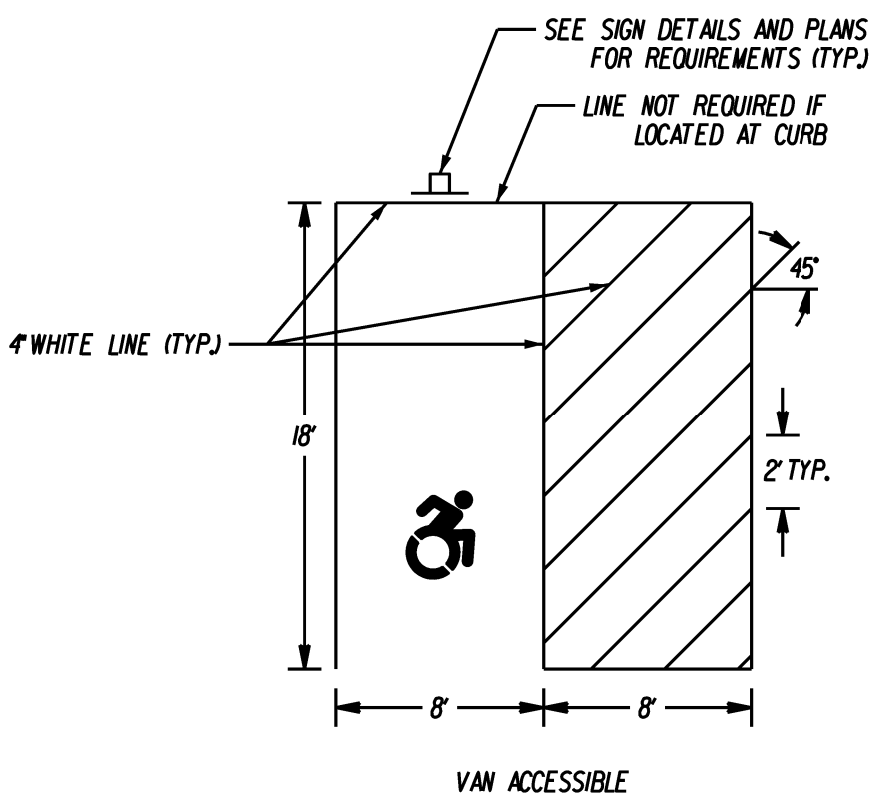


CURBING TAPER
NOT TO SCALE



NOTE: SEE PLAN FOR CROSS HATCH LOCATION

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

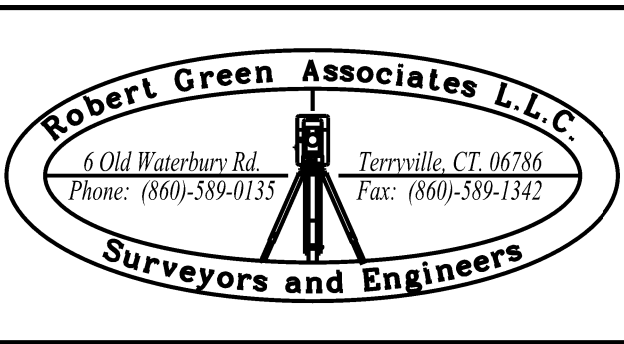


NOTES:

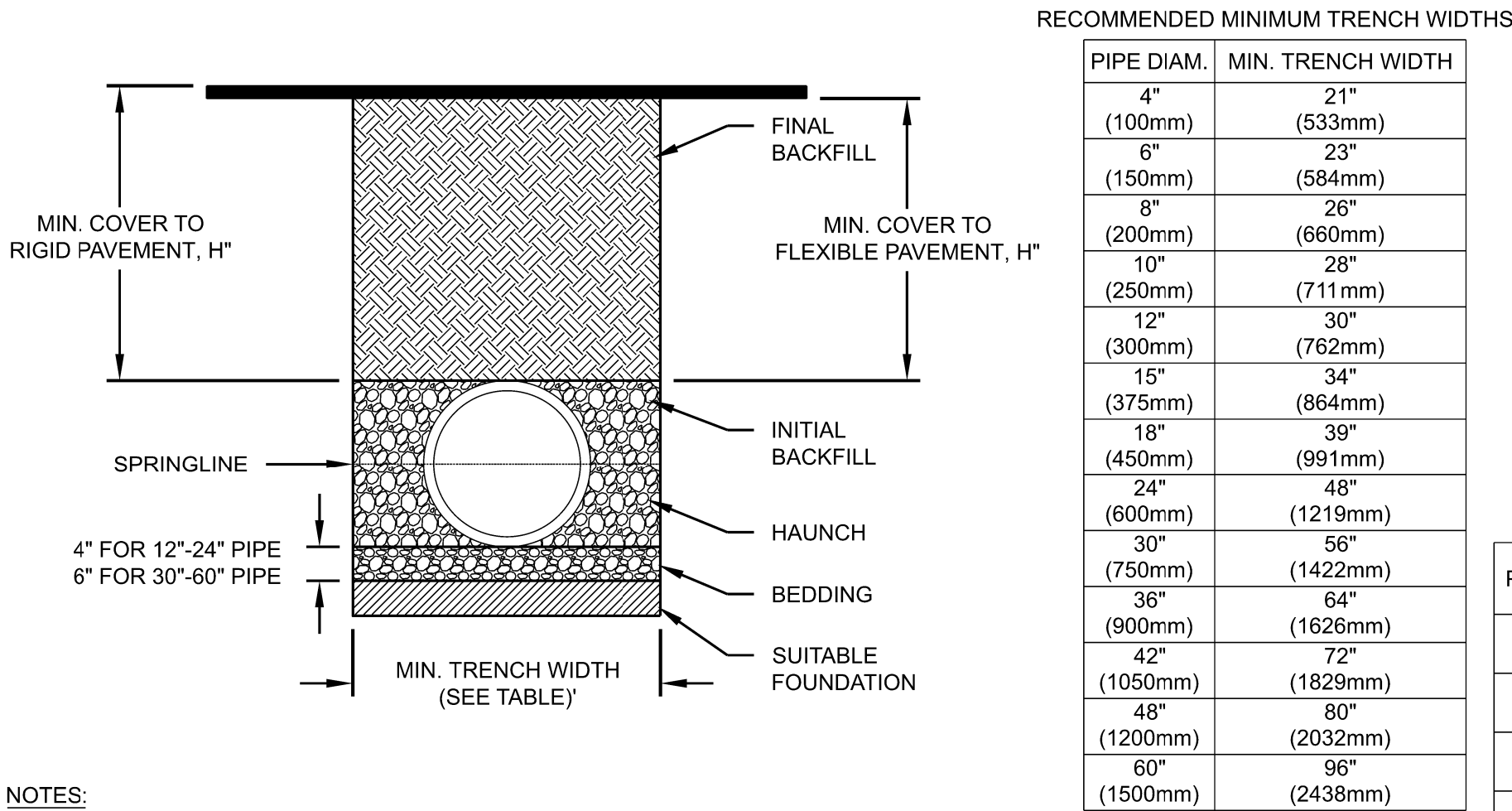
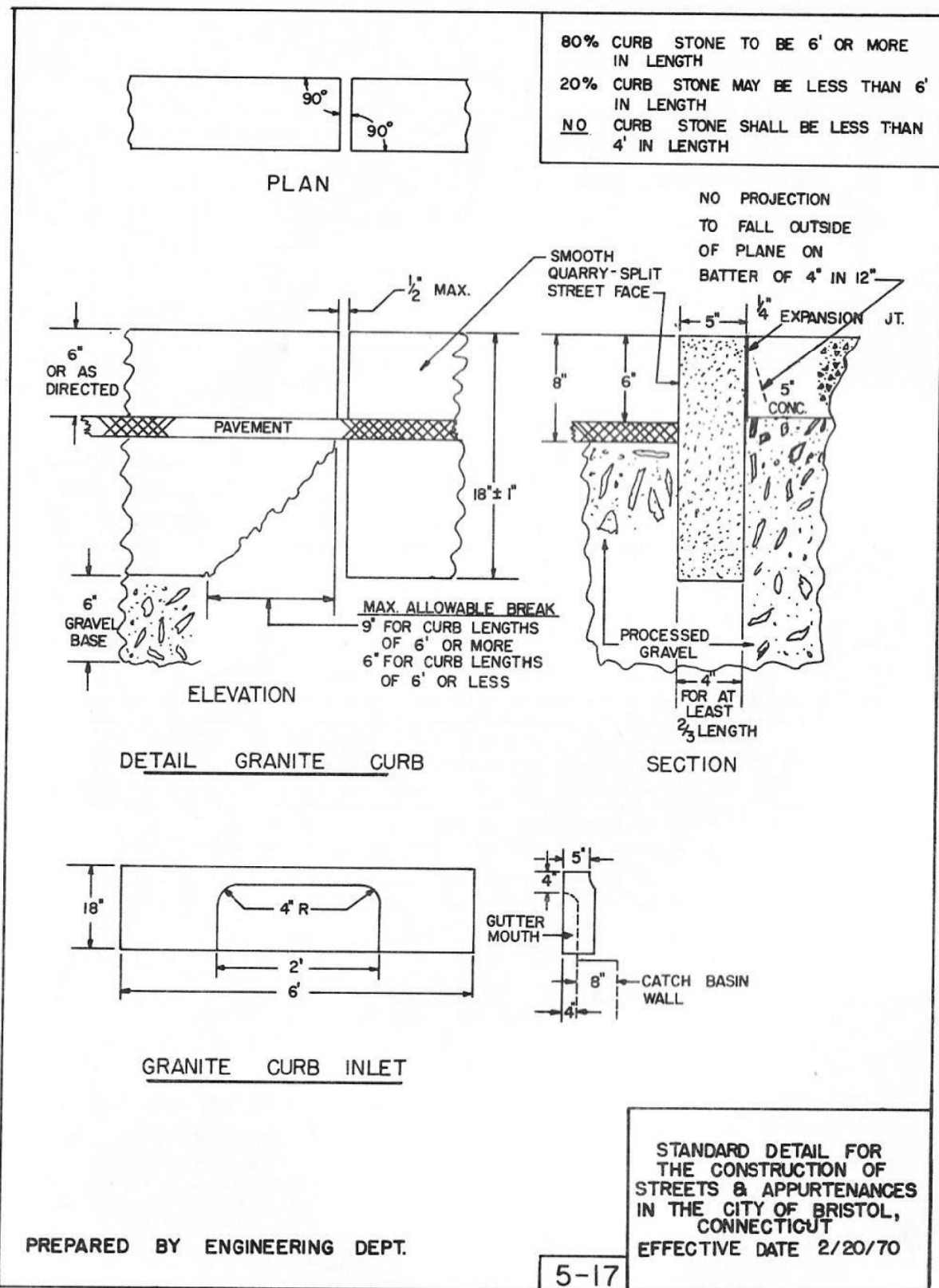
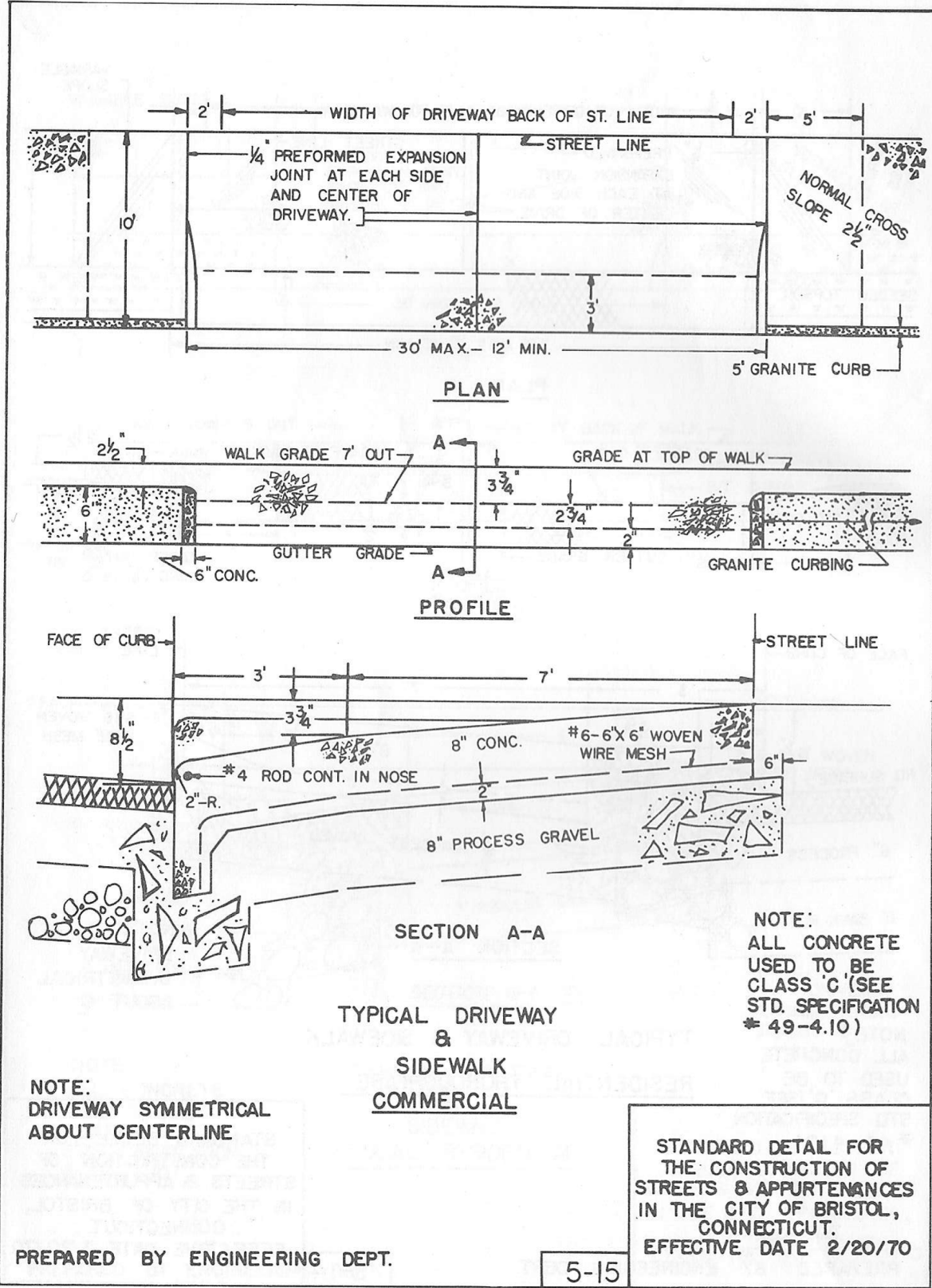
1. 2% MAX SIDEWALK CROSS SLOPE.
2. ADJOINING PAVEMENT SLOPE SHALL BE 2% MAX IN ANY DIRECTION.

SIDEWALK RAMP TYPE 'D'
NOT TO SCALE

			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.				PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. MISC-002
			SCALE: AS NOTED					LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 13
REV.	DATE	REVISION DESCRIPTION								
1	1-17-25	MISC. HOUSEKEEPING								



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green



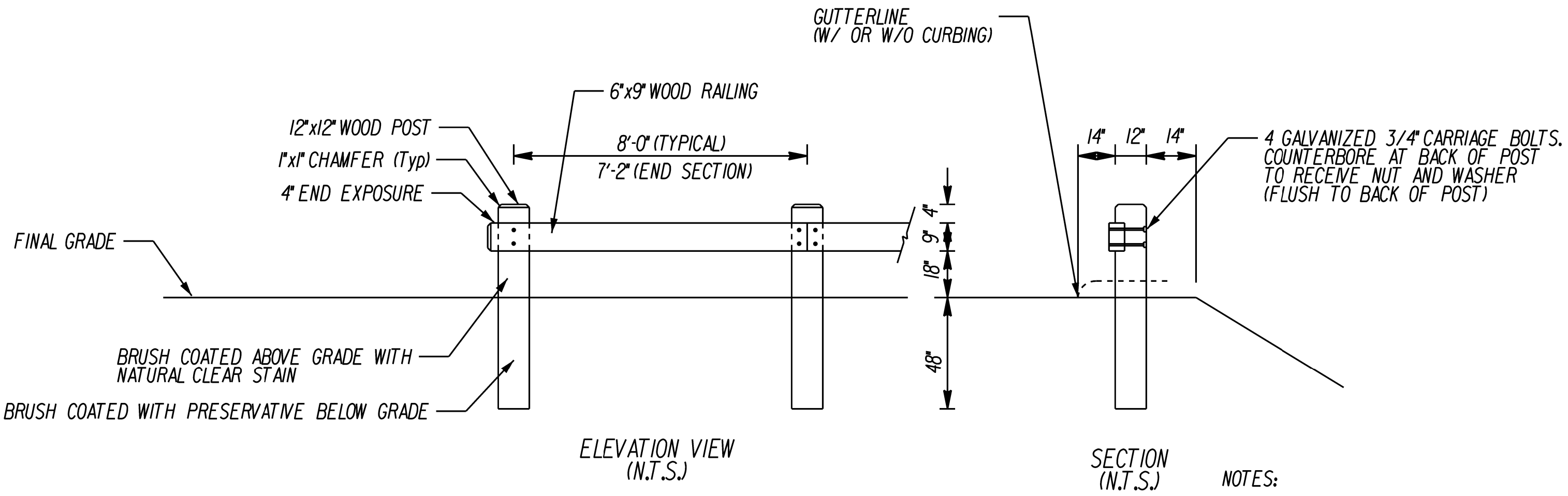
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**		
SURFACE LIVE LOADING CONDITION		
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

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

- NOTES:
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

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

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

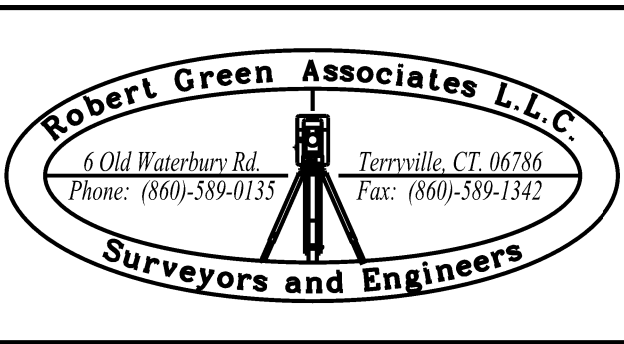


TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE

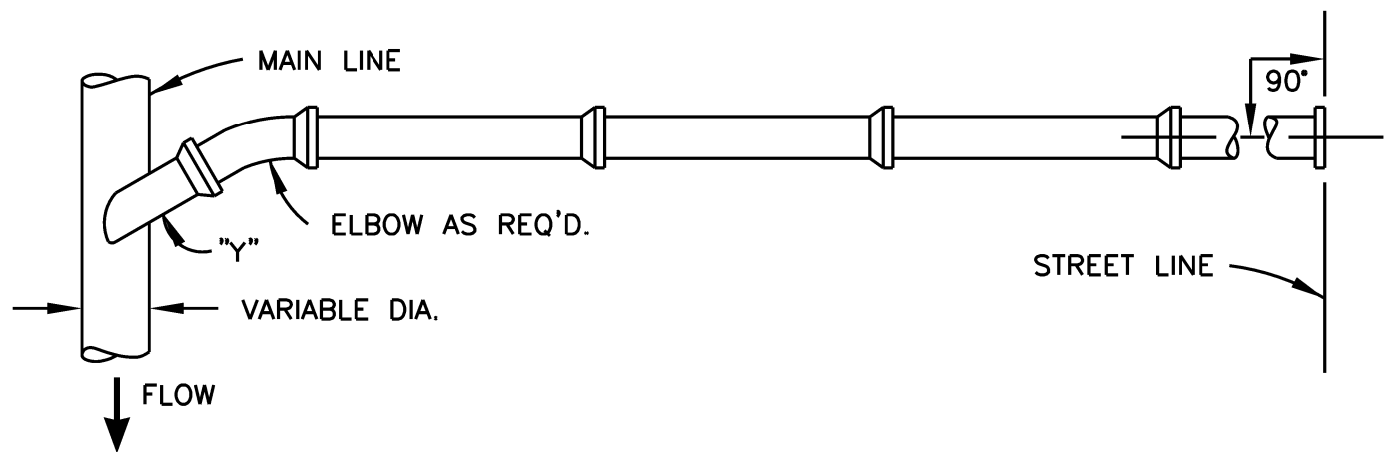
- NOTES:
- COMMERCIAL LUMBER GRADE No.1 OR BETTER
 - ROUGH SAWN (NON-PLANED) OR S4S (SURFACE FOUR SIDE) SOLID YELLOW PINE WITH NOMINAL DIMENSIONS AS INDICATED ON THE PLANS. VARIATIONS IN THE SIZE OF ANY DIMENSIONS SHALL NOT BE MORE THAN +/- 1/4"
 - ALL TIMBER POSTS SHALL BE PRESSURE TREATED. PRESSURE TREATMENT SHALL BE CCA IN ACCORDANCE WITH AWPA *P5 TO A MINIMUM NET RETENTION OF 0.60 lb/cubic foot
 - ALL TIMBER RAILINGS SHALL BE PRESSURE TREATED. PRESSURE TREATMENT SHALL BE CCA IN ACCORDANCE WITH AWPA *P5 TO A MINIMUM NET RETENTION OF 0.40 lb/cubic foot
 - ALL TIMBER COMPONENTS SHALL BE FREE OF EXCESS PRESERVATIVE AND SOLVENT AT THE CONCLUSION OF THE TREATING PROCESS.
 - BOLTS SHALL BE 3/4" DIAM., ASTM 307, WITH APPROPRIATE NUTS AND WASHERS (ALL HOT DIPPED GALVANIZED)
 - BACKFILL AROUND EACH POST WITH SUITABLE NATIVE MATERIAL COMPACTED IN 1 FOOT LIFTS

TIMBER RAILING DETAILS
NOT TO SCALE

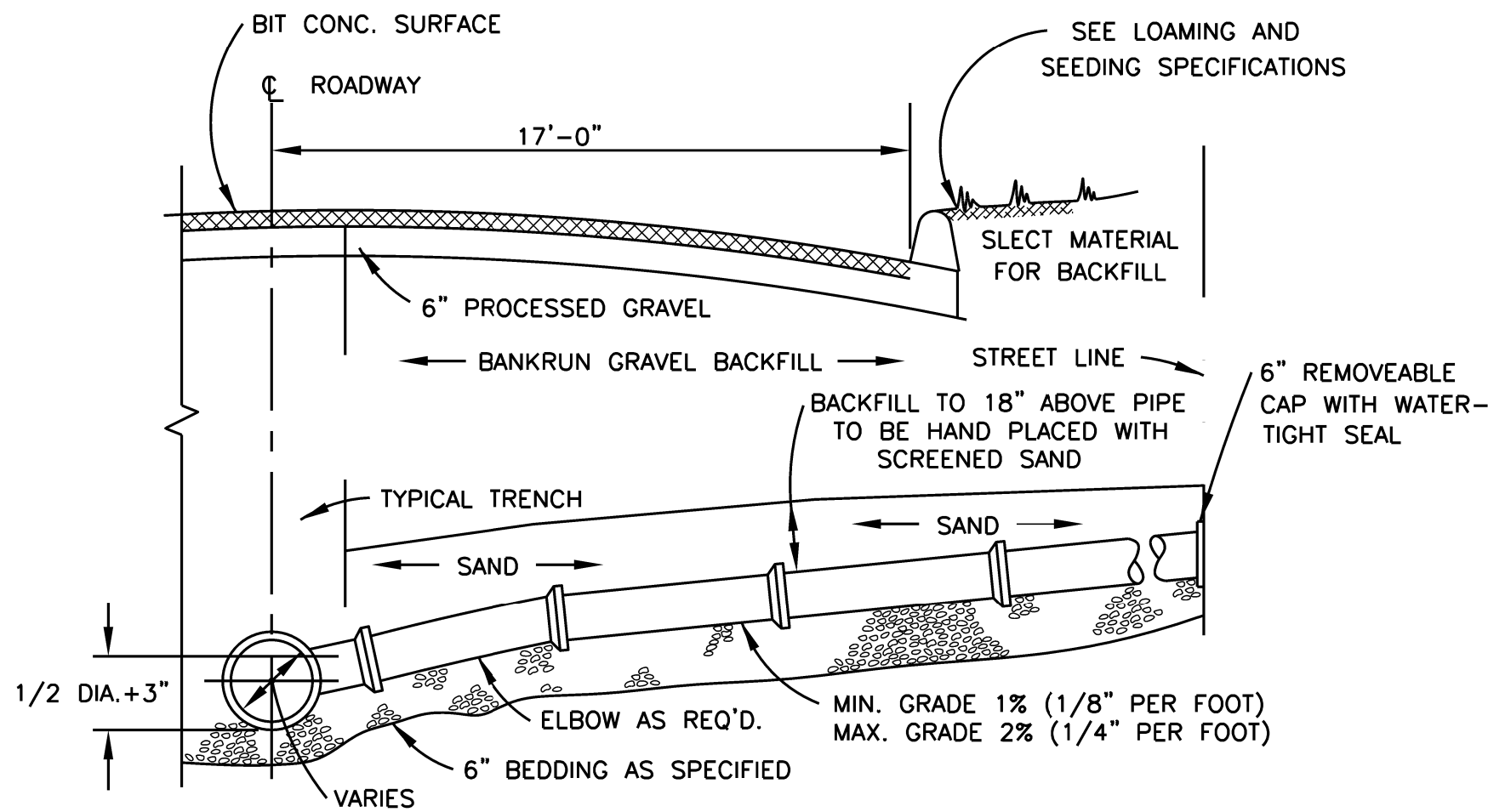
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			SCALE: AS NOTED				LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 14
REV.	DATE	REVISION DESCRIPTION							
1	1-17-25	MISC. HOUSEKEEPING							



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

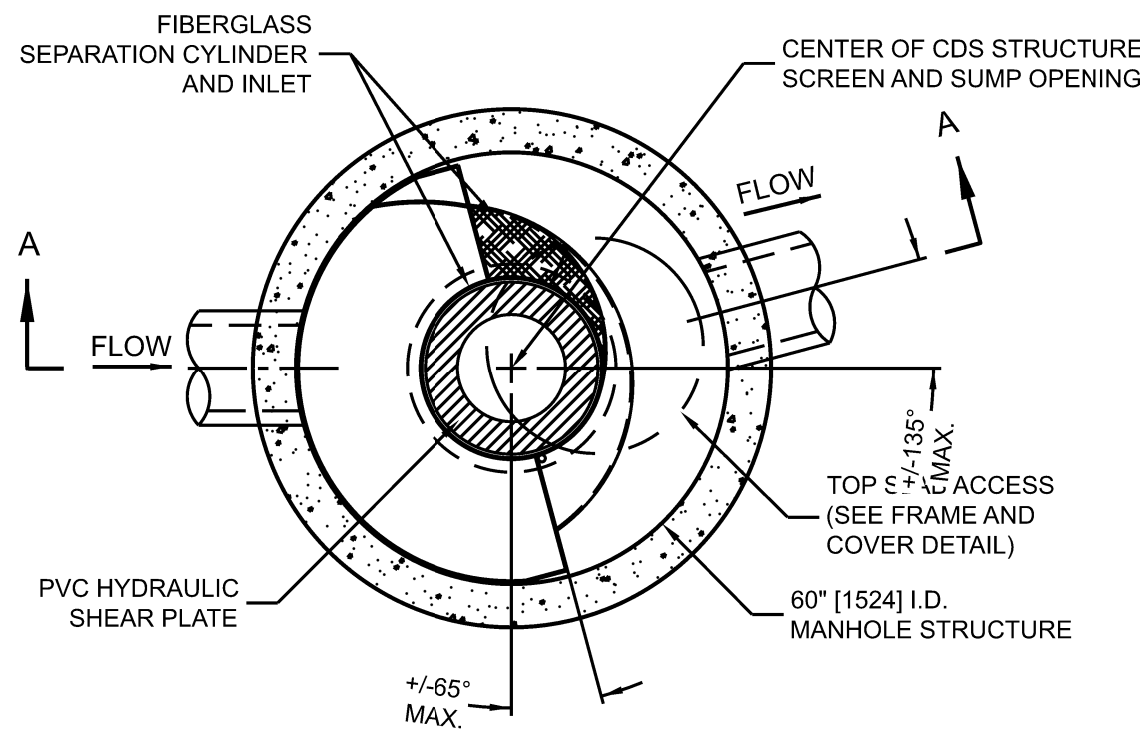


TYPICAL SANITARY SEWER CONNECTION – PLAN

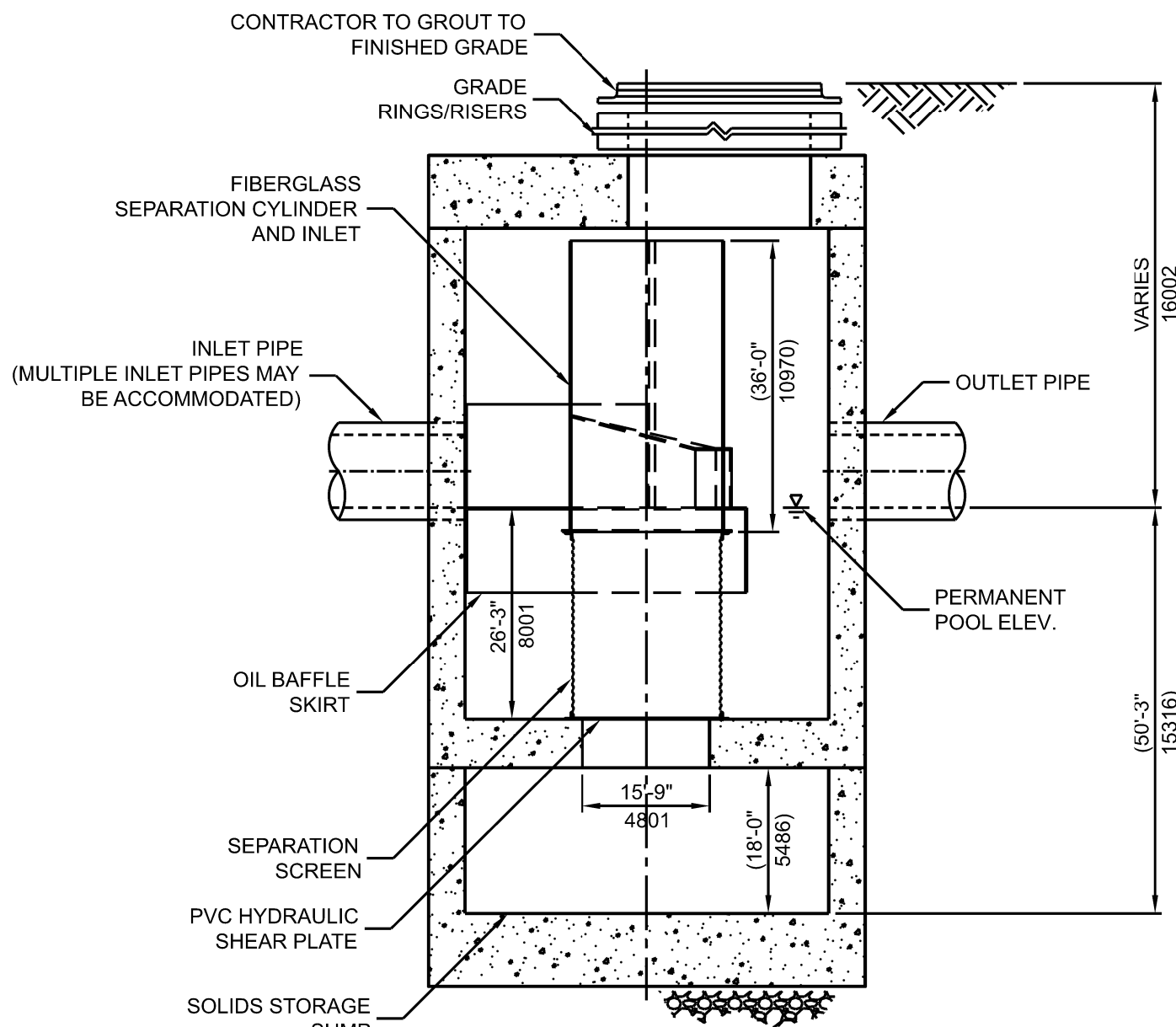


TYPICAL SANITARY SEWER CONNECTION LATERAL

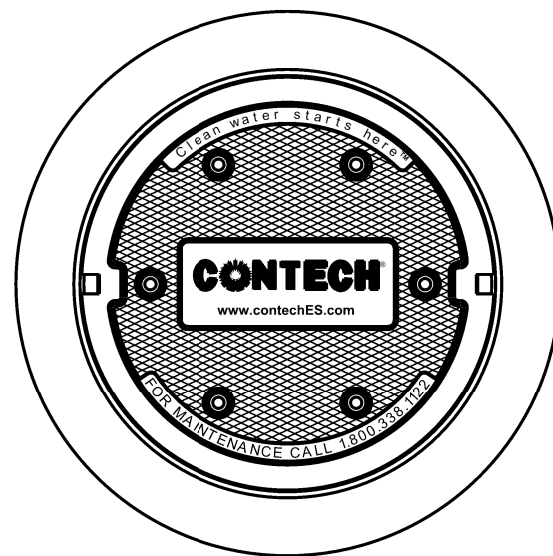
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PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



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

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAIL'D STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechies.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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

CDS2025-5-C
INLINE CDS
STANDARD DETAIL

CDS2025-5-C DESIGN NOTES

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

CONFIGURATION DESCRIPTION

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

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	CDS #1
WATER QUALITY FLOW RATE (CFS OR L/s)	0.77 CFS
PEAK FLOW RATE (CFS OR L/s)	7.25 CFS
RETURN PERIOD OF PEAK FLOW (YRS)	25 YR
SCREEN APERTURE (2400 OR 4700)	4700

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	247.16	HDPE	18"
INLET PIPE 2			
OUTLET PIPE	247.16	HDPE	18"

RIM ELEVATION	255.85
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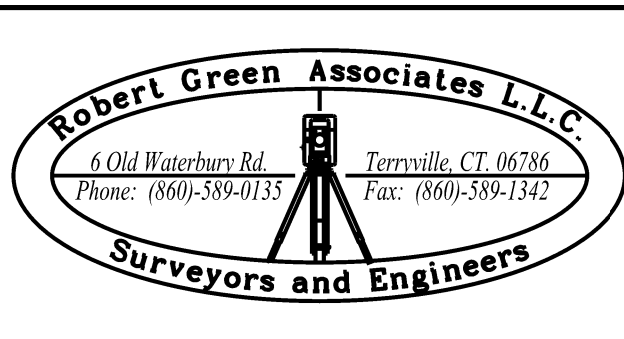
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
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NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

			DATE:	DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK:
					TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
1	1-17-25	MISC. HOUSEKEEPING			
REV.	DATE	REVISION DESCRIPTION			

SCALE: AS NOTED



ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED

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

ASSESSOR'S MAP/LOT:

3 / 3

DRAWING TITLE:

MISCELLANEOUS NOTES AND DETAILS

DRAWING NO.

MISC-004

SHEET NO.

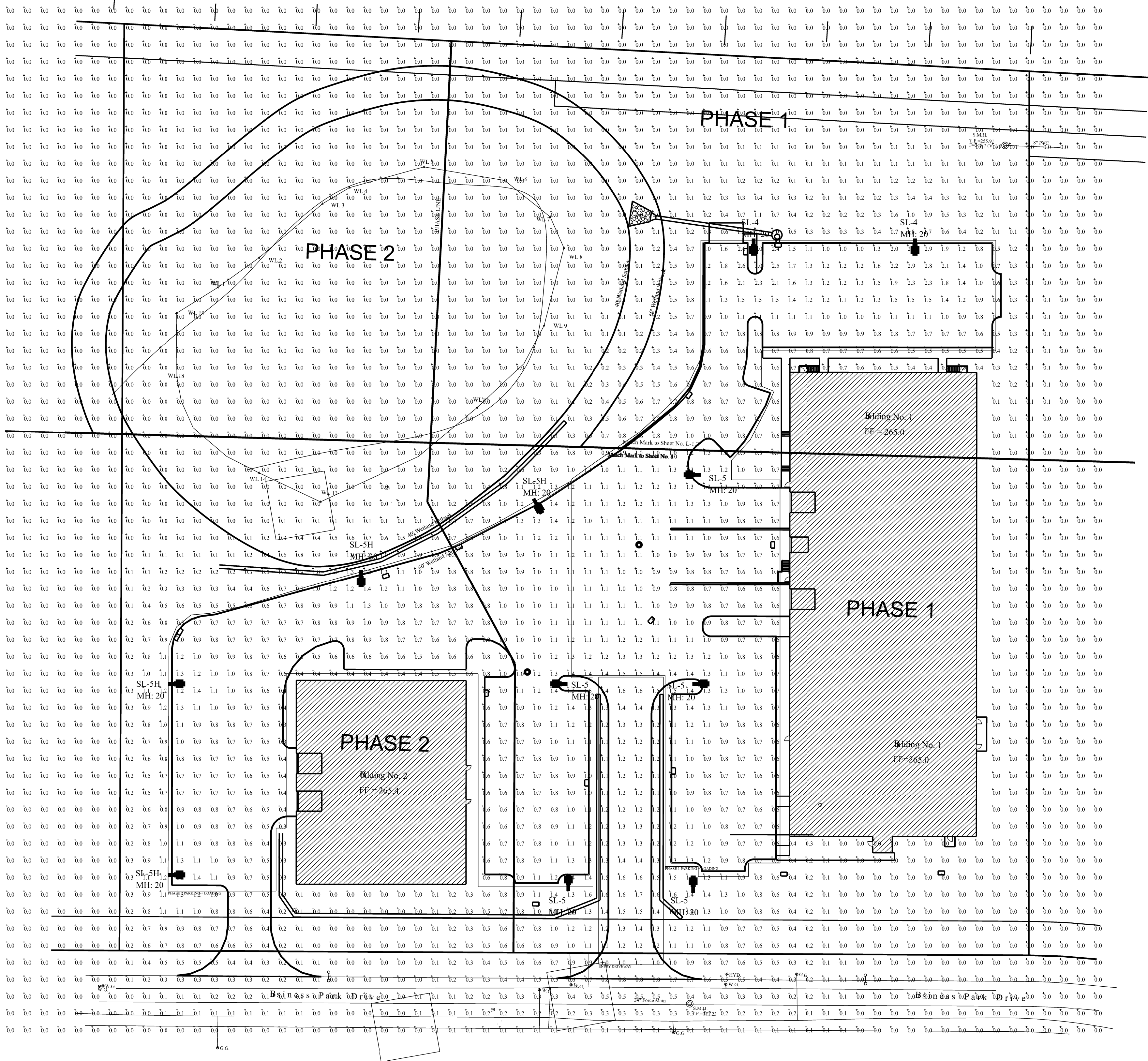
15

Landscape Plan



			DATE: DECEMBER 3, 2024	DPS DEVELOPMENT PLANNING SOLUTIONS LLC	Charlie Talmadge Development Planning Solutions LLC 225 North Main Street, Suite 207 Bristol, CT 06010 Phone: 860-506-4268 Website: www.developmentplanningsolutions.com			PROJECT TITLE: IMPROVEMENT LOCATION SURVEY LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	ASSessor's MAP/LOT: 3/3	DRAWING NO.
REV.	DATE	REVISION DESCRIPTION	SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'						DRAWING TITLE: LANDSCAPE PLAN	SHEET NO. L-1.1

Photometric Plan



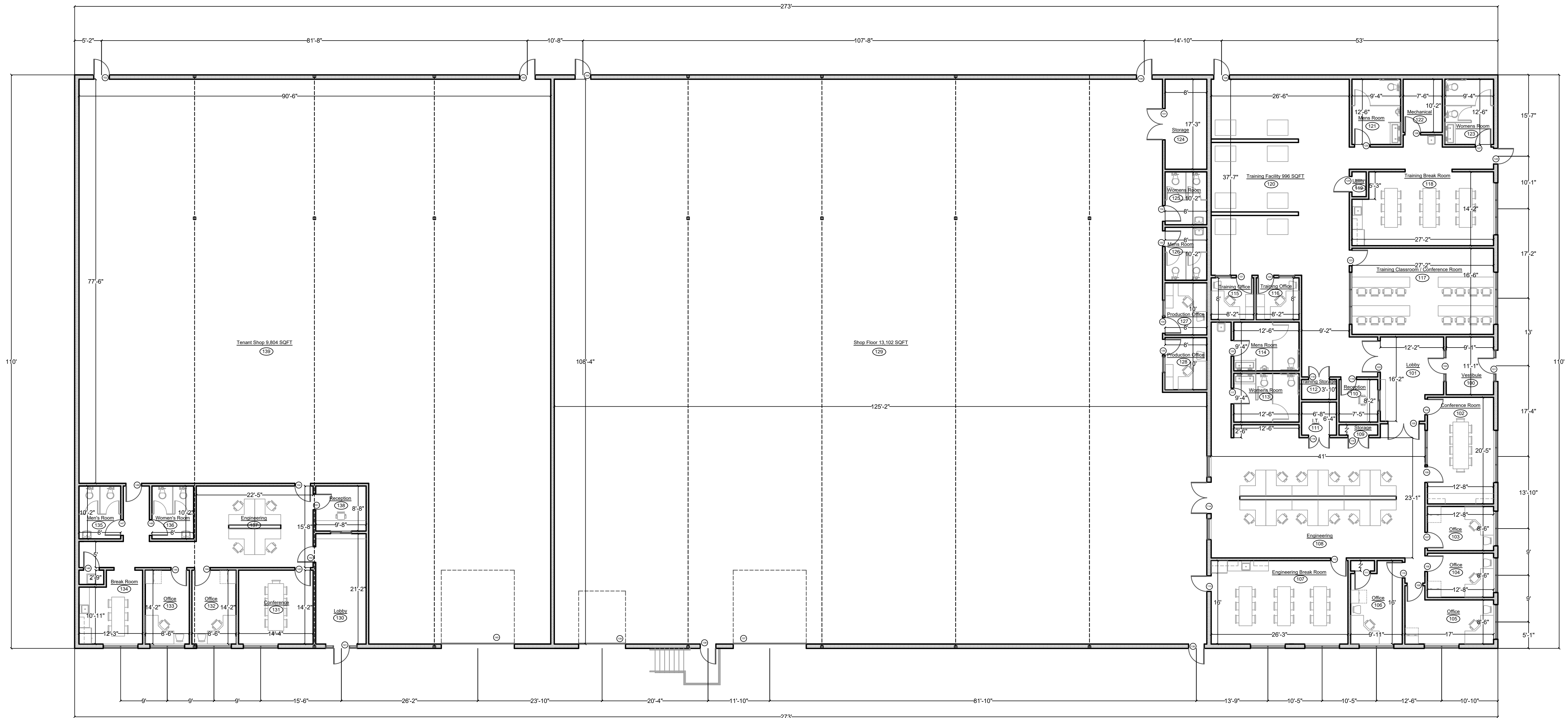
Filename: Lot 3-3 Force Automation - Business Park Drive Site Lighting - Bristol.AGI

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
	2	SL-4	Single	12904	102.17	0.900	B2-U0-G4	20	Lithonia DSX1 LED P3 40K 80CRI TFTM MVOLKT SPA PIR DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE
	5	SL-5	Single	13398	102.17	0.900	B4-U0-G3	20	Lithonia DSX1 LED P3 40K 80CRI T5W MVOLT SPA PIR DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE
	4	SL-5H	Single	9101	102.1727	0.900	B3-U0-G3	20	Lithonia DSX1 LED P3 40K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
SITE	Illuminance	Fc	0.31	3.0	0.0	N.A.	N.A.		
ENTRY DRIVEWAY	Illuminance	Fc	1.29	1.7	1.0	1.29	1.70		
PHASE 1 PARKING + LOADING	Illuminance	Fc	1.04	3.0	0.4	2.60	7.50		
PHASE 2 PARKING + LOADING	Illuminance	Fc	0.86	1.5	0.3	2.87	5.00		

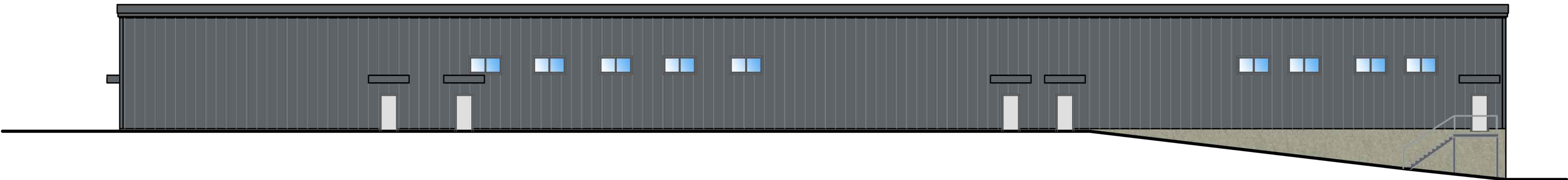
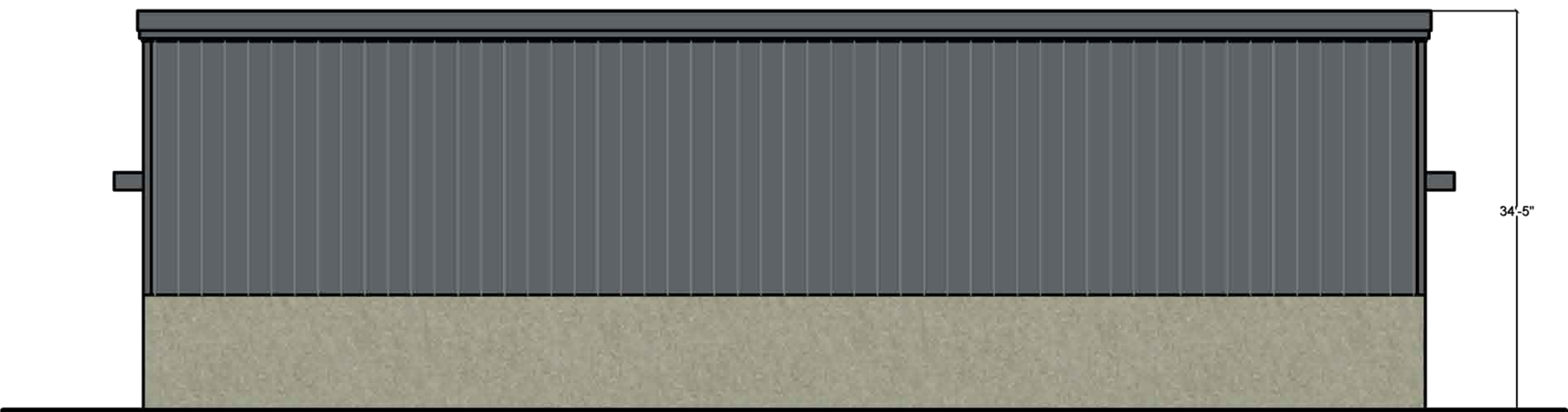
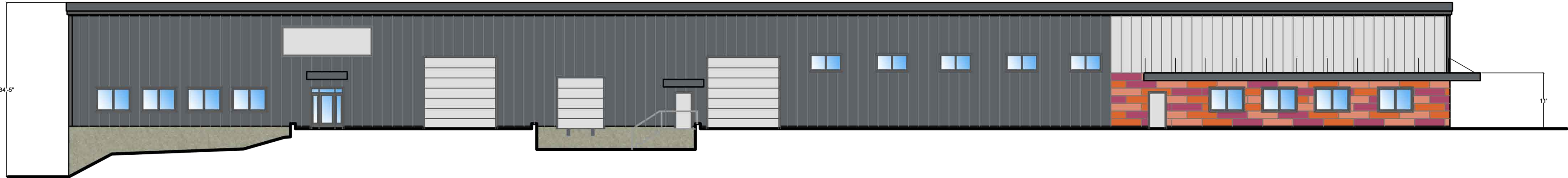
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Floor Plans



Drawing Title	Scale
FIRST FLOOR PLAN 30,000 SQFT	$\frac{3}{32}'' = 1' - 0''$
DPS_CLIENTS_FORCE AUTOMATION_BRISTOL_LOT 3 BUSINESS PARK DRIVE	Project Number 2024-22

Elevation Drawings



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

**ANDRE D. DORVAL
ATTORNEY AT LAW**

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE: (860) 589-3136
FAX: (860) 582-5504
Email: andre.dorval@snet.net

Request for Final Approval

February 7, 2025

Mr. William Veits
Chairman, Bristol Planning Commission
c/o Robert Flanagan, Town Planner
111 North Main Street
Bristol, CT 06010

Re: Blossom Estates Subdivision
Redstone Hill Road, Bristol, CT
Application No. 424

Gentlemen:

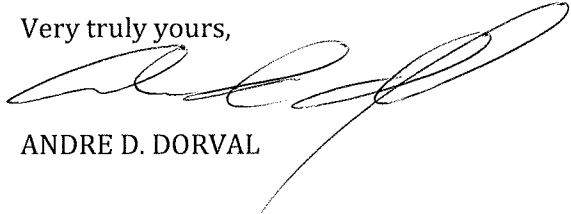
As you are aware the Bristol Planning Commission conditionally approved an 18-lot subdivision known as Blossom Estates which is located at 505-545 Redstone Hill Road, Bristol, CT on August 25, 2021 Application #424.

On July 24, 2023 the City of Bristol Planning Commission granted an extension of the conditional subdivision approval from August 23, 2023 to August 23, 2025 for the above referenced subdivision. On March 25, 2024 the City of Bristol Planning Commission accepted the bond for the public improvements for the subdivision. However, it appears that the Planning Commission has not as of yet officially granted final subdivision approval for the subdivision.

The purpose of this letter is to request that the Planning Commission grant final subdivision approval of the above entitled subdivision at its next regularly scheduled meeting.

Please feel free to contact me should you have any questions or wish to discuss this matter.

Very truly yours,



ANDRE D. DORVAL

ADD/mmc

**ANDRE D. DORVAL
ATTORNEY AT LAW**

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE: (860) 589-3136
FAX: (860) 582-5504
Email: andre.dorval@snet.net

**Receipt
of
Bond**

March 12, 2024

Mr. William Veits
Chairman, Bristol Planning Commission
c/o Robert Flanagan, City Planner
111 North Main Street
Bristol, CT 06010

Re: Blossom Estates Subdivision
Redstone Hill Road, Bristol, CT
Application No. 424

Dear Gentlemen:

As you may recall the Bristol Planning Commission granted a conditional subdivision approval in reference to the Blossom Estates 18-lot subdivision located at 505-545 Redstone Hill Road, Bristol, CT on August 25, 2021 under Application No. 424. On July 18, 2022 the Bristol Planning Commission granted final approval for Phase 1 of the development which contains Lot 1 and Lot 18 of the development. On July 24, 2023 the Planning Commission voted to grant a request for a 5-year extension of the time period to obtain final subdivision approval for the remaining lots to August 29, 2028. The vast majority of the construction for the onsite improvements has in fact been completed including, excavation; installation of detention basins; sanitary sewer lines; sanitary drainage lines; water lines and electrical lines as well as the first coating of bituminous pavement for the roadway and the installation of a portion of the sidewalks.

The purpose of this letter is to respectfully request that the amount of the bond required for the completion of the remaining work to be completed, be set at an amount to be approved by the City Engineer, Nancy Levesque, so that a final subdivision approval for the remaining portion of the development can be obtained upon the filing of the approved bond.

Please schedule this matter for the upcoming March Planning Commission meeting agenda.

Mr. William Veits
Chairman, Bristol Planning Commission
c/o Robert Flanagan, City Planner
March 12, 2024
Page two

Pease feel free to contact my office should you have any questions regarding this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Andre D. Dorval', with a stylized, flowing script.

ANDRE D. DORVAL

ADD/mmc

ANDRE D. DORVAL, ESQ.

17 RIVERSIDE AVENUE • P.O. BOX 756 • BRISTOL, CONNECTICUT 06011-0756
TELEPHONE (860) 589-3136 • FAX (860) 582-5504

From: Nancy Levesque

Sent: Monday, March 25, 2024 9:10 AM

To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Andrew Armstrong
<AndrewArmstrong@bristolct.gov>

Cc: Charles Barzee <totalaccess@outlook.com>; jmastrianni@appletownrealtyinc.com; Andre Dorval
<andre.dorval@snet.net>

Subject: Bond Amount 505-545 Redstone Hill Rd

Good morning,

Since there will be continued erosion control – please leave \$1000 under this amount

The site is not final graded - \$5000

Street lights and bases – I believe this was a typo - \$15,000 not 1,500

Since a large amount of work has been completed, a bond in the amount of \$172,127 shall be provided.

Nancy Levesque, PE

Department of Public Works

City Engineer

860.584.6105

nancylevesque@bristolct.gov



505-545 Redstone Hill Road			
ITEM	Schedule Value	Completed to Date	Balance to Finish
Erosion Control/ Tracking Pad	\$9,328	\$9,328	\$0
Clearing/Topsoil Strip	\$51,000	\$51,000	\$0
Earth Excavation/Grading	\$23,000	\$23,000	\$0
Detention Basin/ OCS	\$16,000	\$16,000	\$0
Sanitary Sewer	\$53,340	\$53,340	\$0
Storm Drainage	\$41,650	\$41,650	\$0
Water Main	\$48,230	\$48,230	\$0
Electrical	\$35,000	\$35,000	\$0
Street Lights/ Bases	\$1,500	\$0	\$1,500
Road Subbase	\$21,000	\$21,000	\$0
Bit. Paving & Curb	\$96,551	\$48,000	\$48,551
Survey/As-Built	\$5,000	\$2,500	\$2,500
Fence	\$35,100	\$0	\$35,100
Restoration	\$5,000	\$2,500	\$2,500
Sidewalks	\$26,000	\$13,000	\$13,000
Detention Pond Maintenance	\$29,568	\$0	\$29,568
Sub Total	\$497,267	\$364,548	\$132,719
15% Contingency	\$65,434	\$54,682	\$19,908
Totals	\$562,701	\$419,230	\$152,627



TILCON CONNECTICUT INC. P. O. Box 1357 * 642 Black Rock Avenue
A CRH Company New Britain, CT 06050-1357

Paving & Material Quotation

Estimated By: TJ Vanblaricom Phone: 860-384-0899 Email: tvanblaricom@tilcon-inc.com	Date: 04/05/2022
Submitted To: Total Access Construction P.O. Box 9787 Address: Bristol, CT 6010 Phone: (860) -77-7-7575 Fax: (860) -58-2-6866 Email:	Bid Title: Red Stone Hill Subdivision Est 2022 Bid Number: Bid Date: Project Location:

DESCRIPTION OF MATERIALS AND/OR SERVICES TO BE PROVIDED WITH ASSOCIATED PRICING:

Line Number	Item Description	Est. Quantity	Unit	Unit Price	Ext Price
100	Fine Grading	3,000.000	SY	\$ 2.25	\$6,750.00
200	1.5" Class 1 Binder Course	303.000	TON	\$ 130.00	\$39,390.00
300	1.5" Class 2 Surface Course	303.000	TON	\$ 137.00	\$41,511.00
400	Tack Coat	150.000	GAL	\$ 8.00	\$1,200.00
500	Install 7.5" BCLC on Binder	1,100.000	LF	\$ 7.00	\$7,700.00
Grand Total:					\$96,551.00

NOTES:

- The above prices are valid for the above referenced contract only.
- This proposal includes only the items as specified and described above.
- Pricing is dependent on bid documents and correspondence provided and had prior to bid proposal submission.
- Applicable taxes have been included in the above pricing. Tax exempt jobs will be charged tax unless a certificate is supplied at contract execution.
- Tilcon CT will schedule activities at its earliest availability upon request and to mitigate conflicts, long lead notice is advised. Scheduling risk is borne by the General Contractor.
- Tilcon CT will not accept any schedule risk, including any back charges or liquidated damage risk.
- In accepting this quotation, the General Contractor acknowledges to Tilcon CT, that the General Contractor owns all schedule risk related to performance with the prime contract.
- The General Contractor waives all quality performance requirements when it requires Tilcon CT to pave within temperature conditions that are outside the limits as detailed within the specifications.

777 Osgood Ave
New Britain, CT, 06489

New Britain Fence Jr. LLC

Tel: 860-919-9102

CONTRACTOR'S PROPOSAL

Proposal Submitted To: <u>Total Access Construction</u>	Job Name	Job #
Address: <u>75 Neal Court</u>	Job Location: <u>545-505 Redstone Hill Rd, Bristol</u>	
<u>Plainville CT 06062</u>	Date: <u>2/22/24</u>	Date of Plans
Phone # <u>860-777-7575</u>	Fax #	Architect

We hereby submit specifications and estimates for: ① To install 765' of 4' high black chain-link fencing commercial grade with top and bottom rail = \$ 22,900 plus tax

② To install 80' of 4' high black steel monumental fencing with a 24' wide double gate = \$ 12,200 plus tax

We propose hereby to furnish material and labor—complete in accordance with the above specifications for the sum of:

\$ _____ Dollars

with payments to be made as follows: 50% Deposit to start

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted:

[Signature]

Note—this proposal may be withdrawn by us if not accepted within 60 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

JRF Concrete Works LLC

163 Forest St
Naugatuck CT
06770

Invoice

Date	Invoice #
8/24/2022	557

Bill To
Total Access 75 Neil Court Plainville CT

P.O. No.	Terms	Project

Quantity	Description	U/M	Rate	Amount
3,029 3,029	Provide labor for Sidewalks at Bristol CT BAMWCE		3.00	PO 9,087.00 29,087.00
			Total	\$9,087.00

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

For Office Use Only	
APPLICATION NO.	<u>424</u>
DATE FILED:	<u>6-8-21</u>
DECISION DATE:	_____
DECISION:	_____

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

Name of the Subdivision (if any): _____

Address or Location of the Subdivision: 505-545 Redstone Hill Road, Bristol, CT

Assessor's Map No.: 2 Assessor's Lot No.(s): 133, 133-1, / 133-2, 133-3 Zone of the Property: R-15

Size of the Property to be Subdivided (in acres or square feet): 14.12 Ac No. of Lots in the Subdivision: 18

Water Supply: ☒ city water Sanitary Sewer: ☒ city sewer
☐ private well(s) ☐ on-site septic system(s)

Does the Property to be subdivided abut an adjoining municipality? ☒ no ☐ yes, Town of _____

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

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

APPLICANT (If more than one, list each separately)

Name: 505-545 Redstone Hill Road LLC

Address: 75 Neal Court City: Plainville State: CT Zip: 06062

Telephone No.: 860-777-7575 E-Mail: totalaccess@outlook.com

Signature: - C. B. Signature - (Printed/Typed) Charles Barzee

CHECK ONE: ☐ owner ☒ other (specify): Purchaser-Developer

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

Name: Arlene Jagielski

Address: 505 Redstone Hill Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-877-2699 E-Mail: rziel04@gmail.com

Signature: Arlene Jagielski Signature - (Printed/Typed) Arlene Jagielski

The following shall be included as part of this application:

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

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

BPC – 08/17

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 424

Address or location of property: 505-545 Redstone Hill Road, Bristol, CT 06010

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

The Bristol Inland Wetlands Commission at its May 5, 2021 meeting approved the proposed subdivision subject to its standard conditions (Application #1915)

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: Donald Jagielski

Address: 505 Redstone Hill Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-877-2699 E-Mail: rziel04@gmail.com

Signature: Donald Jagielski Signature – (Printed/Typed) Donald Jagielski

Name: Regina S. Roy

Address: 10 Lucien Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-597-5421 E-Mail: _____

Signature: Regina S. Roy Signature – (Printed/Typed) Regina S. Roy

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Andre D. Dorval, Esquire

Address: 17 Riverside Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-3136 E-Mail: andre.dorval@snet.net

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 424

Address or location of property: _____

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: _____

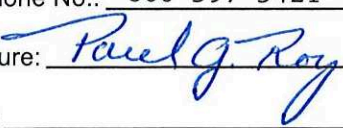
Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: Paul G. Roy

Address: 10 Lucien Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-597-5421 E-Mail: _____

Signature:  Signature – (Printed/Typed) Paul G. Roy

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Harry E. Cole & Son

Address: 876 South Main Street City: Plantsville State: CT Zip: 06479

Telephone No.: 860-628-4484 E-Mail: sgiudice@hecole.com

ANDRE D. DORVAL
ATTORNEY AT LAW

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE: (860) 589-3136
FAX: (860) 582-5504
Email: andre.dorval@snet.net

July 13, 2023

Mr. William Veits
Chairman, Bristol Planning Commission
c/o Robert Flanagan, Town Planner
111 North Main Street
Bristol, CT 06010

Re: Blossom Estates Subdivision
Redstone Hill Road, Bristol, CT
Application No. 424

Gentlemen:

As you are aware the Bristol Planning Commission conditionally approved an 18-lot subdivision known as Blossom Estates which is located at 505-545 Redstone Hill Road, Bristol, CT on August 25, 2021 Application #424.

On behalf of the Applicant I hereby respectfully request two additional twelve month renewals of the aforesaid conditional subdivision approval pursuant to Section 2.08(3) of the City of Bristol Subdivision Regulations.

Please feel free to contact me should you have any questions pertaining to this matter.

Very truly yours,



ANDRE D. DORVAL

ADD/mmc

ATTACHMENT TO PLANNING & ZONING APPLICATION

Property Owners:

Parcel 02-133 & 02—133-3

Arlene Jagielski & Regina S. Roy

Parcel 02-133-1

Donald & Arlene Jagielski and
Paul G. and Regina S. Roy

Parcel 02-133-2

Arlene Jagielski & Regina S. Roy



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

CERTIFIED MAIL

November 1, 2021

505-545 Redstone Hill Road, LLC
75 Neal Court
Plainville, CT 06062

Re: Application #424 – Subdivision, 505-545 Redstone Hill Road (18 lots); Assessor's Map 2, Lots 133, 133-1, 133-2 & 133-3; R-15 (Single-Family Residential) zone.

Dear Applicant:

The Planning Commission, at its meeting of October 27, 2021, approved the following motion for the above referenced development:

I move that Application #424 – Subdivision – Request for a 90 day extension to file mapping for the Conditional Approval granted on August 25, 2021 for: 505-545 Redstone Hill Road (18 lots); 505-545 Redstone Hill Road, LLC, applicant be approved. The new deadline to file the mapping associated with this project shall be February 21, 2022.

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

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan, AICP
City Planner

cc: Attorney A. Dorval (via email)
S. Giudice (via email)



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

CERTIFIED MAIL

January 28, 2022

505-545 Redstone Hill Road, LLC
75 Neal Court
Plainville, CT 06062

Re: Application #424 – Subdivision, 505-545 Redstone Hill Road (18 lots); Assessor's Map 2, Lots 133, 133-1, 133-2 & 133-3; R-15 (Single-Family Residential) zone.

Dear Applicant:

The Planning Commission, at its meeting of January 26, 2022, approved the following motion for the above referenced development:

I move that Application #424 – Subdivision – Request for a 90 day extension to file mapping for the Conditional Approval granted on August 25, 2021 for: 505-545 Redstone Hill Road (18 lots); 505-545 Redstone Hill Road, LLC, applicant be approved. The new deadline to file the mapping associated with this project shall be May 25, 2022.

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

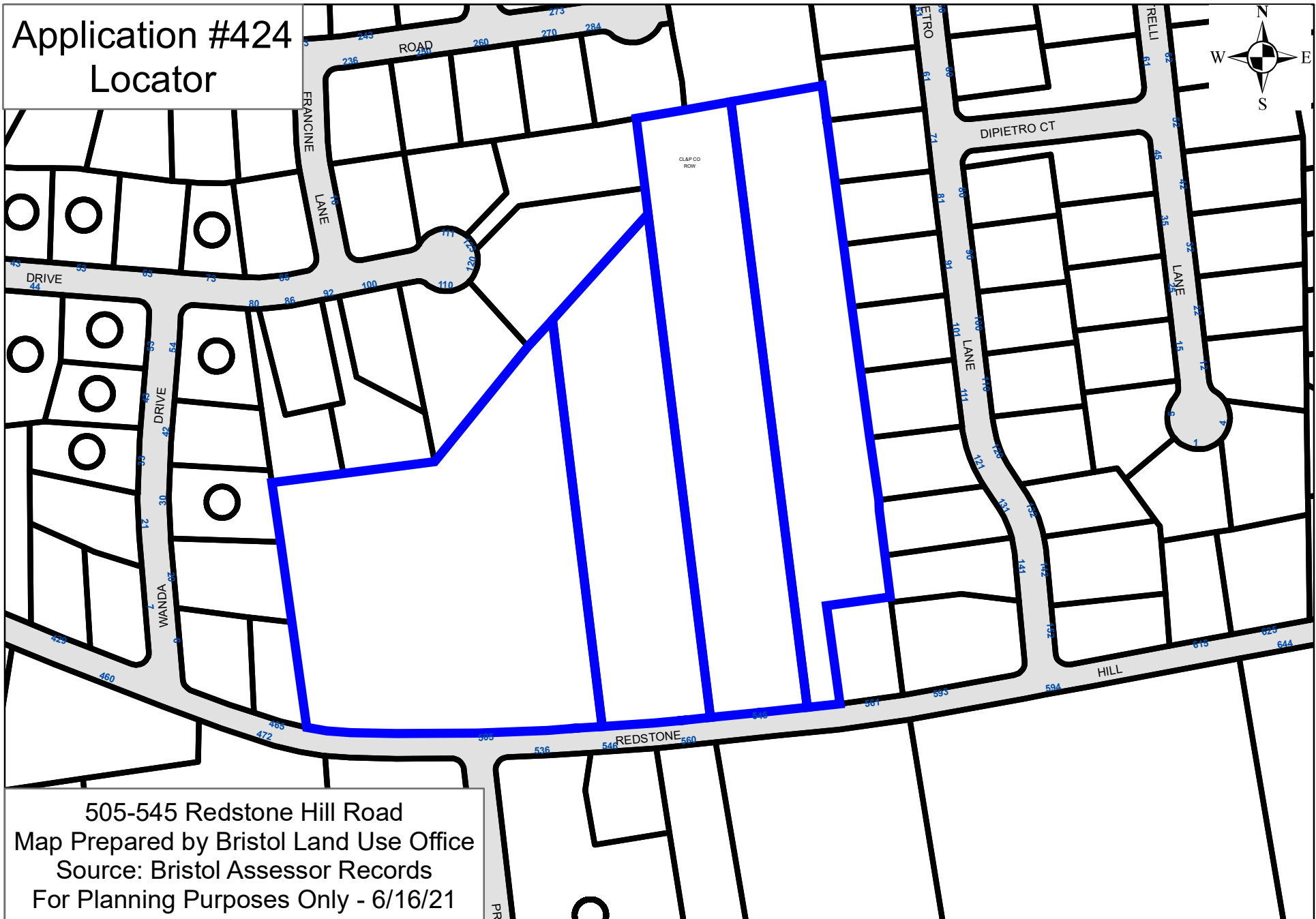
Very truly yours,

Robert M. Flanagan

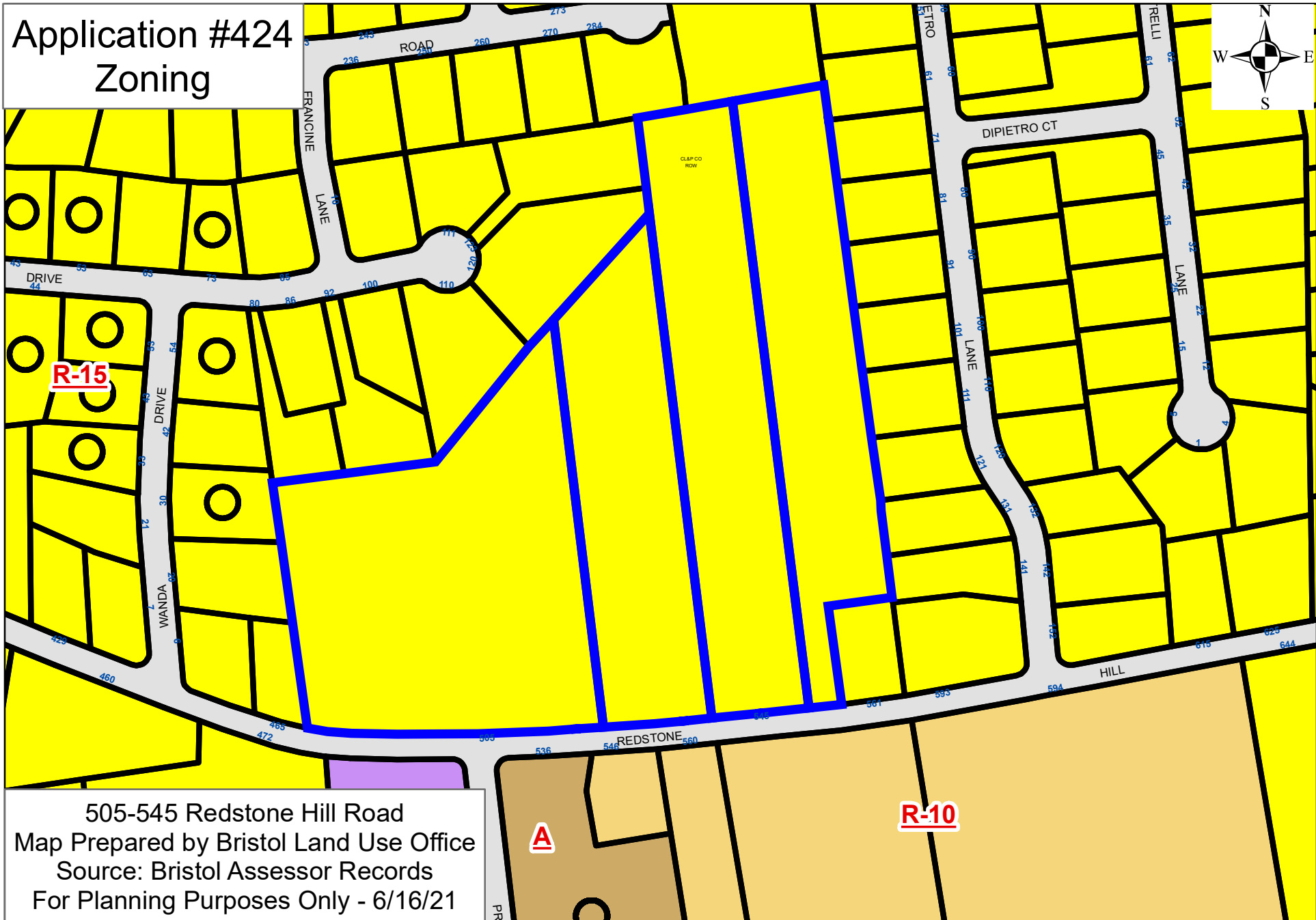
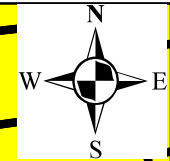
Robert M. Flanagan, AICP
City Planner

cc: Attorney A. Dorval (via email)
S. Giudice (via email)

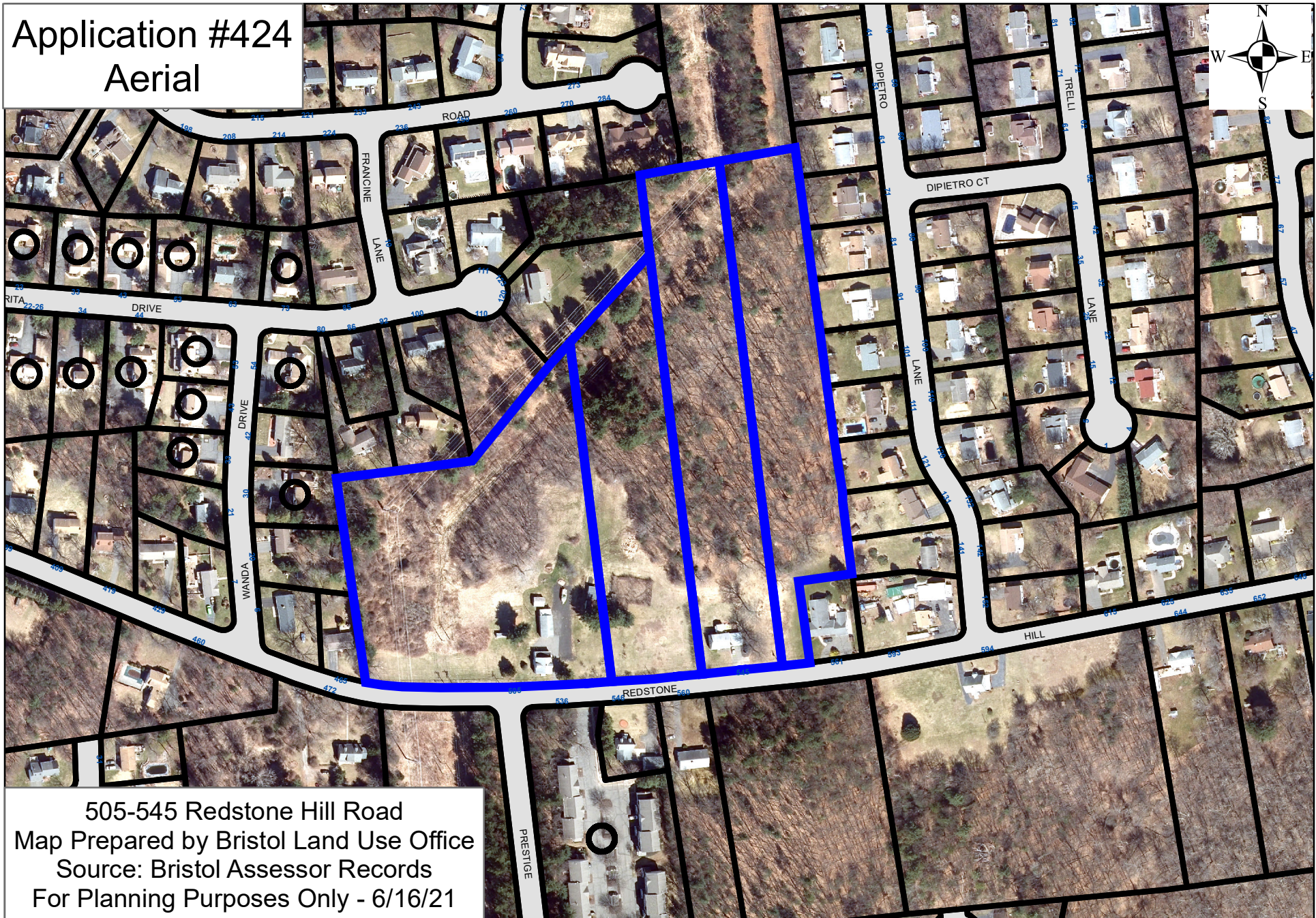
Application #424
Locator



Application #424 Zoning

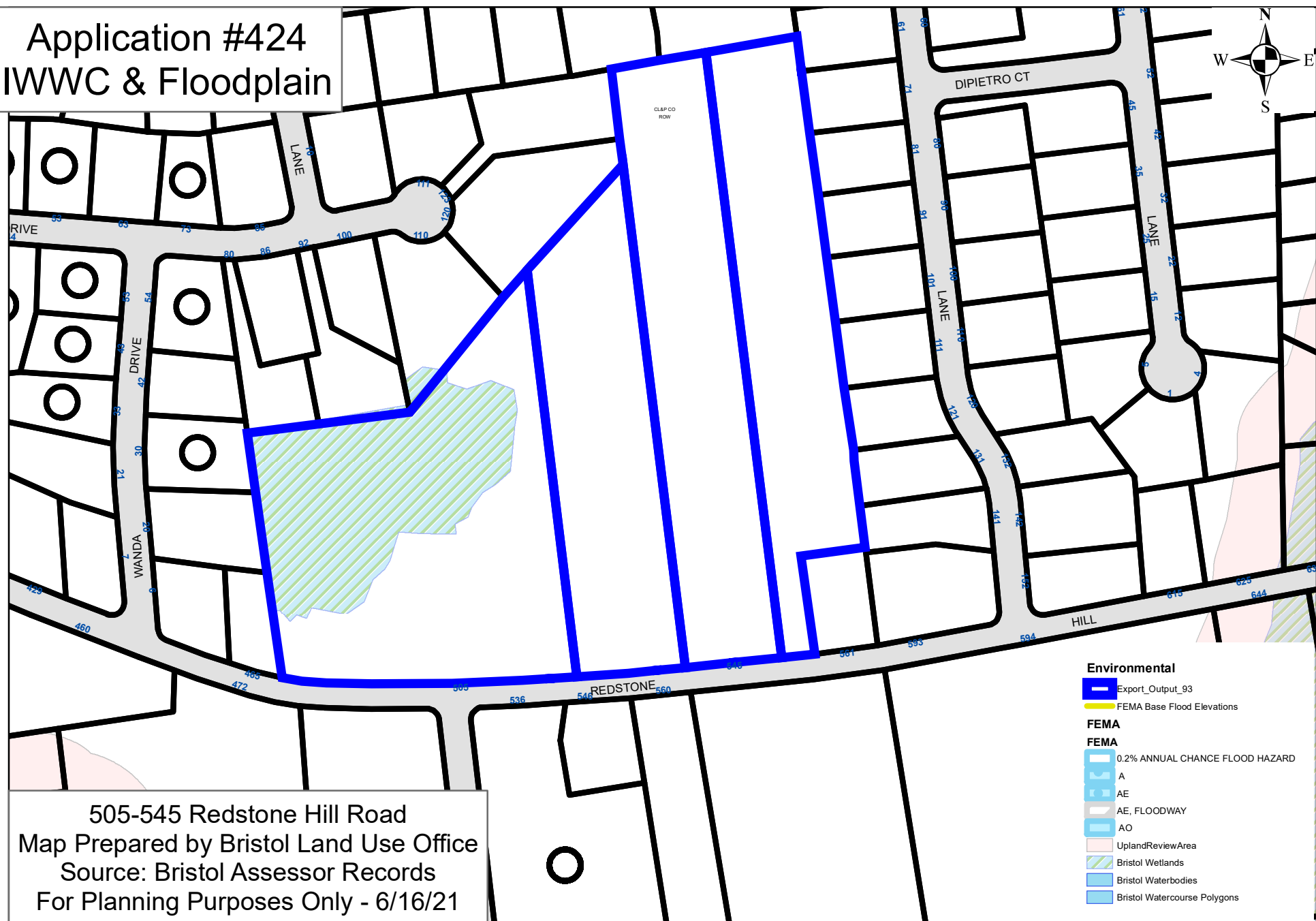


Application #424
Aerial



505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21

Application #424 IWWC & Floodplain



505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Original Survey
4. Class of accuracy:
Horizontal: A-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
a. "Existing Conditions Survey, Prepared For, Total Access, Redstone Hill Road, Bristol, Connecticut, October 7, 2020, Scale: 1"=60'." by Stephen M. Giudice, L.S. #70145
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: R-15 (Residential)
9. Total area: 615,044 Sq Ft / 14.12 Acres

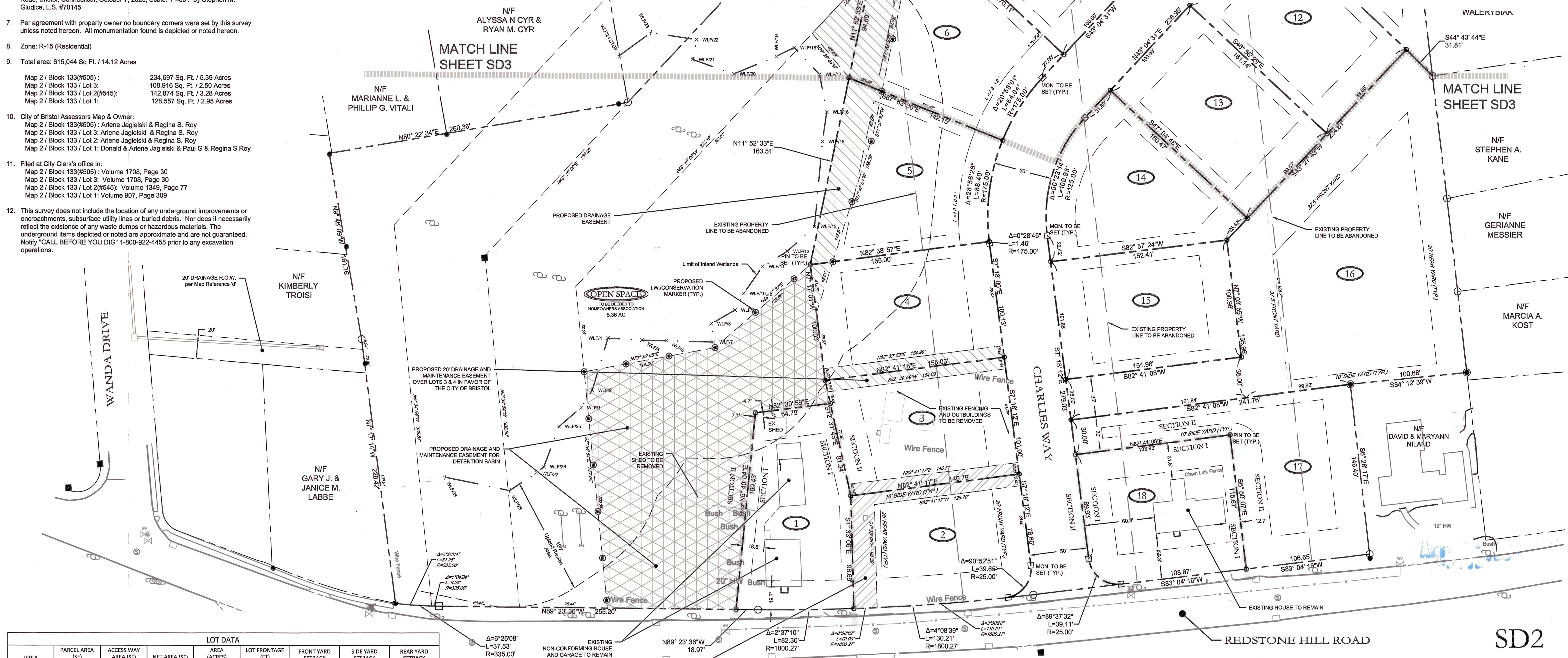
Map 2 / Block 133 (#505):	234,697 Sq. Ft. / 5.39 Acres
Map 2 / Block 133 / Lot 3:	108,916 Sq. Ft. / 2.50 Acres
Map 2 / Block 133 / Lot 2 (#545):	142,874 Sq. Ft. / 3.28 Acres
Map 2 / Block 133 / Lot 1:	128,557 Sq. Ft. / 2.95 Acres
10. City of Bristol Assessors Map & Owner:
Map 2 / Block 133 (#505): Ariene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 3: Ariene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 2: Ariene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 1: Donald & Arlene Jagielski & Paul G & Regina S Roy
11. Filed at City Clerk's office in:
Map 2 / Block 133 (#505): Volume 1708, Page 30
Map 2 / Block 133 / Lot 3: Volume 1708, Page 30
Map 2 / Block 133 / Lot 2 (#545): Volume 1349, Page 77
Map 2 / Block 133 / Lot 1: Volume 907, Page 309
12. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

TOTAL DEVELOPMENT			
Parcel	Area (ft2)	Area (Acres)	% of Total Parcel
Lots	341,229	7.83	55.48%
Right Of Way	40,366	0.93	6.56%
Open Space	233,450	5.36	37.96%
Total	615,044	14.12	100.00%

1. City of Bristol Assessors Map & Owner:
Map 2 / Block 133(5505): Arlene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 3: Arlene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 2: Arlene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 1: Donald & Arlene Jagielski & Paul G & Regina S Roy
2. Applicant: Total Access
3. All work in connection with this subdivision shall be completed within five years from date of approval.
4. Public water service and public sewer service proposed.
5. Developer shall be responsible to correct any unforeseen field conditions.
6. Any future grading activity not a part of this subdivision which involves designated initial wetlands shall require approval by the Inland Wetland Commission.
7. Property owner/owners are responsible for maintaining any existing watercourses.
8. On-site regulatory signage as deemed necessary by the Police Department shall be installed at the expense of the applicant. The applicant shall meet with the Police Department to review signage needs prior to the issuance of the first Certificate of Occupancy within the development.
9. The City shall not maintain responsibility or maintenance of any proposed streets until the street has been accepted by the Town. Maintenance, including snowplowing, shall be the responsibility of the applicant and shall not be the responsibility of the Town until such time that the street is accepted.
10. Installation of any required street lighting shall be the responsibility of the applicant.
11. Solar energy techniques have been considered in the design of this subdivision.
12. No fences or structures shall be constructed within utility easements and plantings shall be limited to grasses and small shrubs within easements to eliminate future interference with pipes.

	= Existing Property Line		= Existing Curb
	= Proposed Property Boundary		= Existing Sidewalk
	= Proposed Building Setback		= Proposed Lot Number
	= Proposed Lot Frontage		= Proposed Lot Address
	= Existing Easement		= Existing iron pin
	= Proposed Easement		= Existing drill hole
	= Existing Wetlands		= Existing monument
	= Existing Upland Review Boundary		= Proposed iron pin
	= Existing Edge of Pavement		= Proposed monument

IN ACCORDANCE WITH SECTION
8-25 OF CONNECTICUT GENERAL
STATUTES AND CITY OF BRISTOL
SUBDIVISION REGULATIONS, NO
LOTS IN THIS SUBDIVISION MAY
BE SOLD OR OFFERED FOR SALE
UNLESS FINAL APPROVAL HAS
BEEN ENDORSED HEREON.



LOT DATA								
LOT #	PARCEL AREA (SF)	ACCESS WAY AREA (SF)	NET AREA (SF)	AREA (ACRES)	LOT FRONTAGE (FT)	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
1	15,063	0	15,063	0.346	101.27	25	10	25
2	15,123	0	15,123	0.347	248.52	25	10	25
3	15,191	0	15,191	0.349	101.00	25	10	25
4	15,513	0	15,513	0.356	100.13	25	10	25
5	17,660	0	17,660	0.405	101.02*	25	10	25
14	15,061	0	15,061	0.346	164.24	25	10	25
15	15,421	0	15,419	0.354	101.68	25	10	25
16 (Interior)	46,245	5,317	40,928	0.940	166.69*	37.5	10	25
17	19,664	0	19,663	0.451	136.65	25	10	25
18	15,245	0	15,240	0.350	237.48	25	10	25

PROPOSED 20' SANITARY SEWER AND
MAINTENANCE EASEMENT OVER LOTS 2
& 3 IN FAVOR OF THE CITY OF BRISTOL

Plan Granted Conditional Approval by
City Planning Commission, Bristol.

Conn 5/25 20 21

Attested _____
Secretary _____

Or
Attested _____
Chairman _____

APPROVED FOR RECORDING
BY [Signature]
ENGINEERING DIV. 5-4-22

This is an original ink
drawing on mylar prepared
by
HARRY E. COLE & SON.

Mar. 23, 2022	Miscellaneous Revisions
Feb. 2, 2022	Miscellaneous Revisions
Aug. 18, 2021	Revised per City Comments
July 16, 2021	Revised per City Comments
May 24, 2021	Miscellaneous Revisions
<u>DATE</u>	<u>REVISION</u>
To the best of my knowledge and belief, this map is substantially correct as noted hereon.	
	
Stephen M. Gudice, L.S.	#70145 Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO	

SUBDIVISION MAP PREPARED FOR 505-545 REDSTONE HILL ROAD, LLC 505-545 REDSTONE HILL ROAD BRISTOL, CONNECTICUT February 22, 2021 Scale: 1" = 40'	
F.B. #:	PROJECT #: 2019



cole
HARRY E. COLE & SON
engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plantsville, CT 06479 - 0044

Tel: (860) 628-4484
Fax: (860) 620-0198
www.hccole.com

LOT DATA							
LOT #	PARCEL AREA (SF)	ACCESS WAY AREA (SF)	NET AREA (SF)	AREA (ACRES)	LOT FRONTAGE (FT)	FRONT YARD SETBACK	REAR YARD SETBACK
6	19,373	0	19,373	0.445	100.19*	25	10
7	17,004	0	17,004	0.390	100	25	10
8	15,171	0	15,171	0.348	127.88	25	10
9	17,077	0	17,077	0.392	109.78*	25	10
10 (Interior)	29,616	1836	27,780	0.638	195.59*	37.5	25
11	20,670	0	20,670	0.475	105.81*	25	10
12	16,087	0	16,087	0.369	100.169	25	10
13	16,045	0	16,045	0.368	100	25	25

TOTAL DEVELOPMENT			
Parcel	Area (ft2)	Area (Acres)	% of Total Parcel
Lots	341,229	7.83	55.48%
Right Of Way	40,366	0.93	6.56%
Open Space	233,450	5.36	37.96%
Total	615,044	14.12	100.00%

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property Survey

3. Boundary determination category: Original Survey

4. Class of accuracy:
Horizontal: A-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:
a. "Existing Conditions Survey, Prepared For, Total Access, Redstone Hill Road, Bristol, Connecticut, October 7, 2020, Scale: 1"=50'." by Stephen M. Giudice, L.S. #70145

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-15 (Residential)

9. Total area: 615,044 Sq Ft. / 14.12 Acres

Map 2 / Block 133(#505): 234,697 Sq. Ft. / 5.39 Acres
Map 2 / Block 133 / Lot 3: 108,916 Sq. Ft. / 2.50 Acres
Map 2 / Block 133 / Lot 2(#545): 142,874 Sq. Ft. / 3.28 Acres
Map 2 / Block 133 / Lot 1: 128,557 Sq. Ft. / 2.95 Acres

10. City of Bristol Assessors Map & Owner:
Map 2 / Block 133(#505): Arlene Jagielski & Regina S. Roy
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Map 2 / Block 133 / Lot 2: Arlene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 1: Donald & Arlene Jagielski & Paul G & Regina S Roy

11. Filed at City Clerk's office in:

Map 2 / Block 133(#505): Volume 1708, Page 30
Map 2 / Block 133 / Lot 3: Volume 1708, Page 30
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12. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

SUBDIVISION NOTES:

1. Additional Subdivision notes located on Sheet S2.

ZONING INFORMATION

ITEM	REQUIRED/ALLOWED
PRESENT ZONE	R15
MIN. AREA	15,000 SQ.FT.
MIN. LOT FRONTAGE	100 FT
MIN. FRONT SETBACK	25 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR SETBACK	25 FT
MAX BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	35 FT

PROPOSED CONSERVATION EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE & MAINTENANCE EASEMENT



KEY MAP
SCALE: 1" = 500'

LEGEND

- Existing Property Line
- Proposed Property Boundary
- Proposed Building Setback
- Proposed Lot Frontage
- Existing Easement
- Proposed Easement
- Existing Wetlands
- Existing Upland Review Boundary
- Existing Edge of Pavement
- Existing Curb
- Existing Sidewalk
- Proposed Lot Number
- Existing iron pin
- Existing drill hole
- Existing monument
- Proposed iron pin
- Proposed monument

SUBDIVISION

IN ACCORDANCE WITH SECTION 8-25 OF CONNECTICUT GENERAL STATUTES AND CITY OF BRISTOL SUBDIVISION REGULATIONS, NO LOTS IN THIS SUBDIVISION MAY BE SOLD OR OFFERED FOR SALE UNLESS FINAL APPROVAL HAS BEEN ENDORSED HEREBY.

Plan Granted Conditional Approval by
City Planning Commission, Bristol.
Conn 8/25/2021

Attested
Or Attested
Chairman

APPROVED FOR RECORDING
BY
ENGINEERING DIV.
8-22

This is an original ink
drawing on mylar prepared
by
HARRY E. COLE & SON.

APPROVED

SD3

Mar. 23, 2022	Miscellaneous Revisions
Feb. 2, 2022	Miscellaneous Revisions
Aug. 18, 2021	Revised per City Comments
July 16, 2021	Revised per City Comments
May 24, 2021	Miscellaneous Revisions
DATE	REVISION
To the best of my knowledge and belief, this map is substantially correct as noted hereon.	
Stephen M. Giudice, L.S. #70145	
Reg. No.	
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO	

SUBDIVISION MAP

PREPARED FOR

505-545 REDSTONE HILL ROAD, LLC

BRISTOL, CONNECTICUT

February 22, 2021

Scale: 1" = 40'

40' 20' 0 20' 40'

F.B. #:

PROJECT #: 2019

cole

HARRY E. COLE & SON

engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plainville, CT 06479 - 0044

Tel: (860) 628-4484
Fax: (860) 620-0198
www.hccole.com

Subdivision Status Report																														
Identifying Information						Open Space			Approvals			Bonding			Construction Status**												Notes			
												Performance Bond ⁽⁴⁾		Maintenance Bond																
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other		
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				\$583,660	May 18, 2025								x								
										Jun 25, 2025	Feb 20, 2009		Mar 08, 2019		\$583,660															
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				\$59,370	Apr 01, 2025		x	x	x		x	x	x	x	x						
										May 30, 2028	Aug 06, 2018		May 30, 2020		\$59,370															
413	Laurentide Glen Phase 1	12 lots – Assessor’s Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x			x	x		
										Oct 24, 2028	Aug 06, 2019		Apr 01, 2021		\$127,075															
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x					x	
										Oct 24, 2028	Aug 06, 2019		Oct 27, 2021		\$1,725															
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x						
										Oct 24, 2028	Aug 06, 2019		Mar 24, 2022		\$4,025															
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x						Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24
										Oct 24, 2028	Aug 06, 2019		Sep 26, 2022		\$34,500															
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2025																			
										Oct 24, 2025	Aug 06, 2019																			
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				\$202,075	n/a															x	
										Aug 29, 2028	Jun 11, 2019		Aug 26, 2020		\$202,075															
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				\$9,600						x	x										Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed.
										Aug 25, 2026	May 04, 2022		Jul 18, 2022		\$9,600															
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021		Aug 25, 2025		\$175,052			x	x	x	x		x	x	x							
										Aug 25, 2026	May 04, 2022			\$175,052																
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a																
										Feb 23, 2027	Apr 05, 2022		Feb 23, 2022		n/a															
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a																
										Apr 27, 2027	May 25, 2022		Apr 27, 2024		n/a															
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023							x	x	x			x	x	x	x						
										Aug 28, 2028	May 09, 2024		Jan 29, 2025		\$106,066															

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved. L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable