City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, MARCH 10, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:
https://bristolct-gov.zoom.us/j/86125397590?pwd=Vp7eip8EI1h7gFoHEQZo5PlYxzZZfL.1

Meeting ID:
861 2539 7590

Meeting Passcode:
123456

Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

   a. Special Meeting - February 6, 2025

   b. Regular Meeting - February 10, 2025

4. Receipt of New Applications

   a. Application #2525 - Special Permit for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown Neighborhood Overlay Transition) zone; Aesthetic Artist Professional Suites, LLC, applicant.

   b. Application #2526 - Site Plan for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown Neighborhood Overlay Transition) zone; Aesthetic Artist Professional Suites, LLC, applicant.

c. Application #2527 - Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at Lot 129A Davis Drive; Assessor's Map 53, Lot 129A; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant; Eversource Energy/Yankee Gas, owner.

5. Public Hearings

a. Application #2514 – Special Permit for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.

b. Application #2515 – Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane) Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.

c. Application #2517 - Special Permit for the Removal of Earth Materials at 165 Warner Street;Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DP Homes, applicant – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.

d. Application #2519 - Special Permit for a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC – PUBLIC HEARING POSTPONED TO APRIL 14, 2025.

e. Application #2520 - Special Permit for parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Assessor's Map 42, Lots 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant – PUBLIC HEARING POSTPONED TO APRIL 14, 2025.

6. Old Business

7. New Business

a. Application #2524 - Revision to an Approved Site Plan for multi-family dwellings (21 units) at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone; Thornberry Builders LLC, and Quality Contracting, LLC, applicants.

8. Staff Reports

a. Zoning - February 2025

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, April 14, 2025

BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY FEBRUARY 6, 2025

By: Chairman White Time: 5:00 P.M. Place: City Hall
Via Zoom

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

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, February 10, 2025.

Staff noted this evening he would send the electronic packets for the February 10, 2025, Zoning Commission and Aquifer Protection Area meetings to the Commission.

1. New Business

Mr. Gomes continued the discussion of the commercial zones from the point of the January meeting. The consultant noted the Commission was just starting Housing and Residential Districts and the associated Regulations to be discussed for 3 months. Mr. Gomes said the Site Design and Sign Regulations would be discussed next for 3 months. The consultant requested any suggestions for the Regulations this evening.

a. Review of zoning update schedule

The consultant indicted the Commission was on track for the schedule if there are meetings every month.

b. Brief discussion on recommended commercial zone amendments

Mr. Gomes verified eight updated Regulations were distributed for the Commercial zones and Industrial zones, which he reviewed. The consultant reminded the Commission any subjects of prior discussions are not closed and may be discussed again.

c. Review of residential zones and residential zoning regulations

Mr. Gomes explained there were not a lot of Regulations that had to be changed in the residential zones. The consultant noted there were some differences between the actual residences and what is allowed in the Regulations such as lot sizes. Mr. Gomes and Staff had to review if Bristol is primarily a single-family residential town. The consultant stated the concerns of Section 7.2.4. Single-Family Subdivisions such as Section 7.2.4.C. lacked content and regulatory content for administration and enforcement. Mr. Gomes suggested this item should be deleted or to have Staff monitor this for the ten years.

The consultant suggested that the BT zone become a base zoning district and to delete the overlay zones in the BT zone. Mr. Gomes suggested making the RM zone a new district and to delete the RM (Mixed Residential zone.) The consultant recommended correcting the language of the OSD (Open Space Development) zone to make it clearer of its intent.

Mr. Gomes reviewed the allowed principal uses of the residential zones. The consultant reminded the Commission that the Unified Residential Development zone was added to the RM zone and the BT zone. Staff wanted the Commission to discuss the Unified Residential Development zone in more detail with Mr. Gomes. The Commission and Mr. Gomes agreed the Minimum Front Yard should be 15 ft. for the Unified Residential Development zone.

Staff and the Commission would re-review the standards for the URD zone. Commissioner Caruso reminded the Commission of the 20 ft. buffer requirement for the URD zone near a residential zone. Staff suggested a 20 ft. rear yard setback for the URD zone. Mr. Gomes suggested re revising the URD zone off-street parking from 2 per dwelling unit to 1 parking space per dwelling unit plus 0.5 per bedroom.

Mr. Gomes suggested revising the Accessory Uses table in the A zone for Antennas/Communications Structures and for Parking Structures. Staff's view was to allow the antennas/communications structures in the A zone.

Mr. Gomes recommended updating the URD and BT residential zone maximum building height and maximum building coverage.

d. Brief discussion on future amendments

The consultant would review the potential of possibly rezoning some of the R-15 zones that would be discussed next month. Mr. Gomes will research the URD in the BT, RM and Mixed-Use Development zones to for the densities and lot requirements. The consultant said some adjustments to the permitted uses. Mr. Gomes stated the BT should be reviewed to turn the BT into a base zoning district. The consultant requested the Commission's suggestions for the RM zone at next month's meeting to make this a base zoning district.

e. Next Steps

Mr. Gomes concluded the next steps were to draft the recommended Regulations for the March meeting. The Commission and Staff agreed to schedule a public presentation meeting for the commercial and industrial zone in the 3rd week of April, 2025. Mr. Gomes clarified the suggested rezoned residential lot area would not affect the taxes but would make processes simpler for residents. The consultant gave an example if the residential lots were rezoned to place some restrictions in the Regulations to make the lots conforming. Staff wanted to further review the suggested recommendations to reduce the residential lot sizes.

Mr. Gomes notified the Commission that the survey had some advertising and there were 355 responses versus 67 prior responses. The consultant reminded the Commission the next special meeting was on March 6, 2025, at 5:00 P.M.

3. Public Participation

There was no public participation.

4. Adjournment

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

MOTION: Move to adjourn at 6:56P.M.

By: White Seconded: Harlow.

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

This meeting was recorded.

Respectfully submitted,
Nancy King
Recording Secretary

David White, Chairman Richard Goodwin, Secretary

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BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 10, 2025

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

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

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, March 10, 2025.

a. Special Meeting of January 9, 2025

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the January 9, 2025, special meeting minutes.

MOTION: Move to approve the minutes of the Special Meeting of January 9, 2025, regular meeting.

By: Marra Seconded: Goodwin.

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

b. Regular Meeting - January 13, 2025

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the February 13, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the January 13, 2025, regular meeting, as amended.

By: Marra Seconded: Goodwin.

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

3. Receipt of New Applications

a. Application #2522 - Special Permit for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236; BG (General Business) zone; SBM Bristol, LLC, applicant.

b. Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236; BG (General Business) zone; SBM Bristol, LLC, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Applications #2522 and #2523.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, requested that Applications #2522 and #2523 be scheduled for public hearings at the April 14, 2025, regular meeting.

Staff noted that 99 Farmington Ave. was added to this application because it was listed on the Assessor's Map. The City Planner requested a letter from a traffic engineer because this was a small property for this use.

MOTION: Move to schedule Applications #2522 and #2523 for a public hearing for the April 14, 2025, regular meeting of the Commission.

By: Marra Seconded: Harlow.

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

The application #2522 and #2523 are scheduled for public hearing.

c. Application #2524 - Revision to an Approved Site Plan for multi-family dwellings at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone; Thornberry, LLC, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2524.

Staff explained this property was approved previously by the Commission and the new property owner is requesting a revision to an approved Site Plan. The City Planner noted that a Public Hearing is not required. Staff suggested the application be heard under new business at the March 10, 2025, regular meeting.

MOTION: Move that Application #2524 be placed on the March 10, 2025, Regular Meeting agenda under new business.

By: Marra Seconded: Harlow.

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

The application is scheduled for new business.

4. Public Hearings

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

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

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Applications #2514 and #2515.

The following item was submitted into the record: an amended application with Eversource signatures (submitted by Attorney Salvatore Vitrano.)

Attorney Salvatore Vitrano, 135 West St., representing the applicant, reviewed the request to construct Non-Profit Housing of 174 units in 75 buildings on a 40-acre site. The attorney said the Housing Authority is a public agency created by the City Council.

Attorney Vitrano verified there are 192 existing in 83 residential buildings. The attorney said this would be a $45 Million project. Attorney Vitrano indicated 8 buildings would be demolished to decrease the density to 174 units and to increase the green area. The attorney noted there would be 466 residents.

Attorney Vitrano noted the applicant received approval from the Inland Wetlands and Watercourses Agency. The attorney stated in 2023 a Capital Needs Assessment determined significant improvements were necessary. The attorney said the Special Permit was to required but brought the property into full compliance with the Regualtions. Attorney Vitrano said the plan required a State Historic Preservation Office application.

Staff requested the application be amended by Attorney Vitrano tomorrow morning.

David Holmes, AIA, Capital Studio Architects, 1379 East Main St., East Hartford, representing the applicant, presented a PowerPoint presentation, of the building elevations and the 3 types of buildings for the project.

Staff inquiries: Mr. Holmes verified the building footprints would not be increased with exception to the covered entries and the porches. The architect noted 8 buildings would be demolished for structural damage and to increase the green areas.

Commission inquiries: Mr. Holmes explained the administration building would not be improved but the residential buildings would be improved. The architect indicated 30 of the buildings were approved previously and improved.

Luis Velazquez, Director of Capital Funds, Bristol Housing Authority, 164 Jerome Ave., reviewed the services provided to the tenants for the relocation process. Commission inquiries: Mr. Velazquez explained this was a 2-year phased project. The applicant's representative noted the brick buildings required very little repointing.

Barbara Schmitt, L.A., Design Professionals, 58 Connecticut Ave., South Windsor, representing the applicant, emphasized the applicant tried to address all the comments. The landscape architect indicated the gas services would be converted to electric services. Ms. Schmitt said there was a total of 366 parking spaces with 37 electric vehicle spaces. Ms. Schmitt explained the sidewalk system allowed all the residents to access the recreational area. The landscape architect noted landscaping would be added to the site and one large tree would be removed. Ms. Schmitt added the dumpster would be screened with landscaping.

Commission inquiries, respectively: Mr. Velazquez stated the electrical services were for energy efficiency and a green building. The director said a generator would not be installed, but an office generator would help the residents if needed. Mr. Holmes indicated the plan had to follow a specific energy resource.

Attorney Vitrano explained the CHFA had significant pressure on developers to convert to electric utilities. The attorney explained the applicant was working with funding sources the proposed improvements to the construction and the utilities on the property that would be extended the services for 50 years.

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

The following person was not in favor or against the application but had questions: Erik Madsen, 70 Oak Hill Rd., inquired if there would be the highest efficient heat pumps for the heating and cooling systems. Mr. Madsen inquired if any solar panels on the roof would be used to cover the electric utilities to make the facility self-sufficient.

Commission inquiries: Attorney Vitrano on behalf of the applicant agreed to extend the application for 30 days.

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

By: Marra Seconded: Harlow.

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

The applications #2514 and #2515 are continued.

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

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

Attorney Mark Ziogas, 88 Valley St., representing the applicant, reported the 2 prior approvals were not constructed for the site. Attorney Ziogas communicated that the new owner is going forward with plans that include 38,000 Cu. Yds. of earth removal.

The attorney informed the Commission the plan would take 30 days with 16 truckloads per day brought to a Laverio construction site. Attorney Ziogas noted there was a prior approval for Lots 20 and 22 for right of grade for earth removal.

The attorney said the applicant received an Inland Wetlands Agency approval in 2021. Attorney Ziogas said the yard drains and the storm water guidelines for soil and sedimentation are on the plans.

Attorney Ziogas requested a reduced 100 ft. buffer to match the contours. Regarding the Aquifer Protection Area zone, the attorney noted only the excavator would be refueled on site according to the State Statutes. Attorney Ziogas would work on the bond with Staff.

Commission inquiries: The attorney clarified the trucks would take a left from the site. Attorney Ziogas verified most of the slope would be removed to place the house and the remaining slope would be matched to the elevations.

The following person spoke in favor of the application: Daniel Sutula, 135 Debra Lane. Mr. Sutula, prior developer and open space owner. The open space owner said he did the original site excavation. Mr. Sutula had no objections.

The following person spoke against the application: Erik Madsen, 70 Oak Hill Rd., read into the record his letter dated February 10, 2025. Mr. Madsen was against Applications #2517 and APA-2025-02. The resident was concerned that the public hearing signs were covered in snow from the previous evening. Mr. Madsen had concerns about the wildlife and the environment of the Polkville Brook.

Attorney Ziogas explained the public hearing notice was posted according to Statutes. The attorney said the concerns of the brook were discussed with the Inland Wetlands Agency. The attorney clarified the plans were not in the inland wetlands buffer and the erosion controls would be in place.

Staff mentioned the Planning Commission, at their last meeting, was reminded of these plans that were approved for grading over 30 years ago.

Commission inquiries: Staff noted he was unable to finish drafting a motion for the application because the City Engineer was unavailable. The City Planner wanted to verify the buffer with the City Engineer.

MOTION: Move that the Public Hearing on Application #2517 be continued to the March 10, 2025, Regular meeting of the Zoning Commission.

By: Marra Seconded: Harlow.

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

The application is continued.

g. 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.

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

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, presented the request to amend the Zoning Regulations to add micro-breweries to the I zone. The attorney said his client wanted to relocate a micro-brewery to Bristol in an older building. The Planning Commission had a positive referral for the request that was consistent with the POCD. The attorney requested approval for the request. Commission inquiry: Attorney Ziogas noted his client was a business from Burlington that wanted to relocate to Middle St. with a Special Permit and Site Plan.

The following person spoke in favor of the application: Erik Madsen, 70 Oak Hill Rd .
Mr. Madsen was in favor of the proposed Zoning Regulation because there were 2 brewpubs that closed down.

Commission inquiries: Staff said the application was consistent with the Zoning Regulations that were rewritten.

No one spoke against the application:

The hearing is closed.

By: Marra Seconded: Harlow.

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

The Commission was in favor of the application. Staff indicated Staff was in favor of the application.

MOTION: Move that 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.be approved because:

The Zoning Commission finds that the zoning text amendment, as presented, would generally be consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

<u>The effective date of the amendment is: March 10, 2025.</u>

By: Marra Seconded: Harlow.

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

The application is approved.

5. Old Business

DRAFT

There was no old business.

6. New Business

a. Application #2347 – Request for a five-year extension of the Site Plan for a high technology business without a manufacturing component at 3 North Street; Assessor's Map 22, Lot 33; BD-2 (Downtown Business) zone; Bristol Enterprises LLC, applicant; the revised site plan expiration date would be: December 11, 2029.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2347. Staff reviewed this was a request to extend an approved Site Plan for 5 years for a vertical fish farm.

MOTION: Move that the Site Plan Approval originally granted on December 11, 2019, be extended to December 11, 2029.

By: Marra Seconded: Harlow.

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

The application is approved.

b. Request for electronic message board at: Faith Lutheran Church, 1125 Stafford Avenue, Assessor's Map 52, Lot 11-2; R-40 (Single-Family Residential) zone; Faith Lutheran Church, owner/applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the Request for electronic message board at: Faith Lutheran Church, 1125 Stafford Avenue.

Commissioner DeRoehn discussed his concerns of the signage that were addressed except for the 7 ft. 6-inch height, which allowed a 6 ft. signage. Commissioner DeRoehn had concerns of Article 14.4.5.e. for internal illumination and requested no illumination from 10:00 P.M. to 7:00 A.M. in a residential area.

Staff indicated the request was the same size as the previous three approvals.

William Golden, 75 Sims Rd., representing the applicant, explained the signage would be similar to the Grace Baptist Church on King St. and Saint Stans on West St. Mr. Golden noted the illumination could be controlled and also clarified that the illumination dimension was 2 ft. 1 inch by 5 ft. 1 inch.

The Commission commented there has been a precedent set for these types of electronic signs.

Dawn Stitham, 194 Coppermine Rd., Unionville, member of the church, said the signage would be towards the street so the illumination would not have a significant effect on any houses near the church.

MOTION: Move to approve the request for approval of an identification sign that will display messages and announcements of activities and programs for Faith Lutheran Church at 1125 Stafford Avenue pursuant to Section 14.6.2. – Signs Permitted in All Zones with a Sign Permit.

The Commission approves this request and finds that:

1. The height of the sign is comparable with other identification signs approved by the Commission in the past.

2. The illumination of the sign is identical with other identification signs approved by the Commission in the past.

By: Marra Seconded: Goodwin.

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

The application is approved.

7. Staff Reports
Staff had distributed Mr. Peate's report to compare last year with this year's complaints.

Mr. Peate reviewed his report dated January 30, 2025, with the Commission. The ZEO reviewed the concerns of the feather banner signage that was discussed at the January meeting. Mr. Peate has started issuing letters for violations when he drives by properties for inspections.

The ZEO noted the potential violations of the Russell Speeder's Car Wash and the Poke Bowl/Works Mexican Grill. Mr. Peate said 32 Williams St. would take some action on a Code Committee Meeting. The Chairman is pleased Mr. Peate is the City's Zoning Enforcement Officer and was very impressed with his work.

8. Communications
There were no communications.

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

MOTION: Move to adjourn at 8:13 P.M.

By: Marra Seconded: Goodwin.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

For Office Use Only	
APPLICATION NO.	2525
DATE FILED:	2/24/25
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Personal Service Establishment

Address or Location of the Property: 277 West Street

Assessor's Map No.: 28 Assessor's Lot No.(s): 136A

Zone of the Property: R-15/BT Size of the Property (in acres or square feet): .5 Ac

Reason for the Special Permit: to convert professional offices to personal service use

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [X] 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: Aesthetic Artist Professional Suites, LLC

Address: 155 Indian Trail City: Bristol State: CT Zip: 06010

Telephone No.: 959 216 7171 E-Mail: AMX203@yahoo.com

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

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

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

Name: Same

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2525

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 277 West Street

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

see attached.

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: James Ziogas, Jr.

Address: 104 Bellevue Ave City: Bristol State: ____ Zip: _____

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

08/17 - LUO

Narrative

NARRATIVE 277 WEST STREET BRISTOL, CT

The applicant is currently leasing space on Farmington Avenue and intends to move his current business into the proposed location.

The current owner is in the personal service business which involves haircuts and hairdressing. He would like to expand the business to include nails, pedicures.

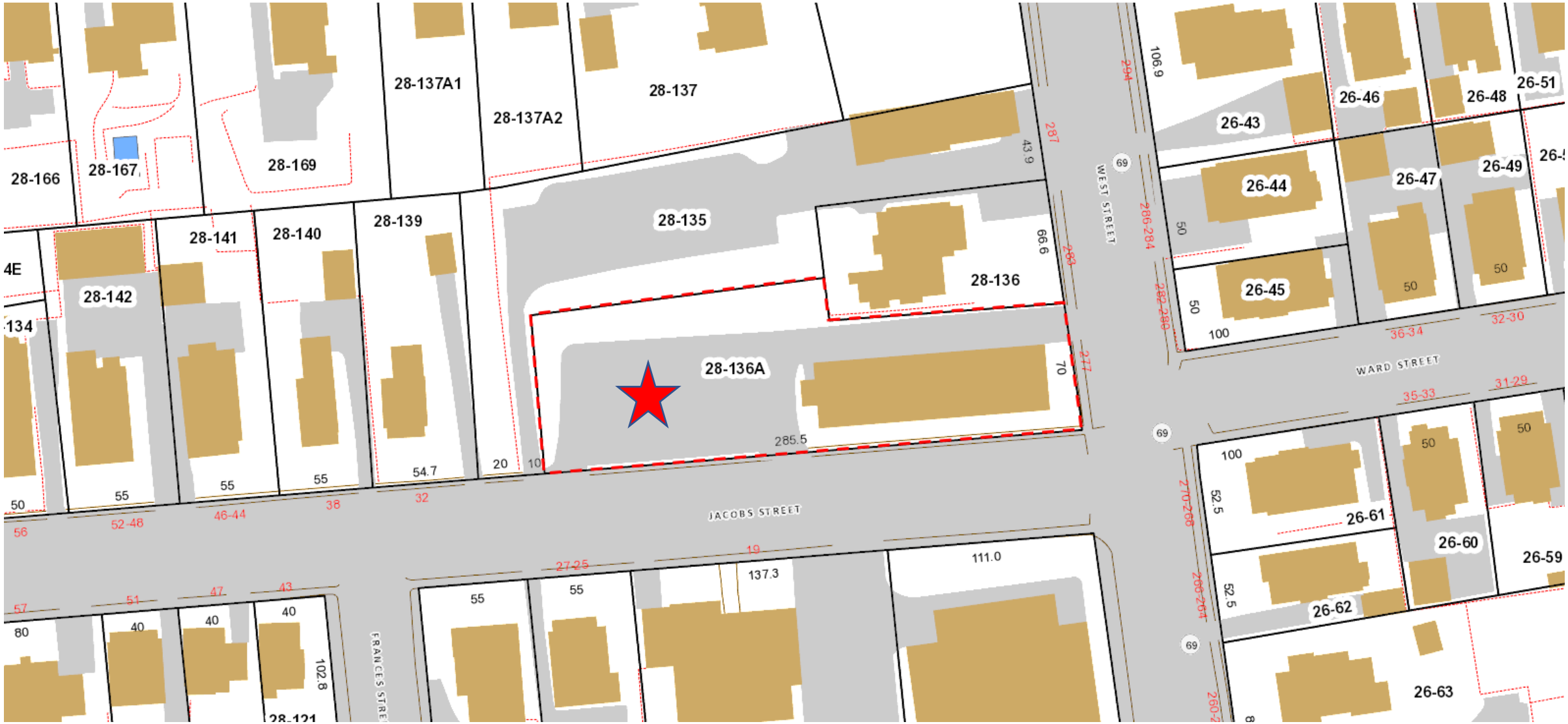
Previously this location was utilized as the Bristol Teachers Federal Credit Union and thereafter as professional offices for Dr Cluett. Dr. Cluett's approval is dated October 4, 1993 and incidental to that approval a site plan was also approved. Copes of that site plan have been submitted.

The parking requirements for the medical and dental offices was 21 spaces which included 1 handicapped space.

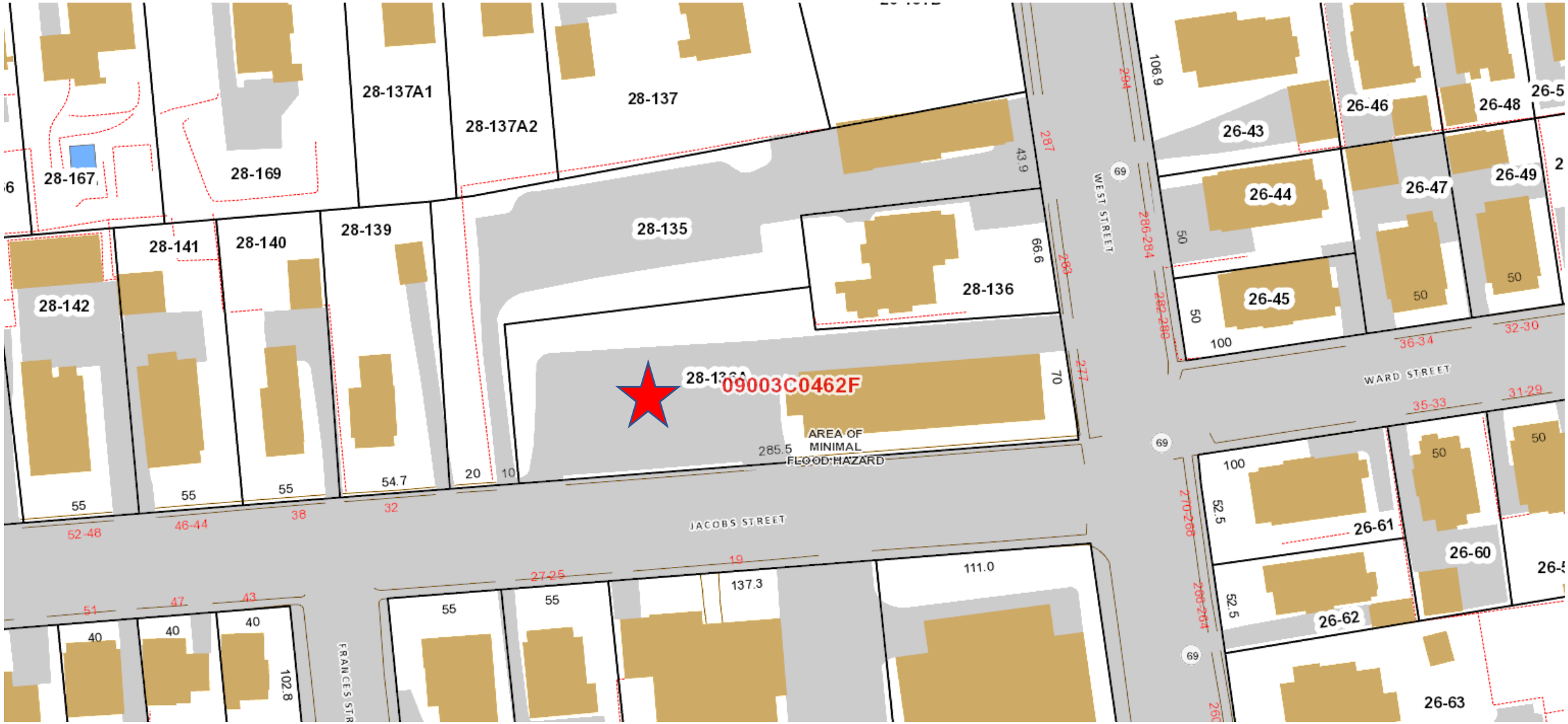
The requirements for personal service establishments are slightly less, at 17 spaces.

The existing site plan for this location has 21 spaces and no alterations or changes are planned for the exterior of the building or the parking lot.

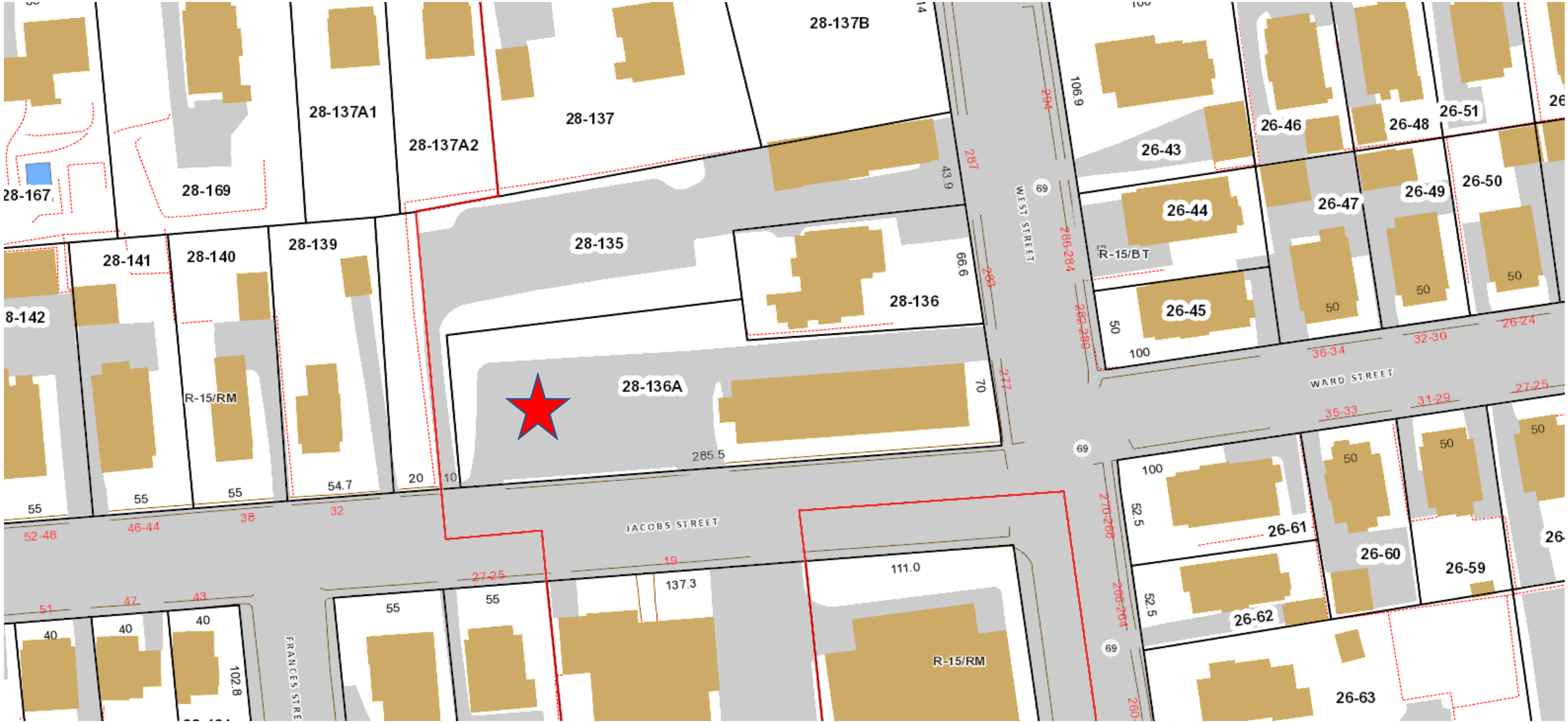
Various Maps and Google Earth Photos



277 West Street – R-15/BT zone
Location Map



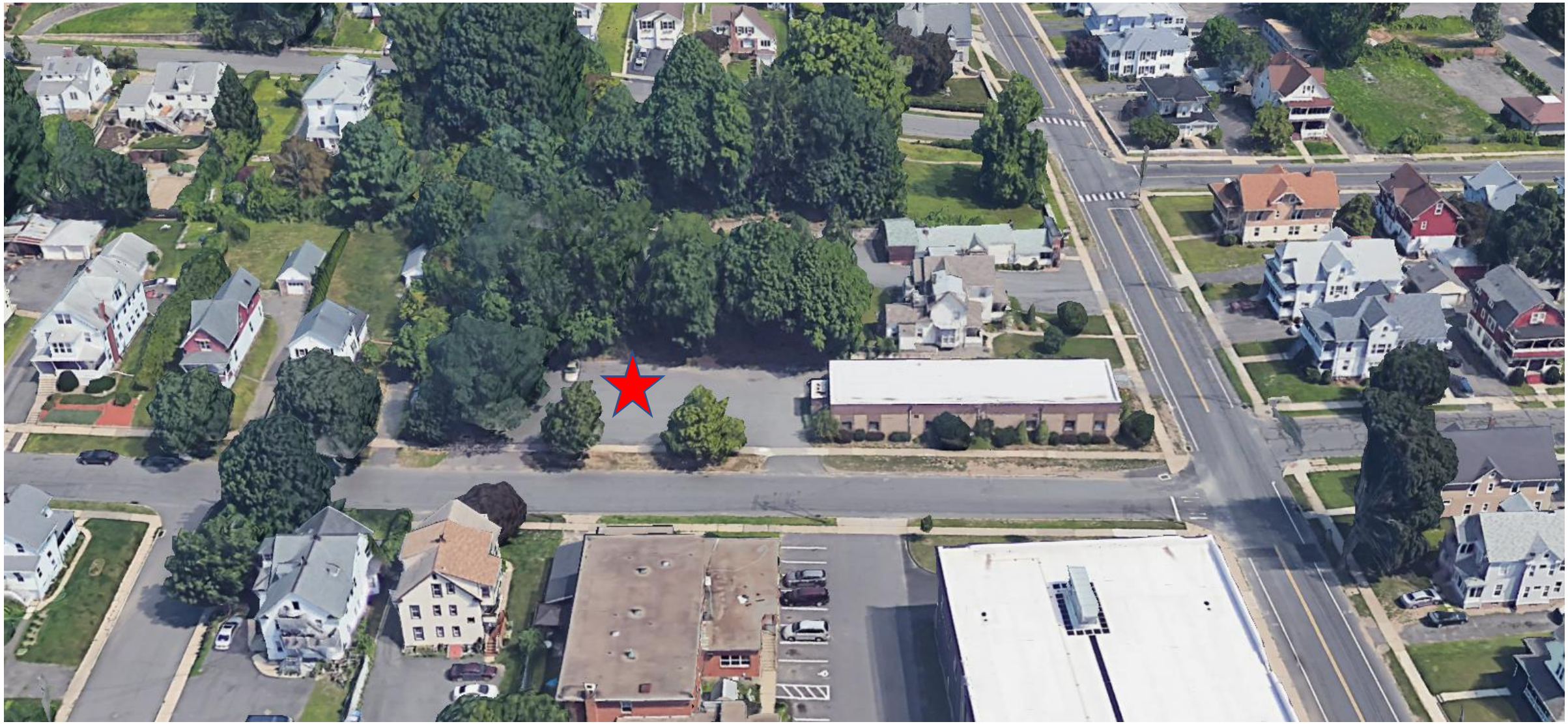
277 West Street – R-15/BT zone
Inland Wetlands & Floodplain



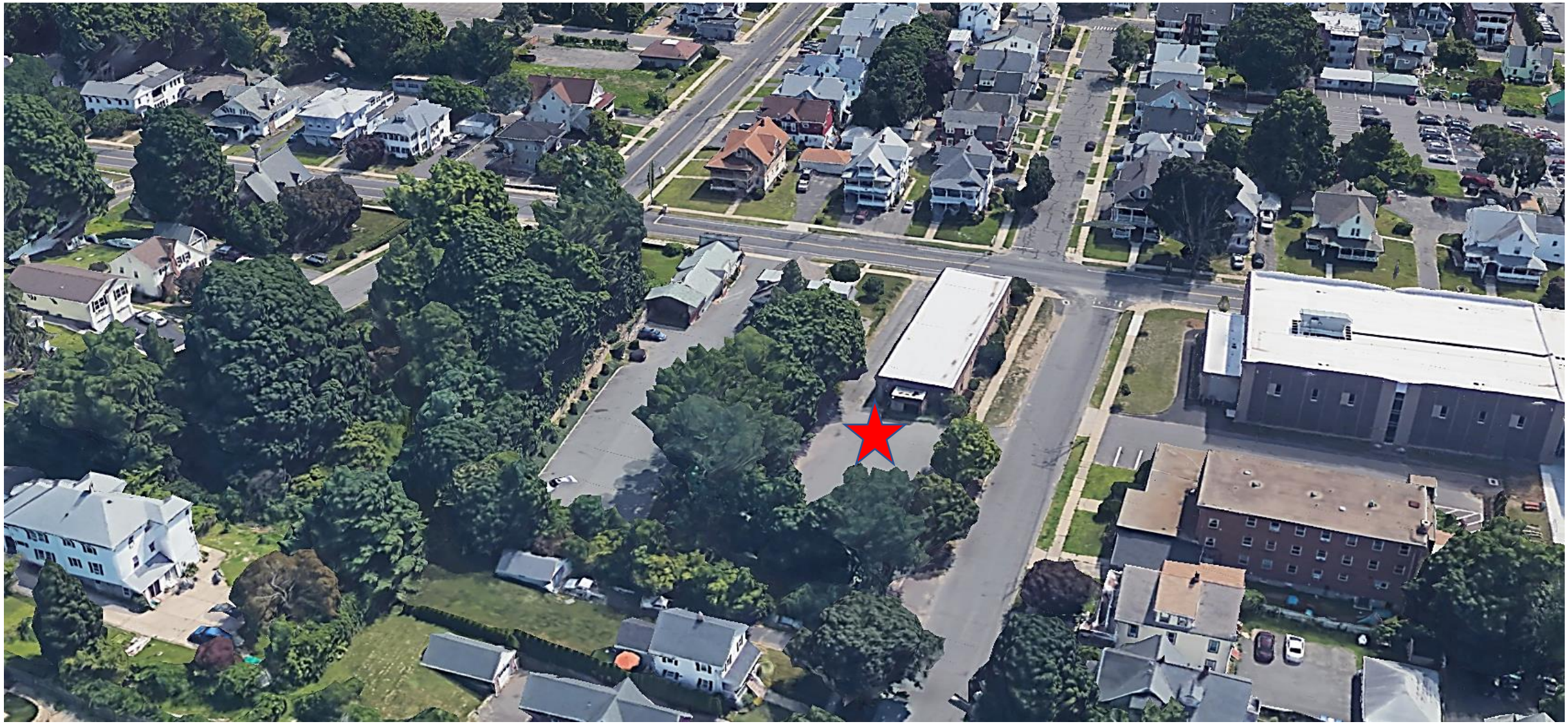
277 West Street – R-15/BT zone
Zoning



277 West Street – R-15/BT zone
Aerial

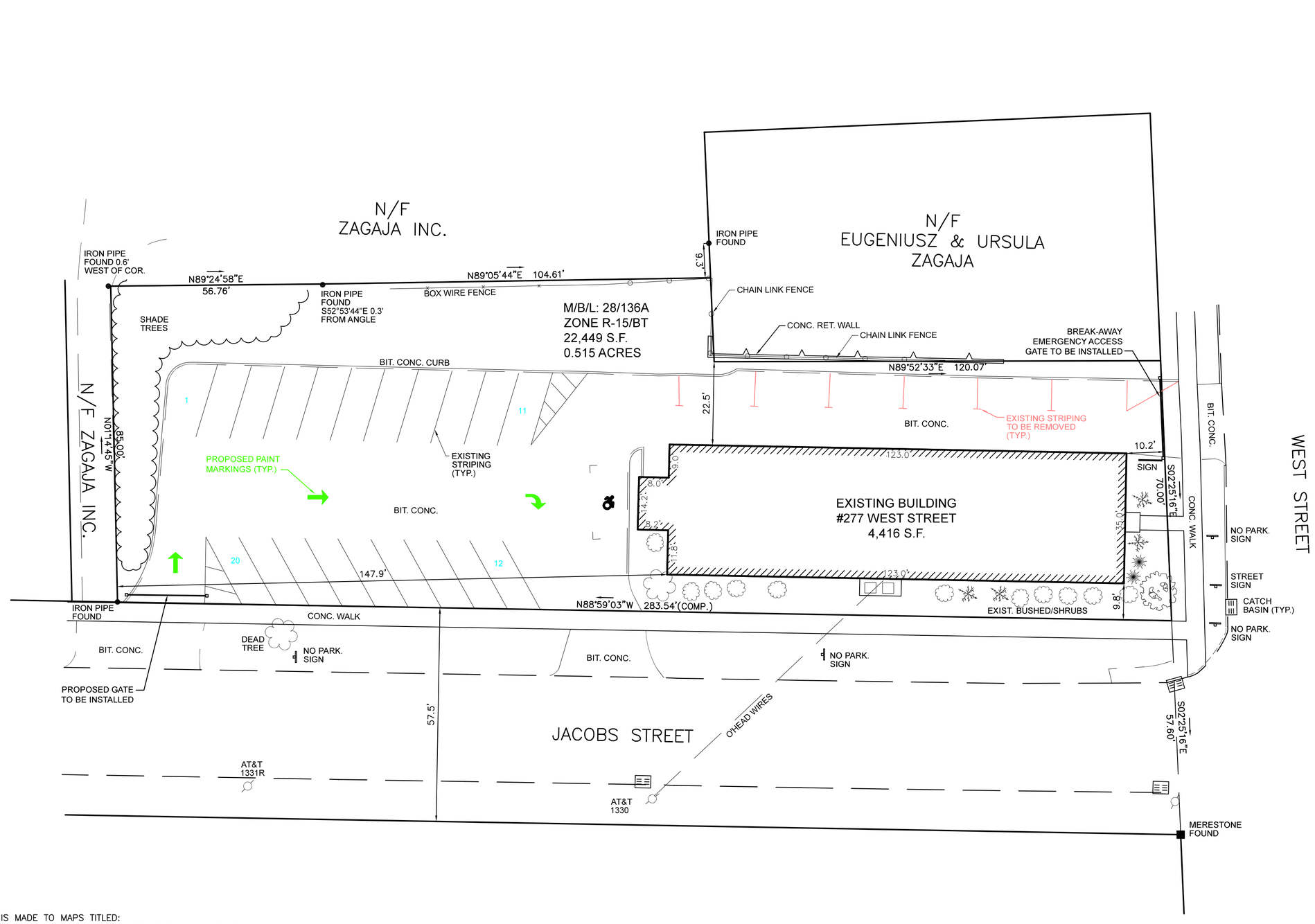


277 West Street – R-15/BT zone
Google Earth



277 West Street – R-15/BT zone
Google Earth

Survey



REFERENCE IS MADE TO MAPS TITLED:

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2. "DEPENDENT RESURVEY PREPARED FOR JCJ ARCHITECTURE GAYLORD STREET, WEST STREET & FRANCES STREET BRISTOL, CONNECTICUT REV. 1–21–10" BY THE BONGIOVANNI GROUP, INC. (ENGINEERING DEPT.)

TYPE OF SURVEY: PROPERTY
BOUNDARY DETERMINATION CATEGORY: INDEPENDENT RESURVEY
CLASS OF ACCURACY: A–2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH "THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

PROPERTY SURVEY

#277 WEST STREET

PROPERTY OF

AESTHETIC ARTIST PROFESSIONAL SUITES LLC

BRISTOL, CONNECTICUT

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)–967–8590
TODD@CLARKLS.BIZ

DATE: 2–7–2025	SCALE: 1" = 20'	MAP NO. 2025–12

For Office Use Only
APPLICATION NO. 2526
DATE FILED: 2/24/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Personal Service Establishment, a [ ] permitted use [✓] Special Permit use

under Section(s) 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 277 West Street

Assessor's Map No.: 28 Assessor's Lot No.(s): 136A

Zone of the Property: R-15BT Size of the Property (in acres or square feet): 05a.c.

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: Aesthetic Artist Professional Suites, LLC

Address: 155 Indian Trail City: Bristol State: CT Zip: 06010

Telephone No.: 959 216 7171 E-Mail: AMX203@yahoo.com

Signature: _____ *Signature – (Printed/Typed)* Amy Moreira

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

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

Name: same

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2526

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 277 West Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: J Ziogas

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

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

1/24 - LUO

Narrative

NARRATIVE 277 WEST STREET BRISTOL, CT

The applicant is currently leasing space on Farmington Avenue and intends to move his current business into the proposed location.

The current owner is in the personal service business which involves haircuts and hairdressing. He would like to expand the business to include nails, pedicures.

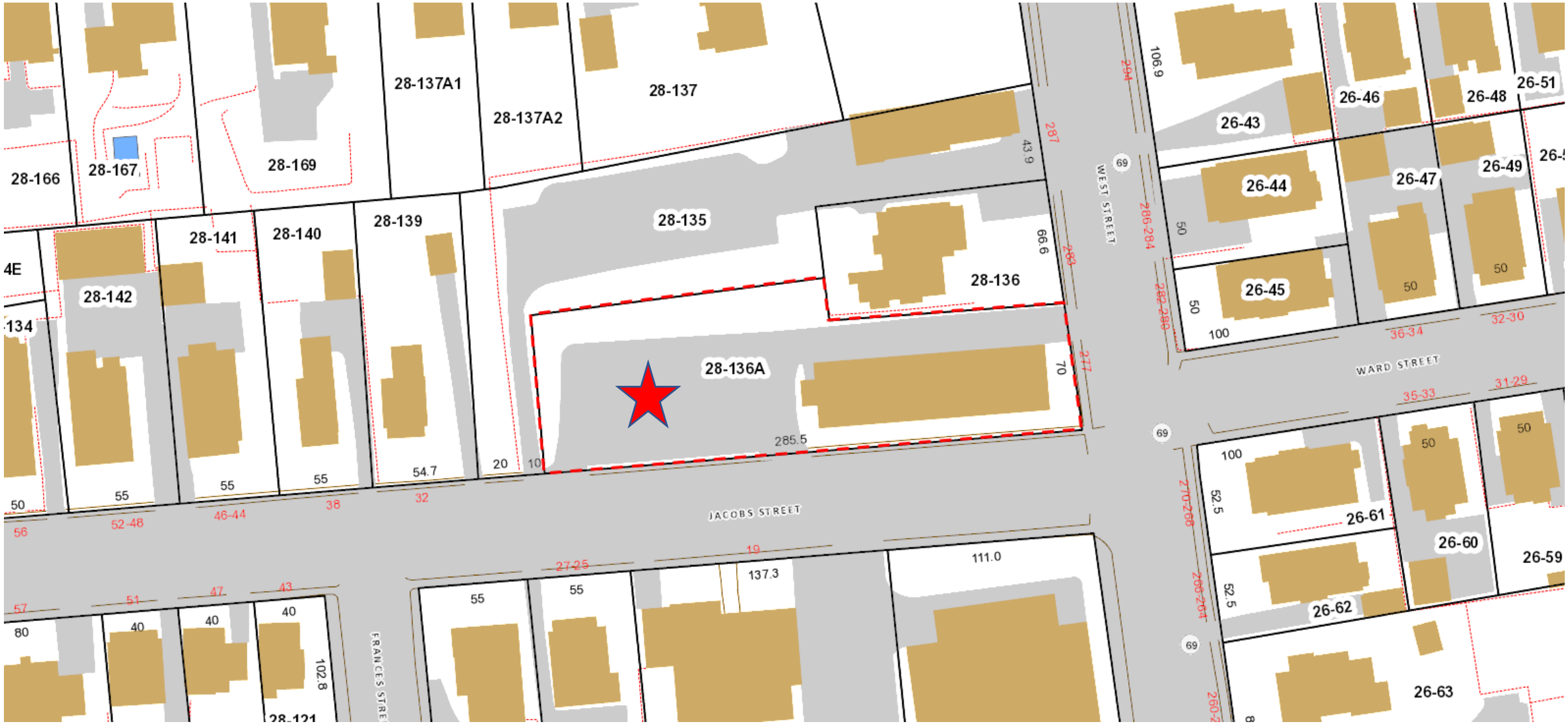
Previously this location was utilized as the Bristol Teachers Federal Credit Union and thereafter as professional offices for Dr Cluett. Dr. Cluett's approval is dated October 4, 1993 and incidental to that approval a site plan was also approved. Copes of that site plan have been submitted.

The parking requirements for the medical and dental offices was 21 spaces which included 1 handicapped space.

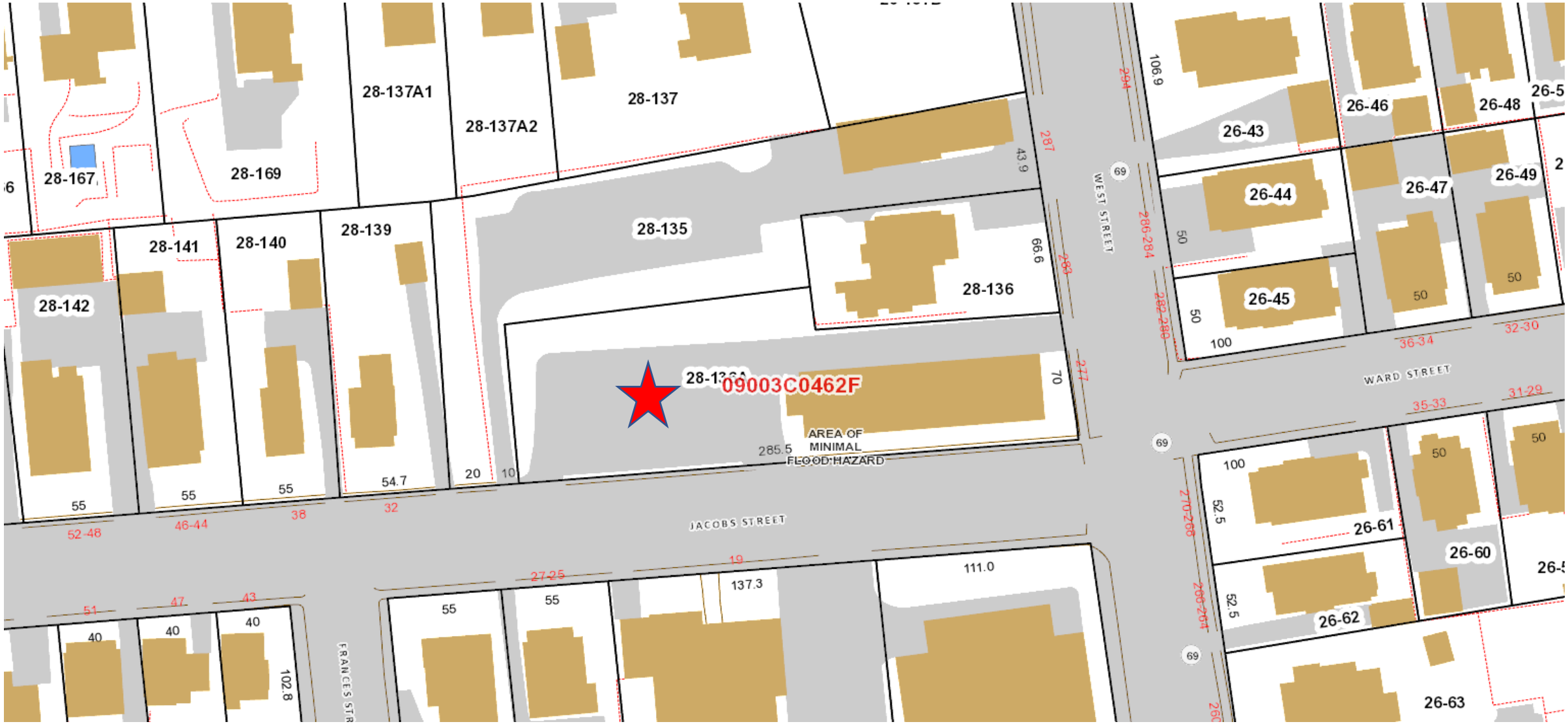
The requirements for personal service establishments are slightly less, at 17 spaces.

The existing site plan for this location has 21 spaces and no alterations or changes are planned for the exterior of the building or the parking lot.

Various Maps and Google Earth Photos



277 West Street – R-15/BT zone
Location Map



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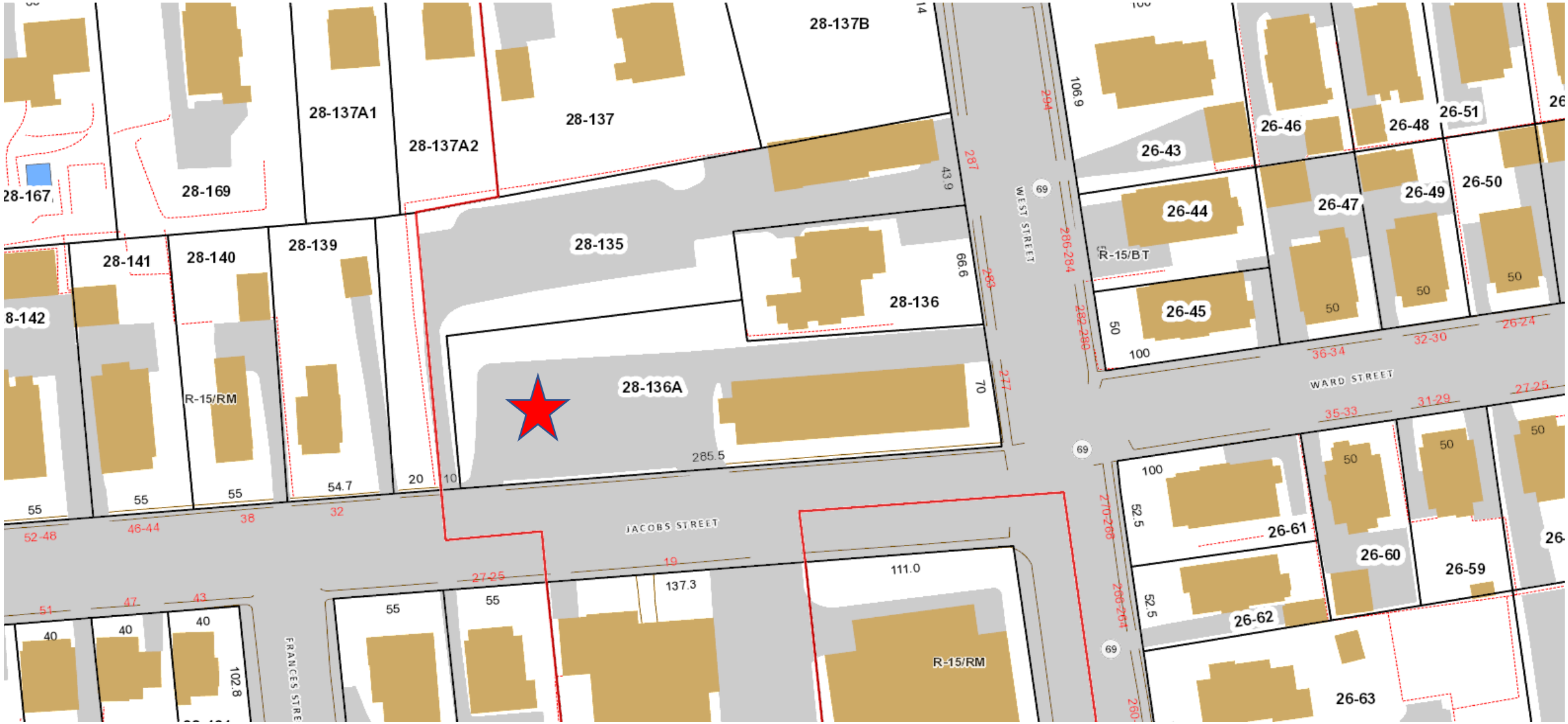
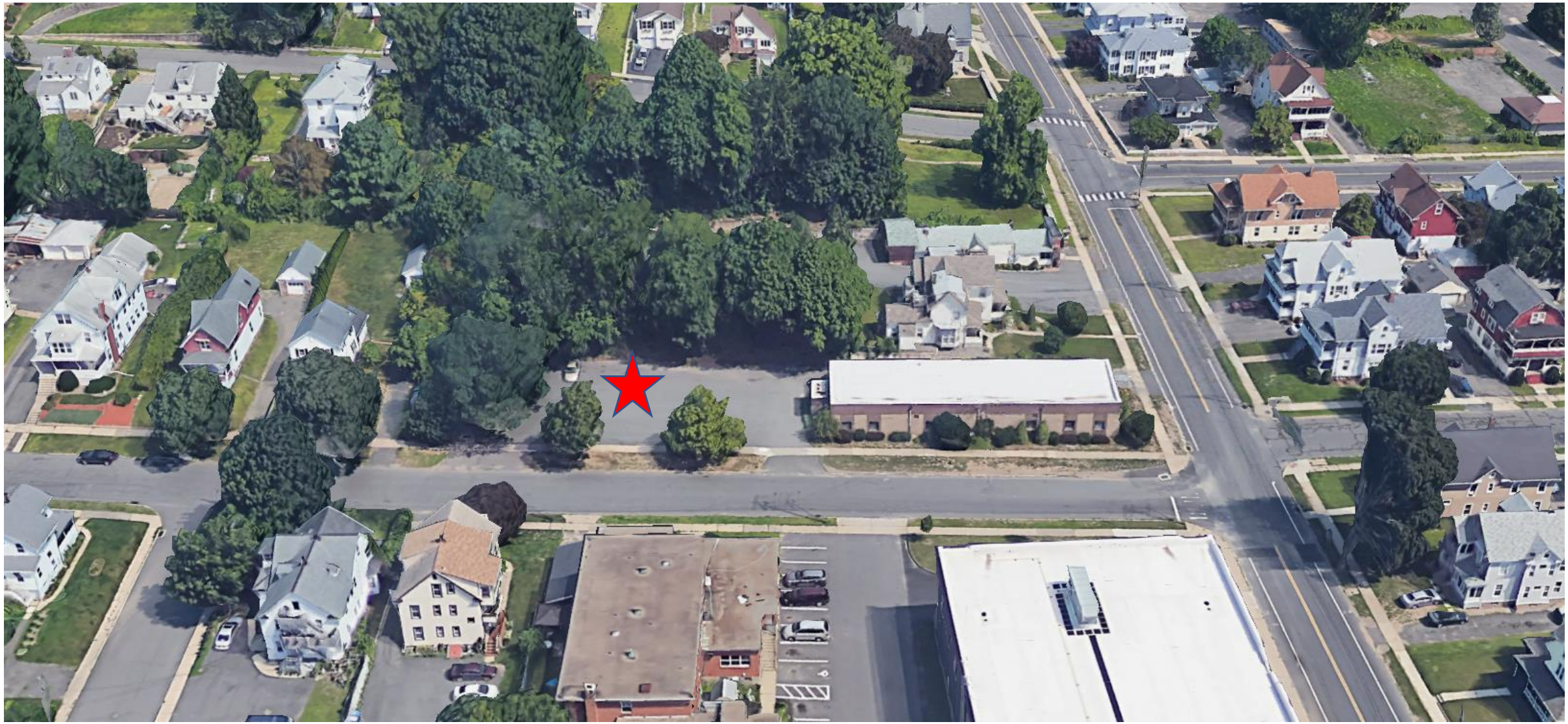
Inland Wetlands & Floodplain



277 West Street – R-15/BT zone
Zoning



277 West Street – R-15/BT zone
Aerial



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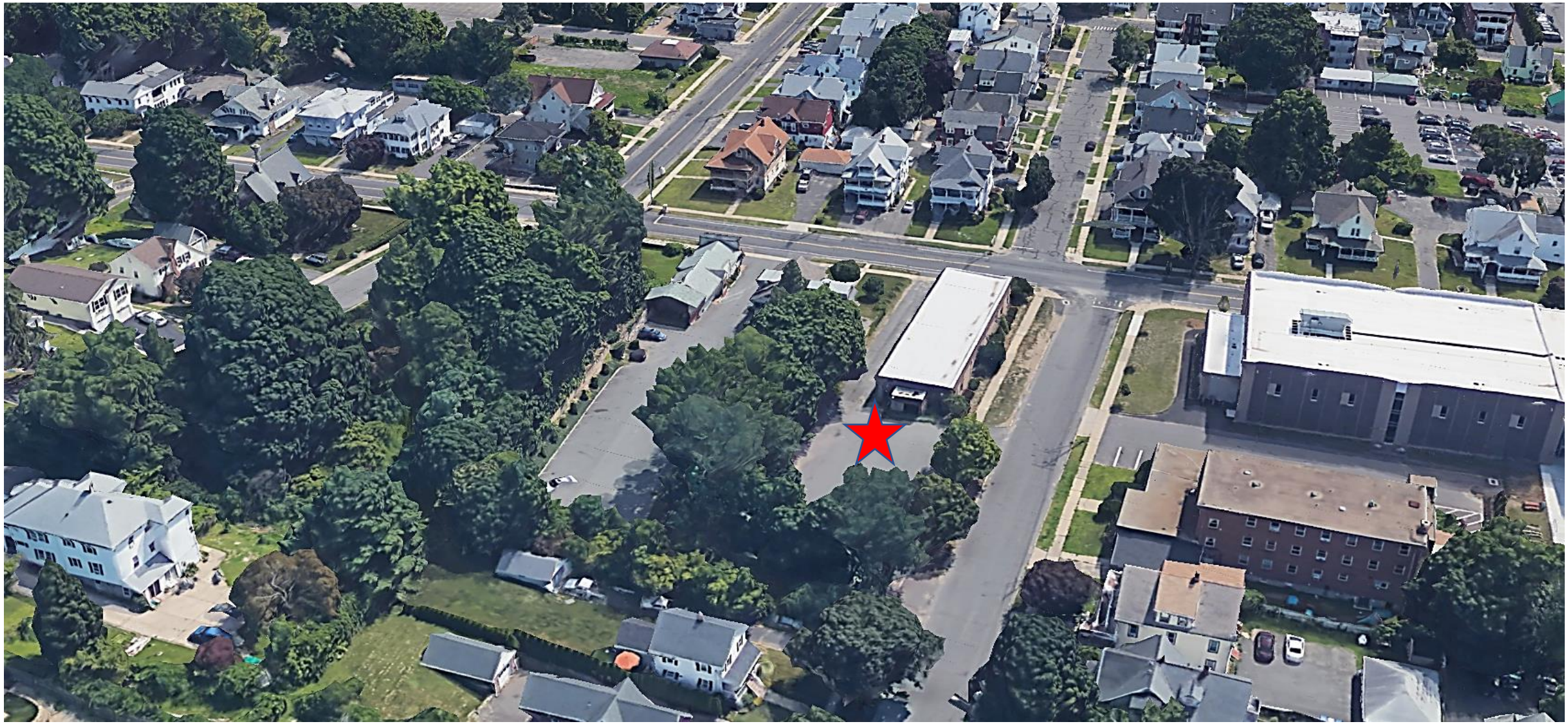

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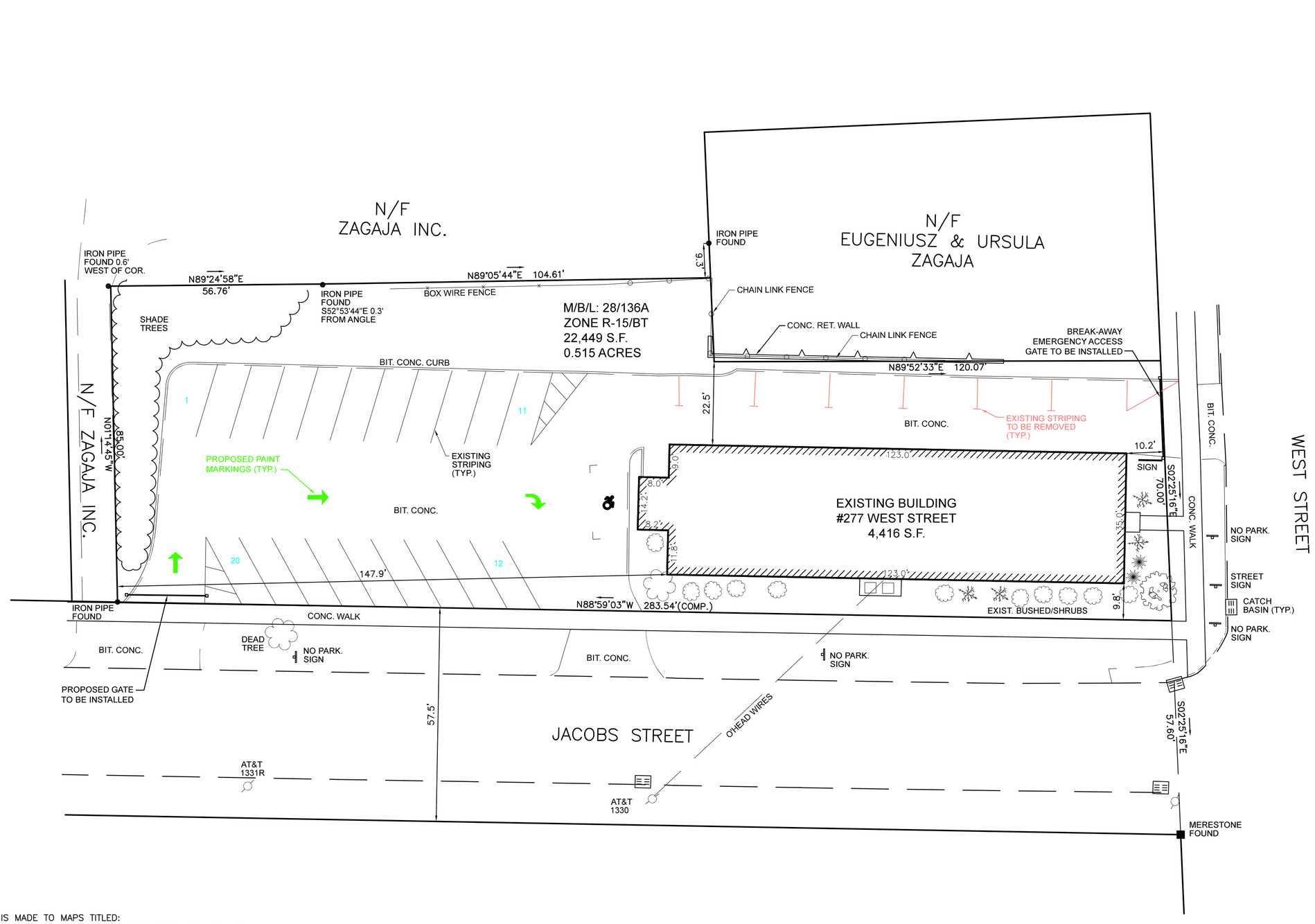

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WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

PROPERTY SURVEY

#277 WEST STREET

PROPERTY OF

AESTHETIC ARTIST PROFESSIONAL SUITES LLC

BRISTOL, CONNECTICUT

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)–967–8590
TODD@CLARKLS.BIZ

DATE: 2–7–2025	SCALE: 1" = 20'	MAP NO. 2025–12

For Office Use Only
APPLICATION NO. 2527
DATE FILED: 2/24/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Non-Profit Housing, a [ ] permitted use [✓] Special Permit use

under Section(s) Article II Section 4 of the Bristol Zoning Regulations.

Address or Location of the Property: Davis Drive

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

Zone of the Property: A Size of the Property (in acres or square feet): .33 AC

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

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

Other comments: Granted.

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

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

Name: The Housing Authority of the City of Bristol

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

Telephone No.: 860-582-6313 E-Mail: svvvpw@yahoo.com

Signature: _____ *Signature – (Printed/Typed)* Salvatore V. Vitrano, Attorney For Applicar

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

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

Name: Eversource Energy/Yankee Gas

Address: 102 Selden Street City: Berlin State: CT Zip: _____

Telephone No.: 860-665-2008 E-Mail: christopher.gelinas@eversource.com

Signature: _____ *Signature – (Printed/Typed)* Christopher Gelinas

The following shall be included as part of this application:

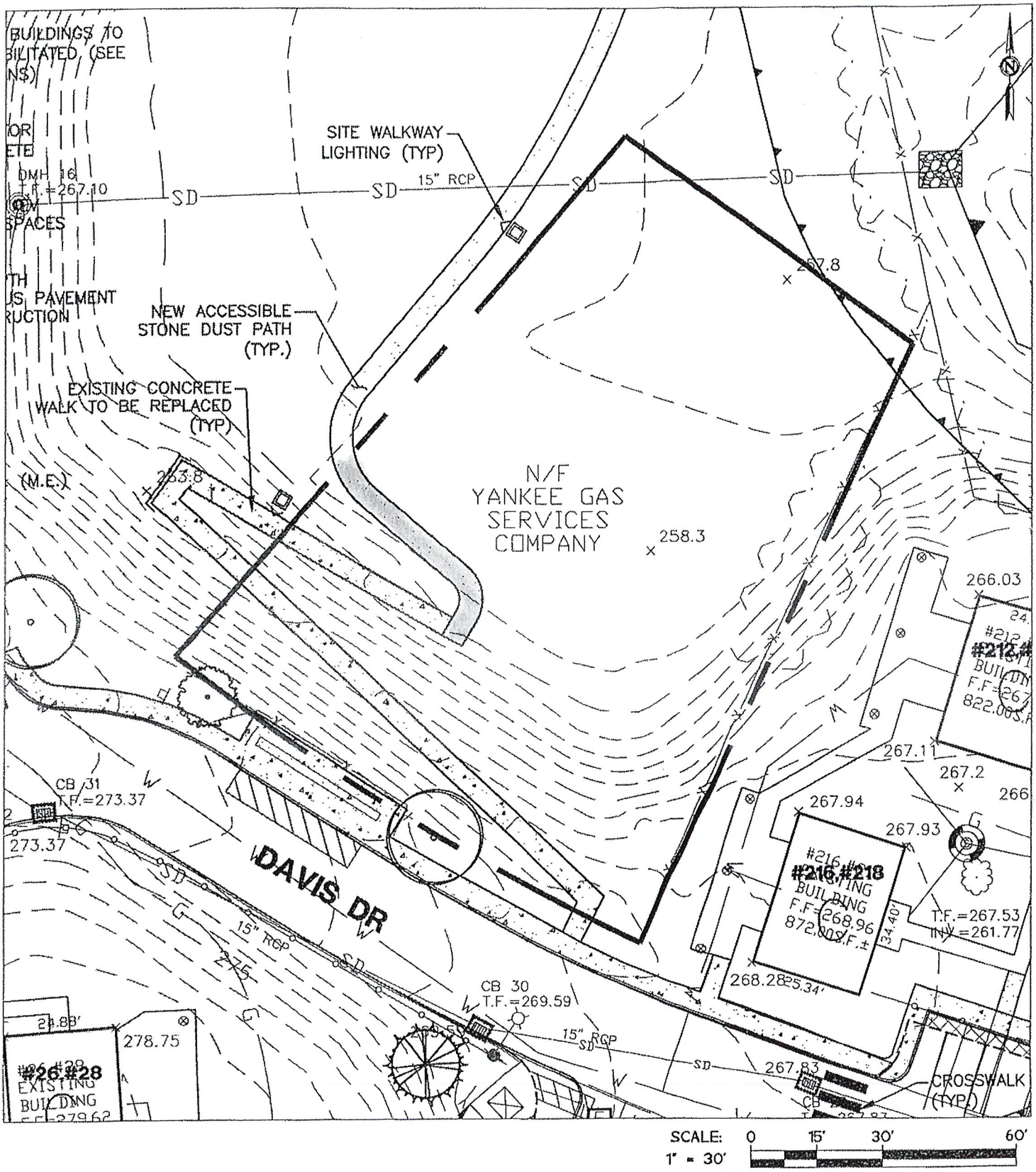
- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site 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

EXHIBIT C

SITE PLAN AT YANKEE GAS PROPERTY



CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

PROJECT NO: 5059
DATE: 01/10/25
DRAWN BY: BMS
CHECKED BY: BMS
ENGINEER BY: DJ

PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06608

• This plan & shall contain & bears the seal & stamp and original signature of the Professional Engineer, Land Surveyor, or Landscape Architect.
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Narrative Statement
Special Permit and Site Plan Applications
Cambridge Park Rehabilitation
98 Jerome Avenue
Bristol, Connecticut
DPI Proj. No. 5059
November 27, 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Aquifer Protection BMP's

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

(3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).

(a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.

(b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortechnics, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.

(4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.

Site Plan Comments 2/25/25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2515

SITE PLAN: Site Plan and Special Permit for revisions to an existing affordable housing development at 98 Jerome Avenue; The Housing Authority of the City of Bristol, applicant. *Plans Dated: November 12, 2024; Date of Committee Review: December 20, 2024 (first review); February 25, 2025 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

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

   2/25/25 – City Response: applicant is working on this see above.

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

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

   2/25/25 – City Response: Understood, still my recommendation.

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

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

   2/25/25 – City Response: If people are still in the site, address how traffic will be maintained during construction.

4. Provide sidewalk ramps at intersections and crosswalks.

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: OK

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

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

   2/25/25 – City Response: OK

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

   2/5/25 – Applicants Response: Complied.

2/25/25 – City Response: OK

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

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: OK

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

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: OK

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

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: OK

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

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

    2/25/25 – City Response: On going still open.

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

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

    2/25/25 – City Response: Does the plan conform to the zoning regulations? It appears there are several gaps in the illumination on site and more lighting is required.

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

2/5/25 – Applicants Response: Complied

2/25/25 – City Response: OK

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

    2/5/25 – Applicants Response: Noted.

    2/25/25 – City Response: Is that noted on the plans?

14. Per Engineering report an OSTA permit is required.

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

    2/25/25 – City Response: In progress.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

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

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

   2/25/25 – City Response: Comment addressed.

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

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

   2/25/25 – City Response: Comment addressed.

3. An Aquifer Protection determination is required.

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

   2/25/25 – City Response: Add the application number and approval date for APA to the cover sheet.

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

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: Comment addressed.

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

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

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

   2/25/25 – City Response: Comment addressed.

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

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

   2/25/25 – City Response: Add stop bars to stop sign locations.

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

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

   2/25/25 – City Response: Comment addressed.

8. Provide quantities of landscaping in table.

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: Revise table to list "size" for all plantings listed.

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

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

   2/25/25 – City Response: Comment addressed.

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

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

    2/25/25 – City Response: City Response: Does the plan conform to the zoning regulations? It appears there are several gaps in the illumination on site and more lighting is required.

11. Provide landscape screening to dumpster pads.

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

    2/25/25 – City Response: Slat fencing is not acceptable. Provide a solid vinyl fence and landscape screening.

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

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

    2/25/25 – City Response: Comment acknowledged.

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

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

    2/25/25 – City Response: Show locations of removed and proposed guardrails.

14. Will this project be phased?

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

    2/25/25 – City Response: Provide a separate phasing sheet.

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

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

    2/25/25 – City Response: Will construction trucks utilize separate entrances than residents?

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

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

    2/25/25 – City Response: Create a continuous line of plantings along this boundary in addition to gaps filled as shown.

New Comment –

17. The property in question is located within the Level "A" Aquifer Protection Area for the City of Bristol.
    a. The applicant should prepare an emergency spill and response plan for the construction activities, which includes coordination with the water supplier.

    b. Both Aquifer Protection Best Management Practice guidance sheets for construction and parking lots will be made part of the final plan set.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD has no issues at this time.

FIRE MARSHAL (Kristopher Lambert):

1. On Page C-SP2

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

   Section 503.1 of the CSFSC:
   503.1 Where Required
   Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.

   D1.2.3.5.1.1
   Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

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

   2/25/25 – City Response: All fire code concerns have been addressed.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

Water is considered private after the meter pit.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

2/25/25 – City Response: OK – noted.

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

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

2/25/25 – City Response: OK – noted.

Sewer:

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

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

2/25/25 – City Response: OK – noted.

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

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

2/25/25 – City Response: OK – noted.

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

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

2/25/25 – City Response: OK – noted.

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

(3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).

(a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.

(b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortechnics, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.

(4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

Stormwater Report

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

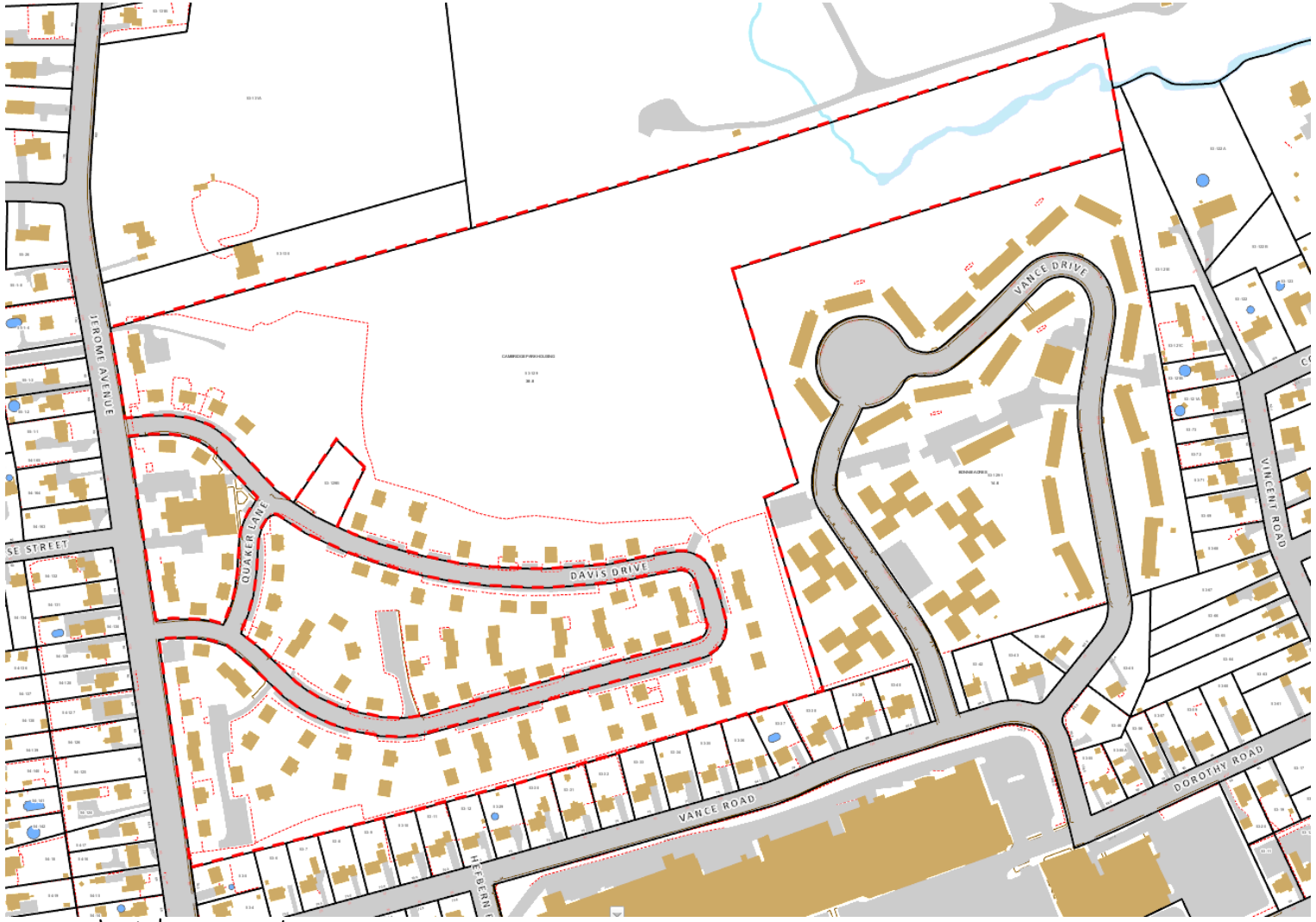
Prepared by:

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

November 11, 2024

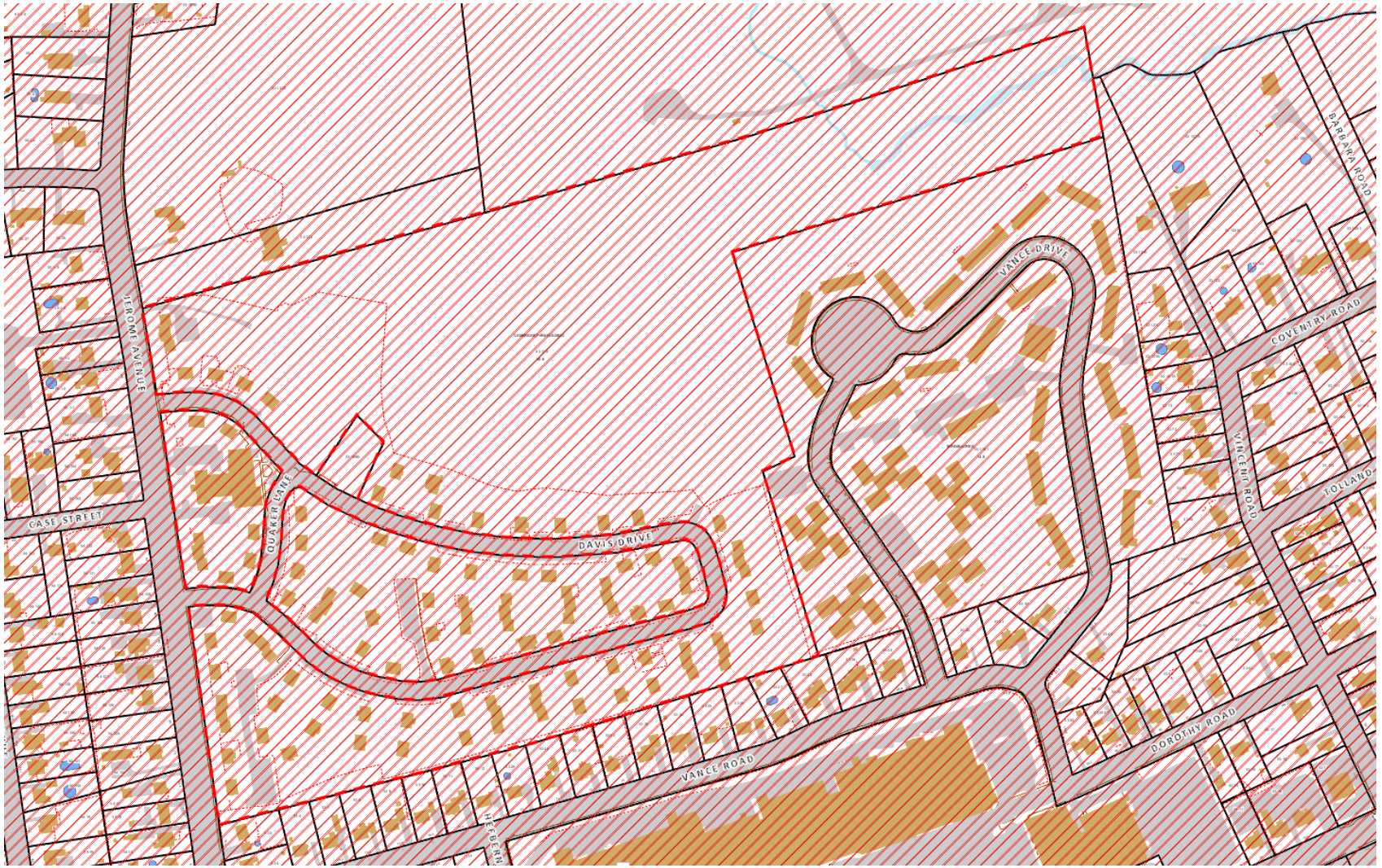
Hyperlink:

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



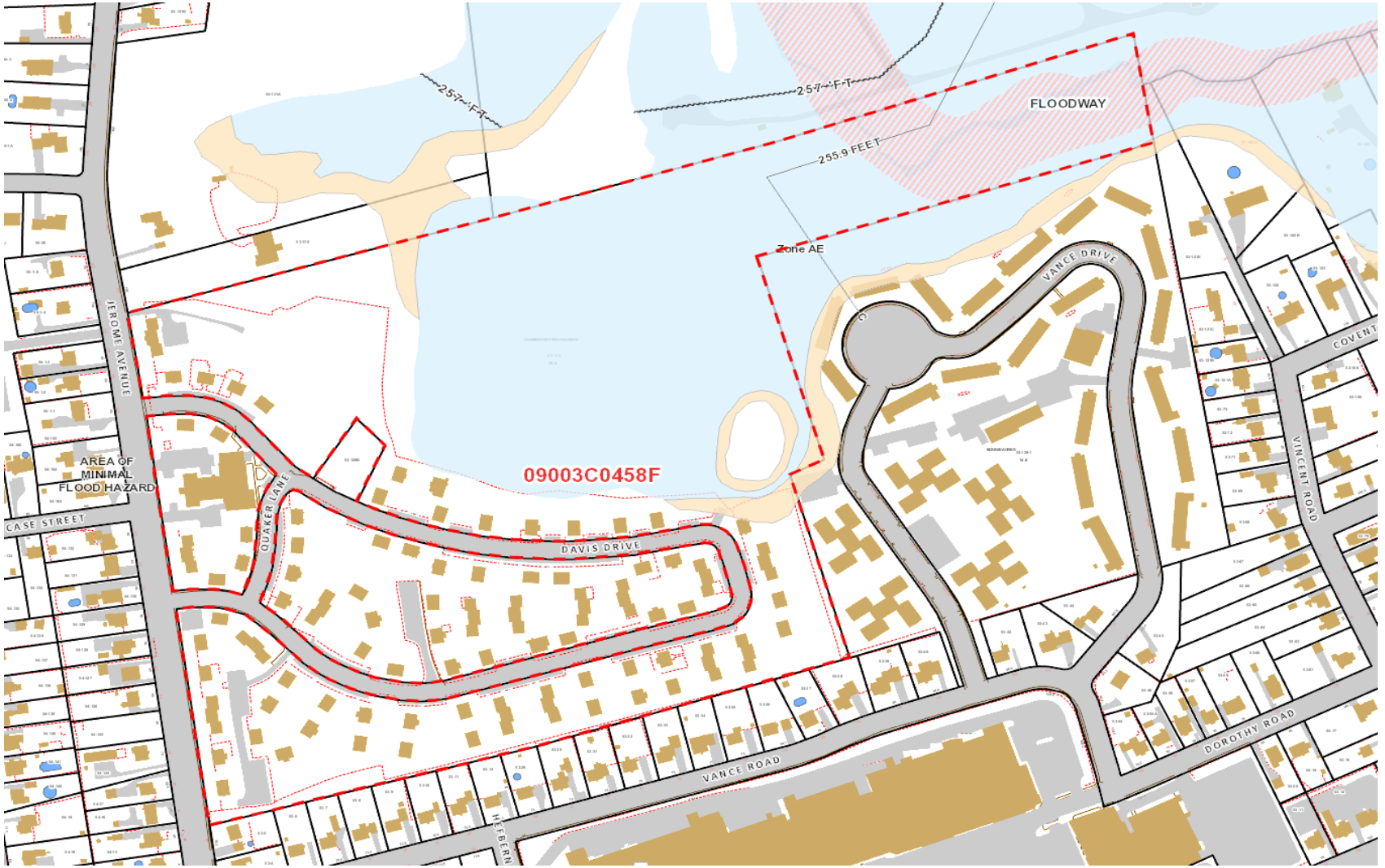
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Location Map

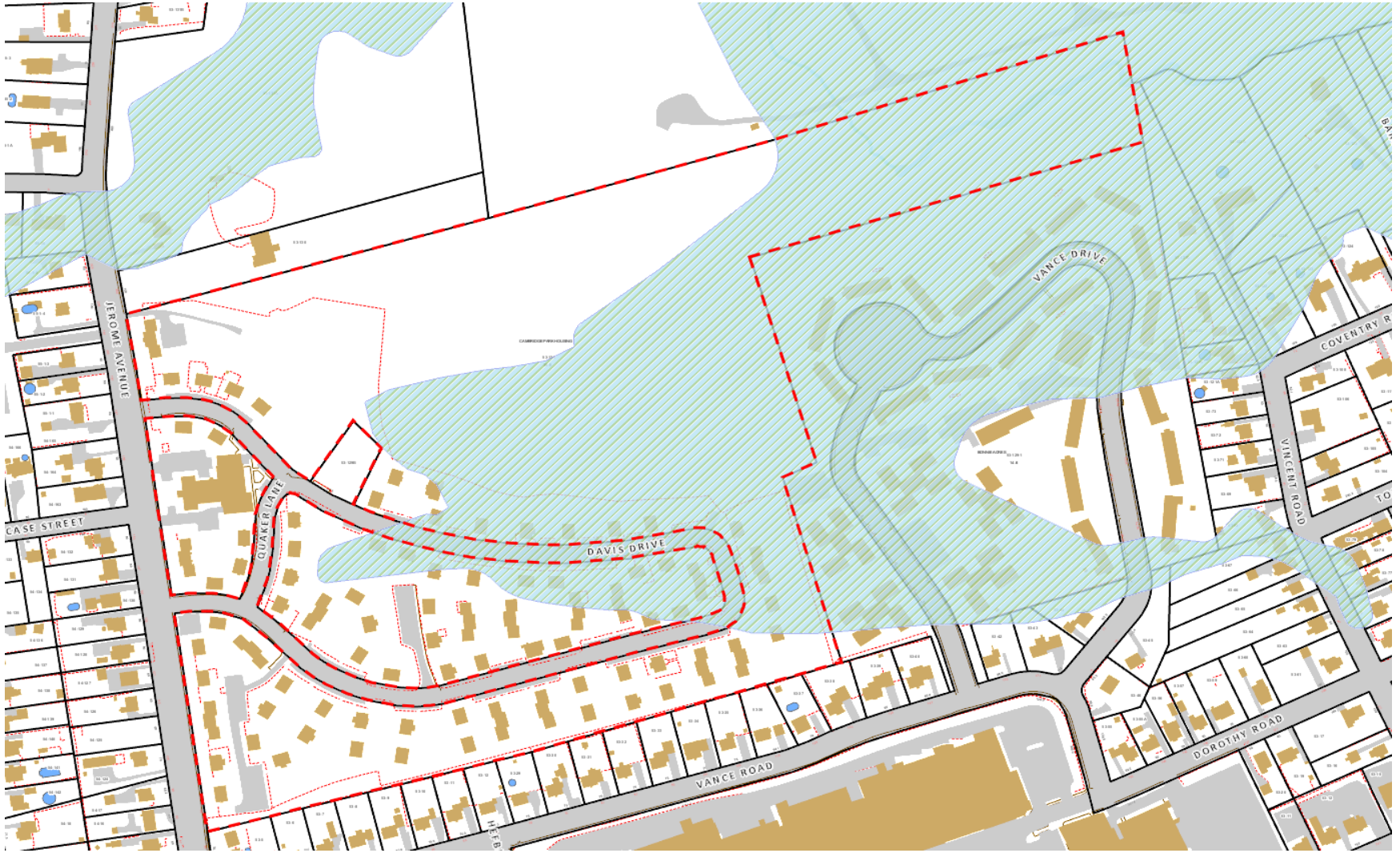


Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

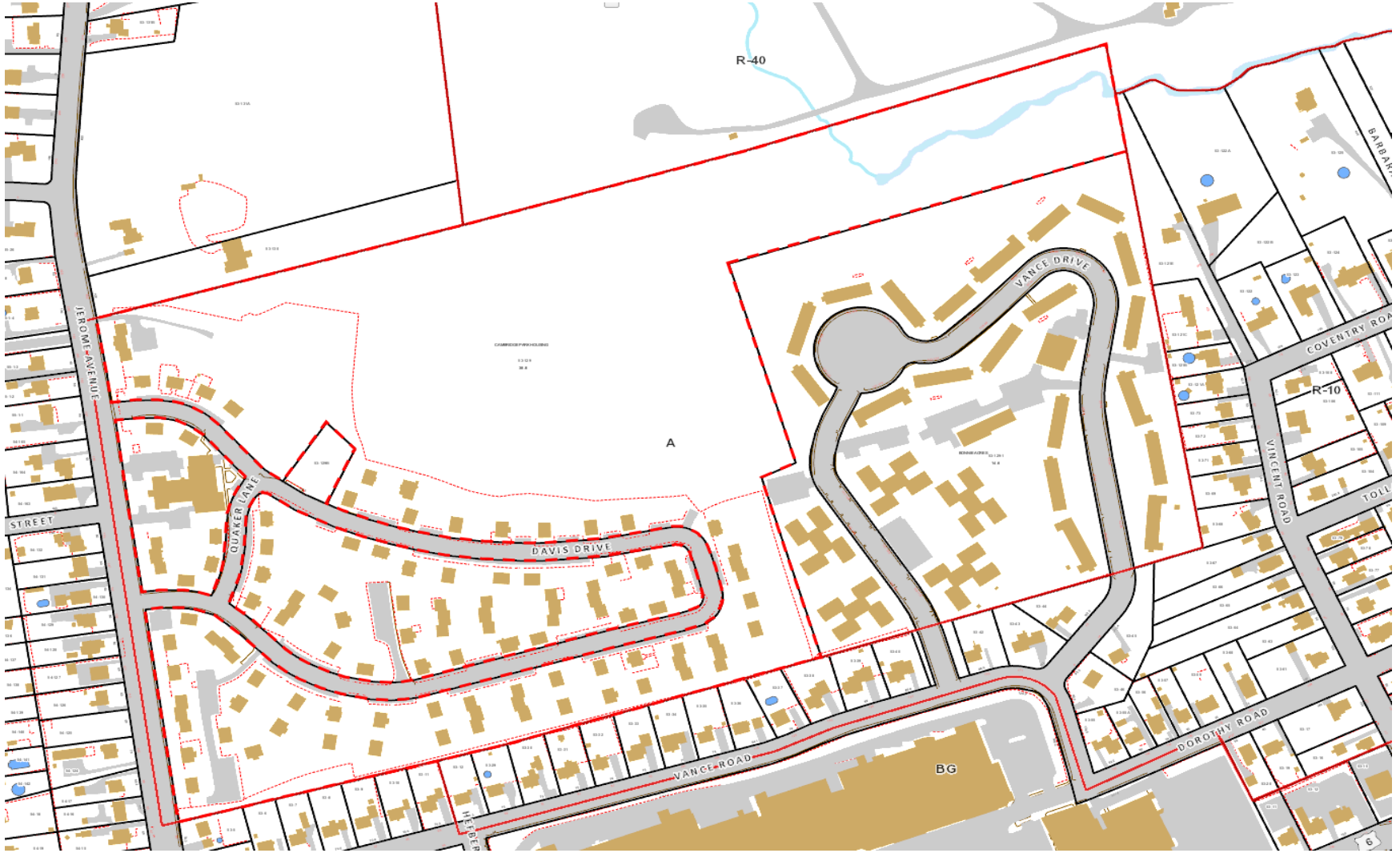
Aquifer Map



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



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



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

Zoning Map



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



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

Site Plan Updated: 2/5/25

CAMBRIDGE PARK REHABILITATION

SITE PLAN & SPECIAL PERMIT

JEROME AVENUE, DAVIS DRIVE, QUAKER LANE
BRISTOL, CONNECTICUT

PARCEL NUMBER: 53-129

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

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

CERTIFIED MAIL

December 3, 2024

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

RE: Application #2044 – Wetlands application for the Cambridge Park rehabilitation project consisting of full depth replacement of roadway and existing parking spaces, reconstruction of roadway and new parking spaces including sidewalks with handicap accessibility, rehabilitation of buildings and demolition of 8 residential buildings at 98 Jerome Avenue; Assessor's Map 53, Lot 129; The Housing Authority of the City of Bristol, applicant.

Dear Applicant:

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

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

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

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

Should you have any further questions or comments, please contact me at 860-584-6125 or the Land Use Office at 860-584-6225.

Please contact any representatives necessary.

Sincerely,

Anthony A. Fiorentzetti, P.E.
Public Works Department
AAL/nk

Michael Kavanaugh (via e-mail)
Attorney Salvatore Vitrano (via e-mail)
Ryan Heller, Surveyor (via e-mail)
Raymond Rogozinski, P.E., -
Director of Public Works (via e-mail)
Barbara Smidt (via e-mail)
Zachary Norton, IWEO, Environmental Tech (via email)
William Stango, P.E., City Engineer



LOCATION MAP
SCALE: 1"=200'

SHEET INDEX		
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C-KEY	KEY MAP	2 of 24
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C-DM1 - C-DM3	DEMOLITION PLAN	6-8 of 24
C-SP1 - C-SP3	SITE PLAN	9-11 of 24
C-SP4	SITE PLAN - BUILDING ENLARGEMENTS	12 of 24
C-GD1 - C-GD3	GRADING & UTILITIES	13-15 of 24
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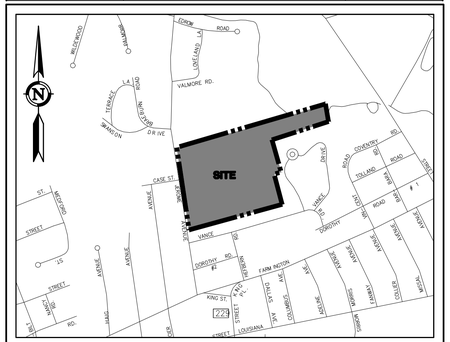
	PRE-ALTA/NSPS LAND TITLE SURVEY	1-5 OF 5
	ARCHITECTURAL PLANS	1-5 OF 5



LOCATION MAP
SCALE: 1"=1,000'

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

GENERAL NOTES:

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

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East Hartford, CT 06108
860-289-3262 X101
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PROPERTY OWNER:
THE HOUSING AUTHORITY OF THE CITY OF BRISTOL
164 JEROME AVENUE
BRISTOL, CT 06010

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.	
5059	
DATE	
10/7/24	
DRAWN BY:	
BMS	
DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
DJ	

REVISIONS

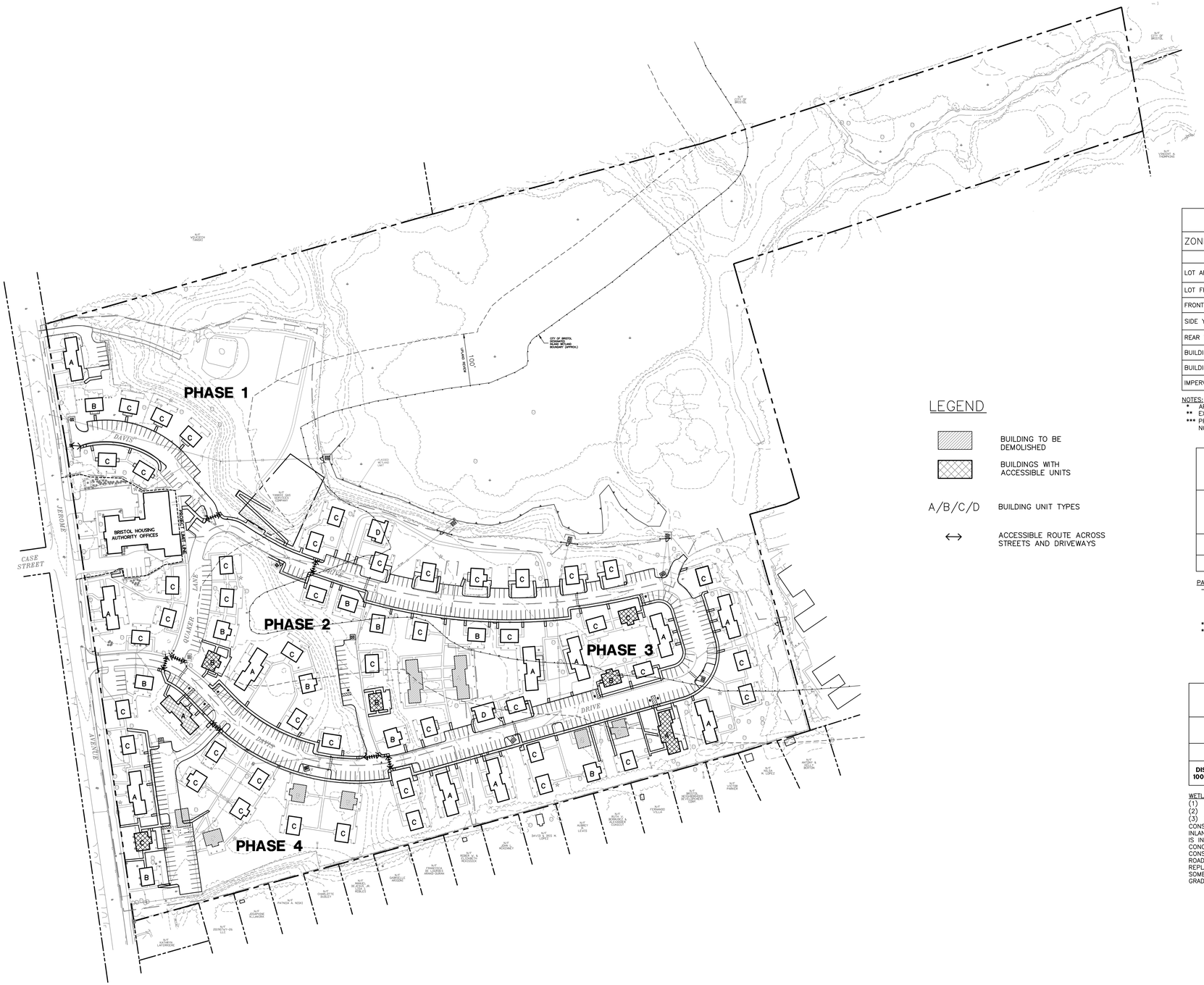
NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	WWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

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

TITLE SHEET

SHEET
C-T1
CIVIL SHEET 1 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Title Sheet.dwg Layout: 01 C-T1 Plotted: 2/3/2025 3:03 PM Last Saved 2/3/2025 2:48 PM Last Saved By: RowanDowney



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS
- A/B/C/D — BUILDING UNIT TYPES
- ↔ — ACCESSIBLE ROUTE ACROSS STREETS AND DRIVEWAYS

ZONING TABLE

ZONE: A – MULTI–FAMILY RESIDENTIAL

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

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

PARKING & UNITS TABLE

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

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

WETLANDS TABLE

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

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

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

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

KEY MAP

SCALE: 1" = 100' (0, 50', 100', 200')

SHEET
C-KEY
CIVIL SHEET 2 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 02 C-KEY Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-KEY

CONSTRUCTION ENTRANCE

SF

#196,#198 #200,#202 EXISTING BUILDING F.F=279.81 2008 S.F.±

#266,#268 EXISTING BUILDING F.F=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F=278.51 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F=277.71 871.00 S.F.±

#254,#256 EXISTING BUILDING F.F=277.00 869.00 S.F.±

#263,#265 EXISTING BUILDING F.F=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F=278.38 871.00 S.F.±

PROPOSED SILT FENCE (TYP)

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

100' FROM WETLAND BOUNDARY

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

FLAGGED WETLAND LIMIT

PROPOSED SILT FENCE (TYP)

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

#212,#214 EXISTING BUILDING F.F=267.65 822.00S.F.±

#208,#210 EXISTING BUILDING F.F=267.55 1,121.00S.F.±

#216,#218 EXISTING BUILDING F.F=268.96 872.00S.F.±

#204,#206 EXISTING BUILDING F.F=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#26,#28 EXISTING BUILDING F.F=279.62 835.00S.F.±

#21,#23 EXISTING BUILDING F.F=280.25 835.00 S.F.±

#20,#22 EXISTING BUILDING F.F=280.03 872.00S.F.±

#215,#217 EXISTING BUILDING F.F=277.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F=268.47 838.00S.F.±

#205,#207 EXISTING BUILDING

#148,#150 #152,#154 EXISTING BUILDING F.F=280.21 1998 S.F.±

#13,#15 EXISTING BUILDING F.F=279.86 837.00 S.F.±

MATCHLINE C-ES3

MATCHLINE C-ES2

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

SEE E+S DETAILS SHEET C-ES3

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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

MAP REFERENCE:

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1229 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES1
CIVIL SHEET 3 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 E+S Plan.dwg Layout: 03 C-ES1 Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 2:01 PM Last Saved By: RowanDowney

MATCHLINE C-ES1

MATCHLINE C-ES3

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

100'

#148,#150 #152,#154 EXISTING BUILDING F.F=280.21 1898 S.F.±

#13,#15 EXISTING BUILDING F.F=279.86 837.00 S.F.±

#11,#146 EXISTING BUILDING F.F=279.71 871.00 S.F.±

#20,#22 EXISTING BUILDING F.F=280.03 872.00S.F.±

#14,#16 EXISTING BUILDING F.F=280.49 911.00S.F.±

#10,#27 EXISTING BUILDING F.F=281.63 942.00S.F.±

#33,#35 #37,#39 EXISTING BUILDING F.F=281.68 1068 S.F.±

#69,#71 EXISTING BUILDING F.F=281.55 871.00S.F.±

#65,#67 EXISTING BUILDING F.F=281.94 940.00S.F.±

#61,#63 EXISTING BUILDING F.F=281.18 834.00S.F.±

#215,#217 EXISTING BUILDING F.F=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F=268.47 839.00S.F.±

#209,#205 EXISTING BUILDING 834.00 S.F.±

#199,#201 EXISTING BUILDING F.F=266.86 874.00S.F.±

#187,#189 EXISTING BUILDING F.F=266.67 833.00S.F.±

#209,#207 EXISTING BUILDING F.F=271.22 877.00S.F.±

#81,#83 EXISTING BUILDING F.F=272.46 832.00S.F.±

#99,#97 #101,#103 EXISTING BUILDING 2057 S.F.±

#97,#99 EXISTING BUILDING F.F=266.73 1123.00 S.F.±

#16,#68 EXISTING BUILDING F.F=268.58 871.00S.F.±

#77,#79 EXISTING BUILDING F.F=272.73 935.00S.F.±

#73,#75 EXISTING BUILDING F.F=279.06 871.00 S.F.±

#78,#80 EXISTING BUILDING F.F=272.74 869.00S.F.±

#94,#96 #98,#100 EXISTING BUILDING F.F=269.69 2044 S.F.±

#90,#92 EXISTING BUILDING F.F=270.33 870.00S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F=269.20 2047 S.F.±

#124,#126 EXISTING BUILDING F.F=278.20 869.00 S.F.±

#26,#28 #30,#32 EXISTING BUILDING F.F=280.52 10036 S.F.±

#36,#38 EXISTING BUILDING F.F=280.70 848.00 S.F.±

#130,#134 EXISTING BUILDING F.F=278.68 871.00 S.F.±

#18,#20 EXISTING BUILDING F.F=279.08 838.00 S.F.±

#112,#114 #116,#118 EXISTING BUILDING F.F=277.96 1945.00 S.F.±

#40,#42 EXISTING BUILDING F.F=278.02 957.00 S.F.±

#58,#60 EXISTING BUILDING F.F=280.21 970.00 S.F.±

#62,#64 EXISTING BUILDING 910.00 S.F.±

#54,#56 EXISTING BUILDING F.F=279.09 946.00 S.F.±

#46,#48 EXISTING BUILDING 874.00 S.F.±

#66,#68 EXISTING BUILDING F.F=279.18 967.00 S.F.±

#74,#76 EXISTING BUILDING 969.00 S.F.±

#70,#72 EXISTING BUILDING F.F=279.31 872.00S.F.±

#50,#52 EXISTING BUILDING 959.00 S.F.±

#104,#106 EXISTING BUILDING F.F=277.62 972.00 S.F.±

#98,#100 EXISTING BUILDING F.F=277.55 844.00 S.F.±

JS

SF

CONSTRUCTION ENTRANCE

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

PROPOSED SILT FENCE (TYP)

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

N

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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

SEE E+S DETAILS SHEET C-ES3

MAP REFERENCE:

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

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CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

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

PROJECT NO: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DPI

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES2
CIVIL SHEET 4 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 E+S Pending.dwg Layout: 04 C-ES2 Plotted: 2/3/2025 3:03 PM Last Saved 2/3/2025 2:01 PM Last Saved By: RowanDowney

MATCHLINE C-KEY

MATCHLINE C-ES1

MATCHLINE C-ES2

SF

PROPOSED SILT FENCE (TYP)

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#178,#180 EXISTING BUILDING F.F=264.18 869.00 S.F.±

#174,#176 EXISTING BUILDING F.F=263.02 872.00 S.F.±

#170,#172 EXISTING BUILDING F.F=262.35 870.00 S.F.±

#166,#168 EXISTING BUILDING F.F=261.30 835.00 S.F.±

#167,#169 EXISTING BUILDING F.F=263.34 873.00 S.F.±

#165,#163 EXISTING BUILDING F.F=262.73 945.00 S.F.±

#158#160 #162#164 EXISTING BUILDING F.F=261.49 2024 S.F.±

#151,#153 #155,#157 EXISTING BUILDING F.F=262.79 1985 S.F.±

#154#156 EXISTING BUILDING F.F=261.56 871.00 S.F.±

#187,#189 EXISTING BUILDING F.F=266.67 833.00S.F.±

#179,#181 EXISTING BUILDING F.F=2665.08 871.00S.F.±

#175,#177 #113,#115 EXISTING BUILDING F.F=264.65 2101 S.F.±

#171,#173 #119,#117 EXISTING BUILDING F.F=264.15 2008 S.F.±

#121,#123 EXISTING BUILDING F.F=263.29 923.00 S.F.±

#125,#127 EXISTING BUILDING F.F=262.29 871.00 S.F.±

#95,#93 #91,#93 EXISTING BUILDING 2001 S.F.±

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

#97,#99 EXISTING BUILDING F.F=266.73 1123.00 S.F.±

#109,#111 EXISTING BUILDING F.F=265.57 866.00 S.F.±

#150#152 EXISTING BUILDING F.F=261.18 871.00 S.F.±

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APPROX.)

100'

#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±

#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

#130,#132 EXISTING BUILDING 942.00 S.F.±

#118,#120 EXISTING BUILDING 839.00 S.F.±

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

#114,#116 EXISTING BUILDING F.F=265.41 857.00 S.F.±

#122,#124 EXISTING BUILDING F.F=263.76 915.00 S.F.±

#126,#128 EXISTING BUILDING F.F=263.03 851.00 S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F=266.72 2047 S.F.±

#10,#12 EXISTING BUILDING F.F=264.86 870.00 S.F.±

#94,#96 #98,#100 EXISTING BUILDING F.F=269.69 2044 S.F.±

PROPOSED SILT FENCE (TYP)

EROSION & SEDIMENTATION CONTROL PLAN NOTES:
1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
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4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

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

1. SET POSTS & EXCAVATE A 6"x6" TRENCH UPGRADIENT OF POSTS.
2. STAPLE GEOTEXTILE TO POSTS.
3. EXTEND GEOTEXTILE INTO TRENCH.
4. BACKFILL TRENCH AND COMPACT EXCAVATED SOIL.

ANGLE POSTS 5' UPGRADIENT
POST
95°
12"
GEOTEXTILE
COMPACTED BACKFILL

SILT FENCE
N.T.S.

24' OR DRIVE WIDTH WHICHEVER IS GREATER
6" THICK LAYER OF RIP RAP CONSISTING OF SOUND, TOUGH, DURABLE AND ANGULAR ROCK, PLACED OVER GEOTEXTILE. MAXIMUM RIPRAP SIZE TO BE 4 INCHES AND NOT MORE THAN 10% LESS THAN 2 INCHES.
50'
STREET

NOTES:
1. INSPECT CONSTRUCTION EXIT WEEKLY AND AFTER EVERY MAJOR STORM EVENT
2. WASH WATER, IF USED SHALL BE DIRECTED TOWARDS A SEDIMENT SIZED FOR SITE CONDITIONS.
3. STONE SHALL BE REMOVED/REPLACED WHEN EXCESS LEVELS OF MUD ARE OBSERVED.

CONSTRUCTION ACCESS
N.T.S.

EARTH OR STONE ANCHOR PILE
CB GRATE
FILTER FABRIC
FILTER FABRIC
SUBGRADE
SUBGRADE
CB TOP

NOTE:
REMOVE CB GRATE. PLACE FILTER FABRIC. REPLACE GRATE TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR WITH STONE OR EARTH PILE.

CATCH BASIN GRATE SEDIMENTATION CONTROL
N.T.S.

INSERT 1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)
OPTIONAL OVERFLOW
SILTSAK
DUMP LOOPS (REBAR NOT INCLUDED)
DEPTH = D
WIDTH = W
LENGTH = L
SIDE VIEW INSTALLED
EXPANSION RESTRAINT
INSTALLATION DETAIL

CURB-LESS INLET PROTECTION DETAIL

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 SUMMIT STREET
EAST HARTFORD, CT 06108

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

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

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

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES3
CIVIL SHEET 5 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 E-S Plan.dwg Layout: 05 C-ES3 Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 2:01 PM Last Saved By: RowanDowney

MATCHLINE C-KEY

REMAINING BITUMINOUS DRIVE TO RE PULVERIZED AND REMOVED AS NEEDED TO ACCOMMODATE INSTALLATION OF REINFORCED LAWN ACCESS DRIVE SECTION (SEE DETAIL)

PRESERVE AND PROTECT EXISTING GUARD RAIL AND FENCE TO REMAIN (APPROXIMATE LOCATION)

LAUNDRY PATIO TO BE REMOVED – LOCATION APPROXIMATE

EXISTING TREES TO REMAIN

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

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BUILDINGS TO REMAIN (SEE ARCH. PLANS FOR ALL BUILDING DEMOLITION SPECIFICS)

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

EXISTING GUARD RAIL TO REMAIN (APPROXIMATE LOCATION)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

UPLAND REVIEW 100'

FLAGGED WETLAND LIMIT

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT (TYP).

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY. (TYP)

PRESERVE AND PROTECT EXISTING CONCRETE CURB TO REMAIN (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

Phase 1

Phase 2

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

N/F YANKEE GAS SERVICES COMPANY

JEROME AVENUE

CASE STREET

DAVIS

#196,#198 #200,#202 EXISTING BUILDING F.F.=279.81 2008 S.F.±

#260,#268 EXISTING BUILDING F.F.=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F.=278.91 870.00 S.F.±

#258,#250 EXISTING BUILDING F.F.=277.71 870.00 S.F.±

#254,#256 EXISTING BUILDING F.F.=280.00 868.00 S.F.±

#263,#265 EXISTING BUILDING F.F.=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F.=278.36 870.00 S.F.±

#216,#214 EXISTING BUILDING F.F.=267.47 822.00S.F.±

#218,#216 EXISTING BUILDING F.F.=268.96 872.00S.F.±

#208,#210 EXISTING BUILDING F.F.=267.65 1,181.00S.F.±

#204,#206 EXISTING BUILDING F.F.=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F.=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±

#215,#217 EXISTING BUILDING F.F.=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F.=269.47 838.00S.F.±

#207,#209 EXISTING BUILDING F.F.=268.97 834.00S.F.±

#26,#28 EXISTING BUILDING F.F.=279.62 835.00S.F.±

#20,#22 EXISTING BUILDING F.F.=280.03 872.00S.F.±

#21,#23 EXISTING BUILDING F.F.=280.25 835.00 S.F.±

#13,#15 EXISTING BUILDING F.F.=279.89 837.00 S.F.±

#148,#150 #152,#154 EXISTING BUILDING F.F.=280.21 998 S.F.±

MATCHLINE C-DM2

MATCHLINE C-DM3

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PLEASANT STREET
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

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

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

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-DM1
CIVIL SHEET 6 OF 24

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MATCHLINE C-DM1

MATCHLINE C-DM3

AVENUE

JEROME

DRIVE

QUAKER LANE

Phase 2

Phase 3

Phase 4

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

PRESERVE AND PROTECT EXISTING DUMPSTER PAD TO REMAIN (APPROXIMATE LOCATION)

UPLAND REVIEW 100'

EXISTING UTILITY POLE WITH LIGHT TO REMAIN (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EX. CONCRETE PAD WITHOUT DUMPSTER TO BE REMOVED

EX. DUMPSTER PAD WITH CHAINLINK ENCLOSURE TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING RESIDENTIAL BUILDING AND FOUNDATION TO BE REMOVED

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

CONCRETE WALK TO BE REMOVED TO NEAREST JOINT– LOCATION APPROXIMATE

EXISTING CONCRETE PATIO TO BE REMOVED AND BUILDING TO BE REMOVED (TYP)

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

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

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

EXISTING BITUMINOUS DRIVE TO BE REMOVED

CONCRETE WALK TO BE REMOVED TO NEAREST JOINT– LOCATION APPROXIMATE (TYP.)

ALTERNATE 1 FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT REPLACEMENT (TYP)

DUMPSTER CURRENTLY IN PARKING LOT– TO BE RELOCATED TO PAD

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	BMS
CHECKED BY:	DJ

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

REVISIONS

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

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15, 30, 60)

SHEET
C-DM2
CIVIL SHEET 7 OF 24

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MATCHLINE C-KEY

MATCHLINE C-DM1

MATCHLINE C-DM2

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT (TYP.)

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EX. TREE TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING 15" RCP TO BE REMOVED AND REPLACED.

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

EX. TREE WITH CAVITY TO BE ASSESSED BY ARBORIST

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

ALL EXISTING CATCHBASINS CUT AND CAP SEWER PRIOR TO DEMO. / DISCONNECT & REPLAC WATER PRIOR TO DEMO.

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

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

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

DUMPSTER CURRENTLY IN PARKING LOT— TO BE RELOCATED TO PAD

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

100'

Phase 1

Phase 2

Phase 3

Phase 3

#188,#190 EXISTING BUILDING F.F.=265.28 954.00 S.F.±

#178,#180 EXISTING BUILDING F.F.=264.18 869.00 S.F.±

#174,#176 EXISTING BUILDING F.F.=263.02 872.00 S.F.±

#170,#172 EXISTING BUILDING F.F.=262.35 870.00 S.F.±

#166,#168 EXISTING BUILDING F.F.=261.30 835.00 S.F.±

#165,#163 EXISTING BUILDING F.F.=262.73 945.00 S.F.±

#167,#169 EXISTING BUILDING F.F.=263.34 873.00 S.F.±

#158#160 #162#164 EXISTING BUILDING F.F.=261.49 2024 S.F.±

#187,#189 EXISTING BUILDING F.F.=266.67 933.00S.F.±

#179,#181 EXISTING BUILDING F.F.=265.08 871.00S.F.±

#151,#153 #155,#157 EXISTING BUILDING F.F.=262.79 1985 S.F.±

#154#156 EXISTING BUILDING F.F.=261.56 871.00 S.F.±

#175,#177 #113,#115 EXISTING BUILDING F.F.=264.65 2101 S.F.±

#171,#173 #111,#117 EXISTING BUILDING F.F.=264.15 2108 S.F.±

#125,#127 EXISTING BUILDING F.F.=262.29 871.00 S.F.±

#121,#123 EXISTING BUILDING F.F.=263.09 923.00 S.F.±

#159#161 EXISTING BUILDING F.F.=261.18 871.00 S.F.±

#97,#99 EXISTING BUILDING F.F.=264.73 1123.00 S.F.±

#103,#111 EXISTING BUILDING F.F.=265.57 866.00 S.F.±

#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±

#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

#114,#116 EXISTING BUILDING F.F.=265.41 857.00 S.F.±

#126,#128 EXISTING BUILDING F.F.=263.03 851.00 S.F.±

#122,#124 EXISTING BUILDING F.F.=263.76 915.00 S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F.=266.73 2047 S.F.±

#110,#112 EXISTING BUILDING F.F.=264.86 870.00 S.F.±

#94,#96 #98,#100 EXISTING BUILDING F.F.=269.63 2044 S.F.±

Rebar Set

Rebar Set

Rebar Set

Rebar Set

DEMO PLAN LEGEND

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

EXISTING CONDITIONS NOTES:

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
56 JEROME AVENUE, SUITE 301
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-DM3
CIVIL SHEET 8 OF 24

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MATCHLINE C-KEY

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

GATE TO REMAIN– LOCATION APPROXIMATE

GUARDRAIL TO REMAIN– LOCATION APPROXIMATE

CHAINLINK FENCE TO REMAIN– LOCATION APPROXIMATE

STANDARD PARKING SPACES (9' x 18')

NEW BITUMINOUS ROAD / PARKING (TYP)

REMAINING BITUMINOUS DRIVE TO RE PULVERIZED AND REMOVED AS NEEDED TO ACCOMMODATE INSTALLATION OF REINFORCED LAWN ACCESS DRIVE SECTION (SEE DETAIL)

SITE LIGHTING FOR RECREATION AREA (TYP)

#196,#198 #200,#202 A

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

#263,#265 C

#257,#259 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE, EXISTING SLATS TO BE REPLACED.

EXISTING WHITE VINYL FENCE (TYP)

CONCRETE CURB (TYP.)

CONCRETE SIDEWALK (TYP.)

ACCESSIBLE CURB RAMPS TO CONNECT PATH TO BUS STOP

EXISTING BUILDINGS TO BE REHABILITATED (SEE ARCH. LANS)

SEE ARCH. PLANS FOR PORCH/NEW CONCRETE PATIO DIMENSIONS

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

PROPOSED EV CAPABLE SPACES

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

NEW ACCESSIBLE STONE DUST PATH (TYP.)

ALL EXISTING CATCHBASIN TOPS TO BE REMOVED AND REPLACED (TYP.)

PROPOSED LIGHTING (TYP) SEE LIGHTING PLAN

20' ± (M.E.)

EXISTING RAMPS TO BE REMOVED AND REPLACED

BHA EMPLOYEE PARKING

STOP SIGN (TYP.)

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

CONCRETE CURB (TYP.)

EXISTING CONCRETE WALK TO BE REPLACED (TYP)

EXISTING MAILBOXES TO BE REMOVED AND RESET AFTER NEW CONCRETE SIDEWALK IS INSTALLED.

EXISTING CONCRETE CURB TO REMAIN (TYP.)

CONNECT UNIT RESERVED SPACES WITH RESIDENT SIDEWALK

ADD ACCESSIBLE CURB RAMP

#26,#28 C

#21,#23 C

#20,#22 C

#148,#150 #152,#154 A

#13,#15 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE

STANDARD PARKING SPACES (9' x 18')

EXISTING SPEED BUMP LOCATIONS TO BE RE–CONSTRUCTED (TYP)

NEW BITUMINOUS ROAD / PARKING

MATCHLINE C-SP2

ACCESSIBLE STONE DUST PATH (TYP.)

100' UPLAND REVIEW

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

6' CHAINLINK GATE (TYP.)

FLAGGED WETLAND LIMIT

N/F YANKEE GAS SERVICES COMPANY

#212,#214 C

#208,#210 D

#216,#218 C

#204,#206 C

#215,#217 C

#211,#213 B

#203,#205

PEDESTRIAN CROSSING SIGN (SEE SHEET C–D3)

TIMBER GUARDRAIL (TYP.)

CONCRETE SIDEWALK (TYP.)

ACCESSIBLE RAMPS

CROSSWALK (TYP.)

SEE SITE PLAN SHEET C–SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS. (TYP.)

SPEED BUMP WARNING SIGNS (SEE SHEET C–D3)

6' CHAINLINK GATE (TYP.)

#198,#200 C

#188,#190 C

PROPOSED EV CAPABLE SPACES

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

Phase 1

Phase 2

CONCRETE SIDEWALK

MATCHLINE C-SP3

MATCHLINE C-KEY

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
36 MAIN STREET
EAST HARTFORD, CT 09608

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

PROJECT NO: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-SP1
CIVIL SHEET 9 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Site Planv.dwg Layout: 09 C-SP1 Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-SP1

MATCHLINE C-SP3

Phase 2
Phase 3
Phase 4

AVENUE

#148,#150
#152,#154
A

#13,#15
C

#11,#146
C

#20,#22
C

#14,#16
B

#10,#27
B

#33,#35
#37,#39
A

#69,#71
C

#18,#20
B

#130,#134
C

#26,#28
#30,#32
A

#124,#126
C

#36,#38
C

#40,#42
C

#58,#60
C

#54,#56
C

#112,#114
#116,#118
A

#104,#106
C

#98,#100
B

#61,#63
C

#65,#67
B

#73,#75
C

#66,#68
C

#70,#72
C

#215,#217
C

#211,#213
B

#203,#205
B

#199,#201
C

#209,#207
C

#81,#83
B

#77,#79
B

#16,#68
C

#78,#80
C

#90,#92
C

#94,#96
#98,#100
A

#187,#189
B

#97,#99
D

#102,#
#106,

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

PEDESTRIAN CROSSING SIGN (SEE SHEET C-D3)

STOP SIGN (TYP.)

ACCESSIBLE RAMP

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION

ACCESSIBLE RAMPS

TIMBER GUARDRAIL (TYP.)

ACCESSIBLE ENTRANCE

SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

PROPOSED H/C RAMP AT ACCESSIBLE SPACE (TYP)

EXISTING CONCRETE CURB TO REMAIN (TYP.)

STANDARD PARKING SPACES (9' x 18')

NEW CONCRETE DUMPSTER PAD WITH ENCLOSURE (TYP.)

CONCRETE CURB (TYP.)

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE. EXISTING SLATS TO BE REPLACED.

UPLAND REVIEW 100'

NEW DUMPSTER ENCLOSURE

NEW BITUMINOUS ROAD / PARKING (TYP)

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

CONCRETE SIDEWALK W/ CURB (TYP.)

PROPOSED EV CAPABLE SPACES

PROPOSED H/C RAMP

ACCESSIBLE ENTRANCE

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

STOP SIGN (TYP.)

CONCRETE SIDEWALK (TYP.)

PEDESTRIAN CROSSING SIGN (SEE SHEET C-D3)

ACCESSIBLE RAMPS CROSSWALKS (TYP.)

CROSSWALK (TYP.)

DUMPSTER ON CONC PAD ADD ENCLOSURE

SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

PROPOSED EV CAPABLE SPACES

ACCESSIBLE ENTRANCE

PROPOSED H/C RAMP

NEW BITUMINOUS ROAD / PARKING (TYP)

PROPOSED EV CAPABLE SPACES

8" SAN.

6" SAN.

275.67'

60.73'

24.8'

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
56 JEROME AVENUE
EAST HARTFORD, CT 06608

PROJECT NO.	
5059	
DATE	
5/7/24	
DESIGNED BY:	
BMS	
DRAWN BY:	
BMS	
CHECKED BY:	
DJ	

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

SCALE: 1" = 30'
0 15 30 60

SHEET
C-SP2
CIVIL SHEET 10 OF 24

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MATCHLINE C-KEY

MATCHLINE C-SP1

MATCHLINE C-SP2

6' CHAINLINK GATE (TYP.)

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

PROPOSED EV CAPABLE SPACES

SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)

Phase 1

Phase 3

Phase 2

Phase 4

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

EX. TREE TO BE REMOVED

STANDARD PARKING SPACES (9' x 18')

NEW BITUMINOUS ROAD/ PARKING (TYP)

EX. TREE WITH CAVITY TO BE ASSESSED BY ARBORIST

ACCESSIBLE ENTRANCE

TIMBER GUARDRAIL (TYP.)

PROPOSED H/C RAMP

NEW CONCRETE PAD WITH ENCLOSURE (TYP.)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

#188,#190 C
#178,#180 C
#174,#176 C
#170,#172 C
#166,#168 C
#187,#189 B
#179,#181 C
#167,#169 C
#165,#163 C
#158#160 #162#164 A
#175,#177 #113,#115 A
#171,#173 #119,#117 A
#151,#153 #155,#157 A
#125,#127 C
#154#156 C
#121,#123 B
#109,#111 C
#97,#99 D
#150#152 C
#142,#144 #146,#148 A
#130,#132 C
#134,#136 #138,#140 A
#118,#120 B
#114,#116 C
#126,#128 C
#122,#124 B
#102,#104 #106,#108 A
#110,#112 C
#94,#96 #98,#100 A

SITE PLAN NOTES:

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

EXISTING CONDITIONS NOTES:

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

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS (SEE ARCH PLANS)
- ④ EXISTING PARKING NUMBER
- [4] PROPOSED PARKING NUMBER
- DUMPSTER
- #215,#217 EXISTING BUILDING UNIT NUMBERS
- C EXISTING BUILDING UNIT TYPE

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-SP3
CIVIL SHEET 11 OF 24

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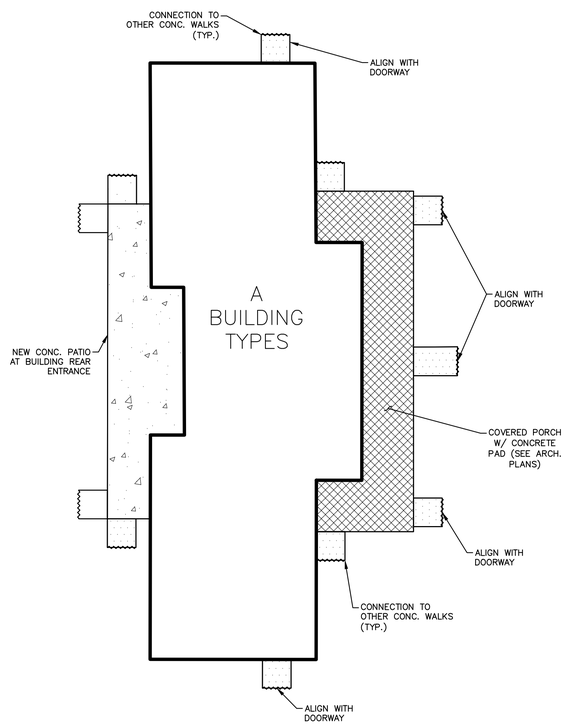
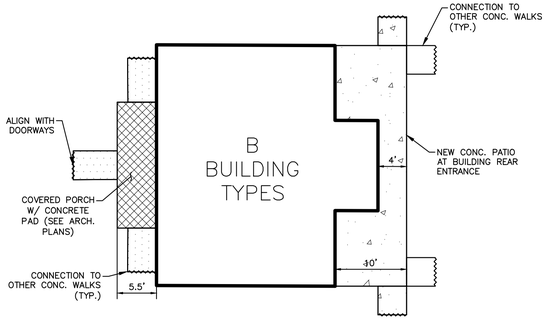
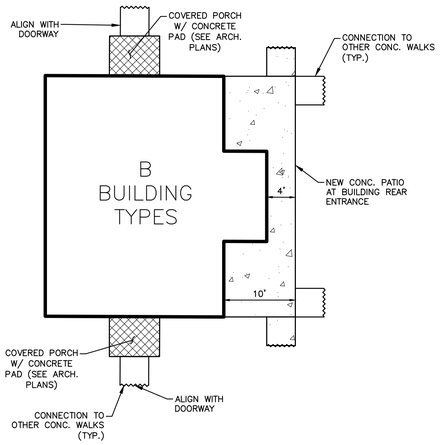
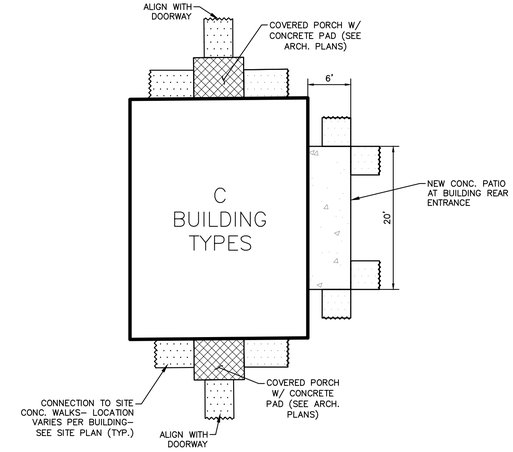
ALTERNATE 1: FULL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

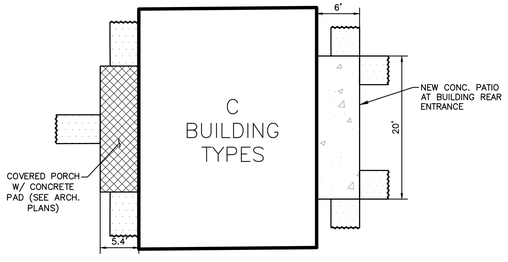
- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS

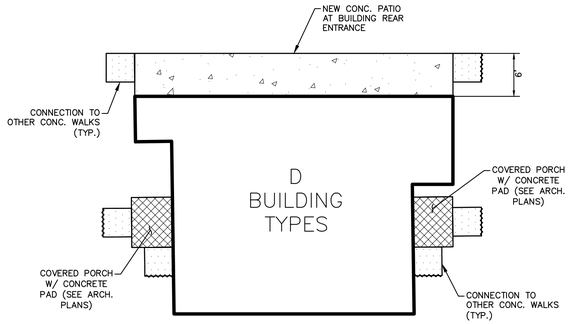






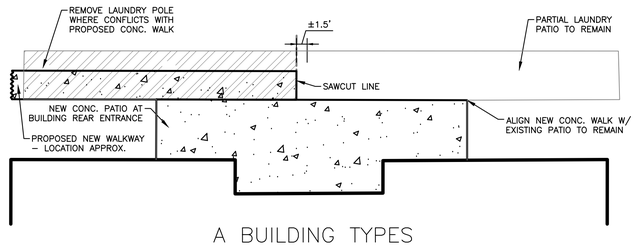


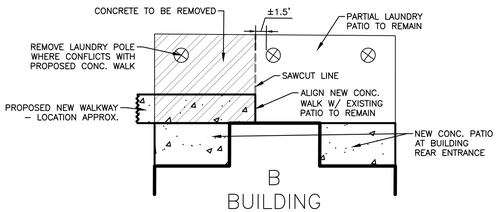


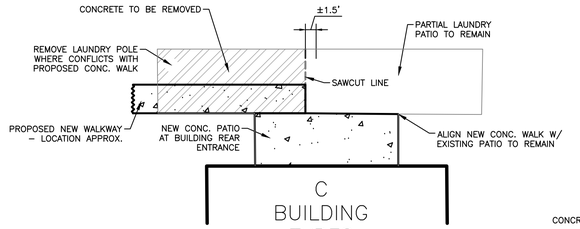


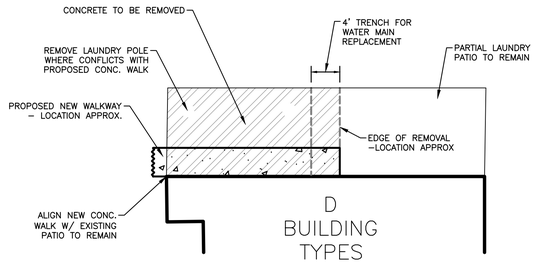
ALTERNATE 2: PARTIAL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS
- TO INCLUDE REPLACEMENT OF CONCRETE WALKS AND LAUNDRY POLES AS NEEDED FOR REPAIR OR AS NOTED ON SITE PLAN
- CONC. WALKS TO ALL ACCESSIBLE UNITS TO BE REPLACED









ALTERNATE FOR ALL EXISTING CONCRETE WALKS AND PATIOS TO REMAIN

- WALKS TO BE REMOVED WHERE NOTED ON SITE PLAN.
- WALKS TO ACCESSIBLE UNITS TO BE REPLACED FOR ACCESSIBILITY.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 TOWN LINE ROAD
EAST HARTFORD, CT 06608

PROJECT NO.	DATE	DRAWN BY:	DESIGN BY:
5059	10/7/24	BMS	DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

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

SITE PLAN- BUILDING ENLARGEMENTS

SCALE: 1" = 10'
0 5' 10' 20'

SHEET
C-SP4
CIVIL SHEET 12 OF 24

File: C:\Jobs\5059\Engineering\Auto\AUX\5059 Site Plan.dwg Layout: 12 C-SP4 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 3:01 PM Last Saved by: bartone3rmitt

MATCHLINE C-KEY

#196,#198 #200,#202 EXISTING BUILDING F.F.=279.81 2008 S.F.±

#266,#268 EXISTING BUILDING F.F.=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F.=278.91 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F.=278.71 871.00 S.F.±

#254,#256 EXISTING BUILDING F.F.=278.33 869.00 S.F.±

#263,#265 EXISTING BUILDING F.F.=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F.=278.39 871.00 S.F.±

#261 EXISTING BUILDING F.F.=278.37 871.00 S.F.±

#26,#28 EXISTING BUILDING F.F.=279.62 835.00S.F.±

#20,#22 EXISTING BUILDING F.F.=280.03 872.00S.F.±

#21,#23 EXISTING BUILDING F.F.=280.25 835.00 S.F.±

#146,#150 #152,#154 EXISTING BUILDING F.F.=280.21

#13,#15 EXISTING

#212,#214 EXISTING BUILDING F.F.=267.65 822.00S.F.±

#216,#218 EXISTING BUILDING F.F.=268.96 872.00S.F.±

#208,#210 EXISTING BUILDING F.F.=267.65 1,121.00S.F.±

#204,#206 EXISTING BUILDING F.F.=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F.=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±

#215,#217 EXISTING BUILDING F.F.=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F.=268.47 838.00S.F.±

BRISTOL HOUSING AUTHORITY OFFICES

N/F YANKEE GAS SERVICES COMPANY

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

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

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

100' UPLAND REVIEW

FLAGGED WETLAND LIMIT

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

RIPRAP PREFORMED SCOUR HOLE

PROJECT LIMIT LINE

JEROME AVENUE

DAVIS DRIVE

QUAKER LANE

CASE STREET

Phase 1

Phase 2

MATCHLINE C-GD2

MATCHLINE C-GD3

MATCHLINE C-KEY

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
250 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY: BMS
CHECKED BY: DJ

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

GRADING & UTILITES

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

SHEET
C-GD1
CIVIL SHEET 13 OF 24

MATCHLINE C-GD1

MATCHLINE C-GD3

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PITKIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.	
5059	
DATE	
5/7/24	
DESIGN BY:	
BMS	
DRAWN BY:	
BMS	
CHECKED BY:	
DJ	

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

GRADING & UTILITES

SCALE: 1" = 30'

SHEET
C-GD2
CIVIL SHEET 14 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 14 C-GD2 Posted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt



GRADING NOTES:

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

UTILITY NOTES:

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

UTILITY LINE LEGEND

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

MAP REFERENCE:

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PRATT STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

GRADING & UTILITES

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

SHEET
C-GD3
CIVIL SHEET 15 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 15 C-GD3 Plotted: 2/3/2025 3:04 PM Last Saved 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-KEY

Rebar Fd. 0.16' N 1.84' E

#196,#198 #200,#202 A

EXISTING TREE LINE TO REMAIN (TYP)

EXISTING EVERGREEN TREE TO REMAIN (TYP)

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

DAVIS DRIVE

DECIDUOUS STREET TREE (TYP)

ORNAMENTAL STREET TREE (TYP)

#263,#265 C

#257,#259 C

Rebar Set

LAWN

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

JEROME CASE STREET

N/F YANKEE GAS SERVICES COMPANY

PERENNIALS/ GROUNDCOVER PLANTINGS (TYP)

15/15 HH/RF

M5

3 RM

3 VP

SR WIN

TO

EVERGREEN TREE (TYP)

DECIDUOUS SHRUB (TYP)

EXISTING DECIDUOUS TREE TO REMAIN (TYP)

#26,#28 C

#21,#23 C

#20,#22 C

#148,#150 #152,#154 A

#13,#15 C

LANE

MATCHLINE C-LS2

100' UPLAND REVIEW

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

WETLAND DISTURBANCE SEED MIX TYPE II (±300 SF)

FLAGGED WETLAND LIMIT

#212,#214 C

#208,#210 D

#216,#218 C

#204,#206 C

#198,#200 C

#188,#190 C

#215,#217 C

#211,#213 B

#203,#205

MATCHLINE C-LS3

SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3 AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C-LS4

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	BMS
CHECKED BY:	DJ

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LS1
CIVIL SHEET 16 OF 24

File: C:_jobs\5059\Engineering\AutoCAD\5059_LS-L1 Planting Layout: 16 C-LS1 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt

MATCHLINE C-LS1

MATCHLINE C-LS3

QUAKER LANE

DAVIS AVENUE

DECIDUOUS TREE TO REMAIN (TYP)

DECIDUOUS STREET TREE (TYP)

EVERGREEN TREE (TYP)

ORNAMENTAL STREET TREE (TYP)

BROADLEAF EVERGREEN SHRUB (TYP)

PERENNIALS/ GROUNDCOVER PLANTINGS (TYP)

GRASSES (TYP)

EXISTING DECIDUOUS TREE TO REMAIN (TYP)

EXISTING EVERGREEN TREE TO REMAIN (TYP)

UPLAND REVIEW 100'

LAWN

#148,#150 #152,#154 A

#13,#15 C

#11,#146 C

#14,#16 B

#20,#22 C

#10,#27 B

#33,#35 #37,#39 A

#69,#71 C

#18,#20 B

#65,#67 B

#130,#134 C

#26,#28 #30,#32 A

#61,#63 C

#124,#126 C

#36,#38 C

#73,#75 C

#112,#114 #116,#118 A

#40,#42 C

#58,#60 C

#54,#56 C

#104,#106 C

#66,#68 C

#70,#72 C

#98,#100 B

#215,#217 C

#211,#213 B

#203,#205 B

#199,#201 C

#187,#189 B

#209,#207 C

#81,#83 B

#77,#79 B

#16,#68 C

#97,#99 D

#78,#80 C

#94,#96 #98,#100 A

#90,#92 C

#102,#106 A

SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3 AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C-LS4

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
57 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	DATE	DRAWN BY:	DESIGN BY:	CHECKED BY:
5059	10/7/24	BMS	BMS	DJ

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30'
0 15 30 60

SHEET
C-LS2
CIVIL SHEET 17 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059_LS-LT Plan.dwg Layout: 17 C-LS2 Plotted: 2/3/2025 3:04 PM Last Saved 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt

MATCHLINE C-KEY

MATCHLINE C-LS1

WETLAND DISTURBANCE SEED MIX TYPE II (±250 SF)

WETLAND DISTURBANCE SEED MIX TYPE II (±75 SF)

Rebar Set

Rebar Set

255

260

260

260

260

265

265

#188,#190 C

#178,#180 C

#174,#176 C

#170,#172 C

#166,#168 C

#165,#163 C

#167,#169 C

#158#160 #162#164 A

#151,#153 #155,#157 A

#187,#189 B

#179,#181 C

#171,#173 #119,#117 A

#175,#177 #113,#115 A

#121,#123 B

#125,#127 C

#154#156 C

#150#152 C

#97,#99 D

#109,#111 C

#142,#144 #146,#148 A

#130,#132 C

#134,#136 #138,#140 A

#118,#120 B

#114,#116 C

#126,#128 C

#122,#124 B

#102,#104 #106,#108 A

#110,#112 C

#96 I,#100 A

1 AF

1 PA

1 CC

1 CF

1 SR

3 AD

3 FG

1 CK

3 RM

1 AF

3 CA

1 SR

1 CC

1 CF

1 TO

1 AF

5 KF

1 CK

1 ZS

3 IV

1 SR

1 CF

4 PJ

1 CF

1 SR

1 CC

3 HM

4 RM

1 AF

1 CK

4 RA

1 ZS

1 CK

1 SR

6 TO

7 RM

4 TO

3 RM

ORNAMENTAL STREET TREE (TYP)

EXISTING TREE TO BE REMOVED

EXISTING DECIDUOUS TREE TO REMAIN (TYP)

EXISTING TREE TO BE ASSESSED BY ARBORIST

DECIDUOUS SHRUB (TYP)

DRIVE

LAWN

LAWN

LAWN

LAWN

EVERGREEN TREE (TYP)

BROADLEAF EVERGREEN SHRUB (TYP)

GRASSES (TYP)

DECIDUOUS STREET TREE (TYP)

EXISTING EVERGREEN TREE TO REMAIN (TYP)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

N/F NILSA

SITE PLANTING PALETTES

TREES

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

SITE SHRUBS FOR SCREENING / DELINEATION / GROUNDCOVER

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

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

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
30 PRATT STREET
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

LANDSCAPE PLAN

SCALE: 1" = 30'

SHEET
C-LS3
CIVIL SHEET 18 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 LS-LT Plan.dwg Layout: 18 C-LS3 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt

LANDSCAPE NOTES:

1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
2. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
3. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH. WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
4. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK." PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
5. BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT, PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
   - 5.A. BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
   - 5.B. CONTAINER-GROWTH STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
     - 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
     - 5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
   - 5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.
6. CONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
   - 9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
    A. BARK MULCH/COMPOST 10%-12%
    B. COARSE SAND 40-45%
    C. TOPSOIL 45-50%
12. PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
    - 12.A. LIME SHALL BE PELLETIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE. (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
    - 12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
    - 12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS
    - 12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
    - 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
13. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS.
14. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
16. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
    - 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
    - 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
    - 17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
    - 17.D. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
    - 17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
19. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
20. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
21. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
22. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
23. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
24. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
    - 25.A. REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
    - 25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
    - 25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
    - 25.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
26. MULCH TO BE APPLIED AS FOLLOWS:
    - 26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
    - 26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
    - 26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
    - 26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
    - 27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
    - 27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
    - 27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
    - 27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
    - 27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK, OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
    - 27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
30. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4455 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
    - 34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

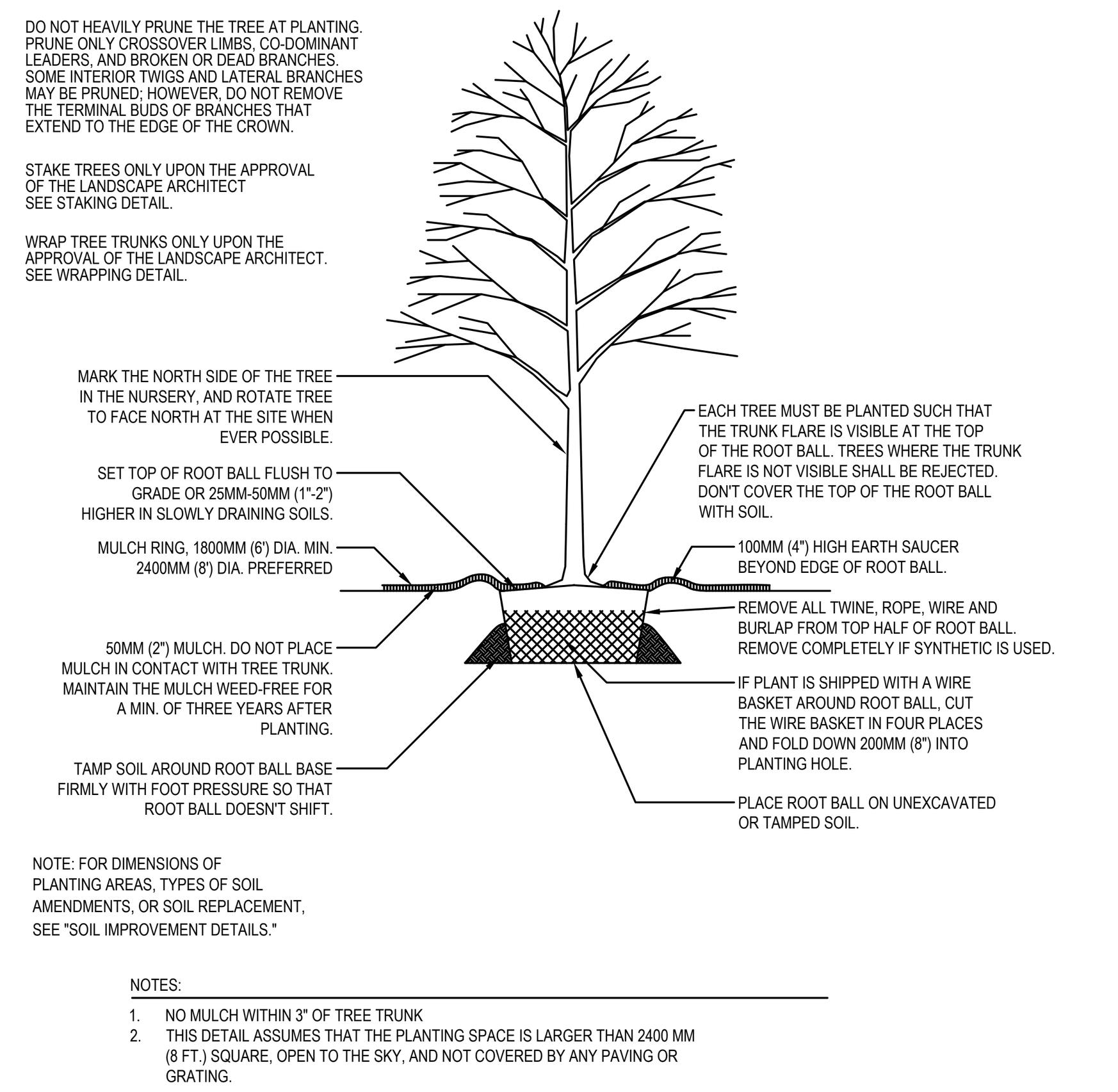
1. SEEDING MIXTURE TYPE I (LAWN AREAS):
   BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   CHEWINGS RED FESCUE 30% OF MIXTURE
   PERENNIAL RYEGRASS 20% OF MIXTURE
   APPLICATION RATE: 4.50LBS. PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (WETLAND DISTURBANCE AREAS)
   OBL WETLAND MIX
   BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
3. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

WETLAND DISTURBANCE NOTES:

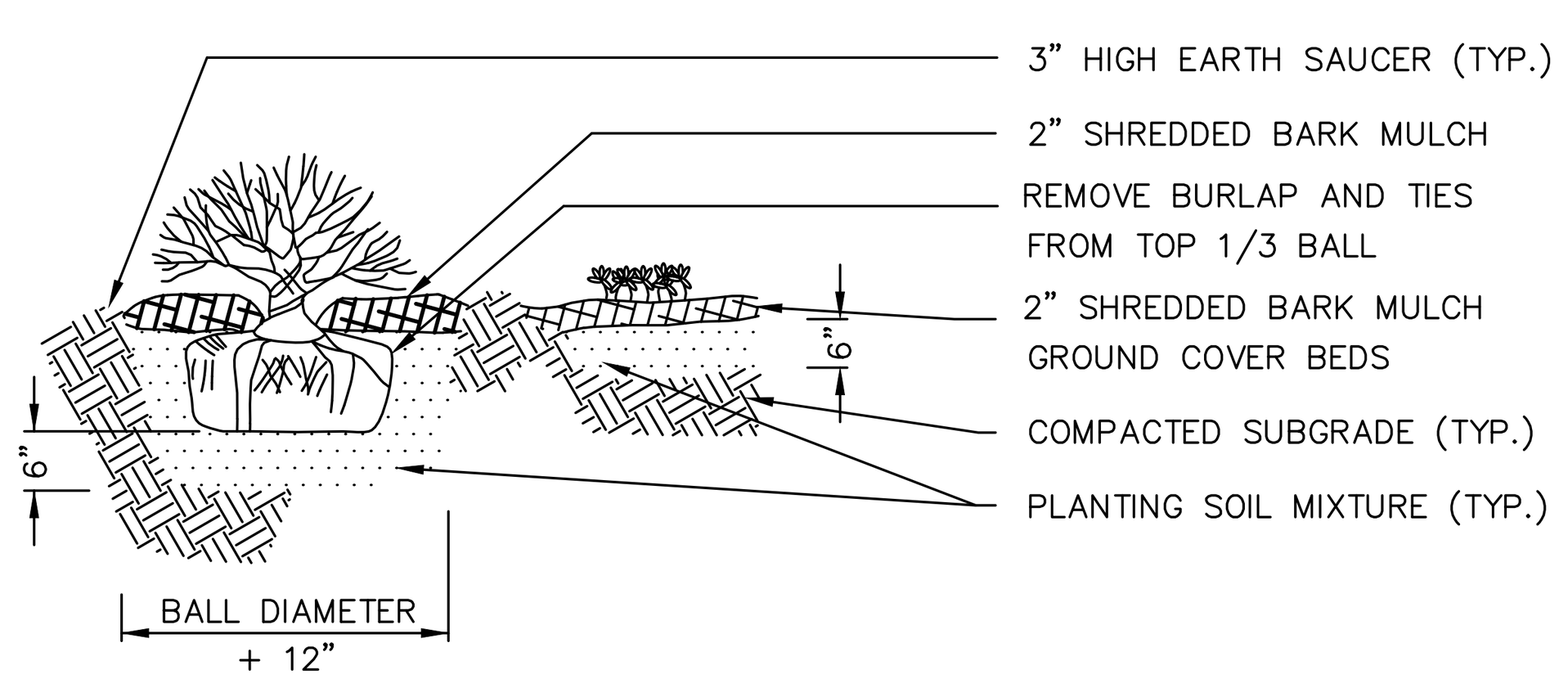
1. APPLIES TO WETLAND DISTURBANCE AREAS NOT TO BE MAINTAINED AS LAWN.
2. ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
3. EXCAVATED WETLAND AREAS SHALL HAVE TOPSOIL SAVED FOR USE WITH DISTURBANCE AREAS TO BE SEEDED.
4. MECHANICALLY MIX TOPSOIL WITH A MINIMUM 30% ORGANIC CONTENT TO A MINIMUM DEPTH OF 12". NO FERTILIZER OR LIME SHALL BE APPLIED. USE TOPSOIL FROM EXCAVATED WETLAND AREAS.
5. PLACE TOPSOIL/ORGANIC SOIL MIXTURE IN WETLAND DISTURBANCE AREA SEED AREA WITH SEED MIX TYPE III PER SUPPLIER'S WRITTEN INSTRUCTIONS AND WITHIN SUGGESTED PERIOD OF YEAR.
6. AREA SHALL BE MOWED NOT LESS THAN ONCE EVERY TWO YEARS BETWEEN NOVEMBER 1 AND MARCH 1 TO MAINTAIN A WET MEADOW.

STREET TREE NOTES:

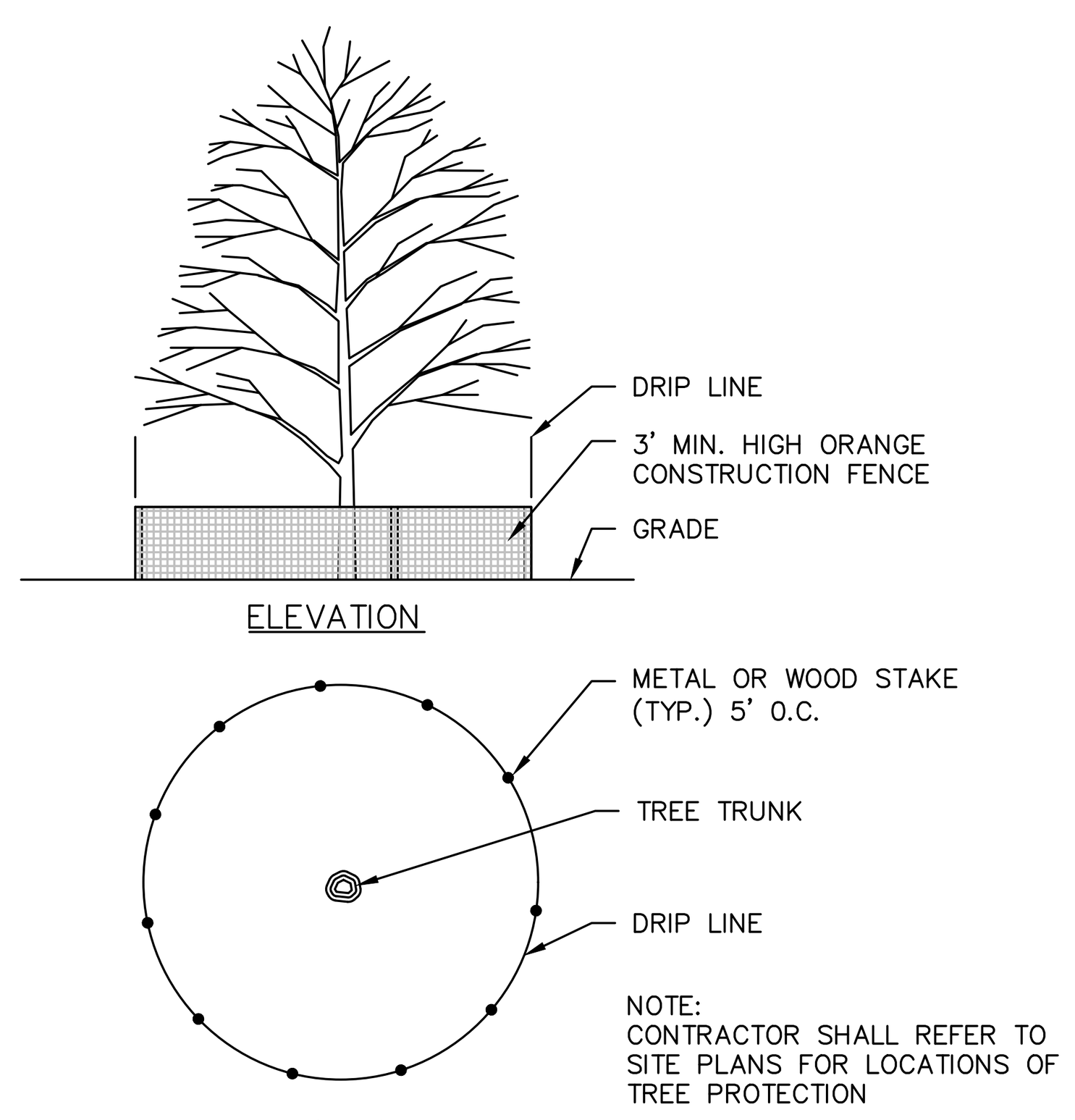
1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR TWINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA, BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.
3. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED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



1 TREE PLANTING DETAIL
Not to Scale



6 SHRUB & GROUNDCOVER PLANTING DETAIL
Not to Scale

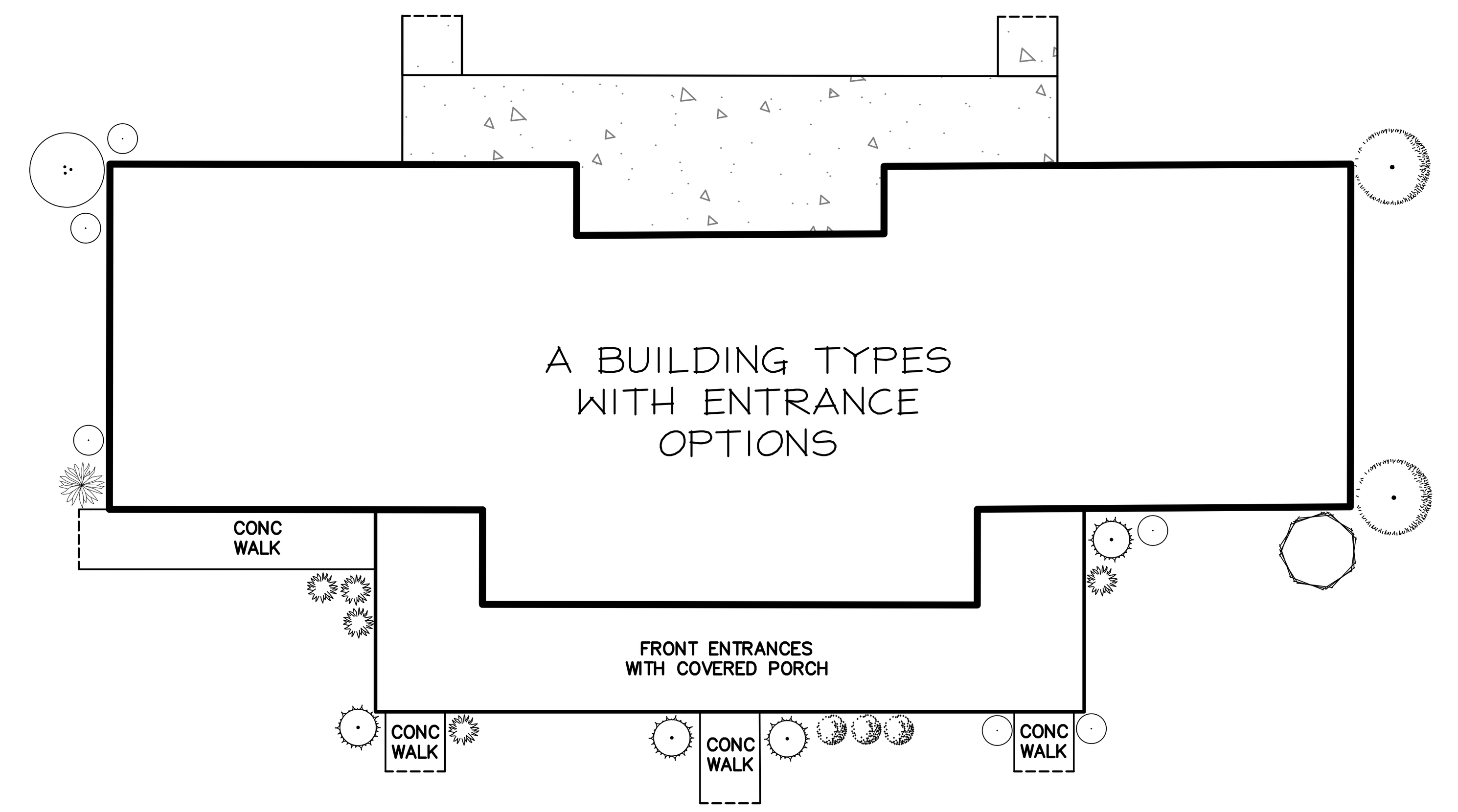


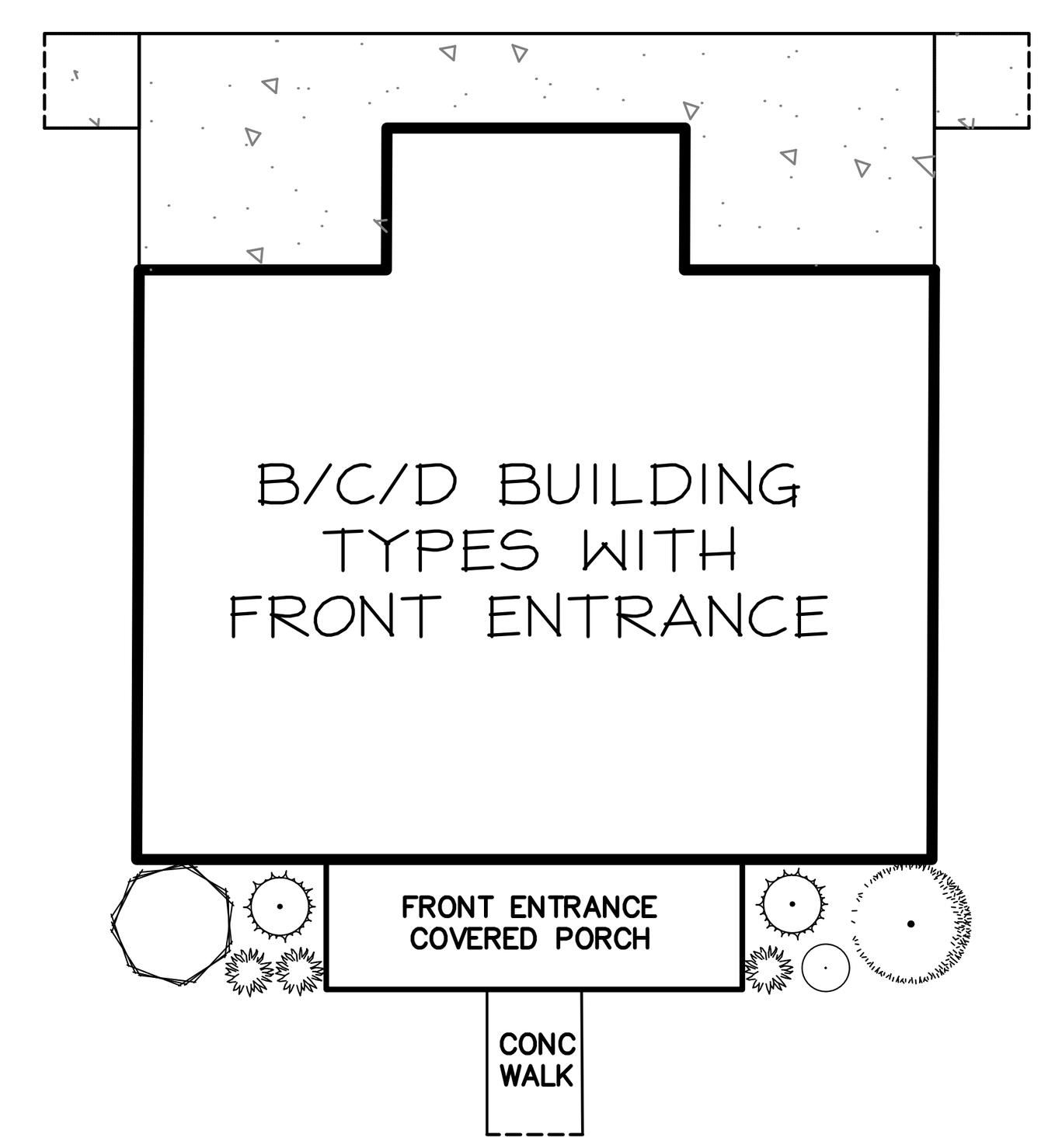
7 TREE PROTECTION DETAIL
Not to Scale

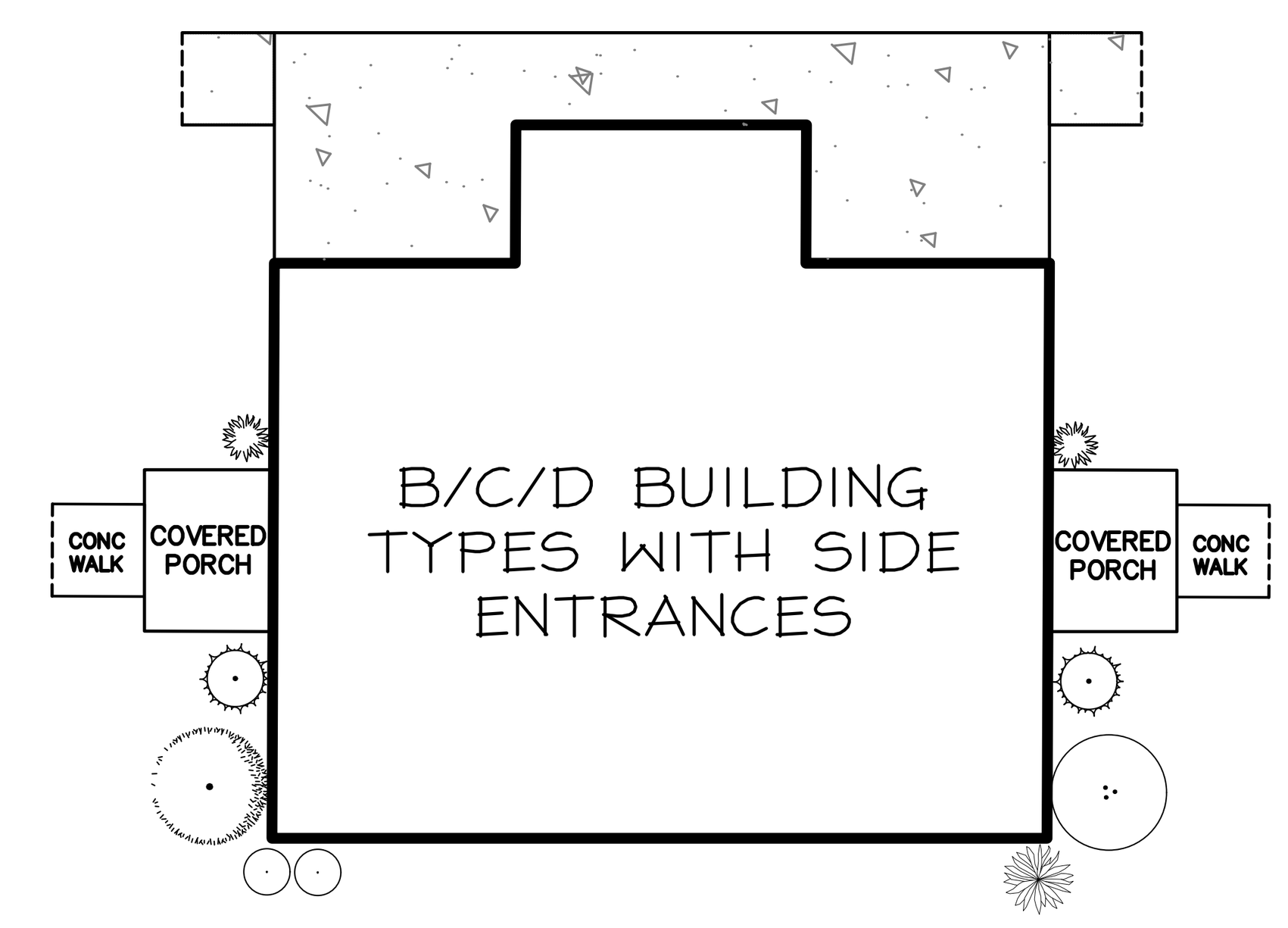
TYPICAL BUILDING PALETTE
SHRUB / PERENNIALS / GRASSES

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

PLANTING OPTIONS FOR TYPICAL BUILDING TYPES







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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

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

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

REVISIONS

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

LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS

SHEET
C-LS4
CIVIL SHEET 19 OF 24

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SEE SITE LIGHTING NOTES AND PROPOSED LIGHTING ENLARGEMENT ON SHEET C-LT2

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1 CENTRAL PARK PLACE
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	11/12/24
SCALE	1" = 60'
DRAWN BY:	BMS
DESIGN BY:	RLD
CHECKED BY:	DJ

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE LIGHTING PLAN- OVERALL

SCALE: 1" = 60' (0, 30', 60', 120')

SHEET
C-LT1
CIVIL SHEET 20 OF 24

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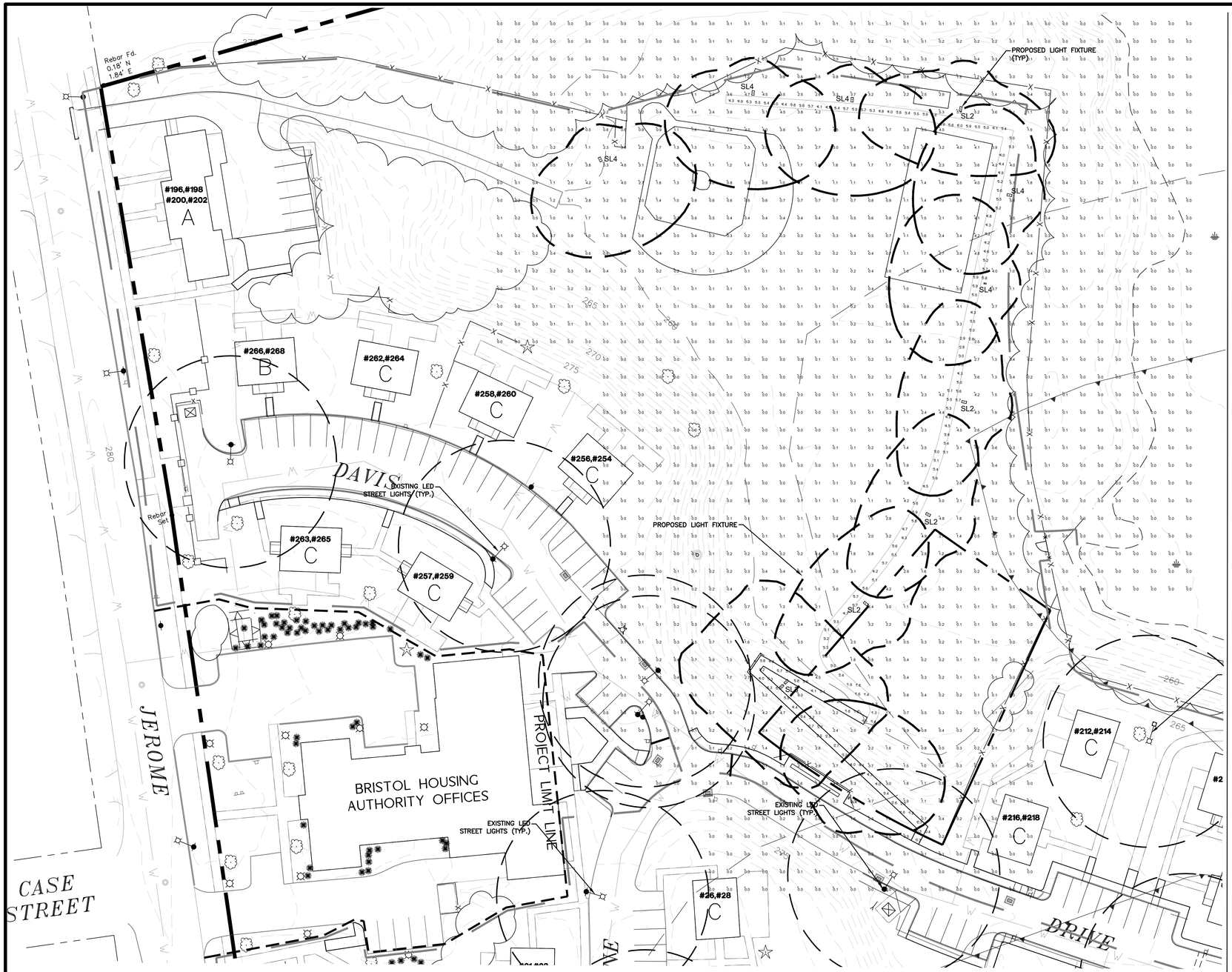


APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: DPI

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
4	SL2	Single	12809	90.68	0.900	B3-U0-G3	GARDCO OPF-S-A04-830-T2M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE
1	SL3	Back-Back	9985	90.68	0.900	B1-U0-G2	GARDCO OPF-S-A04-830-T3M-VOLT-FINISH-OPF-S-HIS-1 / MOUNTED TO 20FT SQUARE STEEL POLE
6	SL4	Single	12878	90.68	0.900	B2-U0-G2	GARDCO OPF-S-A04-830-T4M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE

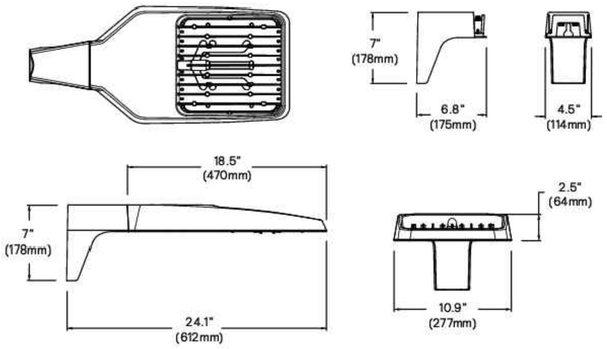
Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.35	6.0	0.0	N.A.	N.A.
WALKWAY	0	4.01	6.0	0.3	13.37	20.00

SEE OVERALL SITE LIGHTING ON SHEET C-LT1

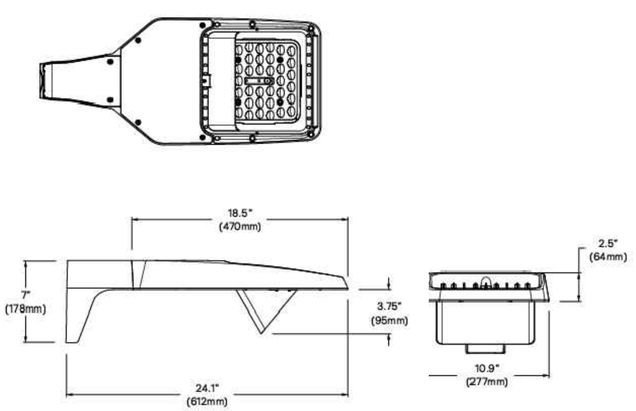
Dimensions

OptiForm Standard Arm

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



OptiForm External Housing Shield



1 GARDO-OPF-S LIGHTING DETAIL
Not to Scale

SITE LIGHTING NOTES:

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

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

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

PROJECT NO.	5059
DATE	10/7/24
DESIGN BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

PROPOSED LIGHTING PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LT2
CIVIL SHEET 21 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 LT Planning Layout: 21 C-LT2 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 1:00 PM Last Saved By: BarbaraSchmitt

CONSTRUCTION NOTES:

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

2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.

3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.

4. The contractor must comply, to the fullest extent, with the latest Occupational Health and Safety (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.

5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.

6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.

7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.

8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.

9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.

10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.

11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.

12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.

13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.

14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.

15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.

16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre–construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.

17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.

18. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.

19. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

20. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.

21. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.

22. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.

23. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre–damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.

24. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.

25. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.

26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.

27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.

28. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.

29. All materials and work shall conform to the state Department of Transportation standard specifications (latest edition, and any amendments or revisions thereto), unless otherwise specified in these plans.

30. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.

31. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.

32. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.

33. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.

34. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:

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

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

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

    Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.

35. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.

36. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.

37. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip–on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.

38. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.

39. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

40. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.

41. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.

42. For single and multi–family residential projects, spot elevation(s) adjacent to the buildings are schematic for non–specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.

43. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.

44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.

45. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean–up work as deemed necessary by the Engineer orthe authority having jurisdiction.

46. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.

47. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.

48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.

49. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

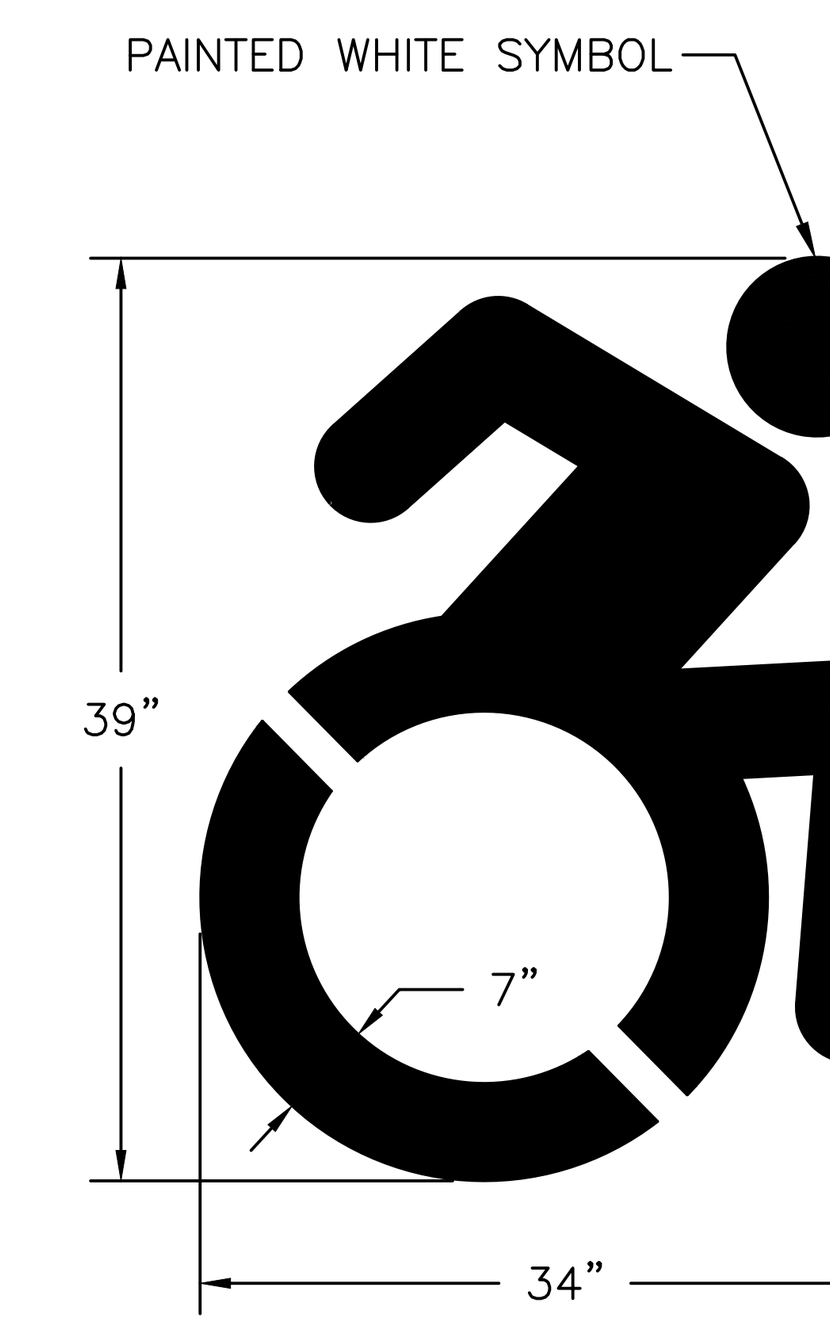
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

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

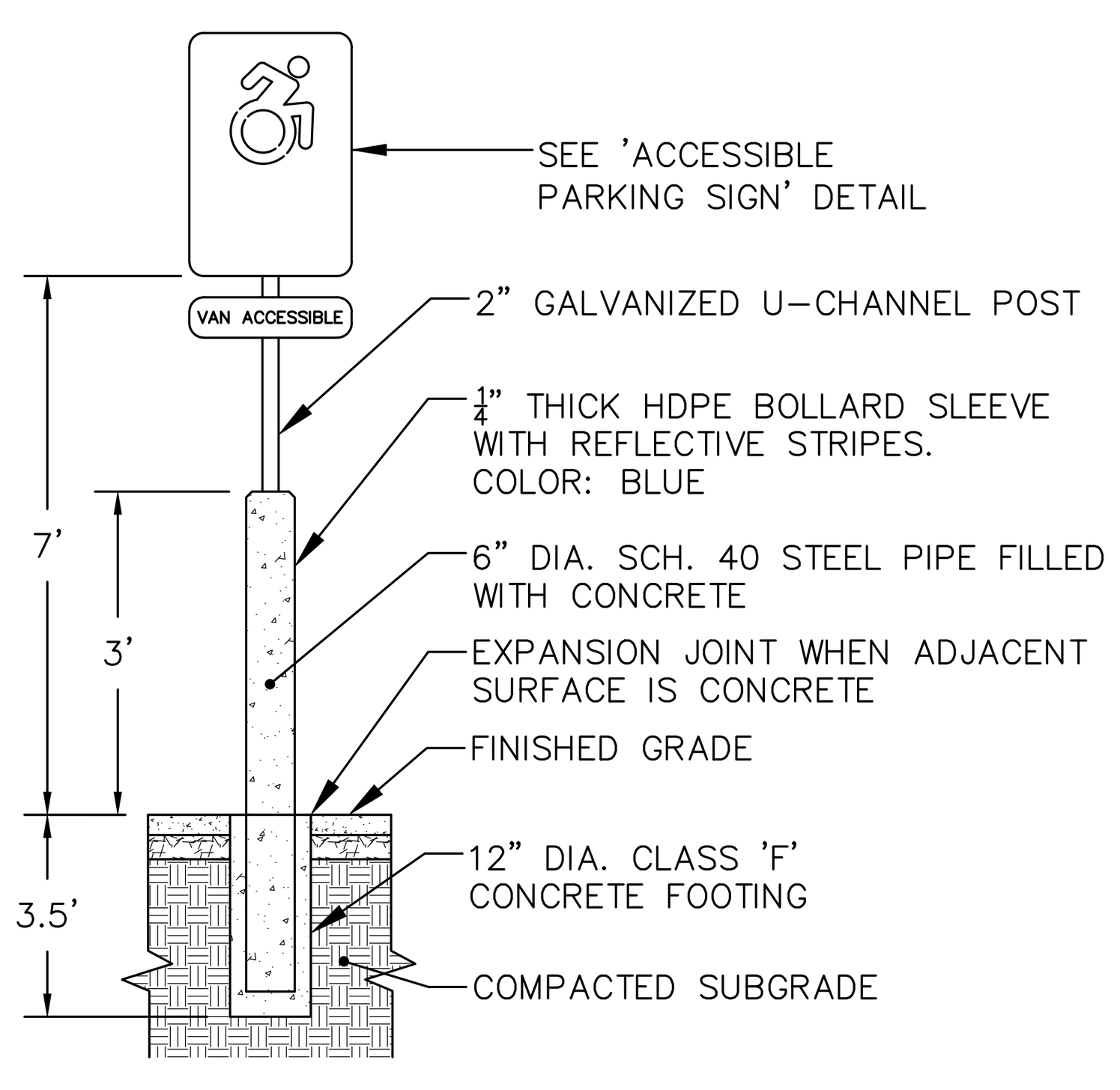
LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
— — — Cx — — — Cx —	UNDERGROUND COMMUNICATION LINES	—— C ——
DOMESTIC WATER		
— — — Wx — — — Wx —	WATER MAIN	—— W ——
—— — — WSx ——	WATER SERVICE	—— WS ——
— — — Fx — — — Fx —	FIRE SERVICE LINE	—— F ——
—— — — NPWx ——	NON–POTABLE WATER LINE	—— NPW ——
W W	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
—— — — LFx ——	MAIN LIQUID FUEL LINE	—— LF ——
—— — — LFSx ——	LIQUID FUEL SERVICE LINE	—— LFS ——
—— — — LFa ——	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— — — Ix — — — Ix —	IRRIGATION LINES	—— I ——
LIGHTING		
	POLE / GROUND MOUNTED LIGHT	
NATURAL GAS		
— — — Gx — — — Gx —	GAS MAIN	—— G ——
—— — — GSx ——	GAS SERVICE LINE	—— GS ——
POWER		
—— EOx ——	ELECTRICAL LINES, OVERHEAD	—— EO ——
—— — — EUx ——	ELECTRICAL LINES, UNDERGROUND	—— EU ——
	UTILITY POLE	
PROPERTY		
—— — — ——	PROPERTY LINE	—— — — ——
— — — — —	EASEMENT LINE	— — — — —
	IRON PIPE	
	IRON ROD	
	MONUMENT	
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	—— SF ——
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
— — — Sx — — — Sx —	SANITARY SEWER MAIN	—— S ——
— — — SSx — — — SSx —	SANITARY SEWER SERVICE LINE	—— SS ——
S	SANITARY SEWER MANHOLE	S
STORM SEWER		
— — — — — — —	STORM DRAIN PIPE	
— — — RLx — — — RLx —	ROOF LEADER	—— RL ——
— — — UD — — — UD —	UNDERDRAIN	— — — UD — — — UD —
D	STORM DRAIN MANHOLE	D
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
— — — — 95 — — — —	CONTOUR	—— 95 ——
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA



1 ACCESSIBLE PARKING SYMBOL

Not to Scale

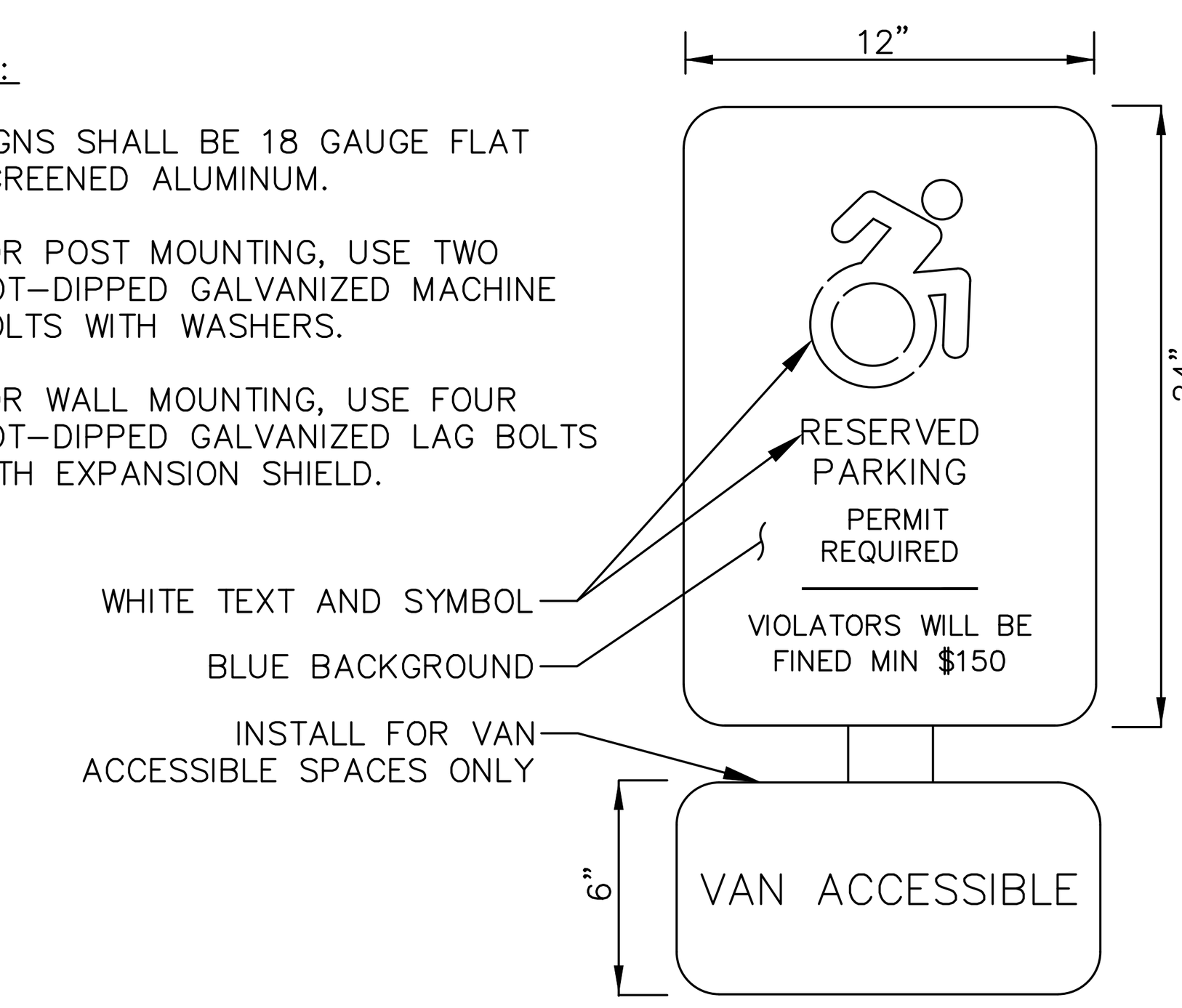


2 ACCESSIBLE PARKING SIGN POST

Not to Scale

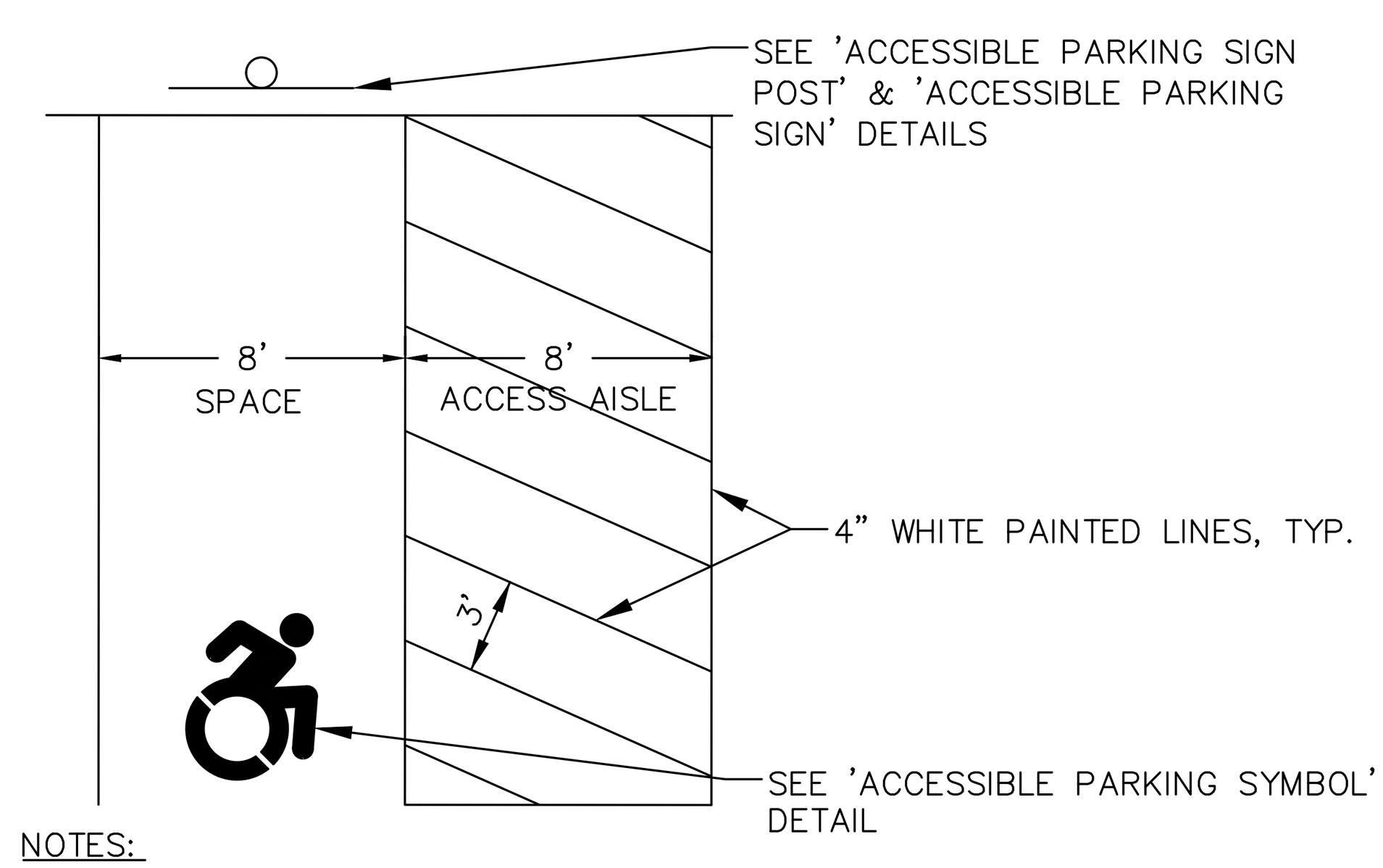
NOTES:

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



3 ACCESSIBLE PARKING SIGN

Not to Scale

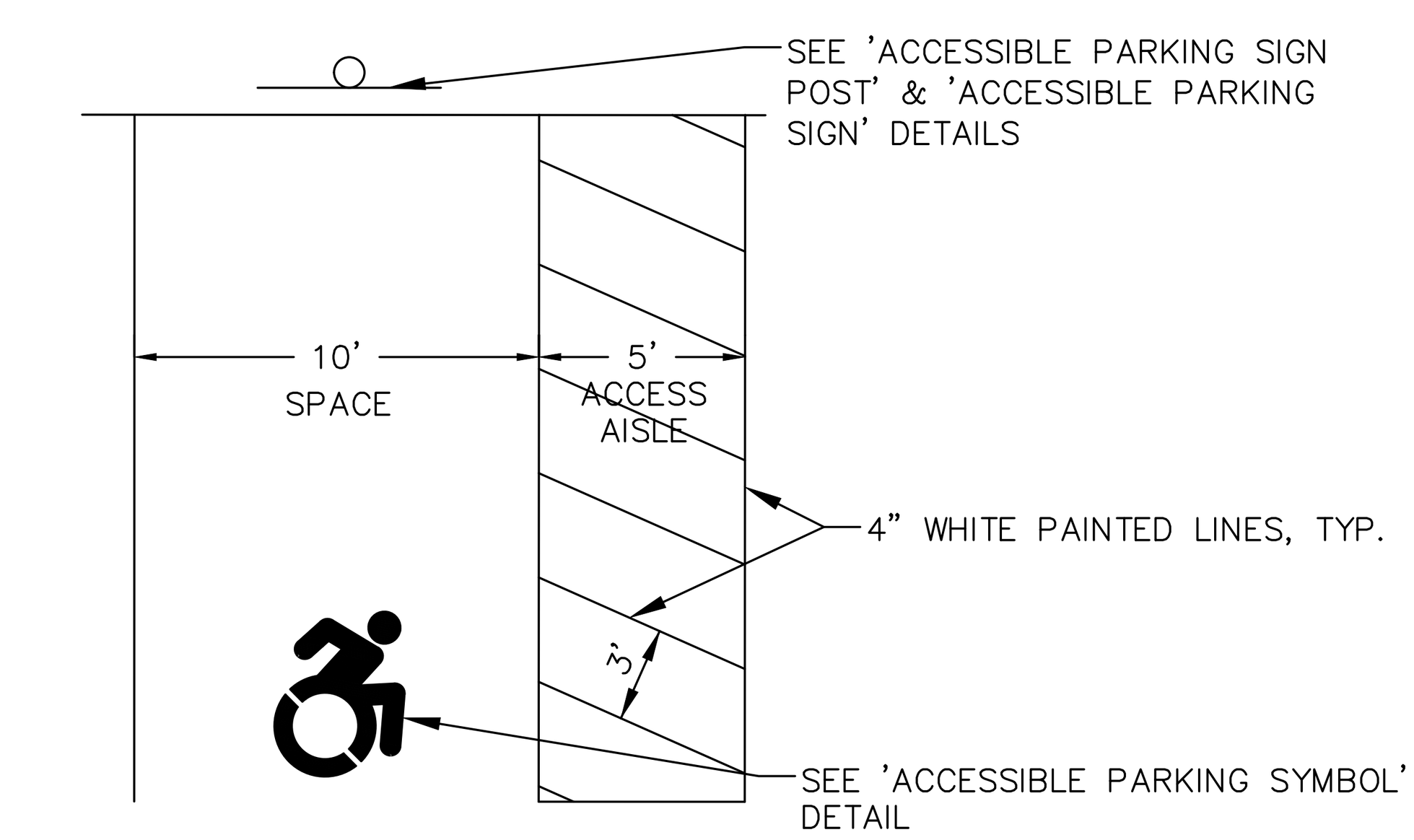


NOTES:

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

4 VAN ACCESSIBLE PARKING SPACE

Not to Scale



NOTES:

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

5 AUTOMOBILE ACCESSIBLE PARKING SPACE

Not to Scale

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PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

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

NOTES, LEGEND, & DETAILS

SHEET

C-D1

CIVIL SHEET 22 OF 24

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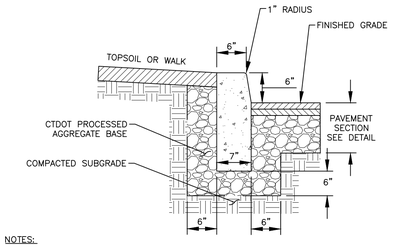
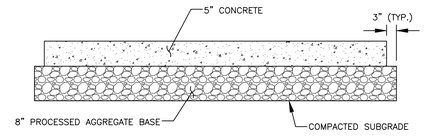


NOTES:

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

1 CAST-IN-PLACE CONCRETE CURB

Not to Scale

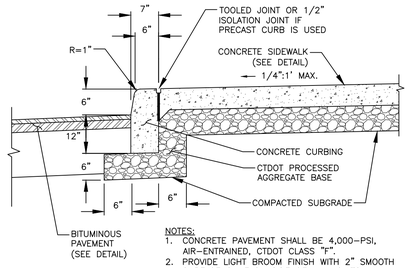


NOTES:

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

2 CONCRETE SIDEWALK SECTION - STANDARD DUTY

Not to Scale

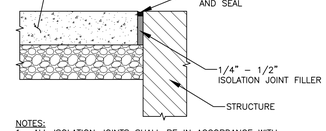


NOTES:

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

3 MONOLITHIC CONCRETE CURB & WALK

Not to Scale

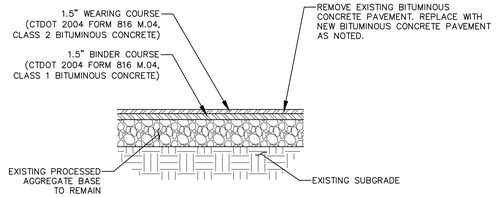


NOTES:

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

4 CONCRETE ISOLATION JOINT

Not to Scale

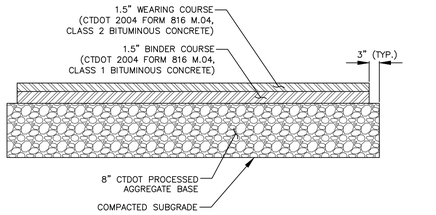


NOTES:

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

5 PARTIAL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

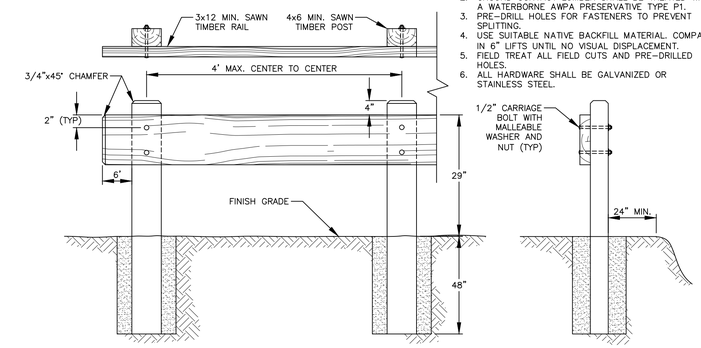


NOTES:

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

6 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY

Not to Scale

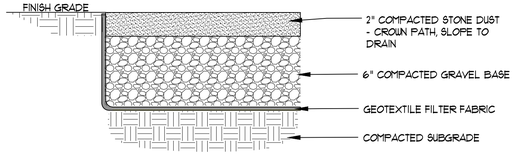


NOTES:

1. ALL RAIL AND POST LUMBER SHALL BE SOUTHERN YELLOW PINE COMMERCIAL GRADE, NO. 1 DENSE, OR BETTER, CONFORMING TO NOMINAL SIZES AND DIMENSIONS SHOWN AND TO AASHTO SPECIFICATION M168.
2. ABOVE GROUND LUMBER SHALL BE TREATED WITH A WATERBORNE AWPA PRESERVATIVE TYPE P2.
2. GROUND CONTACT LUMBER SHALL BE TREATED WITH A WATERBORNE AWPA PRESERVATIVE TYPE P1.
3. PRE-DRILL HOLES FOR FASTENERS TO PREVENT SPLITTING.
4. USE SUITABLE NATIVE BACKFILL MATERIAL. COMPACT IN 6" LIFTS UNTIL NO VISUAL DISPLACEMENT.
5. FIELD TREAT ALL FIELD CUTS AND PRE-DRILLED HOLES.
6. ALL HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.

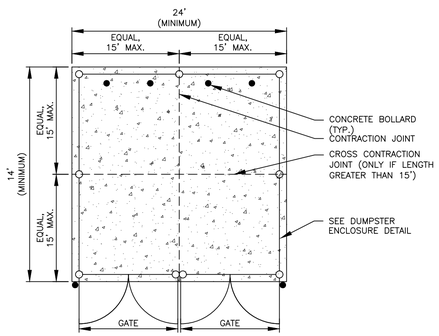
9 TIMBER GUIDE RAIL

Not to Scale



8 STONE DUST PATH

Not to Scale



NOTES:

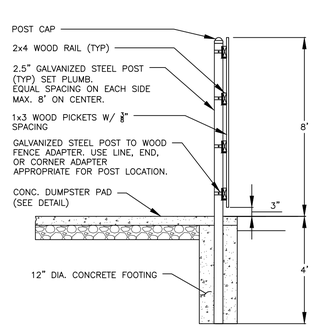
1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

10 DUMPSTER PAD PLAN

Not to Scale

7 FULL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

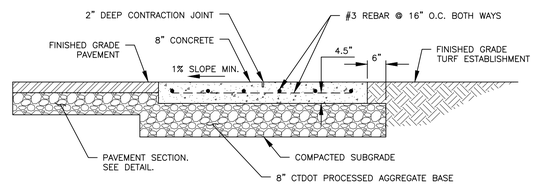


NOTES:

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

11 DUMPSTER ENCLOSURE SECTION

Not to Scale

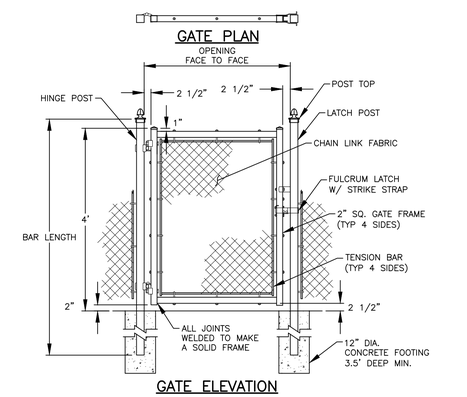


NOTES:

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

12 DUMPSTER PAD SECTION

Not to Scale



13 CHAIN LINK GATE

Not to Scale

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 PARK STREET
EAST HARTFORD, CT 06108

PROJECT NO: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: RLD
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

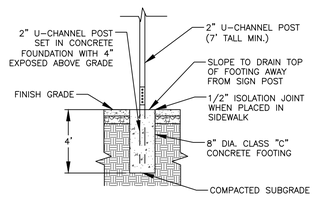
DETAILS

SHEET
C-D2
CIVIL SHEET 23 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Details.dwg Layout: 23 C-D2 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 11:55 AM Last Saved By: RowanDowney

SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
ADVISORY SPEED PLAQUE	MUTCD W13-1P	18"x18"	35 MPH
DO NOT ENTER	MUTCD R5-1	30"x30"	DO NOT ENTER R5-1
ONE WAY (LEFT)	MUTCD R6-1	36"x12"	ONE WAY R6-1
ONE WAY (RIGHT)	MUTCD R6-1	36"x12"	ONE WAY
SPEED BUMP	MUTCD W17-1	30"x30"	SPEED HUMP

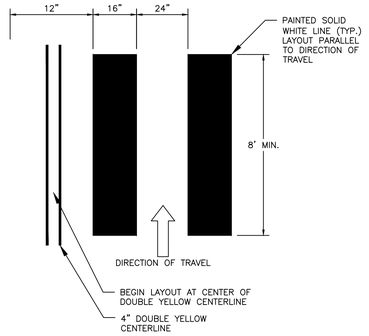
SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
YIELD TO PEDESTRIANS IN CROSSWALK	MUTCD R1-6b	12"x36"	STATE LAW YIELD TO PEDESTRIANS WITHIN CROSSWALK R1-6b
PEDESSTRIAN CROSSING	MUTCD W11-2	30"x30"	
PEDESTRIAN CROSSING SUBPLATE	MUTCD W16-7	21"x15"	



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

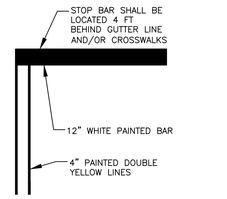
1 TRAFFIC SIGN POST

Not to Scale



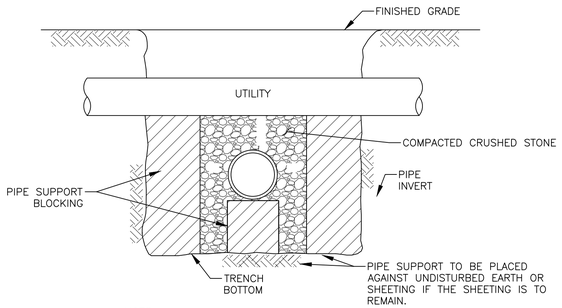
2 PAINTED CROSSWALK

Not to Scale



3 PAINTED STOP BAR

Not to Scale

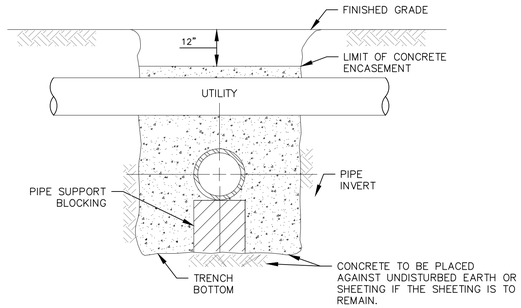


NOTE:

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

4 UTILITY CROSSING

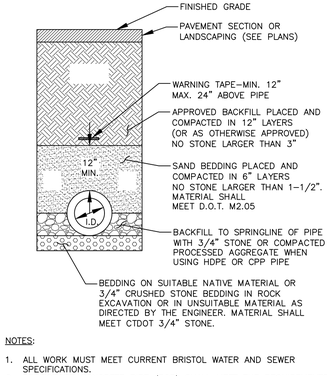
Not to Scale



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

5 UTILITY CROSSING - ENCASED IN CONCRETE

Not to Scale

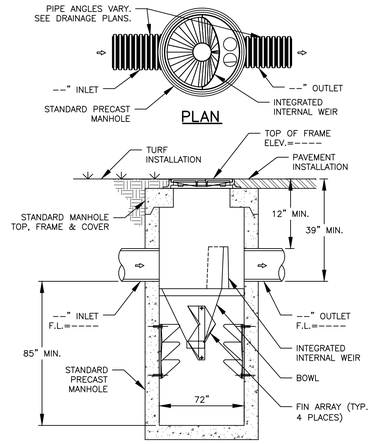


NOTES:

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

6 STORM DRAIN TRENCH SECTION

7

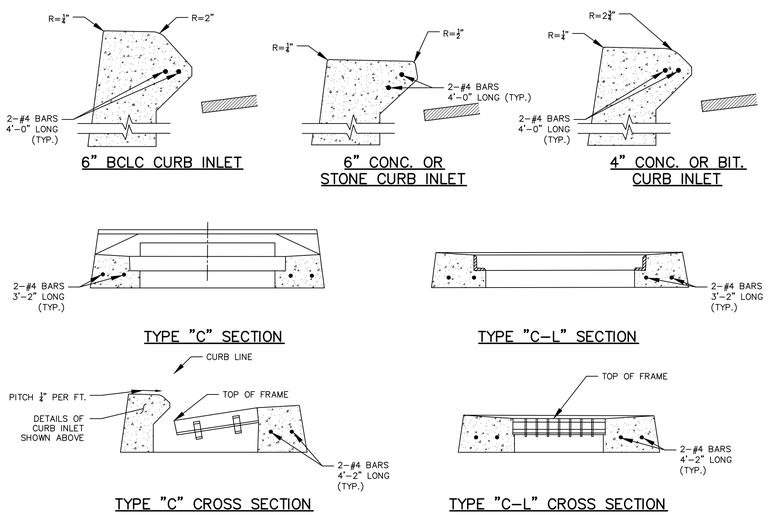


NOTES:

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

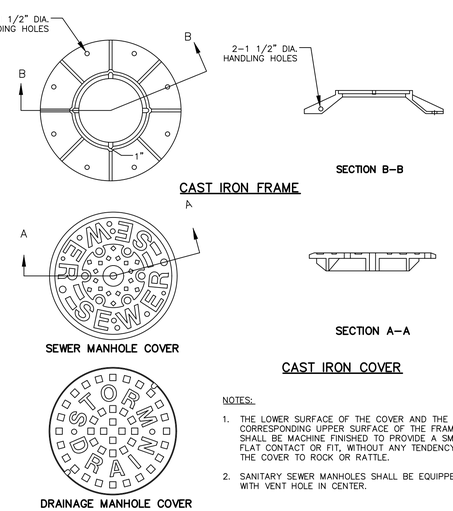
7 WATER QUALITY UNIT - S6

Not to Scale



8 STANDARD CATCH BASIN TOPS

Not to Scale



NOTES:

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

9 MANHOLE FRAME & COVER

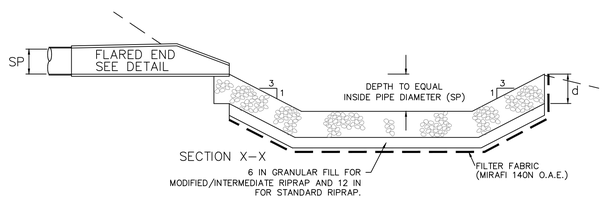
Not to Scale

NOTES:

1) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)
36 IN (WHEN STANDARD RIPRAP SPECIFIED)

2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 817 SECTION M.12.02

3) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2



10 RIPRAP PREFORMED SCOUR HOLE

Not to Scale

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
30 MAIN STREET
EAST HARTFORD, CT 06608

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

DETAILS

SHEET
C-D3
CIVIL SHEET 24 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Details.dwg Layout: 24 C-D3 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 11:55 AM Last Saved By: RowanDowney

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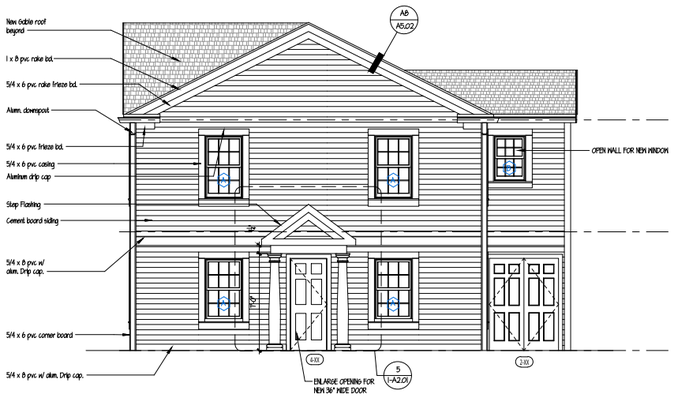
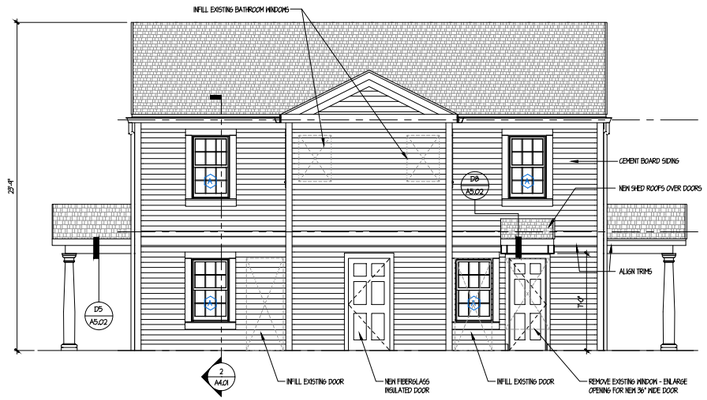


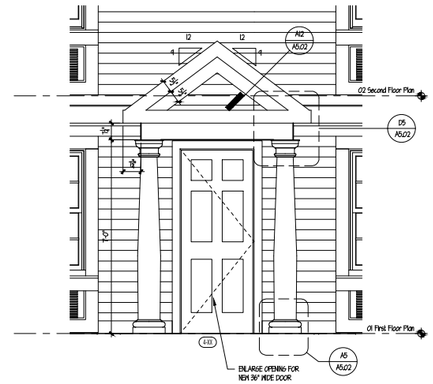
4 1-A2.01 BLDG #1 - RIGHT SIDE ELEVATION

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



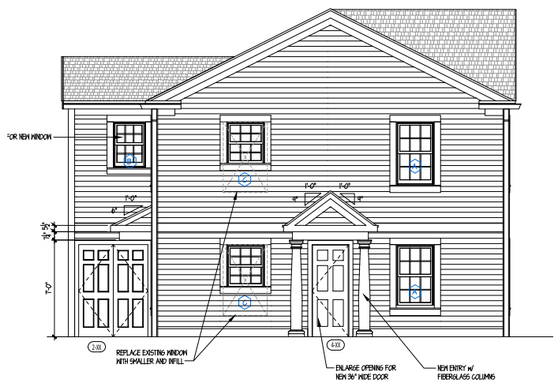
3 1-A2.01 BLDG #1- REAR ELEVATION

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



5 1-A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 1-A2.01 BLDG #1 - LEFT SIDE ELEVATION

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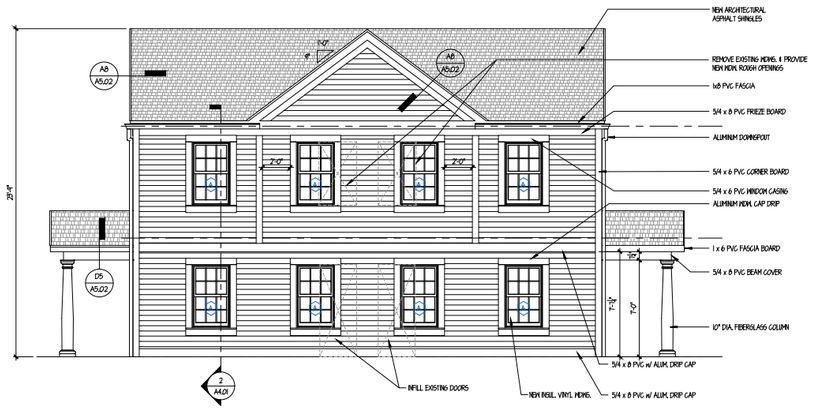

1 1-A2.01 BLDG #1 - FRONT ELEVATION

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

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architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.5262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
184 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 1_A2.01 - ELEVATIONS

date	description	no.
revisions		

Building Type 1
C1A-3A

- Townhouse (SFR/2FR/3)
- Handicapped Accessible
- Side Door Entry
- Siding
- Gable Roof
- 2-Story Rear Addition (existing)

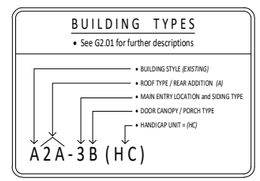
Locations:
27-30 Quaker / Davis
59-62 Penelo [to be demo'd]
81-83 Davis
104-106 Jerome
121-123 Davis
138-142 Davis [to be demo'd]
162-165 Davis

2-APTS / 5 BRS

BUILDING #1:

EXTERIOR ELEVATONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT
1-A2.01

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

NOT TO SCALE

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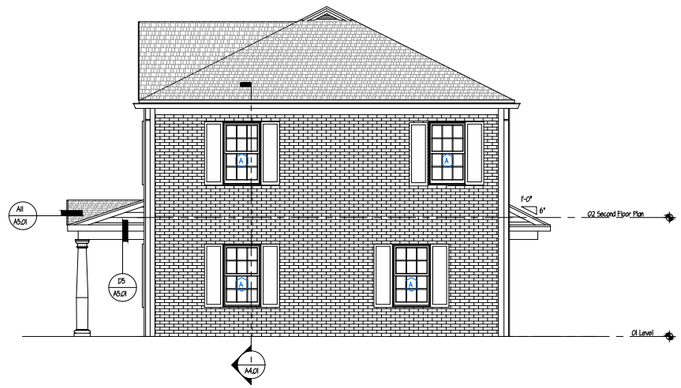

3 / 7-A2.01 BLDG #7 - REAR ELEVATION

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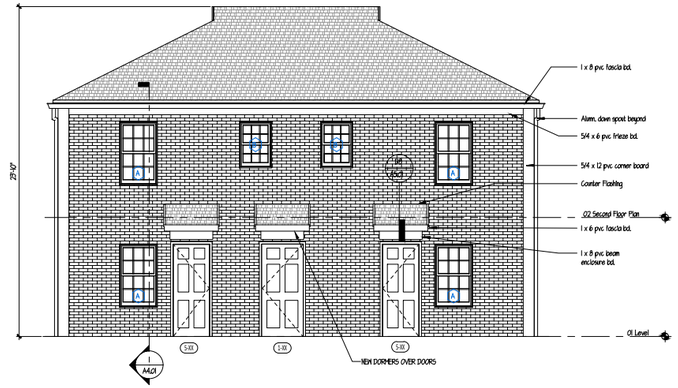
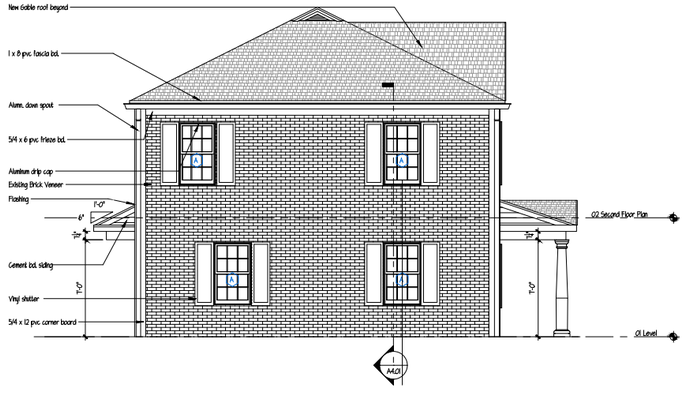


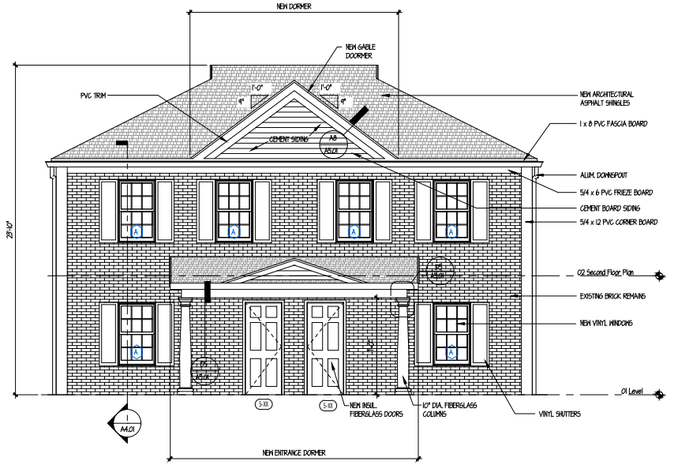
4 / 7-A2.01 BLDG #7- RIGHT SIDE ELEVATION

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



2 / 7A2.01 BLDG #7 - LEFT SIDE ELEVATION

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



1 / 7-A2.01 BLDG #7 - FRONT ELEVATION

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

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
184 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 7_A2.01 - ELEVATIONS

date	description	init.
REVISIONS		

Building Type 7
B2-2B

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

Locations:

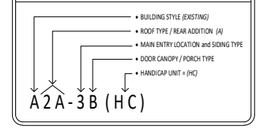
203-205 Davis
116-120 Davis (to be demo'd)
213-214 Davis

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT

7-A2.01

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

NOT TO SCALE

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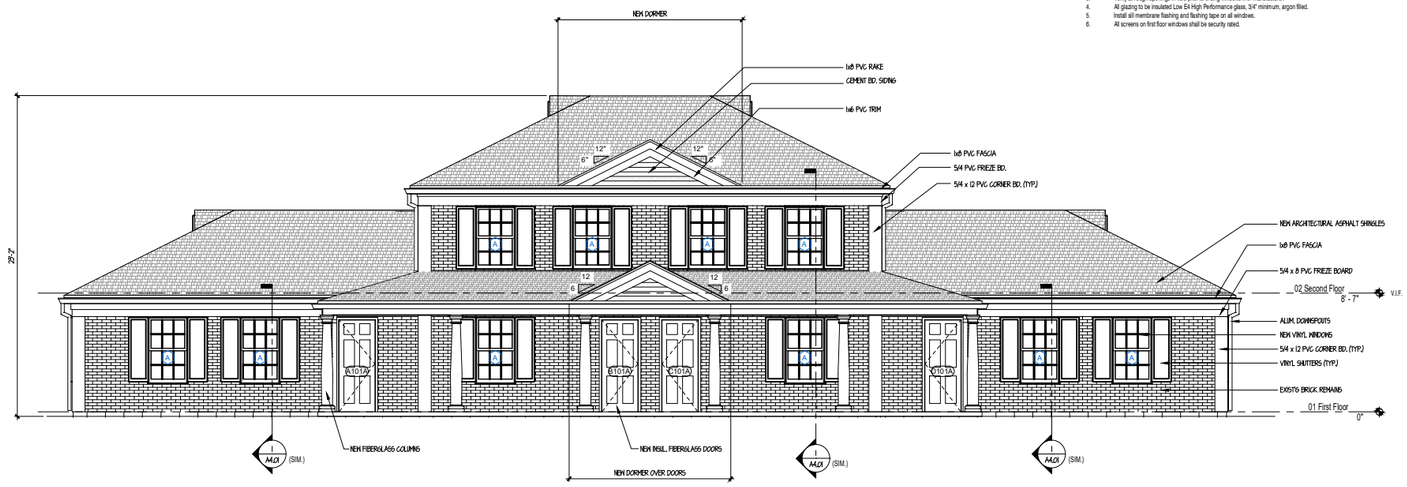
2 / 12-A2.01 — BLDG #12 - REAR ELEVATION

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

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2' - 11 1/2"	4' - 11"			
B	2	2' - 11 1/2"	4' - 0"			
C	6	2' - 11 1/2"	4' - 8"			
D	2	2' - 0 1/2"	2' - 10"			
I	8	3' - 0"	1' - 4"			
J	2	3' - 0"	1' - 4"			

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

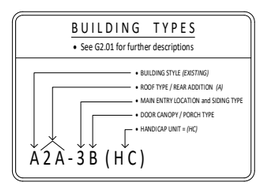


1 / 12-A2.01 — BLDG #12 - FRONT ELEVATION

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

BUILDING TYPES

• See G2.01 for further descriptions



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Bristol Housing Authority
184 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

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

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

4-APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

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

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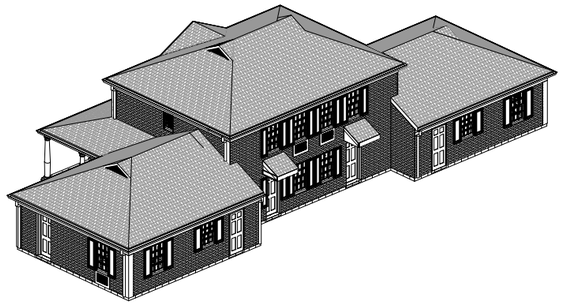
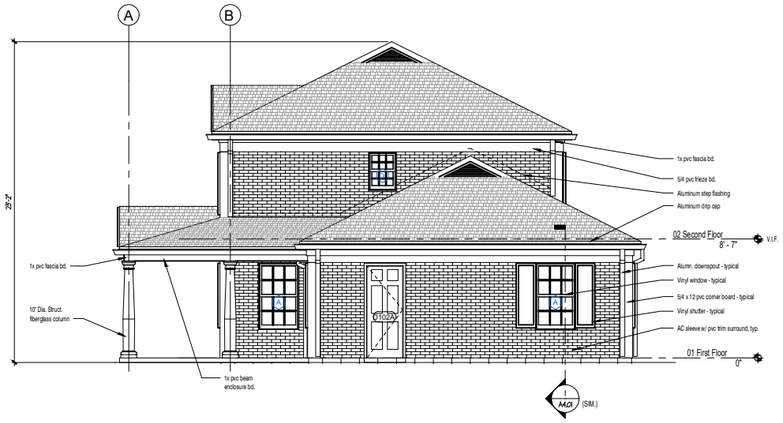
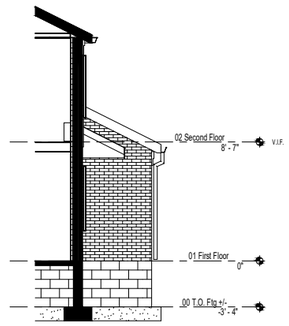


1 / 12-A2.02 BLDG #12 - REAR PERSPECTIVE
SCALE: 1/8"=1'-0"



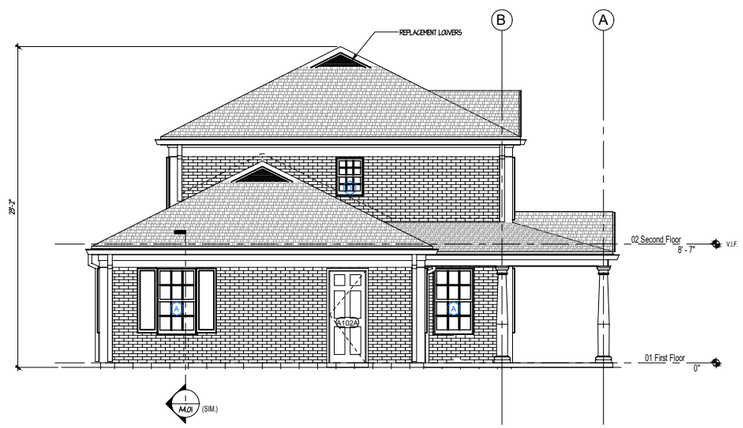
2 / 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



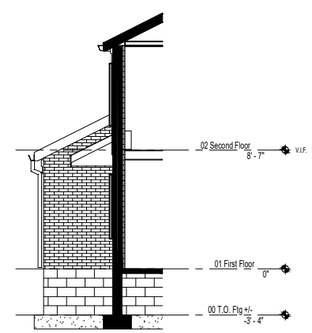
2A / 12-A2.02 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A2A-3B (HC)

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Bristol Housing Authority
184 Jerome Ave., Bristol, CT

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date/rev | description | init.
date issued

Building Type 12
A2-2C

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

Locations:

1/2-114-116-118 Jerome
85-87-194-196 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
156-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4 APTS / 6 BR'S

BUILDING #12: EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
12-A2.02

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

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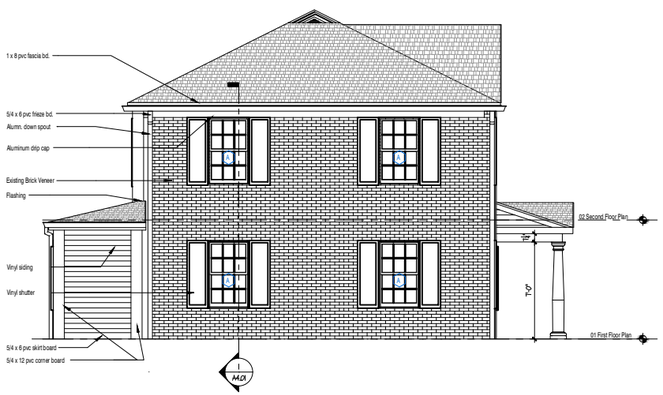
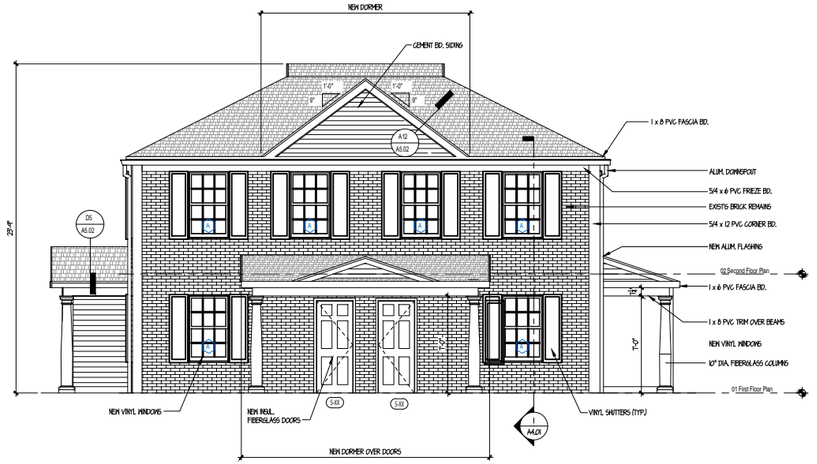
3 BLDG #16 - REAR ELEVATION
16-A2.0 SCALE: 1/4"=1'-0"



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



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



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

Window Schedule

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

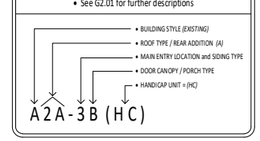
Siding Types

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

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

BUILDING TYPES

• See G2.01 for further descriptions



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Bristol, Connecticut 06010

Bristol Housing Authority
384 Jerome Ave., Bristol, CT

date/#	description	init.

revisions

Building Type 16
D2B-2B

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

Locations:
208-210 Davis

2-APTS / 5 BRS

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

16-A2.01

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

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SHEET 1 OF 5

SHEET 2 OF 5

SHEET 3 OF 5

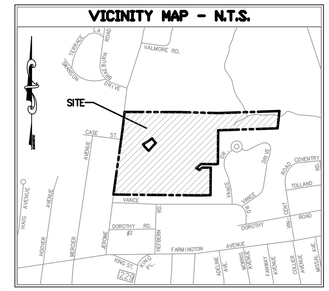
SHEET 4 OF 5

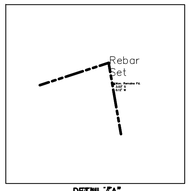
SHEET 5 OF 5



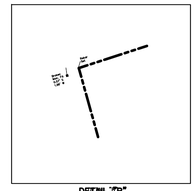
TOTAL AREA
1,730,528 SQ. FT.±
39.73 ACRES±

VICINITY MAP - N.T.S.





DETAIL "A"
(Not to Scale)



DETAIL "B"
(Not to Scale)

LEGEND OF SYMBOLS & ABBREVIATIONS

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

PRE-ALTA/NSPS LAND TITLE SURVEY

FOR

CAPTIAL STUDIO ARCHITECTS

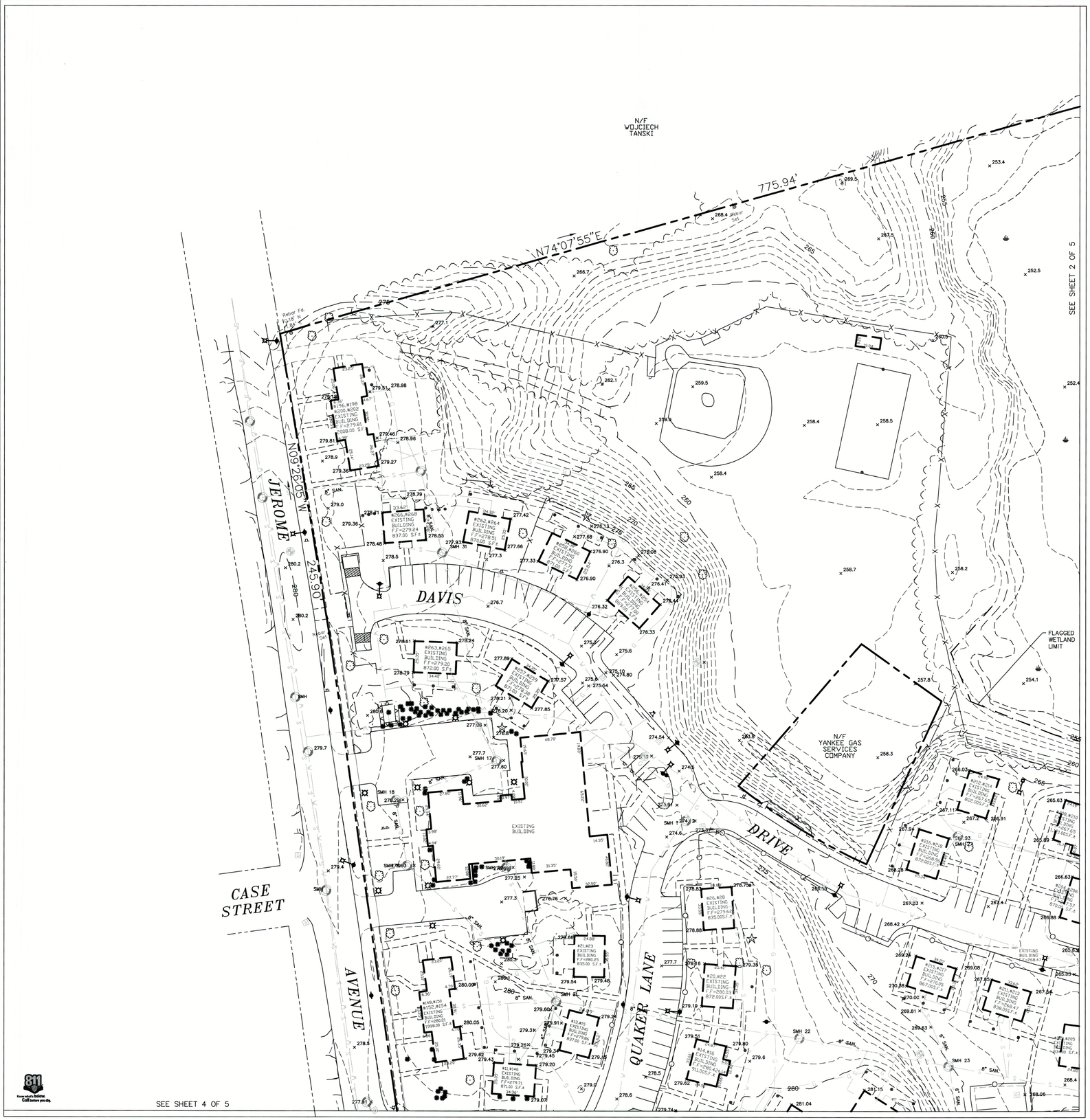
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=100'

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

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022



MISCELLANEOUS NOTES

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

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FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 090023, MAP NUMBER 09003C0458F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND A PORTION OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE. HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

STATEMENT OF ENCROACHMENTS

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

UTILITY NOTES

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

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

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

SURVEYOR'S GENERAL NOTES

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

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

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

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

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

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

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

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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTICE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022

N/F
CITY OF
BRISTOL

N/F
WOJCIECH
TANSKI

N74°07'55"E
775.94'

Point in
18" Maple

N72°01'25"E
853.60'

Metal Rail

S72°01'25"W
829.93'

N/F
HOUSING AYTORITY OF THE
CITY OF BRISTOL

S15°36'05"E
469.52'

S74°23'55"W
71.59'

Rebar Set

Rebar Set
S65°38'55"W
28.74'

S15°36'05"E
433.18'

12" SAN.

SMH 33
247.34

FLAGGED
WETLAND
LIMIT

SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

SEE SHEET 5 OF 5

NORTH

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

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

NOVEMBER 24, 2023 SCALE 1"=40'

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ONE PRESTIGE DRIVE
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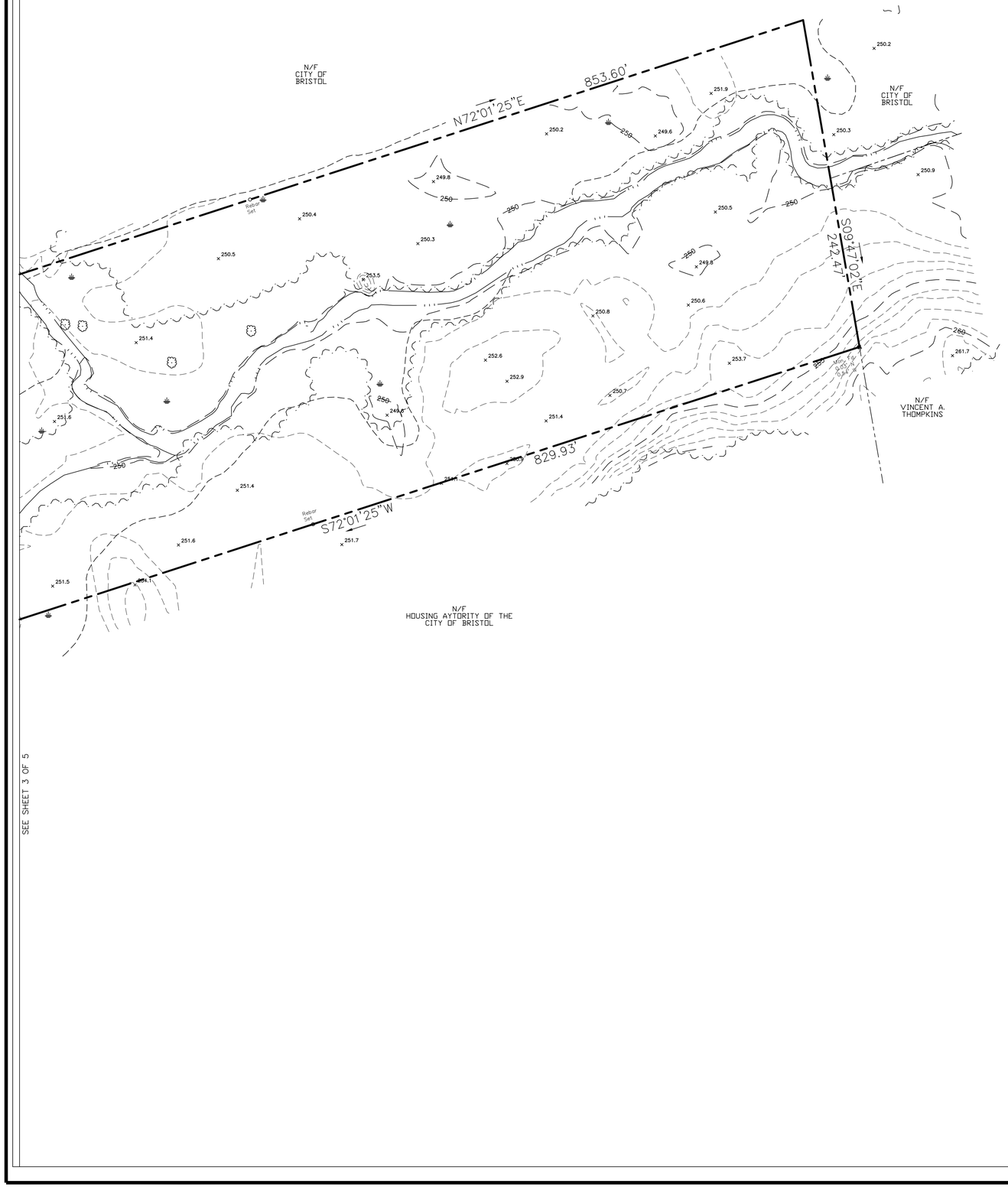
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022

SHEET: 2 OF 5



SEE SHEET 3 OF 5

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

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

NOVEMBER 24, 2023 SCALE 1"=40'

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SHEET: 3 OF 5

SEE SHEET 1 OF 5



SEE SHEET 5 OF 5

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

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

NOVEMBER 24, 2023 SCALE 1"=40'

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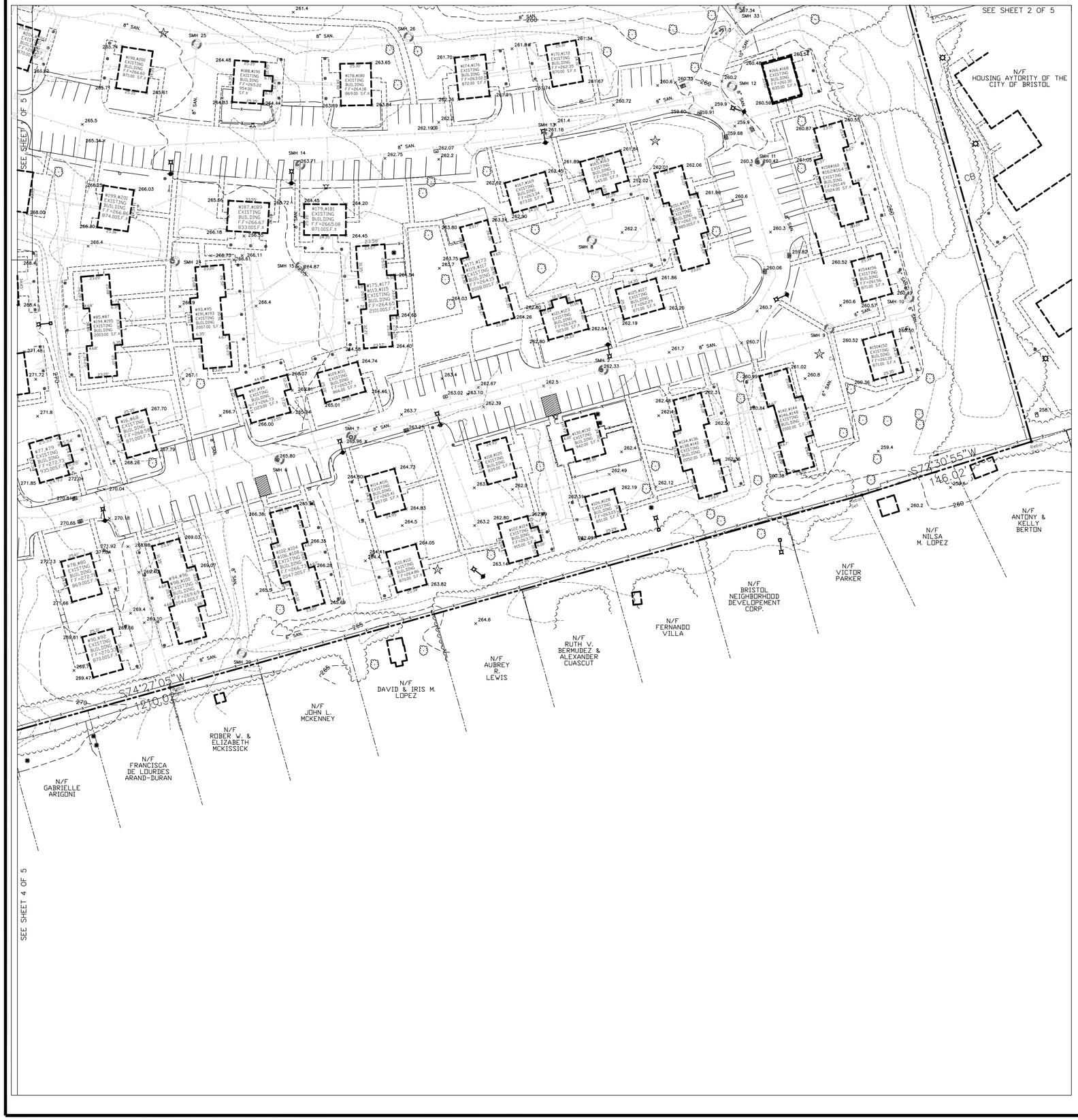
MERIDEN, CT. 06450
FAX 203-639-0022

SHEET: 4 OF 5



PRE-ALTA/NSPS LAND TITLE SURVEY

FOR

CAPTIAL STUDIO ARCHITECTS

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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
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SHEET: 5 OF 5

Elevation Drawings Updated: 2/5/25

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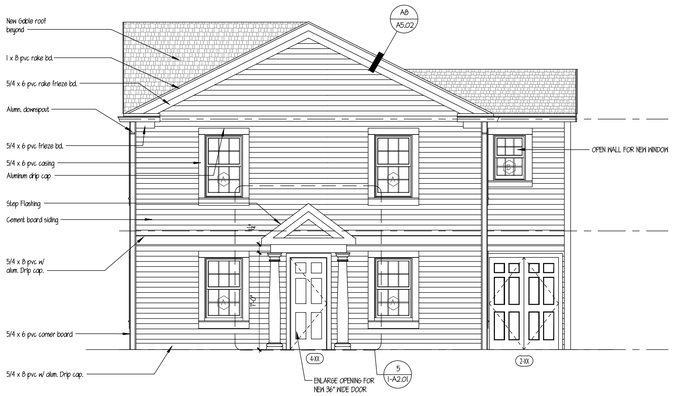
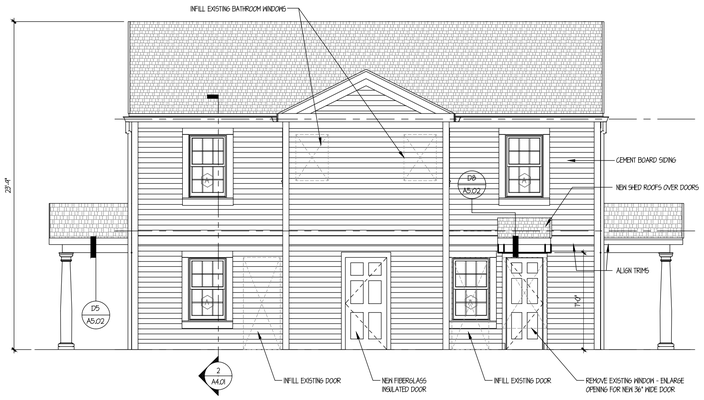


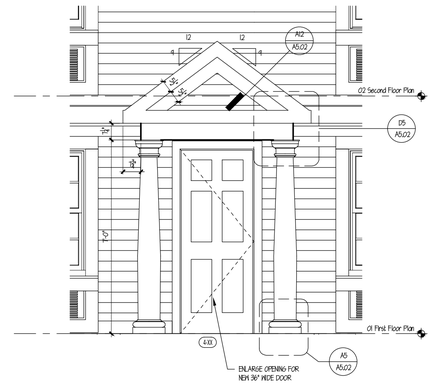
4 1-A2.01 BLDG #1 - RIGHT SIDE ELEVATION

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



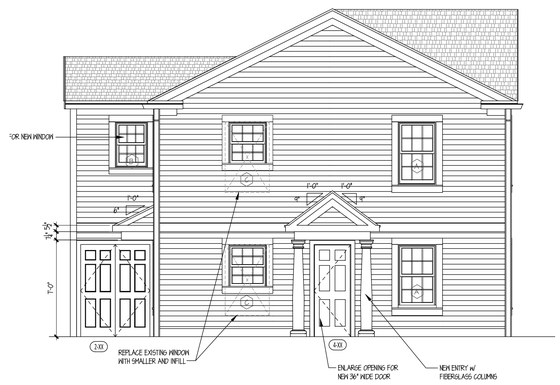
3 1-A2.01 BLDG #1- REAR ELEVATION

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



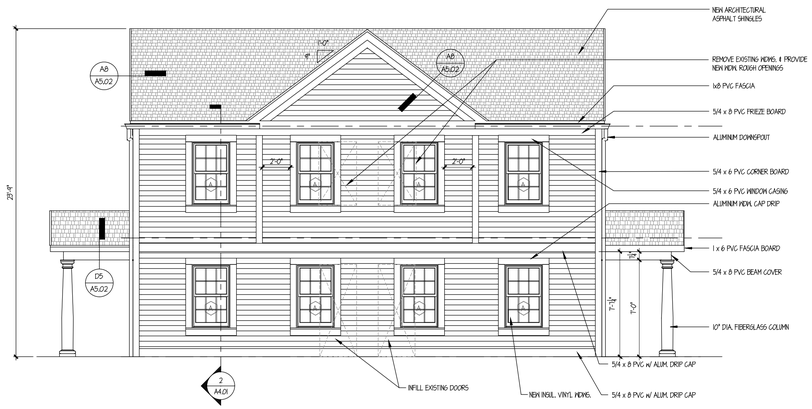
5 1-A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 1-A2.01 BLDG #1 - LEFT SIDE ELEVATION

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



1 1-A2.01 BLDG #1 - FRONT ELEVATION

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

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CAMBRIDGE PARK REHABILITATION

Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 1 A2.01 - ELEVATIONS

date	description	no.

revisions

Building Type 1
C1A-3A

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

Locations:

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

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR ELEVATONS

BUILDING TYPES

• See G2.01 for further descriptions

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

A2A-3B (HC)

DESIGN DEVELOPMENT

1-A2.01

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

NOT TO SCALE

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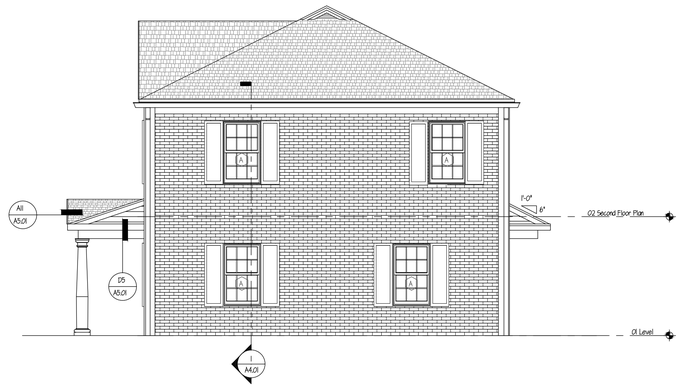
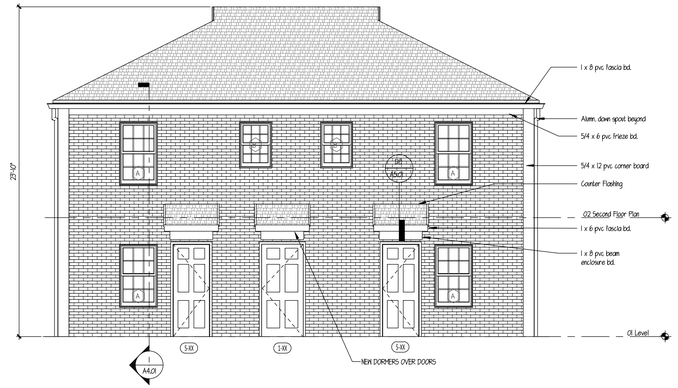
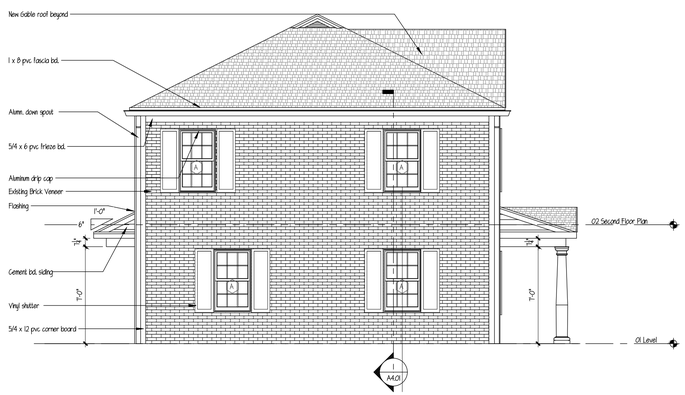


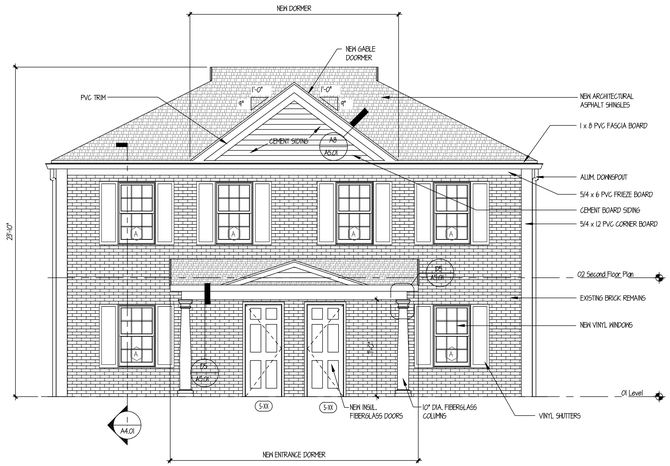
3 T-A2.01 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



4 T-A2.01 BLDG #7- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

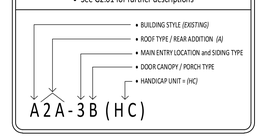


2 T-A2.01 BLDG #7 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 T-A2.01 BLDG #7 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

BUILDING TYPES
• See G2.01 for further descriptions



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Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 7_A2.01 - ELEVATIONS

date	description	no.

revisions

Building Type 7
B2-2B

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

Locations:

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

2-APTS / 4 BR'S

BUILDING #7:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
7-A2.01

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

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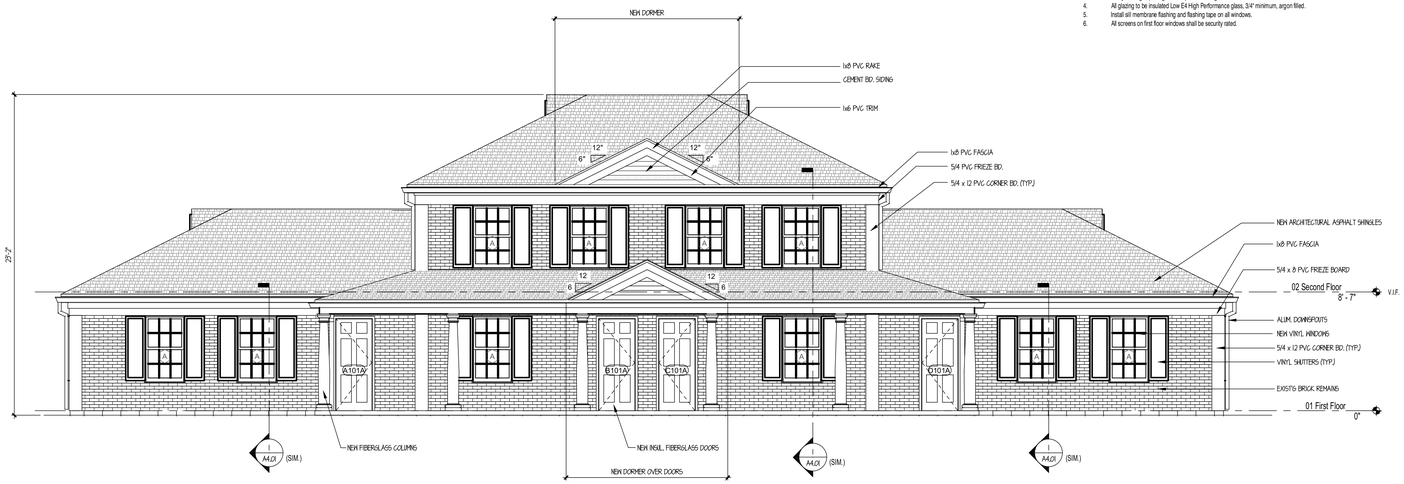
2 / 12-A2.01 BLDG #12 - REAR ELEVATION

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

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2' - 11 1/2"	4' - 11"			
B	2	2' - 11 1/2"	4' - 0"			
C	8	2' - 11 1/2"	4' - 8"			
D	2	2' - 0 1/2"	2' - 10"			
I	8	3' - 0"	1' - 4"			
J	2	3' - 0"	1' - 4"			

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



1 / 12-A2.01 BLDG #12 - FRONT ELEVATION

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

BUILDING TYPES

• See G2.01 for further descriptions

A2A-3B (HC)
- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

NOT TO SCALE

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Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

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

Locations:

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

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

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

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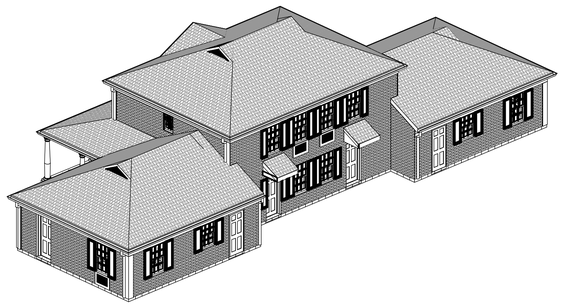
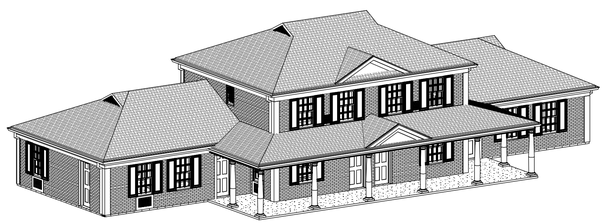


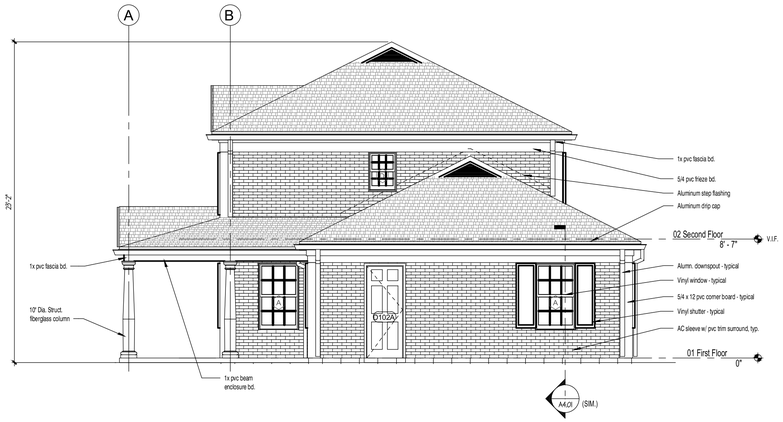
1 / 12-A2.02 BLDG #12 - REAR PERSPECTIVE

SCALE: 1/8"=1'-0"



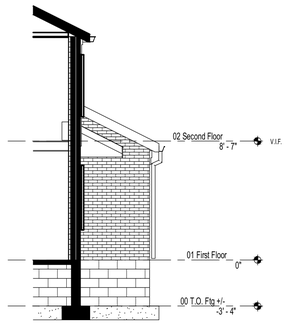
3 / 12-A2.02 BLDG #12 - FRONT PERSPECTIVE

SCALE: 1/8"=1'-0"



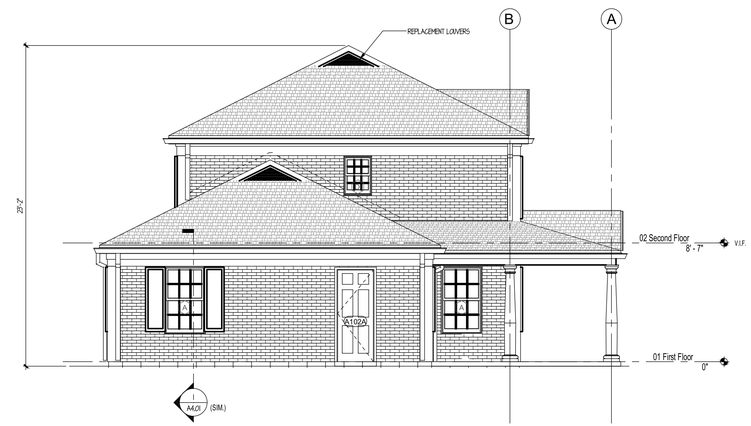
2 / 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION

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



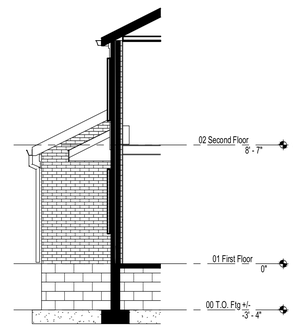
2A / 12-A2.02 PARTIAL RIGHT SIDE ELEVATION

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



1 / 12-A2.02 BLDG #12 - LEFT SIDE ELEVATION

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



1A / 12-A2.02 PARTIAL LEFT SIDE ELEVATION

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

BUILDING TYPES

See G2.01 for further descriptions

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

A2A-3B (HC)

NOT TO SCALE

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Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

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

Locations:

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

4-APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

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

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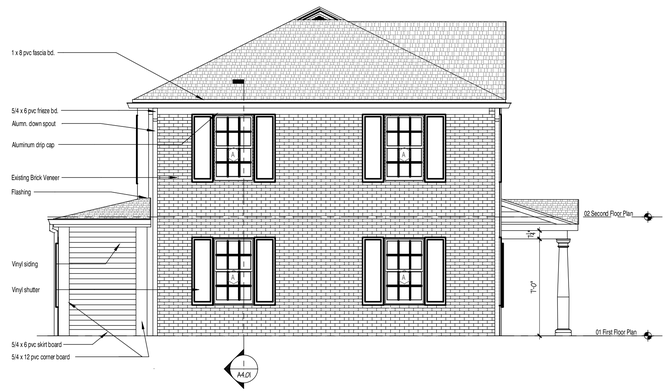
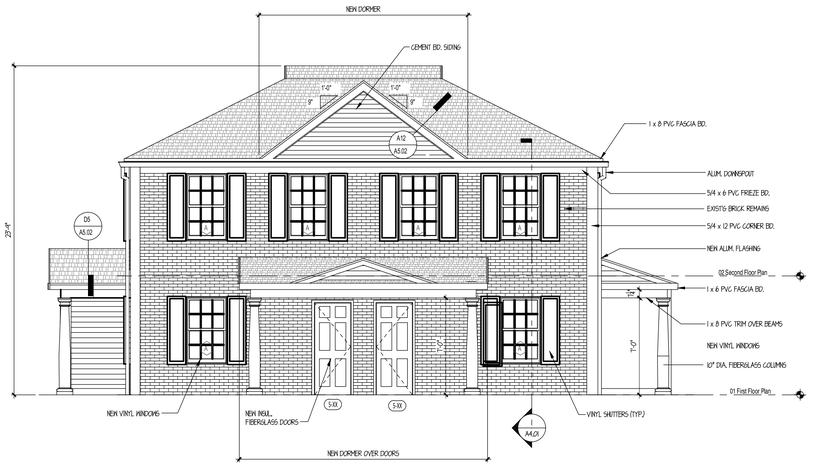
3 BLDG #16 - REAR ELEVATION
16-A2.0 SCALE: 1/4"=1'-0"



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



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



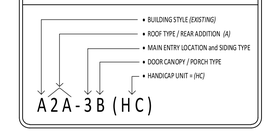
1 BLDG #16 - FRONT ELEVATION
16-A2.0 SCALE: 1/4"=1'-0"

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

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

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

BUILDING TYPES
• See G2.01 for further descriptions



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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 16
D2B-2B

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

Locations:

208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

16-A2.01

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

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 16, A2.01 - ELEVATIONS

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Updated Plan Documents: 2/10/25

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Quaker Lane, and Davis Drive

Bristol, Connecticut — February 2025



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS
- A/B/C/D BUILDING UNIT TYPES

ZONING TABLE

ZONE: A – MULTI-FAMILY RESIDENTIAL

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

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

PARKING & UNITS TABLE

	TOTAL RESIDENTIAL BUILDING UNITS	TOTAL PARKING FOR RESIDENTIAL UNITS	SPACES / UNIT
EXISTING	198	282	1.5*
PROPOSED	176	366	2.1**

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

WETLANDS TABLE

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

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

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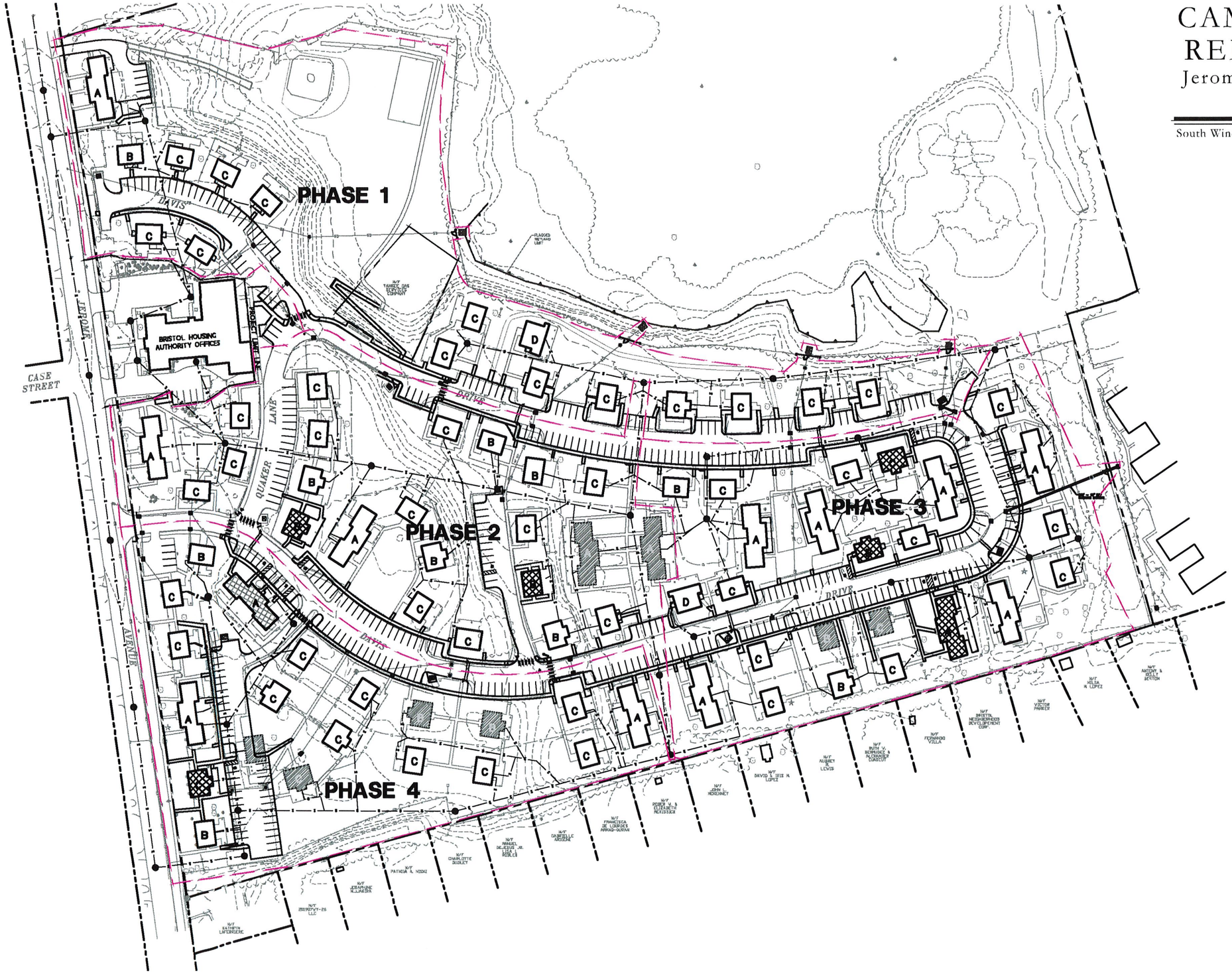
CAMBRIDGE PARK REHABILITATION

Jerome Ave, Quaker Lane, and Davis Drive

South Windsor, Connecticut — February 2025



PHASING OPTIONS

Phase 1 = 34 units
Phase 2 = 46 units
Phase 3 = 51 units
Phase 4 = 43 units
Total = 174 units

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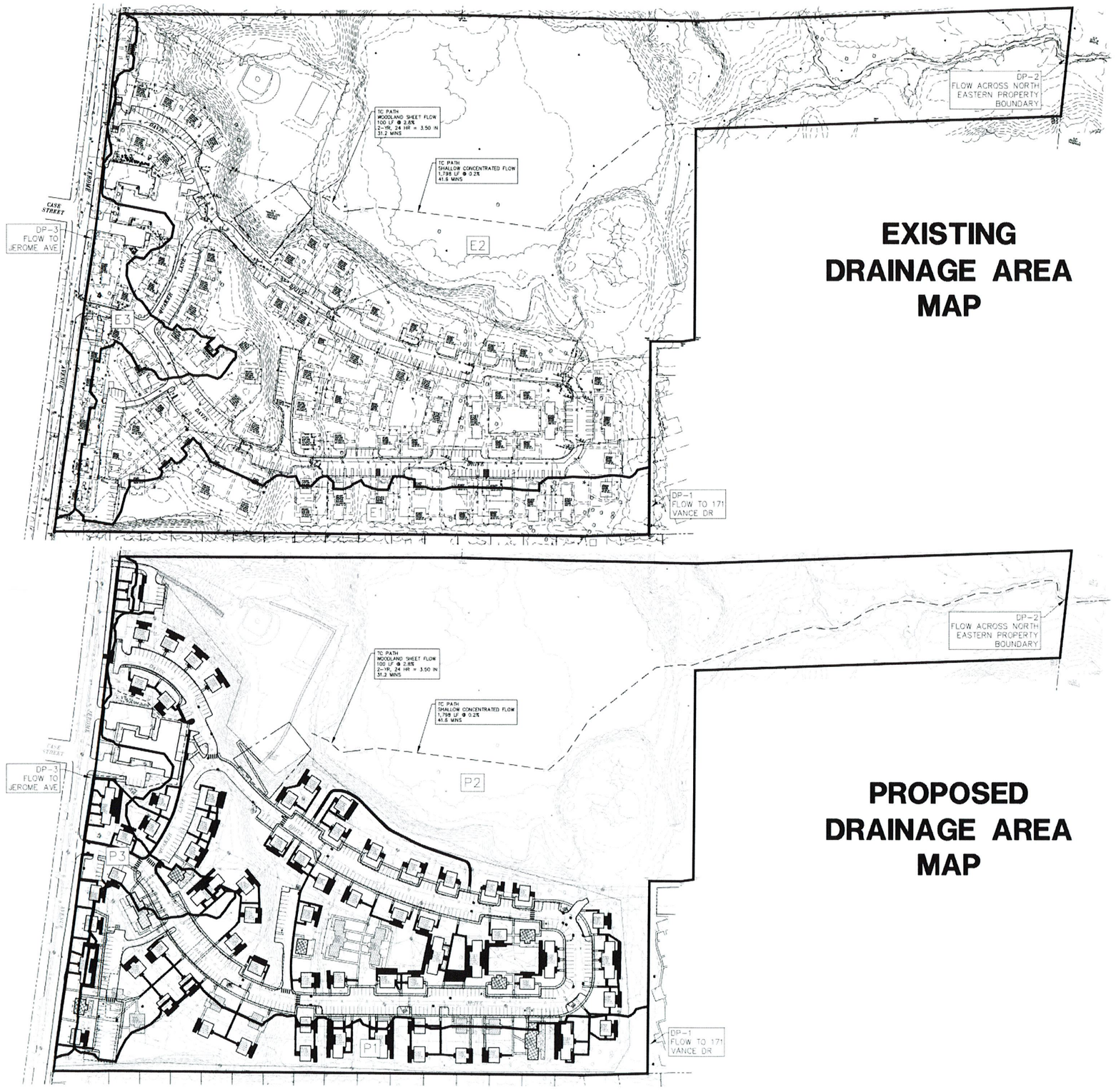
CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Quaker Lane, and Davis Drive

Bristol, Connecticut — November 2024



EXISTING DRAINAGE AREA MAP

PROPOSED DRAINAGE AREA MAP

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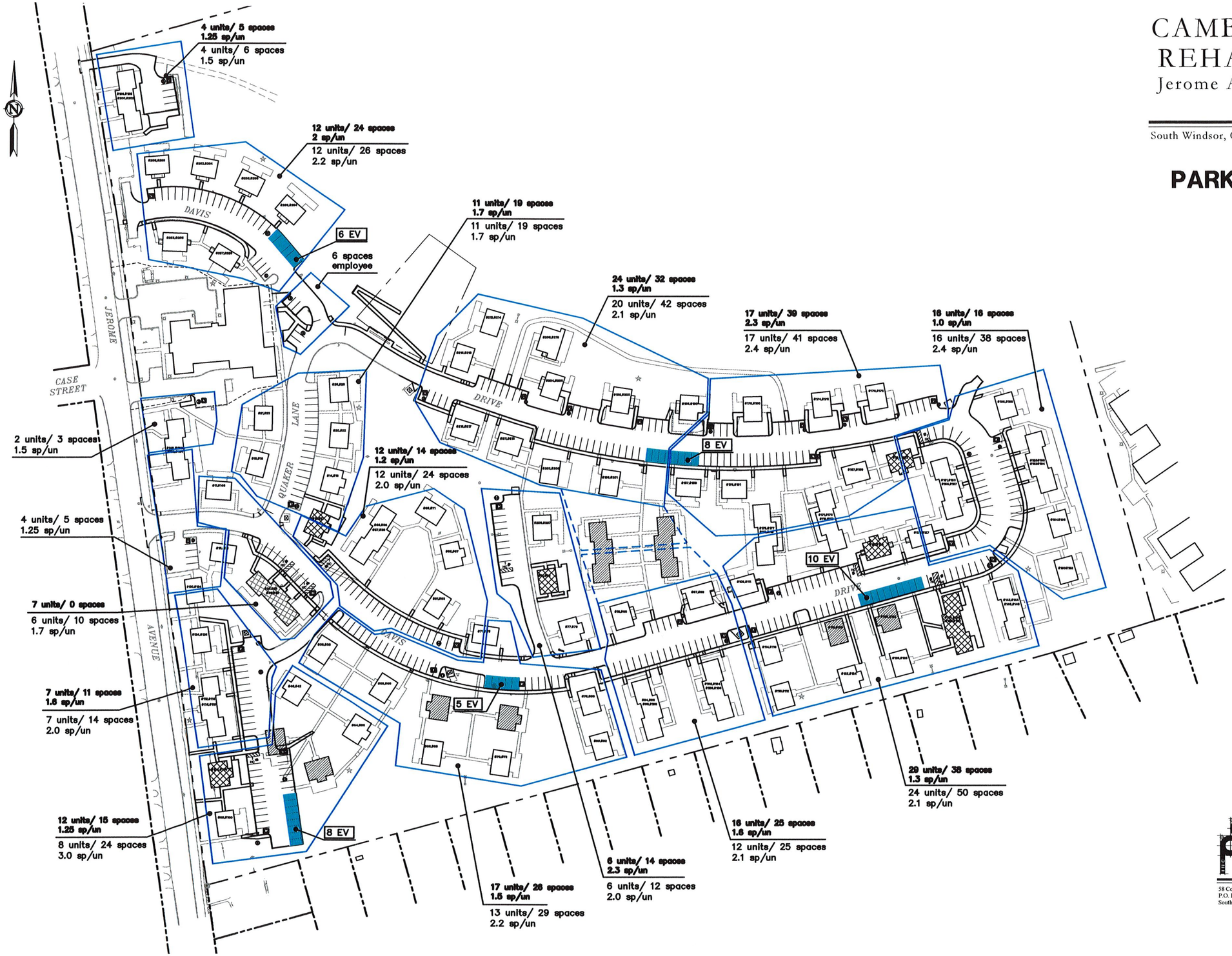
CAMBRIDGE PARK REHABILITATION

Jerome Ave, Quaker Lane, and Davis Drive

South Windsor, Connecticut — February 2025

PARKING ANALYSIS



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS
- EXISTING PARKING COUNT / PROPOSED PARKING — PARKING PER AREA
- ❶ EXISTING PARKING
- 3 PROPOSED PARKING

TOTALS

EXISTING
196 UNITS
286 PARKING SPACES INCL. 2 H/C
= 1.46 SPACES/UNIT

PROPOSED
174 UNITS
373 PARKING SPACES INCL. 19 H/C
= 2.14 SP/UNIT

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BUILDING LEGEND

- TYPE "A" BUILDING (4 Apt.) (6 BR Bldg.) #12, #13 (3 Apt.) (7 BR Bldg.) #14
- TYPE "B" BUILDING (2 Apt.) (4 BR Bldg.)
- TYPE "C" BUILDING (2 Apt.) (5 BR Bldg.)
- TYPE "D" BUILDING (2 Apt.) (5 BR Bldg.)
- EXISTING BUILDING CONVERTED FOR HANDICAPPED ACCESSIBLE APT.(S) (at least one apartment per building)
- DEMO BUILDING
- LIMITED INTERIOR RENOVATION LIMITED TO KITCHEN AND BATHROOM WORK

SUMMARY

BUILDING and APARTMENT COUNT:

EXISTING BUILDINGS = 83	EXISTING APARTMENTS = 196
BUILDINGS TO BE REMOVED = 8	EXISTING APARTMENTS REMOVED = 22
PROPOSED BLDGS. TO REMAIN = 75	PROPOSED APARTMENTS TO REMAIN = 174 **

** includes the reduction to convert 4 apt. bldgs to 3 apt. at (2) buildings (BLDG. 14)

HANDICAPPED ACCESSIBLE UNITS (5% of 174 apartments) = 9 apartments

HANDICAPPED BUILDINGS

TYPE 1	1 apt. x 5 locations	= 5
TYPE 14	2 apts. x 2 location	= 4
Total Accessible Units		= 9

NEW BUILDING TYPE BREAKDOWN

BUILDINGS TYPE	BUILDINGS QTY.	APTS. QTY.	APTS. FOR EACH BUILDING			B.R. COUNTS PER SITE 1 BR	2 BR	3 BR	4 BR	TOTALS	NOTES
A	11	44	(1-BR x 2) x 11 = 22	(2-BR x 2) x 11 = 44	4 APTS. / 6 BR	22	44	~~	~~	66	BLDG. TYPES 12 & 13
A-HC	1	3	(2-BR x 2) x 2 = 8	(3-BR x 1) x 2 = 6	3 APTS. / 7 BR	~~	8	6	~~	14	BLDG. TYPE 14
B	15	30	(2-BR x 2) x 15 = 60	~~	2 APTS. / 4 BR	~~	60	~~	~~	60	
C	45	90	(2-BR x 1) x 45 = 90	(3-BR x 1) x 45 = 135	2 APTS. / 5 BR	~~	90	135	~~	225	
D	2	4	(1-BR x 1) x 2 = 2	(4-BR x 1) x 2 = 8	2 APTS. / 5 BR	2	~~	~~	8	10	
	75	174				24	202	141	8	375	
	-8	-22				-8	-24	-3	0	-37	DIFFERENCE FROM EXISTING

EXISTING BUILDING TYPE BREAKDOWN

BUILDINGS TYPE	BUILDINGS QTY.	APTS. QTY.	APTS. FOR EACH BUILDING			B.R. COUNTS PER SITE 1 BR	2 BR	3 BR	4 BR	TOTALS	NOTES
A	15	60	(1-BR x 2) x 15 = 30	(2-BR x 2) x 15 = 60	4 APTS. / 6 BR	30	60	~~	~~	90	
B	18	36	(2-BR x 2) x 18 = 72	~~	2 APTS. / 4 BR	~~	72	~~	~~	72	
C	48	96	(2-BR x 1) x 48 = 96	(3-BR x 1) x 48 = 144	2 APTS. / 5 BR	~~	96	144	~~	240	
D	2	4	(1-BR x 1) x 2 = 2	(4-BR x 1) x 2 = 8	2 APTS. / 5 BR	2	~~	~~	8	10	
	83	196				32	228	144	8	412	

NEW BUILDING, APT., & B.R. COUNTS

A Type	B Qty.	C Apts./Bldg	D (B x C) Apts./Site	E BR/Bldg	F (B x E) BR/Site
1	5	2	10	5	25
1A	0	0	0	0	0
2	4	2	8	5	20
3	1	2	2	4	4
4	1	2	2	4	4
5	5	2	10	4	20
6	2	2	4	4	8
7	2	2	4	4	8
7A	3	2	6	4	12
8	11	2	22	5	55
8A	1	2	2	5	5
9	4	2	8	5	20
10	14	2	28	5	70
11	7	2	14	5	35
12	8	4	32	6	48
13	3	4	12	6	18
14	2	3	6	7	14
15	0	0	0	0	0
16	1	2	2	5	5
17	1	2	2	5	5
	75		174		376

EXISTING BUILDING, APT., & B.R. COUNTS

A Type	B Qty.	C Apts./Bldg	D (B x C) Apts./Site	E BR/Bldg	F (B x E) BR/Site
1	5	2	10	5	25
1A	2	2	4	5	10
2	4	2	8	5	20
3	1	2	2	4	4
4	3	2	6	4	12
5	5	2	10	4	20
6	2	2	4	4	8
7	3	2	6	4	12
7A	3	2	6	4	12
8	11	2	22	5	55
8A	1	2	2	4	4
9	4	2	8	5	20
10	15	2	30	5	75
11	7	2	14	5	35
12	10	4	40	6	60
13	3	4	12	6	18
14	2	4	8	6	12
15	0	4	0	6	0
16	1	2	2	5	5
17	1	2	2	5	5
	83		196		412

PREVIOUSLY RENOVATED BUILDINGS

21 Buildings / 42 Apartments

Item	Bldg. Type	Address
1)	C	104-106 Jerome Ave.
2)	C	50-52 Davis Dr.
3)	C	54-56 Davis Dr.
4)	C	40-42 Davis Dr.
5)	B	62-64 Davis Dr. (to be Demo'd)
6)	B	74-76 Davis Dr. (to be Demo'd)
7)	C	65-67 Davis Dr.
8)	A	33-35 Davis Dr. (2 duplex units only)
9)	C	10 Quaker Ln/21 Davis Dr.
10)	C	14-16 Quaker Ln.
11)	B	77-79 Davis Dr.
12)	C	81-83 Davis Dr.
13)	A	96-98 Davis Dr. (2 duplex units only)
14)	A	104-106 Davis Dr. (2 duplex units only)
15)	D	97-99 Davis Dr.
16)	C	130-132 Davis Dr. (to be Demo'd)
17)	C	126-128 Davis Dr.
18)	C	125-127 Davis Dr.
19)	C	163-165 Davis Dr.
20)	C	188-190 Davis Dr.
21)	D	208-210 Davis Dr.

SITE PLAN SYMBOLS

- PREVIOSLY RENOVATED BUILDING
- PREVIOSLY RENOVATED BUILDING - TO BE DEMOLISHED
- PREVISOLY RENOVATED BUILDING - TO BE H.C. ACCESSIBLE

PREVIOSLY RENOVATED
21 Buildings ~ 42 Apartments (3 bldgs / 6 apts. to be demo'd)

OVERALL PROJECT TO BE RENOVATED
~ 75 Building Exteriors / 174 Apartments
~ 36 Limited Interiors (42-6 previously renovated apts.)

PHASING PLAN

TYPE: "A" = 5 / "B" = 3 / "C" = 14 / "D" = 0

PHASE 1: 22 Ex. Buildings - 2 demo'd

Type	Style	Address
(1)	C	121-123 Davis
(1)	C	163-165 Davis
2	C	188-190 Davis
3	B	122-124 Davis
5	B	166-168 Davis
8	C	125-127 Davis
8	C	167-169 Davis
8	C	154-156 Davis
9	C	150-152 Davis
10	C	114-116 Davis
10	C	174-176 Davis
10	C	178-180 Davis
11	C	110-112 Davis
11	C	126-128 Davis
11	C	170-172 Davis
12	A	142-144-146-148 Davis
12	A	158-160-162-164 Davis
* 12	A	117-119-171-173 Davis (currently Boys Club)
(14)	A	134-136-138-140 Davis
* 12	A	151-153-155-157 Davis (153-155 is one apt.)
DEMO (2 Buildings / 4 Apartments)		
1A	C	130-132 Davis - DEMO
7	B	118-120 Davis - DEMO

TYPE: "A" = 5 / "B" = 4 / "C" = 11 / "D" = 2

PHASE 2: 22 Ex. Buildings - 2 demo'd

Type	Style	Address
(1)	C	81-83 Davis
4	B	77-79 Davis
* 6	B	187-189 Davis (two apts. combined into one)
7	B	203-205 Davis
7	B	212-214 Davis
8	C	109-111 Davis
8	C	179-181 Davis
8	C	207-209 Davis
10	C	78-80 Davis
10	C	89-91 Davis
10	C	90-92 Davis
10	C	199-201 Davis
10	C	204-206 Davis
11	C	198-200 Davis
11	C	216-218 Davis
12	A	113-115-175-177 Davis
13	A	102-104-106-108 Davis
13	A	94-96-98-100 Davis
16	D	208-210 Davis
17	D	97-99 Davis
DEMO (2 Buildings / 8 Apartments)		
12	A	85-87-194-195 Davis - DEMO
12	A	93-95-195-197 Davis - DEMO

TYPE: "A" = 3 / "B" = 6 / "C" = 13 / "D" = 0

PHASE 3: 22 Ex. Buildings - 0 demo'd

Type	Style	Address
(1)	C	10 Quaker / 27 Davis
2	C	65-67 Davis
5	B	13-15 Quaker
5	B	21-23 Quaker
5	B	26-28 Quaker
5	B	211-213 Davis
7A	B	266-268 Davis
7A	B	61-63 Davis
8	C	11 Quaker / 146 Jerome
8	C	73-75 Davis
8	C	215-217 Davis
8	C	257-259 Davis
8A	B	14-16 Quaker
9	C	20-22 Quaker
9	C	263-265 Davis
10	C	69-71 Davis
10	C	258-260 Davis
11	C	254-256 Davis
11	C	262-264 Davis
12	A	148-150-152-154 Jerome
12	A	196-198-200-202 Jerome
13	A	31-33-35-37 Davis

TYPE: "A" = 2 / "B" = 4 / "C" = 11 / "D" = 0

PHASE 4: 17 Ex. Buildings - 4 demo'd

Type	Style	Address
(1)	C	104-106 Jerome
2	C	54-56 Davis
2	C	40-42 Davis
6	B	98-100 Jerome
7A	B	18-20 Davis
8	C	124-126 Jerome
9	C	130-134 Jerome (part. bmt. below apt. 134)
10	C	36-38 Davis
10	C	58-60 Davis
10	C	66-68 Davis
10	C	70-72 Davis
12	A	112-114-116-118 Jerome
(14)	A	26-28-30-32 Davis
DEMO (4 Buildings / 8 Apartments)		
1A	C	50-52 Davis - DEMO
4	B	62-64 Davis - DEMO
4	B	74-76 Davis - DEMO
10	C	46-48 Davis - DEMO

○ = NEW HANDICAPPED ACCESSIBLE BLDG.



SQ. FOOTAGE

NEW SQ. FOOTAGE

Type	Qty.	Bldg. Sq. Ft.	Site Sq. Ft.
1	5	1,870	9,350
2	4	1,870	7,480
3	1	1,870	1,870
4	1	1,870	1,870
5	5	1,700	8,500
6	2	1,700	3,400
7	2	1,700	3,400
7A	3	1,700	5,100
8	11	1,700	18,700
8A	1	1,700	1,700
9	4	1,700	6,800
10	14	1,700	23,800
11	7	1,700	11,900
12	8	2,824	22,592
13	3	2,942	8,826
14	2	2,824	5,648
15	0	0	0
16	1	2,020	2,020
17	1	2,020	2,020
	75		144,976

EXISTING SQ. FOOTAGE

Type	Qty.	Bldg. Sq. Ft.	Site Sq. Ft.
1	5	1,870	9,350
1A	2	1,870	3,740
2	4	1,870	7,480
3	1	1,870	1,870
4	3	1,870	5,610
5	5	1,700	8,500
6	2	1,700	3,400
7	3	1,700	5,100
7A	3	1,700	5,100
8	11	1,700	18,700
8A	1	1,700	1,700
9	4	1,700	6,800
10	15	1,700	25,500
11	7	1,700	11,900
12	10	2,824	28,240
13	3	2,942	8,826
14	2	2,824	5,648
15	0	0	0
16	1	2,020	2,020
17	1	2,020	2,020
	83		161,504

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITAION, Bristol, CT | CSA Project 23-10 sheet G1.01_Site Key Plan

date	description	no.

revisions

SITE KEY PLAN

DESIGN DEVELOPMENT

G1.01

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

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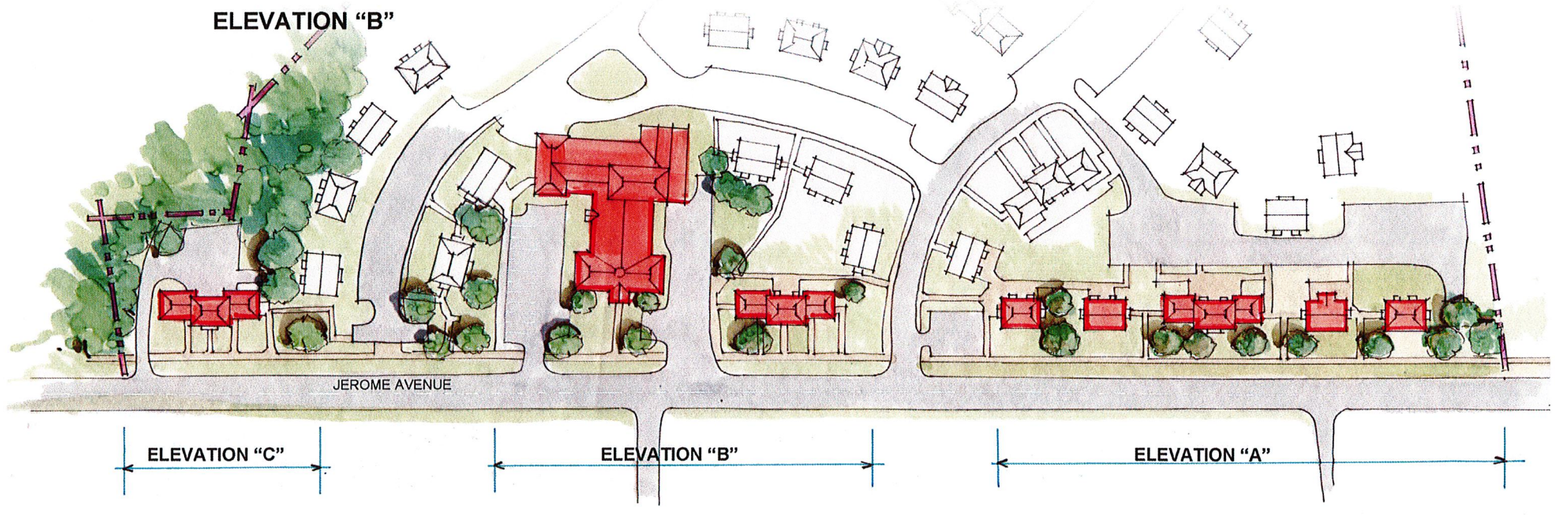
ELEVATION “A”



ELEVATION “B”



ELEVATION “C”



JEROME AVENUE STREETSCAPES, CAMBRIDGE PARK, JEROME AVENUE, BRISTOL, CONNECTICUT

FEBRUARY19. 2018

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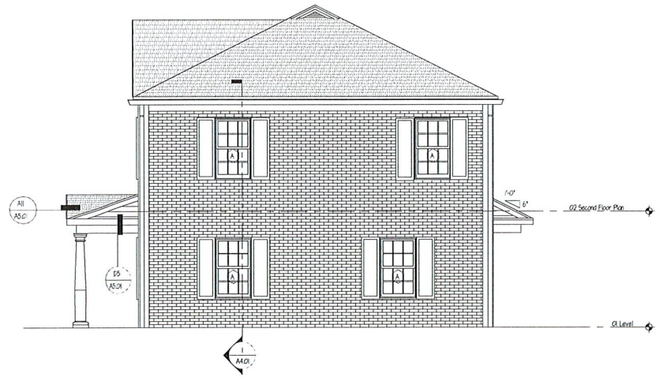
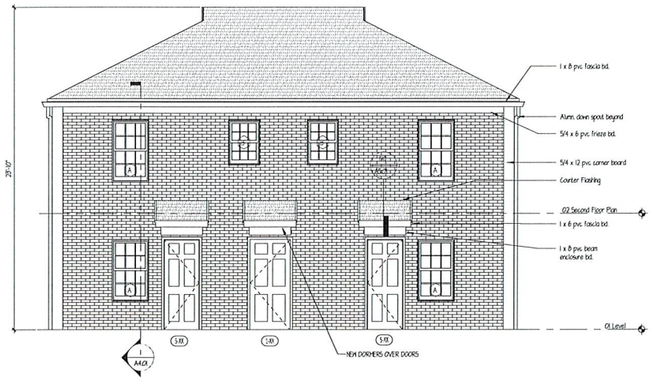
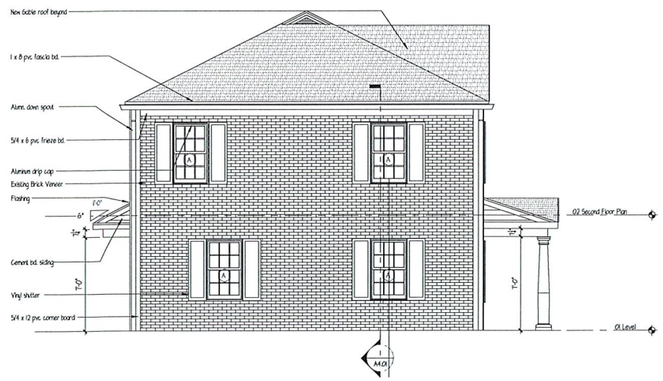


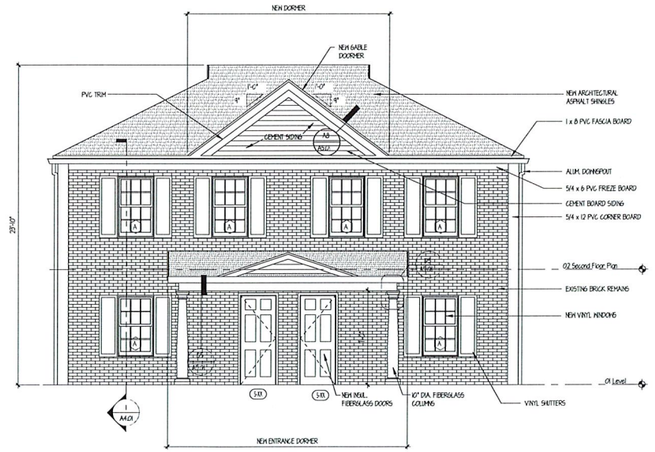
3 BLDG #7 - REAR ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"



4 BLDG #7- RIGHT SIDE ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"



2 BLDG #7 - LEFT SIDE ELEVATION
7A2.01 SCALE: 1/4"=1'-0"



1 BLDG #7 - FRONT ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave, Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol CT | CSA Project 23-10 sheet 7_A2.01- ELEVATIONS

date	description	no
revisions		

Building Type 7
B2-2B

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

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

2-APTS / 4 BRS

BUILDING #7:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
7-A2.01

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

BUILDING TYPES
• See G2.01 for further descriptions

A2A-3B (HC)
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION. (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)

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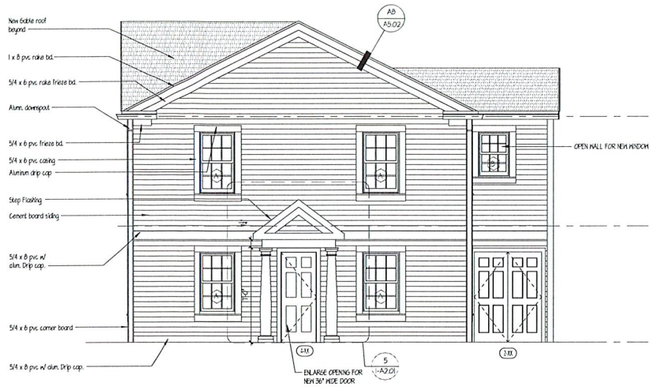
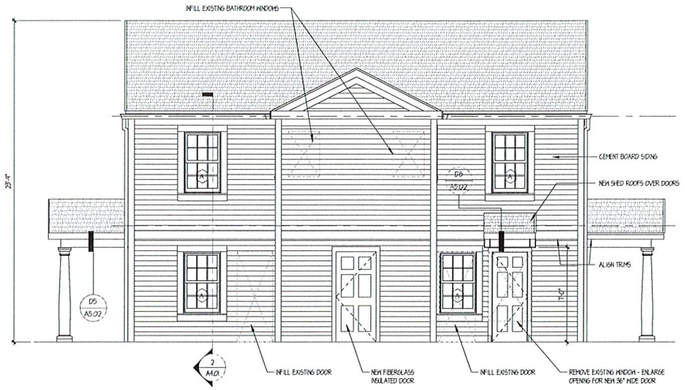


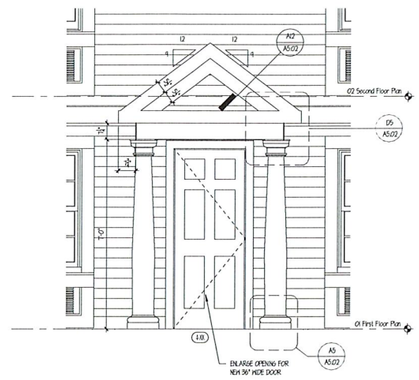
4 A2.01 BLDG #1 - RIGHT SIDE ELEVATION

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



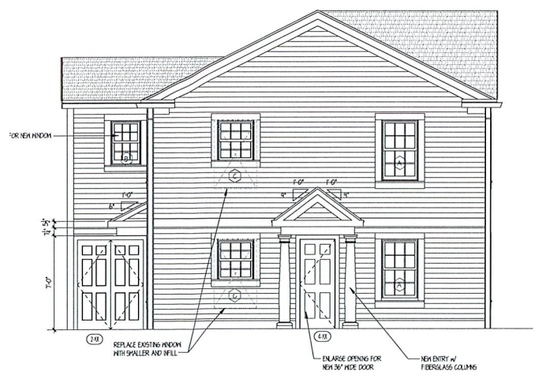
3 A2.01 BLDG #1- REAR ELEVATION

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



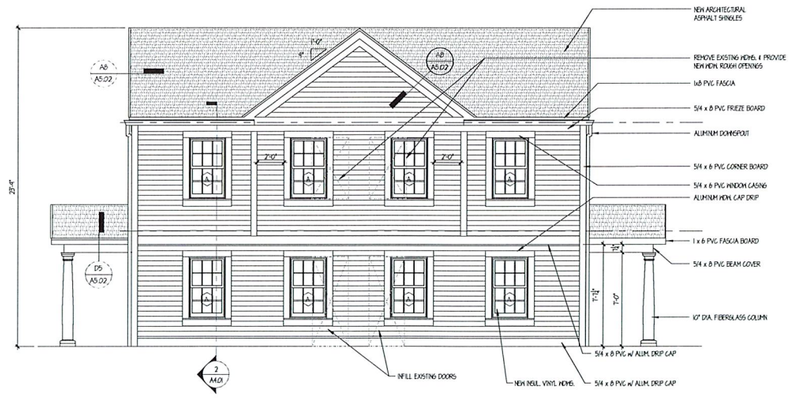
5 A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 A2.01 BLDG #1 - LEFT SIDE ELEVATION

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



1 A2.01 BLDG #1 - FRONT ELEVATION

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

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CAMBRIDGE PARK REHABILITATION

Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 | sheet 1_A2.01 - ELEVATIONS

date	description	no.

Building Type 1
C1A-3A

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

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

2-APTS / 5 BR'S

BUILDING #1: EXTERIOR ELEVATONS

BUILDING TYPES
• See G2.01 for further descriptions

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

A2A-3B (HC)

DESIGN DEVELOPMENT
1-A2.01

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

12/6/2024 11:59 AM C:\Users\HOME\Desktop\Planning + Zoning Special Permit Drawings\1_A2.01 - ELEVATIONS.dwg

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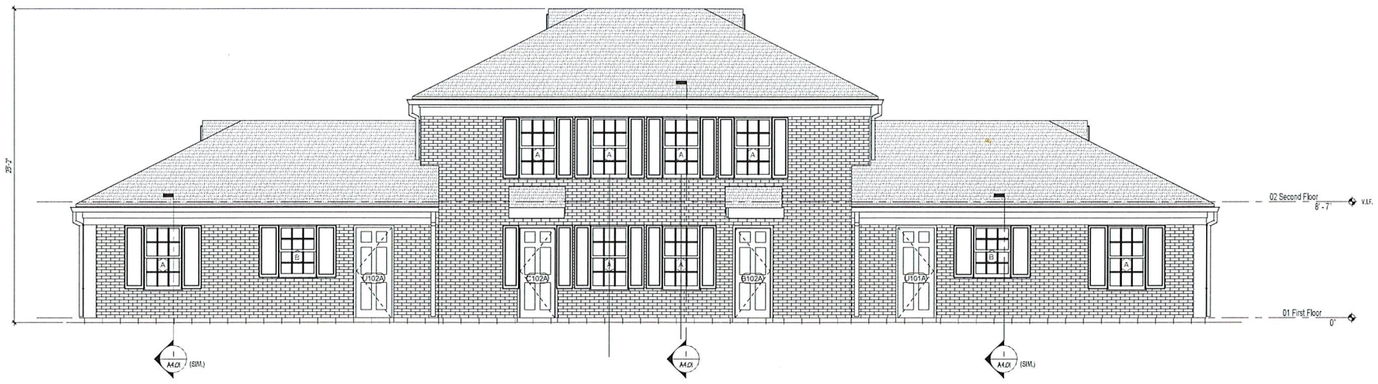
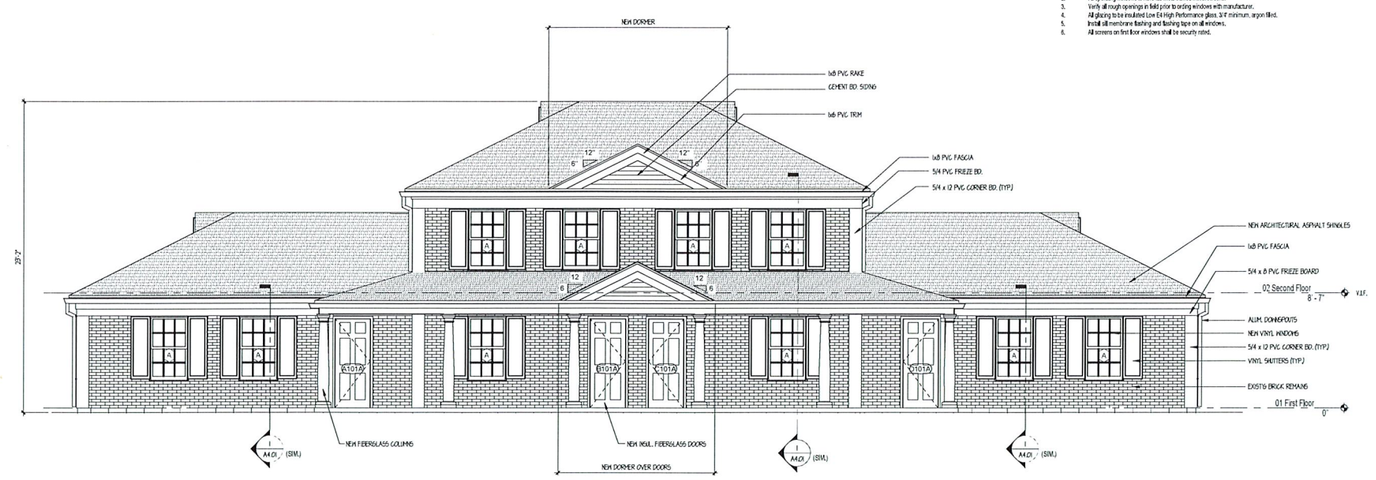


2 BLDG #12 - REAR ELEVATION
(2-A2.0) SCALE: 1/4"=1'-0"

Window Schedule						
Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2'-11 1/2"	4'-11"			
B	2	2'-11 1/2"	4'-0"			
C	8	2'-11 1/2"	4'-8"			
D	2	2'-3 1/2"	2'-10"			
I	8	2'-0"	1'-6"			
J	2	2'-0"	1'-6"			

NOTES:
1. Windows are to be vinyl, 5-1/4zok casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed insect screens.
3. Verify all rough openings in field prior to ordering windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Install sill membrane flashing and flashing tape on all windows.
6. All screens on first floor windows shall be security rated.



1 BLDG #12 - FRONT ELEVATION
(2-A2.0) SCALE: 1/4"=1'-0"

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave. Bristol, CT

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

date	description	no.
revisions		

Building Type 12
A2-2C

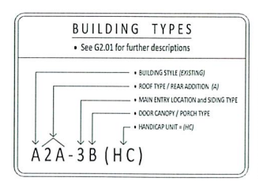
- 4 Units (1BR/2BR/2BR/1BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:
112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
162-164-145-148 Davis
158-160-163-164 Davis
117-119-171-173 Davis
134-136-135-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT
12-A2.01

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

1/26/2024 11:56 AM C:\Users\MGM\OneDrive\Desktop\Planning + Zoning Special Permit Drawings\12_A2.01 - ELEVATIONS.dwg

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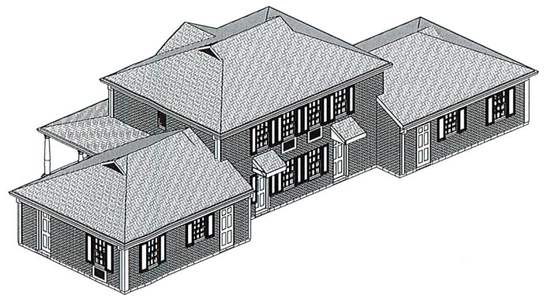
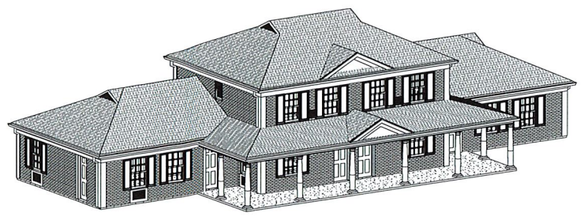
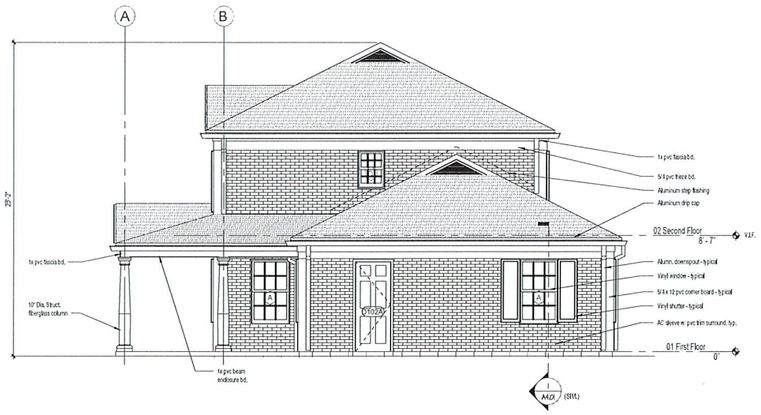


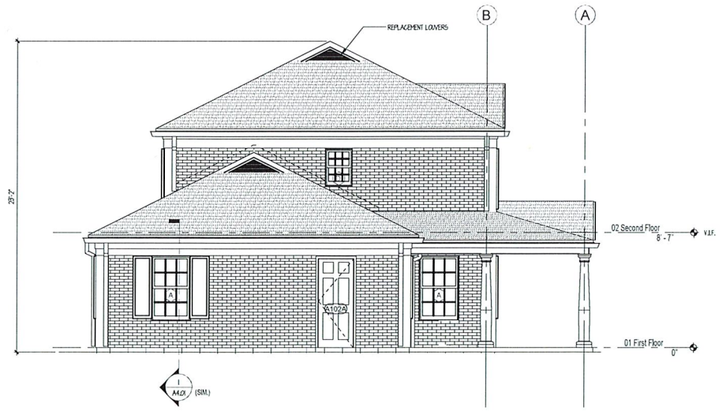
1 12-A2.02 BLDG #12 - REAR PERSPECTIVE
SCALE: 1/8"=1'-0"



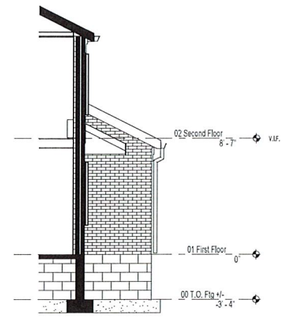
3 12-A2.02 BLDG #12 - FRONT PERSPECTIVE
SCALE: 1/8"=1'-0"



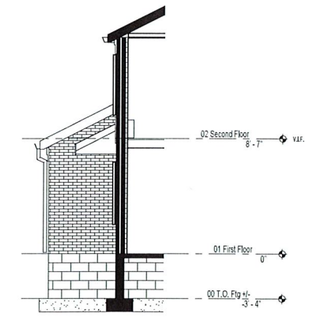
2 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

BUILDING TYPES
See G2.01 for further descriptions

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

A2A-3B (HC)

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 | Sheet 12_A2.02 - ELEVATIONS

date	description	no.

Building Type 12
A2-2C

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

Locations:
112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
89-95-191-193 Davis (DEMO)
113-115-175-177 Davis
162-164-166-168 Davis
158-160-162-164 Davis
170-172-174-176 Davis
194-196-198-200 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
190-192-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
12-A2.02

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

8/1/2024 4:36 AM C:\Users\MSM\Desktop\Planning + Zoning Special Permit Drawings\12_A2-01 - ELEVATIONS.dwg

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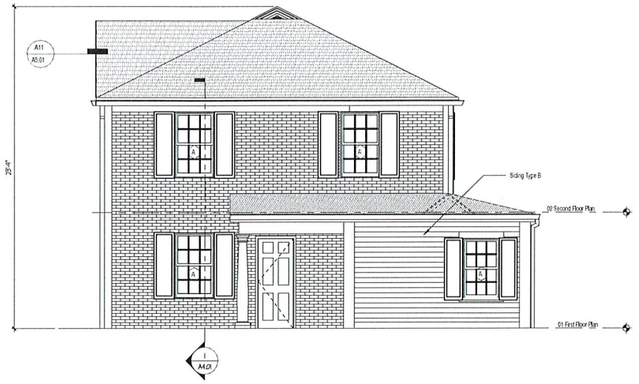
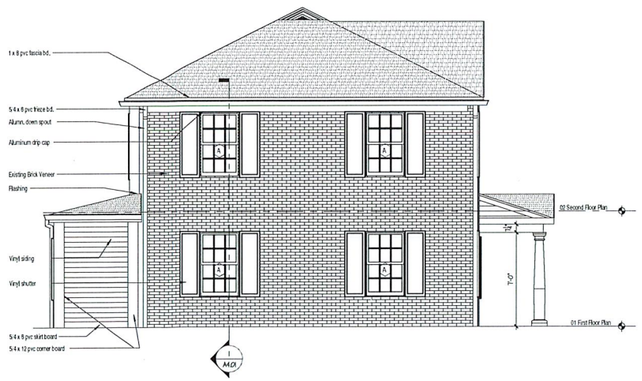
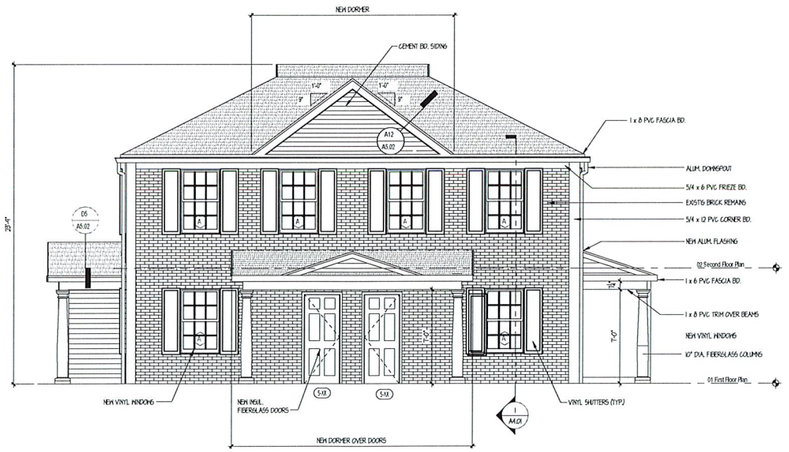
3 BLDG #16 - REAR ELEVATION
1/8"=A2.01 SCALE: 1/4"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
1/8"=A2.01 SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
1/8"=A2.01 SCALE: 1/4"=1'-0"



1 BLDG #16 - FRONT ELEVATION
1/8"=A2.01 SCALE: 1/4"=1'-0"

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

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

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

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A2A-3B (HC)

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 16_A2.01 - ELEVATIONS

date	description	rev.
NEW ISSUES		

Building Type 16
D2B-2B
- 2 Units (1BR/4BR)
- Side Door Entry
- Brick Veneer
- Hip Roof
- 1-Story Rear Addition (existing)

Locations:
208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
16-A2.01

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

11/5/2024 1:57 AM C:\Users\MSM\OneDrive\Desktop\Planning - Zoning Special Permit Drawings\16_A2.01 - ELEVATIONS.dwg

30-day Application Extension

From: svvvpw@yahoo.com <svvvpw@yahoo.com>
Sent: Tuesday, February 18, 2025 9:58 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Re: Extension - to 3/10/25

Dear Mr. Flanagan I apologize for the delay in sending this confirmation of extension. Please allow this email to confirm my verbal representations to the zoning commission at its last meeting that on behalf of the Housing Authority of the city of Bristol. I agreed to an extension of the statutory time limits in the amount of 30 additional days. Please confirm your receipt of this email and do not hesitate to contact me if you need anything further.
Sent from my iPhone

On Feb 18, 2025, at 9:08 AM, Robert Flanagan <RobertFlanagan@bristolct.gov> wrote:

Good Morning Sal:

We will need the "extension" email for the Cambridge App's. 2514 & 2515.

The extension is needed to get the applications to the March 10, 2025 meeting of the Zoning Commission – and about 21 days is needed.
Jim Z. suggested at the hearing that the extension should be a round number, like 30, and I agree.

It can be an email or letterhead – it's your call.
Please let me know if you have any questions.

Thanks.

Robert M. Flanagan, AICP
City Planner
860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

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

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

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

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

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

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

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

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

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

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

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

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

Name: The Housing Authority of the City of Bristol

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

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

Signature: [signature] *Signature – (Printed/Typed)* Mitzy Rowe by Melissa A. Green Acting CEO

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

Narrative

design professionals INC
P.O. BOX 1167
58 CONNECTICUT AVENUE, SUITE H
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com
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Serving Connecticut, Massachusetts, & Rhode Island

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Stormwater Report

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

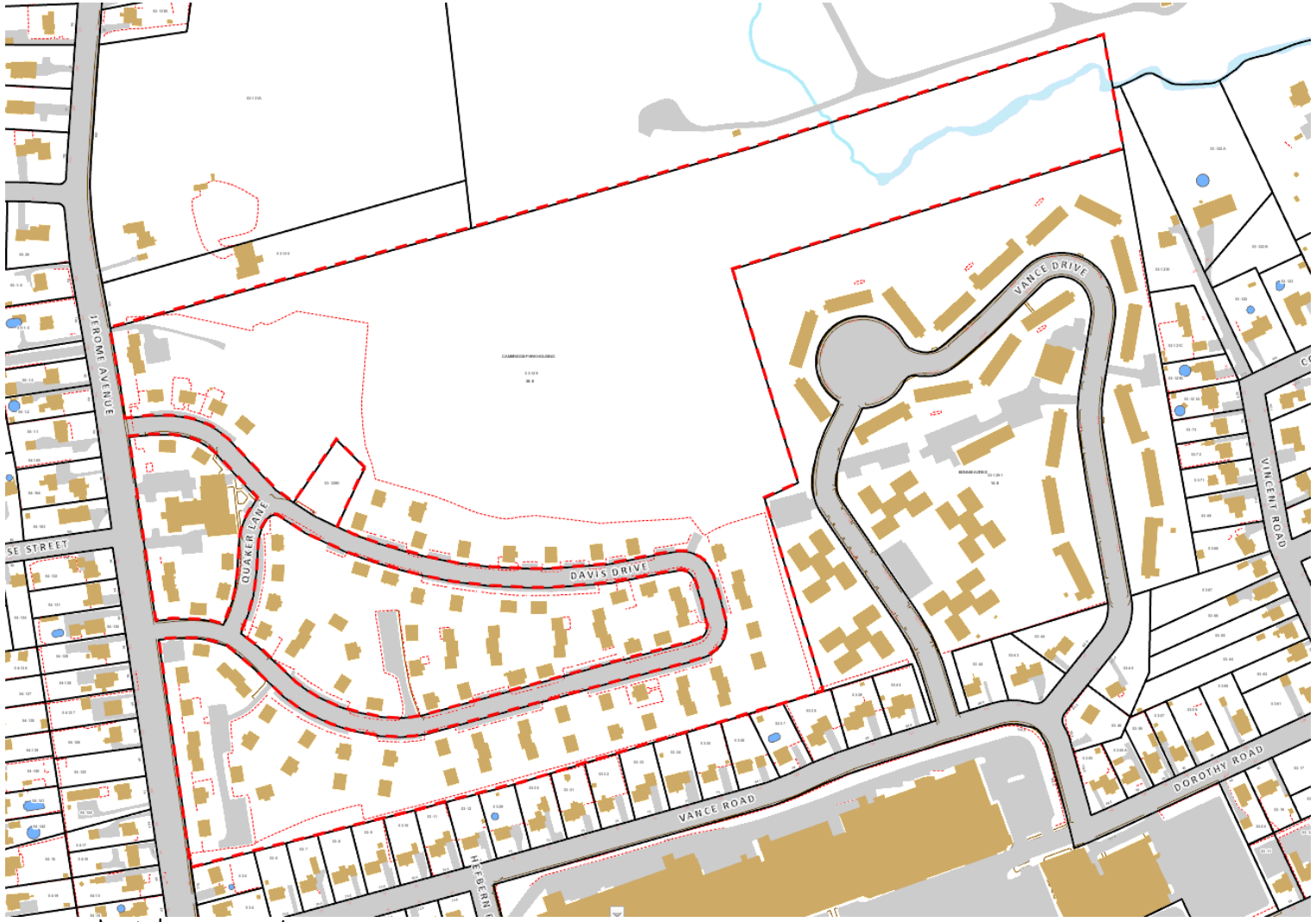
Prepared by:

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

November 11, 2024

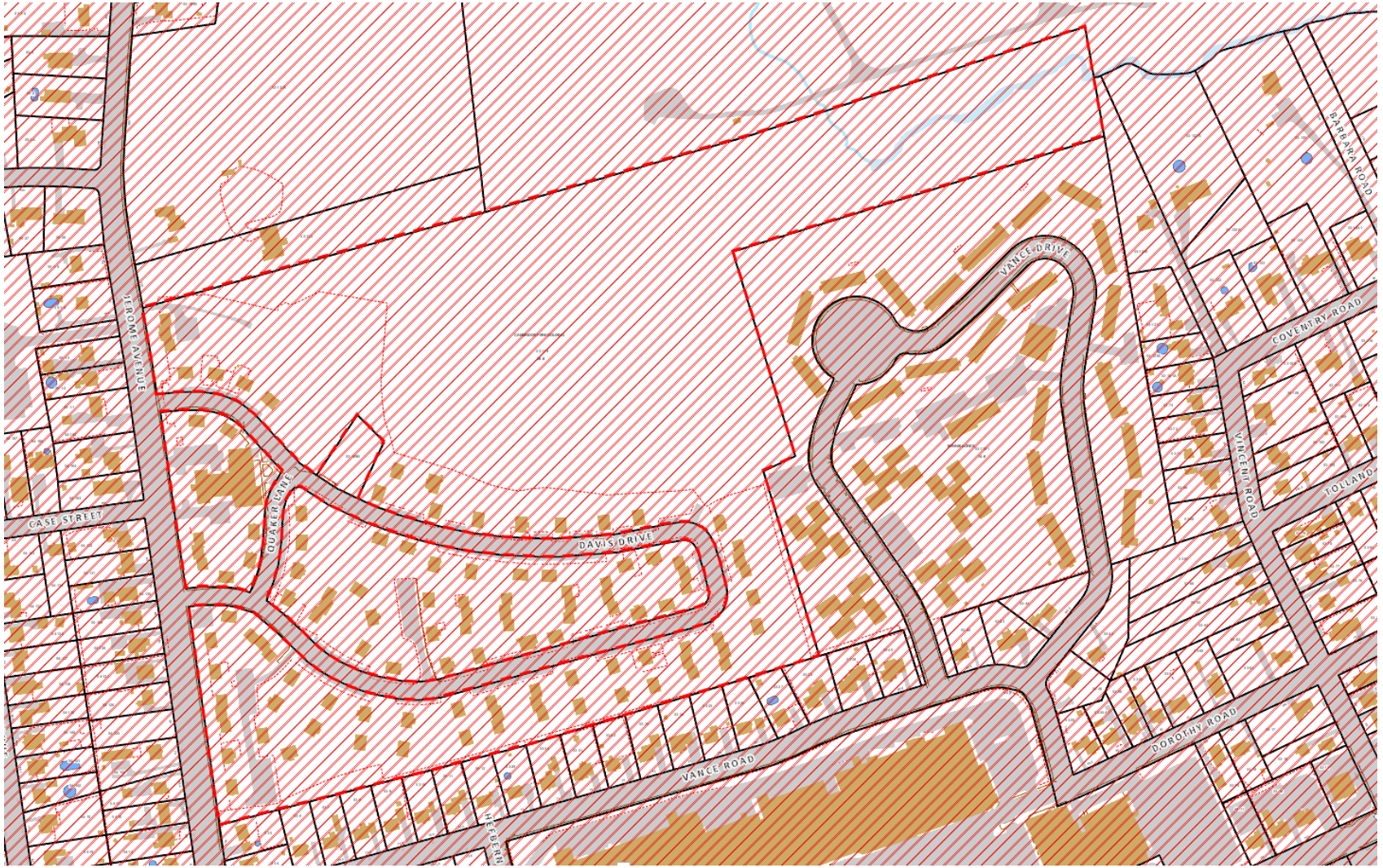
Hyperlink:

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



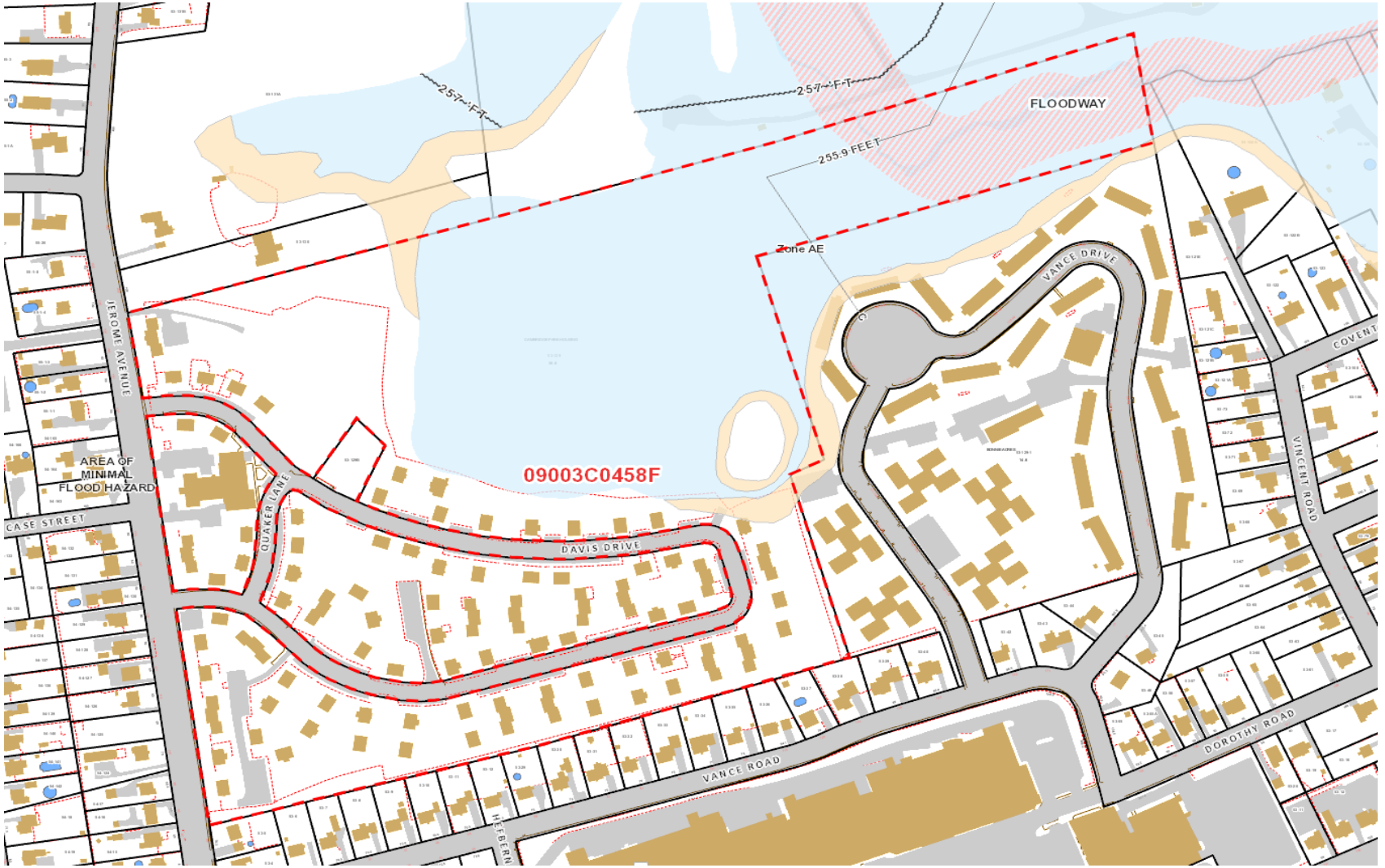
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Location Map



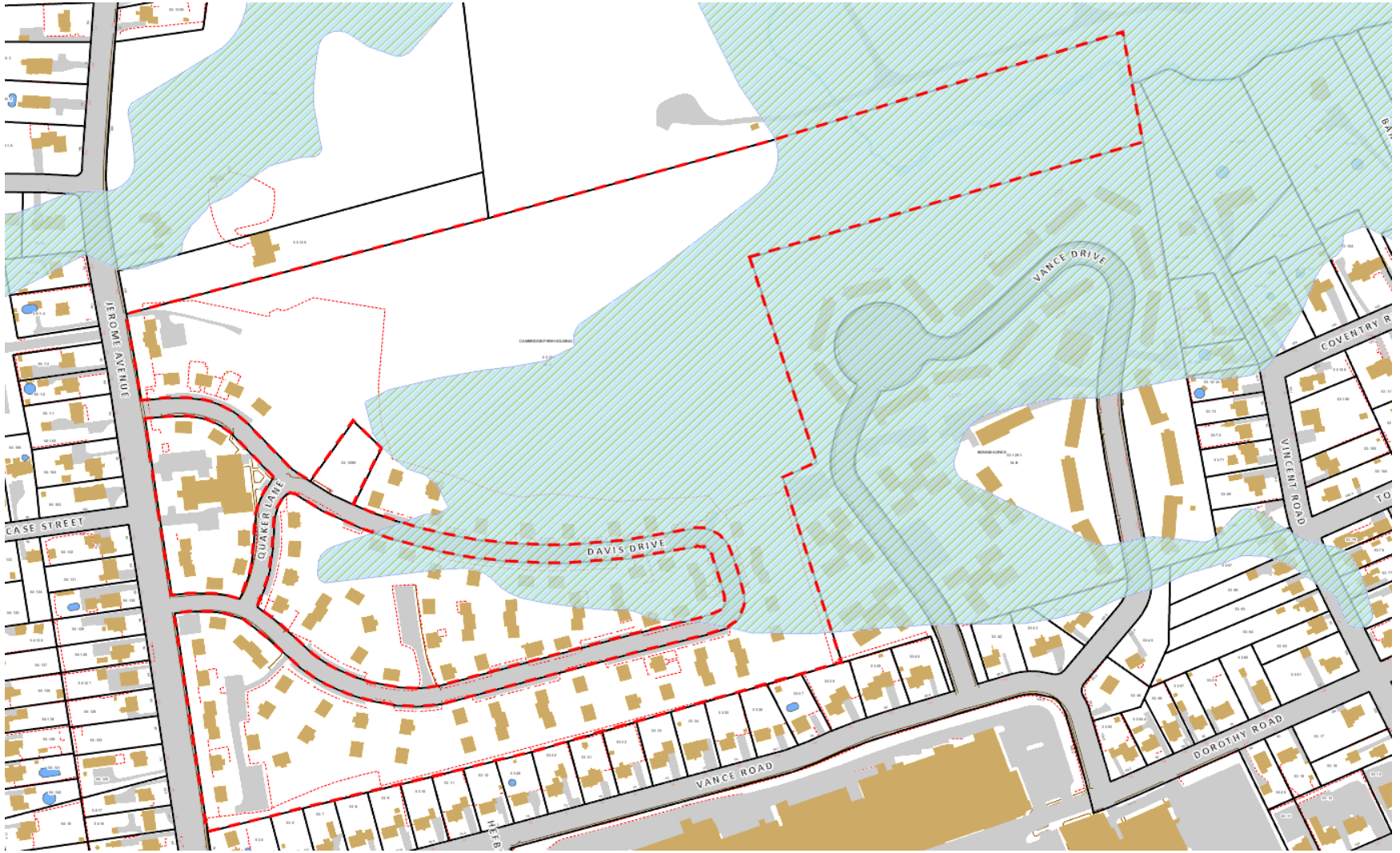
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Aquifer Map

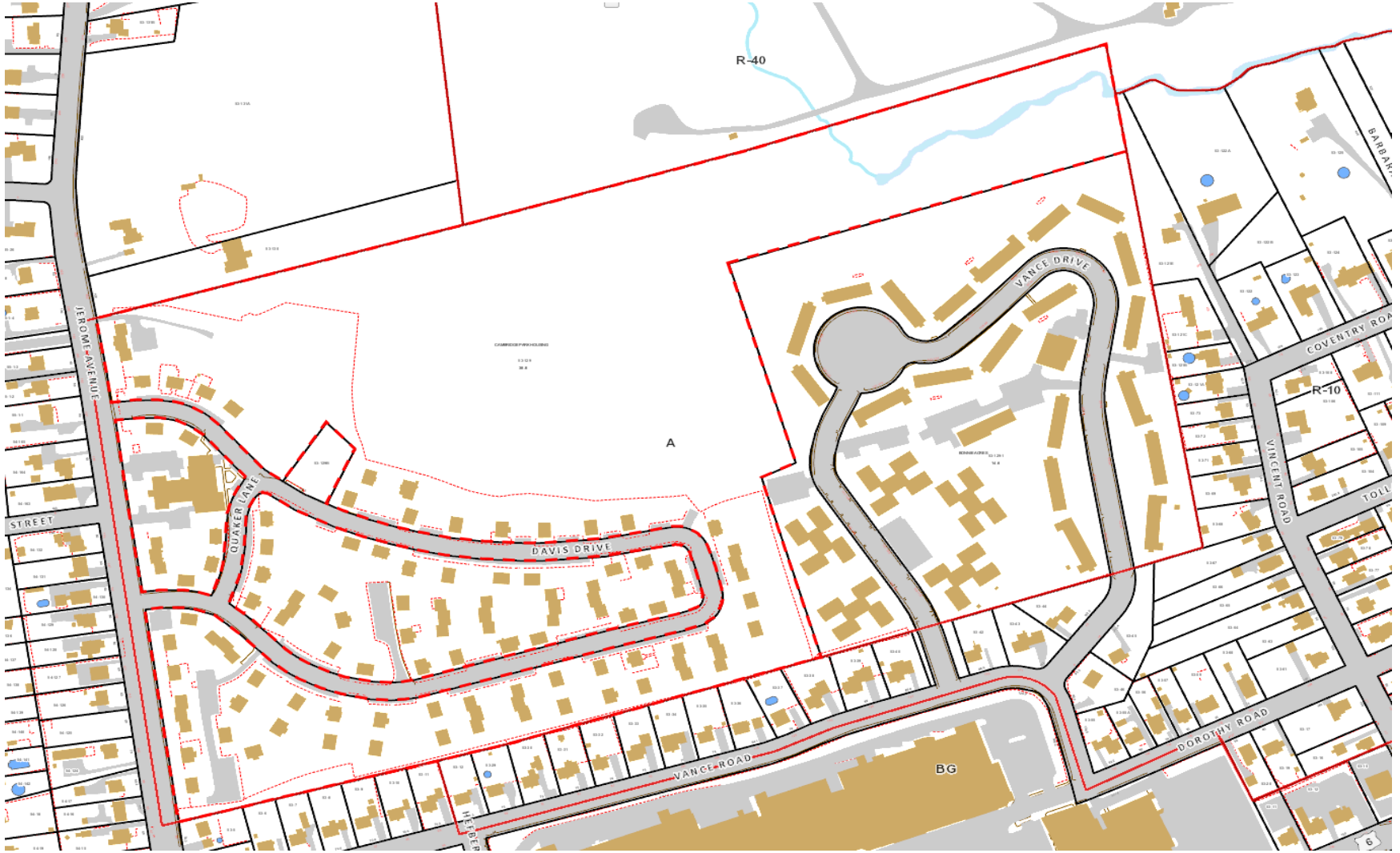


Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Floodplain Map



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



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

Zoning Map



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



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

Site Plan Updated: 2/3/25

CAMBRIDGE PARK REHABILITATION

SITE PLAN & SPECIAL PERMIT

JEROME AVENUE, DAVIS DRIVE, QUAKER LANE
BRISTOL, CONNECTICUT

PARCEL NUMBER: 53-129

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

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

CERTIFIED MAIL

December 3, 2024

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

RE: Application #2044 – Wetlands application for the Cambridge Park rehabilitation project consisting of full depth replacement of roadway and existing parking spaces, reconstruction of roadway and new parking spaces including sidewalks with handicap accessibility, rehabilitation of buildings and demolition of 8 residential buildings at 98 Jerome Avenue; Assessor's Map 53, Lot 129; The Housing Authority of the City of Bristol, applicant.

Dear Applicant:

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

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

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

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

Should you have any further questions or comments, please contact me at 860-584-6125 or the Land Use Office at 860-584-6225.

Please contact any representatives necessary.

Sincerely,

Anthony A. Fiorentzetti, P.E.
Public Works Department
AAL/nk

Michael Kavanaugh (via e-mail)
Attorney Salvatore Vitrano (via e-mail)
Ryan Heller, Surveyor (via e-mail)
Raymond Rogozinski, P.E., -
Director of Public Works (via e-mail)
Barbara Smidt (via e-mail)
Zachary Norton, IWEO, Environmental Tech (via e-mail)
William Stango, P.E., City Engineer



LOCATION MAP
SCALE: 1"=200'

SHEET INDEX		
C-T1	TITLE SHEET	1 of 24
C-KEY	KEY MAP	2 of 24
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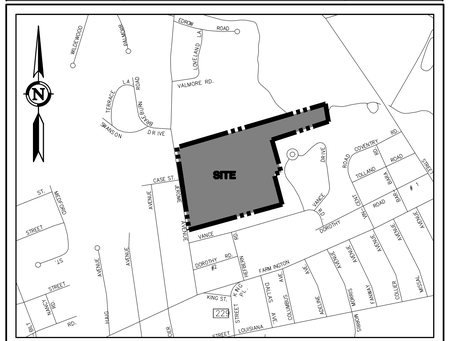
C-DM1 - C-DM3	DEMOLITION PLAN	6-8 of 24
C-SP1 - C-SP3	SITE PLAN	9-11 of 24
C-SP4	SITE PLAN - BUILDING ENLARGEMENTS	12 of 24
C-GD1 - C-GD3	GRADING & UTILITIES	13-15 of 24
C-LS1 - C-LS3	LANDSCAPE PLAN	16-18 of 24
C-LS4	LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS	19 of 24
C-LT1	LIGHTING PLAN OVERALL	20 OF 24
C-LT2	PROPOSED LIGHTING PLAN	21 OF 24
C-D1	NOTES, DETAILS, & LEGEND	22 of 24
C-D2 - C-D3	DETAILS	23-24 of 24
	PRE-ALTA/NSPS LAND TITLE SURVEY - KEY MAP	1 OF 1
	PRE-ALTA/NSPS LAND TITLE SURVEY	1-5 OF 5
	ARCHITECTURAL PLANS	1-5 OF 5



LOCATION MAP
SCALE: 1"=1,000'

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

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

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

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

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

PROJECT NO.	DATE	DRAWN BY:	DESIGN BY:	CHECKED BY:
5059	10/7/24	BMS	BMS	DJ

REVISIONS

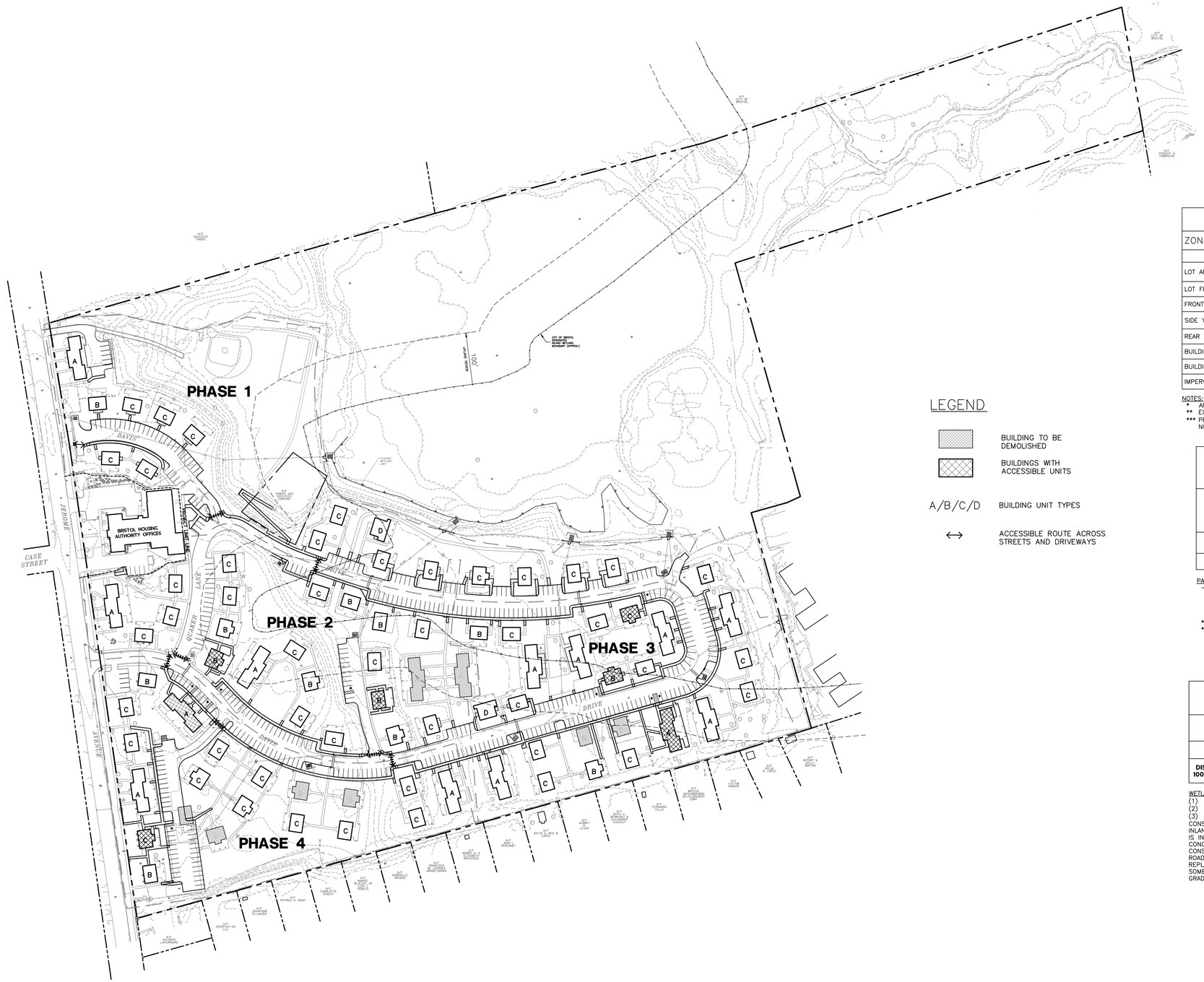
NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	WWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

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

TITLE SHEET

SHEET
C-T1
CIVIL SHEET 1 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Title Sheet.dwg Layout: 01 C-T1 Plotted: 2/3/2025 3:03 PM Last Saved 2/3/2025 2:48 PM Last Saved By: RowanDowney



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS
- A/B/C/D — BUILDING UNIT TYPES
- ↔ — ACCESSIBLE ROUTE ACROSS STREETS AND DRIVEWAYS

ZONING TABLE

ZONE: A – MULTI–FAMILY RESIDENTIAL

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

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

PARKING & UNITS TABLE

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

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

WETLANDS TABLE

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

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

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

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

REVISIONS

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

KEY MAP

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

SHEET
C-KEY
CIVIL SHEET 2 OF 24

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MATCHLINE C-KEY

CONSTRUCTION ENTRANCE

SF

#196,#198 #200,#202 EXISTING BUILDING F.F=279.81 2008 S.F.±

PROPOSED SILT FENCE (TYP)

#266,#268 EXISTING BUILDING F.F=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F=278.51 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F=277.71 871.00 S.F.±

#226,#234 EXISTING BUILDING F.F=277.00 869.00 S.F.±

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

#263,#265 EXISTING BUILDING F.F=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F=278.38 871.00 S.F.±

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

100' FROM WETLAND BOUNDARY

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

FLAGGED WETLAND LIMIT

PROPOSED SILT FENCE (TYP)

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

#212,#214 EXISTING BUILDING F.F=267.65 822.00S.F.±

#208,#210 EXISTING BUILDING F.F=267.55 1,121.00S.F.±

#216,#218 EXISTING BUILDING F.F=268.96 872.00S.F.±

#204,#206 EXISTING BUILDING F.F=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#26,#28 EXISTING BUILDING F.F=279.62 835.00S.F.±

#21,#23 EXISTING BUILDING F.F=280.25 835.00 S.F.±

#20,#22 EXISTING BUILDING F.F=280.03 872.00S.F.±

#215,#217 EXISTING BUILDING F.F=277.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F=268.47 838.00S.F.±

#205,#207 EXISTING BUILDING

#148,#150 #152,#154 EXISTING BUILDING F.F=280.21 1998 S.F.±

#13,#15 EXISTING BUILDING F.F=279.86 837.00 S.F.±

MATCHLINE C-ES3

MATCHLINE C-ES2

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

SEE E+S DETAILS SHEET C-ES3

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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

MAP REFERENCE:

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1230 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	DATE
5059	
DATE	
10/7/24	
DESIGN BY:	
BMS	
DRAWN BY:	
BMS	
CHECKED BY:	
DJ	

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES1
CIVIL SHEET 3 OF 24

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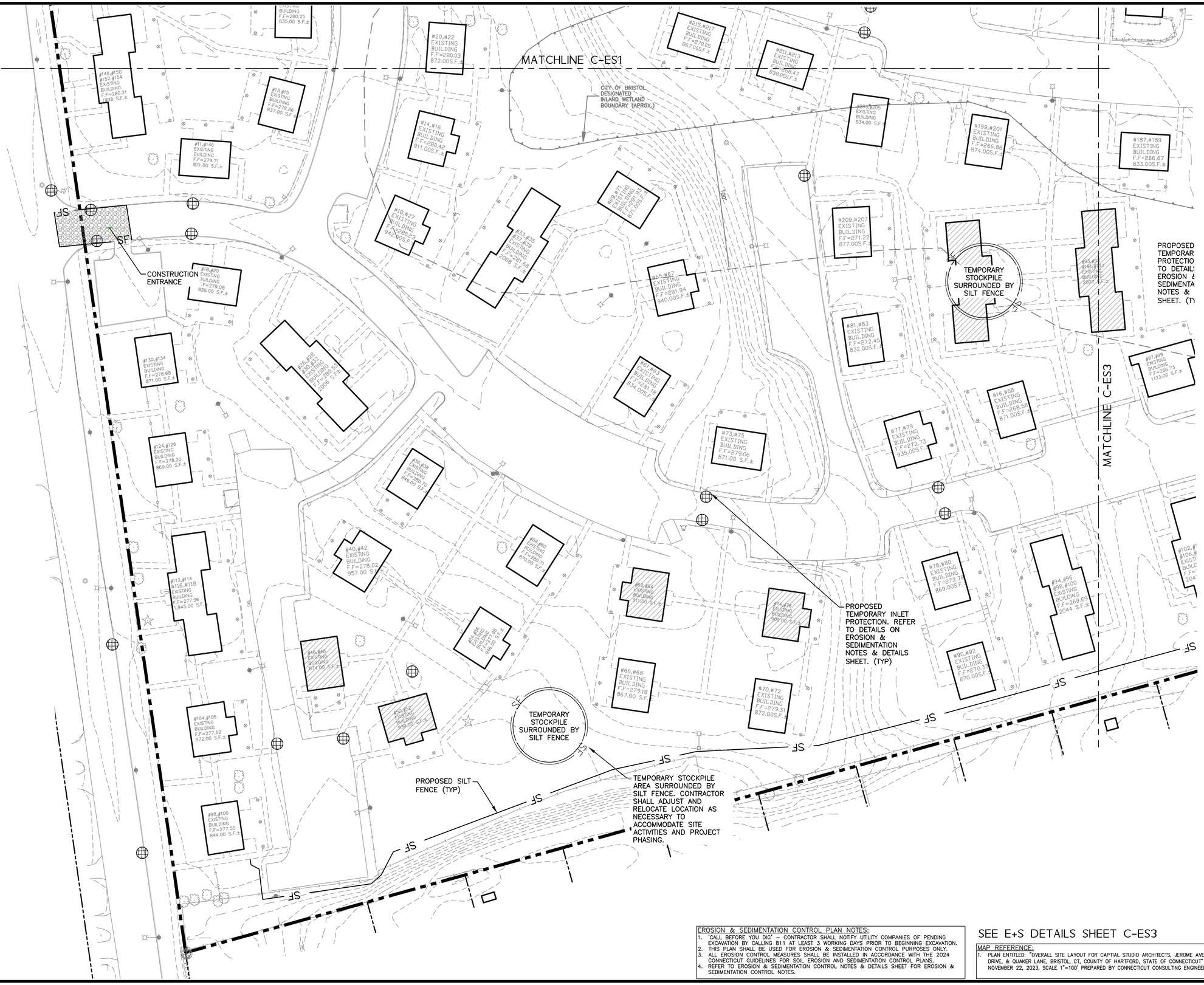

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4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

SEE E+S DETAILS SHEET C-ES3

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CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

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

PROJECT NO: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DPI

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES2
CIVIL SHEET 4 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 E+S Pending.dwg Layout: 04 C-ES2 Plotted: 2/3/2025 3:03 PM Last Saved 2/3/2025 2:01 PM Last Saved By: RowanDowney

MATCHLINE C-KEY

MATCHLINE C-ES1

MATCHLINE C-ES2

SF

PROPOSED SILT FENCE (TYP)

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#178,#180 EXISTING BUILDING F.F=264.18 869.00 S.F.±

#174,#176 EXISTING BUILDING F.F=263.02 872.00 S.F.±

#170,#172 EXISTING BUILDING F.F=262.35 870.00 S.F.±

#166,#168 EXISTING BUILDING F.F=261.30 835.00 S.F.±

#167,#169 EXISTING BUILDING F.F=263.34 873.00 S.F.±

#165,#163 EXISTING BUILDING F.F=262.73 945.00 S.F.±

#158#160 #162#164 EXISTING BUILDING F.F=261.49 2024 S.F.±

#151,#153 #155,#157 EXISTING BUILDING F.F=262.79 1985 S.F.±

#154#156 EXISTING BUILDING F.F=261.56 871.00 S.F.±

#187,#189 EXISTING BUILDING F.F=266.67 833.00S.F.±

#179,#181 EXISTING BUILDING F.F=2665.08 871.00S.F.±

#175,#177 #113,#115 EXISTING BUILDING F.F=264.65 2101 S.F.±

#171,#173 #119,#117 EXISTING BUILDING F.F=264.15 2008 S.F.±

#125,#127 EXISTING BUILDING F.F=262.29 871.00 S.F.±

#121,#123 EXISTING BUILDING F.F=263.29 923.00 S.F.±

#95,#93 #101,#99 EXISTING BUILDING 2001 F.F.±

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

#97,#99 EXISTING BUILDING F.F=266.73 1123.00 S.F.±

#109,#111 EXISTING BUILDING F.F=265.57 866.00 S.F.±

#130,#132 EXISTING BUILDING 942.00 S.F.±

#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±

#150#152 EXISTING BUILDING F.F=261.18 871.00 S.F.±

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APPROX.)

100'

#118,#120 EXISTING BUILDING 839.00 S.F.±

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

#114,#116 EXISTING BUILDING F.F=265.41 857.00 S.F.±

#126,#128 EXISTING BUILDING F.F=263.03 851.00 S.F.±

#122,#124 EXISTING BUILDING F.F=263.76 915.00 S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F=266.72 2047 S.F.±

#10,#12 EXISTING BUILDING F.F=264.86 870.00 S.F.±

#94,#96 #98,#100 EXISTING BUILDING F.F=269.69 2044 S.F.±

PROPOSED SILT FENCE (TYP)

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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

MAP REFERENCE:

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

1. SET POSTS & EXCAVATE A 6"x6" TRENCH UPGRADIENT OF POSTS.
2. STAPLE GEOTEXTILE TO POSTS.
3. EXTEND GEOTEXTILE INTO TRENCH.
4. BACKFILL TRENCH AND COMPACT EXCAVATED SOIL.

ANGLE POSTS 5' UPGRADIENT

POST

95°

12"

GEOTEXTILE

COMPACTED BACKFILL

SILT FENCE

N.T.S.

24' OR DRIVE WIDTH WHICHEVER IS GREATER

50'

STREET

6" THICK LAYER OF RIP RAP CONSISTING OF SOUND, TOUGH, DURABLE AND ANGULAR ROCK, PLACED OVER GEOTEXTILE. MAXIMUM RIPRAP SIZE TO BE 4 INCHES AND NOT MORE THAN 10% LESS THAN 2 INCHES.

NOTES:
1. INSPECT CONSTRUCTION EXIT WEEKLY AND AFTER EVERY MAJOR STORM EVENT
2. WASH WATER, IF USED SHALL BE DIRECTED TOWARDS A SEDIMENT SIZED FOR SITE CONDITIONS.
3. STONE SHALL BE REMOVED/REPLACED WHEN EXCESS LEVELS OF MUD ARE OBSERVED.

CONSTRUCTION ACCESS

N.T.S.

EARTH OR STONE ANCHOR PILE

CB GRATE

FILTER FABRIC

SUBGRADE

FILTER FABRIC

SUBGRADE

CB TOP

NOTE:
REMOVE CB GRATE. PLACE FILTER FABRIC. REPLACE GRATE TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR WITH STONE OR EARTH PILE.

CATCH BASIN GRATE SEDIMENTATION CONTROL

N.T.S.

INSERT 1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)

OPTIONAL OVERFLOW

SILTSAK

DUMP LOOPS (REBAR NOT INCLUDED)

DEPTH = D

WIDTH = W

LENGTH = L

SIDE VIEW INSTALLED

EXPANSION RESTRAINT

INSTALLATION DETAIL

CURB-LESS INLET PROTECTION DETAIL

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 SUMMIT STREET
EAST HARTFORD, CT 06108

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

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: RLD
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

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

SHEET
C-ES3
CIVIL SHEET 5 OF 24

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MATCHLINE C-KEY

REMAINING BITUMINOUS DRIVE TO RE PULVERIZED AND REMOVED AS NEEDED TO ACCOMMODATE INSTALLATION OF REINFORCED LAWN ACCESS DRIVE SECTION (SEE DETAIL)

PRESERVE AND PROTECT EXISTING GUARD RAIL AND FENCE TO REMAIN (APPROXIMATE LOCATION)

LAUNDRY PATIO TO BE REMOVED – LOCATION APPROXIMATE

EXISTING TREES TO REMAIN

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

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BUILDINGS TO REMAIN (SEE ARCH. PLANS FOR ALL BUILDING DEMOLITION SPECIFICS)

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

EXISTING GUARD RAIL TO REMAIN (APPROXIMATE LOCATION)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

UPLAND REVIEW 100'

FLAGGED WETLAND LIMIT

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT (TYP).

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY. (TYP)

PRESERVE AND PROTECT EXISTING CONCRETE CURB TO REMAIN (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

N/F YANKEE GAS SERVICES COMPANY

#196,#198 #200,#202 EXISTING BUILDING F.F.=279.81 2008 S.F.±

#260,#268 EXISTING BUILDING F.F.=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F.=278.91 870.00 S.F.±

#266,#268 EXISTING BUILDING F.F.=278.71 870.00 S.F.±

#263,#265 EXISTING BUILDING F.F.=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F.=279.38 872.00 S.F.±

#21,#23 EXISTING BUILDING F.F.=280.25 835.00 S.F.±

#26,#28 EXISTING BUILDING F.F.=279.62 835.00S.F.±

#20,#22 EXISTING BUILDING F.F.=280.03 872.00S.F.±

#13,#15 EXISTING BUILDING F.F.=279.96 837.00 S.F.±

#14B,#150 #152,#154 EXISTING BUILDING F.F.=280.21 998 S.F.±

#216,#218 EXISTING BUILDING F.F.=268.96 872.00S.F.±

#210,#214 EXISTING BUILDING F.F.=267.47 822.00S.F.±

#208,#212 EXISTING BUILDING F.F.=267.65 1,181.00S.F.±

#204,#206 EXISTING BUILDING F.F.=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F.=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±

#215,#217 EXISTING BUILDING F.F.=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F.=269.47 838.00S.F.±

#207,#209 EXISTING BUILDING F.F.=269.38 834.00S.F.±

Phase 1

Phase 2

MATCHLINE C-DM2

MATCHLINE C-DM3

MATCHLINE C-KEY

JEROME AVENUE

CASE STREET

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

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

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

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-DM1
CIVIL SHEET 6 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 06 C-DM1 Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-DM1

MATCHLINE C-DM3

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

PRESERVE AND PROTECT EXISTING DUMPSTER PAD TO REMAIN (APPROXIMATE LOCATION)

UPLAND REVIEW 100'

EXISTING UTILITY POLE WITH LIGHT TO REMAIN (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EX. CONCRETE PAD WITHOUT DUMPSTER TO BE REMOVED

EX. DUMPSTER PAD WITH CHAINLINK ENCLOSURE TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING RESIDENTIAL BUILDING AND FOUNDATION TO BE REMOVED

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

CONCRETE WALK TO BE REMOVED TO NEAREST JOINT– LOCATION APPROXIMATE

EXISTING CONCRETE PATIO TO BE REMOVED AND BUILDING TO BE REMOVED (TYP)

EXISTING BITUMINOUS DRIVE TO BE REMOVED

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

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

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

CONCRETE WALK TO BE REMOVED TO NEAREST JOINT– LOCATION APPROXIMATE (TYP.)

ALTERNATE 1 FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT REPLACEMENT (TYP)

DISCONNECT WATER PRIOR TO DEMO.

CUT AND CAP SEWER PRIOR TO DEMO.

DUMPSTER CURRENTLY IN PARKING LOT– TO BE RELOCATED TO PAD

Phase 2
Phase 3
Phase 4

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

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

PROJECT NO.	5059
DATE	9/7/24
DRAWN BY:	BMS
DESIGN BY:	BMS
CHECKED BY:	DJ

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

DEMOLITION PLAN

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

SHEET
C-DM2
CIVIL SHEET 7 OF 24

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MATCHLINE C-KEY

MATCHLINE C-DM1

MATCHLINE C-DM2

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT (TYP.)

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EX. TREE TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING 15" RCP TO BE REMOVED AND REPLACED.

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

EX. TREE WITH CAVITY TO BE ASSESSED BY ARBORIST

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

ALL EXISTING CATCHBASINS CUT AND CAP SEWER PRIOR TO DEMO. / DISCONNECT AND REPLAC WATER PRIOR TO DEMO.

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

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

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

DUMPSTER CURRENTLY IN PARKING LOT— TO BE RELOCATED TO PAD

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

100'

Phase 1

Phase 2

Phase 3

Phase 4

Rebar Set

Rebar Found

DEMO PLAN LEGEND

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

EXISTING CONDITIONS NOTES:

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

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
56 QUAKER LANE, SUITE 1
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	BMS
CHECKED BY:	DJ

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-DM3
CIVIL SHEET 8 OF 24

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MATCHLINE C-KEY

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

GATE TO REMAIN– LOCATION APPROXIMATE

GUARDRAIL TO REMAIN– LOCATION APPROXIMATE

CHAINLINK FENCE TO REMAIN– LOCATION APPROXIMATE

STANDARD PARKING SPACES (9' x 18')

NEW BITUMINOUS ROAD / PARKING (TYP)

REMAINING BITUMINOUS DRIVE TO RE PULVERIZED AND REMOVED AS NEEDED TO ACCOMMODATE INSTALLATION OF REINFORCED LAWN ACCESS DRIVE SECTION (SEE DETAIL)

SITE LIGHTING FOR RECREATION AREA (TYP)

#196,#198 #200,#202 A

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

#263,#265 C

#257,#259 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE, EXISTING SLATS TO BE REPLACED.

EXISTING WHITE VINYL FENCE (TYP)

CONCRETE CURB (TYP.)

CONCRETE SIDEWALK (TYP.)

ACCESSIBLE CURB RAMPS TO CONNECT PATH TO BUS STOP

EXISTING BUILDINGS TO BE REHABILITATED (SEE ARCH. LANS)

SEE ARCH. PLANS FOR PORCH/NEW CONCRETE PATIO DIMENSIONS

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

PROPOSED EV CAPABLE SPACES

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

ALL EXISTING CATCHBASIN TOPS TO BE REMOVED AND REPLACED (TYP.)

NEW ACCESSIBLE STONE DUST PATH (TYP.)

PROPOSED LIGHTING (TYP) SEE LIGHTING PLAN

ACCESSIBLE STONE DUST PATH (TYP.)

100' UPLAND REVIEW

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

6' CHAINLINK GATE (TYP.)

FLAGGED WETLAND LIMIT

N/F YANKEE GAS SERVICES COMPANY

BHA EMPLOYEE PARKING

STOP SIGN (TYP.)

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

JEROME AVENUE

CASE STREET

EXISTING RAMPS TO BE REMOVED AND REPLACED

CONCRETE CURB (TYP.)

EXISTING CONCRETE WALK TO BE REPLACED (TYP)

EXISTING MAILBOXES TO BE REMOVED AND RESET AFTER NEW CONCRETE SIDEWALK IS INSTALLED.

EXISTING CONCRETE CURB TO REMAIN (TYP.)

CONNECT UNIT RESERVED SPACES WITH RESIDENT SIDEWALK

ADD ACCESSIBLE CURB RAMP

#26,#28 C

#21,#23 C

#20,#22 C

#148,#150 #152,#154 A

#13,#15 C

TIMBER GUARDRAIL (TYP.)

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE

STANDARD PARKING SPACES (9' x 18')

EXISTING SPEED BUMP LOCATIONS TO BE RE–CONSTRUCTED (TYP)

NEW BITUMINOUS ROAD / PARKING

#212,#214 C

#208,#210 D

#216,#218 C

PEDESTRIAN CROSSING SIGN (SEE SHEET C–D3)

TIMBER GUARDRAIL (TYP.)

CONCRETE SIDEWALK (TYP.)

ACCESSIBLE RAMPS

CROSSWALK (TYP.)

#204,#206 C

SEE SITE PLAN SHEET C–SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS. (TYP.)

SPEED BUMP WARNING SIGNS (SEE SHEET C–D3)

6' CHAINLINK GATE (TYP.)

#198,#200 C

#188,#190 C

#215,#217 C

#211,#213 B

#203,#205

Phase 1

Phase 2

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

PROPOSED EV CAPABLE SPACES

CONCRETE SIDEWALK

MATCHLINE C-SP2

MATCHLINE C-SP3

MATCHLINE C-KEY

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

REVISIONS

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-SP1
CIVIL SHEET 9 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Site Planv.dwg Layout: 09 C-SP1 Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-SP1

MATCHLINE C-SP3

#148,#150 #152,#154 A
#13,#15 C
#11,#146 C
#20,#22 C
#14,#16 B
#10,#27 B
#33,#35 #37,#39 A
#69,#71 C
#18,#20 B
#130,#134 C
#26,#28 #30,#32 A
#124,#126 C
#36,#38 C
#40,#42 C
#58,#60 C
#112,#114 #116,#118 A
#54,#56 C
#104,#106 C
#98,#100 B
#66,#68 C
#70,#72 C
#73,#75 C
#61,#63 C
#65,#67 B
#215,#217 C
#211,#213 B
#203,#205 B
#199,#201 C
#187,#189 B
#209,#207 C
#81,#83 B
#16,#68 C
#77,#79 B
#78,#80 C
#94,#96 #98,#100 A
#90,#92 C
#97,#99 D
#102,#
#106,

Phase 2
Phase 4
Phase 3

AVENUE

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)
PEDESTRIAN CROSSING SIGN (SEE SHEET C-D3)
STOP SIGN (TYP.)
ACCESSIBLE RAMP
FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION
ACCESSIBLE RAMPS
TIMBER GUARDRAIL (TYP.)
ACCESSIBLE ENTRANCE
SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)
EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)
PROPOSED H/C RAMP AT ACCESSIBLE SPACE (TYP)
EXISTING CONCRETE CURB TO REMAIN (TYP.)
STANDARD PARKING SPACES (9' x 18')
NEW CONCRETE DUMPSTER PAD WITH ENCLOSURE (TYP.)
CONCRETE CURB (TYP.)
ACCESSIBLE ENTRANCE
PROPOSED H/C RAMP
NEW BITUMINOUS ROAD / PARKING (TYP)
PROPOSED EV CAPABLE SPACES
PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE. EXISTING SLATS TO BE REPLACED.
EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)
NEW BITUMINOUS ROAD / PARKING (TYP)
NEW DUMPSTER ENCLOSURE
UPLAND REVIEW 100'
EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP
PROPOSED EV CAPABLE SPACES
CONCRETE SIDEWALK W/ CURB (TYP.)
PROPOSED H/C RAMP
ACCESSIBLE ENTRANCE
EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP
STOP SIGN (TYP.)
CONCRETE SIDEWALK (TYP.)
PEDESTRIAN CROSSING SIGN (SEE SHEET C-D3)
ACCESSIBLE RAMPS CROSSWALKS (TYP.)
CROSSWALK (TYP.)
DUMPSTER ON CONC PAD ADD ENCLOSURE
EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP
SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)
EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)
PROPOSED EV CAPABLE SPACES
SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
57 SUMMIT STREET
EAST HARTFORD, CT 06108

PROJECT NO.	
5059	
DATE	
5/7/24	
DRAWN BY:	
BMS	
DESIGN BY:	
BMS	
CHKD BY:	
DJ	

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

SCALE: 1" = 30'
0 15 30 60

SHEET
C-SP2
CIVIL SHEET 10 OF 24

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MATCHLINE C-KEY

MATCHLINE C-SP1

MATCHLINE C-SP2

6' CHAINLINK GATE (TYP.)

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

Phase 1

Phase 2

Phase 3

PROPOSED EV CAPABLE SPACES

SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

EX. TREE TO BE REMOVED

STANDARD PARKING SPACES (9' x 18')

NEW BITUMINOUS ROAD/ PARKING (TYP)

EX. TREE WITH CAVITY TO BE ASSESSED BY ARBORIST

ACCESSIBLE ENTRANCE

TIMBER GUARDRAIL (TYP.)

PROPOSED H/C RAMP

NEW CONCRETE PAD WITH ENCLOSURE (TYP.)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

#188,#190 C
#178,#180 C
#174,#176 C
#170,#172 C
#166,#168 C
#187,#189 B
#179,#181 C
#167,#169 C
#165,#163 C
#158#160 #162#164 A
#151,#153 #155,#157 A
#175,#177 #113,#115 A
#171,#173 #119,#117 A
#125,#127 C
#154#156 C
#121,#123 B
#109,#111 C
#97,#99 D
#150#152 C
#142,#144 #146,#148 A
#130,#132 C
#134,#136 #138,#140 A
#118,#120 B
#114,#116 C
#126,#128 C
#122,#124 B
#102,#104 #106,#108 A
#110,#112 C
#94,#96 #98,#100 A

SITE PLAN NOTES:

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

EXISTING CONDITIONS NOTES:

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

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS (SEE ARCH PLANS)
- ④ EXISTING PARKING NUMBER
- [4] PROPOSED PARKING NUMBER
- DUMPSTER
- #215,#217 EXISTING BUILDING UNIT NUMBERS
- C EXISTING BUILDING UNIT TYPE

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 10/27/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

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

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

SITE PLAN

SCALE: 1" = 30'

SHEET
C-SP3
CIVIL SHEET 11 OF 24

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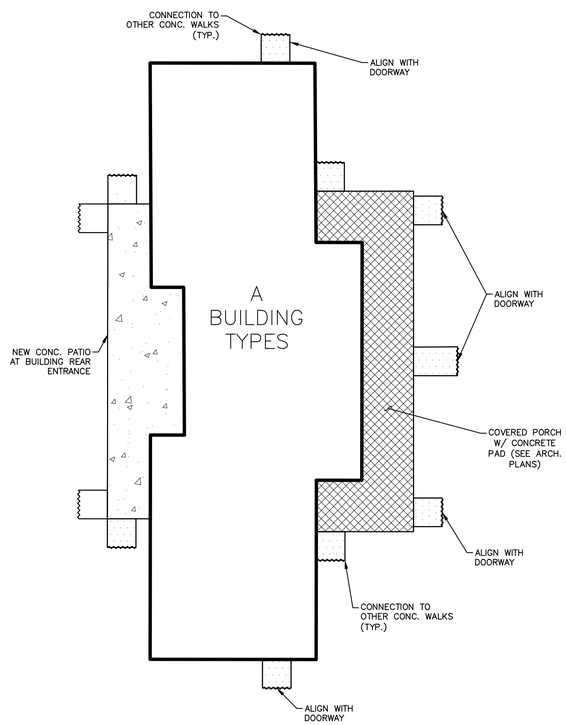
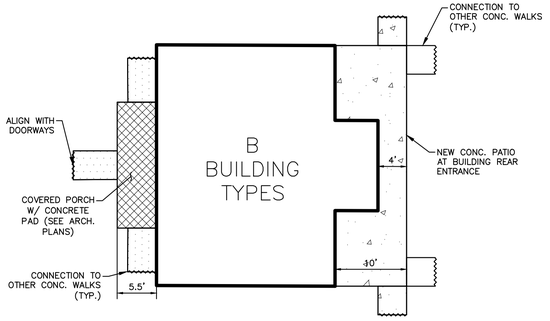
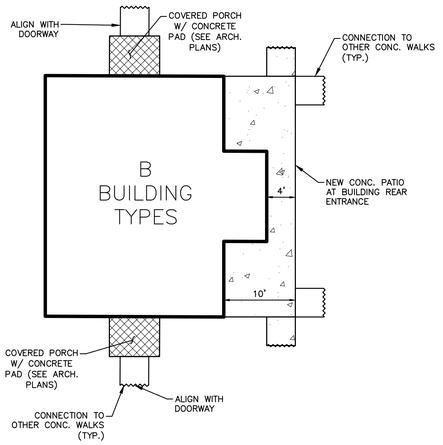
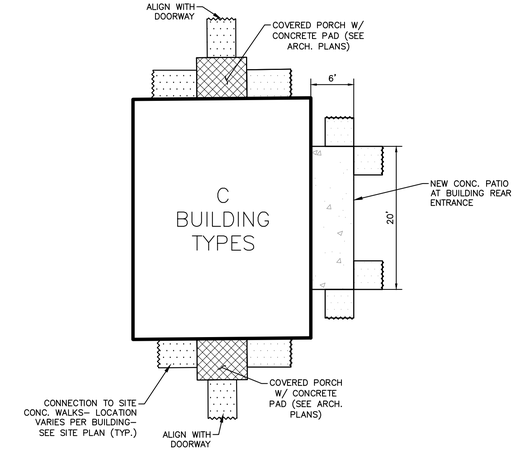
ALTERNATE 1: FULL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

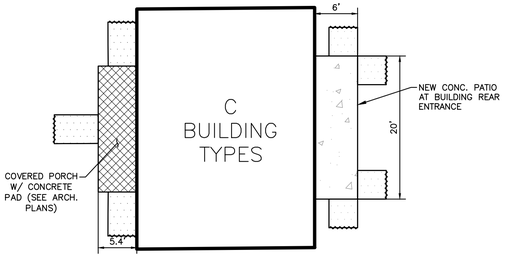
- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS

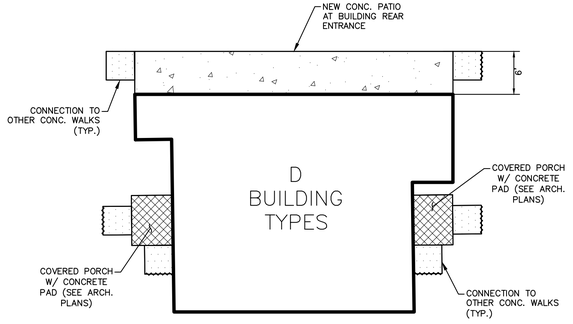






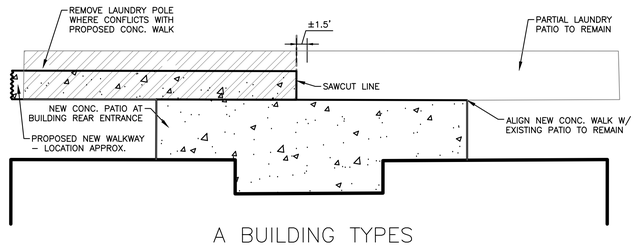


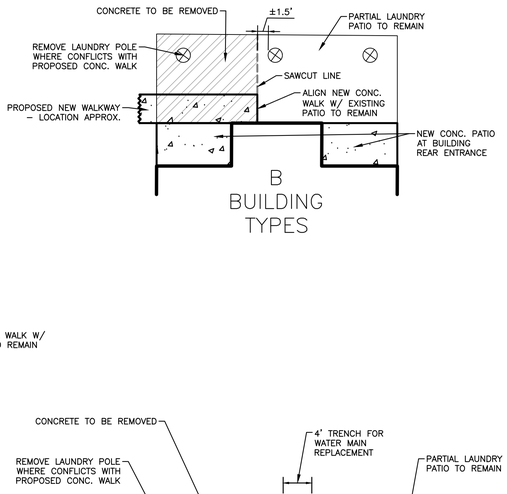


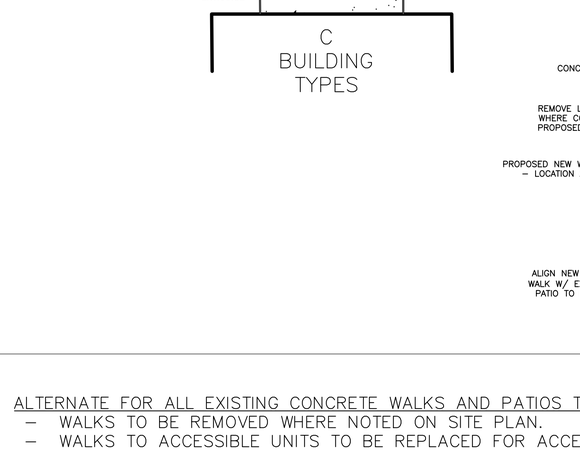


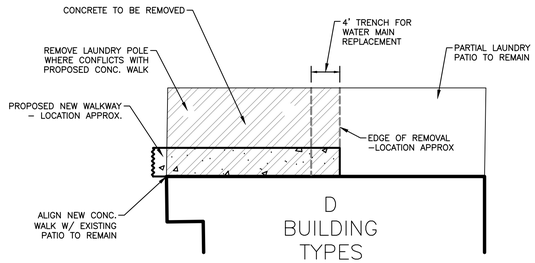
ALTERNATE 2: PARTIAL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS
- TO INCLUDE REPLACEMENT OF CONCRETE WALKS AND LAUNDRY POLES AS NEEDED FOR REPAIR OR AS NOTED ON SITE PLAN
- CONC. WALKS TO ALL ACCESSIBLE UNITS TO BE REPLACED









ALTERNATE FOR ALL EXISTING CONCRETE WALKS AND PATIOS TO REMAIN

- WALKS TO BE REMOVED WHERE NOTED ON SITE PLAN.
- WALKS TO ACCESSIBLE UNITS TO BE REPLACED FOR ACCESSIBILITY.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 TOWN FARMS DRIVE
EAST HARTFORD, CT 06608

PROJECT NO.	DATE	DRAWN BY:	DESIGN BY:
5059	10/7/24	BMS	DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

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

SITE PLAN- BUILDING ENLARGEMENTS

SCALE: 1" = 10'
0 5' 10' 20'

SHEET
C-SP4
CIVIL SHEET 12 OF 24

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MATCHLINE C-KEY

#196,#198 #200,#202 EXISTING BUILDING F.F=279.81 2008 S.F.±

#266,#268 EXISTING BUILDING F.F=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F=278.91 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F=278.71 871.00 S.F.±

#254,#256 EXISTING BUILDING F.F=278.51 869.00 S.F.±

#263,#265 EXISTING BUILDING F.F=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F=278.39 871.00 S.F.±

SMH 31
T.F.=278.09
INV=271.44 8" CLAY
INV=271.06 8" CLAY
INV=271.39 6" CLAY

DAVIS

JEROME

CASE STREET

PROJECT LIMIT LINE

BRISTOL HOUSING AUTHORITY OFFICES

T.F.=278.29
INV.=269.87

T.F.=278.93
INV.=269.67

T.F.=278.69
INV.=275.35

T.F.=277.60
INV.=270.37

CB 36
T.F.=277.25

CB 37
T.F.=276.80

#26,#28 EXISTING BUILDING F.F=279.62 835.00S.F.±

#21,#23 EXISTING BUILDING F.F=280.25 835.00 S.F.±

#20,#22 EXISTING BUILDING F.F=280.03 872.00S.F.±

T.F.=279.20
INV.=269.15

#146,#150 #152,#154 EXISTING BUILDING F.F=280.21

#13,#15 EXISTING

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

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

DMH 16
T.F.=267.10

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

CB
T.F.=274.80'

CB 33
T.F.=274.54

CMP (RELOCATED)

CB 32
T.F.=273.91

CB
T.F.=273.37

CB 30
T.F.=269.59

CB 29
T.F.=267.83

N/F YANKEE GAS SERVICES COMPANY

100' UPLAND REVIEW

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

FLAGGED WETLAND LIMIT

RIPRAP PREFORMED SCOUR HOLE

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

RIPRAP PREFORMED SCOUR HOLE

#212,#214 EXISTING BUILDING F.F=267.65 822.00S.F.±

#216,#218 EXISTING BUILDING F.F=268.96 872.00S.F.±

#208,#210 EXISTING BUILDING F.F=267.65 1,121.00S.F.±

#204,#206 EXISTING BUILDING F.F=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#215,#217 EXISTING BUILDING F.F=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F=268.47 838.00S.F.±

T.F.=267.53
INV.=261.77

T.F.=254.67
INV.=254.43 8" PVC
INV.= 258.82 8"PVC

TC=268.40
BC=267.90

TC=269.70
BC=269.20

TC=268.40
BC=267.90

TC=267.20
BC=266.70

TC=266.50
BC=266.00

TC=266.90
BC=266.30

TC=266.00
BC=265.50

TC=265.20
BC=264.70

268.90
267.60
267.60
266.40
266.00
265.70
265.20
265.00
264.40

Phase 1

Phase 2

MATCHLINE C-GD3

MATCHLINE C-GD2

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

GRADING & UTILITES

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

SHEET
C-GD1
CIVIL SHEET 13 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 13 C-GD1 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-GD1

MATCHLINE C-GD3

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

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

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

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

MAP REFERENCE:
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PITKIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 5/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO.	DATE	REVISIONS	BY
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2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

GRADING & UTILITES

SCALE: 1" = 30'

SHEET
C-GD2
CIVIL SHEET 14 OF 24

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GRADING NOTES:

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

UTILITY NOTES:

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

UTILITY LINE LEGEND

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

MAP REFERENCE:

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PRATT STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

GRADING & UTILITES

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-GD3
CIVIL SHEET 15 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 15 C-GD3 Plotted: 2/3/2025 3:04 PM Last Saved 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-KEY

Rebar Fd. 0.16' N 1.84' E

#196,#198 #200,#202 A

EXISTING TREE LINE TO REMAIN (TYP)

EXISTING EVERGREEN TREE TO REMAIN (TYP)

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

DAVIS

DECIDUOUS STREET TREE (TYP)

ORNAMENTAL STREET TREE (TYP)

#263,#265 C

#257,#259 C

Rebar Set

LAWN

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

JEROME

CASE STREET

#148,#150 #152,#154 A

#13,#15 C

#21,#23 C

#26,#28 C

#20,#22 C

LANE

MATCHLINE C-LS2

100' UPLAND REVIEW

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

WETLAND DISTURBANCE SEED MIX TYPE II (±300 SF)

FLAGGED WETLAND LIMIT

N/F YANKEE GAS SERVICES COMPANY

PERENNIALS/ GROUNDCOVER PLANTINGS (TYP)

15/15 HH/RF

MS

WN

3 RM

3 VP

TO

EVERGREEN TREE (TYP)

DECIDUOUS SHRUB (TYP)

EXISTING DECIDUOUS TREE TO REMAIN (TYP)

#212,#214 C

#208,#210 D

#216,#218 C

#204,#206 C

#198,#200 C

#188,#190 C

#215,#217 C

#211,#213 B

#203,#205

DRIVE

WETLAND DISTURBANCE SEED MIX TYPE II (±275 SF)

MATCHLINE C-LS3

MATCHLINE C-KEY

SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3 AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C-LS4

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CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	BMS
CHECKED BY:	DJ

REVISIONS

NO	DATE		BY
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2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LS1
CIVIL SHEET 16 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059_LS-L1 Planting Layout: 16 C-LS1 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt

MATCHLINE C-LS1

MATCHLINE C-LS3

QUAKER LANE

AVENUE

DAVIS

DECIDUOUS TREE TO REMAIN (TYP)

DECIDUOUS STREET TREE (TYP)

EVERGREEN TREE (TYP)

ORNAMENTAL STREET TREE (TYP)

BROADLEAF EVERGREEN SHRUB (TYP)

PERENNIALS/ GROUNDCOVER PLANTINGS (TYP)

GRASSES (TYP)

EXISTING DECIDUOUS TREE TO REMAIN (TYP)

EXISTING EVERGREEN TREE TO REMAIN (TYP)

UPLAND REVIEW 100'

LAWN

#148,#150 #152,#154 A

#13,#15 C

#11,#146 C

#14,#16 B

#20,#22 C

#10,#27 B

#33,#35 #37,#39 A

#69,#71 C

#18,#20 B

#65,#67 B

#130,#134 C

#26,#28 #30,#32 A

#61,#63 C

#124,#126 C

#36,#38 C

#73,#75 C

#112,#114 #116,#118 A

#40,#42 C

#58,#60 C

#54,#56 C

#104,#106 C

#66,#68 C

#98,#100 B

#70,#72 C

#215,#217 C

#211,#213 B

#203,#205 B

#199,#201 C

#187,#189 B

#209,#207 C

#81,#83 B

#77,#79 B

#16,#68 C

#97,#99 D

#78,#80 C

#94,#96 #98,#100 A

#90,#92 C

#102,#106 A

SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3 AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C-LS4

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PREPARED FOR:
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CAPITAL STUDIO ARCHITECTS
57 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	DRAWN BY:	CHECKED BY:
5059	BMS	DJ
DATE	DESIGN BY:	
10/7/24	BMS	

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CAMBRIDGE PARK REHABILITATION

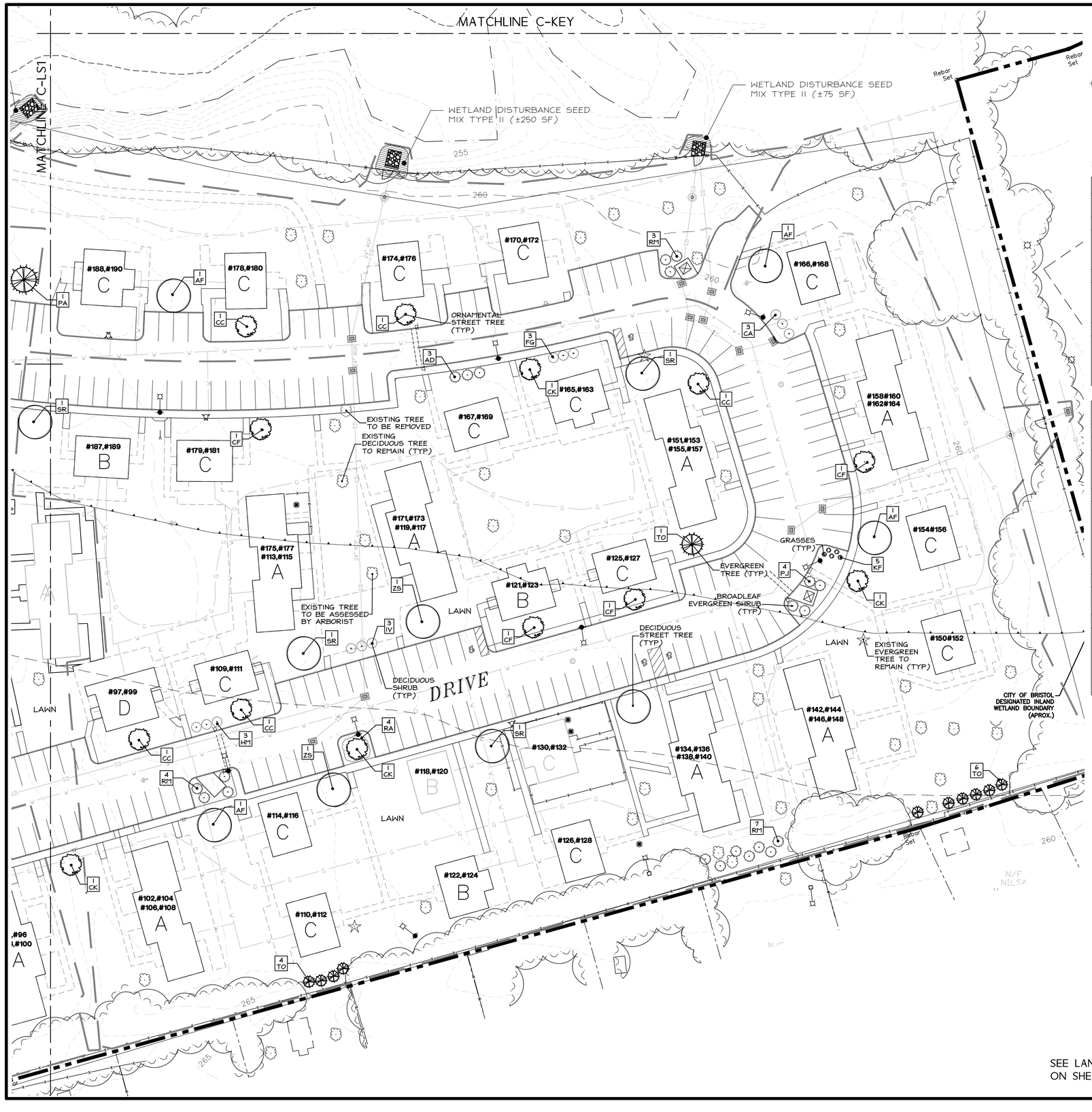
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30'
0 15 30 60

SHEET
C-LS2
CIVIL SHEET 17 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059_LS-LT Plan.dwg Layout: 17 C-LS2 Plotted: 2/3/2025 3:04 PM Last Saved 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt



SITE PLANTING PALETTES

TREES

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

SITE SHRUBS FOR SCREENING / DELINEATION / GROUNDCOVER

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

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

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PRATT STREET
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

LANDSCAPE PLAN

SCALE: 1" = 30'

SHEET
C-LS3
CIVIL SHEET 18 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 LS-LT Plan.dwg Layout: 18 C-LS3 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt

LANDSCAPE NOTES:

1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
2. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
3. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH. WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
4. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK." PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
5. BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT, PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
   - 5.A. BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
   - 5.B. CONTAINER-GROWTH STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
     - 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
     - 5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
   - 5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.
6. CONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
   - 9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
    A. BARK MULCH/COMPOST 10%-12%
    B. COARSE SAND 40-45%
    C. TOPSOIL 45-50%
12. PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
   - 12.A. LIME SHALL BE PELLETIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
   - 12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
   - 12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS
   - 12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
   - 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
13. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS.
14. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
16. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
   - 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
   - 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
   - 17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
   - 17.D. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
   - 17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
19. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
20. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
21. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
22. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
23. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
24. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
   - 25.A. REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
   - 25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
   - 25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
   - 25.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
26. MULCH TO BE APPLIED AS FOLLOWS:
   - 26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
   - 26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
   - 26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
   - 26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
   - 27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
   - 27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
   - 27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
   - 27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
   - 27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK, OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
   - 27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
30. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4455 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
   - 34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

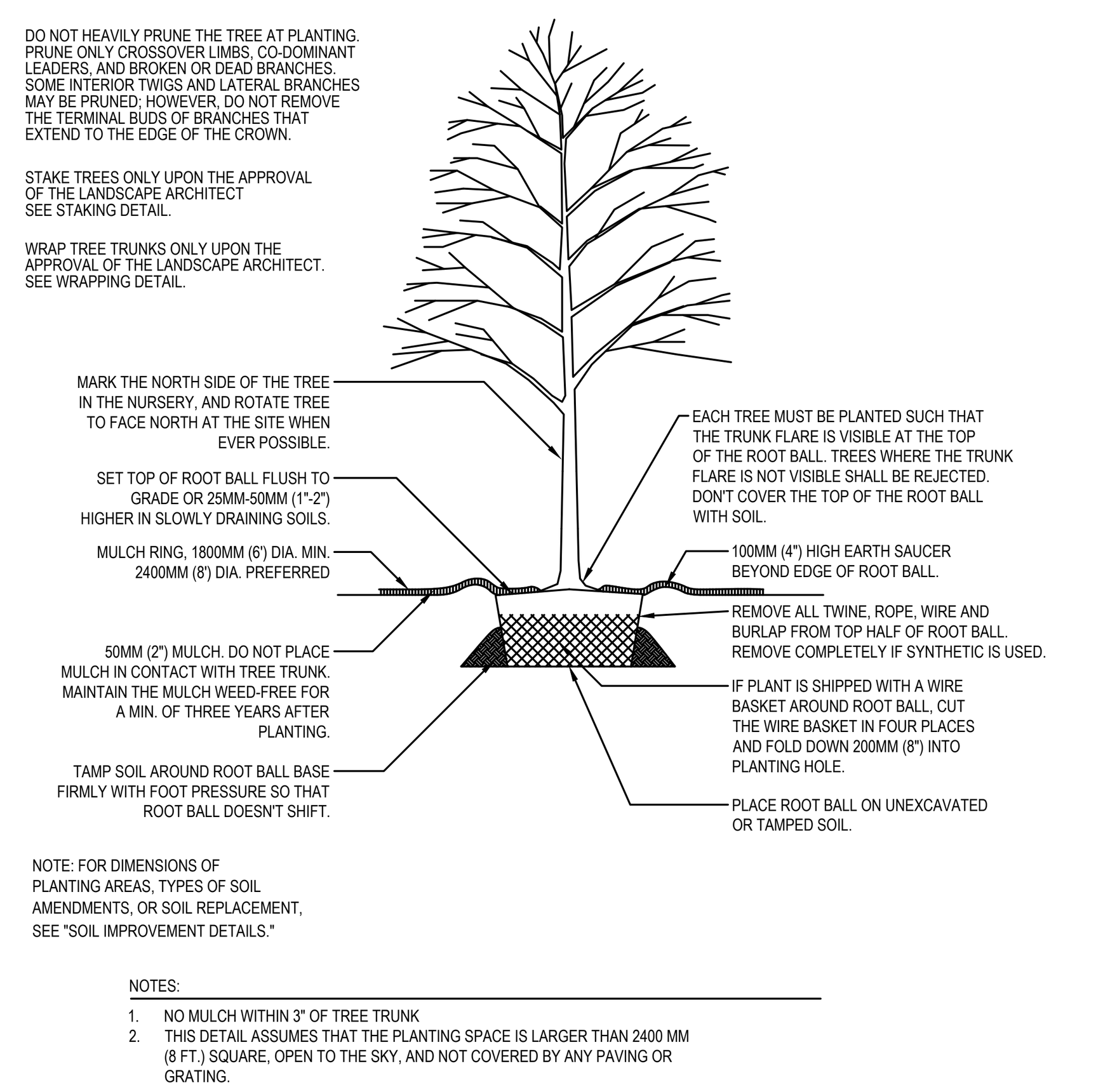
1. SEEDING MIXTURE TYPE I (LAWN AREAS):
   BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   CHEWINGS RED FESCUE 30% OF MIXTURE
   PERENNIAL RYEGRASS 20% OF MIXTURE
   APPLICATION RATE: 4.50LBS. PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (WETLAND DISTURBANCE AREAS)
   OBL WETLAND MIX
   BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
3. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

WETLAND DISTURBANCE NOTES:

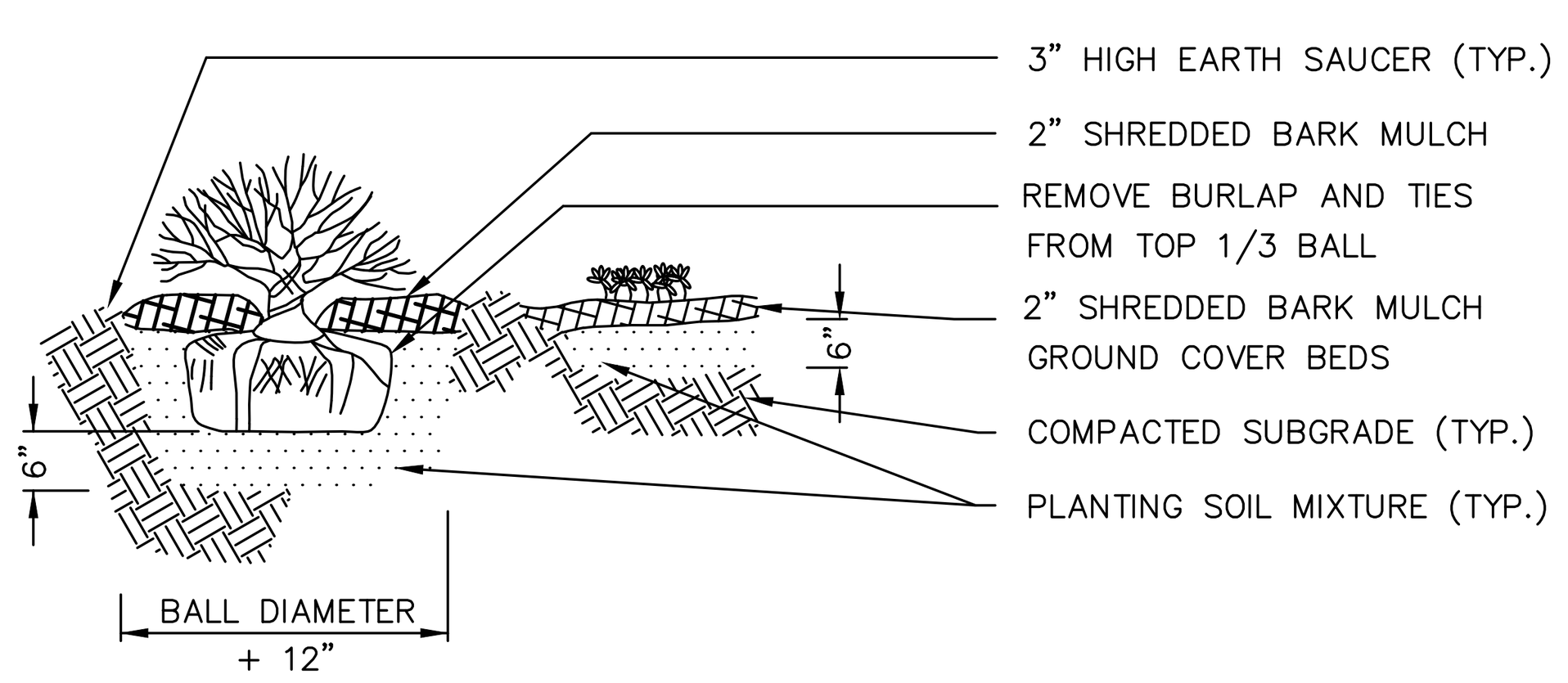
1. APPLIES TO WETLAND DISTURBANCE AREAS NOT TO BE MAINTAINED AS LAWN.
2. ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
3. EXCAVATED WETLAND AREAS SHALL HAVE TOPSOIL SAVED FOR USE WITH DISTURBANCE AREAS TO BE SEEDED.
4. MECHANICALLY MIX TOPSOIL WITH A MINIMUM 30% ORGANIC CONTENT TO A MINIMUM DEPTH OF 12". NO FERTILIZER OR LIME SHALL BE APPLIED. USE TOPSOIL FROM EXCAVATED WETLAND AREAS.
5. PLACE TOPSOIL/ORGANIC SOIL MIXTURE IN WETLAND DISTURBANCE AREA SEED AREA WITH SEED MIX TYPE III PER SUPPLIER'S WRITTEN INSTRUCTIONS AND WITHIN SUGGESTED PERIOD OF YEAR.
6. AREA SHALL BE MOWED NOT LESS THAN ONCE EVERY TWO YEARS BETWEEN NOVEMBER 1 AND MARCH 1 TO MAINTAIN A WET MEADOW.

STREET TREE NOTES:

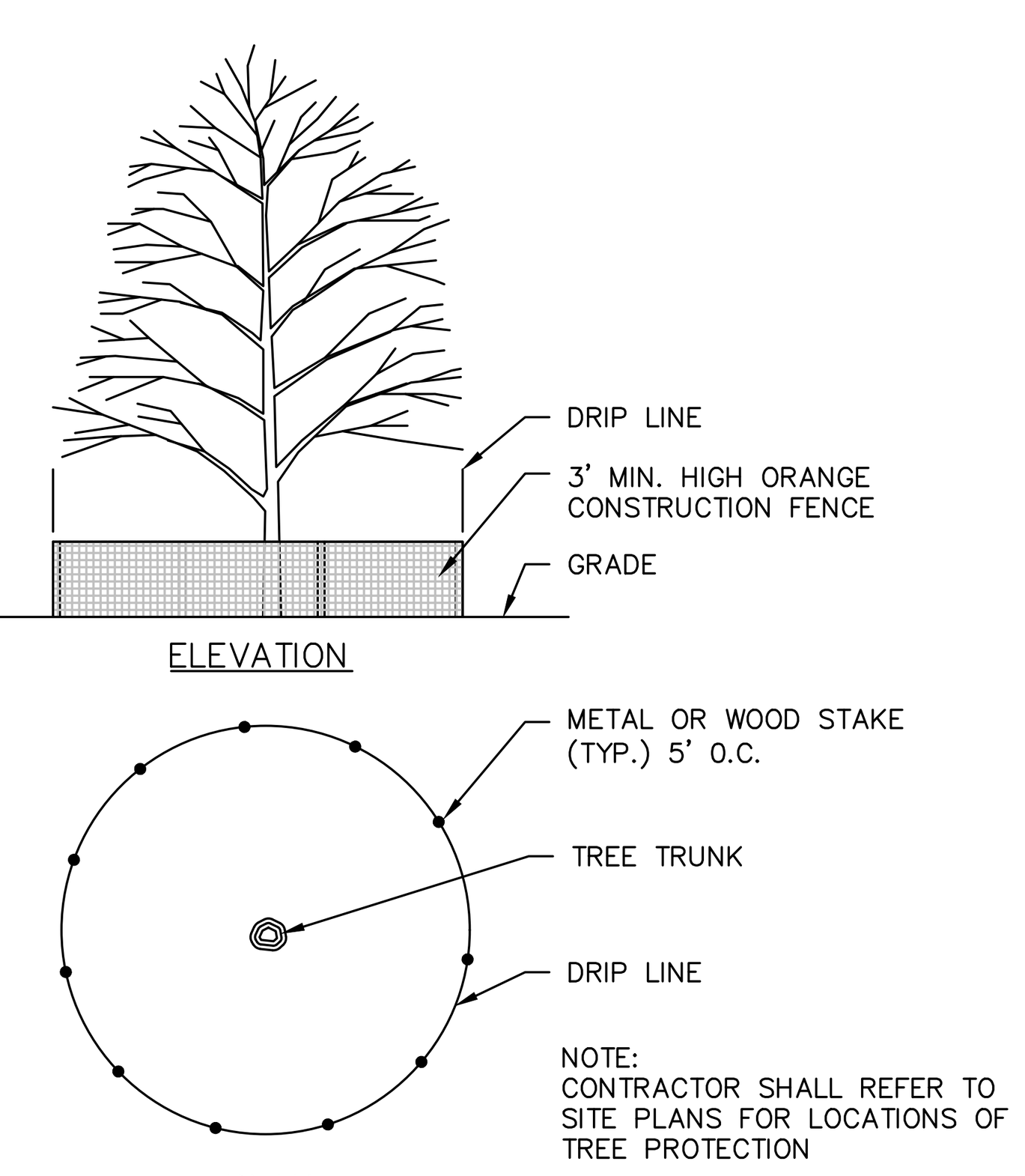
1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR TWINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA, BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.
3. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED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



1 TREE PLANTING DETAIL
Not to Scale



6 SHRUB & GROUNDCOVER PLANTING DETAIL
Not to Scale

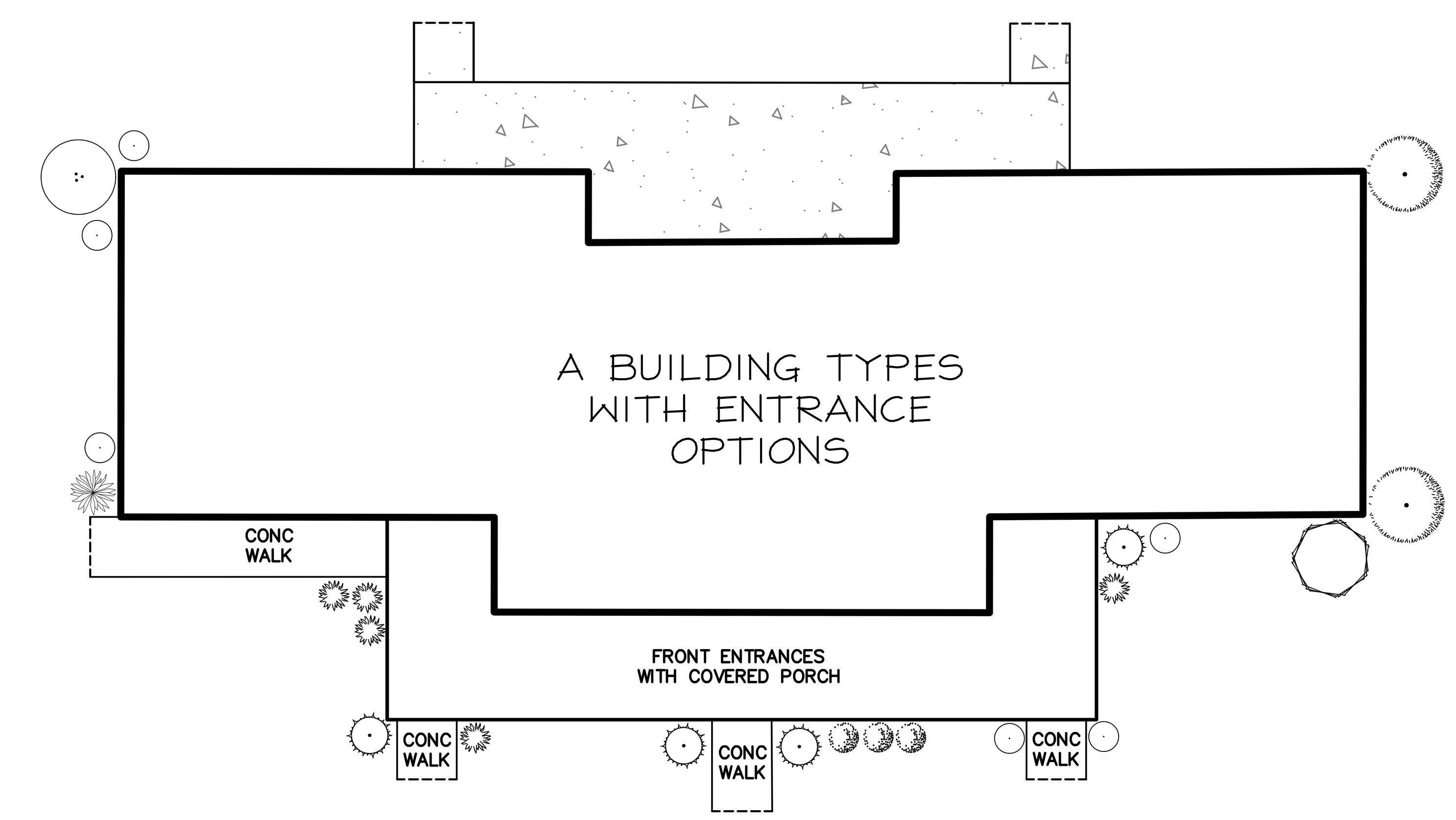


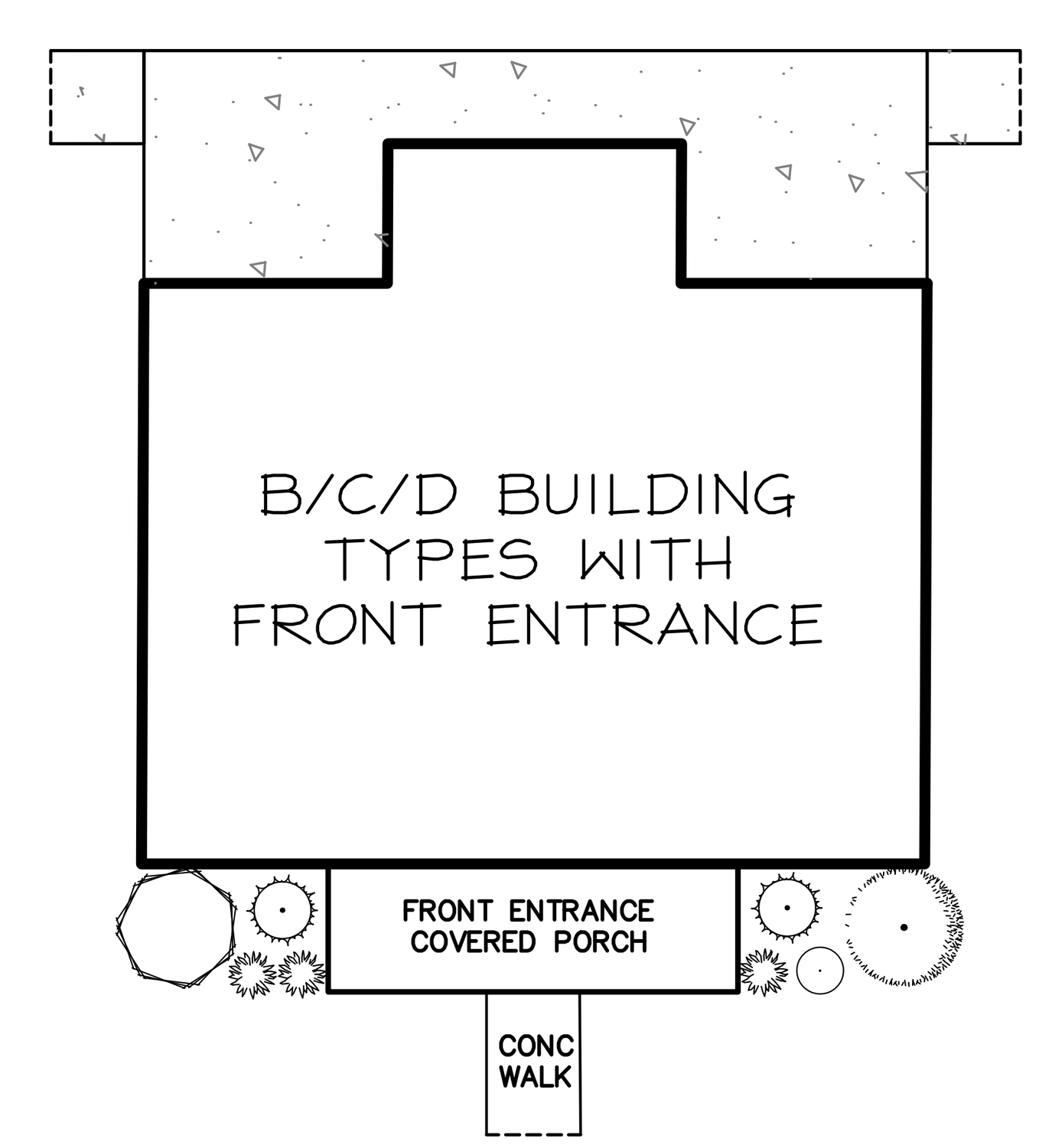
7 TREE PROTECTION DETAIL
Not to Scale

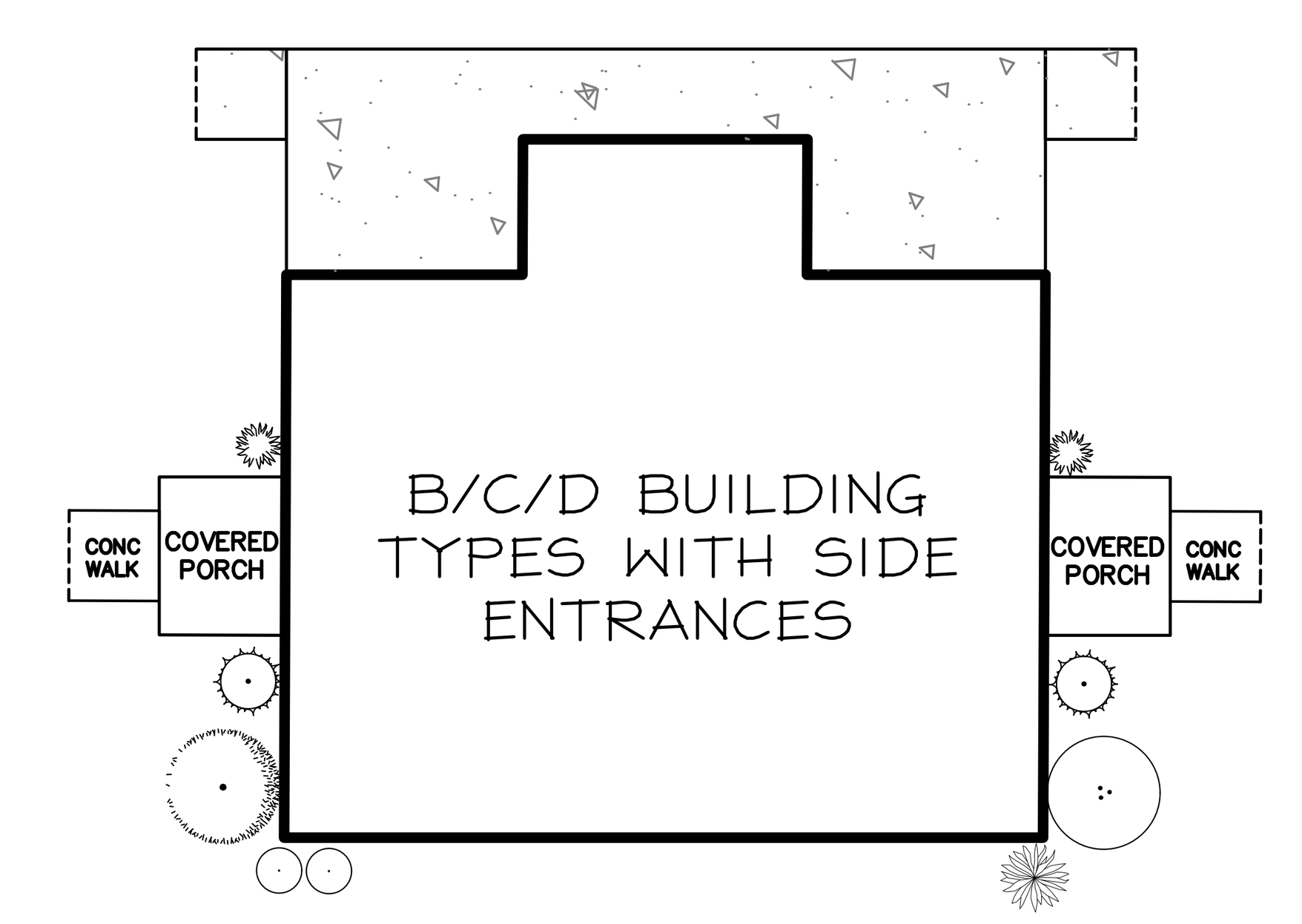
TYPICAL BUILDING PALETTE
SHRUB / PERENNIALS / GRASSES

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

PLANTING OPTIONS FOR TYPICAL BUILDING TYPES







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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

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

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

REVISIONS

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

LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS

SHEET
C-LS4
CIVIL SHEET 19 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 LS-LT Plan.dwg Layout: 19 C-LS4 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt



SEE SITE LIGHTING NOTES AND PROPOSED LIGHTING ENLARGEMENT ON SHEET C-LT2

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

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
30 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	10/7/24
DESIGN BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

REVISIONS

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

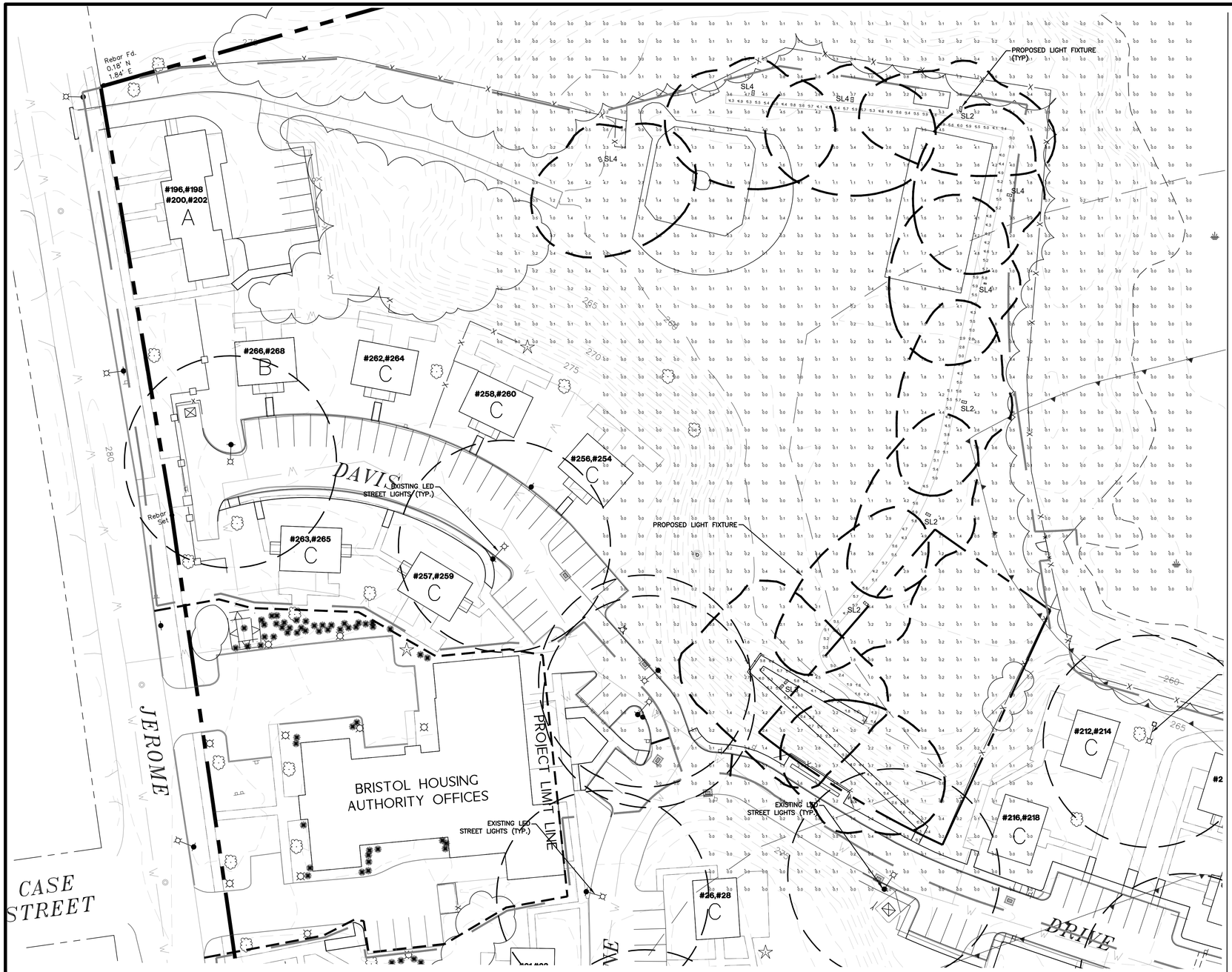
CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE LIGHTING PLAN- OVERALL

SCALE: 1" = 60' (0, 30', 60', 120')

SHEET
C-LT1
CIVIL SHEET 20 OF 24



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

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
4	SL2	Single	12809	90.68	0.900	B3-U0-G3	GARDCO OPF-S-A04-830-T2M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE
1	SL3	Back-Back	9985	90.68	0.900	B1-U0-G2	GARDCO OPF-S-A04-830-T3M-VOLT-FINISH-OPF-S-HIS-1 / MOUNTED TO 20FT SQUARE STEEL POLE
6	SL4	Single	12878	90.68	0.900	B2-U0-G2	GARDCO OPF-S-A04-830-T4M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE

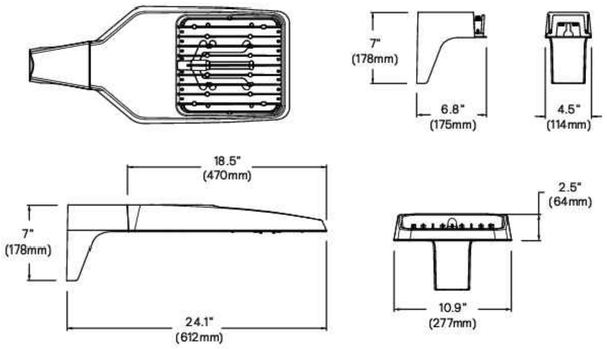
Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.35	6.0	0.0	N.A.	N.A.
WALKWAY	0	4.01	6.0	0.3	13.37	20.00

SEE OVERALL SITE LIGHTING ON SHEET C-LT1

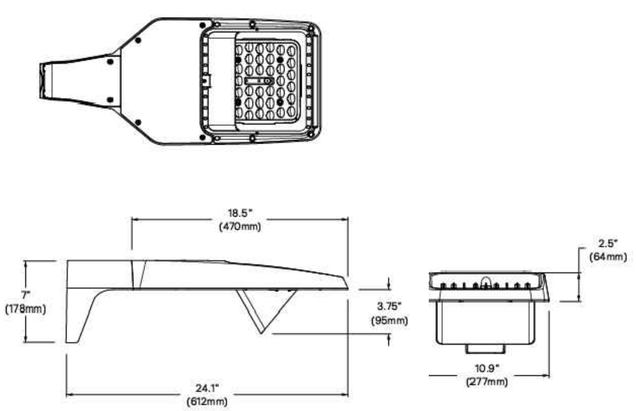
Dimensions

OptiForm Standard Arm

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



OptiForm External Housing Shield



1 GARDO-OPF-S LIGHTING DETAIL
Not to Scale

SITE LIGHTING NOTES:

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

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

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

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	
CHECKED BY:	
SCALE: 1" = 30'	

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

PROPOSED LIGHTING PLAN

SHEET
C-LT2
CIVIL SHEET 21 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 LT Planning Layout: 21 C-LT2 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 1:00 PM Last Saved By: BarbaraSchmitt

CONSTRUCTION NOTES:

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

2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.

3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.

4. The contractor must comply, to the fullest extent, with the latest Occupational Health and Safety (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.

5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.

6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.

7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.

8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.

9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.

10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.

11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.

12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.

13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.

14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.

15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.

16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.

17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.

18. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.

19. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

20. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.

21. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.

22. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.

23. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.

24. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.

25. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.

26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.

27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.

28. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.

29. All materials and work shall conform to the state Department of Transportation standard specifications (latest edition, and any amendments or revisions thereto), unless otherwise specified in these plans.

30. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.

31. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.

32. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.

33. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.

34. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:

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

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

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

    Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.

35. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.

36. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.

37. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.

38. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.

39. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

40. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.

41. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.

42. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.

43. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.

44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.

45. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer orthe authority having jurisdiction.

46. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.

47. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.

48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.

49. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

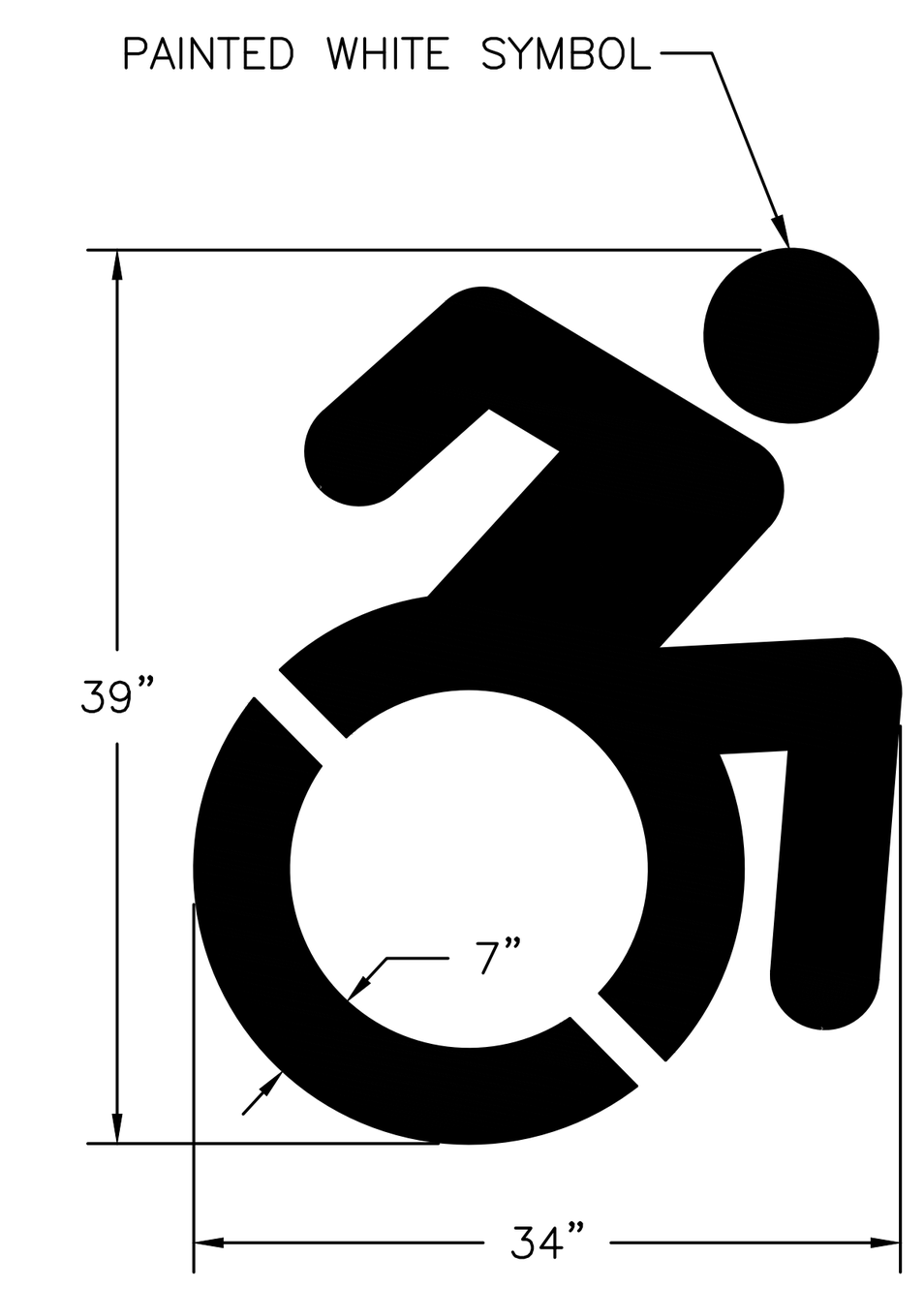
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

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

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

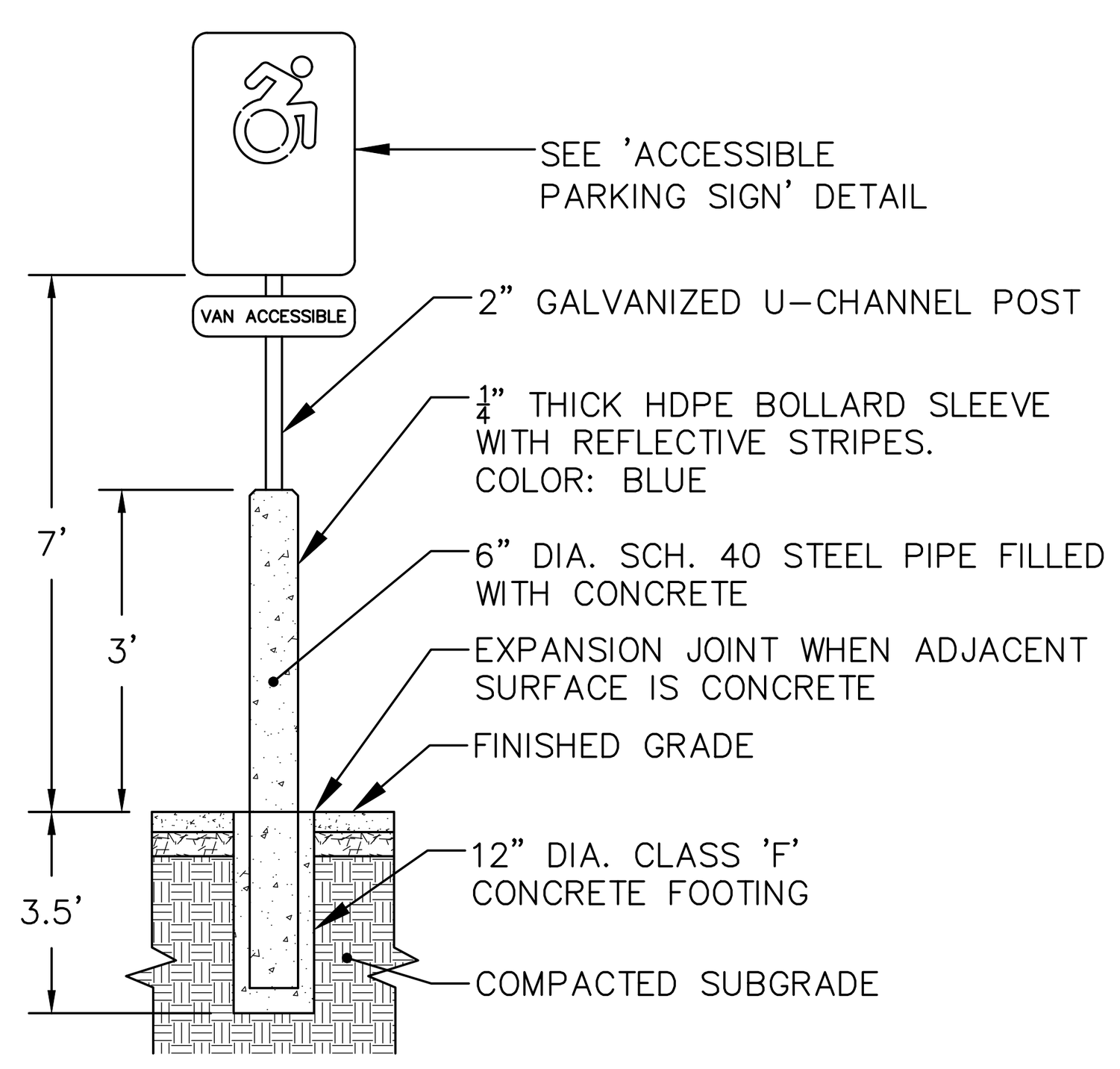
LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
— Cx —	UNDERGROUND COMMUNICATION LINES	— C —
DOMESTIC WATER		
— Wx —	WATER MAIN	— W —
— WSx —	WATER SERVICE	— WS —
— Fx —	FIRE SERVICE LINE	— F —
— NPWx —	NON-POTABLE WATER LINE	— NPW —
	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
— LFx —	MAIN LIQUID FUEL LINE	— LF —
— LFSx —	LIQUID FUEL SERVICE LINE	— LFS —
— LFa —	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— Ix —	IRRIGATION LINES	— I —
LIGHTING		
	POLE / GROUND MOUNTED LIGHT	
NATURAL GAS		
— Gx —	GAS MAIN	— G —
— GSx —	GAS SERVICE LINE	— GS —
POWER		
— EOx —	ELECTRICAL LINES, OVERHEAD	— EO —
— EUx —	ELECTRICAL LINES, UNDERGROUND	— EU —
	UTILITY POLE	
PROPERTY		
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	
	MONUMENT	
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	— SF —
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
— Sx —	SANITARY SEWER MAIN	— S —
— SSx —	SANITARY SEWER SERVICE LINE	— SS —
S	SANITARY SEWER MANHOLE	S
STORM SEWER		
	STORM DRAIN PIPE	
— RLx —	ROOF LEADER	— RL —
— UD —	UNDERDRAIN	— UD —
D	STORM DRAIN MANHOLE	D
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
— 95 —	CONTOUR	95
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA



1 ACCESSIBLE PARKING SYMBOL

Not to Scale

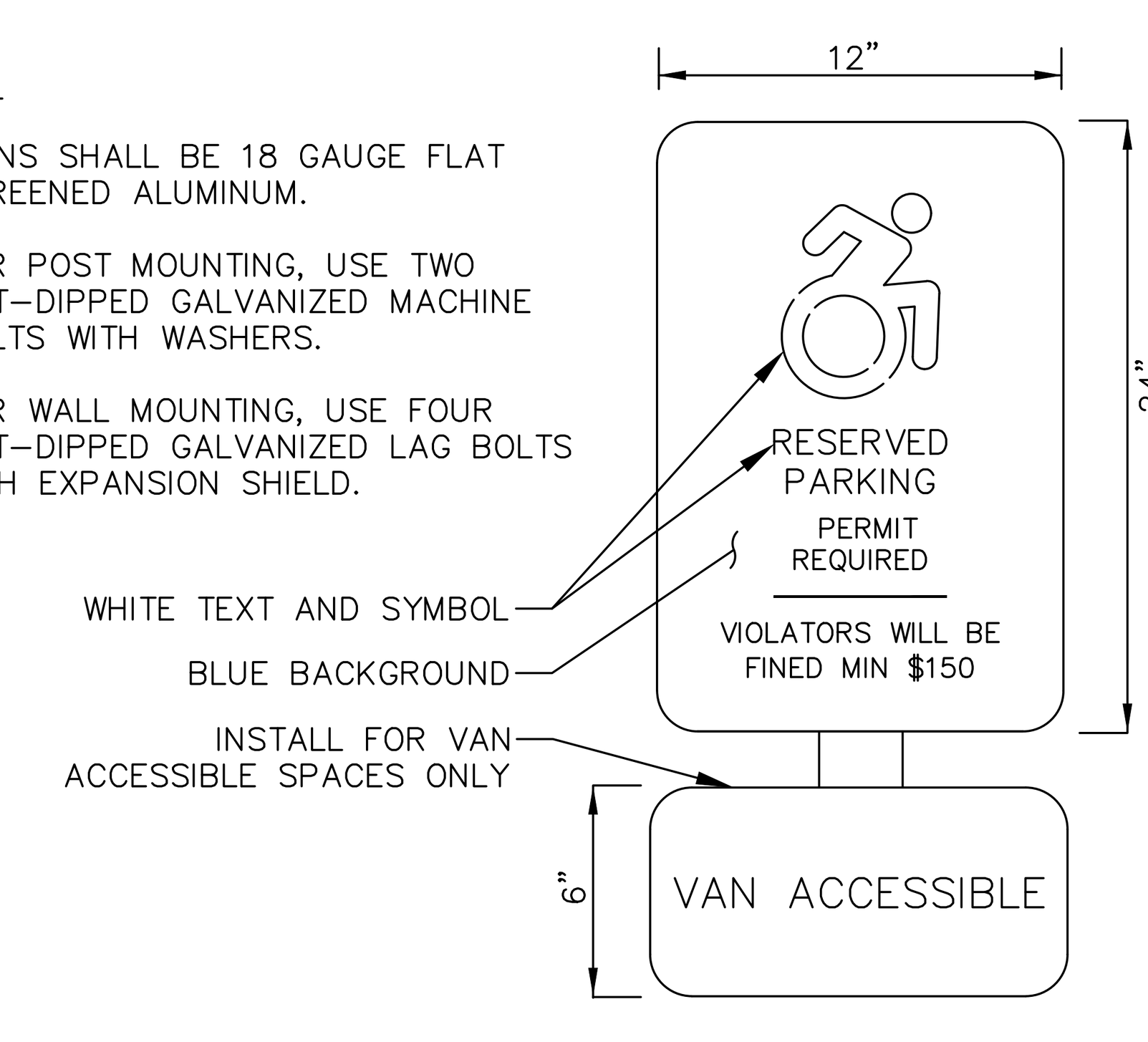


2 ACCESSIBLE PARKING SIGN POST

Not to Scale

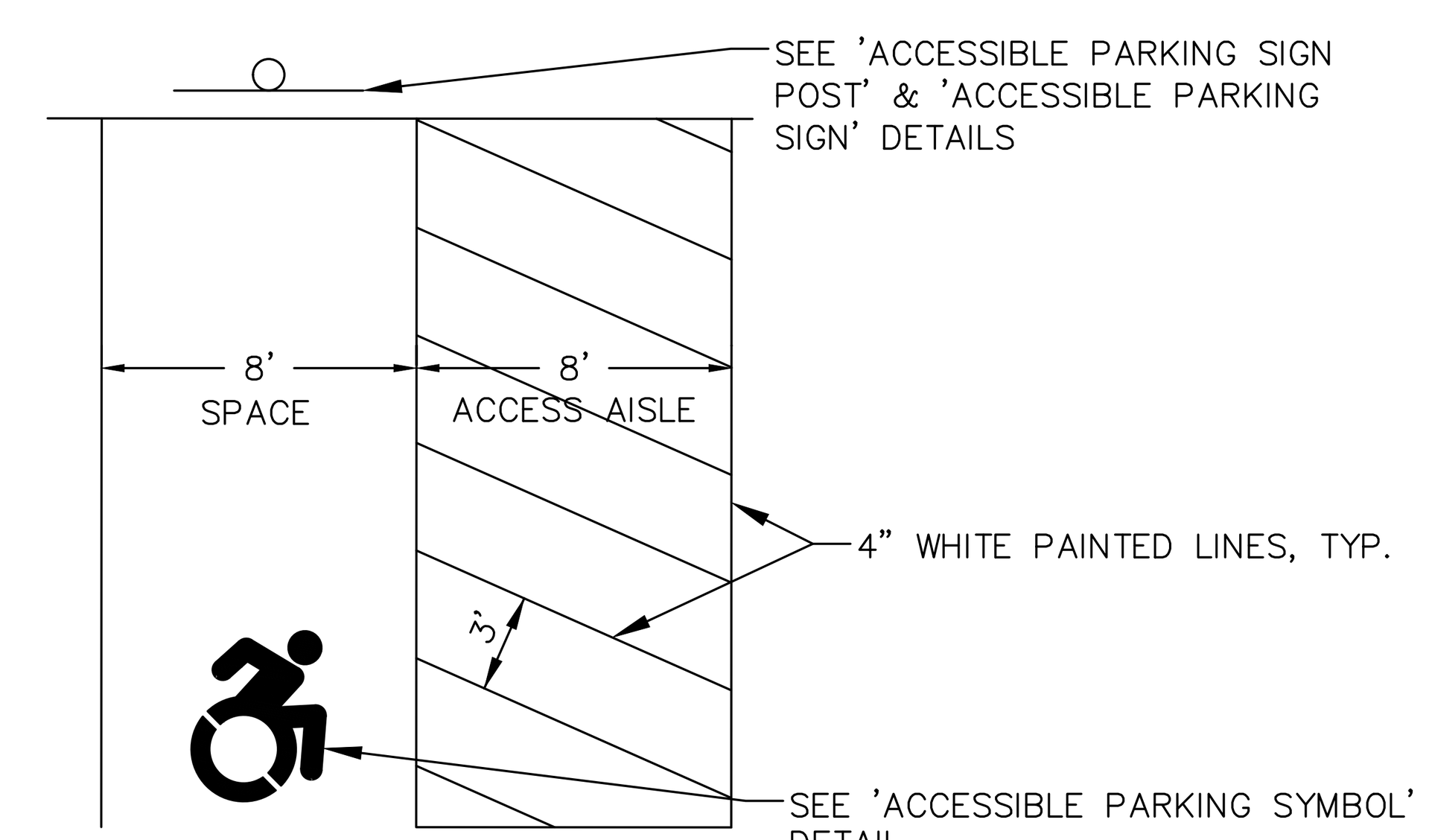
NOTES:

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



3 ACCESSIBLE PARKING SIGN

Not to Scale

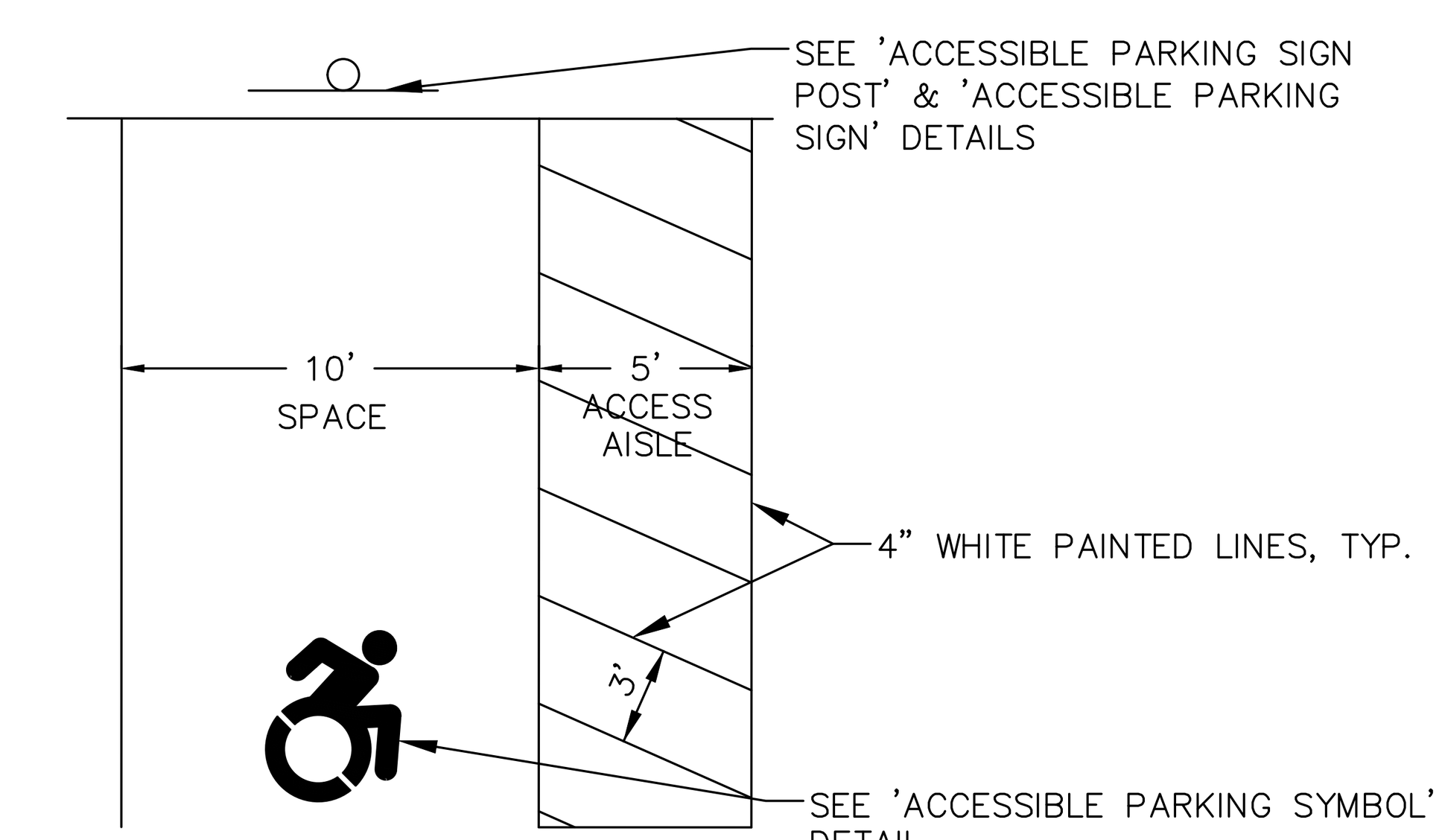


NOTES:

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

4 VAN ACCESSIBLE PARKING SPACE

Not to Scale



NOTES:

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

5 AUTOMOBILE ACCESSIBLE PARKING SPACE

Not to Scale

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PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

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

NOTES, LEGEND, & DETAILS

SHEET
C-D1
CIVIL SHEET 22 OF 24

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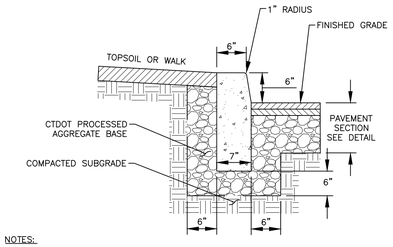
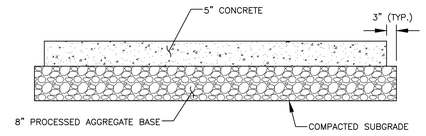


NOTES:

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

1 CAST-IN-PLACE CONCRETE CURB

Not to Scale

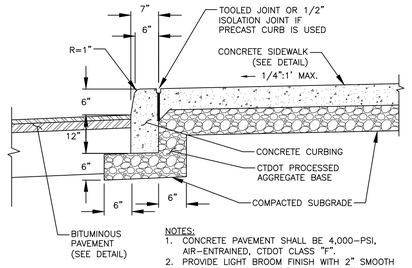


NOTES:

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

2 CONCRETE SIDEWALK SECTION - STANDARD DUTY

Not to Scale

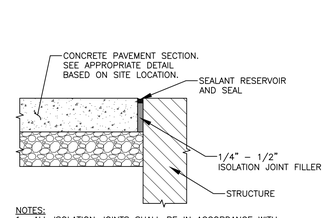


NOTES:

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

3 MONOLITHIC CONCRETE CURB & WALK

Not to Scale

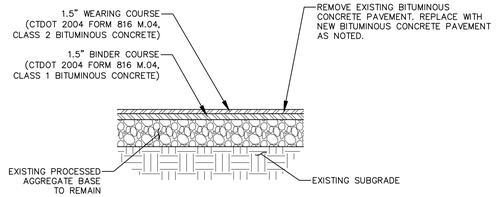


NOTES:

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

4 CONCRETE ISOLATION JOINT

Not to Scale

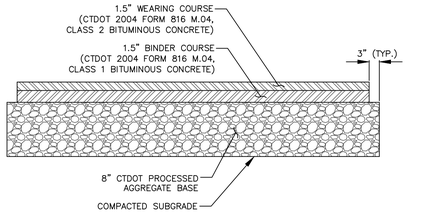


NOTES:

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

5 PARTIAL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale



NOTES:

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

6 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY

Not to Scale

NOTES:

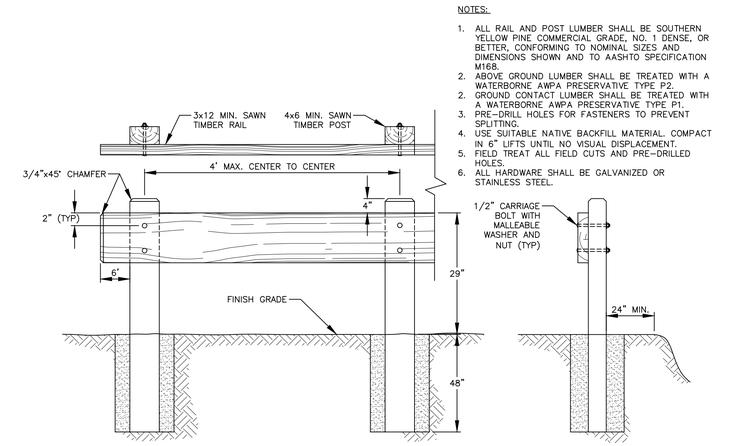
1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF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

7 FULL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

8 STONE DUST PATH

Not to Scale

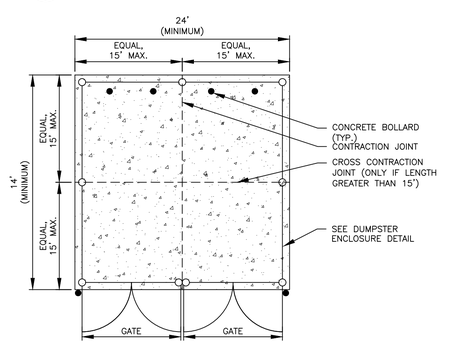


NOTES:

1. ALL RAIL AND POST LUMBER SHALL BE SOUTHERN YELLOW PINE COMMERCIAL GRADE, NO. 1 DENSE, OR BETTER, CONFORMING TO NOMINAL SIZES AND DIMENSIONS SHOWN AND TO AASHTO SPECIFICATION M168.
2. ABOVE GROUND LUMBER SHALL BE TREATED WITH A WATERBORNE AWPA PRESERVATIVE TYPE P2.
2. GROUND CONTACT LUMBER SHALL BE TREATED WITH A WATERBORNE AWPA PRESERVATIVE TYPE P1.
3. PRE-DRILL HOLES FOR FASTENERS TO PREVENT SPLITTING.
4. USE SUITABLE NATIVE BACKFILL MATERIAL, COMPACT IN 6" LIFTS UNTIL NO VISUAL DISPLACEMENT.
5. FIELD TREAT ALL FIELD CUTS AND PRE-DRILLED HOLES.
6. ALL HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.

9 TIMBER GUIDE RAIL

Not to Scale

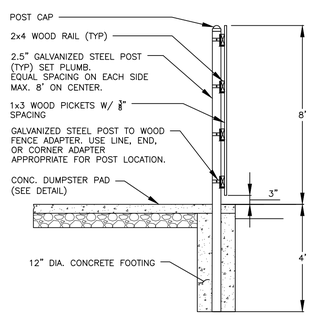


NOTES:

1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

10 DUMPSTER PAD PLAN

Not to Scale

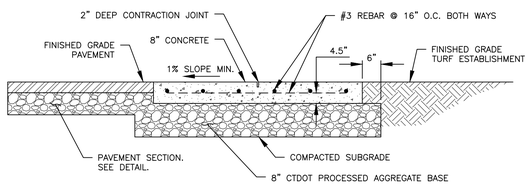


NOTES:

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

11 DUMPSTER ENCLOSURE SECTION

Not to Scale

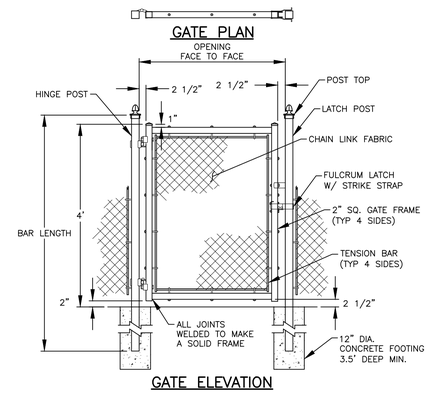


NOTES:

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

12 DUMPSTER PAD SECTION

Not to Scale



13 CHAIN LINK GATE

Not to Scale

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 PARK STREET
EAST HARTFORD, CT 06108

PROJECT NO: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

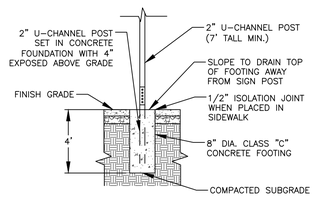
DETAILS

SHEET
C-D2
CIVIL SHEET 23 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Details.dwg Layout: 23 C-D2 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 11:55 AM Last Saved By: RowanDowney

SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
ADVISORY SPEED PLAQUE	MUTCD W13-1P	18"x18"	35 MPH
DO NOT ENTER	MUTCD R5-1	30"x30"	DO NOT ENTER R5-1
ONE WAY (LEFT)	MUTCD R6-1	36"x12"	ONE WAY R6-1
ONE WAY (RIGHT)	MUTCD R6-1	36"x12"	ONE WAY
SPEED BUMP	MUTCD W17-1	30"x30"	SPEED HUMP

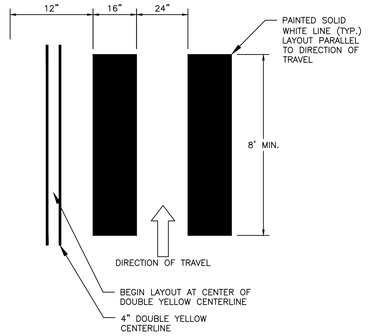
SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
YIELD TO PEDESTRIANS IN CROSSWALK	MUTCD R1-6b	12"x36"	STATE LAW YIELD TO PEDESTRIANS WITHIN CROSSWALK R1-6b
PEDESTRIAN CROSSING	MUTCD W11-2	30"x30"	
PEDESTRIAN CROSSING SUBPLATE	MUTCD W16-7	21"x15"	



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

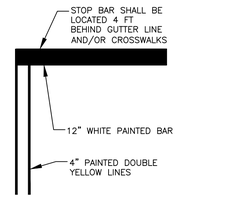
1 TRAFFIC SIGN POST

Not to Scale



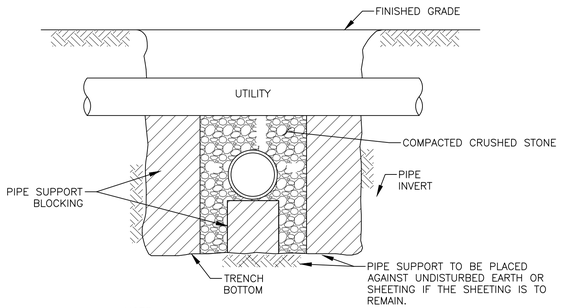
2 PAINTED CROSSWALK

Not to Scale



3 PAINTED STOP BAR

Not to Scale

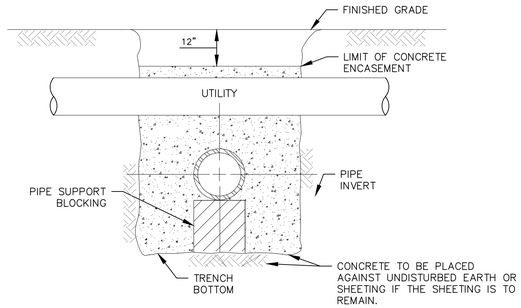


NOTE:

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

4 UTILITY CROSSING

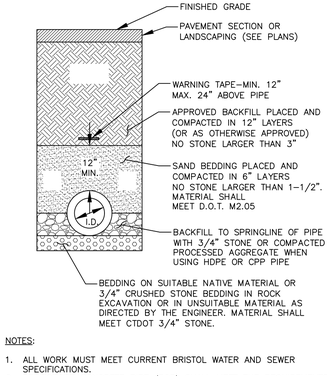
Not to Scale



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

5 UTILITY CROSSING - ENCASED IN CONCRETE

Not to Scale

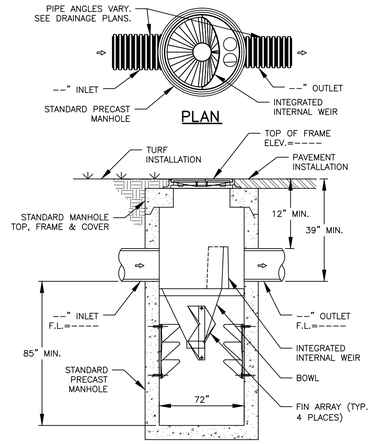


NOTES:

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

6 STORM DRAIN TRENCH SECTION

7

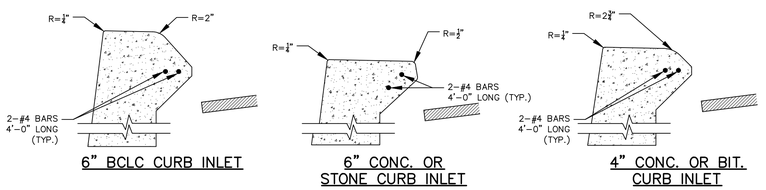


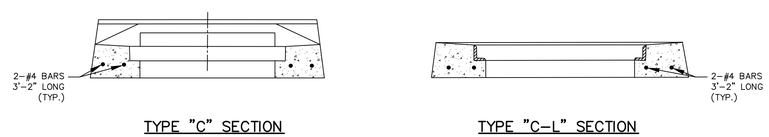
NOTES:

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

7 WATER QUALITY UNIT - S6

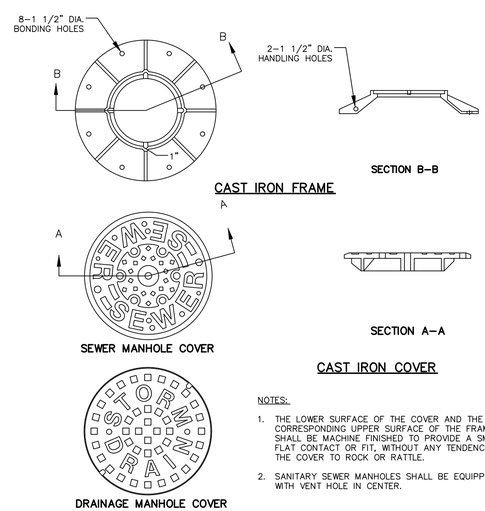
Not to Scale





8 STANDARD CATCH BASIN TOPS

Not to Scale



NOTES:

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

9 MANHOLE FRAME & COVER

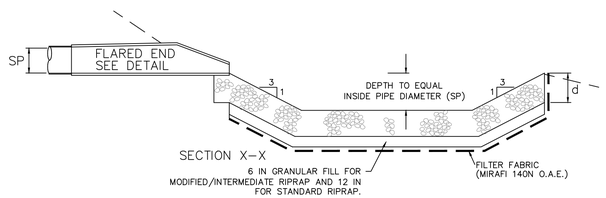
Not to Scale

NOTES:

1) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)
36 IN (WHEN STANDARD RIPRAP SPECIFIED)

2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 817 SECTION M.12.02

3) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2



10 RIPRAP PREFORMED SCOUR HOLE

Not to Scale

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
30 MAIN STREET
EAST HARTFORD, CT 06608

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

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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

DETAILS

SHEET
C-D3
CIVIL SHEET 24 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Details.dwg Layout: 24 C-D3 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 11:55 AM Last Saved By: RowanDowney

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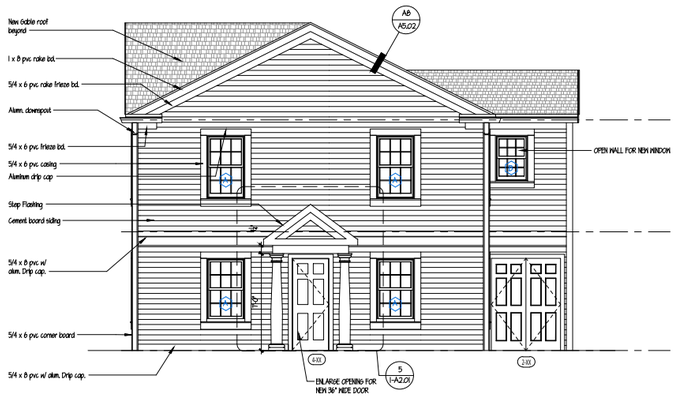
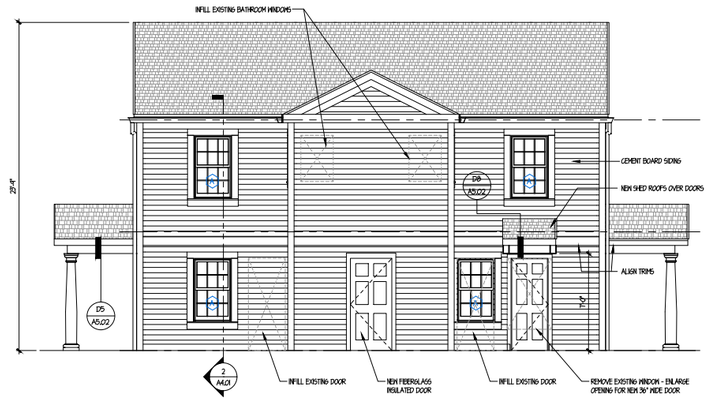


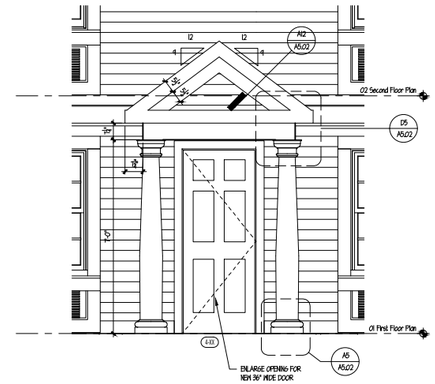
4 1-A2.01 BLDG #1 - RIGHT SIDE ELEVATION

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



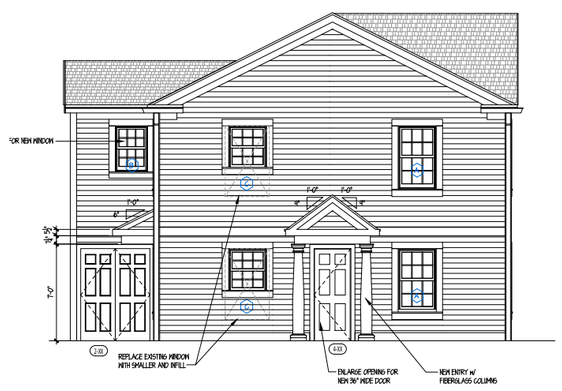
3 1-A2.01 BLDG #1- REAR ELEVATION

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



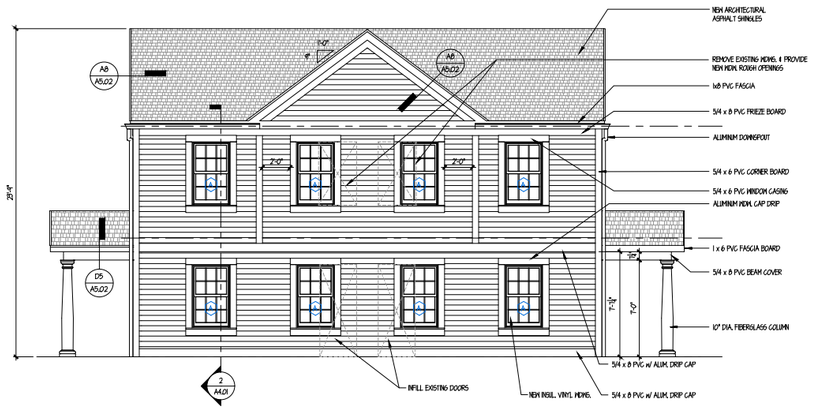
5 1-A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 1-A2.01 BLDG #1 - LEFT SIDE ELEVATION

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



1 1-A2.01 BLDG #1 - FRONT ELEVATION

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

CAPITAL STUDIO architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.5262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
184 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 1_A2.01 - ELEVATIONS

date	description	no.

REVISIONS

Building Type 1
C1A-3A

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

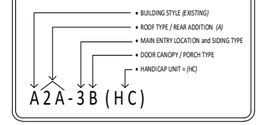
Locations:
27-60 Quaker / Davis
59-62 Fowler [to be demo'd]
61-63 Davis
104-106 Jerome
121-123 Davis
139-143 Davis [to be demo'd]
162-165 Davis

2-APTS / 5 BRS

BUILDING #1:

EXTERIOR ELEVATONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT
1-A2.01

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

NOT TO SCALE

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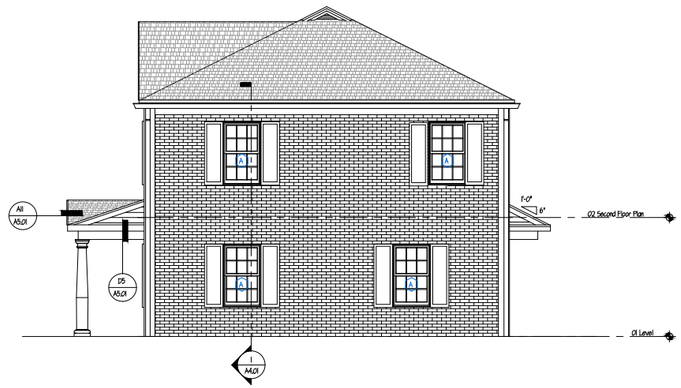
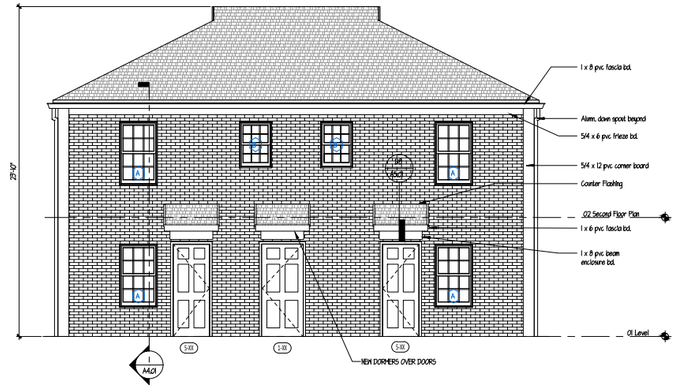


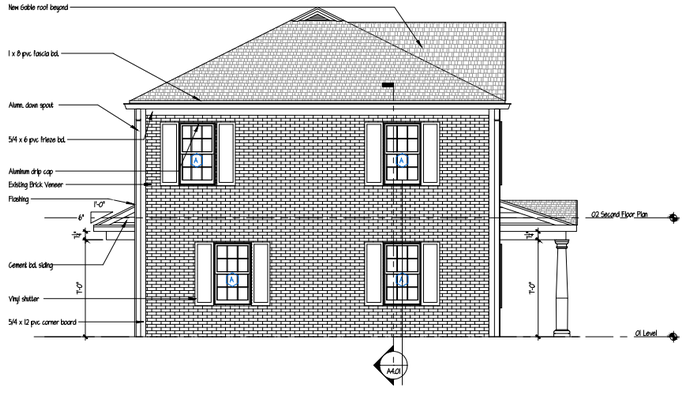
3 / 7-A2.01 BLDG #7 - REAR ELEVATION

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



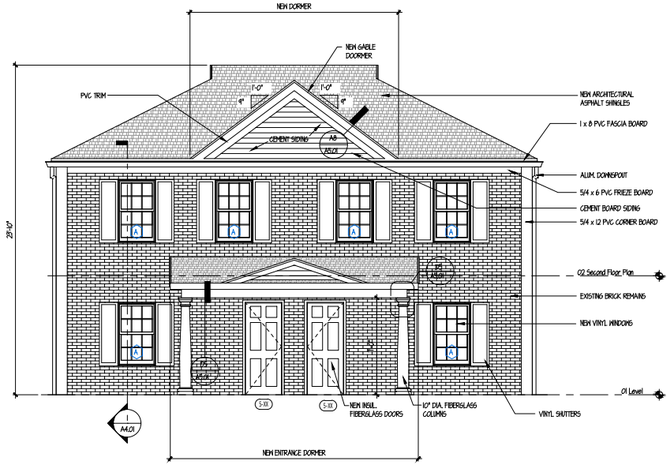
4 / 7-A2.01 BLDG #7- RIGHT SIDE ELEVATION

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



2 / 7A2.01 BLDG #7 - LEFT SIDE ELEVATION

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



1 / 7-A2.01 BLDG #7 - FRONT ELEVATION

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

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Bristol Housing Authority
184 Jerome Ave., Bristol, CT

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date	description	init.
REVISIONS		

Building Type 7
B2-2B

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

Locations:

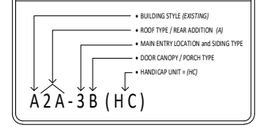
203-205 Davis
116-120 Davis (to be demo'd)
213-214 Davis

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT

7-A2.01

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

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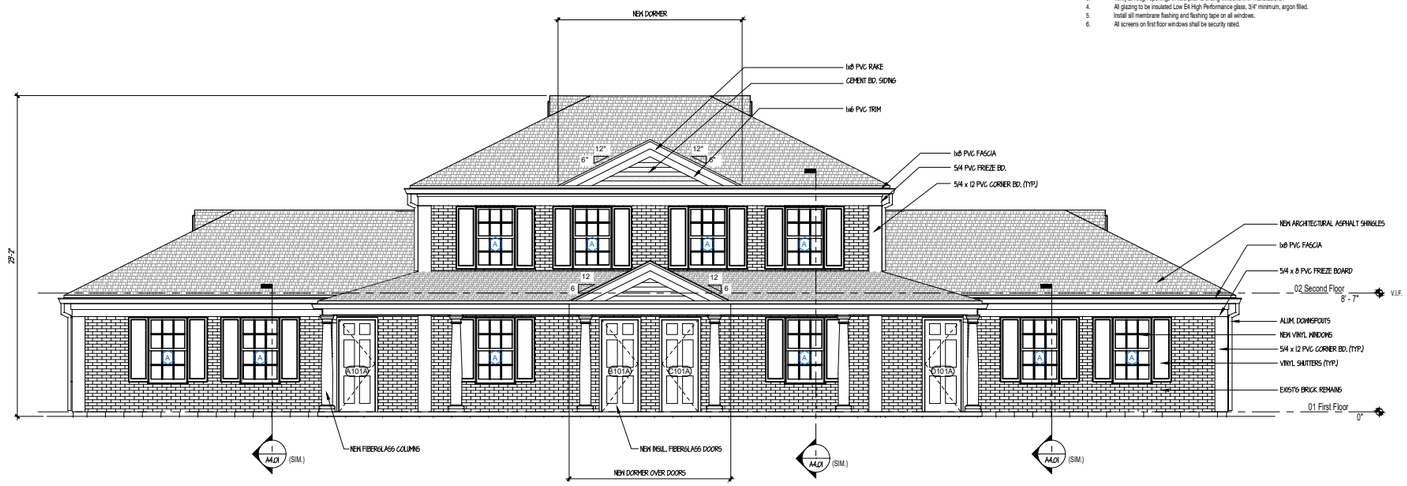
2 / 12-A2.01 BLDG #12 - REAR ELEVATION

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

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2' - 11 1/2"	4' - 11"			
B	2	2' - 11 1/2"	4' - 0"			
C	6	2' - 11 1/2"	4' - 8"			
D	2	2' - 0 1/2"	2' - 10"			
I	8	3' - 0"	1' - 4"			
J	2	3' - 0"	1' - 4"			

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

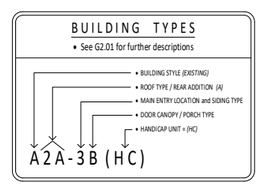


1 / 12-A2.01 BLDG #12 - FRONT ELEVATION

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

BUILDING TYPES

• See G2.01 for further descriptions



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date	description	rev.

revisions

Building Type 12
A2-2C

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

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

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

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

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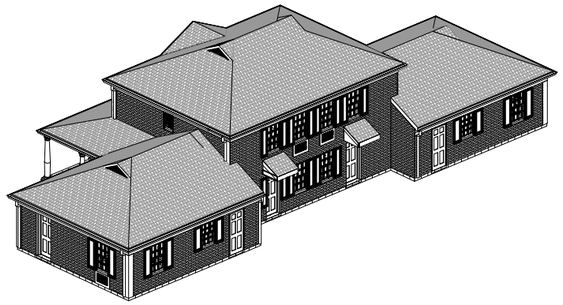
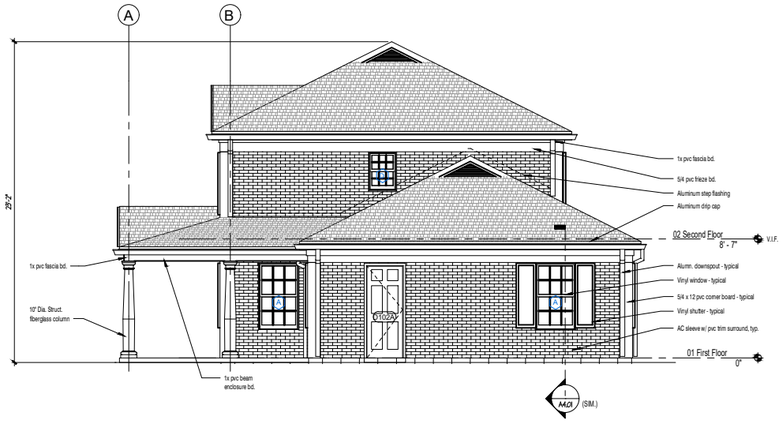
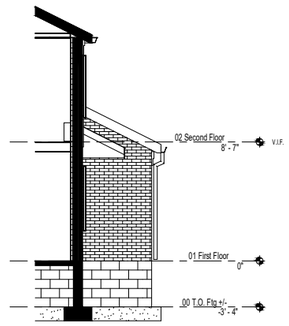


1 / 12-A2.02 BLDG #12 - REAR PERSPECTIVE
SCALE: 1/8"=1'-0"



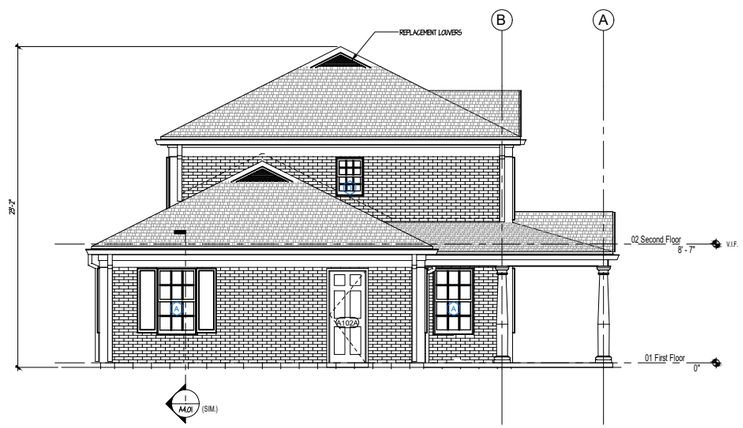
2 / 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



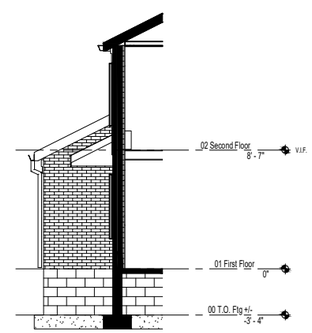
2A / 12-A2.02 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A2A-3B (HC)

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Bristol Housing Authority
184 Jerome Ave., Bristol, CT

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date	description	init.
sheet revisions

Building Type 12
A2-2C

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

Locations:

1/2/-114-116-118 Jerome
85-87-194-196 Davis (DEMO)
93/95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
156-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
146-150-152-154 Jerome
196-198-200-202 Jerome

4 APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
12-A2.02

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

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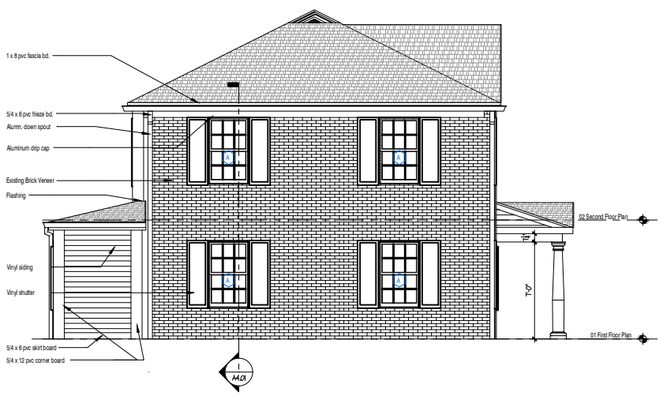
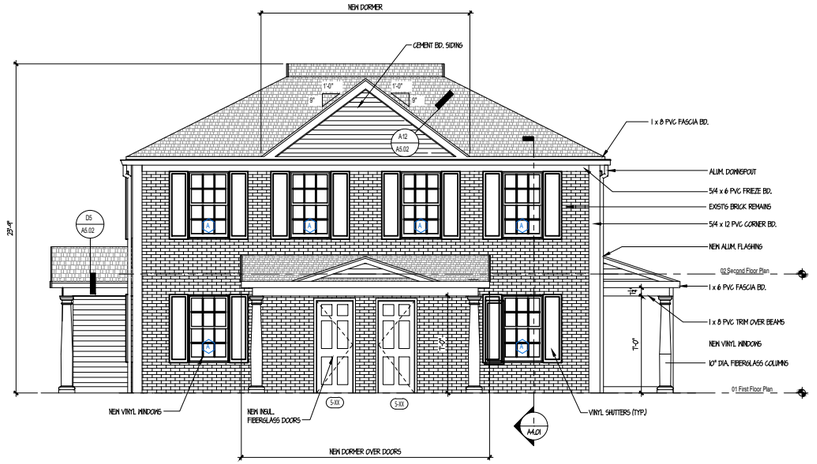
3 BLDG #16 - REAR ELEVATION
16-A2.0 SCALE: 1/4"=1'-0"



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



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



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

Window Schedule

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

Siding Types

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

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

BUILDING TYPES

• See G2.01 for further descriptions

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

A2A-3B (HC)

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Bristol Housing Authority
384 Jerome Ave., Bristol, CT

date/#	description	init.

revisions

Building Type 16
D2B-2B

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

Locations:
208-210 Davis

2-APTS / 5 BRS

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

16-A2.01

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

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SHEET 1 OF 5

SHEET 2 OF 5

SHEET 3 OF 5

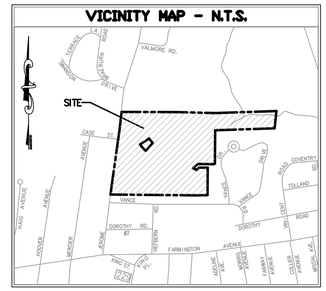
SHEET 4 OF 5

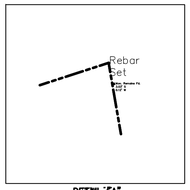
SHEET 5 OF 5



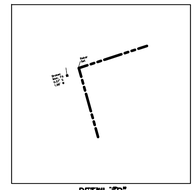
TOTAL AREA
1,730,528 SQ. FT.±
39.73 ACRES±

VICINITY MAP - N.T.S.





DETAIL "A"
(Not to Scale)



DETAIL "B"
(Not to Scale)

LEGEND OF SYMBOLS & ABBREVIATIONS

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

PRE-ALTA/NSPS LAND TITLE SURVEY

FOR

CAPTIAL STUDIO ARCHITECTS

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

NOVEMBER 24, 2023 SCALE 1"=100'

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SUITE 110
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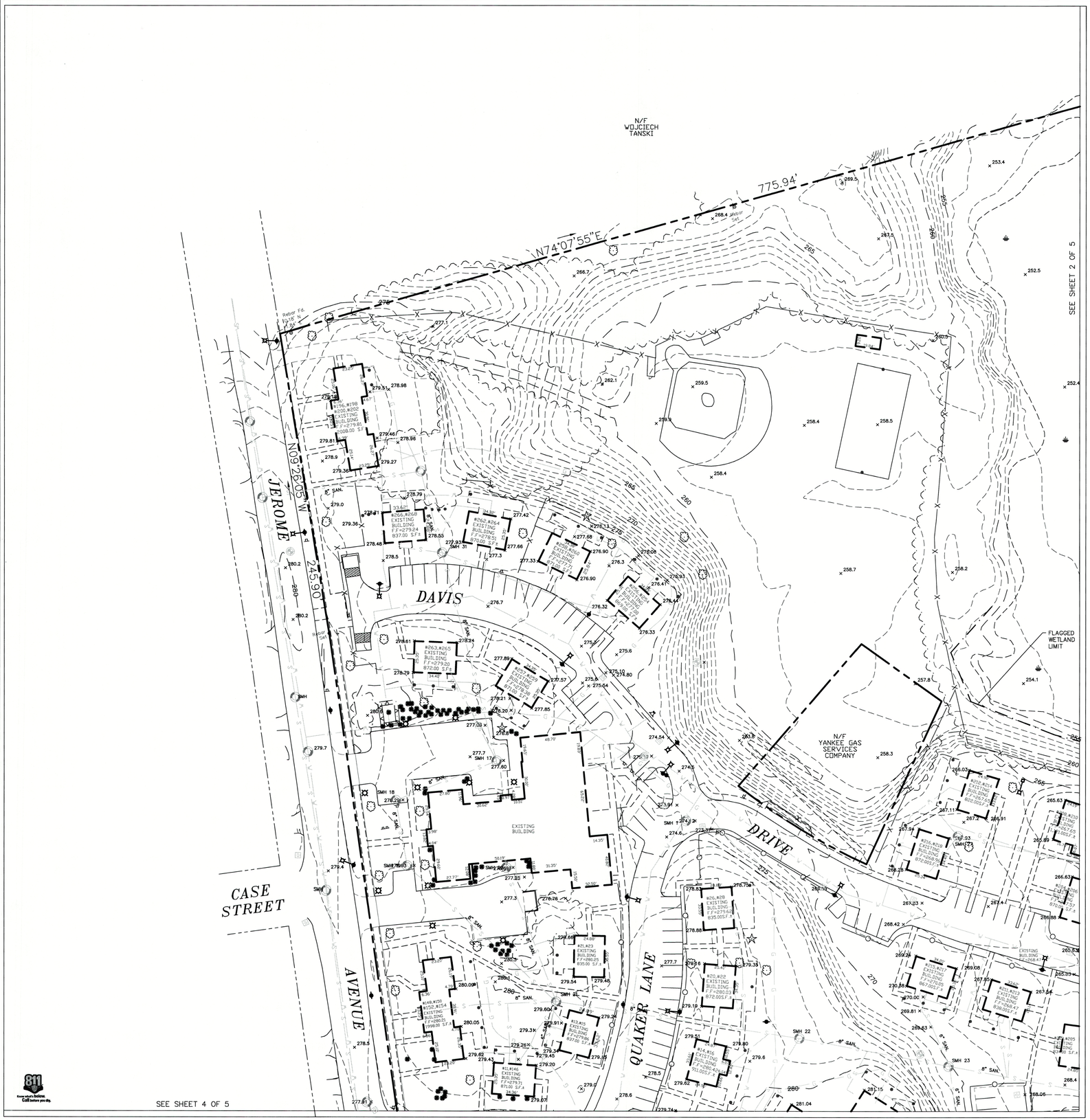
FAX 203-639-0022



MISCELLANEOUS NOTES

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

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FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 090023, MAP NUMBER 09003C0458F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND A PORTION OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE. HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

STATEMENT OF ENCROACHMENTS

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

UTILITY NOTES

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

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

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

SURVEYOR'S GENERAL NOTES

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

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

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

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

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

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

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PRE-ALTA/NSPS LAND TITLE SURVEY

FOR

CAPTIAL STUDIO ARCHITECTS

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

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTICE DRIVE MERIDEN, CT. 06450
SUITE 110
203-639-8636 FAX 203-639-0022

SHEET 1 OF 5

N/F
CITY OF
BRISTOL

N/F
WOJCIECH
TANSKI

N72°01'25"E 853.60'

N74°07'55"E 775.94'

S72°01'25"W 829.93'

S15°36'05"E 469.52'

S74°23'55"W 71.59'

S65°38'55"W 28.74'

S15°36'05"E 433.18'

Point in 18" Maple

Rebar Set

Rebar Set

Rebar Set

Metal Shed

12" SAN.

SMH 33
247.34

N/F
HOUSING AYTORITY OF THE
CITY OF BRISTOL

FLAGGED
WETLAND
LIMIT

SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

SEE SHEET 5 OF 5

NORTH

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

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

NOVEMBER 24, 2023 SCALE 1"=40'

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

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022

CCE

SHEET: 2 OF 5

SEE SHEET 3 OF 5

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

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

NOVEMBER 24, 2023 SCALE 1"=40'

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SHEET: 3 OF 5

SEE SHEET 1 OF 5



SEE SHEET 5 OF 5

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

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

NOVEMBER 24, 2023 SCALE 1"=40'

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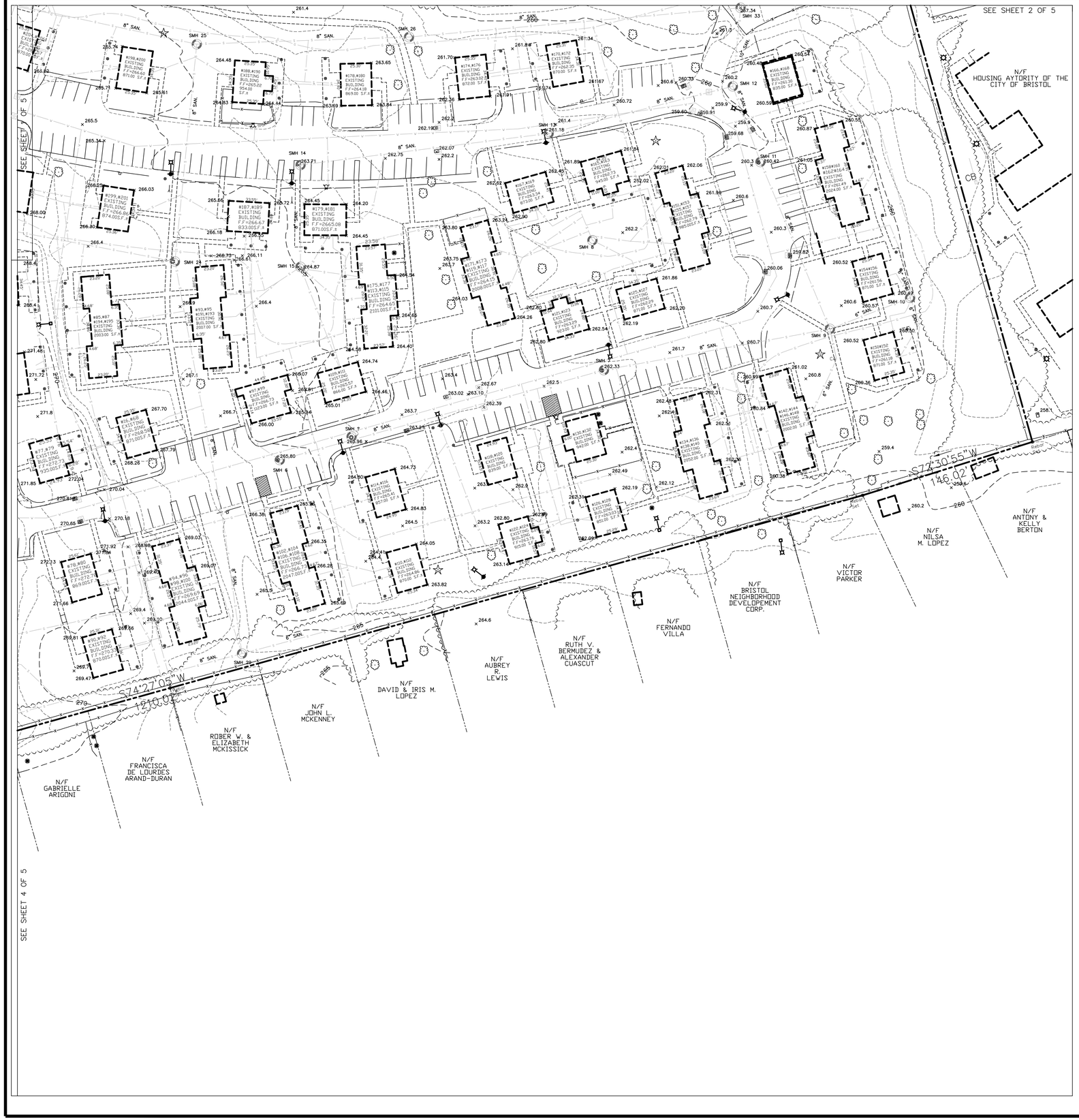
SHEET: 4 OF 5



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

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

NOVEMBER 24, 2023 SCALE 1"=40'

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CIVIL ENGINEERS & SURVEYORS
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SHEET: 5 OF 5

Elevation Drawings Updated: 2/5/25

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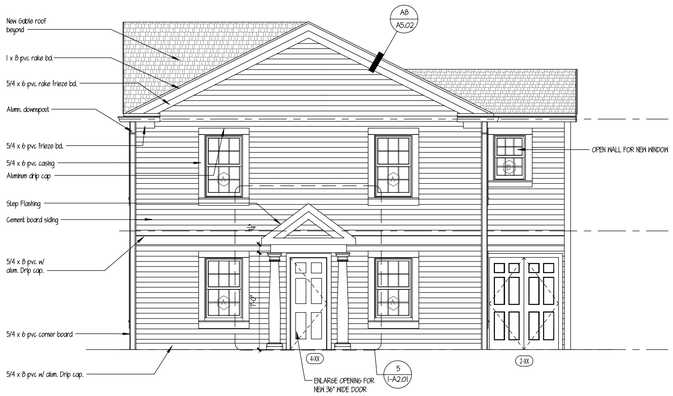
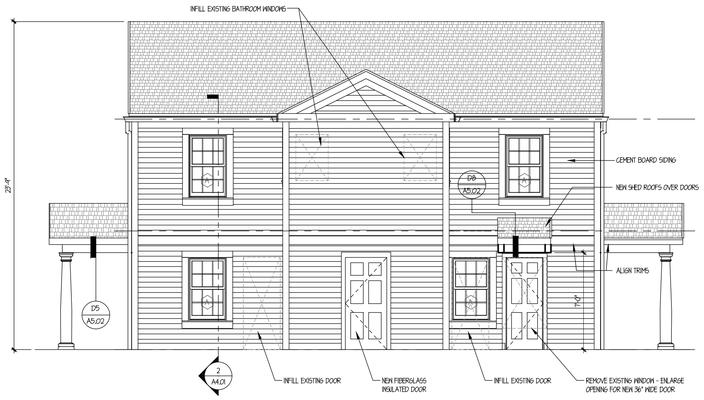


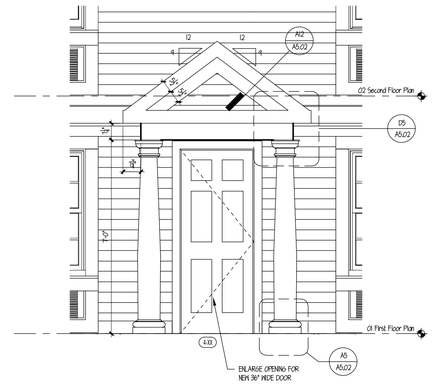
4 1-A2.01 BLDG #1 - RIGHT SIDE ELEVATION

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



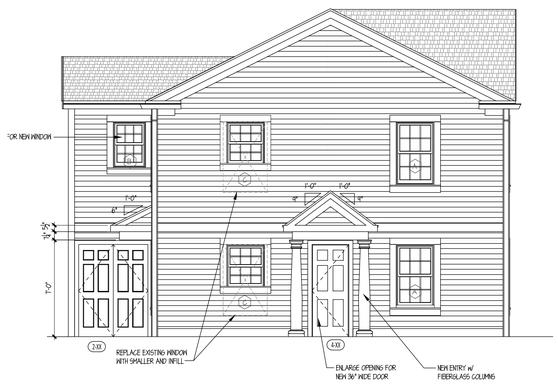
3 1-A2.01 BLDG #1- REAR ELEVATION

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



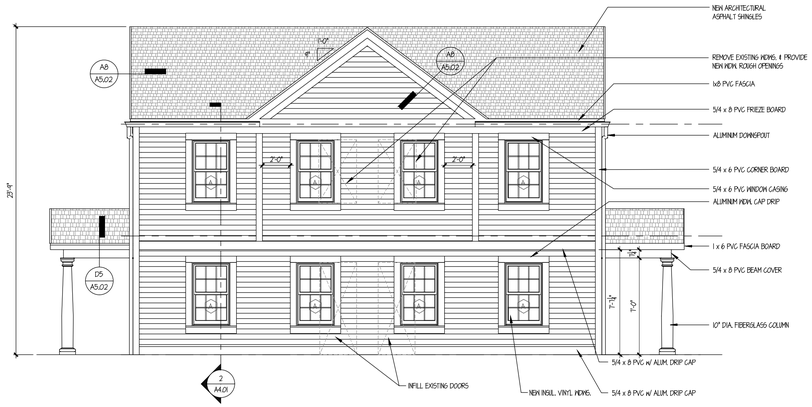
5 1-A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 1-A2.01 BLDG #1 - LEFT SIDE ELEVATION

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



1 1-A2.01 BLDG #1 - FRONT ELEVATION

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

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CAMBRIDGE PARK REHABILITATION

Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 1 A2.01 - ELEVATIONS

date	description	no.

revisions

Building Type 1
C1A-3A

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

Locations:

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

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR ELEVATONS

BUILDING TYPES

• See G2.01 for further descriptions

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

A2A-3B (HC)

DESIGN DEVELOPMENT

1-A2.01

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

NOT TO SCALE

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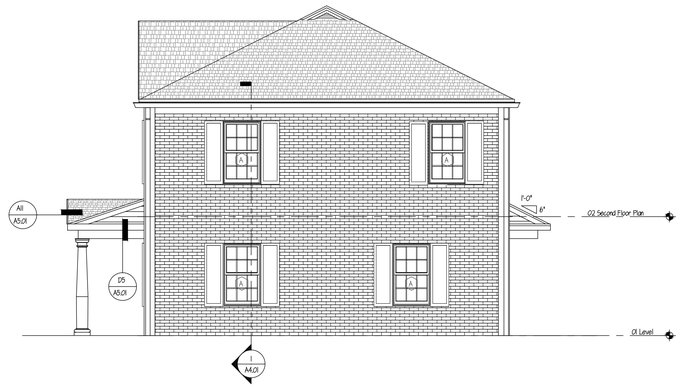
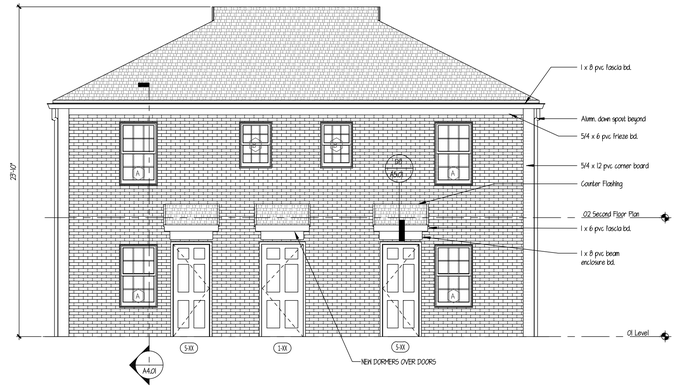
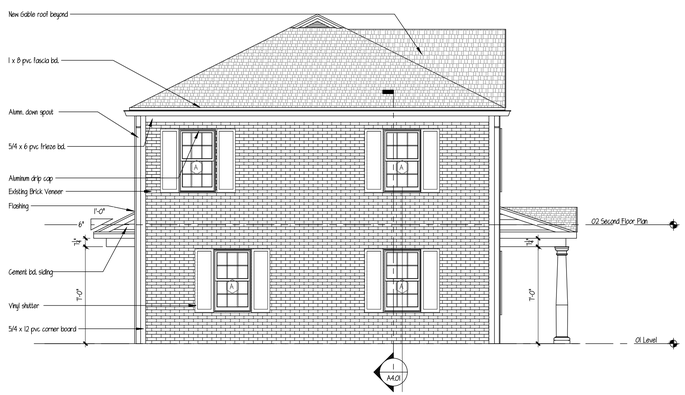


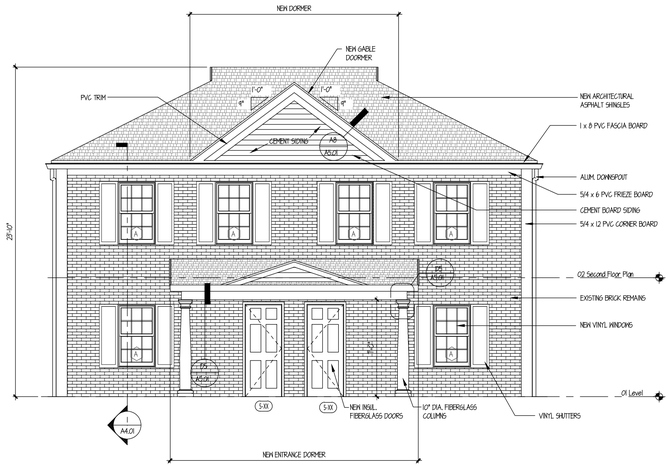
3 T-A2.01 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



4 T-A2.01 BLDG #7- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

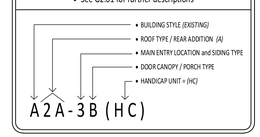


2 T-A2.01 BLDG #7 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 T-A2.01 BLDG #7 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

BUILDING TYPES
• See G2.01 for further descriptions



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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 7_A2.01 - ELEVATIONS

date	description	no.
revisions		

Building Type 7
B2-2B

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

Locations:

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

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

7-A2.01

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

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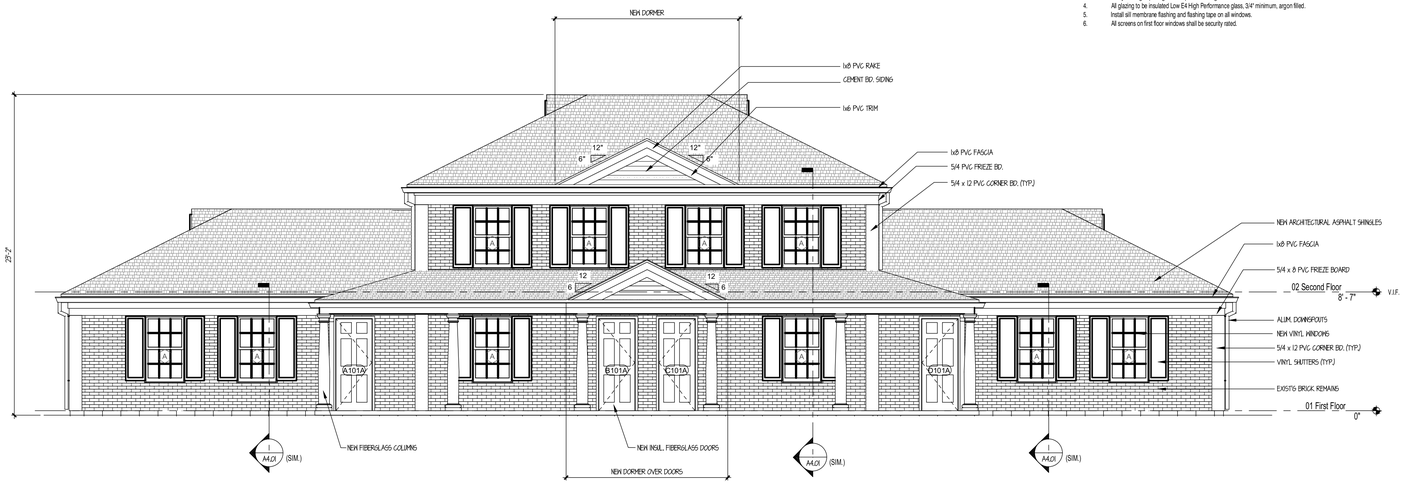
2 / 2-A2.01 BLDG #12 - REAR ELEVATION

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

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

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



1 / 2-A2.01 BLDG #12 - FRONT ELEVATION

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

BUILDING TYPES

• See G2.01 for further descriptions

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

A2A-3B (HC)

NOT TO SCALE

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

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

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

Locations:

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

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

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

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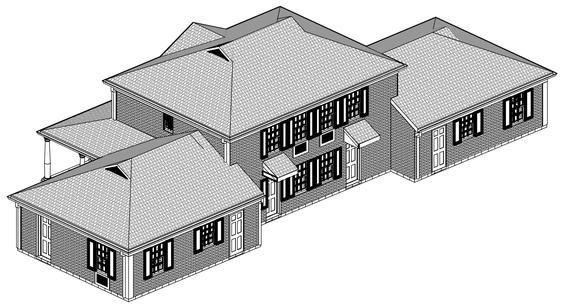
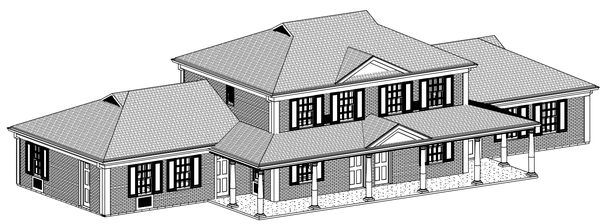


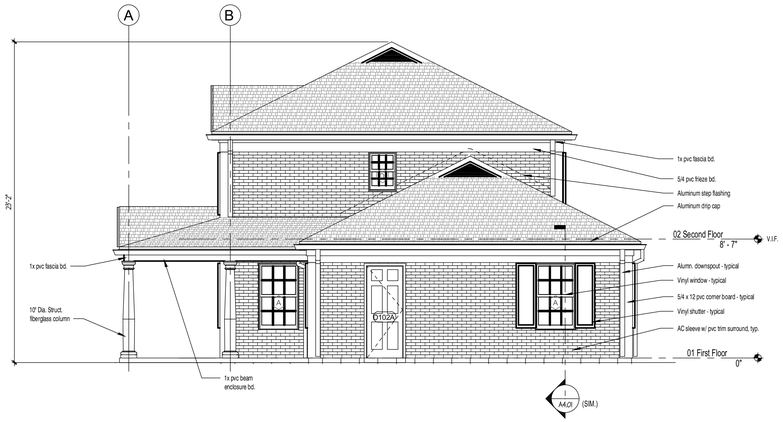
1 / 12-A2.02 BLDG #12 - REAR PERSPECTIVE

SCALE: 1/8"=1'-0"



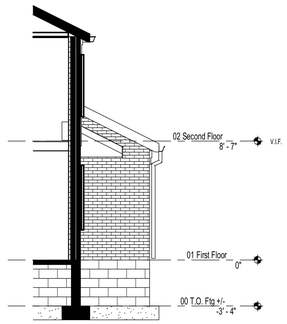
3 / 12-A2.02 BLDG #12 - FRONT PERSPECTIVE

SCALE: 1/8"=1'-0"



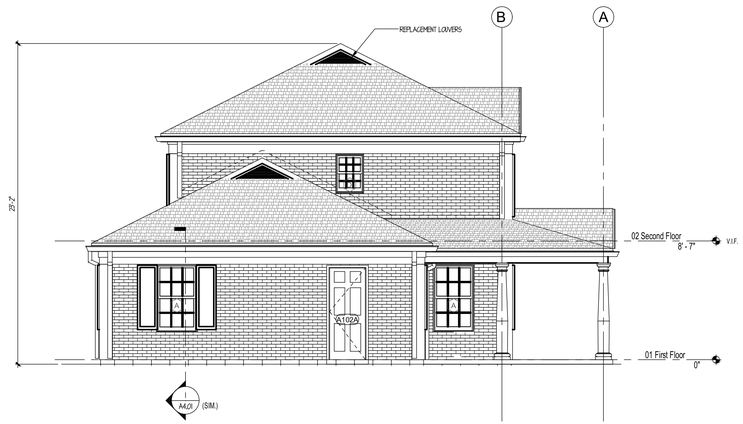
2 / 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION

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



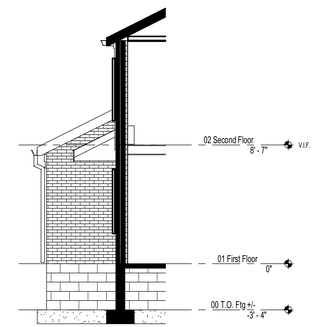
2A / 12-A2.02 PARTIAL RIGHT SIDE ELEVATION

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



1 / 12-A2.02 BLDG #12 - LEFT SIDE ELEVATION

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



1A / 12-A2.02 PARTIAL LEFT SIDE ELEVATION

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

BUILDING TYPES

See G2.01 for further descriptions

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

A2A-3B (HC)

NOT TO SCALE

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architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION

Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

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

Locations:

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

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

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

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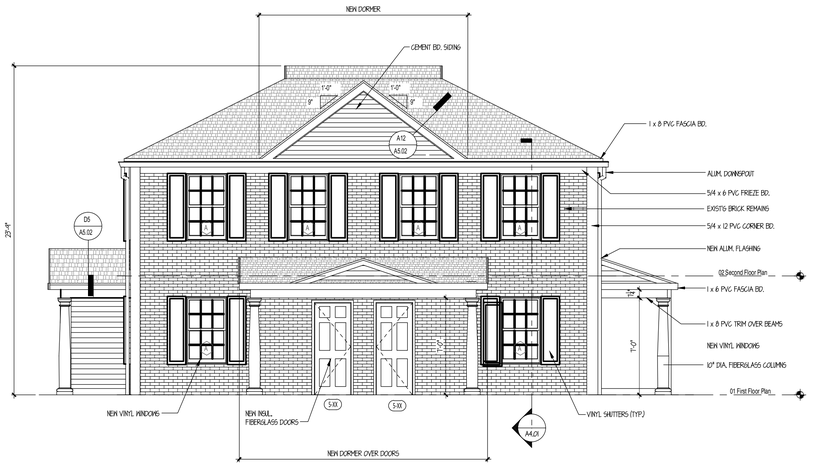
3 BLDG #16 - REAR ELEVATION
16-A2.0
SCALE: 1/4"=1'-0"



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



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



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

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

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

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

BUILDING TYPES
• See G2.01 for further descriptions

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

A2A-3B (HC)

NOT TO SCALE

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 16
D2B-2B

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

Locations:

208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

16-A2.01

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

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 16, A2.01 - ELEVATIONS

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Updated Plan Documents: 2/10/25

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Quaker Lane, and Davis Drive

Bristol, Connecticut — February 2025



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS

A/B/C/D BUILDING UNIT TYPES

ZONING TABLE

ZONE: A – MULTI-FAMILY RESIDENTIAL

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

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

PARKING & UNITS TABLE

	TOTAL RESIDENTIAL BUILDING UNITS	TOTAL PARKING FOR RESIDENTIAL UNITS	SPACES / UNIT
EXISTING	198	282	1.5*
PROPOSED	176	366	2.1**

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

WETLANDS TABLE

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

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

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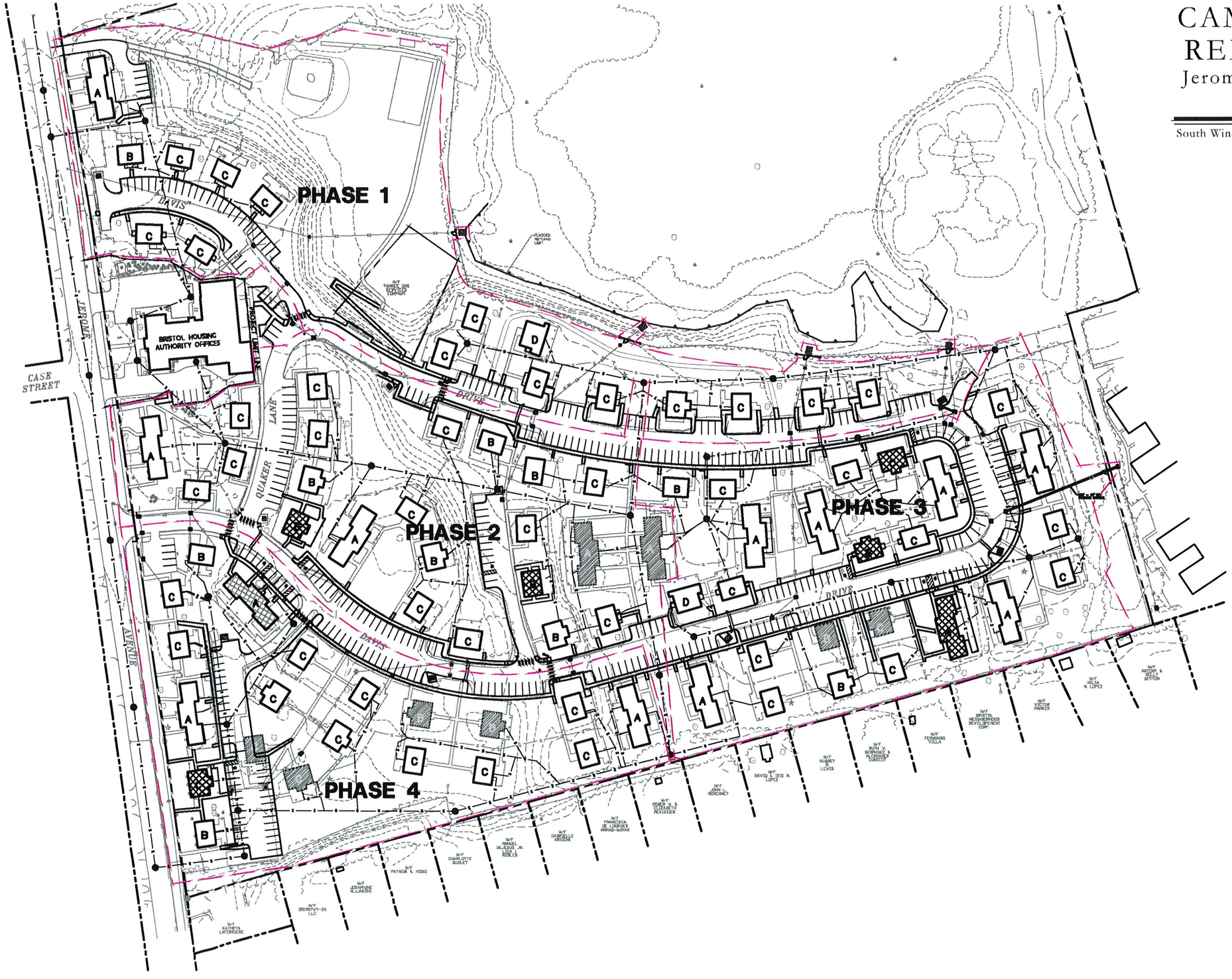
CAMBRIDGE PARK REHABILITATION

Jerome Ave, Quaker Lane, and Davis Drive

South Windsor, Connecticut — February 2025



PHASING OPTIONS

Phase 1 = 34 units
Phase 2 = 46 units
Phase 3 = 51 units
Phase 4 = 43 units
Total = 174 units

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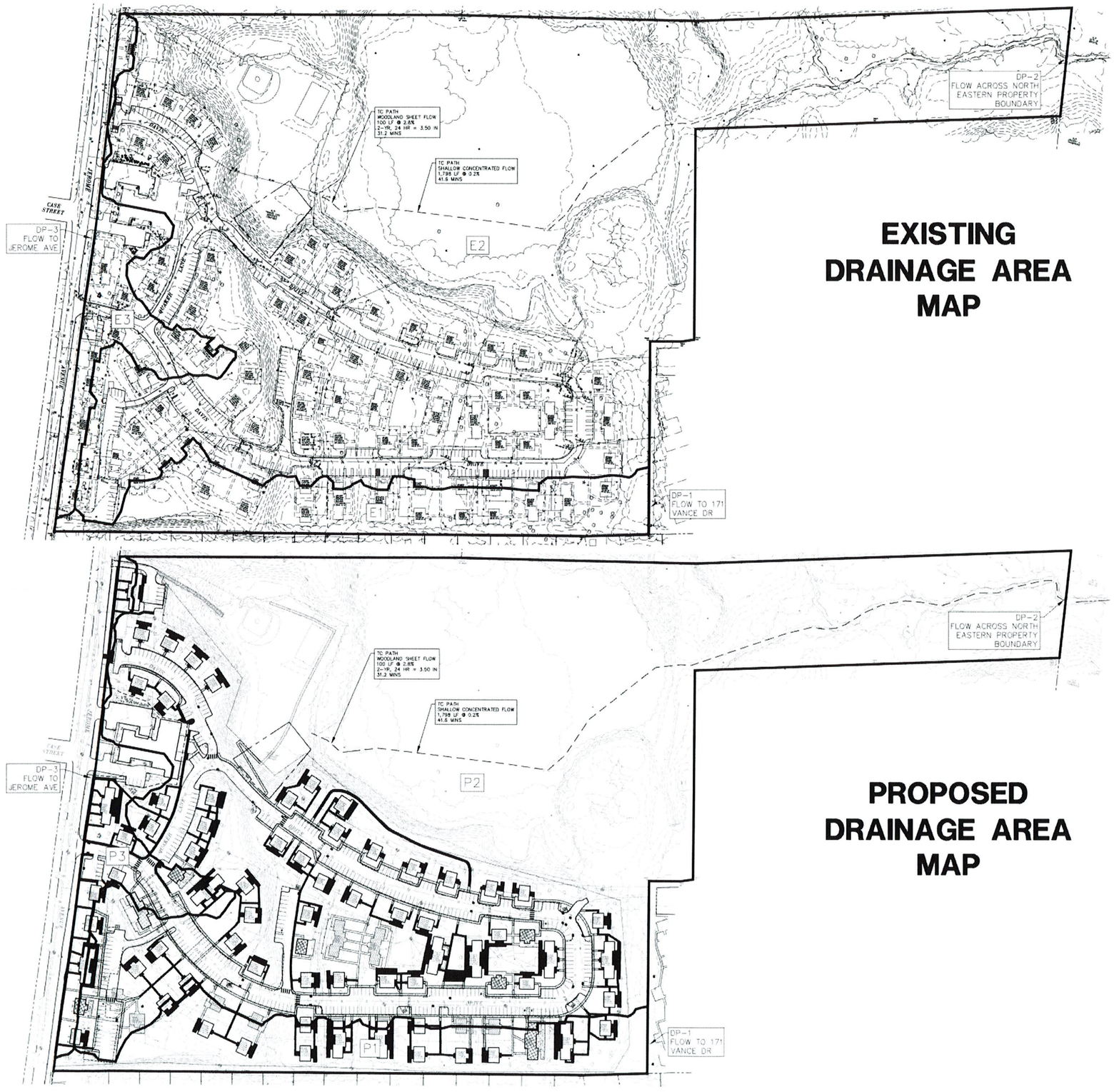
CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Quaker Lane, and Davis Drive

Bristol, Connecticut — November 2024



EXISTING DRAINAGE AREA MAP

PROPOSED DRAINAGE AREA MAP

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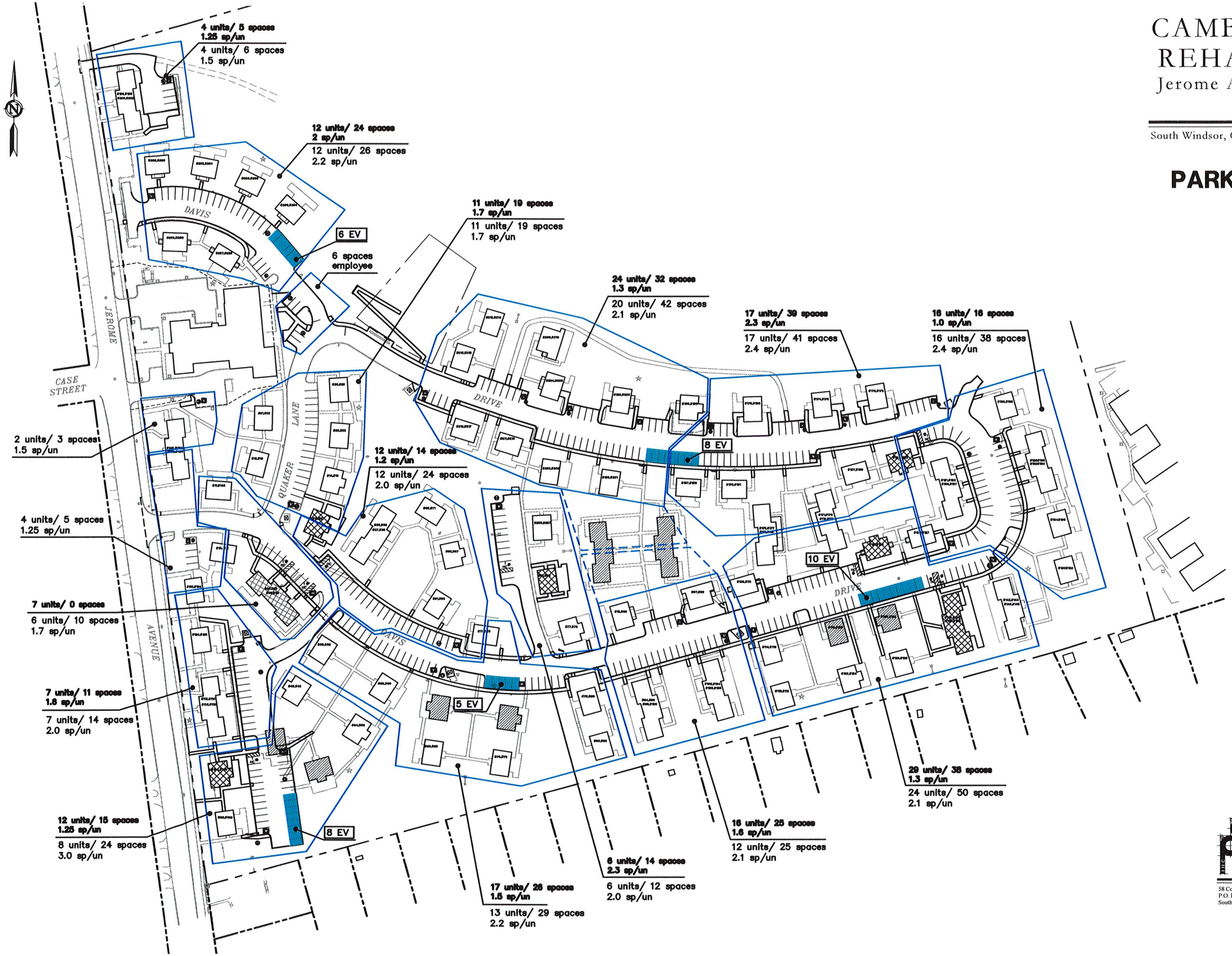
CAMBRIDGE PARK REHABILITATION

Jerome Ave, Quaker Lane, and Davis Drive

South Windsor, Connecticut — February 2025

PARKING ANALYSIS



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS
- EXISTING PARKING COUNT / PROPOSED PARKING — PARKING PER AREA
- ❶ EXISTING PARKING
- 3 PROPOSED PARKING

TOTALS

EXISTING
196 UNITS
266 PARKING SPACES INCL. 2 H/C
= 1.46 SPACES/UNIT

PROPOSED
174 UNITS
373 PARKING SPACES INCL. 19 H/C
= 2.14 SP/UNIT

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BUILDING LEGEND

- TYPE "A" BUILDING (4 Apt.) (6 BR Bldg.) #12, #13 (3 Apt.) (7 BR Bldg.) #14
- TYPE "B" BUILDING (2 Apt.) (4 BR Bldg.)
- TYPE "C" BUILDING (2 Apt.) (5 BR Bldg.)
- TYPE "D" BUILDING (2 Apt.) (5 BR Bldg.)
- EXISTING BUILDING CONVERTED FOR HANDICAPPED ACCESSIBLE APT.(S) (at least one apartment per building)
- DEMO BUILDING
- LIMITED INTERIOR RENOVATION LIMITED TO KITCHEN AND BATHROOM WORK

SUMMARY

BUILDING and APARTMENT COUNT:

EXISTING BUILDINGS = 83	EXISTING APARTMENTS = 196
BUILDINGS TO BE REMOVED = 8	EXISTING APARTMENTS REMOVED = 22
PROPOSED BLDGS. TO REMAIN = 75	PROPOSED APARTMENTS TO REMAIN = 174 **

** includes the reduction to convert 4 apt. bldgs to 3 apt. at (2) buildings (BLDG. 14)

HANDICAPPED ACCESSIBLE UNITS (5% of 174 apartments) = 9 apartments

HANDICAPPED BUILDINGS

TYPE 1	1 apt. x 5 locations	= 5
TYPE 14	2 apts. x 2 location	= 4
Total Accessible Units		= 9

NEW BUILDING TYPE BREAKDOWN

BUILDINGS TYPE	BUILDINGS QTY.	APTS. QTY.	APTS. FOR EACH BUILDING			B.R. COUNTS PER SITE 1 BR	2 BR	3 BR	4 BR	TOTALS	NOTES
A	11	44	(1-BR x 2) x 11 = 22	(2-BR x 2) x 11 = 44	4 APTS. / 6 BR	22	44	~~	~~	66	BLDG. TYPES 12 & 13
A-HC	1	3	(2-BR x 2) x 2 = 8	(3-BR x 1) x 2 = 6	3 APTS. / 7 BR	~~	8	6	~~	14	BLDG. TYPE 14
B	15	30	(2-BR x 2) x 15 = 60	~~	2 APTS. / 4 BR	~~	60	~~	~~	60	
C	45	90	(2-BR x 1) x 45 = 90	(3-BR x 1) x 45 = 135	2 APTS. / 5 BR	~~	90	135	~~	225	
D	2	4	(1-BR x 1) x 2 = 2	(4-BR x 1) x 2 = 8	2 APTS. / 5 BR	2	~~	~~	8	10	
	75	174				24	202	141	8	315	
	-8	-22				-8	-24	-3	0	-31	DIFFERENCE FROM EXISTING

EXISTING BUILDING TYPE BREAKDOWN

BUILDINGS TYPE	BUILDINGS QTY.	APTS. QTY.	APTS. FOR EACH BUILDING			B.R. COUNTS PER SITE 1 BR	2 BR	3 BR	4 BR	TOTALS	NOTES
A	15	60	(1-BR x 2) x 15 = 30	(2-BR x 2) x 15 = 60	4 APTS. / 6 BR	30	60	~~	~~	90	
B	18	36	(2-BR x 2) x 18 = 72	~~	2 APTS. / 4 BR	~~	72	~~	~~	72	
C	48	96	(2-BR x 1) x 48 = 96	(3-BR x 1) x 48 = 144	2 APTS. / 5 BR	~~	96	144	~~	240	
D	2	4	(1-BR x 1) x 2 = 2	(4-BR x 1) x 2 = 8	2 APTS. / 5 BR	2	~~	~~	8	10	
	83	196				32	228	144	8	412	

NEW BUILDING, APT., & B.R. COUNTS

A Type	B Qty.	C Apts./Bldg	D (B x C) Apts./Site	E BR/Bldg	F (B x E) BR/Site
1	5	2	10	5	25
1A	0	0	0	0	0
2	4	2	8	5	20
3	1	2	2	4	4
4	1	2	2	4	4
5	5	2	10	4	20
6	2	2	4	4	8
7	2	2	4	4	8
7A	3	2	6	4	12
8	11	2	22	5	55
8A	1	2	2	5	5
9	4	2	8	5	20
10	14	2	28	5	70
11	7	2	14	5	35
12	8	4	32	6	48
13	3	4	12	6	18
14	2	3	6	7	14
15	0	0	0	0	0
16	1	2	2	5	5
17	1	2	2	5	5
	75		174		376

EXISTING BUILDING, APT., & B.R. COUNTS

A Type	B Qty.	C Apts./Bldg	D (B x C) Apts./Site	E BR/Bldg	F (B x E) BR/Site
1	5	2	10	5	25
1A	2	2	4	5	10
2	4	2	8	5	20
3	1	2	2	4	4
4	3	2	6	4	12
5	5	2	10	4	20
6	2	2	4	4	8
7	3	2	6	4	12
7A	3	2	6	4	12
8	11	2	22	5	55
8A	1	2	2	4	4
9	4	2	8	5	20
10	15	2	30	5	75
11	7	2	14	5	35
12	10	4	40	6	60
13	3	4	12	6	18
14	2	4	8	6	12
15	0	4	0	6	0
16	1	2	2	5	5
17	1	2	2	5	5
	83		196		412

PREVIOUSLY RENOVATED BUILDINGS
21 Buildings / 42 Apartments

Item	Bldg. Type	Address
1)	C	104-106 Jerome Ave.
2)	C	50-52 Davis Dr.
3)	C	54-56 Davis Dr.
4)	C	40-42 Davis Dr.
5)	B	62-64 Davis Dr. (to be Demo'd)
6)	B	74-76 Davis Dr. (to be Demo'd)
7)	C	65-67 Davis Dr.
8)	A	33-35 Davis Dr. (2 duplex units only)
9)	C	10 Quaker Ln./21 Davis Dr.
10)	C	14-16 Quaker Ln.
11)	B	77-79 Davis Dr.
12)	C	81-83 Davis Dr.
13)	A	96-98 Davis Dr. (2 duplex units only)
14)	A	104-106 Davis Dr. (2 duplex units only)
15)	D	97-99 Davis Dr.
16)	C	130-132 Davis Dr. (to be Demo'd)
17)	C	126-128 Davis Dr.
18)	C	125-127 Davis Dr.
19)	C	163-165 Davis Dr.
20)	C	188-190 Davis Dr.
21)	D	208-210 Davis Dr.

SITE PLAN SYMBOLS
- PREVIOUSLY RENOVATED BUILDING
- PREVIOUSLY RENOVATED BUILDING - TO BE DEMOLISHED
- PREVIOUSLY RENOVATED BUILDING - TO BE H.C. ACCESSIBLE

PREVIOUSLY RENOVATED
21 Buildings ~ 42 Apartments (3 bldgs / 6 apts. to be demo'd)

OVERALL PROJECT TO BE RENOVATED
~ 75 Building Exteriors / 174 Apartments
~ 36 Limited Interiors (42-6 previously renovated apts.)

PHASING PLAN

TYPE: "A" = 5 / "B" = 3 / "C" = 14 / "D" = 0

PHASE 1: 22 Ex. Buildings - 2 demo'd

Type	Style	Address
(1)	C	121-123 Davis
(1)	C	163-165 Davis
2	C	188-190 Davis
3	B	122-124 Davis
5	B	166-168 Davis
8	C	125-127 Davis
8	C	167-169 Davis
8	C	154-156 Davis
9	C	150-152 Davis
10	C	114-116 Davis
10	C	174-176 Davis
10	C	178-180 Davis
11	C	110-112 Davis
11	C	126-128 Davis
11	C	170-172 Davis
12	A	142-144-146-148 Davis
12	A	158-160-162-164 Davis
* 12	A	117-119-171-173 Davis (currently Boys Club)
(14)	A	134-136-138-140 Davis
* 12	A	151-153-155-157 Davis (153-155 is one apt.)
DEMO (2 Buildings / 4 Apartments)		
1A	C	130-132 Davis - DEMO
7	B	118-120 Davis - DEMO

TYPE: "A" = 5 / "B" = 4 / "C" = 11 / "D" = 2

PHASE 2: 22 Ex. Buildings - 2 demo'd

Type	Style	Address
(1)	C	81-83 Davis
4	B	77-79 Davis
* 6	B	187-189 Davis (two apts. combined into one)
7	B	203-205 Davis
7	B	212-214 Davis
8	C	109-111 Davis
8	C	179-181 Davis
8	C	207-209 Davis
10	C	78-80 Davis
10	C	89-91 Davis
10	C	90-92 Davis
10	C	199-201 Davis
10	C	204-206 Davis
11	C	198-200 Davis
11	C	216-218 Davis
12	A	113-115-175-177 Davis
13	A	102-104-106-108 Davis
13	A	94-96-98-100 Davis
16	D	208-210 Davis
17	D	97-99 Davis
DEMO (2 Buildings / 8 Apartments)		
12	A	85-87-194-195 Davis - DEMO
12	A	93-95-195-197 Davis - DEMO

TYPE: "A" = 3 / "B" = 6 / "C" = 13 / "D" = 0

PHASE 3: 22 Ex. Buildings - 0 demo'd

Type	Style	Address
(1)	C	10 Quaker / 27 Davis
2	C	65-67 Davis
5	B	13-15 Quaker
5	B	21-23 Quaker
5	B	26-28 Quaker
5	B	211-213 Davis
7A	B	266-268 Davis
7A	B	61-63 Davis
8	C	11 Quaker / 146 Jerome
8	C	73-75 Davis
8	C	215-217 Davis
8	C	257-259 Davis
8A	B	14-16 Quaker
9	C	20-22 Quaker
9	C	263-265 Davis
10	C	69-71 Davis
10	C	258-260 Davis
11	C	254-256 Davis
11	C	262-264 Davis
12	A	148-150-152-154 Jerome
12	A	196-198-200-202 Jerome
13	A	31-33-35-37 Davis

TYPE: "A" = 2 / "B" = 4 / "C" = 11 / "D" = 0

PHASE 4: 17 Ex. Buildings - 4 demo'd

Type	Style	Address
(1)	C	104-106 Jerome
2	C	54-56 Davis
2	C	40-42 Davis
6	B	98-100 Jerome
7A	B	18-20 Davis
8	C	124-126 Jerome
9	C	130-134 Jerome (part. bsmt. below apt. 134)
10	C	36-38 Davis
10	C	58-60 Davis
10	C	66-68 Davis
10	C	70-72 Davis
12	A	112-114-116-118 Jerome
(14)	A	26-28-30-32 Davis
DEMO (4 Buildings / 8 Apartments)		
1A	C	50-52 Davis - DEMO
4	B	62-64 Davis - DEMO
4	B	74-76 Davis - DEMO
10	C	46-48 Davis - DEMO

○ = NEW HANDICAPPED ACCESSIBLE BLDG.



BUILDING LOCATION PLAN
1 / G-1.01 NOT TO SCALE

Accessible Unit(s)

SQ. FOOTAGE

NEW SQ. FOOTAGE

Type	Qty.	Bldg. Sq. Ft.	Site Sq. Ft.
1	5	1,870	9,350
2	4	1,870	7,480
3	1	1,870	1,870
4	1	1,870	1,870
5	5	1,700	8,500
6	2	1,700	3,400
7	2	1,700	3,400
7A	3	1,700	5,100
8	11	1,700	18,700
8A	1	1,700	1,700
9	4	1,700	6,800
10	14	1,700	23,800
11	7	1,700	11,900
12	8	2,824	22,592
13	3	2,942	8,826
14	2	2,824	5,648
15	0	0	0
16	1	2,020	2,020
17	1	2,020	2,020
	75		144,976

EXISTING SQ. FOOTAGE

Type	Qty.	Bldg. Sq. Ft.	Site Sq. Ft.
1	5	1,870	9,350
1A	2	1,870	3,740
2	4	1,870	7,480
3	1	1,870	1,870
4	3	1,870	5,610
5	5	1,700	8,500
6	2	1,700	3,400
7	3	1,700	5,100
7A	3	1,700	5,100
8	11	1,700	18,700
8A	1	1,700	1,700
9	4	1,700	6,800
10	15	1,700	25,500
11	7	1,700	11,900
12	10	2,824	28,240
13	3	2,942	8,826
14	2	2,824	5,648
15	0	0	0
16	1	2,020	2,020
17	1	2,020	2,020
	83		161,504

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITAION, Bristol, CT | CSA Project 23-10 sheet G1.01_Site Key Plan

date	description	no.

revisions

SITE KEY PLAN

DESIGN DEVELOPMENT

G1.01

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

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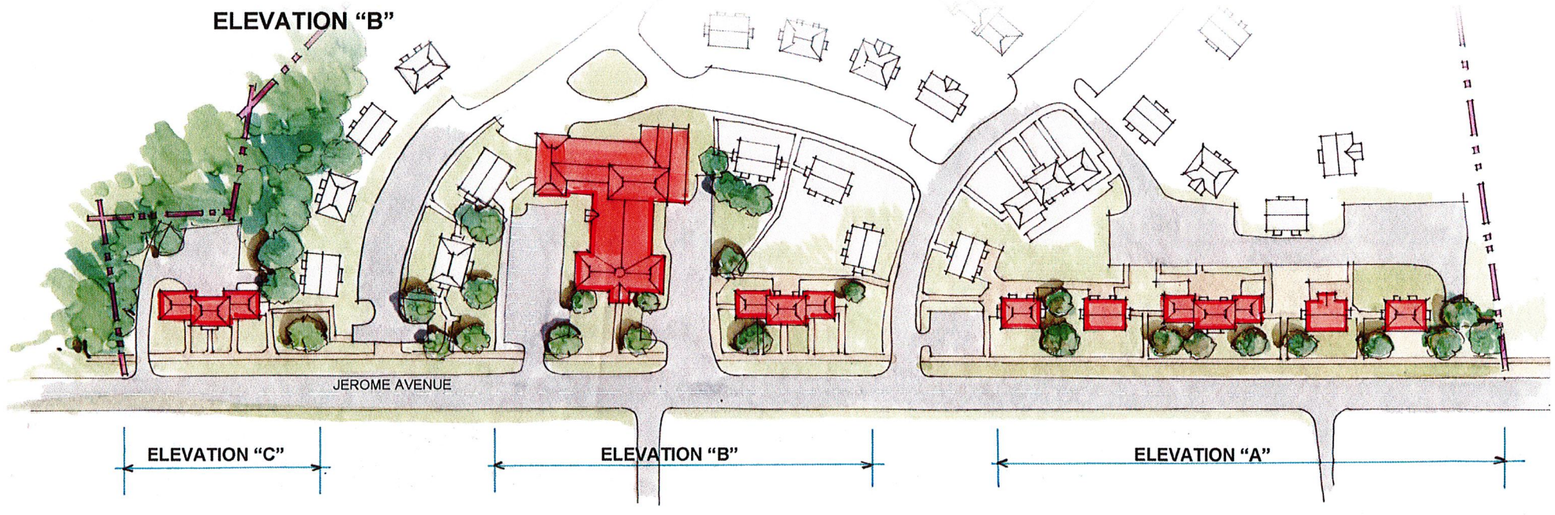
ELEVATION “A”



ELEVATION “B”



ELEVATION “C”



JEROME AVENUE STREETSCAPES, CAMBRIDGE PARK, JEROME AVENUE, BRISTOL, CONNECTICUT

FEBRUARY19. 2018

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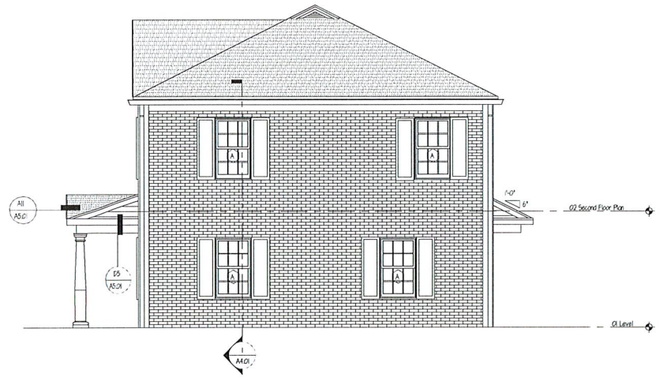
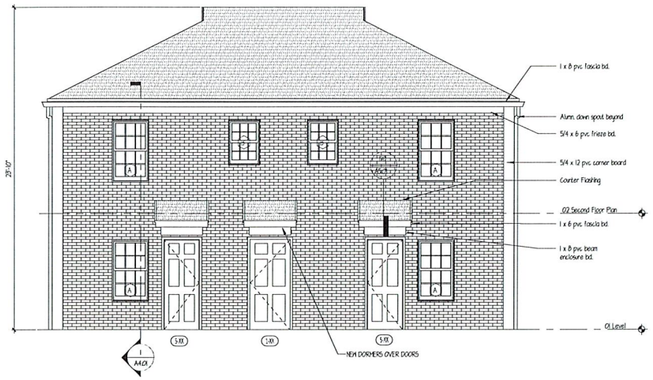
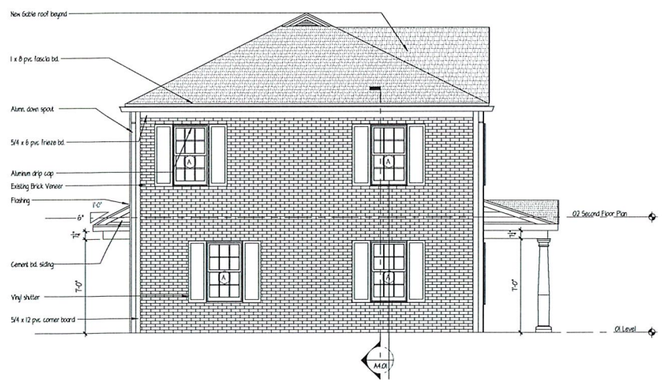


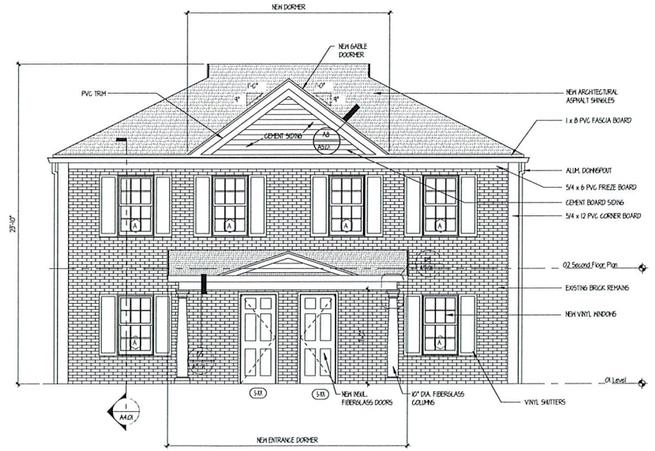
3 BLDG #7 - REAR ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"



4 BLDG #7- RIGHT SIDE ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"



2 BLDG #7 - LEFT SIDE ELEVATION
7A2.01 SCALE: 1/4"=1'-0"



1 BLDG #7 - FRONT ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"

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CAMBRIDGE PARK REHABILITATION
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Bristol Housing Authority
164 Jerome Ave, Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol CT | CSA Project 23-10 sheet 7_A2.01- ELEVATIONS

date	description	no
revisions		

Building Type 7
B2-2B

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

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

2-APTS / 4 BRS

BUILDING #7:
EXTERIOR ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION. (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A 2 A - 3 B (HC)

DESIGN DEVELOPMENT
7-A2.01

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

12/6/2024 11:05 AM C:\Users\MSM\Desktop\Desktop\Planning + Zoning Special Permit Drawings\1_A2.01 - ELEVATIONS.dwg

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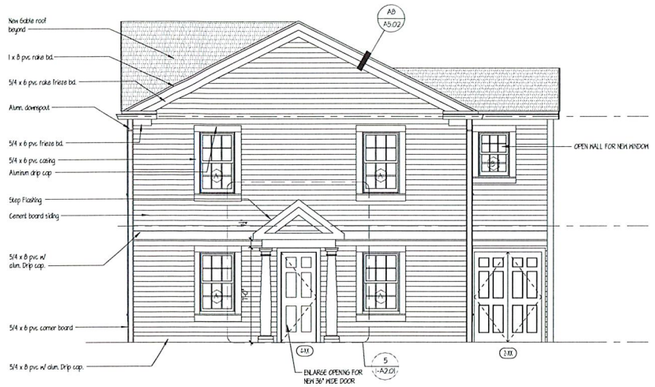
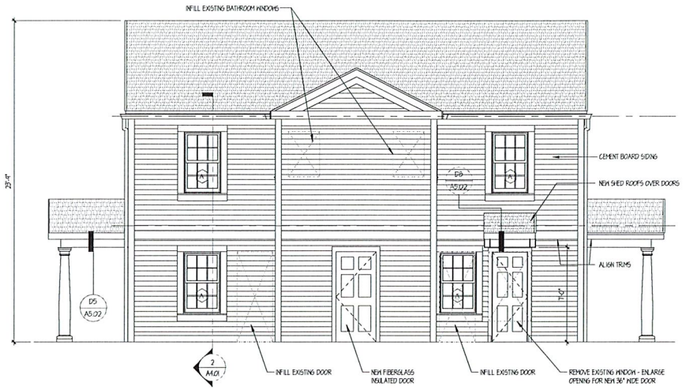


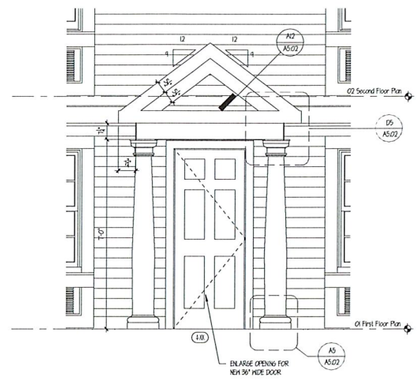
4 A2.01 BLDG #1 - RIGHT SIDE ELEVATION

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



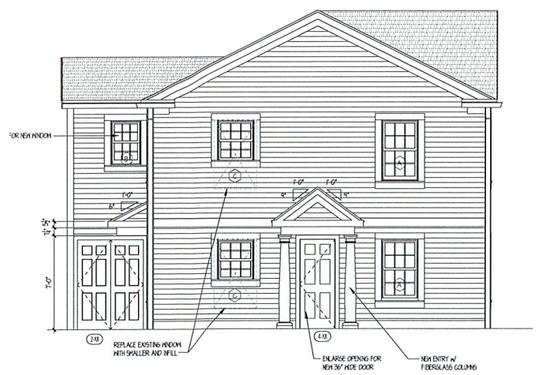
3 A2.01 BLDG #1- REAR ELEVATION

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



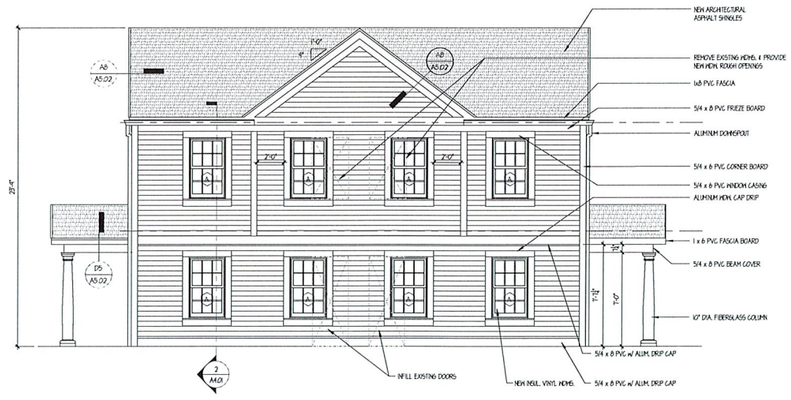
5 A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 A2.01 BLDG #1 - LEFT SIDE ELEVATION

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



1 A2.01 BLDG #1 - FRONT ELEVATION

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

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 | sheet 1_A2.01 - ELEVATIONS

date	description	no.

Building Type 1
C1A-3A

- Townhouse (SB R-2B R)
- Handicapped Accessible
- Side Door Entry
- Siding
- Gable Roof
- 2-Story Rear Addition (existing)

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

2-APTS / 5 BR'S

BUILDING #1: EXTERIOR ELEVATONS

DESIGN DEVELOPMENT
1-A2.01

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

BUILDING TYPES
• See G2.01 for further descriptions

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

A2A-3B (HC)

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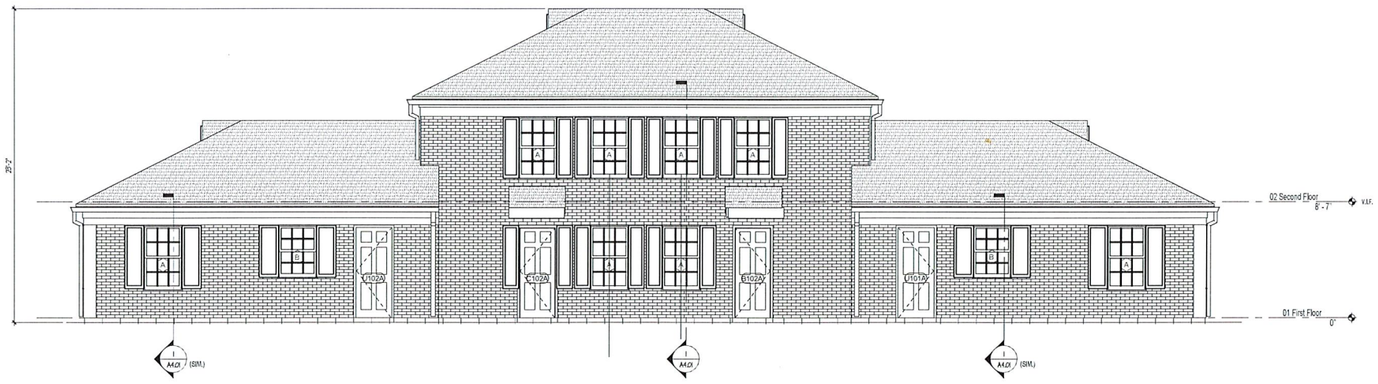
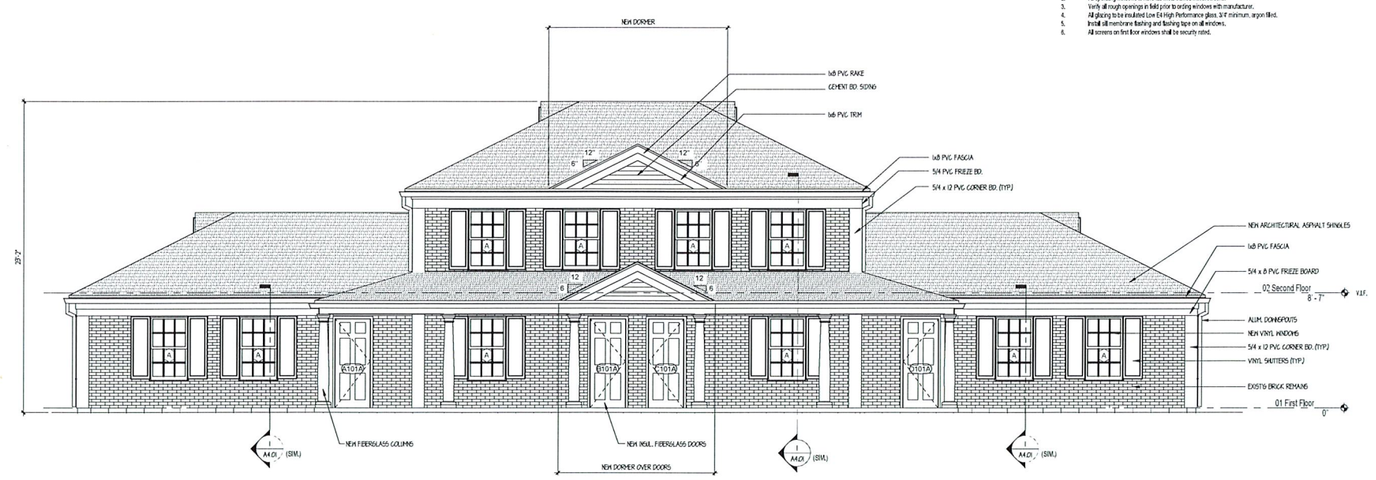


2 BLDG #12 - REAR ELEVATION
(2-A2.0) SCALE: 1/4"=1'-0"

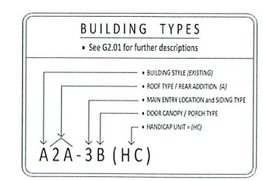
Window Schedule						
Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2'-11 1/2"	4'-11"			
B	2	2'-11 1/2"	4'-0"			
C	8	2'-11 1/2"	4'-8"			
D	2	2'-3 1/2"	2'-10"			
I	8	2'-0"	1'-6"			
J	2	2'-0"	1'-6"			

NOTES:
1. Windows are to be vinyl, 5-1/4zok casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed insect screens.
3. Verify all rough openings in field prior to ordering windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Install sill membrane flashing and flashing tape on all windows.
6. All screens on first floor windows shall be security rated.



1 BLDG #12 - FRONT ELEVATION
(2-A2.0) SCALE: 1/4"=1'-0"

BUILDING TYPES
• See G2.01 for further descriptions



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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave. Bristol, CT

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

date	description	no.
revisions		

Building Type 12
A2-2C

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

Locations:
112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
162-164-145-148 Davis
158-160-163-164 Davis
117-119-171-173 Davis
134-136-135-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4 APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

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

1/26/2024 11:56 AM C:\Users\MH\OneDrive\Desktop\Planning + Zoning Special Permit Drawings\12_A2.01 - ELEVATIONS.dwg

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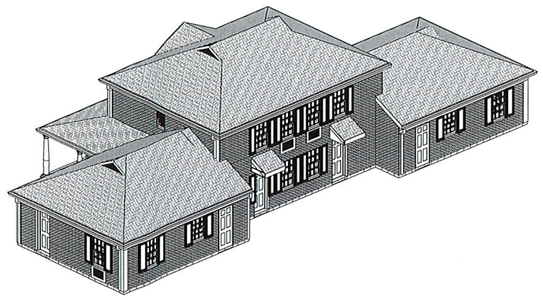
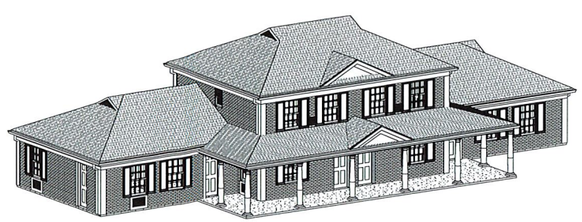
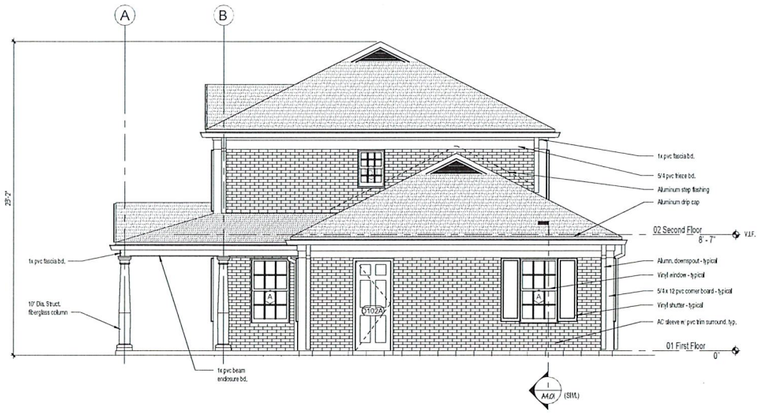


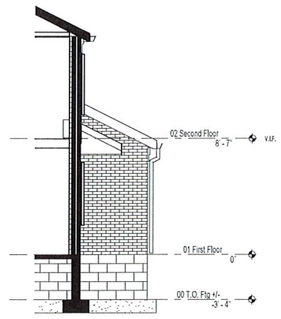
1 12-A2.02 BLDG #12 - REAR PERSPECTIVE
SCALE: 1/8"=1'-0"



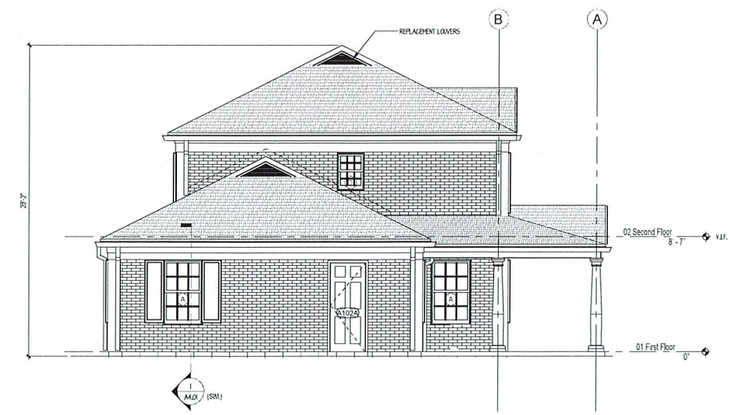
3 12-A2.02 BLDG #12 - FRONT PERSPECTIVE
SCALE: 1/8"=1'-0"



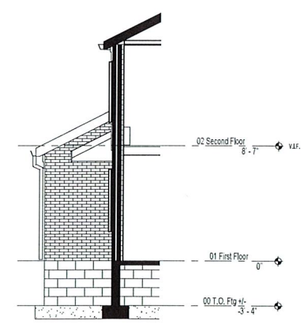
2 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

BUILDING TYPES
* See G2.01 for further descriptions

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

A2A-3B (HC)

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

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

date	description	no.
revisions		

Building Type 12
A2-2C

- 6 Units (1BR/2BR/2BR/1BR)
- Private Down Entry
- Brick Veneer
- Hip Roof

Locations:
112-114-116-118 Jerome
85-87-194-196 Davis (DEMO)
89-95-191-193 Davis (DEMO)
113-115-175-177 Davis
162-164-166-168 Davis
158-160-163-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
186-188-192-194 Jerome
196-198-200-202 Jerome

4 APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
12-A2.02

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

1/26/2024 1:36 AM C:\Users\MGM\Desktop\Planning + Zoning Special Permit Drawings\12_A2-01 - ELEVATIONS.dwg

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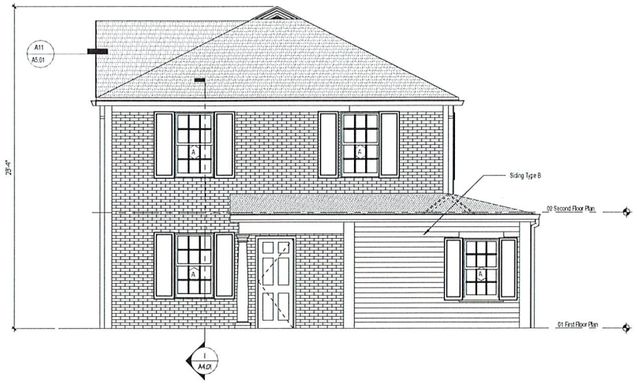
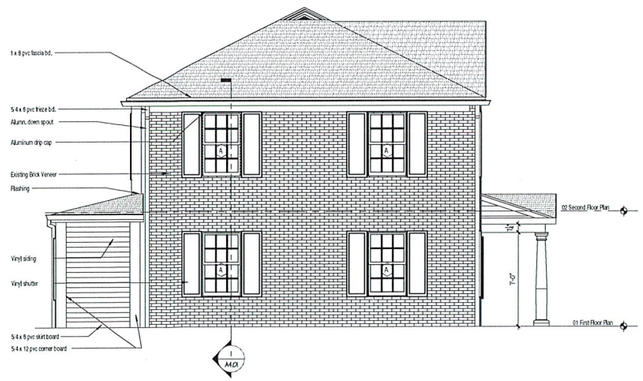
3 BLDG #16 - REAR ELEVATION
1/8-A2.01 SCALE: 1/4"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
1/8-A2.01 SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
1/8-A2.01 SCALE: 1/4"=1'-0"

1 BLDG #16 - FRONT ELEVATION
1/8-A2.01 SCALE: 1/4"=1'-0"

Window Schedule						
Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	17	2'-0"	4'-11"	Vinyl	Double Hung	
C	1	2'-6"	3'-6"	Vinyl	Double Hung	
D	1	2'-0"	3'-6"	Vinyl	Double Hung	
E	3	2'-9"	4'-7"	Vinyl	Double Hung	

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

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

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A2A-3B (HC)

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 16_A2.01 - ELEVATIONS

dwn	description	rev.
NEW ISSUES		

Building Type 16
D2B-2B
- 2 Units (1BR/4BR)
- Side Door Entry
- Brick Veneer
- Hip Roof
- 1-Story Rear Addition (existing)

Locations:
208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
16-A2.01

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

11/30/2024 1:57 AM C:\Users\MSM\OneDrive\Desktop\Planning - Zoning Special Permit Drawings\16_A2.01 - ELEVATIONS.dwg

30-day Application Extension

From: svvvpw@yahoo.com <svvvpw@yahoo.com>
Sent: Tuesday, February 18, 2025 9:58 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Re: Extension - to 3/10/25

Dear Mr. Flanagan I apologize for the delay in sending this confirmation of extension. Please allow this email to confirm my verbal representations to the zoning commission at its last meeting that on behalf of the Housing Authority of the city of Bristol. I agreed to an extension of the statutory time limits in the amount of 30 additional days. Please confirm your receipt of this email and do not hesitate to contact me if you need anything further.
Sent from my iPhone

On Feb 18, 2025, at 9:08 AM, Robert Flanagan <RobertFlanagan@bristolct.gov> wrote:

Good Morning Sal:

We will need the "extension" email for the Cambridge App's. 2514 & 2515.

The extension is needed to get the applications to the March 10, 2025 meeting of the Zoning Commission – and about 21 days is needed.
Jim Z. suggested at the hearing that the extension should be a round number, like 30, and I agree.

It can be an email or letterhead – it's your call.
Please let me know if you have any questions.

Thanks.

Robert M. Flanagan, AICP
City Planner
860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

For Office Use Only	
APPLICATION NO:	2615
DATE FILED:	11/27/24
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Non-Profit Housing, a [ ] permitted use [✓] Special Permit use

under Section(s) Article II Section 4 of the Bristol Zoning Regulations.

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

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

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

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

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

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

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

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

Name: The Housing Authority of the City of Bristol

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

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

Signature: [signature] *Signature – (Printed/Typed)* Mitzy Rowe by Melissa A. Green, Acting CEO

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

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

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

LUO – 01/24

Narrative

design professionals INC
P.O. BOX 1167
58 CONNECTICUT AVENUE, SUITE H
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com
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Narrative Statement
Special Permit and Site Plan Applications
Cambridge Park Rehabilitation
98 Jerome Avenue
Bristol, Connecticut
DPI Proj. No. 5059
November 27, 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Aquifer Protection BMP's

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

(3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).

(a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.

(b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortechnics, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.

(4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.

Site Plan Comments 2/25/25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2515

SITE PLAN: Site Plan and Special Permit for revisions to an existing affordable housing development at 98 Jerome Avenue; The Housing Authority of the City of Bristol, applicant. *Plans Dated: November 12, 2024; Date of Committee Review: December 20, 2024 (first review); February 25, 2025 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

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

   2/25/25 – City Response: applicant is working on this see above.

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

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

   2/25/25 – City Response: Understood, still my recommendation.

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

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

   2/25/25 – City Response: If people are still in the site, address how traffic will be maintained during construction.

4. Provide sidewalk ramps at intersections and crosswalks.

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: OK

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

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

   2/25/25 – City Response: OK

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

   2/5/25 – Applicants Response: Complied.

2/25/25 – City Response: OK

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

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: OK

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

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: OK

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

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: OK

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

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

    2/25/25 – City Response: On going still open.

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

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

    2/25/25 – City Response: Does the plan conform to the zoning regulations? It appears there are several gaps in the illumination on site and more lighting is required.

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

2/5/25 – Applicants Response: Complied

2/25/25 – City Response: OK

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

    2/5/25 – Applicants Response: Noted.

    2/25/25 – City Response: Is that noted on the plans?

14. Per Engineering report an OSTA permit is required.

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

    2/25/25 – City Response: In progress.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

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

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

    2/25/25 – City Response: Comment addressed.

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

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

    2/25/25 – City Response: Comment addressed.

3. An Aquifer Protection determination is required.

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

    2/25/25 – City Response: Add the application number and approval date for APA to the cover sheet.

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

    2/5/25 – Applicants Response: Complied.

    2/25/25 – City Response: Comment addressed.

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

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

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

   2/25/25 – City Response: Comment addressed.

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

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

   2/25/25 – City Response: Add stop bars to stop sign locations.

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

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

   2/25/25 – City Response: Comment addressed.

8. Provide quantities of landscaping in table.

   2/5/25 – Applicants Response: Complied.

   2/25/25 – City Response: Revise table to list "size" for all plantings listed.

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

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

   2/25/25 – City Response: Comment addressed.

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

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

    2/25/25 – City Response: City Response: Does the plan conform to the zoning regulations? It appears there are several gaps in the illumination on site and more lighting is required.

11. Provide landscape screening to dumpster pads.

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

    2/25/25 – City Response: Slat fencing is not acceptable. Provide a solid vinyl fence and landscape screening.

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

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

    2/25/25 – City Response: Comment acknowledged.

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

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

    2/25/25 – City Response: Show locations of removed and proposed guardrails.

14. Will this project be phased?

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

    2/25/25 – City Response: Provide a separate phasing sheet.

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

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

    2/25/25 – City Response: Will construction trucks utilize separate entrances than residents?

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

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

    2/25/25 – City Response: Create a continuous line of plantings along this boundary in addition to gaps filled as shown.

New Comment –

17. The property in question is located within the Level "A" Aquifer Protection Area for the City of Bristol.
    a. The applicant should prepare an emergency spill and response plan for the construction activities, which includes coordination with the water supplier.

    b. Both Aquifer Protection Best Management Practice guidance sheets for construction and parking lots will be made part of the final plan set.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD has no issues at this time.

FIRE MARSHAL (Kristopher Lambert):

1. On Page C-SP2

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

   Section 503.1 of the CSFSC:
   503.1 Where Required
   Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.

   D1.2.3.5.1.1
   Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

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

   2/25/25 – City Response: All fire code concerns have been addressed.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

Water is considered private after the meter pit.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

   2/25/25 – City Response: OK – noted.

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

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

2/25/25 – City Response: OK – noted.

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

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

2/25/25 – City Response: OK – noted.

Sewer:

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

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

2/25/25 – City Response: OK – noted.

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

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

2/25/25 – City Response: OK – noted.

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

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

2/25/25 – City Response: OK – noted.

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

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For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
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- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

Stormwater Report

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

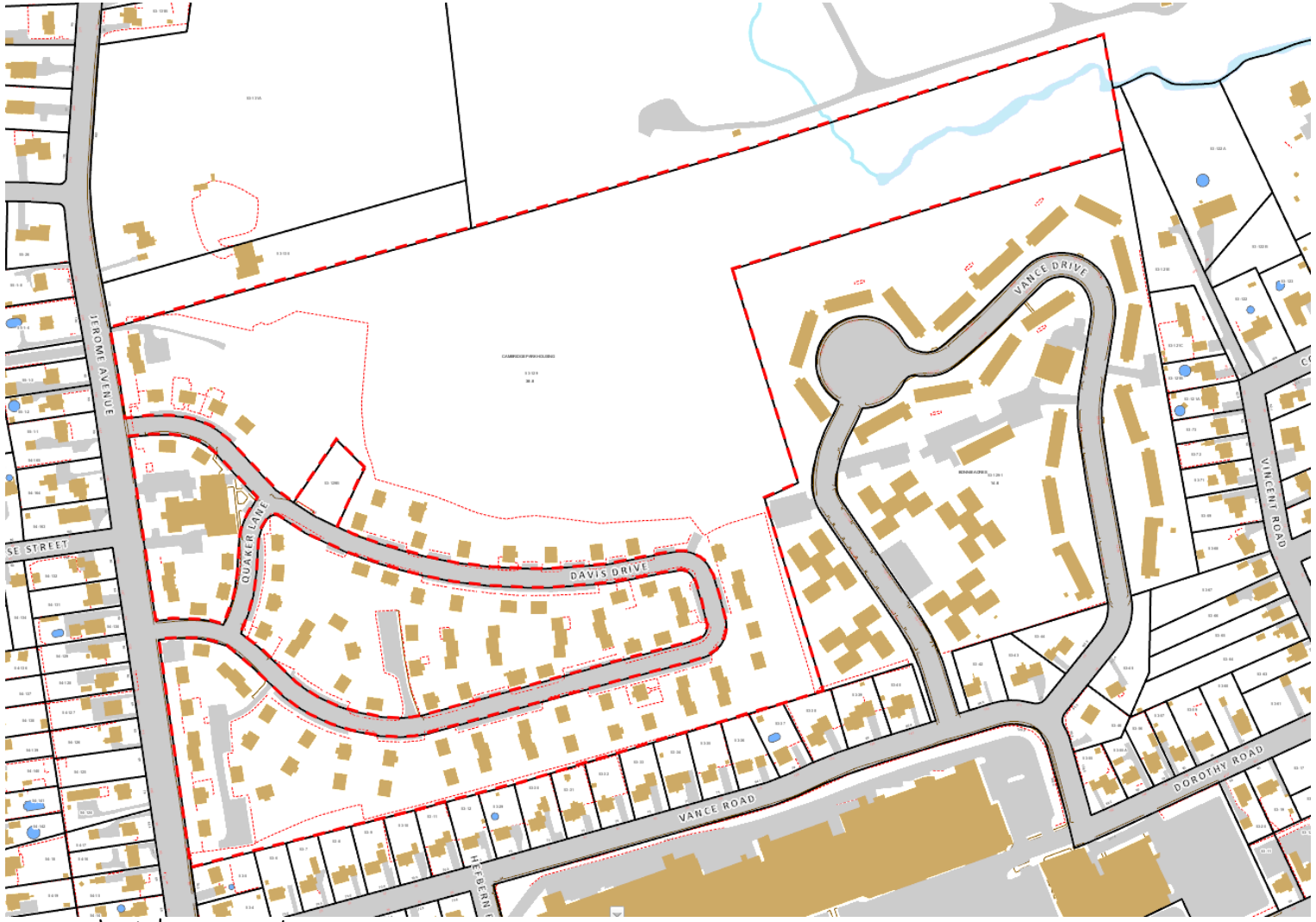
Prepared by:

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

November 11, 2024

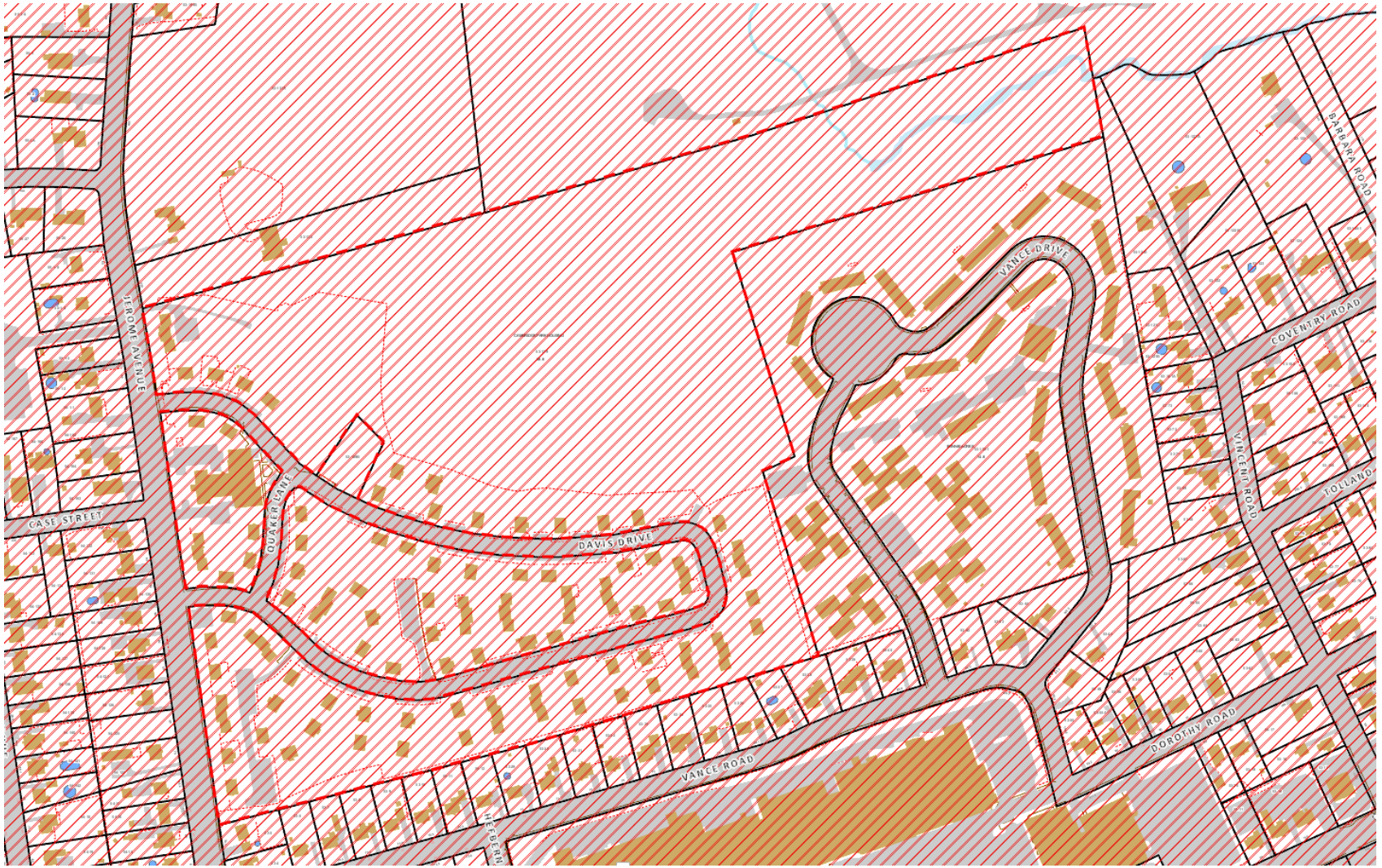
Hyperlink:

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



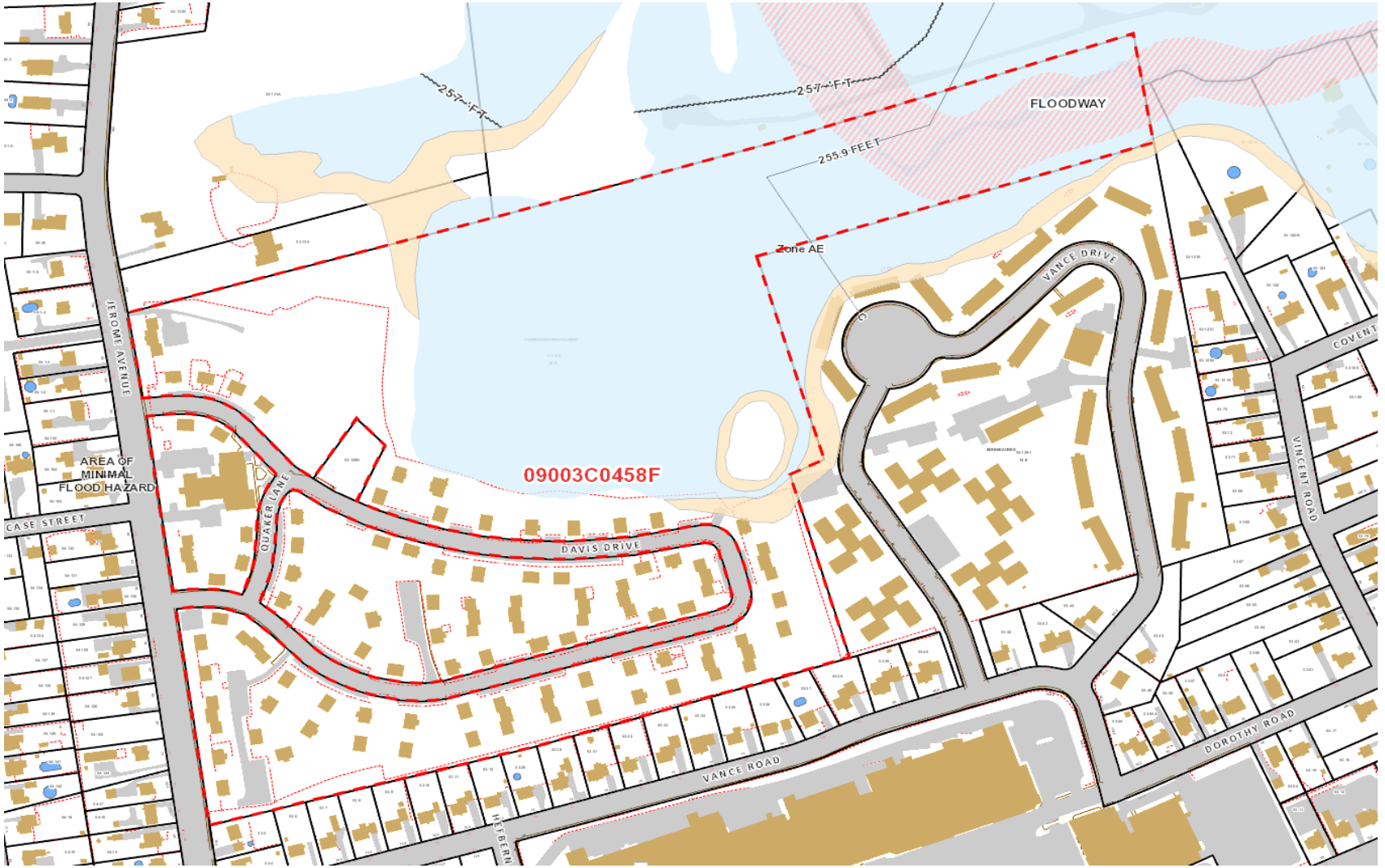
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Location Map



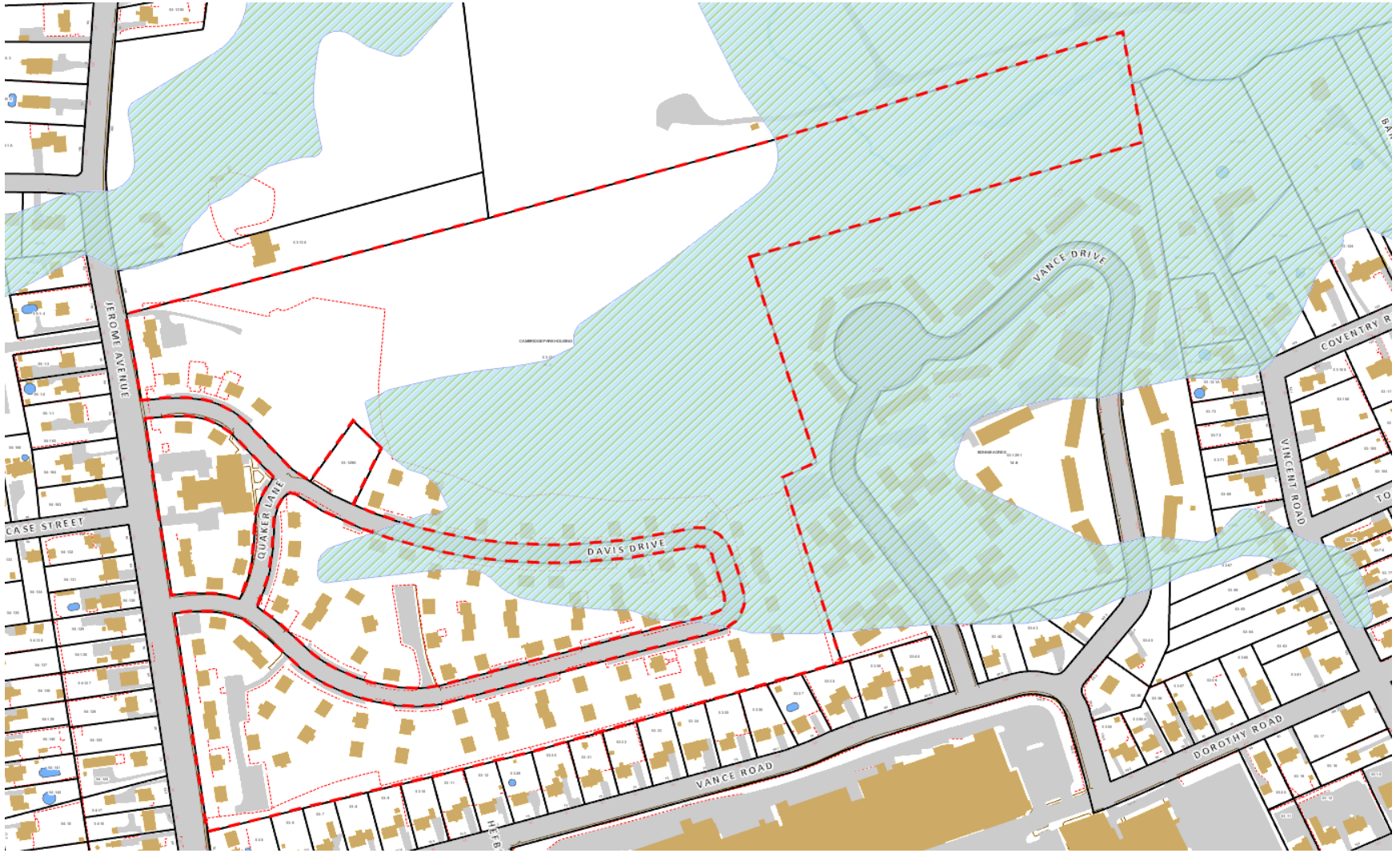
Cambridge Park – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Aquifer Map

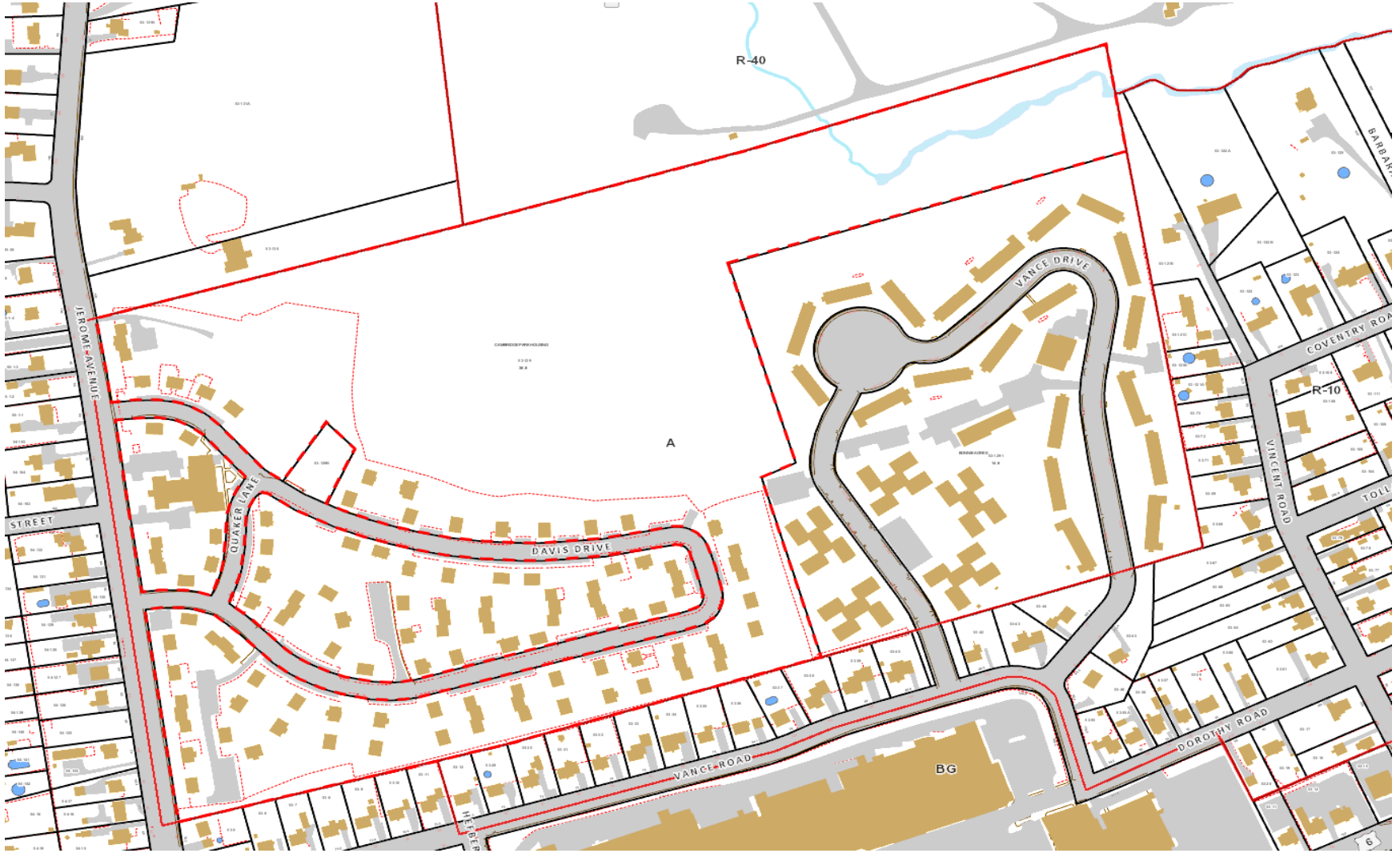


Cambridge Apartments – App. 2514 & 2515
98 Jerome Avenue
Map 53 Lot 129
A – Multi-Family Residential zone

Floodplain Map



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



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

Zoning Map



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



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

Site Plan Updated: 2/5/25

CAMBRIDGE PARK REHABILITATION

SITE PLAN & SPECIAL PERMIT

JEROME AVENUE, DAVIS DRIVE, QUAKER LANE
BRISTOL, CONNECTICUT

PARCEL NUMBER: 53-129

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

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

CERTIFIED MAIL

December 3, 2024

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

RE: Application #2044 – Wetlands application for the Cambridge Park rehabilitation project consisting of full depth replacement of roadway and existing parking spaces, reconstruction of roadway and new parking spaces including sidewalks with handicap accessibility, rehabilitation of buildings and demolition of 8 residential buildings at 98 Jerome Avenue; Assessor's Map 53, Lot 129; The Housing Authority of the City of Bristol, applicant.

Dear Applicant:

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

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

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

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

Should you have any further questions or comments, please contact me at 860-584-6125 or the Land Use Office at 860-584-6225.

Please contact any representatives necessary.

Sincerely,

Anthony A. Fiorentzetti, P.E.
Public Works Department
AAL/nk

Michael Kavanaugh (via e-mail)
Attorney Salvatore Vitrano (via e-mail)
Ryan Heller, Surveyor (via e-mail)
Raymond Rogozinski, P.E., -
Director of Public Works (via e-mail)
Barbara Smidt (via e-mail)
Zachary Norton, IWEO, Environmental Tech (via email)
William Stango, P.E., City Engineer

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

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LOCATION MAP
SCALE: 1"=200'

SHEET INDEX		
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C-KEY	KEY MAP	2 of 24
C-ES1 - C-ES3	EROSION & SEDIMENTATION CONTROL PLAN	3-5 of 24
C-DM1 - C-DM3	DEMOLITION PLAN	6-8 of 24
C-SP1 - C-SP3	SITE PLAN	9-11 of 24
C-SP4	SITE PLAN - BUILDING ENLARGEMENTS	12 of 24
C-GD1 - C-GD3	GRADING & UTILITIES	13-15 of 24
C-LS1 - C-LS3	LANDSCAPE PLAN	16-18 of 24
C-LS4	LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS	19 of 24
C-LT1	LIGHTING PLAN OVERALL	20 OF 24
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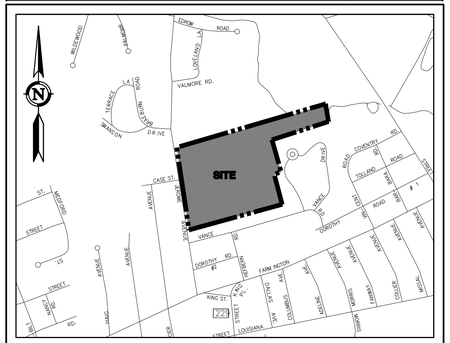
C-D2 - C-D3	DETAILS	23-24 of 24
	PRE-ALTA/NSPS LAND TITLE SURVEY - KEY MAP	1 OF 1
	PRE-ALTA/NSPS LAND TITLE SURVEY	1-5 OF 5
	ARCHITECTURAL PLANS	1-5 OF 5



LOCATION MAP
SCALE: 1"=1,000'

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

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

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

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

PROJECT NO: 5059
DATE: 10/07/24
DRAWN BY: BMS
DESIGN BY: RLD
CHECKED BY: DJ

REVISIONS

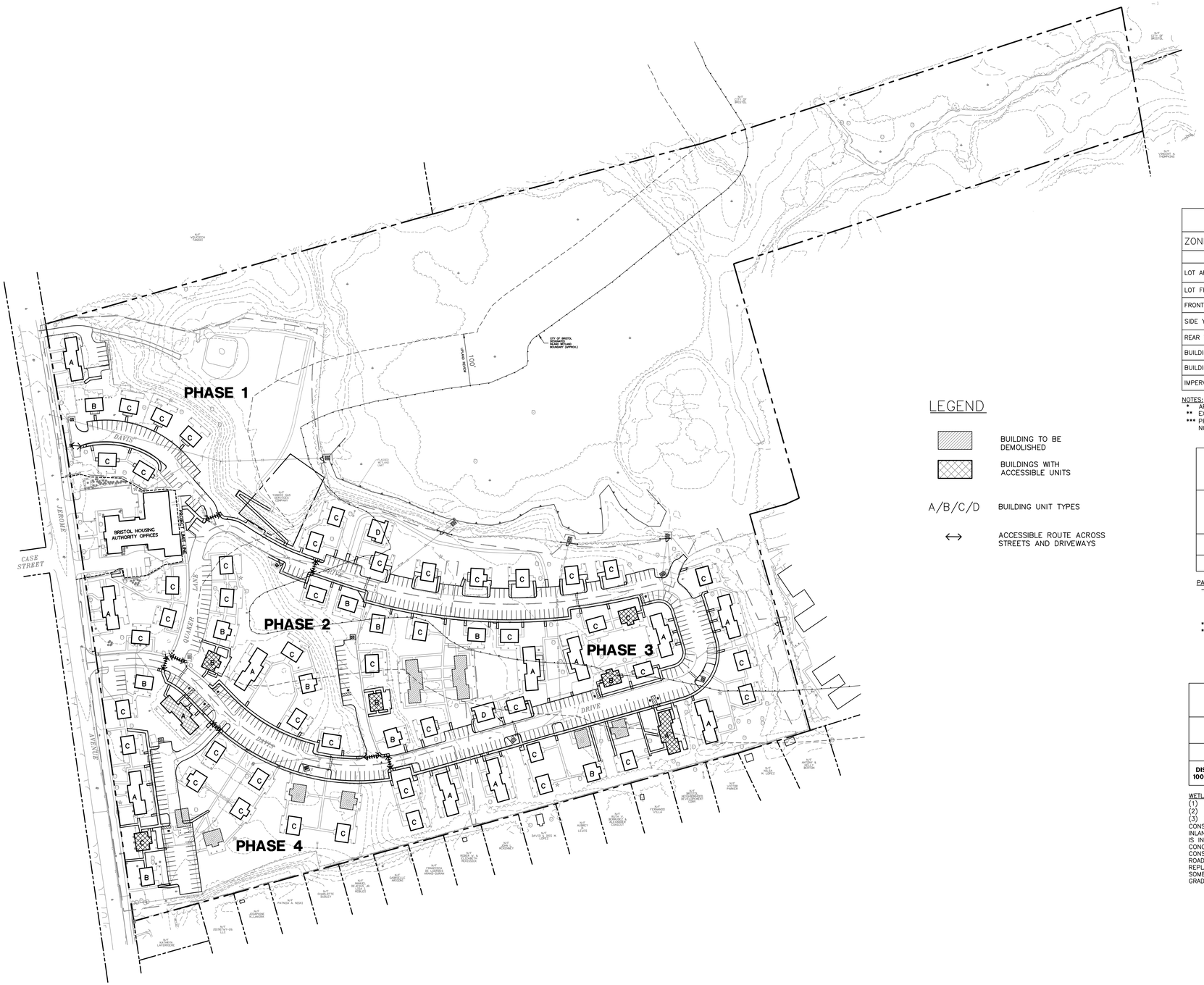
NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	WWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

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

TITLE SHEET

SHEET
C-T1
CIVIL SHEET 1 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Title Sheet.dwg Layout: 01 C-T1 Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 2:48 PM Last Saved By: RowanDowney



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS
- A/B/C/D — BUILDING UNIT TYPES
- ↔ — ACCESSIBLE ROUTE ACROSS STREETS AND DRIVEWAYS

ZONING TABLE

ZONE: A – MULTI–FAMILY RESIDENTIAL

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

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

PARKING & UNITS TABLE

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

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

WETLANDS TABLE

	DISTURBANCE ALT 1(1)	DISTURBANCE ALT 2(2)
WETLANDS DISTURBANCE(3)	77,424 SF 1.78 AC	61,404 SF 1.41 AC
DISTURBANCE WITHIN 100' UPLAND REVIEW(3)	47,972 SF 1.10 AC	42,285 SF 0.97 AC

WETLAND NOTES:
(1) ALT 1 CONSISTS OF COMPLETE REPLACEMENT OF SIDEWALKS.
(2) ALT 2 CONSISTS OF PARTIAL REPLACEMENT OF SIDEWALKS.
(3) WETLANDS AND 100 FT UPLAND REVIEW DISTURBANCE REFERS TO THE CONSTRUCTION ACTIVITIES WITHIN THE BOUNDARY OF THE CITY OF BRISTOL'S INLAND WETLAND AND WATERCOURSES MAP AS REFERENCED. THIS DISTURBANCE IS IN AREAS CURRENTLY OBSERVED TO BE LAWN, RESIDENTIAL BUILDINGS, CONCRETE SIDEWALKS, AND ROAD AND PARKING SPACE PAVEMENT. THESE CONSTRUCTION ACTIVITIES WILL CONSIST OF FULL DEPTH REPLACEMENT OF THE ROADS AND PARKING AREAS, ADDING NEW PAVEMENT FOR ADDITIONAL PARKING, REPLACEMENT OF CONCRETE SIDEWALKS, NEW CONCRETE SIDEWALKS AND PATIOS, SOME UNDERGROUND UTILITY REPLACEMENT, NEW DUMPSTER PADS, AND MINOR GRADING FOR HANDICAP ACCESSIBILITY AND DRAINAGE.

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

KEY MAP

SCALE: 1" = 100' (0, 50', 100', 200')

SHEET
C-KEY
CIVIL SHEET 2 OF 24

MATCHLINE C-KEY

CONSTRUCTION ENTRANCE

SF

#196,#198 #200,#202 EXISTING BUILDING F.F=279.81 2008 S.F.±

PROPOSED SILT FENCE (TYP)

#266,#268 EXISTING BUILDING F.F=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F=278.51 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F=277.71 871.00 S.F.±

#226,#234 EXISTING BUILDING F.F=277.00 869.00 S.F.±

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

#263,#265 EXISTING BUILDING F.F=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F=278.38 871.00 S.F.±

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

100' FROM WETLAND BOUNDARY

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

FLAGGED WETLAND LIMIT

PROPOSED SILT FENCE (TYP)

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

#212,#214 EXISTING BUILDING F.F=267.65 822.00S.F.±

#208,#210 EXISTING BUILDING F.F=267.55 1,121.00S.F.±

#216,#218 EXISTING BUILDING F.F=268.96 872.00S.F.±

#204,#206 EXISTING BUILDING F.F=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#26,#28 EXISTING BUILDING F.F=279.62 835.00S.F.±

#21,#23 EXISTING BUILDING F.F=280.25 835.00 S.F.±

#20,#22 EXISTING BUILDING F.F=280.03 872.00S.F.±

#215,#217 EXISTING BUILDING F.F=277.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F=278.47 838.00S.F.±

#205,#207 EXISTING BUILDING

#148,#150 #152,#154 EXISTING BUILDING F.F=280.21 1998 S.F.±

#13,#15 EXISTING BUILDING F.F=279.86 837.00 S.F.±

MATCHLINE C-ES2

MATCHLINE C-ES3

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

SEE E+S DETAILS SHEET C-ES3

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

MAP REFERENCE:

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1 JEROME AVENUE
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	WWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30'
0 15 30 60

SHEET
C-ES1
CIVIL SHEET 3 OF 24

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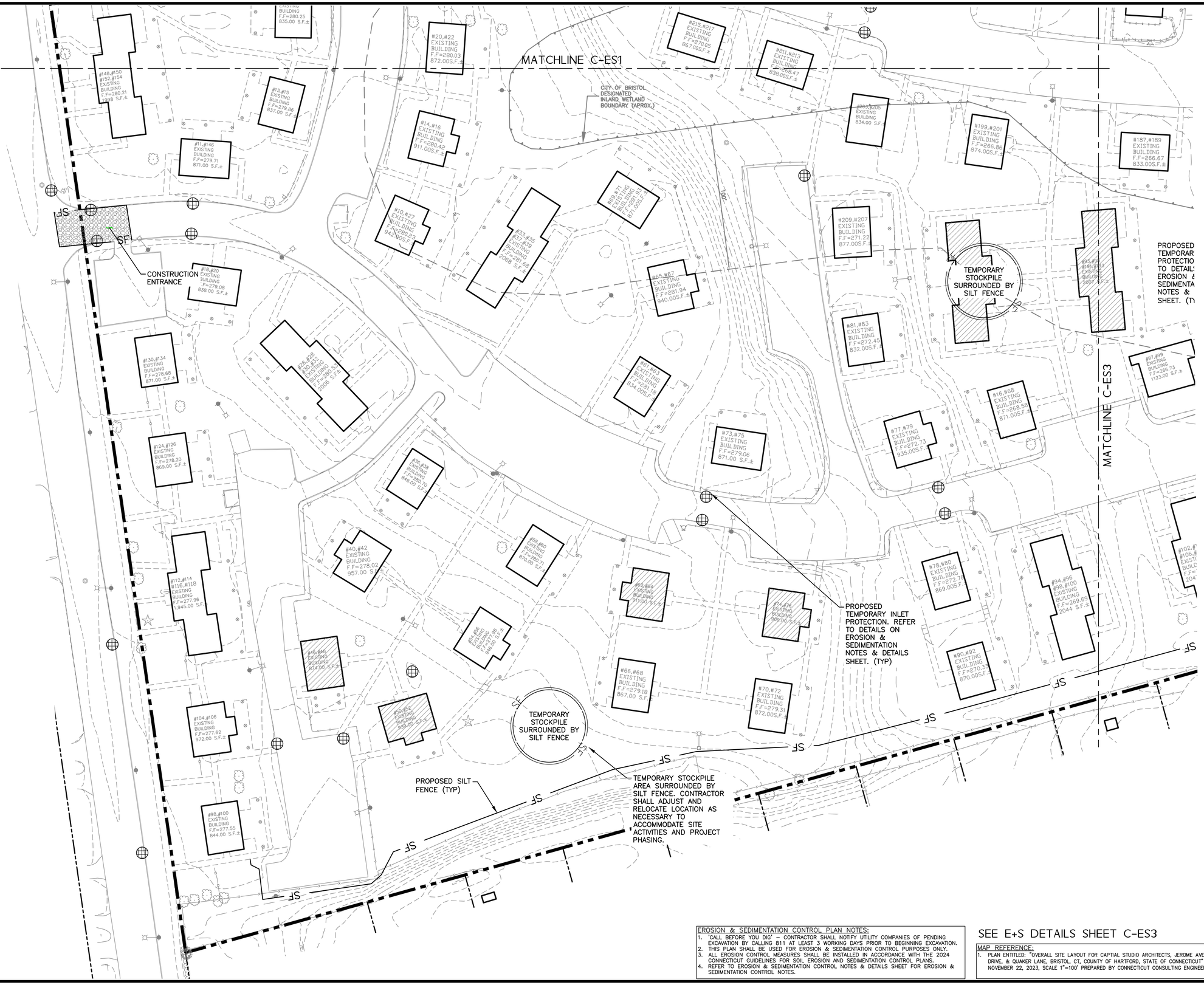

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

SEE E+S DETAILS SHEET C-ES3

MAP REFERENCE:

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
57 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.	
5059	
DATE	
3/7/24	
DESIGN BY:	
BMS	
DRAWN BY:	
BMS	
CHECKED BY:	
DJ	

NO	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES2
CIVIL SHEET 4 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 E+S Pending Layout: 04 C-ES2 Plotted: 2/3/2025 3:03 PM Last Saved 2/3/2025 2:01 PM Last Saved By: RowanDowney

MATCHLINE C-KEY

MATCHLINE C-ES1

MATCHLINE C-ES2

SF

PROPOSED SILT FENCE (TYP)

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#178,#180 EXISTING BUILDING F.F=264.18 869.00 S.F.±

#174,#176 EXISTING BUILDING F.F=263.02 872.00 S.F.±

#170,#172 EXISTING BUILDING F.F=262.35 870.00 S.F.±

#166,#168 EXISTING BUILDING F.F=261.30 835.00 S.F.±

#167,#169 EXISTING BUILDING F.F=263.34 873.00 S.F.±

#165,#163 EXISTING BUILDING F.F=262.73 945.00 S.F.±

#158#160 #162#164 EXISTING BUILDING F.F=261.49 2024 S.F.±

#151,#153 #155,#157 EXISTING BUILDING F.F=262.79 1985 S.F.±

#154#156 EXISTING BUILDING F.F=261.56 871.00 S.F.±

#187,#189 EXISTING BUILDING F.F=266.67 833.00S.F.±

#179,#181 EXISTING BUILDING F.F=2665.08 871.00S.F.±

#175,#177 #113,#115 EXISTING BUILDING F.F=264.65 2101 S.F.±

#171,#173 #119,#117 EXISTING BUILDING F.F=264.15 2008 S.F.±

#121,#123 EXISTING BUILDING F.F=263.29 923.00 S.F.±

#125,#127 EXISTING BUILDING F.F=262.29 871.00 S.F.±

#95,#93 #101,#103 EXISTING BUILDING 2001 S.F.±

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

#97,#99 EXISTING BUILDING F.F=266.73 1123.00 S.F.±

#109,#111 EXISTING BUILDING F.F=265.57 866.00 S.F.±

#150#152 EXISTING BUILDING F.F=261.18 871.00 S.F.±

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APPROX.)

100'

#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±

#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

#130,#132 EXISTING BUILDING 942.00 S.F.±

#128,#130 EXISTING BUILDING 839.00 S.F.±

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

#114,#116 EXISTING BUILDING F.F=265.41 857.00 S.F.±

#126,#128 EXISTING BUILDING F.F=263.03 851.00 S.F.±

#122,#124 EXISTING BUILDING F.F=263.76 915.00 S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F=266.72 2047 S.F.±

#10,#12 EXISTING BUILDING F.F=264.86 870.00 S.F.±

#94,#96 #98,#100 EXISTING BUILDING F.F=269.69 2044 S.F.±

PROPOSED SILT FENCE (TYP)

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

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1. SET POSTS & EXCAVATE A 6"x6" TRENCH UPGRADIENT OF POSTS.
2. STAPLE GEOTEXTILE TO POSTS.
3. EXTEND GEOTEXTILE INTO TRENCH.
4. BACKFILL TRENCH AND COMPACT EXCAVATED SOIL.

ANGLE POSTS 5' UPGRADIENT

POST

95°

12"

GEOTEXTILE

COMPACTED BACKFILL

SILT FENCE

N.T.S.

24' OR DRIVE WIDTH WHICHEVER IS GREATER

50'

STREET

6" THICK LAYER OF RIP RAP CONSISTING OF SOUND, TOUGH, DURABLE AND ANGULAR ROCK, PLACED OVER GEOTEXTILE. MAXIMUM RIPRAP SIZE TO BE 4 INCHES AND NOT MORE THAN 10% LESS THAN 2 INCHES.

NOTES:
1. INSPECT CONSTRUCTION EXIT WEEKLY AND AFTER EVERY MAJOR STORM EVENT
2. WASH WATER, IF USED SHALL BE DIRECTED TOWARDS A SEDIMENT SIZED FOR SITE CONDITIONS.
3. STONE SHALL BE REMOVED/REPLACED WHEN EXCESS LEVELS OF MUD ARE OBSERVED.

CONSTRUCTION ACCESS

N.T.S.

EARTH OR STONE ANCHOR PILE

CB GRATE

FILTER FABRIC

SUBGRADE

FILTER FABRIC

SUBGRADE

CB TOP

NOTE:
REMOVE CB GRATE. PLACE FILTER FABRIC. REPLACE GRATE TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR WITH STONE OR EARTH PILE.

CATCH BASIN GRATE SEDIMENTATION CONTROL

N.T.S.

INSERT 1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)

OPTIONAL OVERFLOW

SILTSAK

DUMP LOOPS (REBAR NOT INCLUDED)

DEPTH = D

WIDTH = W

LENGTH = L

SIDE VIEW INSTALLED

EXPANSION RESTRAINT

INSTALLATION DETAIL

CURB-LESS INLET PROTECTION DETAIL

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 SUMMIT STREET
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	10/7/24
DESIGNED BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-ES3
CIVIL SHEET 5 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 E-S Plan.dwg Layout: 05 C-ES3 Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 2:01 PM Last Saved By: RowanDowney

MATCHLINE C-KEY

REMAINING BITUMINOUS DRIVE TO RE PULVERIZED AND REMOVED AS NEEDED TO ACCOMMODATE INSTALLATION OF REINFORCED LAWN ACCESS DRIVE SECTION (SEE DETAIL)

PRESERVE AND PROTECT EXISTING GUARD RAIL AND FENCE TO REMAIN (APPROXIMATE LOCATION)

LAUNDRY PATIO TO BE REMOVED – LOCATION APPROXIMATE

EXISTING TREES TO REMAIN

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BUILDINGS TO REMAIN (SEE ARCH. PLANS FOR ALL BUILDING DEMOLITION SPECIFICS)

ALL GAS MAINS AND SERVICES TO BE CUT, CAPPED, AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

EXISTING GUARD RAIL TO REMAIN (APPROXIMATE LOCATION)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

UPLAND REVIEW 100'

FLAGGED WETLAND LIMIT

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT (TYP).

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY. (TYP)

PRESERVE AND PROTECT EXISTING CONCRETE CURB TO REMAIN (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

Phase 1

Phase 2

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

N/F YANKEE GAS SERVICES COMPANY

JEROME AVENUE

CASE STREET

DAVIS

#196,#198 #200,#202 EXISTING BUILDING F.F.=279.81 2008 S.F.±

#260,#268 EXISTING BUILDING F.F.=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F.=278.91 870.00 S.F.±

#258,#250 EXISTING BUILDING F.F.=277.71 870.00 S.F.±

#254,#256 EXISTING BUILDING F.F.=280.00 872.00 S.F.±

#263,#265 EXISTING BUILDING F.F.=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F.=278.36 872.00 S.F.±

#21,#23 EXISTING BUILDING F.F.=280.25 835.00 S.F.±

#20,#22 EXISTING BUILDING F.F.=280.03 872.00S.F.±

#26,#28 EXISTING BUILDING F.F.=279.62 835.00S.F.±

#148,#150 #152,#154 EXISTING BUILDING F.F.=280.21 998 S.F.±

#13,#15 EXISTING BUILDING F.F.=279.86 837.00 S.F.±

#216,#218 EXISTING BUILDING F.F.=268.96 872.00S.F.±

#210,#214 EXISTING BUILDING F.F.=267.47 822.00S.F.±

#208,#206 EXISTING BUILDING F.F.=267.65 1,181.00S.F.±

#204,#206 EXISTING BUILDING F.F.=267.57 870.00 S.F.±

#215,#217 EXISTING BUILDING F.F.=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F.=269.47 838.00S.F.±

#198,#200 EXISTING BUILDING F.F.=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±

#204,#206 EXISTING BUILDING F.F.=267.57 834.00 S.F.±

MATCHLINE C-DM2

MATCHLINE C-DM3

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
357 MAIN STREET
EAST HARTFORD, CT 06608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-DM1
CIVIL SHEET 6 OF 24

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MATCHLINE C-DM1

MATCHLINE C-DM3

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

EXISTING DUMPSTER PAD AND ENCLOSURE– CHAINLINK WITH SLATS TO REMAIN

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

PRESERVE AND PROTECT EXISTING DUMPSTER PAD TO REMAIN (APPROXIMATE LOCATION)

EXISTING UTILITY POLE WITH LIGHT TO REMAIN (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EX. CONCRETE PAD WITHOUT DUMPSTER TO BE REMOVED

EX. DUMPSTER PAD WITH CHAINLINK ENCLOSURE TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING RESIDENTIAL BUILDING AND FOUNDATION TO BE REMOVED

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

CONCRETE WALK TO BE REMOVED TO NEAREST JOINT– LOCATION APPROXIMATE

EXISTING CONCRETE PATIO TO BE REMOVED AND BUILDING TO BE REMOVED (TYP)

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

EXISTING BITUMINOUS DRIVE TO BE REMOVED

CONCRETE WALK TO BE REMOVED TO NEAREST JOINT– LOCATION APPROXIMATE (TYP.)

ALTERNATE 1 FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT REPLACEMENT (TYP)

DUMPSTER CURRENTLY IN PARKING LOT– TO BE RELOCATED TO PAD

UPLAND REVIEW 100'

Phase 2

Phase 3

Phase 4

AVENUE

DRIVE

SEE DEMOLITION PLAN LEGEND AND NOTES ON SHEET C-DM3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2-3-2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

DEMOLITION PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-DM2
CIVIL SHEET 7 OF 24

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MATCHLINE C-KEY

MATCHLINE C-DM1

MATCHLINE C-DM2

ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

ALTERNATE 1
FULL CONCRETE WALK AND PATIO REMOVAL AND REPLACEMENT (TYP.)

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EX. TREE TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING 15" RCP TO BE REMOVED AND REPLACED.

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

EX. TREE WITH CAVITY TO BE ASSESSED BY ARBORIST

EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED & PREPARED FOR FULL DEPTH RECONSTRUCTION

EXISTING GUARD RAIL TO BE REMOVED (TYP.)

ALL EXISTING CATCHBASINS CUT AND CAP SEWER PRIOR TO DEMO. / DISCONNECT AND REPLAC WATER PRIOR TO DEMO.

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

CUT AND CAP SEWER PRIOR TO DEMO.

DISCONNECT WATER PRIOR TO DEMO.

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

DUMPSTER CURRENTLY IN PARKING LOT— TO BE RELOCATED TO PAD

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

100'

Phase 1

Phase 2

Phase 3

Rebar Set

Rebar Found

#188,#190 EXISTING BUILDING F.F.=265.28 954.00 S.F.±

#178,#180 EXISTING BUILDING F.F.=264.18 869.00 S.F.±

#174,#176 EXISTING BUILDING F.F.=263.02 872.00 S.F.±

#170,#172 EXISTING BUILDING F.F.=262.35 870.00 S.F.±

#166,#168 EXISTING BUILDING F.F.=261.30 835.00 S.F.±

#165,#163 EXISTING BUILDING F.F.=262.73 945.00 S.F.±

#167,#169 EXISTING BUILDING F.F.=263.34 873.00 S.F.±

#158#160 #162#164 EXISTING BUILDING F.F.=261.49 2024 S.F.±

#187,#189 EXISTING BUILDING F.F.=266.67 933.00S.F.±

#179,#181 EXISTING BUILDING F.F.=265.08 871.00S.F.±

#151,#153 #155,#157 EXISTING BUILDING F.F.=262.79 1985 S.F.±

#154#156 EXISTING BUILDING F.F.=261.56 871.00 S.F.±

#175,#177 #113,#115 EXISTING BUILDING F.F.=264.65 2101 S.F.±

#171,#173 #119,#117 EXISTING BUILDING F.F.=264.15 2108 S.F.±

#125,#127 EXISTING BUILDING F.F.=262.29 871.00 S.F.±

#121,#123 EXISTING BUILDING F.F.=263.09 923.00 S.F.±

#150#152 EXISTING BUILDING F.F.=261.18 871.00 S.F.±

#97,#99 EXISTING BUILDING F.F.=264.73 1123.00 S.F.±

#101,#111 EXISTING BUILDING F.F.=265.57 866.00 S.F.±

#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±

#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

#114,#116 EXISTING BUILDING F.F.=265.41 857.00 S.F.±

#126,#128 EXISTING BUILDING F.F.=263.03 851.00 S.F.±

#122,#124 EXISTING BUILDING F.F.=263.76 915.00 S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F.=266.73 2047 S.F.±

#110,#112 EXISTING BUILDING F.F.=264.86 870.00 S.F.±

#94,#96 #98,#100 EXISTING BUILDING F.F.=269.63 2044 S.F.±

DEMO PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- CONCRETE TO BE REMOVED TO NEAREST EXPANSION JOINT (ALTERNATE 2)
- BITUMINOUS TO BE REMOVED FOR FULL DEPTH RECONSTRUCTION
- ALL CONCRETE WALK AND PATIO REMOVAL (ALTERNATE 1)

EXISTING CONDITIONS NOTES:

- EXISTING PARKING STRIPING AND SPEED BUMPS AS OBSERVED IN FIELD AND IN AERIAL – CT ECO ORTHOPHOTOGRAPHY
- CURBING TYPES ADDED PER SURVEY LAYER DENOTATION AND AS OBSERVED IN FIELD.
- FENCE TYPES NOTED AS OBSERVED– NOT SPECIFIED IN SURVEY.
- STORM INFO FROM PREVIOUS CCE SURVEY DATED 10-12-23.
- SANITARY TF AND INV INFORMATION FROM PREVIOUS SURVEY CCE DATED 9/6/23. TOP OF FRAMES ALSO CONFIRMED BY SPOT ELEVATION IN ALTA SURVEY DATED 11-24-23.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
56 QUAKER LANE, SUITE 1
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	WWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

DEMOLITION PLAN

SCALE: 1" = 30'
0 15' 30' 60'

SHEET
C-DM3
CIVIL SHEET 8 OF 24

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MATCHLINE C-KEY

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

GATE TO REMAIN– LOCATION APPROXIMATE

GUARDRAIL TO REMAIN– LOCATION APPROXIMATE

CHAINLINK FENCE TO REMAIN– LOCATION APPROXIMATE

STANDARD PARKING SPACES (9' x 18')

NEW BITUMINOUS ROAD / PARKING (TYP)

REMAINING BITUMINOUS DRIVE TO RE PULVERIZED AND REMOVED AS NEEDED TO ACCOMMODATE INSTALLATION OF REINFORCED LAWN ACCESS DRIVE SECTION (SEE DETAIL)

SITE LIGHTING FOR RECREATION AREA (TYP)

#196,#198 #200,#202 A

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

#263,#265 C

#257,#259 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE, EXISTING SLATS TO BE REPLACED.

EXISTING WHITE VINYL FENCE (TYP)

CONCRETE CURB (TYP.)

CONCRETE SIDEWALK (TYP.)

ACCESSIBLE CURB RAMPS TO CONNECT PATH TO BUS STOP

EXISTING BUILDINGS TO BE REHABILITATED (SEE ARCH. LANS)

SEE ARCH. PLANS FOR PORCH/NEW CONCRETE PATIO DIMENSIONS

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

PROPOSED EV CAPABLE SPACES

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION (TYP.)

NEW ACCESSIBLE STONE DUST PATH (TYP.)

ALL EXISTING CATCHBASIN TOPS TO BE REMOVED AND REPLACED (TYP.)

PROPOSED LIGHTING (TYP) SEE LIGHTING PLAN

20' ± (M.E.)

EXISTING RAMPS TO BE REMOVED AND REPLACED

BHA EMPLOYEE PARKING

STOP SIGN (TYP.)

PROJECT LIMIT LINE

BRISTOL HOUSING AUTHORITY OFFICES

JEROME AVENUE

CASE STREET

CONCRETE CURB (TYP.)

EXISTING CONCRETE WALK TO BE REPLACED (TYP)

EXISTING MAILBOXES TO BE REMOVED AND RESET AFTER NEW CONCRETE SIDEWALK IS INSTALLED.

EXISTING CONCRETE CURB TO REMAIN (TYP.)

CONNECT UNIT RESERVED SPACES WITH RESIDENT SIDEWALK

ADD ACCESSIBLE CURB RAMP

#26,#28 C

#21,#23 C

#20,#22 C

#148,#150 #152,#154 A

#13,#15 C

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE

STANDARD PARKING SPACES (9' x 18')

TIMBER GUARDRAIL (TYP.)

ACCESSIBLE RAMPS

CROSSWALK (TYP.)

#215,#217 C

#211,#213 B

EXISTING SPEED BUMP LOCATIONS TO BE RE–CONSTRUCTED (TYP)

NEW BITUMINOUS ROAD / PARKING

#203,#205

MATCHLINE C-SP2

ACCESSIBLE STONE DUST PATH (TYP.)

100' UPLAND REVIEW

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

6' CHAINLINK GATE (TYP.)

FLAGGED WETLAND LIMIT

N/F YANKEE GAS SERVICES COMPANY

#212,#214 C

#208,#210 D

#216,#218 C

#204,#206 C

#198,#200 C

#188,#190 C

PEDESTRIAN CROSSING SIGN (SEE SHEET C–D3)

TIMBER GUARDRAIL (TYP.)

CONCRETE SIDEWALK (TYP.)

SEE SITE PLAN SHEET C–SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS. (TYP.)

SPEED BUMP WARNING SIGNS (SEE SHEET C–D3)

6' CHAINLINK GATE (TYP.)

Phase 1

Phase 2

EXISTING "TYPE–C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE–CL" TOP

PROPOSED EV CAPABLE SPACES

CONCRETE SIDEWALK

MATCHLINE C-SP3

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	
5059	
DATE	
10/7/24	
DESIGN BY:	
BMS	
DRAWN BY:	
BMS	
CHECKED BY:	
DJ	

NO	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-SP1
CIVIL SHEET 9 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Site Planv.dwg Layout: 09 C-SP1 Plotted: 2/3/2025 3:03 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-SP1

MATCHLINE C-SP3

#148,#150
#152,#154
A

#13,#15
C

#11,#146
C

#20,#22
C

#14,#16
B

#10,#27
B

#33,#35
#37,#39
A

#69,#71
C

#18,#20
B

#130,#134
C

#26,#28
#30,#32
A

#124,#126
C

#36,#38
C

#40,#42
C

#58,#60
C

#112,#114
#116,#118
A

#54,#56
C

#104,#106
C

#98,#100
B

#66,#68
C

#70,#72
C

#73,#75
C

#61,#63
C

#65,#67
B

#215,#217
C

#211,#213
B

#203,#205
B

#199,#201
C

#209,#207
C

#81,#83
B

#187,#189
B

#97,#99
D

#16,#68
C

#77,#79
B

#78,#80
C

#94,#96
#98,#100
A

#90,#92
C

#102,#
#106,

Phase 2
Phase 4

Phase 2
Phase 3

AVENUE

8" SAN.

6" SAN.

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

FULL DEPTH BITUMINOUS PAVEMENT RECONSTRUCTION

ACCESSIBLE RAMPS

PEDESTRIAN CROSSING SIGN (SEE SHEET C-D3)

STOP SIGN (TYP.)

ACCESSIBLE RAMP

TIMBER GUARDRAIL (TYP.)

ACCESSIBLE ENTRANCE

SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

PROPOSED H/C RAMP AT ACCESSIBLE SPACE (TYP)

EXISTING CONCRETE CURB TO REMAIN (TYP.)

STANDARD PARKING SPACES (9' x 18')

NEW CONCRETE DUMPSTER PAD WITH ENCLOSURE (TYP.)

CONCRETE CURB (TYP.)

PRESERVE & PROTECT EXISTING DUMPSTER PAD AND ENCLOSURE. EXISTING SLATS TO BE REPLACED.

UPLAND REVIEW 100'

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

NEW BITUMINOUS ROAD / PARKING (TYP)

NEW DUMPSTER ENCLOSURE

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

PROPOSED EV CAPABLE SPACES

CONCRETE SIDEWALK W/ CURB (TYP.)

PROPOSED H/C RAMP

ACCESSIBLE ENTRANCE

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

STOP SIGN (TYP.)

CONCRETE SIDEWALK (TYP.)

PEDESTRIAN CROSSING SIGN (SEE SHEET C-D3)

ACCESSIBLE RAMPS CROSSWALKS (TYP.)

CROSSWALK (TYP.)

DUMPSTER ON CONC PAD ADD ENCLOSURE

EXISTING "TYPE-C" CATCHBASIN TOP TO BE REMOVED AND REPLACED WITH "TYPE-CL" TOP

SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

ACCESSIBLE ENTRANCE

PROPOSED H/C RAMP

NEW BITUMINOUS ROAD / PARKING (TYP)

PROPOSED EV CAPABLE SPACES

425.67'

60.73'

24'

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-SP3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
56 JEROME AVENUE
EAST HARTFORD, CT 06608

PROJECT NO.	
5059	
DATE	
5/7/24	
DESIGNED BY:	
BMS	
DRAWN BY:	
BMS	
CHECKED BY:	
DJ	

NO	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

SCALE: 1" = 30'
0 15 30 60

SHEET
C-SP2
CIVIL SHEET 10 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 10 C-SP2 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-KEY

MATCHLINE C-SP1

MATCHLINE C-SP2

6' CHAINLINK GATE (TYP.)

SEE SITE PLAN SHEET C-SP4 FOR CONCRETE WALK PARTIAL REMOVAL OPTIONS (TYP.)

ALL EXISTING CATCHBASIN TOPS (ON-SITE) TO BE REMOVED AND REPLACED (TYP.)

PROPOSED EV CAPABLE SPACES

SPEED BUMP WARNING SIGNS (SEE SHEET C-D3)

Phase 1

Phase 3

Phase 2

Phase 4

EXISTING SPEED BUMP LOCATIONS TO BE RE-CONSTRUCTED (TYP)

EX. TREE TO BE REMOVED

STANDARD PARKING SPACES (9' x 18')

NEW BITUMINOUS ROAD/ PARKING (TYP)

EX. TREE WITH CAVITY TO BE ASSESSED BY ARBORIST

ACCESSIBLE ENTRANCE

TIMBER GUARDRAIL (TYP.)

PROPOSED H/C RAMP

NEW CONCRETE PAD WITH ENCLOSURE (TYP.)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

#188,#190 C
#178,#180 C
#174,#176 C
#170,#172 C
#166,#168 C
#187,#189 B
#179,#181 C
#167,#169 C
#165,#163 C
#158#160 #162#164 A
#151,#153 #155,#157 A
#175,#177 #113,#115 A
#171,#173 #119,#117 A
#125,#127 C
#154#156 C
#121,#123 B
#109,#111 C
#97,#99 D
#150#152 C
#142,#144 #146,#148 A
#130,#132 C
#134,#136 #138,#140 A
#118,#120 B
#114,#116 C
#126,#128 C
#122,#124 B
#102,#104 #106,#108 A
#110,#112 C
#94,#96 #98,#100 A

77.49'

100'

260'

SITE PLAN NOTES:

1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES
4. LAUNDRY POLES TO REMAIN WHERE PRACTICAL.
5. FOR EXISTING WALKS TO REMAIN– GRIND OR REPLACE ANY WALKWAYS THAT DO NOT MEET ACCESSIBILITY REQUIREMENTS IF ASSOCIATED WITH AN ACCESSIBLE UNIT OR ROUTE– TO HAVE SLOPES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL OR LESS THAN 2%.
6. REPLACE ANY CONCRETE WALKS THAT ARE DAMAGED/ UNSAFE.
7. CURB RAMPS TO BE INSTALLED/ CONNECTED TO EXISTING CONC WALKS WHERE ACCESSIBLE SPACES ARE LOCATED AND ALONG ACCESSIBLE ROUTES TO COMMON AREAS/ DESTINATIONS.

EXISTING CONDITIONS NOTES:

- EXISTING PARKING STRIPING AND SPEED BUMPS AS OBSERVED IN FIELD AND IN AERIAL – CT ECO ORTHOPHOTOGRAPHY
- CURBING TYPES ADDED PER SURVEY LAYER DENOTATION AND AS OBSERVED IN FIELD.
- FENCE TYPES NOTED AS OBSERVED– NOT SPECIFIED IN SURVEY.
- STORM INFO FROM PREVIOUS CCE SURVEY DATED 10-12-23.
- SANITARY TF AND INV INFORMATION FROM PREVIOUS SURVEY CCE DATED 9/6/23. TOP OF FRAMES ALSO CONFIRMED BY SPOT ELEVATION IN ALTA SURVEY DATED 11-24-23.

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS (SEE ARCH PLANS)
- ④ EXISTING PARKING NUMBER
- [4] PROPOSED PARKING NUMBER
- DUMPSTER
- #215,#217 EXISTING BUILDING UNIT NUMBERS
- C EXISTING BUILDING UNIT TYPE

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE PLAN

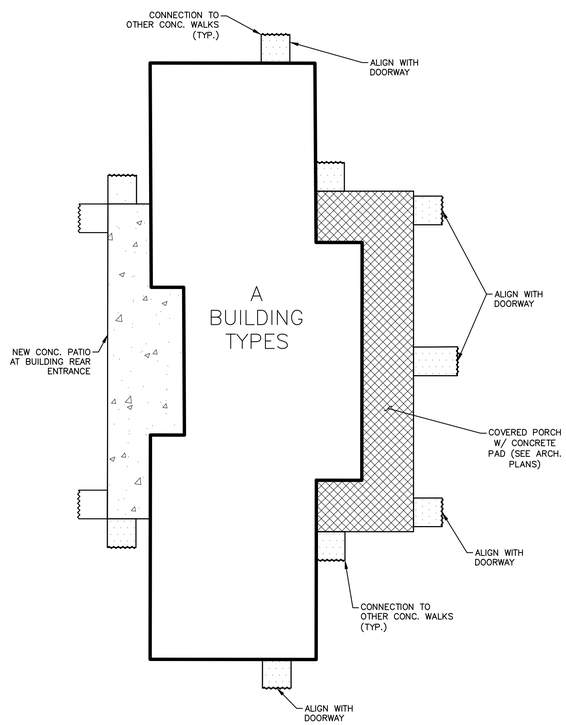
SCALE: 1" = 30'
0 15' 30' 60'

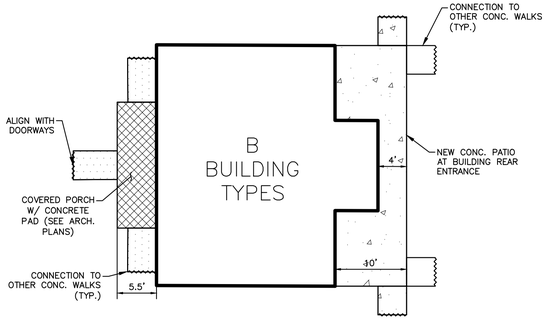
SHEET
C-SP3
CIVIL SHEET 11 OF 24

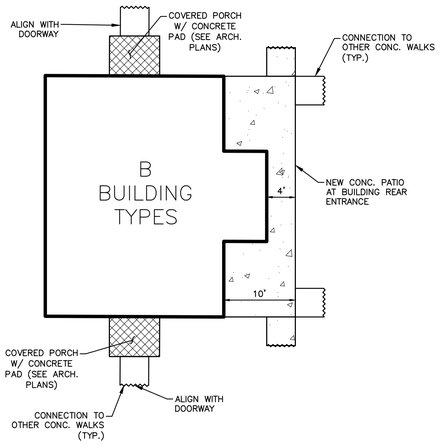
File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 11 C-SP3 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

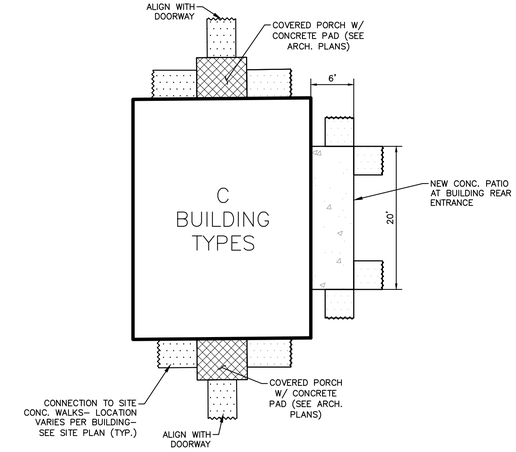
ALTERNATE 1: FULL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

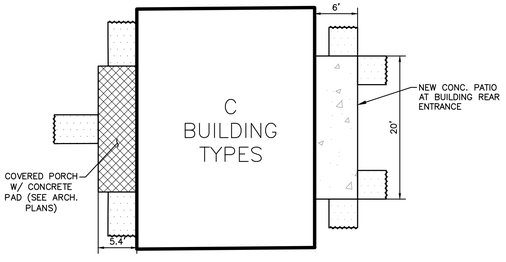
- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS

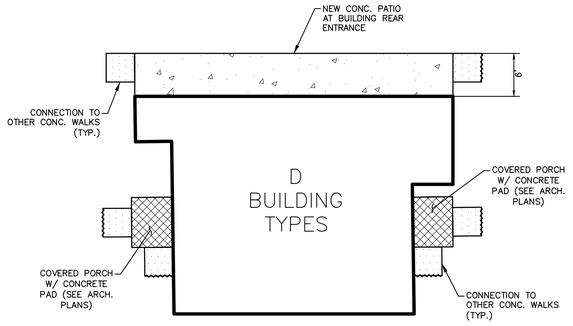






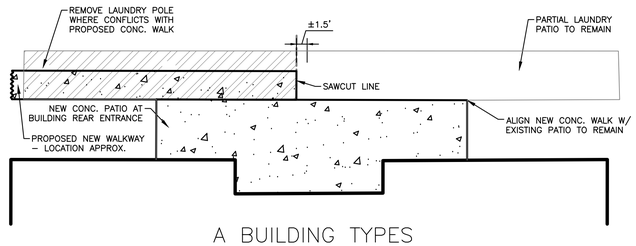


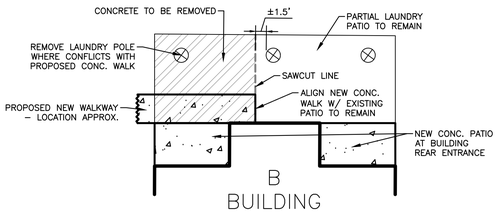


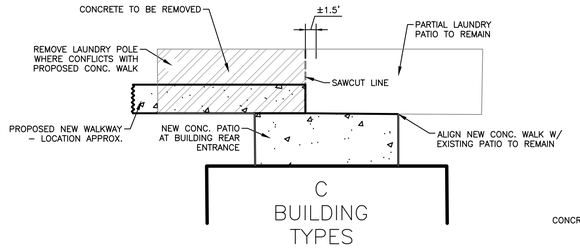


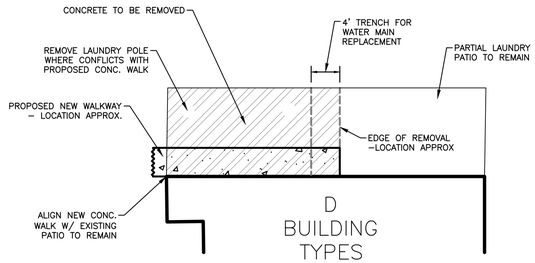
ALTERNATE 2: PARTIAL REMOVAL OF CONCRETE SIDEWALKS, LAUNDRY PATIOS & POLES

- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS
- TO INCLUDE REPLACEMENT OF CONCRETE WALKS AND LAUNDRY POLES AS NEEDED FOR REPAIR OR AS NOTED ON SITE PLAN
- CONC. WALKS TO ALL ACCESSIBLE UNITS TO BE REPLACED









ALTERNATE FOR ALL EXISTING CONCRETE WALKS AND PATIOS TO REMAIN

- WALKS TO BE REMOVED WHERE NOTED ON SITE PLAN.
- WALKS TO ACCESSIBLE UNITS TO BE REPLACED FOR ACCESSIBILITY.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 TOWN LINE ROAD
EAST HARTFORD, CT 06608

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	BMS
CHECKED BY:	DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

SITE PLAN- BUILDING ENLARGEMENTS

SCALE: 1" = 10'
0 5' 10' 20'

SHEET
C-SP4
CIVIL SHEET 12 OF 24

File: C:\Jobs\5059\Engineering\Auto\AUX\5059 Site Plan.dwg Layout: 12 C-SP4 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 3:01 PM Last Saved by: bsantana3mmt

MATCHLINE C-KEY

#196,#198 #200,#202 EXISTING BUILDING F.F=279.81 2008 S.F.±

#266,#268 EXISTING BUILDING F.F=279.24 837.00 S.F.±

#262,#264 EXISTING BUILDING F.F=278.91 870.00 S.F.±

#258,#260 EXISTING BUILDING F.F=278.71 871.00 S.F.±

#254,#256 EXISTING BUILDING F.F=278.51 869.00 S.F.±

#263,#265 EXISTING BUILDING F.F=279.20 872.00 S.F.±

#257,#259 EXISTING BUILDING F.F=278.39 871.00 S.F.±

SMH 31 T.F.=278.09 INV=271.44 8" CLAY INV=271.06 8" CLAY INV=271.39 6" CLAY

DAVIS

JEROME

CASE STREET

PROJECT LIMIT LINE

BRISTOL HOUSING AUTHORITY OFFICES

T.F.=278.29 INV.=269.87

T.F.=278.93 INV.=269.67

T.F.=278.69 INV.=275.35

T.F.=277.60 INV.=270.37

CB 36 T.F.=277.25

CB 37 T.F.=276.60

#146,#150 #152,#154 EXISTING BUILDING F.F=280.21

#13,#15 EXISTING

#21,#23 EXISTING BUILDING F.F=280.25 835.00 S.F.±

#26,#28 EXISTING BUILDING F.F=279.62 835.00S.F.±

#20,#22 EXISTING BUILDING F.F=280.03 872.00S.F.±

T.F.=279.20 INV.=269.15

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

ALL GAS MAINS AND SERVICES TO BE CUT, CAPPED, AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

DMH 16 T.F.=267.10

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

CB T.F.=274.80

CB 33 T.F.=274.54

CMP (RELOCATED)

CB 32 T.F.=273.91

CB T.F.=273.37

CB 30 T.F.=269.59

CB 29 T.F.=267.83

N/F YANKEE GAS SERVICES COMPANY

UPLAND REVIEW 100'

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

FLAGGED WETLAND LIMIT

RIPRAP PREFORMED SCOUR HOLE

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

RIPRAP PREFORMED SCOUR HOLE

#212,#214 EXISTING BUILDING F.F=267.65 822.00S.F.±

#216,#218 EXISTING BUILDING F.F=268.96 872.00S.F.±

#208,#210 EXISTING BUILDING F.F=267.65 1,121.00S.F.±

#204,#206 EXISTING BUILDING F.F=267.57 870.00 S.F.±

#198,#200 EXISTING BUILDING F.F=266.60 871.00 S.F.±

#188,#190 EXISTING BUILDING F.F=265.22 954.00 S.F.±

#215,#217 EXISTING BUILDING F.F=270.05 867.00S.F.±

#211,#213 EXISTING BUILDING F.F=268.47 838.00S.F.±

T.F.=267.53 INV.=261.77

T.F.=254.67 INV.=254.43 8" PVC INV.= 258.82 8"PVC

TC=268.40 BC=267.90

TC=269.70 BC=269.20

TC=268.40 BC=267.90

TC=267.20 BC=266.70

TC=266.50 BC=266.00

TC=266.90 BC=266.30

TC=266.00 BC=265.50

TC=265.20 BC=264.70

268.90

267.60

266.40

266.00

265.70

265.20

264.40

Phase 1

Phase 2

MATCHLINE C-GD2

MATCHLINE C-GD3

MATCHLINE C-KEY

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
250 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

GRADING & UTILITES

SCALE: 1" = 30'
0 15' 30' 60'

SHEET
C-GD1
CIVIL SHEET 13 OF 24

MATCHLINE C-GD1

MATCHLINE C-GD3

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

UTILITY PLAN NOTES:
1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PITKIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.	5059
DATE	5/7/24
DESIGN BY:	BMS
DRAWN BY:	BMS
CHECKED BY:	DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

GRADING & UTILITES

SCALE: 1" = 30'

SHEET
C-GD2
CIVIL SHEET 14 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 14 C-GD2 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-KEY

MATCHLINE C-GD1

MATCHLINE C-GD2

PROPOSED SILT FENCE (TYP.)

RIPRAP PREFORMED SCOUR HOLE

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

T.F.=254.67
INV.=254.43 8" PVC
INV.= 258.82 8"PVC

T.F.=262.59
INV.=253.69

T.F.=257.34
INV.=252.15

T.F.=260.74
INV.=252.29

T.F.=259.72

T.F.=259.60

T.F.=259.63

T.F.=259.68

T.F.=259.82

T.F.=260.60
INV.=253.85

T.F.=263.64
INV.=259.57

T.F.=262.07

T.F.=261.18
INV.=256.28

T.F.=262.37
INV.=258.47

T.F.=264.83
INV.=260.62

T.F.=260.06
INV.=254.84 15" RCP

T.F.=268.06
INV.=265.05

T.F.=260.55
INV.=255.36

T.F.=262.33
INV.=257.68

T.F.=262.67

T.F.=265.80
INV.=261.27

T.F.=267.32
INV.=260.12
INV.=260.57 6"PVC6" SAN.

CB 21 T.F.=259.60

CB 23 T.F.=259.63

CB 20 T.F.=259.68

CB 19 T.F.=259.72

CB 18 T.F.=259.82 W

CB 17 T.F.=260.06 15" RCP

CB 14 T.F.=263.05

CB 13 T.F.=263.21

CB 22 T.W.=262.19

CB 24 T.F.=262.07

YD 15

YD 16

TC=263.60
BC=263.10

TC=263.00
BC=262.50

TC=265.20
BC=264.70

TC=264.20
BC=263.70

TC=264.60
BC=264.10

263.40

262.80

264.40

263.80

262.20

261.30

261.00

261.70

TC=262.50
BC=262.00

TC=266.90
BC=266.40

TC=268.40
BC=267.90

267.60

266.10

265

265.00

264.10

TC=264.90
BC=264.40

TC=265.80
BC=265.30

HYDRODYNAMIC SEPARATOR (WATER QUALITY UNIT)

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (APROX.)

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

#188,#190 EXISTING BUILDING F.F.=265.22 954.00 S.F.±

#178,#180 EXISTING BUILDING F.F.=264.18 869.00 S.F.±

#174,#176 EXISTING BUILDING F.F.=263.09 872.00 S.F.±

#170,#172 EXISTING BUILDING F.F.=262.35 870.00 S.F.±

#166,#168 EXISTING BUILDING F.F.=261.30 835.00 S.F.±

#187,#189 EXISTING BUILDING F.F.=266.67 833.00S.F.±

#179,#181 EXISTING BUILDING F.F.=2665.08 871.00S.F.±

#167,#169 EXISTING BUILDING F.F.=263.34 873.00 S.F.±

#165,#163 EXISTING BUILDING F.F.=262.73 945.00 S.F.±

#151,#153 #155,#157 EXISTING BUILDING F.F.=262.79 1985 S.F.±

#158#160 #162#164 EXISTING BUILDING F.F.=261.49 2024 S.F.±

#154#156 EXISTING BUILDING F.F.=261.56 871.00 S.F.±

#150#152 EXISTING BUILDING F.F.=261.18 871.00 S.F.±

#142,#144 #146,#148 EXISTING BUILDING 2002 S.F.±

#134,#136 #138,#140 EXISTING BUILDING 2052 S.F.±

#126,#128 EXISTING BUILDING F.F.=263.03 851.00 S.F.±

#122,#124 EXISTING BUILDING F.F.=263.76 915.00 S.F.±

#114,#116 EXISTING BUILDING F.F.=265.41 857.00 S.F.±

#110,#112 EXISTING BUILDING F.F.=264.86 870.00 S.F.±

#102,#104 #106,#108 EXISTING BUILDING F.F.=266.73 2047 S.F.±

#94,#96 #98,#100 EXISTING BUILDING F.F.=269.69 2044 S.F.±

#97,#99 EXISTING BUILDING F.F.=264.73 1128.00 S.F.±

#109,#111 EXISTING BUILDING F.F.=265.57 866.00 S.F.±

#175,#177 #113,#115 EXISTING BUILDING F.F.=264.65 2101 S.F.±

#171,#173 #119,#117 EXISTING BUILDING F.F.=264.15 2008 S.F.±

#93,#95 #91,#93 EXISTING BUILDING 2007 S.F.±

GRADING NOTES:

- FOR CONC WALKS TO REMAIN– GRIND OR REPLACE ANY WALKWAYS THAT DO NOT MEET ACCESSIBILITY REQUIREMENTS IF ASSOCIATED WITH AN ACCESSIBLE UNIT OR ROUTE– TO HAVE SLOPES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL OR LESS THAN 2%.
- NEW CIRCULATION SIDEWALKS ALONG ROAD AND PARKING AREAS TO HAVE GRADES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL TO OR LESS THAN 2%.
- WALKWAYS AND ROADS CONNECTED TO ACCESSIBLE UNITS AND THEIR ASSOCIATED HANDICAP PARKING SPACE SHALL BE GRADED FOR ACCESSIBILITY.

UTILITY NOTES:

1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. REFER TO NOTES SHEET FOR UTILITY NOTES.
3. ELECTRICAL SERVICE UPGRADES FOR RESIDENTIAL UNITS TO BE ASSESSED FOR POTENTIAL UNDERGROUND CONNECTIONS.
4. ANY WATER/ SANITARY DISRUPTIONS SHALL BE COORDINATED TO OCCUR WHEN BUILDINGS ARE NOT OCCUPIED, TO BE COORDINATED WITH BRISTOL HOUSING AUTHORITY.
5. WATER SERVICE REPLACEMENTS TO BE COORDINATED WITH UTILITY COMPANY.
6. HYDRANTS TO MEET CURRENT STANDARD. LOOP WATER SYSTEMS/ CLEAN VALVES.
7. SANITARY SYSTEMS TO BE UPGRADED WHERE NEEDED. COORDINATE WITH LOCAL UTILITY COMPANY.
8. GAS SERVICE IS DISCONTINUED– COORDINATE WITH UTILITY COMPANY.

UTILITY LINE LEGEND

- G — GAS LINE
- W — W — WATER LINE
- SD — STORM DRAIN LINE
- S — S — SANITARY SERVICE LINE

MAP REFERENCE:

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2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023
3. ALL UTILITY INFORMATION BASED ON SURVEY AND BEST AVAILABLE REFERENCES PROVIDED BY PROJECT SURVEYORS. TO BE CONFIRMED IN FIELD AND APPROPRIATE UTILITY COMPANY.
4. STORM LINE INFO FROM PREVIOUS CCE SURVEY DATED 9/6/23
5. SANITARY TF AND INV INFORMATION FROM CCE SURVEYS DATED 9/6/23 AND 11/24/23.

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
55 PRATT STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/7/24
DRAWN BY: BMS
DESIGN BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

GRADING & UTILITES

SCALE: 1" = 30'
0 15' 30' 60'

SHEET
C-GD3
CIVIL SHEET 15 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Site Plan.dwg Layout: 15 C-GD3 Plotted: 2/3/2025 3:04 PM Last Saved 2/3/2025 3:01 PM Last Saved By: BarbaraSchmitt

MATCHLINE C-KEY

Rebar Fd. 0.16' N 1.84' E

#196,#198 #200,#202 A

EXISTING TREE LINE TO REMAIN (TYP)

EXISTING EVERGREEN TREE TO REMAIN (TYP)

#266,#268 B

#262,#264 C

#258,#260 C

#256,#254 C

DAVIS DRIVE

DECIDUOUS STREET TREE (TYP)

ORNAMENTAL STREET TREE (TYP)

#263,#265 C

#257,#259 C

Rebar Set

LAWN

BRISTOL HOUSING AUTHORITY OFFICES

PROJECT LIMIT LINE

JEROME

CASE STREET

#148,#150 #152,#154 A

#13,#15 C

#21,#23 C

#26,#28 C

#20,#22 C

EVERGREEN TREE (TYP)

EXISTING DECIDUOUS TREE TO REMAIN (TYP)

PERENNIALS/ GROUNDCOVER PLANTINGS (TYP)

N/F YANKEE GAS SERVICES COMPANY

100' UPLAND REVIEW

CITY OF BRISTOL DESIGNATED INLAND WETLAND BOUNDARY (LOCATION APPROX)

WETLAND DISTURBANCE SEED MIX TYPE II (±300 SF)

FLAGGED WETLAND LIMIT

WETLAND DISTURBANCE SEED MIX TYPE II (±275 SF)

#212,#214 C

#208,#210 D

#216,#218 C

#204,#206 C

#198,#200 C

#188,#190 C

#215,#217 C

#211,#213 B

#203,#205

DEDUCIOUS SHRUB (TYP)

DRIVE

LANE

MATCHLINE C-LS2

MATCHLINE C-LS3

MATCHLINE C-KEY

SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3 AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C-LS4

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
30 PARK PLACE
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 10/7/24
DESIGNED BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

NO	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LS1
CIVIL SHEET 16 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059_LS-L1 Planting Layout: 16 C-LS1 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt

MATCHLINE C-LS1

MATCHLINE C-LS3

QUAKER LANE

AVENUE

DAVIS

#148,#150 #152,#154 A
#13,#15 C
#11,#146 C
#14,#16 B
#20,#22 C
#10,#27 B
#18,#20 B
#130,#134 C
#26,#28 #30,#32 A
#124,#126 C
#112,#114 #116,#118 A
#104,#106 C
#98,#100 B
#33,#35 #37,#39 A
#69,#71 C
#65,#67 B
#61,#63 C
#36,#38 C
#40,#42 C
#58,#60 C
#54,#56 C
#66,#68 C
#70,#72 C
#73,#75 C
#215,#217 C
#211,#213 B
#203,#205 B
#199,#201 C
#187,#189 B
#209,#207 C
#81,#83 B
#77,#79 B
#78,#80 C
#94,#96 #98,#100 A
#90,#92 C
#97,#99 D
#16,#68 C

DECIDUOUS TREE TO REMAIN (TYP)
DECIDUOUS STREET TREE (TYP)
ORNAMENTAL STREET TREE (TYP)
BROADLEAF EVERGREEN SHRUB (TYP)
EVERGREEN TREE (TYP)
PERENNIALS/ GROUNDCOVER PLANTINGS (TYP)
GRASSES (TYP)
EXISTING DECIDUOUS TREE TO REMAIN (TYP)
EXISTING EVERGREEN TREE TO REMAIN (TYP)
UPLAND REVIEW 100'
LAWN
15/15 EP/HH
Rebar Set

SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3 AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C-LS4

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1 CONSTITUTION PLAZA
EAST HARTFORD, CT 06608

PROJECT NO.	DATE	DRAWN BY:	CHECKED BY:
5059	10/7/24	BMS	DJ

NO	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

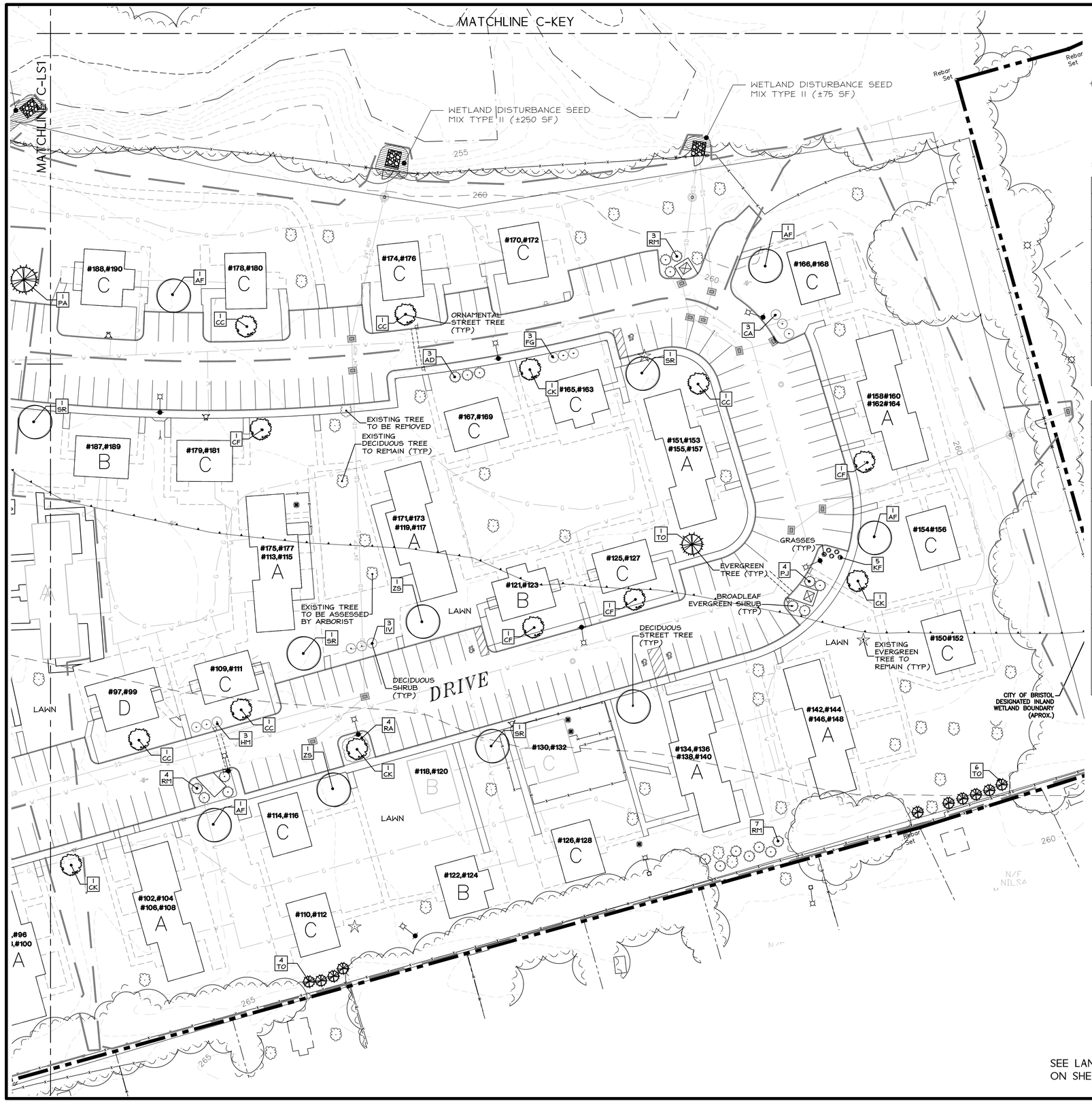
CAMBRIDGE PARK REHABILITATION
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30'
0 15 30' 60'

SHEET
C-LS2
CIVIL SHEET 17 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059_LS-LT Plan.dwg Layout: 17 C-LS2 Plotted: 2/3/2025 3:04 PM Last Saved 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt



SITE PLANTING PALETTES

TREES

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS STREET TREES							
	AF	18	Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	3" cal.	B&B	
	SR	10	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2.5" cal.	B&B	
	ZS	12	Zelkova serrata	Japanese Zelkova	3" cal.	B&B	
EVERGREEN TREES							
	PA	6	Picea abies	Norway Spruce	6'–8' ht.	B&B	
	PP	3	Picea pungens 'Glauca'	Colorado Blue Spruce	6'–8' ht.	B&B	
	TO	25	Thuja occidentalis 'Nigra'	Nigra Arborvitae	4'–6' ht.	B&B	
ORNAMENTAL STREET TREES							
	CC	11	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" cal.	B&B	
	CF	11	Cornus florida	Flowering Dogwood	2" cal.	B&B	
	CK	8	Cornus kousa	Kousa Dogwood	2" cal. or multi–stem	B&B	Multi or Single Stem–choose for quality

SITE SHRUBS FOR SCREENING / DELINEATION / GROUNDCOVER

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
BROADLEAF EVERGREEN SHRUBS							
	AD	3	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3	CONT.	5' O.C. MIN.
	PJ	12	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3	CONT.	6' O.C. MIN.
	RM	17	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3–4' ht.	CONT.	6' O.C. MIN.
DECIDUOUS SHRUBS							
	CA	7	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3	CONT.	6' O.C. MIN.
	FG	6	Fothergilla gardenii	Fothergilla– Legend of the Fall / Blue Shadow varieties	No. 3	CONT.	5' O.C. MIN.
	HM	6	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea– varieties	No. 3	CONT.	5' O.C. MIN.
	IV	3	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	No. 3	CONT.	5' O.C, Males 1 per 6
	VP	3	Viburnum p. tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	No. 3	CONT.	6' O.C. MIN.
GRASSES							
	KF	10	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.
	MS	2	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2	CONT.	3' O.C.
PERENNIALS / GROUNDCOVER / SMALL GRASS							
	EP	15	Echinacea purpurea– varieties	Coneflower varieties	No. 2	CONT.	2.5' O.C.
	HH	45	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.
	PH	20	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	No. 1	CONT.	2.5' O.C.
	RA	7	Rhus aromatica 'Gro–Low'	Gro–Lo Fragrant Sumac	No. 3	CONT.	5' O.C. MIN.
	RF	50	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2	CONT.	2' O.C.

* FOR BUILDING SPECIFIC PLANTINGS, SEE SHEET C–LS4 TYPICAL BUILDING PLANTINGS

SEE LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS ON SHEET C–LS4

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
30 PRATT STREET
EAST HARTFORD, CT 06108

PROJECT NO.	DATE	DRAWN BY:	CHECKED BY:
5059	10/7/24	BMS	DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

LANDSCAPE PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C–LS3
CIVIL SHEET 18 OF 24

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LANDSCAPE NOTES:

1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
2. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
3. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH. WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
4. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK." PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
5. BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT, PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
   - 5.A. BARE-ROOT PLANTS: DUG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORMLY THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
   - 5.B. CONTAINER-GROWTH STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
     - 5.B.A. CONTAINER STOCK SHALL NOT BE POT BOUND.
     - 5.B.B. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
   - 5.C. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.
6. CONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
   - 9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
    A. BARK MULCH/COMPOST 10%-12%
    B. COARSE SAND 40-45%
    C. TOPSOIL 45-50%
12. PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
   - 12.A. LIME SHALL BE PELLETIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE. (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
   - 12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
   - 12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS
   - 12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
   - 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
13. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS.
14. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
16. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
   - 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
   - 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
   - 17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
   - 17.D. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
   - 17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
19. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
20. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
21. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
22. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
23. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
24. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
   - 25.A. REMOVE OR CUT BACK, BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
   - 25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
   - 25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
   - 25.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
26. MULCH TO BE APPLIED AS FOLLOWS:
   - 26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
   - 26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
   - 26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
   - 26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
   - 27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
   - 27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
   - 27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
   - 27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
   - 27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK, OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
   - 27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
30. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4455 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
   - 34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

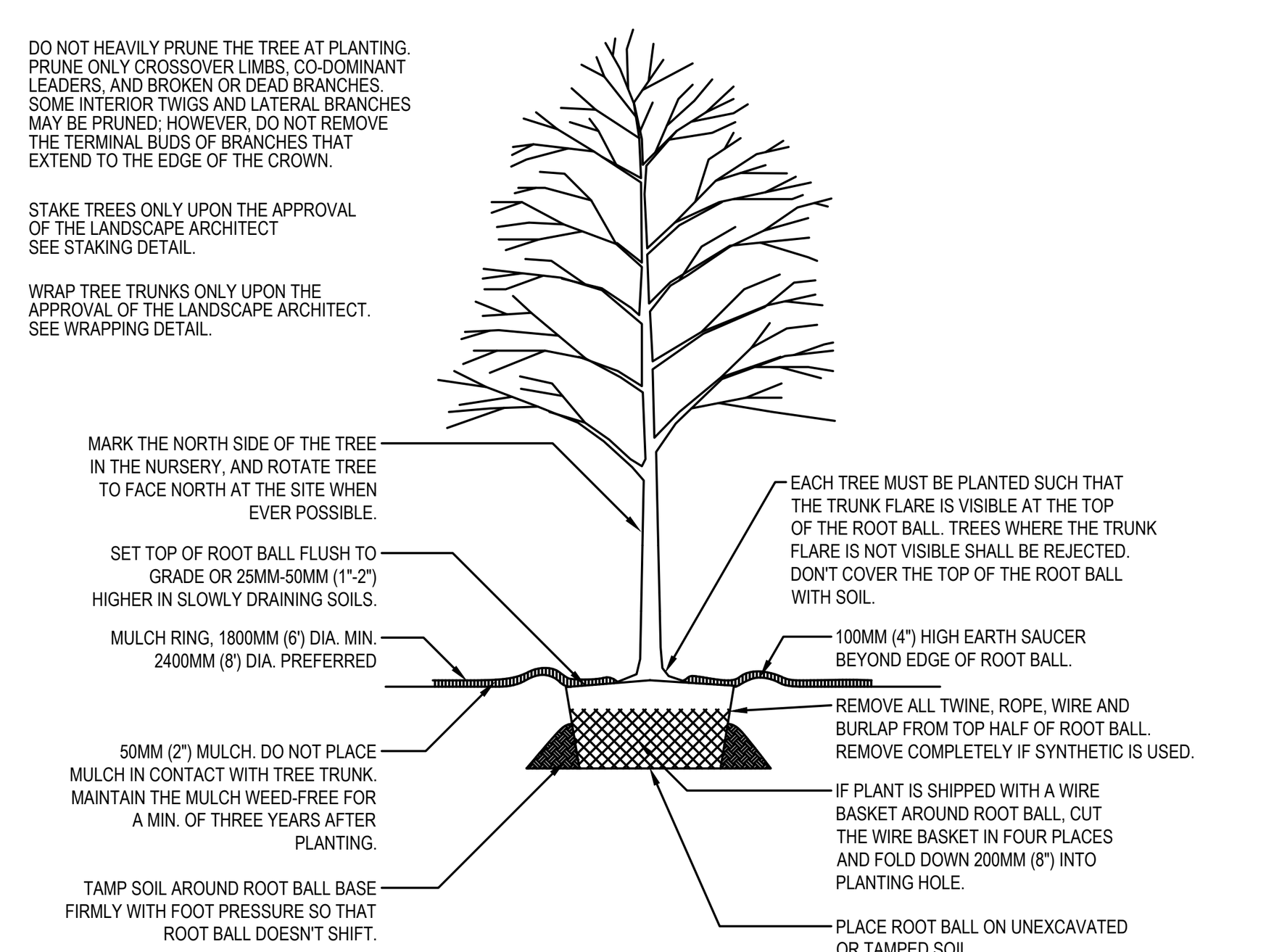
1. SEEDING MIXTURE TYPE I (LAWN AREAS):
   BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
   CHEWINGS RED FESCUE 30% OF MIXTURE
   PERENNIAL RYEGRASS 20% OF MIXTURE
   APPLICATION RATE: 4.50LBS. PER 1000 S.F.
2. SEEDING MIXTURE TYPE II (WETLAND DISTURBANCE AREAS)
   OBL WETLAND MIX
   BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville, PA 16335 (800) 873-3321
   APPLICATION RATE: 0.50 LBS PER 1,000 S.F., 20 LBS PER ACRE
3. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.

WETLAND DISTURBANCE NOTES:

1. APPLIES TO WETLAND DISTURBANCE AREAS NOT TO BE MAINTAINED AS LAWN.
2. ALL CONSTRUCTION EQUIPMENT UTILIZED IN THIS AREA SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
3. EXCAVATED WETLAND AREAS SHALL HAVE TOPSOIL SAVED FOR USE WITH DISTURBANCE AREAS TO BE SEEDED.
4. MECHANICALLY MIX TOPSOIL WITH A MINIMUM 30% ORGANIC CONTENT TO A MINIMUM DEPTH OF 12". NO FERTILIZER OR LIME SHALL BE APPLIED. USE TOPSOIL FROM EXCAVATED WETLAND AREAS.
5. PLACE TOPSOIL/ORGANIC SOIL MIXTURE IN WETLAND DISTURBANCE AREA SEED AREA WITH SEED MIX TYPE III PER SUPPLIER'S WRITTEN INSTRUCTIONS AND WITHIN SUGGESTED PERIOD OF YEAR.
6. AREA SHALL BE MOWED NOT LESS THAN ONCE EVERY TWO YEARS BETWEEN NOVEMBER 1 AND MARCH 1 TO MAINTAIN A WET MEADOW.

STREET TREE NOTES:

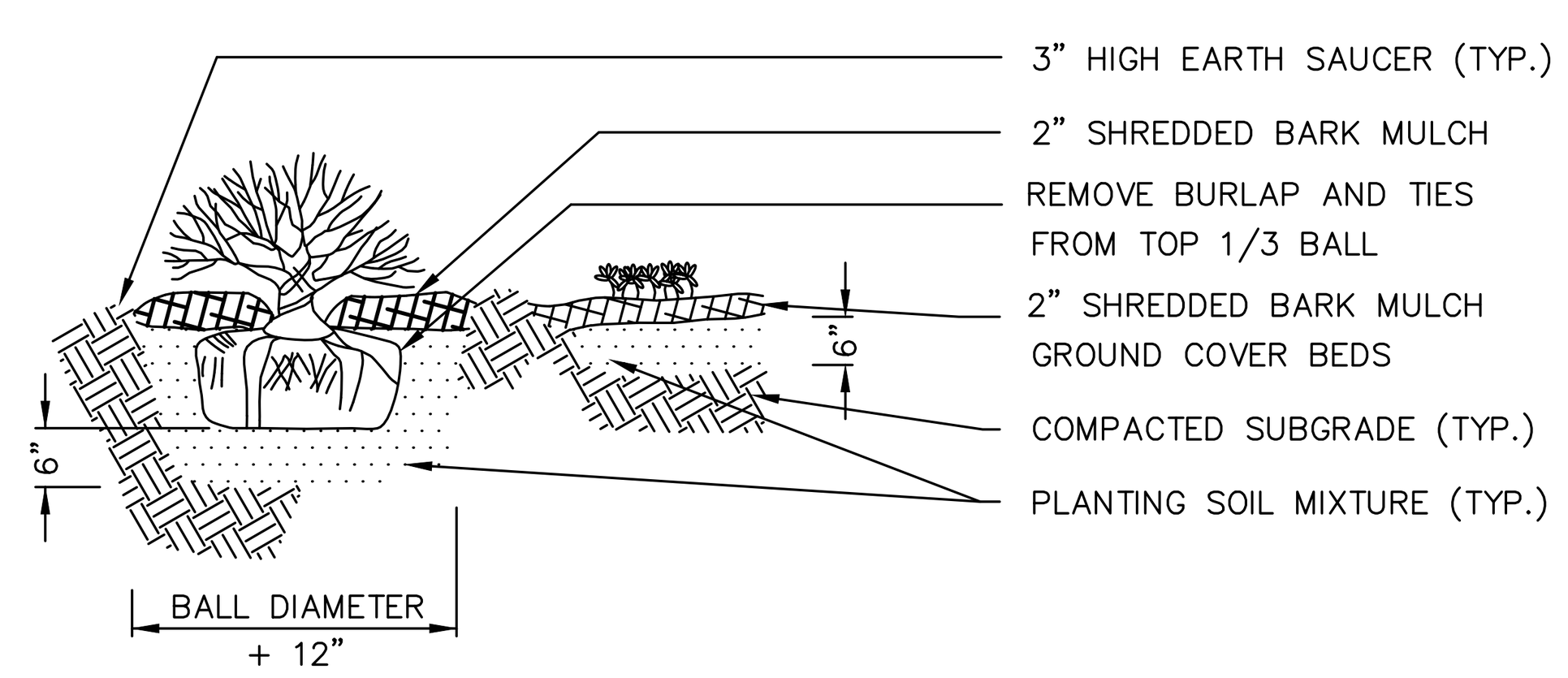
1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR TWINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA, BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.
3. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED AFTER THE TREE IS PLACED IN THE PLANTING AREA.
4. ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.
5. ALL TWINE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.
6. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF THE ROOT BALL.
7. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
8. WHEN BACK FILLING TREES, GROWING MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.
9. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
10. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
11. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
12. ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.
13. TREES SHALL NOT BE STAKED OR GUYED UNLESS DICTATED BY THE TREE WARDEN.
14. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
15. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
16. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE WARDEN.
17. NO FERTILIZERS OR WATER POLYMERS SHALL BE APPLIED AT PLANTING.



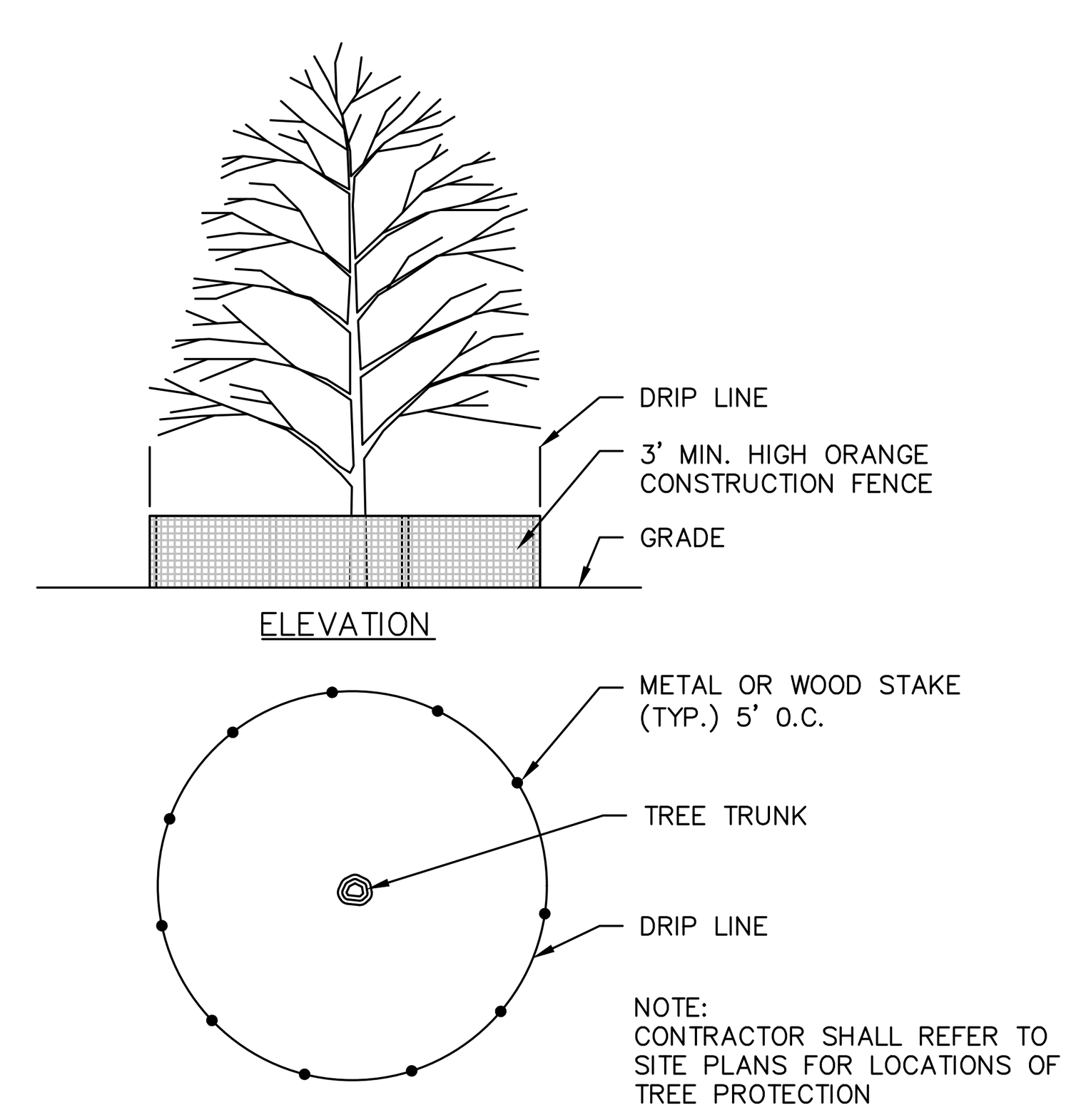
NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."

NOTES:
1. NO MULCH WITHIN 3" OF TREE TRUNK
2. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

1 TREE PLANTING DETAIL
Not to Scale



6 SHRUB & GROUNDCOVER PLANTING DETAIL
Not to Scale

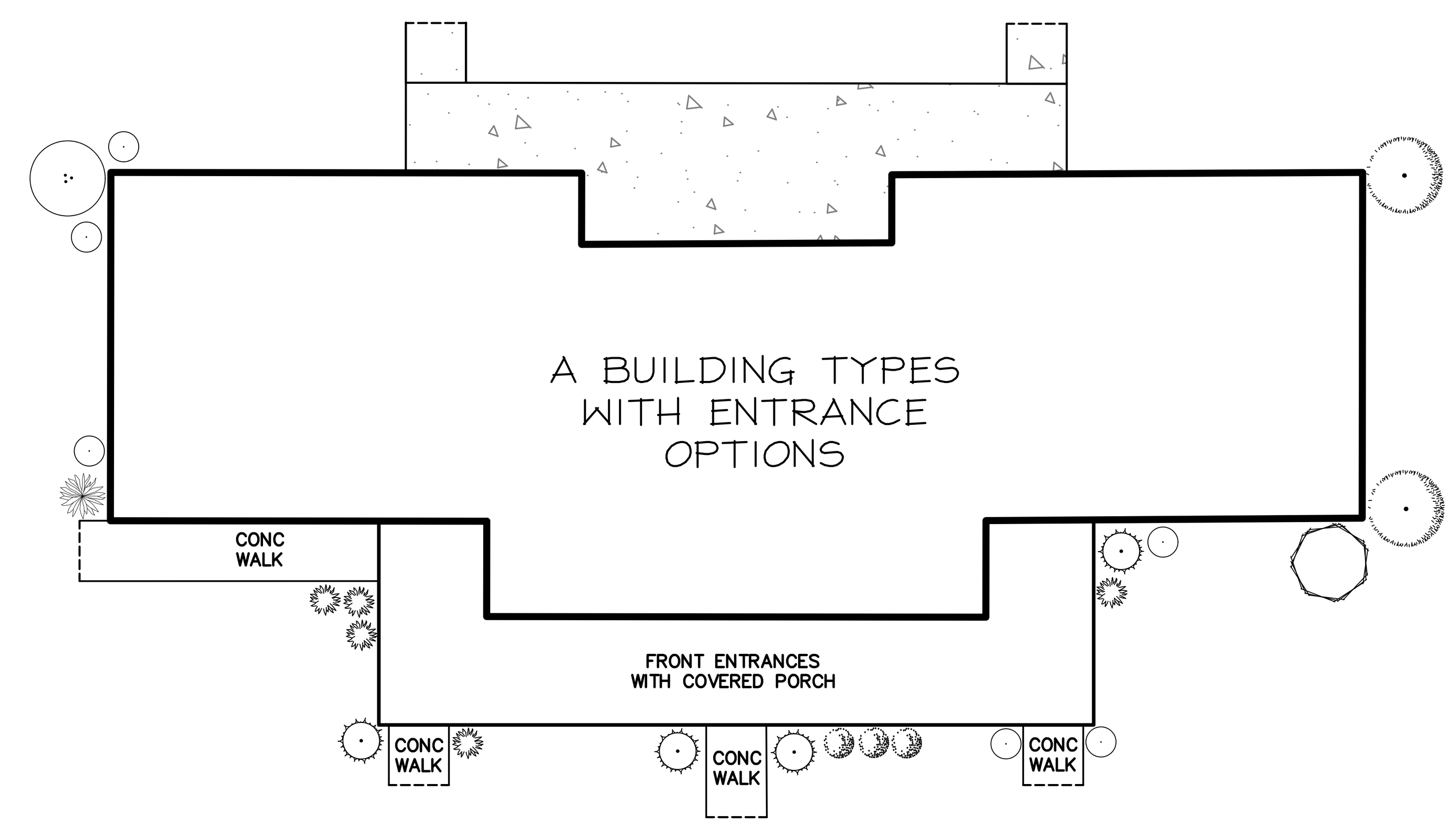


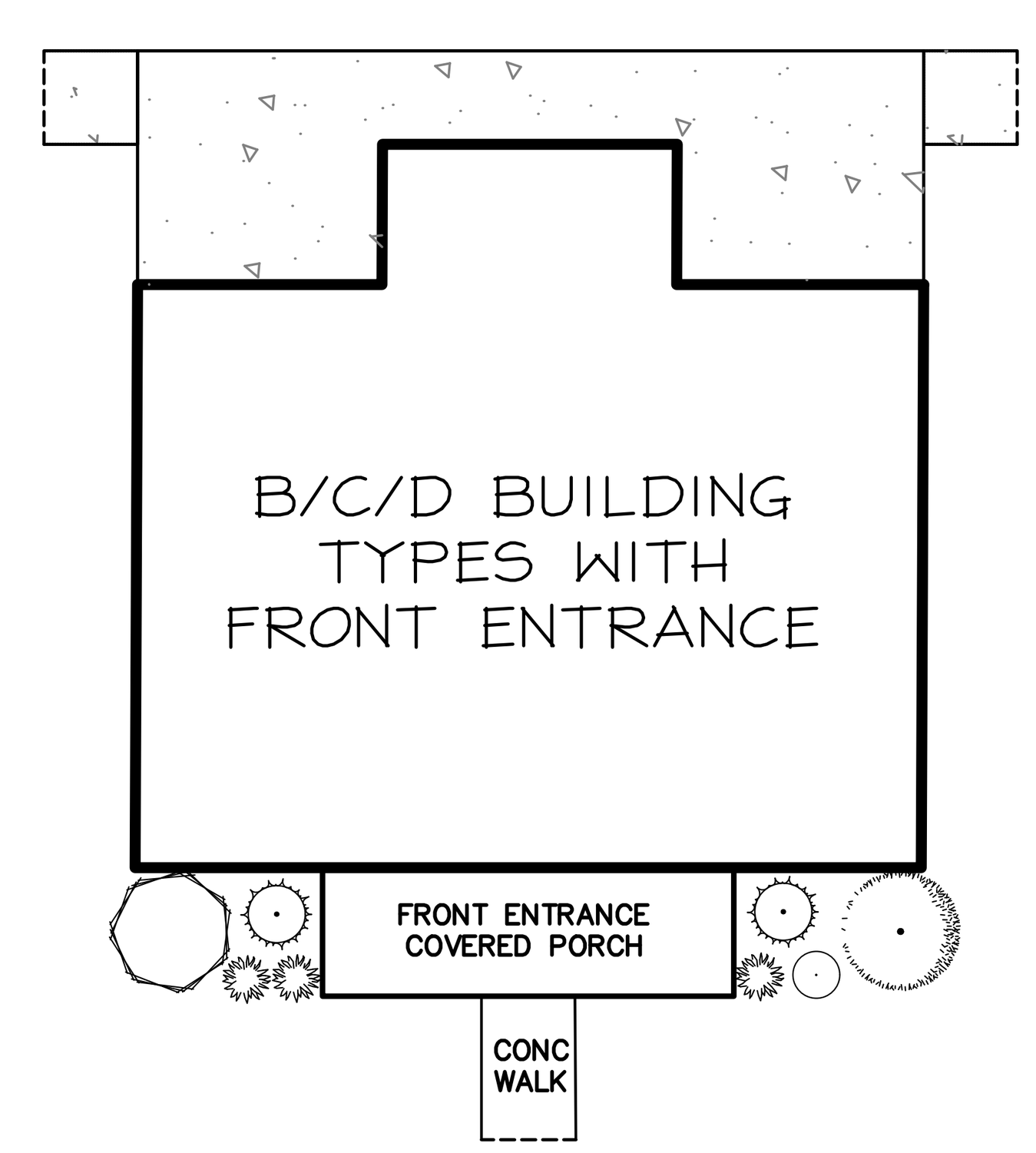
7 TREE PROTECTION DETAIL
Not to Scale

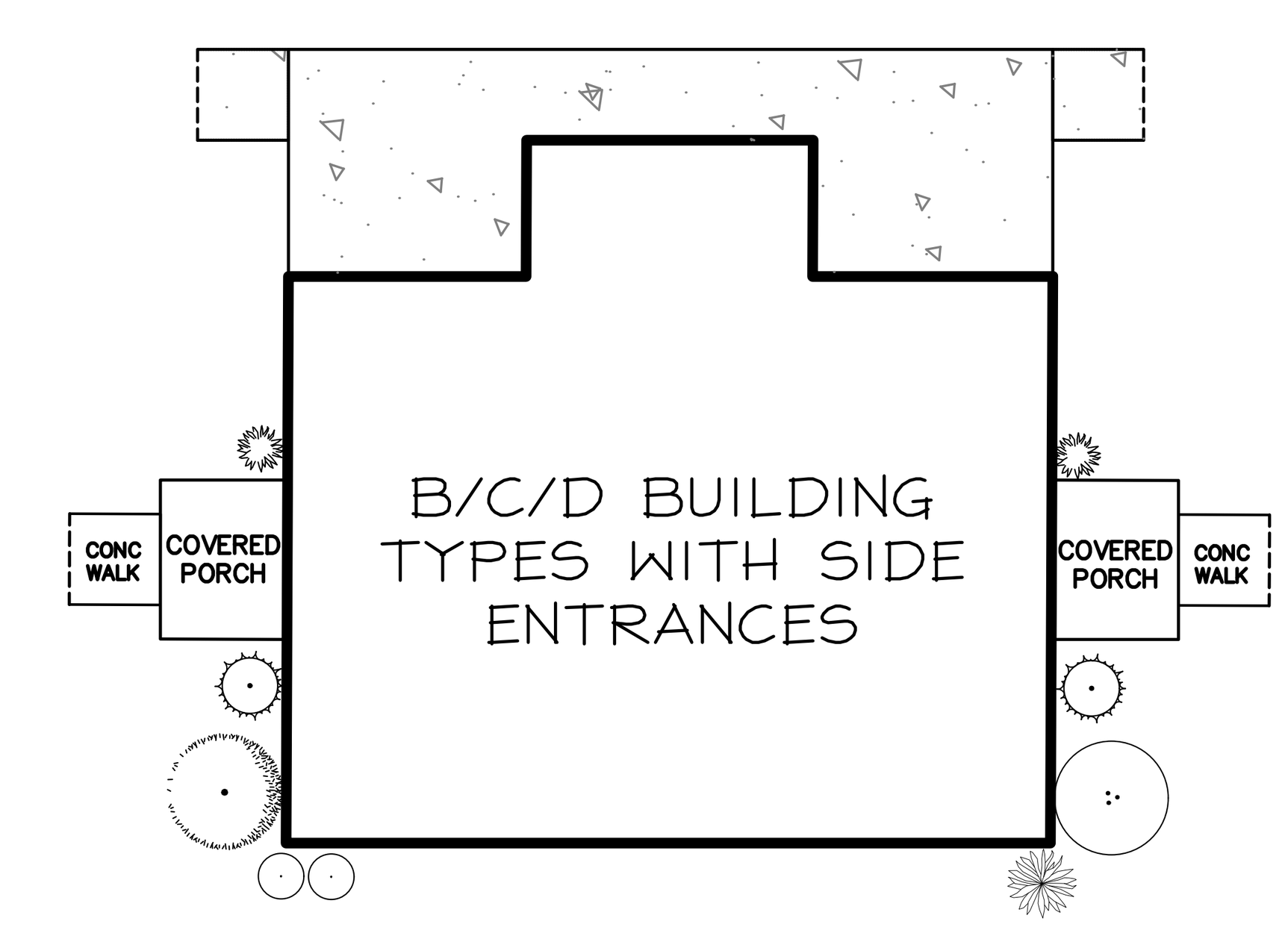
TYPICAL BUILDING PALETTE
SHRUB / PERENNIALS / GRASSES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ACCENT PLANTINGS– CORNERS AND BETWEEN WINDOW AREAS				
AD	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3	
CA	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3	
FG	Fothergilla gardenii	Fothergilla– Legend of the Fall / Blue Shadow varieties	No. 3	
HM	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea– varieties	No. 3	
HP	Hydrangea paniculata 'Strawberry Sundae'	Strawberry Sundae Hydrangea	No. 3	
HS	Hibiscus syriacus 'Blue Satin'	Blue Satin Rose of Sharon	No. 3	Seedless variety
MS	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2	
PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3	
RM	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3–4' ht.	
FOUNDATION/ ENTRANCE SHRUBS				
BG	Buxus x 'Green Gem'	Green Gem Boxwood	18–24" ht.	
IC	Ilex crenata 'Helleri'	Helleri Japanese Holly	No. 1	
SJ	Spirea japonica 'Double Play Candy Corn'	Candy Corn Spirea– double play varieties	No. 3	
FOUNDATION/ ENTRANCE PERENNIALS & SMALL GRASSES				
CV	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	No. 2	
EP	Echinacea purpurea– varieties	Coneflower varieties	No. 2	Foundation filler
HH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	
LM	Liriope muscari 'Variegata'	Variegated Lily Turf	No. 1	
NR	Nepeta racemosa – varieties	Catmint– Cat's Meow / Walker's Low	No. 2	
PA	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	No. 1	
RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2	
ST	Sedum telephium 'Autumn Fire'	Autumn Fire Sedum	No. 2	

PLANTING OPTIONS FOR TYPICAL BUILDING TYPES







NOTES:
- SEE ARCH PLANS FOR BUILDING TYPES AND PORCH OPTIONS
- BUILDING FACADES ALONG ROADWAYS TO HAVE MIX OF ACCENT AND FOUNDATION PLANTINGS
- BUILDING ENTRANCES TO HAVE MINIMUM OF 2 PLANTS THROUGHOUT SITE

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/17/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

NO.	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS

SHEET
C-LS4
CIVIL SHEET 19 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 LS-LT Plan.dwg Layout: 19 C-LS4 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 9:18 AM Last Saved By: BarbaraSchmitt



SEE SITE LIGHTING NOTES AND PROPOSED LIGHTING ENLARGEMENT ON SHEET C-LT2

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
370 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.: 5059
DATE: 10/07/24
DRAWN BY: BMS
DESIGN BY: BMS
CHECKED BY: DJ

REVISIONS

NO	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

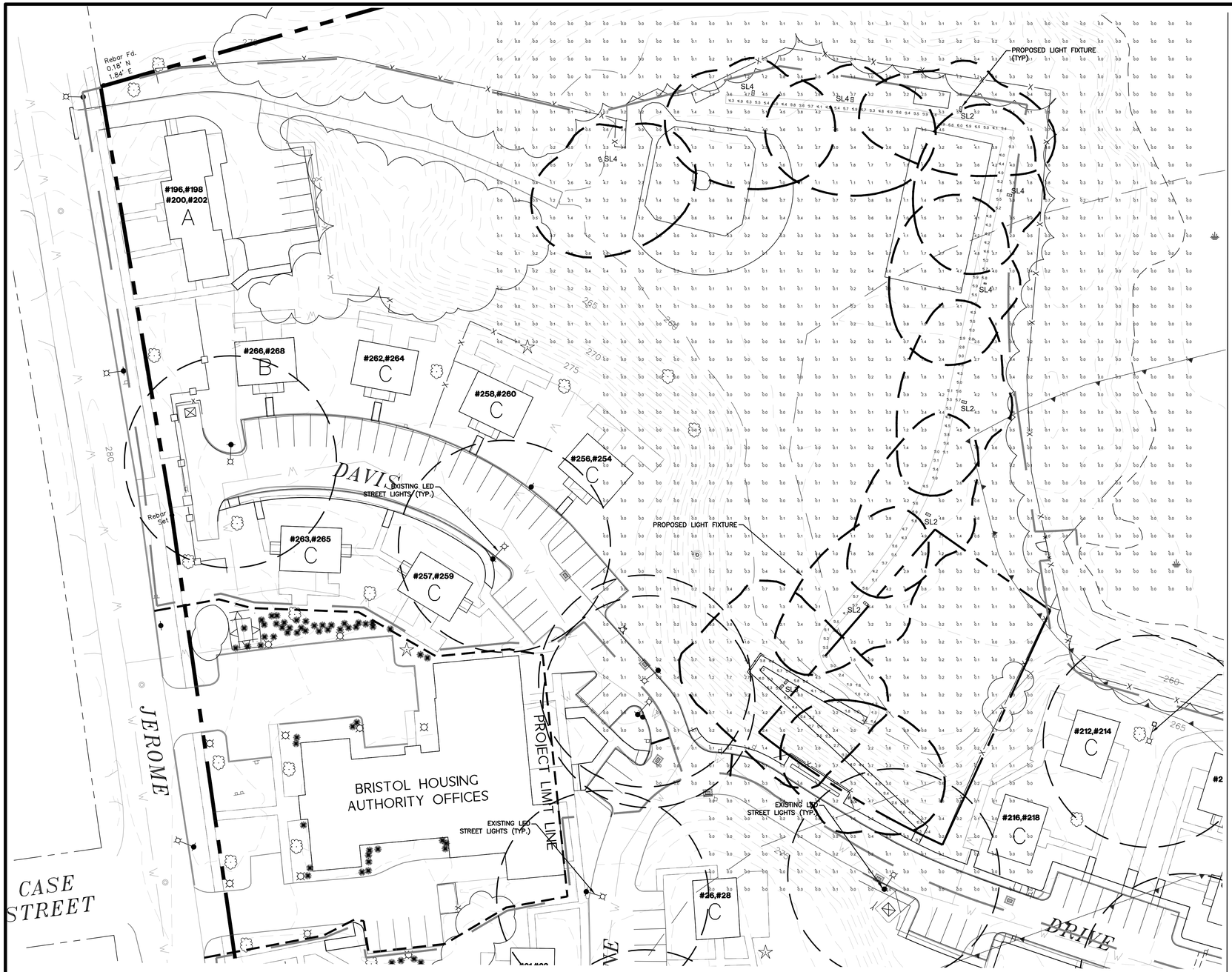
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

SITE LIGHTING PLAN- OVERALL

SCALE: 1" = 60' (0, 30', 60', 120')

SHEET
C-LT1
CIVIL SHEET 20 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 LT Plan.dwg Layout: 20 C-LT1 Plotted: 2/3/2025 3:04 PM Last Saved: 2/3/2025 1:00 PM Last Saved By: BarbaraSchmitt



APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: SP
SPECIFIER: DPI

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
4	SL2	Single	12809	90.68	0.900	B3-U0-G3	GARDCO OPF-S-A04-830-T2M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE
1	SL3	Back-Back	9985	90.68	0.900	B1-U0-G2	GARDCO OPF-S-A04-830-T3M-VOLT-FINISH-OPF-S-HIS-1 / MOUNTED TO 20FT SQUARE STEEL POLE
6	SL4	Single	12878	90.68	0.900	B2-U0-G2	GARDCO OPF-S-A04-830-T4M-VOLT-FINISH / MOUNTED TO 20FT SQUARE STEEL POLE

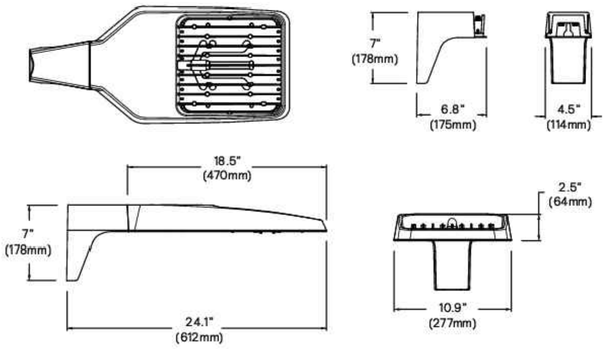
Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.35	6.0	0.0	N.A.	N.A.
WALKWAY	0	4.01	6.0	0.3	13.37	20.00

SEE OVERALL SITE LIGHTING ON SHEET C-LT1

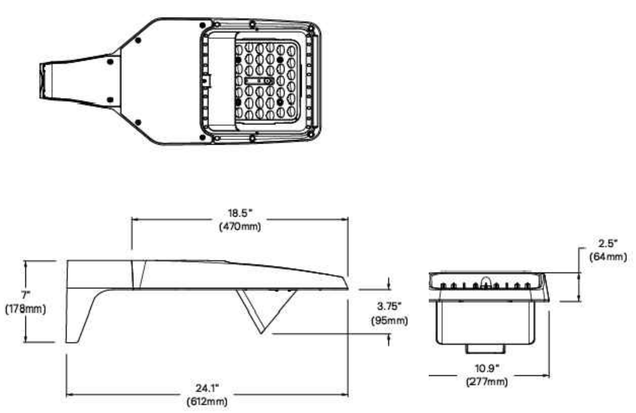
Dimensions

OptiForm Standard Arm

Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)



OptiForm External Housing Shield



1 GARDO-OPF-S LIGHTING DETAIL
Not to Scale

SITE LIGHTING NOTES:

1. THE LIGHT LEVELS SHOWN ON THESE PLANS (IN FOOTCANDLES) ARE FOR PROPOSED LIGHTING ONLY AND ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE MANUFACTURER.
2. CONTRACTOR SHALL MAKE ADJUSTMENTS TO LIGHT LOCATIONS IN THE FIELD TO AVOID UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLING IF DEVIATION IS 5' OR MORE FROM LOCATION SHOWN ON THE PLANS.
3. MOUNTING HEIGHT EQUALS LUMINAIRE HEIGHT ABOVE FINISHED GRADE.
4. LIGHT POLES AND/OR BASES SHALL BE MINIMUM 3' FROM FACE OF CURB.
5. ELECTRICAL DESIGN OF SITE LIGHTING TO BE COMPLETED BY AN ELECTRICAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT (BY OTHERS).
6. LIGHT POLE BASES TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT AND COORDINATED WITH THE LIGHTING MANUFACTURER (BY OTHERS).
7. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

SITE LIGHTING PLAN NOTES:
1. 'CALL BEFORE YOU DIG' – CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LIGHTING ONLY

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
377 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO.	5059
DATE	10/7/24
DRAWN BY:	BMS
DESIGN BY:	
CHECKED BY:	
QA/QC BY:	DJ

NO	DATE	REVISIONS	BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	WWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

PROPOSED LIGHTING PLAN

SCALE: 1" = 30' (0, 15', 30', 60')

SHEET
C-LT2
CIVIL SHEET 21 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 LT Planning Layout: 21 C-LT2 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 1:00 PM Last Saved By: BarbaraSchmitt

CONSTRUCTION NOTES:

1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.

2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.

3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.

4. The contractor must comply, to the fullest extent, with the latest Occupational Health and Safety (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.

5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.

6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.

7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.

8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.

9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.

10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.

11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.

12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.

13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.

14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.

15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.

16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.

17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.

18. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.

19. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

20. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.

21. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.

22. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.

23. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.

24. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.

25. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.

26. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.

27. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.

28. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.

29. All materials and work shall conform to the state Department of Transportation standard specifications (latest edition, and any amendments or revisions thereto), unless otherwise specified in these plans.

30. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.

31. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.

32. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.

33. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.

34. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:

    Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.

    RCP Class V pipe shall be used in paved areas with less than 1 ft. of cover or in locations noted on the plans.

    High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.

    Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.

35. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.

36. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.

37. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.

38. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.

39. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

40. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.

41. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.

42. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.

43. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.

44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.

45. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer orthe authority having jurisdiction.

46. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.

47. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.

48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.

49. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

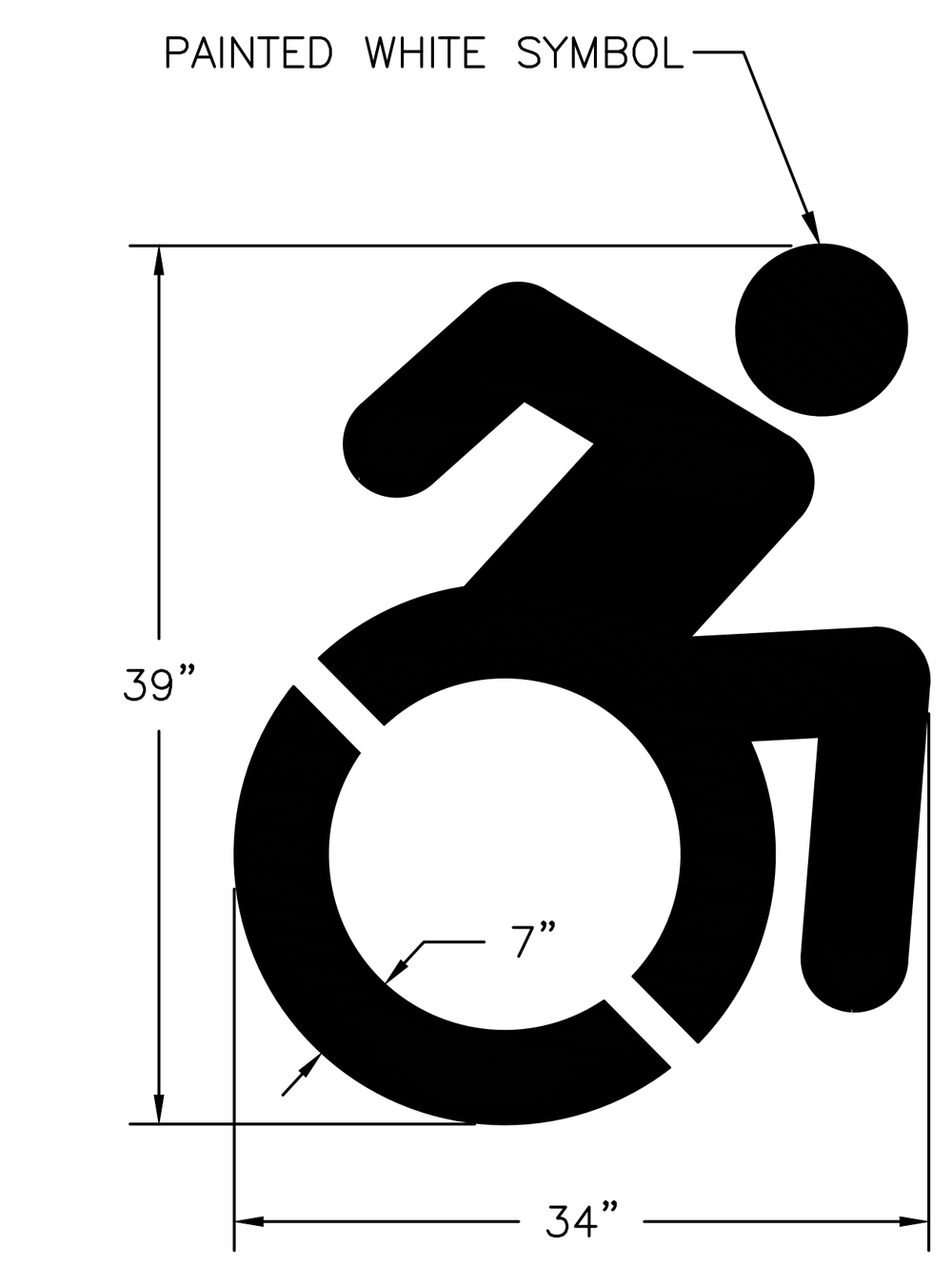
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:

- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
- Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
- A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.
- Curb ramps- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
- The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

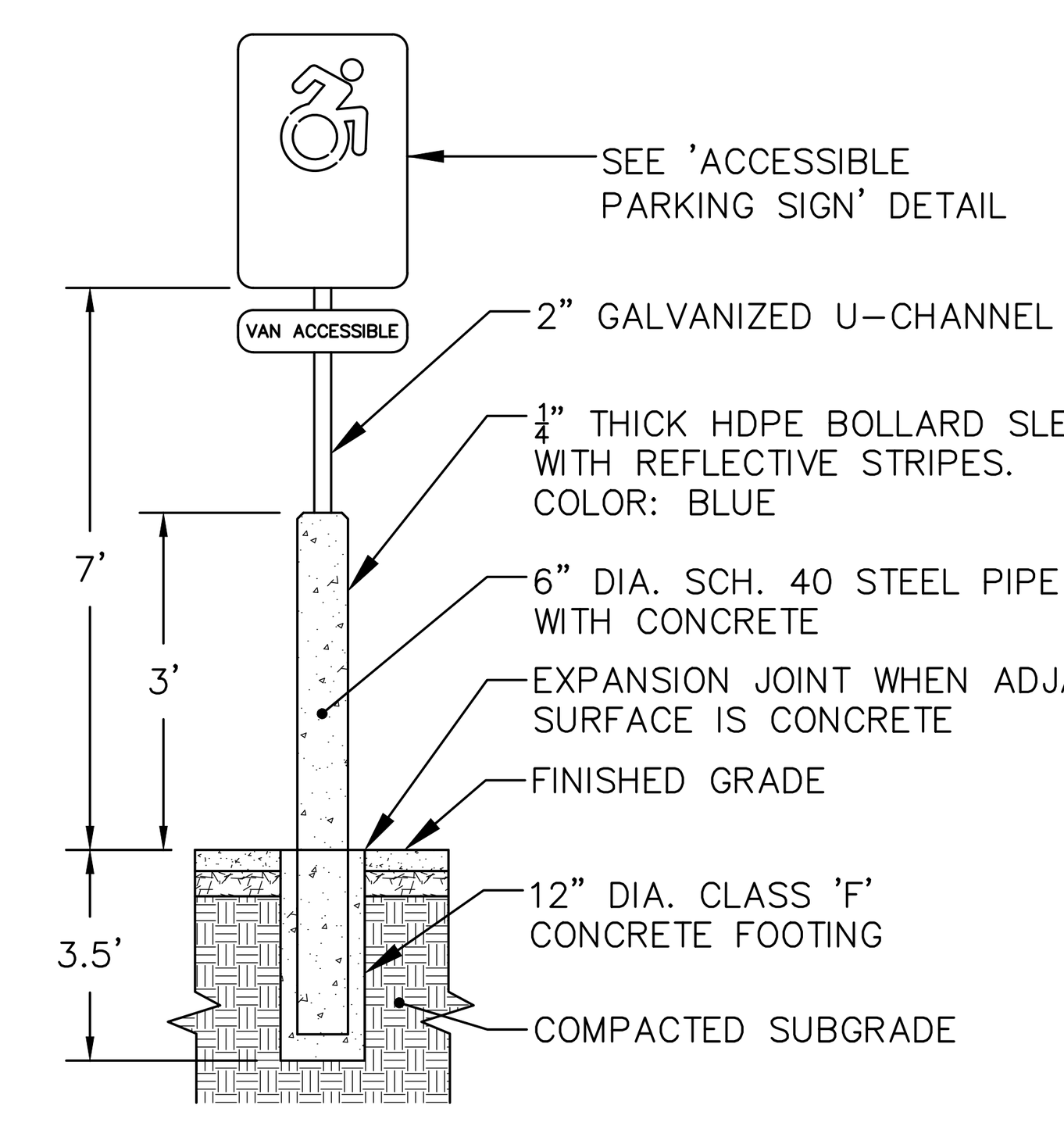
LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
— — — Cx — — — Cx —	UNDERGROUND COMMUNICATION LINES	——— C ———
DOMESTIC WATER		
— — — Wx — — — Wx —	WATER MAIN	——— W ———
——— — — WSx ———	WATER SERVICE	——— WS ———
— — — Fx — — — Fx —	FIRE SERVICE LINE	——— F ———
——— — — NPWx ———	NON-POTABLE WATER LINE	——— NPW ———
W W	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
——— — — LFx ———	MAIN LIQUID FUEL LINE	———LF ———
——— — — LFSx ———	LIQUID FUEL SERVICE LINE	——— LFS ———
——— — — LFa ———	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
— — — Ix — — — Ix —	IRRIGATION LINES	——— I ———
LIGHTING		
/	POLE / GROUND MOUNTED LIGHT	/
NATURAL GAS		
— — — Gx — — — Gx —	GAS MAIN	——— G ———
——— — — GSx ———	GAS SERVICE LINE	——— GS ———
POWER		
——— EOx ———	ELECTRICAL LINES, OVERHEAD	——— EO ———
——— — — EUx ———	ELECTRICAL LINES, UNDERGROUND	——— EU ———
	UTILITY POLE	
PROPERTY		
——— — — ———	PROPERTY LINE	——— — — ———
—— —— —— ——	EASEMENT LINE	—— —— —— ——
	IRON PIPE	
	IRON ROD	
	MONUMENT	
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	——— SF ———
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
— — — Sx — — — Sx —	SANITARY SEWER MAIN	——— S ———
— — — SSx — — — SSx —	SANITARY SEWER SERVICE LINE	——— SS ———
S	SANITARY SEWER MANHOLE	S
STORM SEWER		
— — — — — — — —	STORM DRAIN PIPE	
— — — RLx — — — RLx —	ROOF LEADER	——— RL ———
— — — UD — — — UD —	UNDERDRAIN	— — — UD — — — UD —
D	STORM DRAIN MANHOLE	D
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
— — — — 95— — — —	CONTOUR	——— 95 ———
×61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA



1 ACCESSIBLE PARKING SYMBOL

Not to Scale

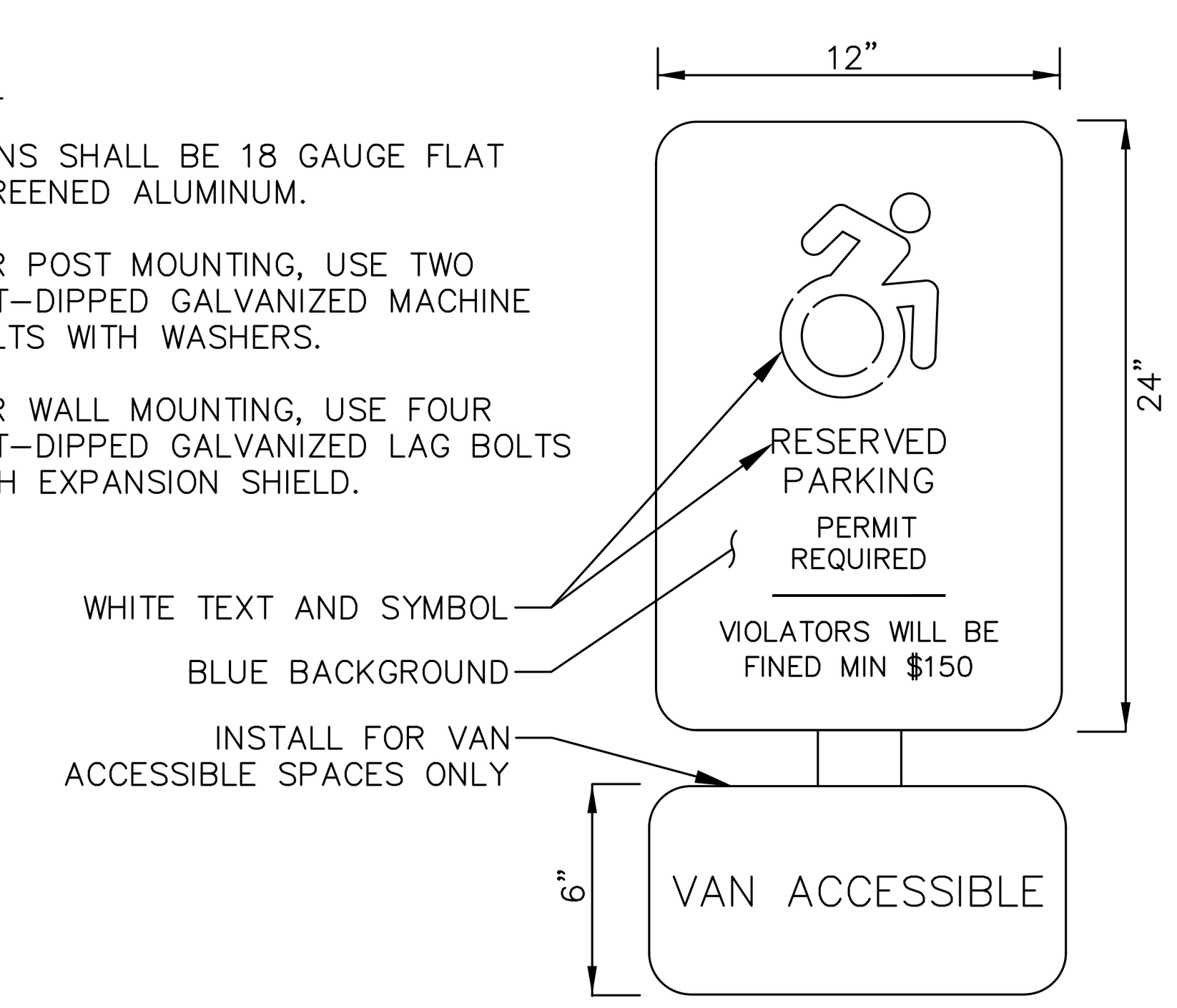


2 ACCESSIBLE PARKING SIGN POST

Not to Scale

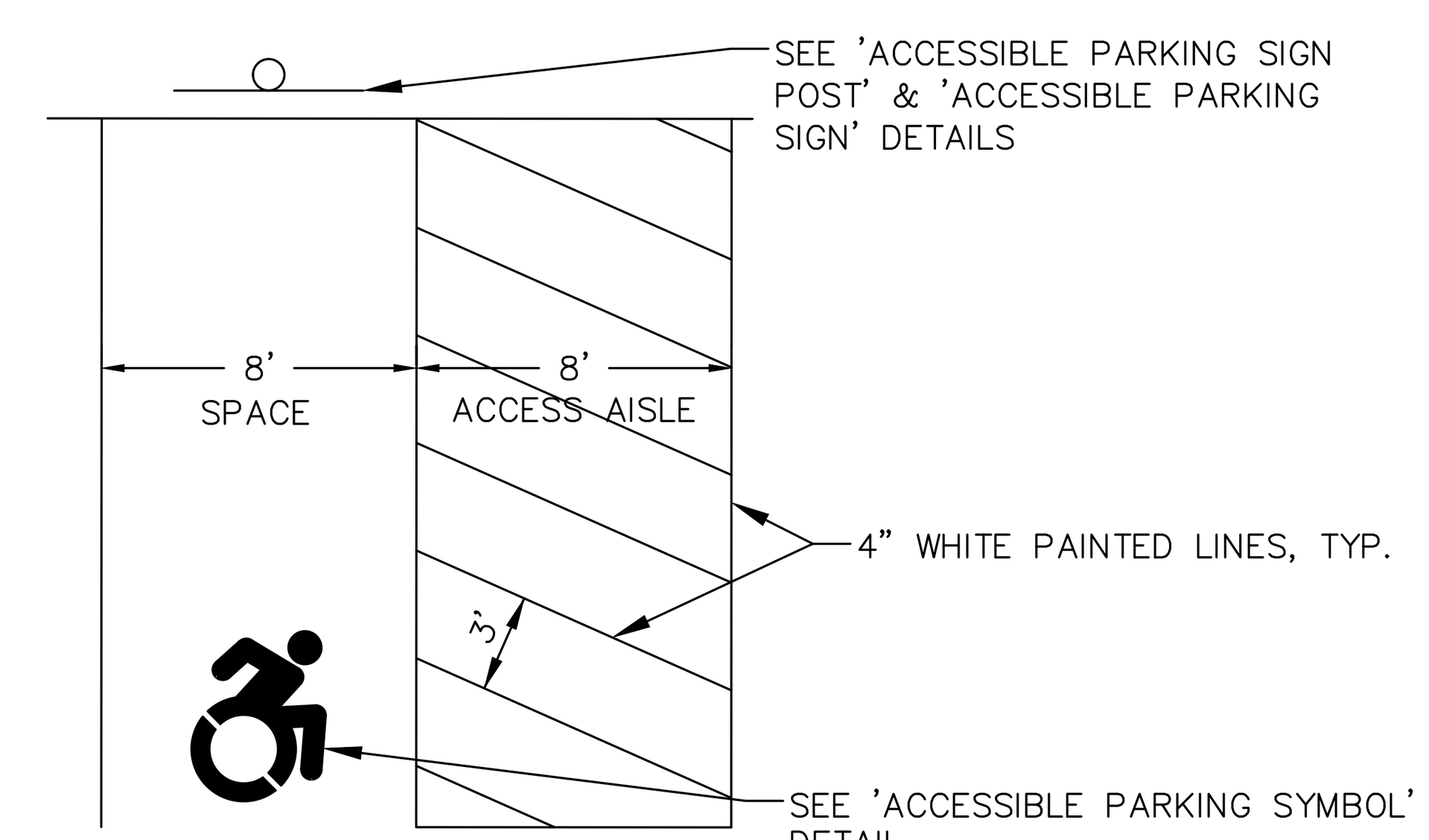
NOTES:

1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM.
2. FOR POST MOUNTING, USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.



3 ACCESSIBLE PARKING SIGN

Not to Scale

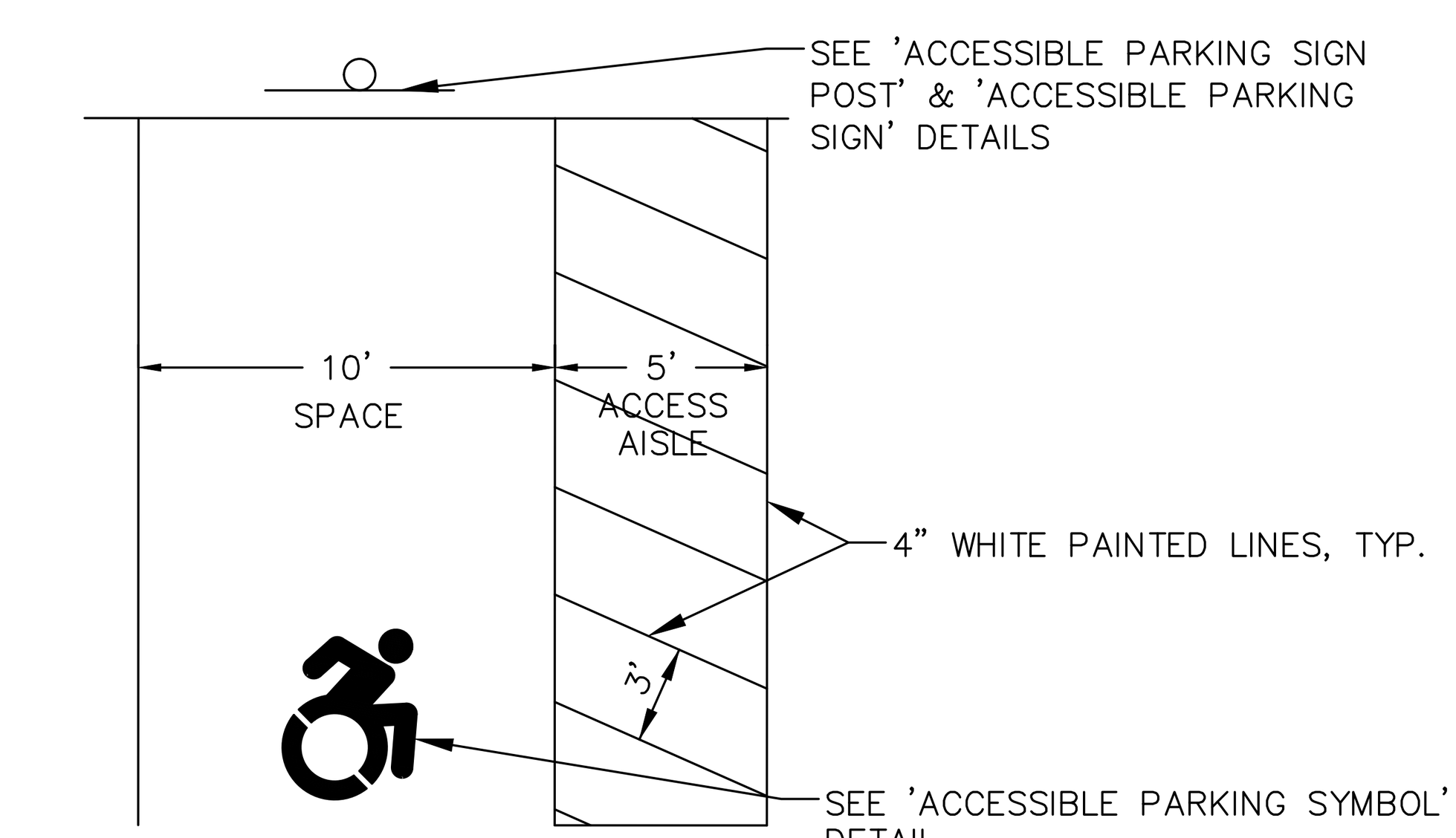


NOTES:

1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
2. TWO VAN ACCESSIBLE SPACES MAY SHARE AN 8' ACCESS AISLE.
3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

4 VAN ACCESSIBLE PARKING SPACE

Not to Scale



NOTES:

1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
2. TWO CARS SPACES MAY SHARE A 5' ACCESS AISLE.
3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

5 AUTOMOBILE ACCESSIBLE PARKING SPACE

Not to Scale

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PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

PROJECT NO: 5059
DATE: 10/17/24
DESIGN BY: BMS
DRAWN BY: BMS
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

NO.	DATE		BY
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS	RLD
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS	BMS

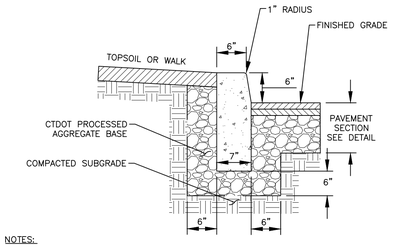
NOTES, LEGEND, & DETAILS

SHEET

C-D1

CIVIL SHEET 22 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Details.dwg Layout: 22 C-D1 ADA Parking Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 11:55 AM Last Saved By: RowanDowney

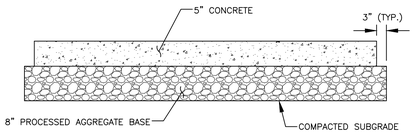


NOTES:

1. ALL CONCRETE SHALL BE CTDOT CLASS "F" OR EQUIVALENT.
2. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF 20 FEET ON CENTER USING PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF ½".
3. WHEN ABUTTING CONCRETE WALKS, INSTALL PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF ½" ALONG LENGTH OF WALK.
4. CONCRETE CURBING SHALL BE INSTALLED PER CTDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, LATEST EDITION.

1 CAST-IN-PLACE CONCRETE CURB

Not to Scale

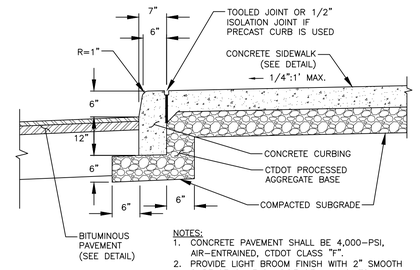


NOTES:

1. REFER TO JOINT DETAILS FOR JOINT REINFORCING AND SPACING.
2. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
3. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.
4. THIS DETAIL IS FOR AUTO PARKING AREAS ONLY AND DOES NOT APPLY TO OUTDOOR STORAGE OR TRUCK PARKING/CIRCULATION AREAS.
5. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED "_____" PREPARED BY _____, DATED _____.
6. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
7. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

2 CONCRETE SIDEWALK SECTION - STANDARD DUTY

Not to Scale

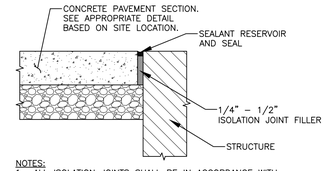


NOTES:

1. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
2. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ON EACH SIDE OF ALL JOINTS.

3 MONOLITHIC CONCRETE CURB & WALK

Not to Scale

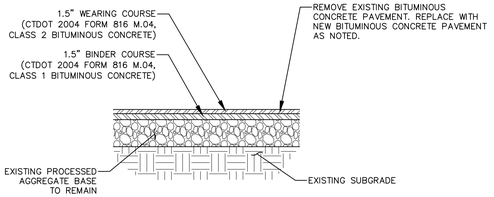


NOTES:

1. ALL ISOLATION JOINTS SHALL BE IN ACCORDANCE WITH ACI 330.2R-17.
2. PROVIDE ISOLATION JOINTS AT CONCRETE PAVEMENT INTERSECTIONS WITH ALL FIXED OBJECTS, INCLUDING BUILDINGS, CATCH BASINS, LIGHT POLE BASES, ETC., EXCEPT FOR THE BUILDING SLAB AT ALL DOOR LOCATIONS.
3. SEE STRUCTURAL PLANS FOR DETAIL AT BUILDING DOOR LOCATIONS.
4. SEAL JOINTS WITH DOW CORNING 888, 890-SL SILICONE SEALANT, OR EQUIVALENT.

4 CONCRETE ISOLATION JOINT

Not to Scale

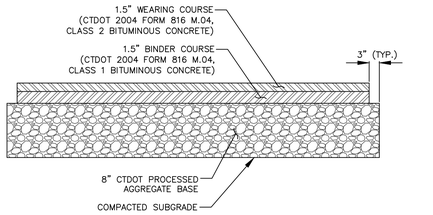


NOTES:

1. BITUMINOUS CONCRETE PAVEMENT SHALL BE INSTALLED TO MATCH EXISTING GRADES, WITH THE EXCEPTION TO AREAS NOT CONVEYING POSITIVE DRAINAGE FLOW TO STORM STRUCTURES OR OTHER ACCEPTABLE DRAINAGE RECEIVING AREA. EXISTING PUDDLE AREAS SHALL BE REPAIRED.
2. SURPLUS MATERIAL RESULTING FROM THE RECLAMATION OF EXISTING PAVEMENT AND SUBBASE SHALL BE REMOVED FROM THE SITE.

5 PARTIAL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

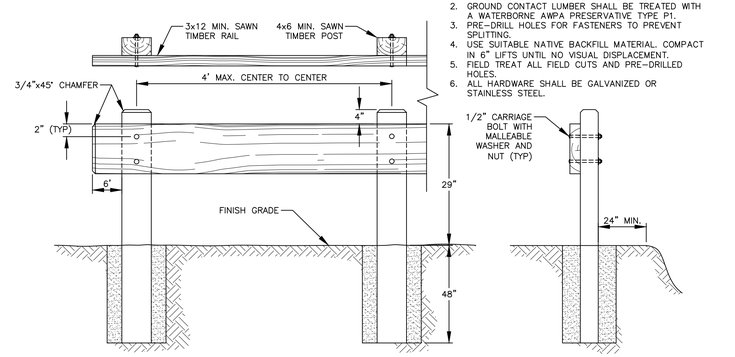


NOTES:

1. PAVEMENT, BASE MATERIALS, AND THICKNESSES PER GEOTECHNICAL REPORT ENTITLED "_____" PREPARED BY _____, DATED _____.
2. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
3. DETAIL IS PREPARED FOR PLANNING PURPOSES ONLY. IN THE ABSENCE OF A GEOTECHNICAL REPORT, CONTRACTOR SHALL COORDINATE WITH OWNER AND DEVELOPER TO OBTAIN OR DETERMINE IF GEOTECHNICAL PAVEMENT AND SECTION DESIGNS ARE REQUIRED.

6 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY

Not to Scale

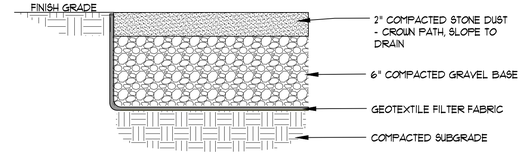


NOTES:

1. ALL RAIL AND POST LUMBER SHALL BE SOUTHERN YELLOW PINE COMMERCIAL GRADE, NO. 1 DENSE, OR BETTER, CONFORMING TO NOMINAL SIZES AND DIMENSIONS SHOWN AND TO AASHTO SPECIFICATION M168.
2. ABOVE GROUND LUMBER SHALL BE TREATED WITH A WATERBORNE AWPA PRESERVATIVE TYPE P2.
2. GROUND CONTACT LUMBER SHALL BE TREATED WITH A WATERBORNE AWPA PRESERVATIVE TYPE P1.
3. PRE-DRILL HOLES FOR FASTENERS TO PREVENT SPLITTING.
4. USE SUITABLE NATIVE BACKFILL MATERIAL, COMPACT IN 6" LIFTS UNTIL NO VISUAL DISPLACEMENT.
5. FIELD TREAT ALL FIELD CUTS AND PRE-DRILLED HOLES.
6. ALL HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.

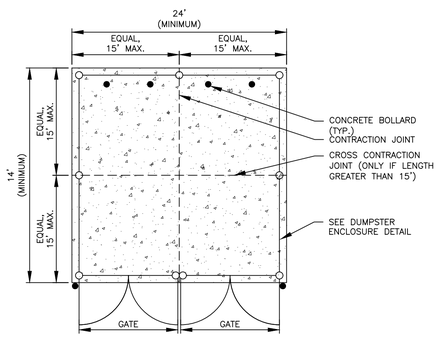
9 TIMBER GUIDE RAIL

Not to Scale



8 STONE DUST PATH

Not to Scale



NOTES:

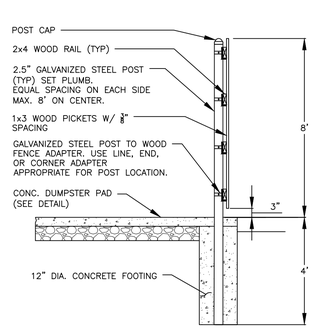
1. GATES TO INCLUDE PLUNGER RODS AND LOCKS

10 DUMPSTER PAD PLAN

Not to Scale

7 FULL BITUMINOUS CONCRETE RECONSTRUCTION SECTION

Not to Scale

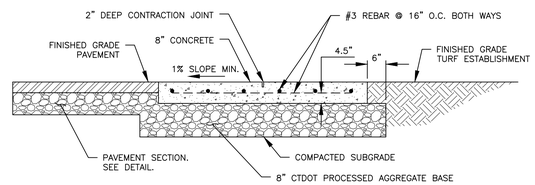


NOTES:

1. FINISH SIDE TO FACE AWAY FROM DUMPSTER PAD.
2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.
3. ALL WOOD TO BE SPRUCE OR PRESSURE TREATED.

11 DUMPSTER ENCLOSURE SECTION

Not to Scale

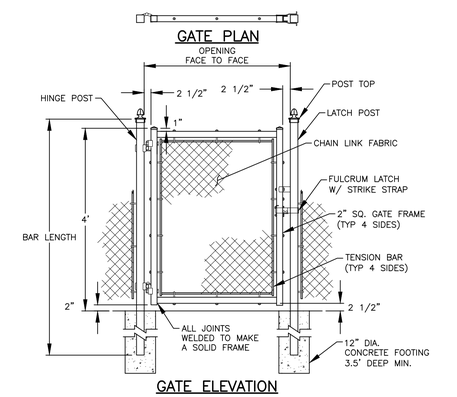


NOTES:

3. CONCRETE PAVEMENT SHALL BE 4,000-PSI, AIR-ENTRAINED, CTDOT CLASS "F".
4. PROVIDE LIGHT BROOM FINISH WITH 2" SMOOTH SURFACE ALONG EDGES AND ON EACH SIDE OF ALL JOINTS.
5. MAINTAIN MINIMUM OF 3" BETWEEN REBAR AND TOP, BOTTOM, AND SIDES OF CONCRETE.
6. SEE SITE PLANS FOR LAYOUT AND DIMENSIONS.

12 DUMPSTER PAD SECTION

Not to Scale



13 CHAIN LINK GATE

Not to Scale

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
20 PARK STREET
EAST HARTFORD, CT 06108

PROJECT NO: 5059
DATE: 12/7/24
DRAWN BY: BMS
DESIGN BY:
DRAWING BY:
CHECKED BY: DJ

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

REVISIONS

NO	DATE	
1	11/12/2024	SITE PLAN & SPECIAL PERMIT SUBMISSIONS
2	2/3/2025	IWWA APPROVAL CONDITIONS & SITE PLAN STAFF COMMENTS

BY: RLD BMS

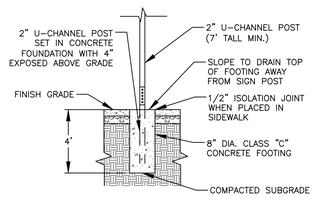
DETAILS

SHEET
C-D2
CIVIL SHEET 23 OF 24

File: C:\Jobs\5059\Engineering\AutoCAD\5059 Details.dwg Layout: 23 C-D2 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 11:55 AM Last Saved By: RowanDowney

SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
ADVISORY SPEED PLAQUE	MUTCD W13-1P	18"x18"	35 MPH
DO NOT ENTER	MUTCD R5-1	30"x30"	DO NOT ENTER R5-1
ONE WAY (LEFT)	MUTCD R6-1	36"x12"	ONE WAY R6-1
ONE WAY (RIGHT)	MUTCD R6-1	36"x12"	ONE WAY
SPEED BUMP	MUTCD W17-1	30"x30"	SPEED HUMP

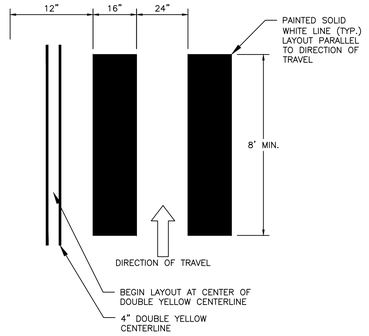
SIGN SCHEDULE			
SIGN	CATALOGUE No.	SIZE	PICTURE
YIELD TO PEDESTRIANS IN CROSSWALK	MUTCD R1-6b	12"x36"	STATE LAW YIELD TO PEDESTRIANS WITHIN CROSSWALK R1-6b
PEDESSTRIAN CROSSING	MUTCD W11-2	30"x30"	
PEDESTRIAN CROSSING SUBPLATE	MUTCD W16-7	21"x15"	



NOTES:
1. SUPPORTS SHALL BE METAL GALVANIZED STEEL POSTS (4 LB. / FT.) WITH BREAKAWAY COUPLING SYSTEM.
2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS FOR POST CONNECTION.
2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH NYLON WASHERS AND LOCKING NUTS FOR SIGN MOUNTING.
3. CONCRETE FOOTING SHALL EXTEND MINIMUM 4" BELOW BOTTOM OF POST.
4. SIGN HEIGHT SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE ON THE PLANS.
5. MAINTAIN 12" SETBACK FROM CURB OR SIDEWALK.

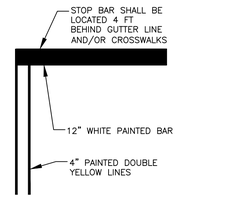
1 TRAFFIC SIGN POST

Not to Scale



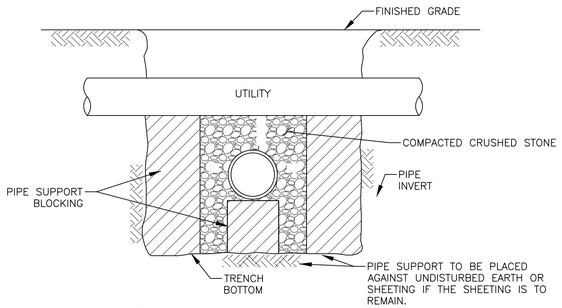
2 PAINTED CROSSWALK

Not to Scale



3 PAINTED STOP BAR

Not to Scale

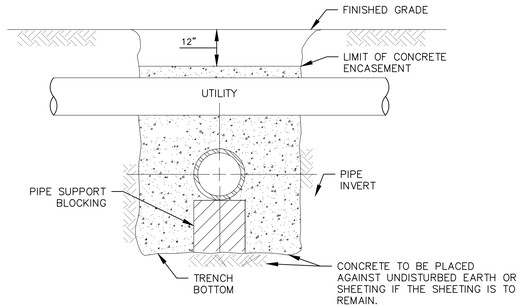


NOTE:

1. ALL WORK MUST MEET CURRENT BRISTOL WATER AND SEWER SPECIFICATIONS.
2. SUPPORT SHALL EXTEND A MINIMUM OF 1.5' IN EITHER DIRECTION OF CROSSING.

4 UTILITY CROSSING

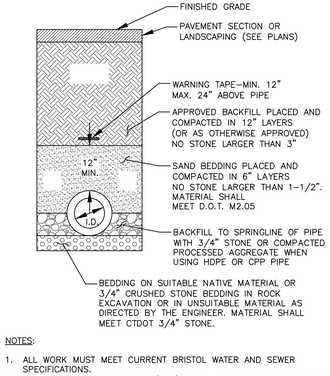
Not to Scale



NOTES:
1. ALL WORK MUST MEET CURRENT BRISTOL WATER AND SEWER SPECIFICATIONS.
2. CONCRETE ENCASEMENT NOT REQUIRED IF CLEAR DISTANCE BETWEEN PIPES IS GREATER THAN 18".
3. PIPES MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATING DURING PLACEMENT OF CONCRETE
4. ALL CONCRETE ENCASEMENTS SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT.
5. CONCRETE SHALL EXTEND 1.5' IN EITHER DIRECTION OF CROSSING EXCEPT FOR WATER/SEWER CROSSINGS WHICH SHALL EXTEND 10' IN EITHER DIRECTION OF CROSSING.

5 UTILITY CROSSING - ENCASED IN CONCRETE

Not to Scale

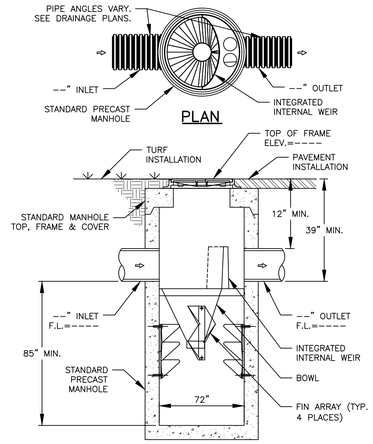


NOTES:

1. ALL WORK MUST MEET CURRENT BRISTOL WATER AND SEWER SPECIFICATIONS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO M 170 CLASS IV WITH SILT TIGHT JOINTS.
3. RCP CLASS V PIPE SHALL BE USED IN PAVED AREAS WITH LESS THAN 1 FT. OF COVER OR IN LOCATIONS NOTED ON THE PLANS.
4. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M 294, TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKETS FOR SILT TIGHT JOINTS.
5. POLYVINYL CHLORIDE (PVC) PIPE FOR ROOF DRAIN CONNECTIONS SHALL BE SDR 35 GASKET PIPE.

6 STORM DRAIN TRENCH SECTION

7

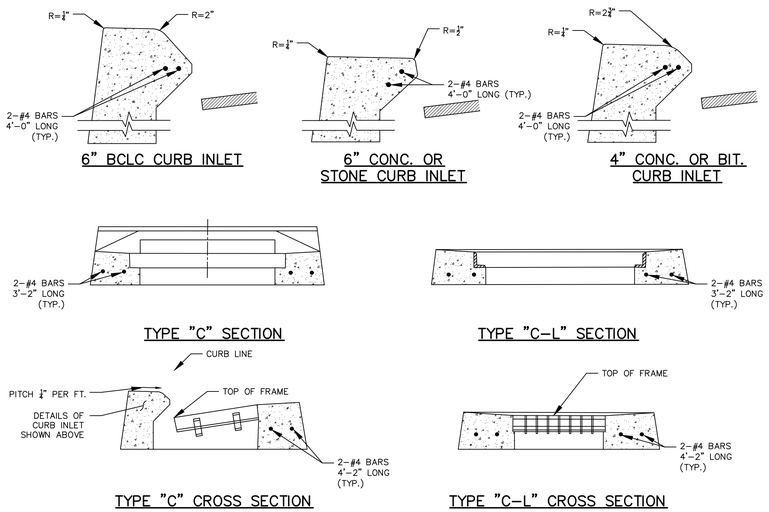


NOTES:

1. ADS BARRACUDA S6 UNIT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUIVALENT.
2. IF SUBSTITUTE IS USED, CONTRACTOR SHALL PROVIDE DOCUMENTATION PROPOSED UNIT IS RATED FOR A MINIMUM 80% TSS REMOVAL FOR THE DESIGNED WATER QUALITY FLOW RATE.
3. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

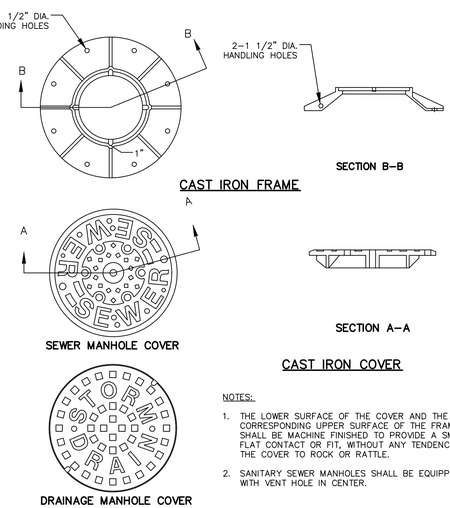
7 WATER QUALITY UNIT - S6

Not to Scale



8 STANDARD CATCH BASIN TOPS

Not to Scale

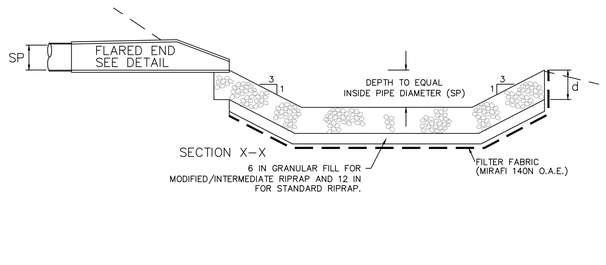


NOTES:

1. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT, WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.
2. SANITARY SEWER MANHOLES SHALL BE EQUIPPED WITH VENT HOLE IN CENTER.

9 MANHOLE FRAME & COVER

Not to Scale



NOTES:

1) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)
36 IN (WHEN STANDARD RIPRAP SPECIFIED)

2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 817 SECTION M.12.02

3) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2

10 RIPRAP PREFORMED SCOUR HOLE

Not to Scale

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50 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.: 5059
DATE: 10/17/24
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Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

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DETAILS

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CIVIL SHEET 24 OF 24

File: C:\jobs\5059\Engineering\AutoCAD\5059 Detailed.dwg Layout: 24 C-D3 Plotted: 2/3/2025 3:05 PM Last Saved: 2/3/2025 11:55 AM Last Saved By: RowanDowney

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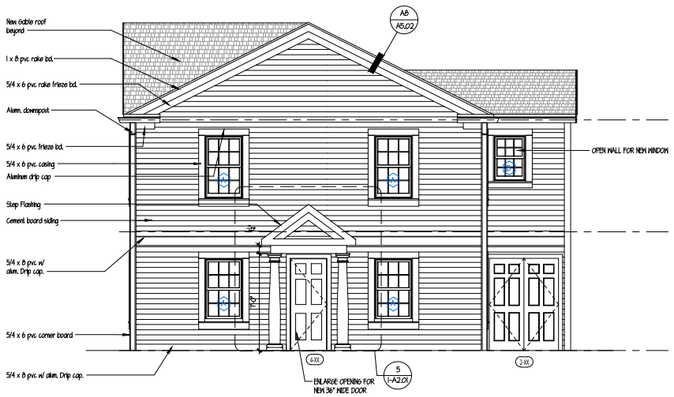
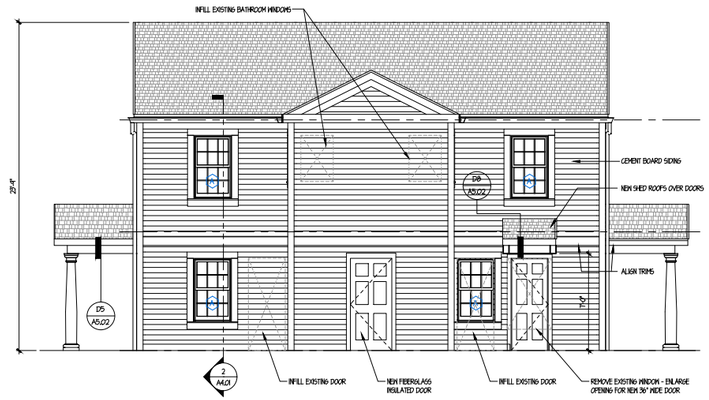


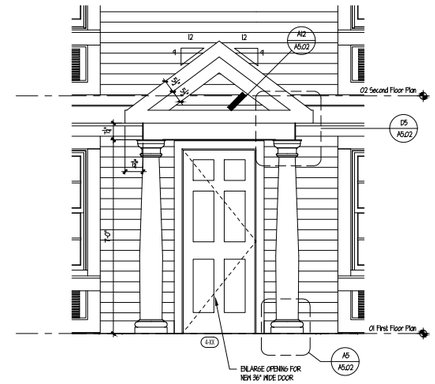
4 1-A2.01 BLDG #1 - RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



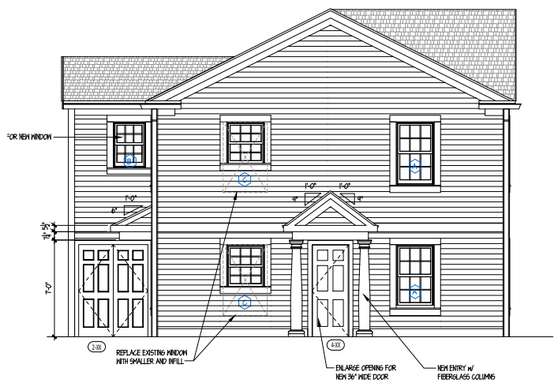
3 1-A2.01 BLDG #1- REAR ELEVATION

SCALE: 1/4"=1'-0"



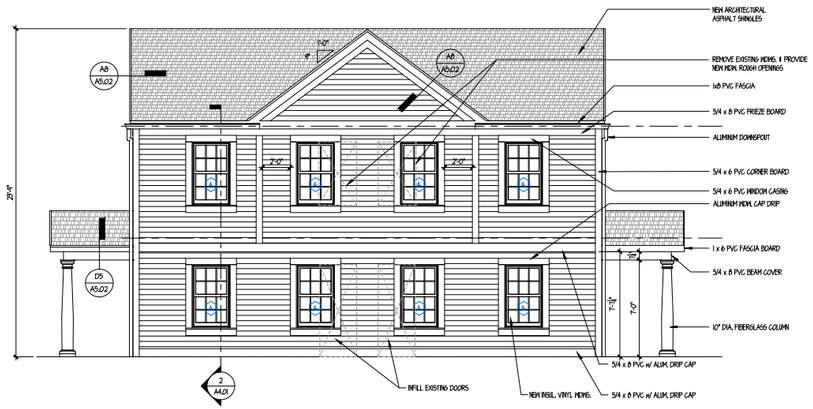
5 1-A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 1-A2.01 BLDG #1 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



1 1-A2.01 BLDG #1 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

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Bristol, Connecticut 06010

Bristol Housing Authority
184 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 1_A2.01 - ELEVATIONS

date	description	rev.
revisions		

Building Type 1
C1A-3A

- Townhouse (SFR/ZBR)
- Handicapped Accessible
- Side Door Entry
- Siding
- Gable Roof
- 2-Story Rear Addition (existing)

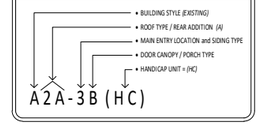
Locations:
27-30 Quaker / Davis
59-62 Pierce [to be demo'd]
81-83 Davis
104-106 Jerome
121-123 Davis
139-143 Davis [to be demo'd]
162-165 Davis

2-APTS / 5 BRS

BUILDING #1:

EXTERIOR ELEVATONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT
1-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

NOT TO SCALE

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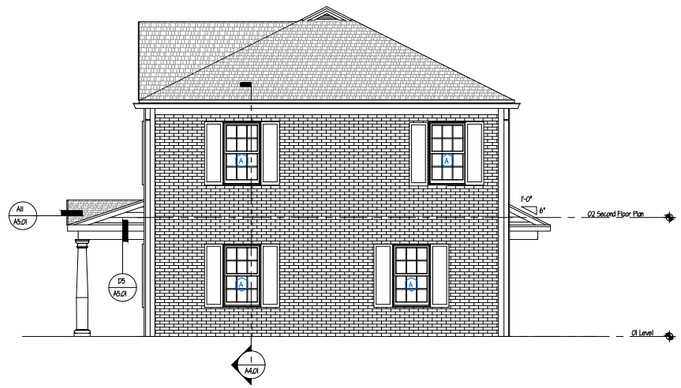
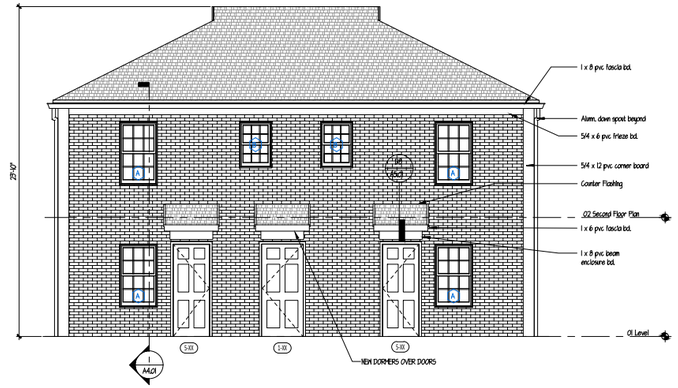


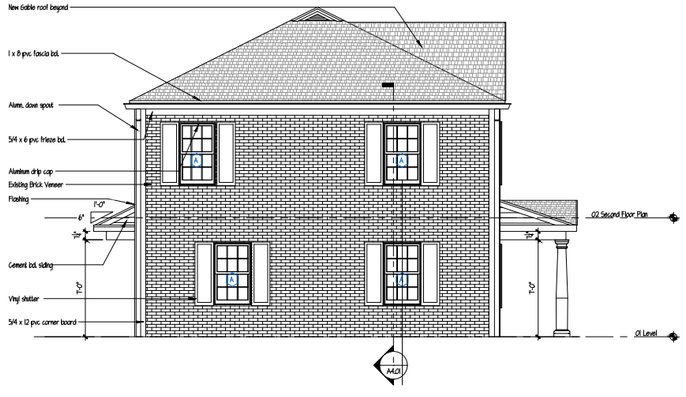
3 / 7-A2.01 BLDG #7 - REAR ELEVATION

SCALE: 1/4"=1'-0"



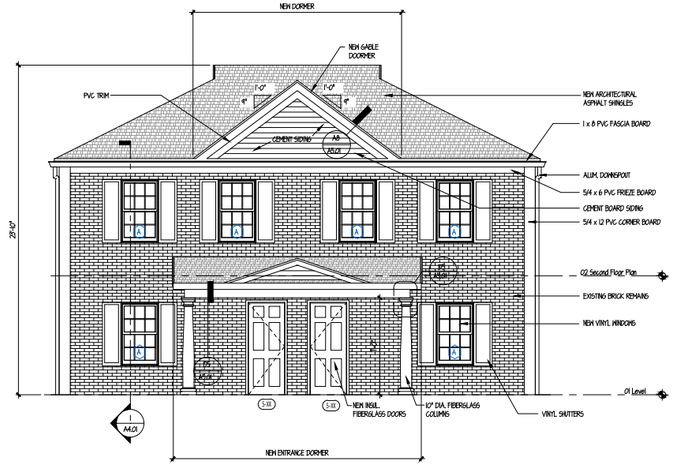
4 / 7-A2.01 BLDG #7- RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



2 / 7A2.01 BLDG #7 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



1 / 7-A2.01 BLDG #7 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

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date	description	init.

Building Type 7
B2-2B

- Townhouse (2BR/2BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

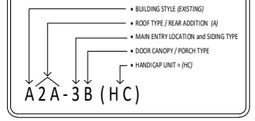
203-205 Davis
116-120 Davis (to be demo'd)
213-214 Davis

2-APTS / 4 BR'S

BUILDING #7:

EXTERIOR ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions



DESIGN DEVELOPMENT

7-A2.01

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scale	AS NOTED
checked	DH
project no.	23-10

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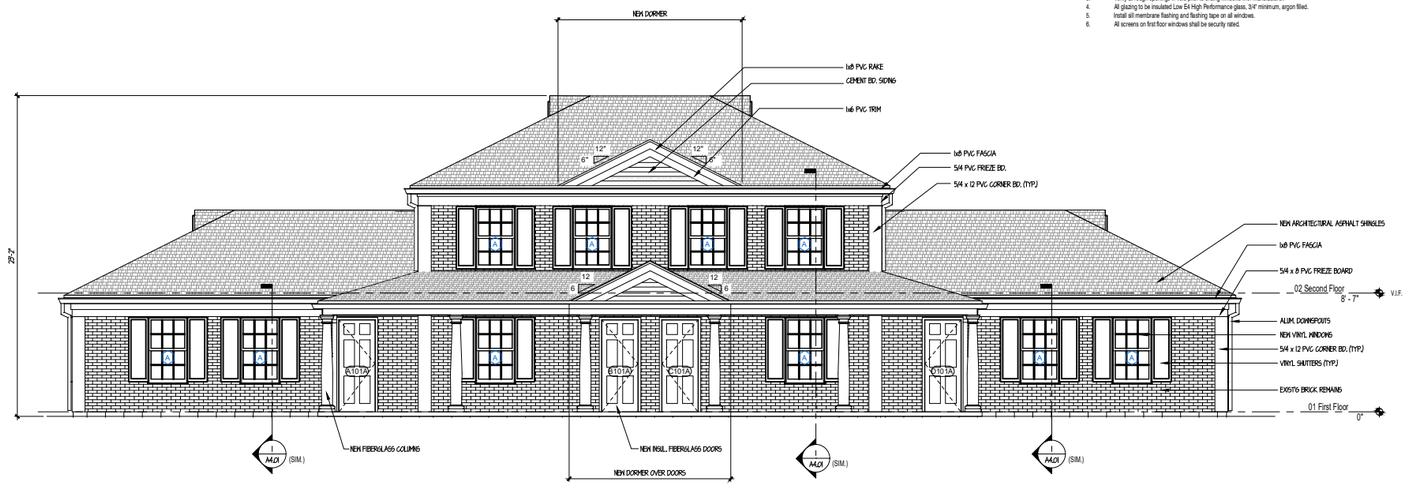
2 / 12-A2.01 BLDG #12 - REAR ELEVATION

SCALE: 1/4"=1'-0"

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2' - 11 1/2"	4' - 11"			
B	2	2' - 11 1/2"	4' - 0"			
C	6	2' - 11 1/2"	4' - 8"			
D	2	2' - 0 1/2"	2' - 10"			
I	8	3' - 0"	1' - 4"			
J	2	3' - 0"	1' - 4"			

NOTES:
1. Windows are to be vinyl; 5/4 Azek casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed insect screens.
3. Verify all rough openings in field prior to ording windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Install sill membrane flashing and flashing tape on all windows.
6. All screens on first floor windows shall be security rated.

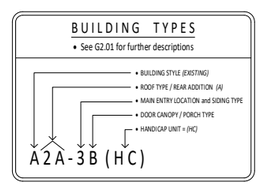


1 / 12-A2.01 BLDG #12 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPES

• See G2.01 for further descriptions



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Bristol Housing Authority
184 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

- 4 Units (1BR/2BR/2BR/1BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:
112-114-116-118 Jerome
85-87-194-196 Davis (DEMO)
93-95-191-193 Davis (DEMO)
115-117-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

date	AUGUST 1, 2024
drawn	MSM
scale	AS NOTED
checked	DH
project no.	23-10

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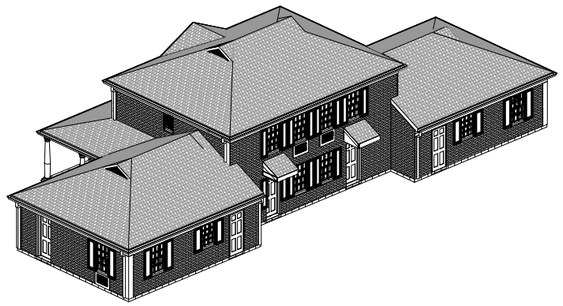
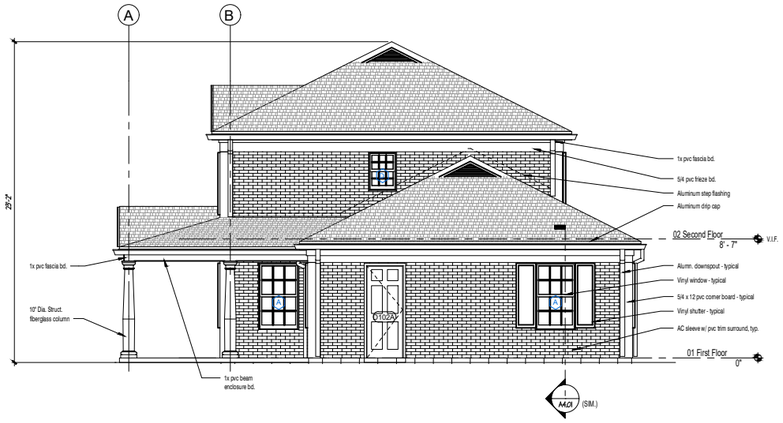
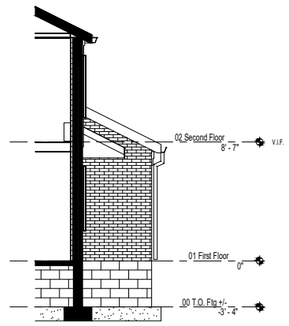


1 / 12-A2.02 BLDG #12 - REAR PERSPECTIVE
SCALE: 1/8"=1'-0"



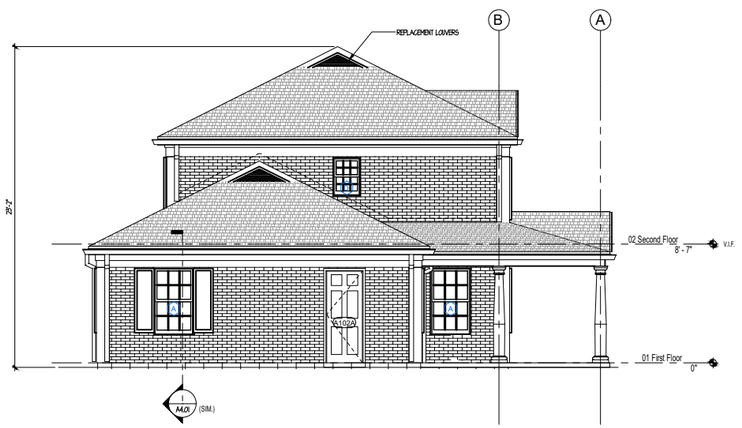
2 / 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



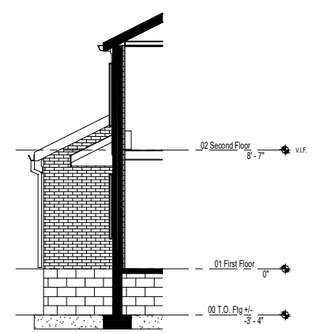
2A / 12-A2.02 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 / 12-A2.02 BLDG #12 - FRONT PERSPECTIVE
SCALE: 1/8"=1'-0"



1 / 12-A2.02 BLDG #12 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1A / 12-A2.02 PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A2A-3B (HC)

NOT TO SCALE

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Bristol Housing Authority
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date / description / by

Building Type 12
A2-2C

- 4 Units (1BR/2BR/2BR/1BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

1/2-114-116,118 Jerome
85-87,194-196 Davis (DEMO)
93/95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
156-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4 APTS / 6 BR'S

BUILDING #12: EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
12-A2.02

date	AUGUST 1, 2024
drawn	MSM
scale	AS NOTED
checked	DH
project no.	23-10

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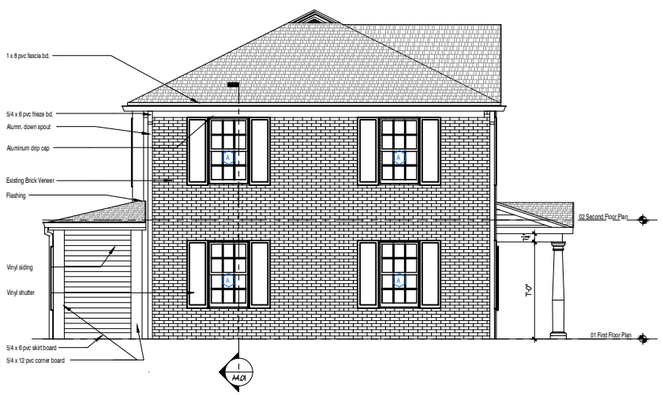
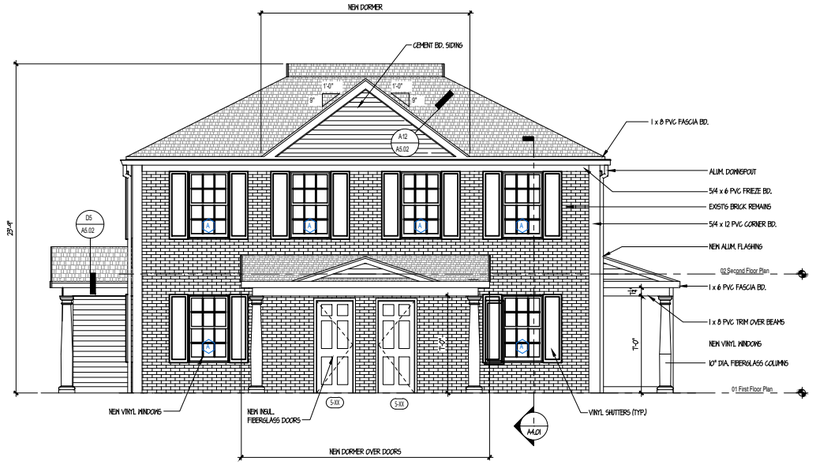
3 BLDG #16 - REAR ELEVATION
16-A2.0 SCALE: 1/4"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
16-A2.0 SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
16-A2.0 SCALE: 1/4"=1'-0"



1 BLDG #16 - FRONT ELEVATION
16-A2.0 SCALE: 1/4"=1'-0"

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	17	3' - 0"	4' - 11"	Vinyl	Double Hung	
C	1	2' - 4"	3' - 4"	Vinyl	Double Hung	
D	1	2' - 0"	3' - 4"	Vinyl	Double Hung	
E	3	2' - 9"	4' - 7"	Vinyl	Double Hung	

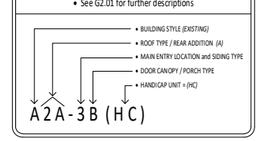
Siding Types

A	Siding Type A
B	Siding Type B
C	Siding Type C

NOTES:
1. Windows are to be Vinyl Windows with vinyl extension jambs,clad exterior; 5/4 Azek casing, primed interior and white hardware. Where grilles are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed specified insect screens.
3. Verify all rough openings in field prior to ordrig windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
6. Install Sill Membrane flashing and flashing tape on all windows.

BUILDING TYPES

• See G2.01 for further descriptions



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date/#	description	init.

Building Type 16
D2B-2B

- 2 Units (1 BR /1BR)
- Side Door Entry
- Brick Veneer
- Hip Roof
- 1-Story Rear Addition (existing)

Locations:
208-210 Davis

2-APTS / 5 BRS

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

16-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

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SHEET 1 OF 5

SHEET 2 OF 5

SHEET 3 OF 5

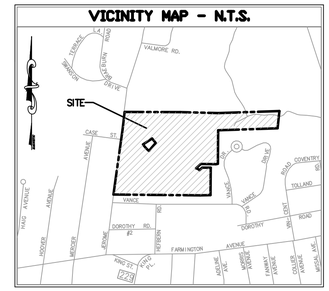
SHEET 4 OF 5

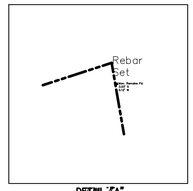
SHEET 5 OF 5



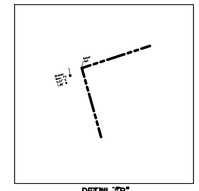
TOTAL AREA
1,730,528 SQ. FT.±
39.73 ACRES±

VICINITY MAP - N.T.S.





DETAIL "A"
(Not to Scale)



DETAIL "B"
(Not to Scale)

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMESE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- SANITARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- MITERED END SECTION
- BENCHMARK
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK

PRE-ALTA/NSPS LAND TITLE SURVEY

FOR

CAPTIAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=100'

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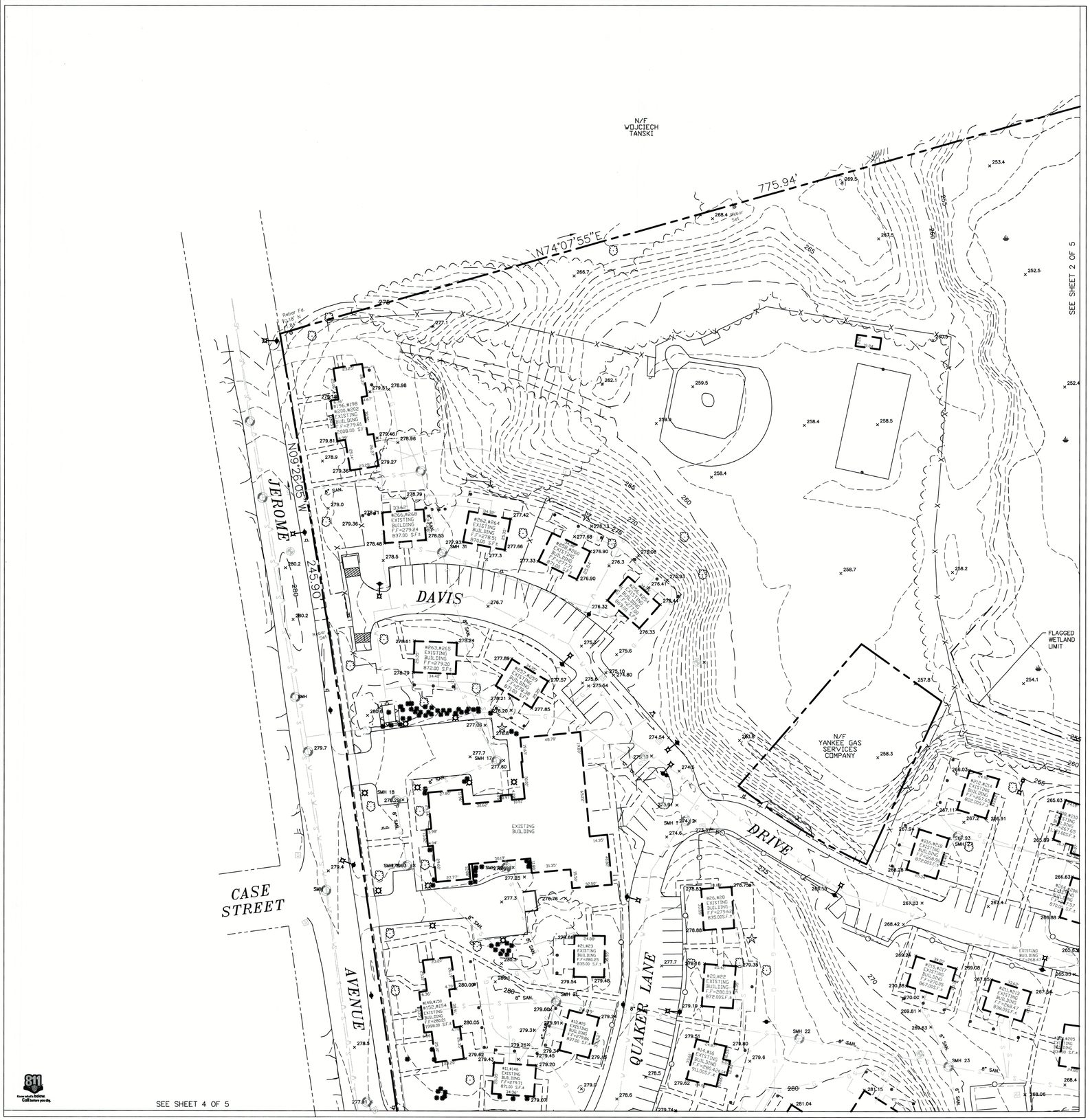
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022



MISCELLANEOUS NOTES

1. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. THERE WAS NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. THERE WAS NO EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS.
4. THERE APPEARS TO BE WETLANDS LOCATED ON THE PROPERTY. HOWEVER ONLY A CERTIFIED SOIL SCIENTIST CAN VERIFY THE EXISTENCE OF WETLANDS.
5. DAVIS DRIVE & QUAKER LANE ARE NOT PUBLICLY ACCEPTED STREETS.

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FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 090023, MAP NUMBER 09003C0458F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND A PORTION OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE. HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

STATEMENT OF ENCROACHMENTS

"AT THE TIME OF THE SURVEY NO ENCROACHMENTS WERE OBSERVED."

UTILITY NOTES

THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE & BEST AVAILABLE INFORMATION.

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

1. CAMBRIDGE PARK, OWNER: – UNITED STATES OF AMERICA, CITY OF BRISTOL, CONNECTICUT, SCALE 1"=40', SEPTEMBER 13, 1947, NO. 6091, NEW ENGLAND SURVEY SERVICE INC.
2. CAMBRIDGE PARK, CONN. 6091, LAYOUTS OF DAVIS DRIVE & QUAKER LANE, BRISTOL, CONNECTICUT, SEPTEMBER 20, 1943, SCALE 1"=40', CHARLES A. MAGUIRE AND ASSOCIATES.
3. COMPILED PROPERTY LINE PLAN, CONN–23–1, CONN–23–2, REMAINDER OF CONN–6091, LOCATED IN BRISTOL, CONNECTICUT, SCALE 1"=80', JULY 24, 1961, ADRIAN M. MATTHEWS, REG. LAND SURVEYOR.
4. MAP SHOWING PROPERTY BELONGING TO UNITED STATES OF AMERICA, BRISTOL, CONN., DEC. 1957, SCALE 1"=200', C.M. PFENNIG, CITY ENG'R.
5. CONTOUR MAP, LAND IN BRISTOL, CONN., PROPERTY OF THE UNITED STATES OF AMERICA, PROPOSED SITE FOR FEDERAL ELDERLY HOUSING PROGRAM, TO BE DEVELOPED BY THE HOUSING AUTHORITY OF THE CITY OF BRISTOL, SCALE 1"=40', APRIL 8, 1961, ADRIAN M. MATTHEWS, P.E. & L.S.
6. PHA AIDED LOW–RENT HOUSING PROJECT CONN. 23–2, HOUSING AUTHORITY OF THE CITY OF BRISTOL, CAMBRIDGE PARK, BRISTOL, CONN., AS BUILT STREET PLAN, SCALE: 1"=40', NOV. 1963, A.W.C. KRATZER, CIVIL ENGINEER & LAND SURVEYOR.
7. MAP SHOWING SEWER RIGHT OF WAY ACROSS PROPERTY OF THE UNITED STATES OF AMERICA, BRISTOL, CONN., JAN. 1950, SCALE 1"=200', DEPT. OF ENG. CITY OF BRISTOL.
8. MAP SHOWING LOCATION OF STORM WATER EASEMENT THRU PROPERTY OF THE UNITED STATES OF AMERICA, BRISTOL, CONN., SCALE 1"=40', JAN. 18, 1957, L.J. BARIBAULT, C.E.
9. DEVELOPMENT PLAN, PROPERTY OF THE HEFBURN CORPORATION, BRISTOL, CONN., MAY 1946, SCALE 1"=40', A.W. BACON, CIVIL ENGINEER MAP OF BRISTOL ACRES, DEVELOPED BY A.G.A. DEVELOPMENT CORP., BRISTOL, CONN., SCALE 1"=40', OCT. 1955, L.J. BARIBAULT, C.E.
10. MAP OF BRISTOL ACRES, SECTION TWO, DEVELOPED BY A.G.A. DEVELOPMENT CORP., BRISTOL, CONN., SCALE 1"= 40', DEC. 1955, TIES ADDED 1 DEC. '58, H.B.'S SET 3 DEC. '58, L.J. BARIBAULT, C.E.
11. MAP SHOWING VANCE DRIVE, FROM VANCE ROAD NORTH TO CIRCLE, BRISTOL, CONN., SCALE 1"=40', AUGUST 1969, SHEET 1 OF 1, F.N. WHITTEMORE JR., L.S.
12. MAP OF FARMINGTON GREENS, BRISTOL, CONN., OWNED AND DEVELOPED BY J.T. DONOVAN AND W.J. PHELAN, AUGUST 1926, REVISED JUNE 1937, REVISED OCTOBER 1951, SCALE 1"=100', SPERRY & BUELL, INC. (SEE ALSO FIELD NOTES N.B. 554, PG. 64)
13. MAP SHOWING PROPERTY BELONGING TO HARRY C. BARNES, MIX STREET, BRISTOL, CONN., NOV. 1928, SCALE: 1"=100', SPERRY & BUELL, INC.
14. MAP SHOWING STREET LINES OF JEROME AVENUE, BRISTOL, CONN., SCALE 1"=50', ENGINEERING DEPARTMENT, CITY OF BRISTOL.
15. MAP ENTITLED, "BOUNDARY STAKEOUT SURVEY, CAMBRIDGE PARK", OWNED BY BRISTOL HOUSING AUTHORITY a.k.a. THE HOUSING AUTHORITY OF THE CITY OF BRISTOL, JEROME AVENUE", SCALE: 1"=100', DATED: JUNE 6, 2016, PREPARED BY ROBERT GREEN ASSOCIATES, LLC.
16. MAP ENTITLED, "SITE DEMOLITION PLAN, CITY OF BRISTOL HOUSING AUTHORITY AT CAMBRIDGE PARK, BRISTOL, CONNECTICUT", SCALE: 1"=80', DATED: JULY 22, 2013, REVISED: OCTOBER 27, 2016, PREPARED BY CAPITAL STUDIO ARCHITECTS, LLC.
17. CITY OF BRISTOL ENGINEERING DEPART SEWER MAPS FOR DAVIS DRIVE OUTLET, SCALE HORIZ. = 1"=40', VERTICAL = 8'.

SURVEYOR'S GENERAL NOTES

1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. 1996
2) THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
3) THE BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY, SEE NOTES HEREON.
4) THIS SURVEY CONFORMS TO A CLASS "A-2" SURVEY.

"TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

I HEREBY CERTIFY TO CAPITAL STUDIO ARCHITECTS; CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY THAT THIS SURVEY WAS ACTUALLY MADE BY INSTRUMENT SURVEY UPON THE GROUND AND THAT THIS SURVEY FULLY AND CORRECTLY REPRESENTS THE PROPERTY, INCLUDING ALL BUILDINGS, VISIBLE STRUCTURES, VISIBLE IMPROVEMENTS AND PARKING AREAS THEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLOT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 8, 9, 11A, 12, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOV. 13, 2023.

SCOTT D. PORTER, REGISTERED LAND SURVEYOR NO. 19299
IN THE STATE OF CONNECTICUT
DATE OF SURVEY: NOV. 24, 2016
DATE OF LAST REVISION:

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HEREON.

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PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS
ONE PRESTICE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022

SHEET 1 OF 5

N/F
CITY OF
BRISTOL

N/F
WOJCIECH
TANSKI

N74°07'55"E
775.94'

Point in
18" Maple

N72°01'25"E
853.60'

Metal Rail

S72°01'25"W
829.93'

N/F
HOUSING AYTORITY OF THE
CITY OF BRISTOL

S15°36'05"E
469.52'

S74°23'55"W
71.59'

Rebar Set

S65°38'55"W
28.74'

Rebar Set

S15°36'05"E
433.18'

12" SAN.

SMH 33
247.34

FLAGGED
WETLAND
LIMIT

SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

SEE SHEET 5 OF 5

NORTH

PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

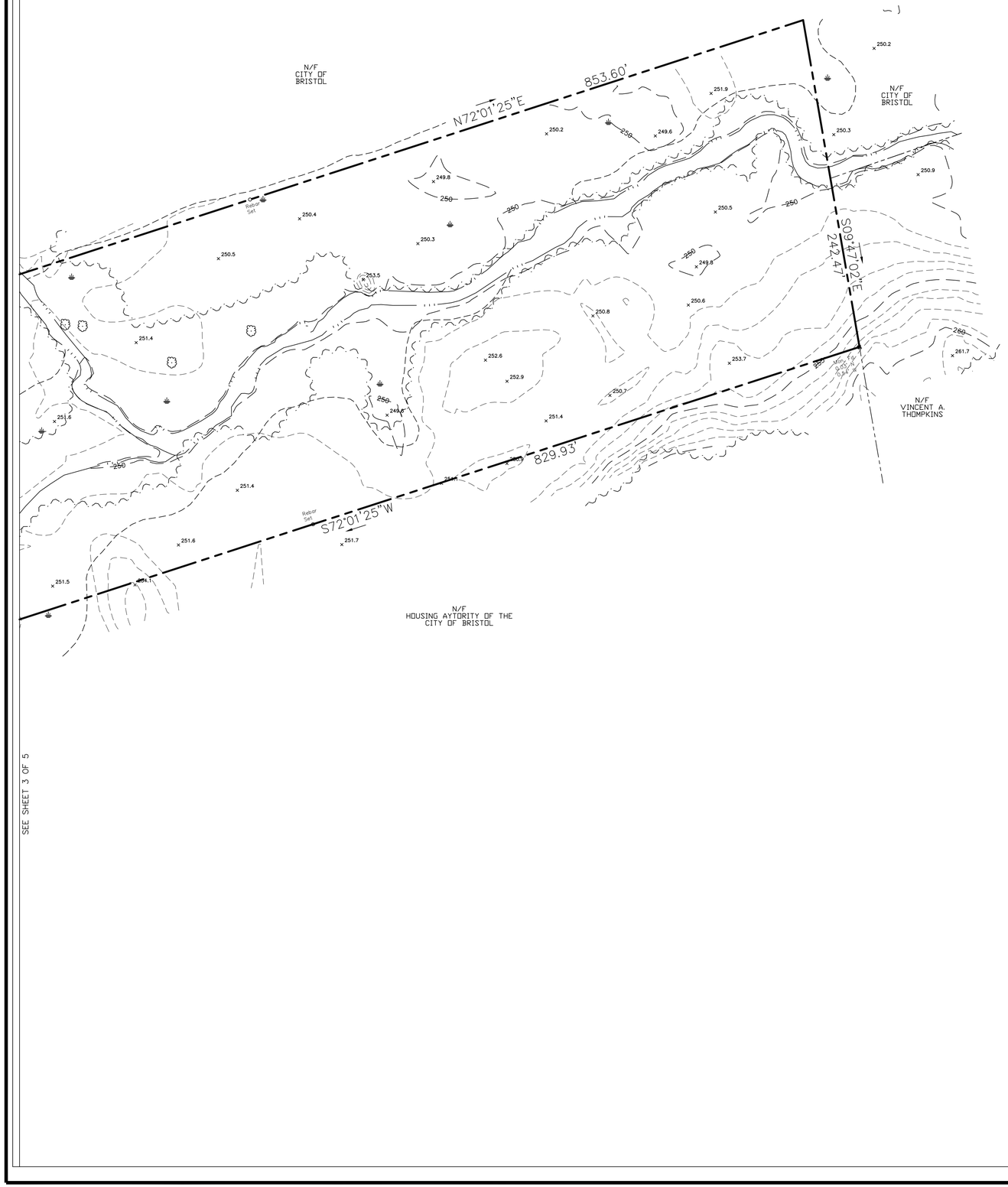
NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636

MERIDEN, CT. 06450
FAX 203-639-0022

SHEET: 2 OF 5



SEE SHEET 3 OF 5

PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS L.L.C.
CIVIL ENGINEERS & SURVEYORS

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203-639-8636

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SHEET: 3 OF 5

SEE SHEET 1 OF 5



SEE SHEET 5 OF 5

PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

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SHEET: 4 OF 5



PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

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SHEET: 5 OF 5

Elevation Drawings Updated: 2/5/25

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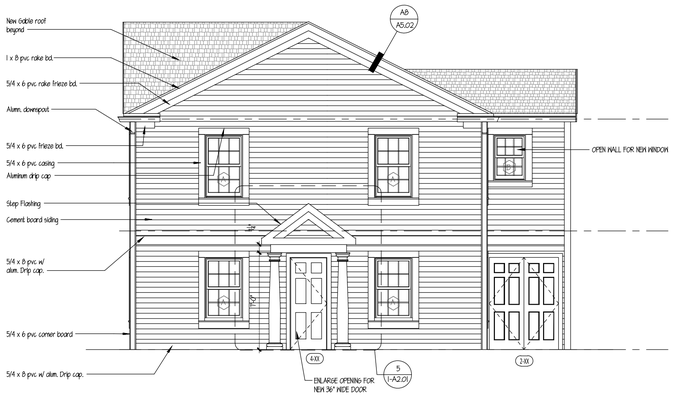
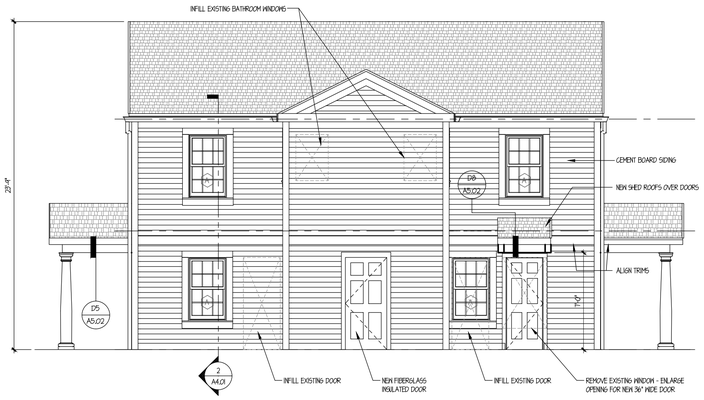


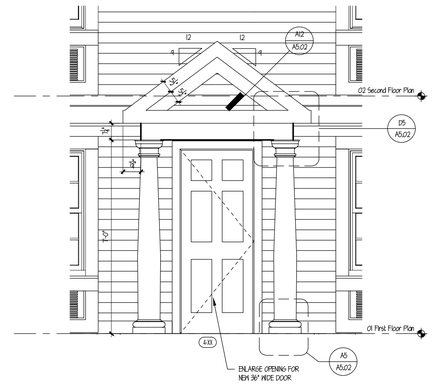
4 1-A2.01 BLDG #1 - RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



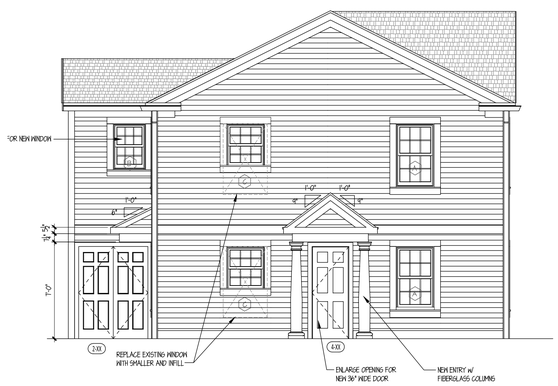
3 1-A2.01 BLDG #1- REAR ELEVATION

SCALE: 1/4"=1'-0"



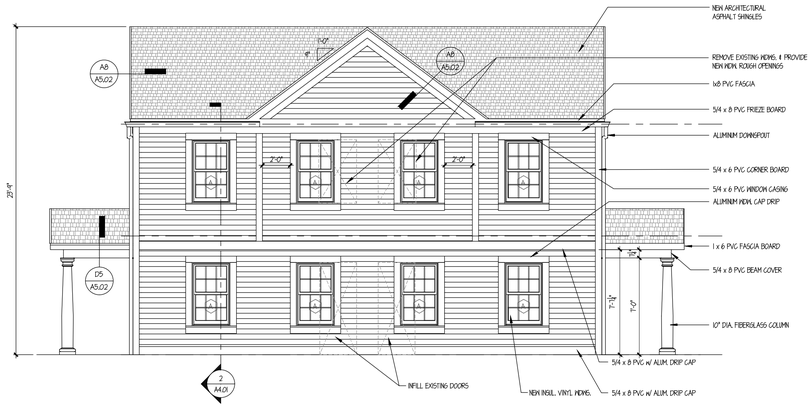
5 1-A2.01 BLDG #1 - SIDE ENTRY ELEVATION

SCALE: 1/2"=1'-0"



2 1-A2.01 BLDG #1 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



1 1-A2.01 BLDG #1 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

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CAMBRIDGE PARK REHABILITATION

Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 1 A2.01 - ELEVATIONS

date	description	no.

revisions

Building Type 1
C1A-3A

- Townhouse (2BR/2BR)
- Handicapped Accessible
- Side Door Entry
- Siding
- Gable Roof
- 2-Story Rear Addition (existing)

Locations:

27-10 Quaker / Davis
50-52 Davis (to be demo'd)
81-83 Davis
104/106 Jerome
121/123 Davis
130/132 Davis (to be demo'd)
163-165 Davis

2-APTS / 5 BR'S

BUILDING #1:

EXTERIOR ELEVATONS

BUILDING TYPES

• See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

DESIGN DEVELOPMENT

1-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

NOT TO SCALE

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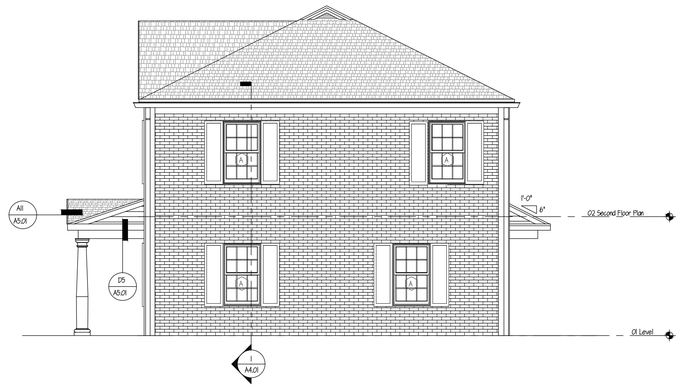
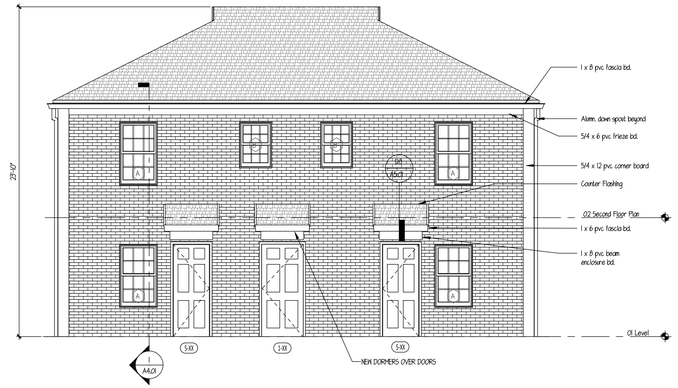
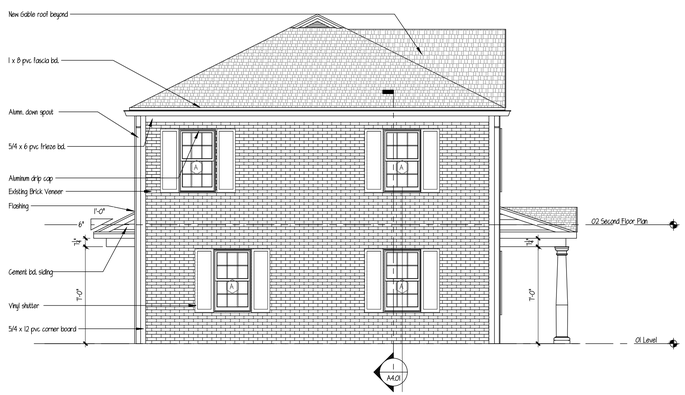


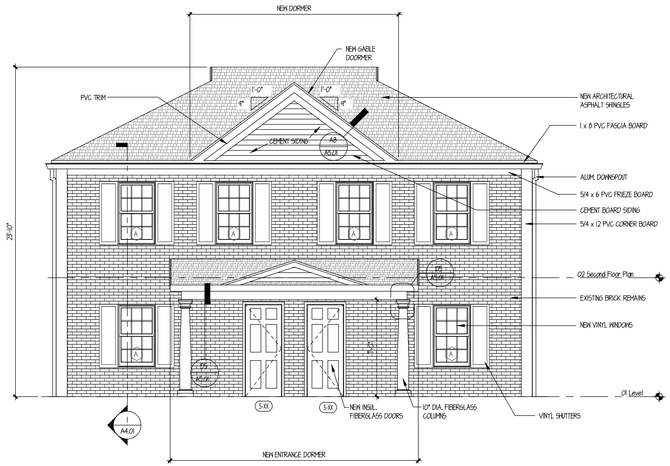
3 T-A2.01 BLDG #7 - REAR ELEVATION
SCALE: 1/4"=1'-0"



4 T-A2.01 BLDG #7- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

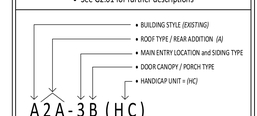


2 T-A2.01 BLDG #7 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 T-A2.01 BLDG #7 - FRONT ELEVATION
SCALE: 1/4"=1'-0"

BUILDING TYPES
• See G2.01 for further descriptions



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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 7_A2.01 - ELEVATIONS

date	description	no.
revisions		

Building Type 7
B2-2B

- **Townhouse (2BR/2BR)**
- **Front Door Entry**
- **Brick Veneer**
- **Hip Roof**

Locations:

203-205 Davis
118-120 Davis (to be demo'd)
212-214 Davis

2-APTS / 4 BR'S

BUILDING #7:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
7-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

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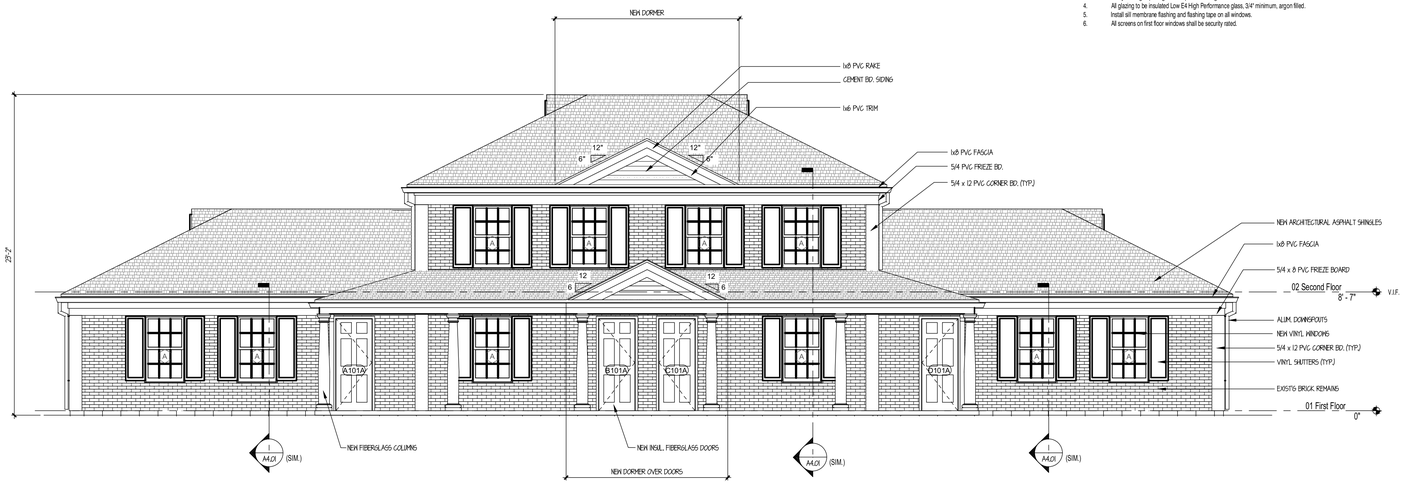
2 / 12-A2.01 BLDG #12 - REAR ELEVATION

SCALE: 1/4"=1'-0"

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2' - 11 1/2"	4' - 11"			
B	2	2' - 11 1/2"	4' - 0"			
C	8	2' - 11 1/2"	4' - 8"			
D	2	2' - 0 1/2"	2' - 10"			
I	8	3' - 0"	1' - 4"			
J	2	3' - 0"	1' - 4"			

NOTES:
1. Windows are to be vinyl. 5/4 Azek casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed insect screens.
3. Verify all rough openings in field prior to ording windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Install sill membrane flashing and flashing tape on all windows.
6. All screens on first floor windows shall be security rated.



1 / 12-A2.01 BLDG #12 - FRONT ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPES

• See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

NOT TO SCALE

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1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.3262 capitalstudio.net

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 12_A2.01 - ELEVATIONS

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

- **4 Units (1BR/2BR/2BR/1BR)**
- **Front Door Entry**
- **Brick Veneer**
- **Hip Roof**

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

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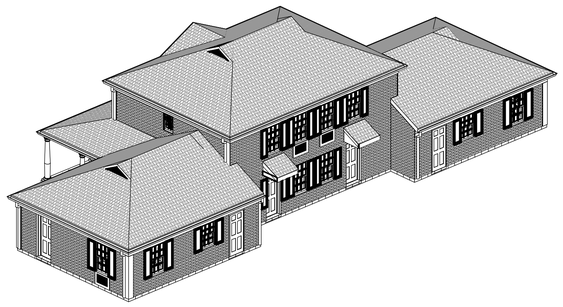
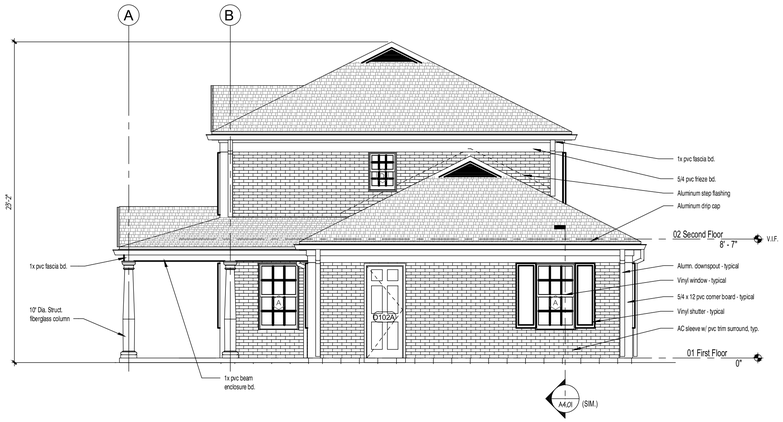


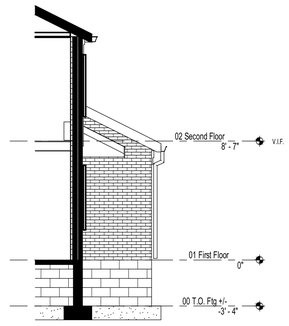
1 / 12-A2.02 BLDG #12 - REAR PERSPECTIVE

SCALE: 1/8"=1'-0"



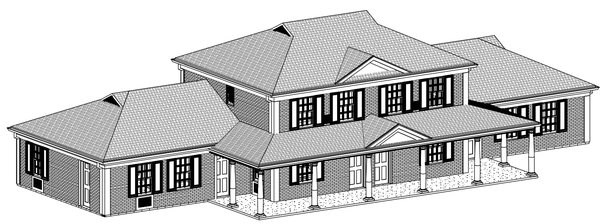
2 / 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



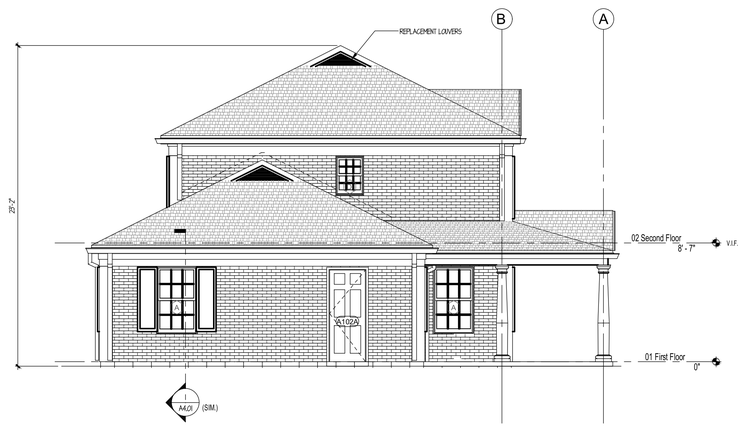
2A / 12-A2.02 PARTIAL RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



3 / 12-A2.02 BLDG #12 - FRONT PERSPECTIVE

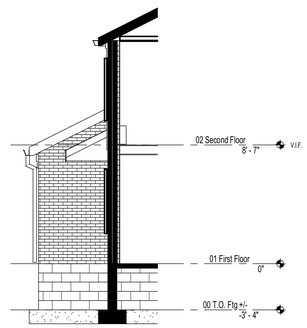
SCALE: 1/8"=1'-0"



1 / 12-A2.02 BLDG #12 - LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

1 / A4.01 (SIM.)



1A / 12-A2.02 PARTIAL LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPES

See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (A)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

NOT TO SCALE

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 12
A2-2C

- **4 Units (1BR/2BR/2BR/1BR)**
- **Front Door Entry**
- **Brick Veneer**
- **Hip Roof**

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 12_A2.01 - ELEVATIONS

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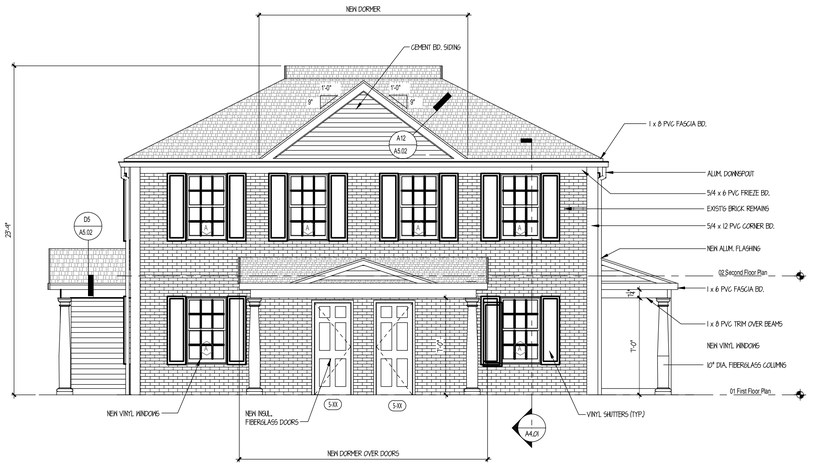
3 BLDG #16 - REAR ELEVATION
16-A2.0
SCALE: 1/4"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
16-A2.0
SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
16-A2.0
SCALE: 1/4"=1'-0"



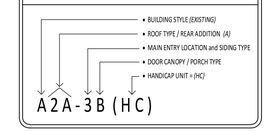
1 BLDG #16 - FRONT ELEVATION
16-A2.0
SCALE: 1/4"=1'-0"

Window Schedule						
Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	17	3' - 0"	4' - 11"	Vinyl	Double Hung	
C	1	2' - 4"	3' - 4"	Vinyl	Double Hung	
D	1	2' - 0"	3' - 4"	Vinyl	Double Hung	
E	3	2' - 9"	4' - 7"	Vinyl	Double Hung	

Siding Types	
A	Siding Type A
B	Siding Type B
C	Siding Type C

NOTES:
1. Windows are to be Vinyl Windows with vinyl extension jambs,clad exterior; 5/4 Apek casing, primed interior and white hardware. Where grilles are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed specified insect screens.
3. Verify all rough openings in field prior to ording windows with manufacturer.
4. All glazing to be insulated Low E-4 High Performance glass, 3/4" minimum, argon filled.
5. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
6. Install Sill Membrane flashing and flashing tape on all windows.

BUILDING TYPES
• See G2.01 for further descriptions



NOT TO SCALE

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

date	description	no.

revisions

Building Type 16
D2B-2B

- **2 Units (1BR/4BR)**
- **Side Door Entry**
- **Brick Veneer**
- **Hip Roof**
- **1-Story Rear Addition (existing)**

Locations:

208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
16-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 16, A2.01 - ELEVATIONS

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Updated Plan Documents: 2/10/25

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Quaker Lane, and Davis Drive

Bristol, Connecticut — February 2025



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS
- A/B/C/D BUILDING UNIT TYPES

ZONING TABLE

ZONE: A – MULTI-FAMILY RESIDENTIAL

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC MIN	38.8 AC***	39.95 AC***
LOT FRONTAGE	50' MIN	1,165'	1,165'
FRONT YARD	40'	±25'**	±25'**
SIDE YARD	25'/50'*	±24'**	±24'
REAR YARD	25'/50'*	±77'	±72'
BUILDING HEIGHT	40' MAX	±23'	±23'
BUILDING COVERAGE	30% MAX.	±9.6%	±8.5%
IMPERVIOUS COVERAGE	40% MAX.	20.83%	22%

NOTES:
* APPLICABLE TO YARDS ABUTTING A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
** EXISTING NON-CONFORMING SIDE YARD AND REAR YARD
*** PROPERTY IS SHOWN AS 38.8 AC PER CITY OF BRISTOL GIS W/ CITY ROADS NOT INCLUDED. PARCEL SIZE INCLUDING INTERIOR ROADS IS 39.95.

PARKING & UNITS TABLE

	TOTAL RESIDENTIAL BUILDING UNITS	TOTAL PARKING FOR RESIDENTIAL UNITS	SPACES / UNIT
EXISTING	198	282	1.5*
PROPOSED	176	366	2.1**

PARKING NOTES:
- PROPOSED TOTAL PARKING INCLUDES 9 HANDICAP SPACES WITH 2 VAN ACCESSIBLE SPACES.
  - PER THE CITY OF BRISTOL ZONING REGULATIONS:
    - SECTION 13.3 10% / 37 PARKING SPACES SHALL BE EV CAPABLE.

* EXISTING NON-CONFORMING PARKING FOR MULTI-FAMILY RESIDENTIAL
** PROPOSED PARKING RATIO TO REQUIRE WAIVER AT 2.1 SPACES PER UNIT
- PER THE CITY OF BRISTOL ZONING REGULATIONS:
  - SECTION 13.2 – AMOUNT OF OFF-STREET PARKING REQUIRED MINIMUM PARKING SPACES FOR MULTI-FAMILY DWELLINGS IS 2.5 PARKING SPACES PER DWELLING UNIT.

WETLANDS TABLE

	DISTURBANCE ALT 1(3)	DISTURBANCE ALT 2(3)
WETLANDS DISTURBANCE(2)	77,424 SF 1.78 AC	61,404 SF 1.41 AC
DISTURBANCE WITHIN 100' UPLAND REVIEW(2)	47,972 SF 1.10 AC	42,285 SF 0.97 AC

WETLAND NOTES:
(1) ALT 1 CONSISTS OF COMPLETE REPLACEMENT OF SIDEWALKS.
(2) ALT 2 CONSISTS OF PARTIAL REPLACEMENT OF SIDEWALKS.
(3) WETLANDS AND 100 FT UPLAND REVIEW DISTURBANCE REFERS TO THE CONSTRUCTION ACTIVITIES WITHIN THE BOUNDARY OF THE CITY OF BRISTOL'S INLAND WETLAND AND WATERCOURSES MAP AS REFERENCED. THIS DISTURBANCE IS IN AREAS CURRENTLY OBSERVED TO BE LAWN, RESIDENTIAL BUILDINGS, CONCRETE SIDEWALKS, AND ROAD AND PARKING SPACE PAVEMENT. THESE CONSTRUCTION ACTIVITIES WILL CONSIST OF FULL DEPTH REPLACEMENT OF THE ROADS AND PARKING AREAS, ADDING NEW PAVEMENT FOR ADDITIONAL PARKING, REPLACEMENT OF CONCRETE SIDEWALKS, NEW CONCRETE SIDEWALKS AND PATIOS, SOME UNDERGROUND UTILITY REPLACEMENT, NEW DUMPSTER PADS, AND MINOR GRADING FOR HANDICAP ACCESSIBILITY AND DRAINAGE.

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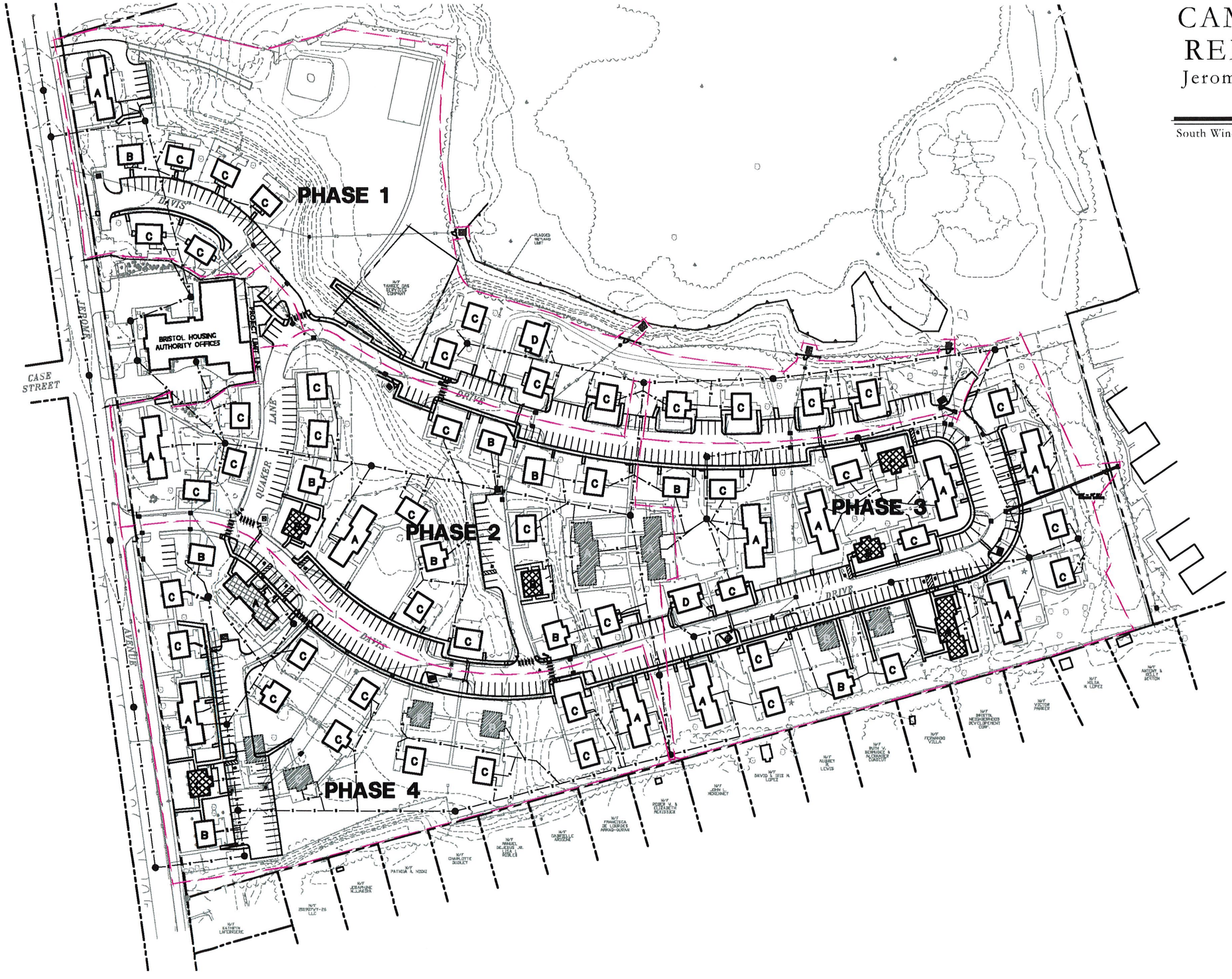
CAMBRIDGE PARK REHABILITATION

Jerome Ave, Quaker Lane, and Davis Drive

South Windsor, Connecticut — February 2025



PHASING OPTIONS

Phase 1 = 34 units
Phase 2 = 46 units
Phase 3 = 51 units
Phase 4 = 43 units
Total = 174 units

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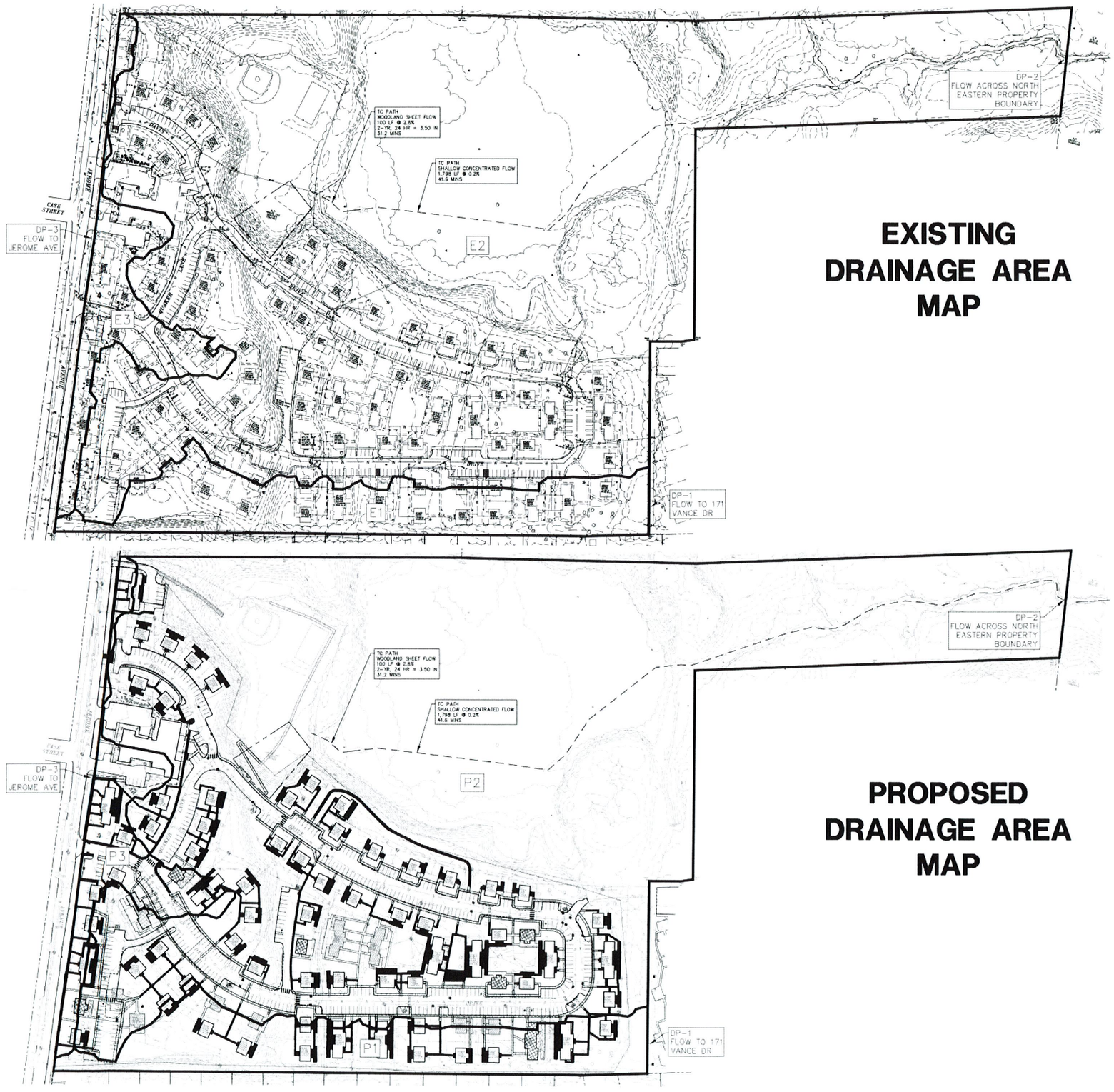
CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Quaker Lane, and Davis Drive

Bristol, Connecticut — November 2024



EXISTING DRAINAGE AREA MAP

PROPOSED DRAINAGE AREA MAP

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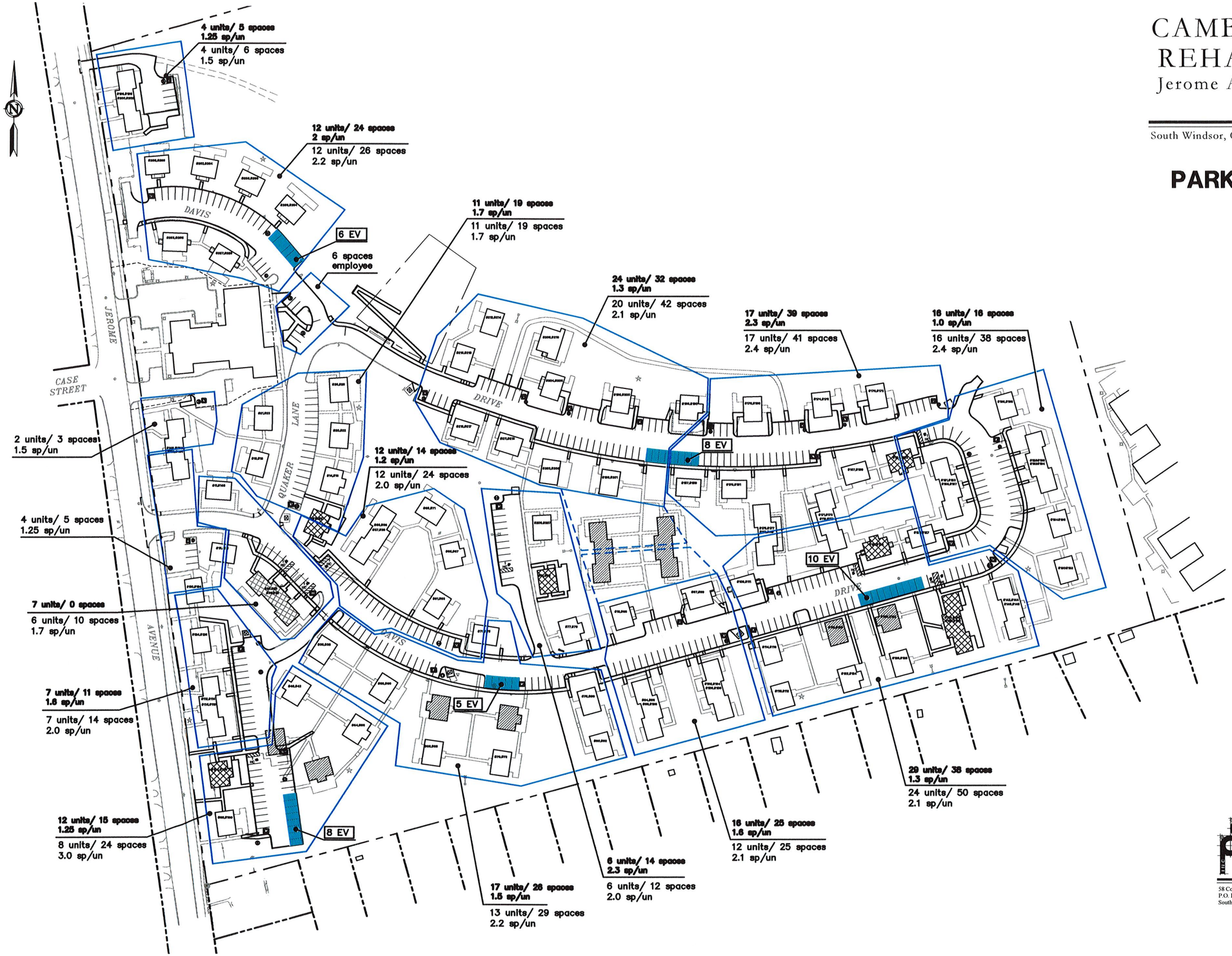
CAMBRIDGE PARK REHABILITATION

Jerome Ave, Quaker Lane, and Davis Drive

South Windsor, Connecticut — February 2025

PARKING ANALYSIS



LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS
- EXISTING PARKING COUNT / PROPOSED PARKING — PARKING PER AREA
- ❶ EXISTING PARKING
- 3 PROPOSED PARKING

TOTALS

EXISTING
196 UNITS
286 PARKING SPACES INCL. 2 H/C
= 1.46 SPACES/UNIT

PROPOSED
174 UNITS
373 PARKING SPACES INCL. 19 H/C
= 2.14 SP/UNIT

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BUILDING LEGEND

- TYPE "A" BUILDING (4 apts) (6 BR Bldgs) #12, #13 (3 apts) (7 BR Bldgs) #14
- TYPE "B" BUILDING (2 apts) (3 BR Bldgs)
- TYPE "C" BUILDING (2 apts) (3 BR Bldgs)
- TYPE "D" BUILDING (2 apts) (3 BR Bldgs)
- EXISTING BUILDING CONVERTED FOR HANDICAPPED ACCESSIBLE APT (S) (at least one apartment per building)
- DEMO BUILDING
- LIMITED INTERIOR RENOVATION LIMITED TO KITCHEN AND BATHROOM WORK

SUMMARY

BUILDING and APARTMENT COUNT:

EXISTING BUILDINGS	= 83	EXISTING APARTMENTS	= 196
BUILDINGS TO BE REMOVED	= 8	EXISTING APARTMENTS REMOVED	= 22
PROPOSED BLDGS. TO REMAIN	= 75	PROPOSED APARTMENTS TO REMAIN	= 174 **

* includes the reduction to convert 4 apt. Bldgs to 3 apt. or (2) buildings (BLDG. 14)

** HANDICAPPED ACCESSIBLE UNITS (5% of 174 apartments) = 9 accessible

HANDICAPPED BUILDINGS

TYPE 1	1 apt. x 5 locations	= 5
TYPE 14	2 apts. x 2 locations	= 4
Total Accessible Units		= 9

NEW BUILDING TYPE BREAKDOWN

BUILDINGS		APTS.	APTS. FOR EACH BUILDING			BR. COUNTS PER SITE				TOTALS	NOTES
TYPE	QTY.	QTY.				1 BR	2 ER	3 BR	4 ER		
A	II	44	(1-ER x 2) x II = 22	(2-ER x 2) x II = 44	4 APTS. / 6 BR	22	44	~~~	~~~	66	BLDG. TYPES 12 & 13
A-HC	1	3	(2-ER x 2) x 2 = 8	(3-BR x 1) x 2 = 6	3 APTS. / 7 BR	~~~	8	6	~~~	14	BLDG. TYPE 14
B	15	30	(2-ER x 2) x 15 = 60	~~~	2 APTS. / 4 BR	~~~	60	~~~	~~~	60	
C	45	90	(2-ER x 1) x 45 = 90	(3-BR x 1) x 45 = 135	2 APTS. / 5 BR	~~~	90	135	~~~	225	
D	2	4	(1-ER x 1) x 2 = 2	(4-BR x 1) x 2 = 8	2 APTS. / 5 BR	2	~~~	~~~	8	10	
	75	174				24	202	141	8	375	
	-8	-22				-8	-24	-3	0	-31	DIFFERENCE FROM EXISTING

EXISTING BUILDING TYPE BREAKDOWN

BUILDINGS		APTS.	APTS. FOR EACH BUILDING			BR. COUNTS PER SITE				TOTALS	NOTES
TYPE	QTY.	QTY.				1 BR	2 ER	3 BR	4 ER		
A	15	60	(1-ER x 2) x 15 = 30	(2-ER x 2) x 15 = 60	4 APTS. / 6 BR	30	60	~~~	~~~	90	
B	10	36	(2-ER x 2) x 18 = 72	~~~	2 APTS. / 4 BR	~~~	72	~~~	~~~	72	
C	48	96	(2-ER x 1) x 48 = 96	(3-BR x 1) x 48 = 144	2 APTS. / 5 BR	~~~	96	144	~~~	240	
D	2	4	(1-ER x 1) x 2 = 2	(4-BR x 1) x 2 = 8	2 APTS. / 5 BR	2	~~~	~~~	8	10	
	83	196				32	228	144	8	412	

NEW BUILDING, APT., & B.R. COUNTS

A	B	C	D (B x C)	E	F (B x E)
Type	Qty.	Apts./Bldg.	Apts./Site	BR./Bldg.	BR./Site
1	5	2	10	5	25
1A	0	0	0	0	0
2	4	2	8	5	20
3	1	2	2	4	4
4	1	2	2	4	4
5	5	2	10	4	20
6	2	2	4	4	8
7	2	2	4	4	8
7A	3	2	6	4	12
8	II	2	22	5	55
8A	1	2	2	5	5
9	4	2	8	5	20
10	14	2	28	5	10
II	7	2	14	5	35
12	8	4	32	6	48
13	3	4	12	6	18
14	2	3	6	7	14
15	0	0	0	0	0
16	1	2	2	5	5
17	1	2	2	5	5
	75		174		376

EXISTING BUILDING, APT., & B.R. COUNTS

A	B	C	D (B x C)	E	F (B x E)
Type	Qty.	Apts./Bldg.	Apts./Site	BR./Bldg.	BR./Site
1	5	2	10	5	25
1A	2	2	4	5	10
2	4	2	8	5	20
3	1	2	2	4	4
4	3	2	6	4	12
5	5	2	10	4	20
6	2	2	4	4	8
7	3	2	6	4	12
7A	3	2	6	4	12
8	II	2	22	5	55
8A	1	2	2	4	4
9	4	2	8	5	20
10	15	2	30	5	75
II	7	2	14	5	35
12	10	4	40	6	60
13	3	4	12	6	18
14	2	4	8	6	12
15	0	4	0	6	0
16	1	2	2	5	5
17	1	2	2	5	5
	83		196		412

PREVIOUSLY RENOVATED BUILDINGS
21 Buildings / 42 Apartments

Item	Bldg. Type	Address
1	C	104-106 Jerome Ave.
2	C	50-52 Davis Dr.
3	C	54-56 Davis Dr.
4	C	40-42 Davis Dr.
5	B	62-64 Davis Dr. (to be Demo'd)
6	B	74-76 Davis Dr. (to be Demo'd)
7	C	65-67 Davis Dr.
8	A	39-35 Davis Dr. (2 duplex units only)
9	C	10 Quaker Ln./21 Davis Dr.
10	C	14-16 Quaker Ln.
11	B	73-79 Davis Dr.
12	C	81-83 Davis Dr.
13	A	96-98 Davis Dr. (2 duplex units only)
14	A	104-106 Davis Dr. (2 duplex units only)
15	D	93-95 Davis Dr.
16	C	100-102 Davis Dr. (to be Demo'd)
17	C	126-128 Davis Dr.
18	C	125-121 Davis Dr.
19	C	109-115 Davis Dr.
20	C	88-90 Davis Dr.
21	D	208-210 Davis Dr.

SITE PLAN SYMBOLS

- PREVIOUSLY RENOVATED BUILDING
- PREVIOUSLY RENOVATED BUILDING - TO BE DEMOLISHED
- PREVIOUSLY RENOVATED BUILDING - TO BE HC. ACCESSIBLE

PREVIOUSLY RENOVATED
21 Buildings = 42 Apartments (3 bldgs / 6 apts. to be demo'd)

OVERALL PROJECT TO BE RENOVATED
- 75 Building Exteriors / 174 Apartments
- 36 Limited Interiors (12-6 previously renovated apts.)

BRISTOL HOUSING AUTHORITY OFFICES

PREVIOUSLY RENOVATED BLDG.

PREVIOUSLY RENOVATED BLDG.

ACCESS ROAD TO "BONNIE ACRES" DEVELOPMENT

QUAKER DRIVE

DAVIS DRIVE

JEROME AVENUE

PHASE 3
PHASE 4
PHASE 2
PHASE 1

BUILDING LOCATION PLAN
1 G-101 NOT TO SCALE

Accessible Unit(s)

NORTH

PHASING PLAN

TYPE "A" = 5 / "B" = 3 / "C" = 14 / "D" = 0

PHASE 1: 22 Ex. Buildings • 2 demo'd

Type	Style	Address
1	C	121-123 Davis
1	C	163-165 Davis
2	C	188-190 Davis
3	B	122-124 Davis
5	B	166-168 Davis
8	C	125-127 Davis
8	C	167-169 Davis
8	C	154-156 Davis
9	C	150-152 Davis
10	C	114-116 Davis
10	C	174-176 Davis
10	C	178-180 Davis
II	C	110-112 Davis
II	C	126-128 Davis
II	C	170-172 Davis
12	A	142-144-146-148 Davis
12	A	158-160-162-164 Davis
# 12	A	117-119-171-173 Davis (currently Boys Club)
14	A	134-136-138-140 Davis
# 12	A	151-153-155-157 Davis (153-155 is one apt.)
DEMO	(2 Buildings / 4 Apartments)	
1A	C	130-132 Davis - DEMO
7	B	118-120 Davis - DEMO

TYPE "A" = 5 / "B" = 4 / "C" = 11 / "D" = 2

PHASE 2: 22 Ex. Buildings • 2 demo'd

Type	Style	Address
1	C	81-83 Davis
4	B	77-79 Davis
# 6	B	189-189A Davis (two apts. combined into one)
7	B	203-205 Davis
7	B	212-214 Davis
8	C	109-111 Davis
8	C	179-181 Davis
8	C	201-204 Davis
10	C	78-80 Davis
10	C	89-91 Davis
10	C	90-92 Davis
10	C	199-201 Davis
10	C	204-206 Davis
II	C	198-200 Davis
II	C	216-218 Davis
12	A	113-115-175-177 Davis
13	A	102-104-106-108 Davis
13	A	94-96-98-100 Davis
16	D	208-210 Davis
17	D	93-99 Davis
DEMO	(2 Buildings / 8 Apartments)	
12	A	85-87-194-195 Davis - DEMO
12	A	93-95-195-197 Davis - DEMO

TYPE "A" = 5 / "B" = 6 / "C" = 13 / "D" = 0

PHASE 3: 22 Ex. Buildings • 0 demo'd

Type	Style	Address
1	C	10 Quaker / 21 Davis
2	C	65-67 Davis
5	B	13-15 Quaker
5	B	21-23 Quaker
5	B	26-28 Quaker
5	B	211-213 Davis
7A	B	266-268 Davis
7A	B	61-63 Davis
8	C	11 Quaker / 146 Jerome
8	C	73-75 Davis
8	C	215-217 Davis
8	C	251-259 Davis
8A	B	14-16 Quaker
9	C	20-22 Quaker
9	C	263-265 Davis
10	C	69-71 Davis
10	C	258-260 Davis
II	C	254-256 Davis
II	C	262-264 Davis
12	A	148-150-152-154 Jerome
12	A	196-198-200-202 Jerome
13	A	31-33-35-37 Davis

TYPE "A" = 2 / "B" = 4 / "C" = 11 / "D" = 0

PHASE 4: 17 Ex. Buildings • 4 demo'd

Type	Style	Address
1	C	104-106 Jerome
2	C	54-56 Davis
2	C	40-42 Davis
6	B	98-100 Jerome
7A	B	18-20 Davis
8	C	124-126 Jerome
9	C	130-134 Jerome (port. bmt. below apt. 134)
10	C	36-38 Davis
10	C	58-60 Davis
10	C	66-68 Davis
10	C	70-72 Davis
12	A	112-114-116-118 Jerome
14	A	26-28-30-32 Davis
DEMO	(4 Buildings / 8 Apartments)	
1A	C	50-52 Davis - DEMO
4	B	62-64 Davis - DEMO
4	B	74-76 Davis - DEMO
10	C	46-48 Davis - DEMO

○ = NEW HANDICAPPED ACCESSIBLE BLDG.

SQ. FOOTAGE

NEW SQ. FOOTAGE

Type	Qty.	Bldg. Sq. Ft.	Site Sq. Ft.
1	5	1,870	9,350
2	4	1,870	7,480
3	1	1,870	1,870
4	1	1,870	1,870
5	5	1,700	8,500
6	2	1,700	3,400
7	2	1,700	3,400
7A	3	1,700	5,100
8	II	1,700	18,700
8A	1	1,700	1,700
9	4	1,700	6,800
10	14	1,700	23,800
II	7	1,700	11,900
12	8	2,824	22,592
13	3	2,442	8,826
14	2	2,824	5,648
15	0	0	0
16	1	2,020	2,020
17	1	2,020	2,020
	75		144,976

EXISTING SQ. FOOTAGE

Type	Qty.	Bldg. Sq. Ft.	Site Sq. Ft.
1	5	1,870	9,350
1A	2	1,870	3,740
2	4	1,870	7,480
3	1	1,870	1,870
4	3	1,870	5,610
5	5	1,700	8,500
6	2	1,700	3,400
7	3	1,700	5,100
7A	3	1,700	5,100
8	II	1,700	18,700
8A	1	1,700	1,700
9	4	1,700	6,800
10	15	1,700	25,500
II	7	1,700	11,900
12	10	2,824	28,240
13	3	2,442	8,826
14	2	2,824	5,648
15	0	0	0
16	1	2,020	2,020
17	1	2,020	2,020
	83		161,504

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
144 Jerome Ave., Bristol, CT

date	description	no.

REVISIONS

SITE KEY PLAN

DESIGN DEVELOPMENT
G1.01

date	AUGUST 1, 2024
drawn	MSM
scale	AS NOTED
checked	DH
project no.	23-10

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 | sheet G1.01_Site Key Plan

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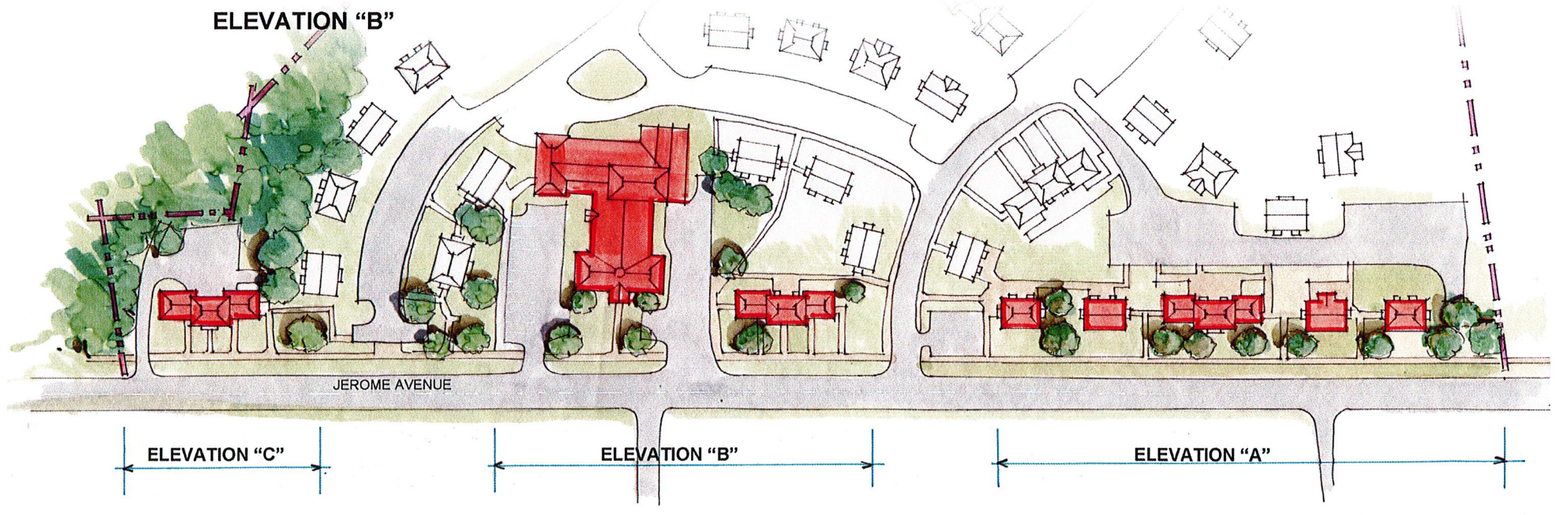
ELEVATION “A”



ELEVATION “B”



ELEVATION “C”



JEROME AVENUE STREETSCAPES, CAMBRIDGE PARK, JEROME AVENUE, BRISTOL, CONNECTICUT

FEBRUARY19. 2018

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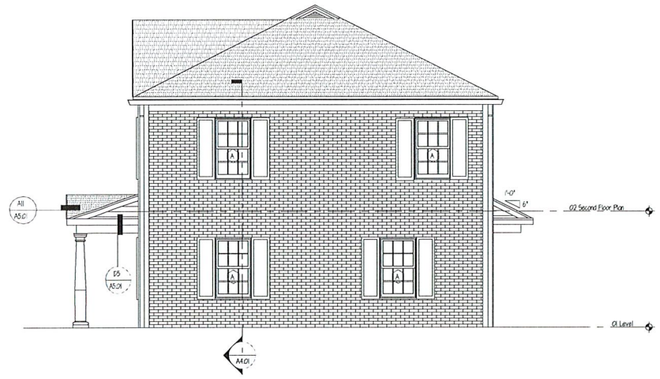
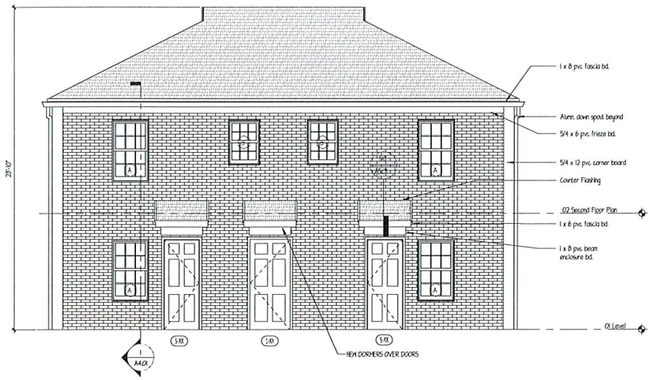
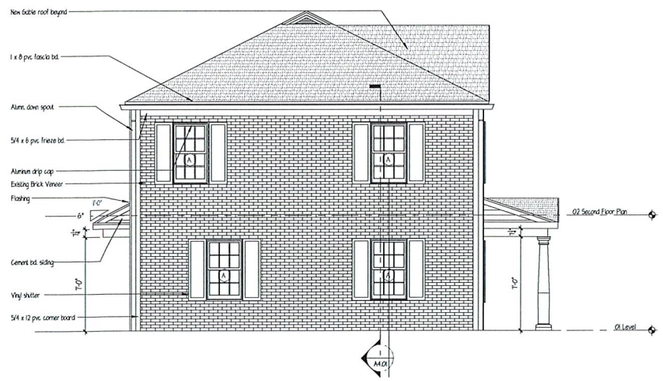


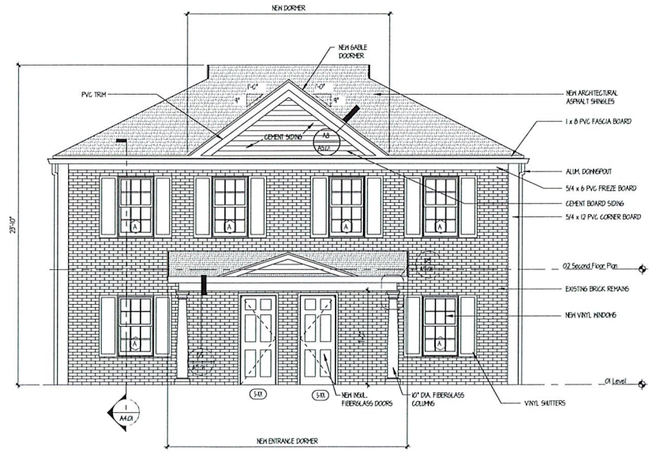
3 BLDG #7 - REAR ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"



4 BLDG #7- RIGHT SIDE ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"



2 BLDG #7 - LEFT SIDE ELEVATION
7A2.01 SCALE: 1/4"=1'-0"



1 BLDG #7 - FRONT ELEVATION
7-A2.01 SCALE: 1/4"=1'-0"

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architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.7282 capitalstudio.net

CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave, Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 7_A2.01 - ELEVATIONS

date	description	no
revisions		

Building Type 7
B2-2B

- Townhouse (2BR/2BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:
203-205 Davis
118-120 Davis (to be demo'd)
212-214 Davis

2-APTS / 4 BRS

BUILDING #7:
EXTERIOR ELEVATIONS

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION. (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A 2 A - 3 B (HC)

DESIGN DEVELOPMENT
7-A2.01

date	AUGUST 1, 2024
drawn	MSM
scale	AS NOTED
checked	DH
project no.	23-10

12/6/2024 11:05 AM C:\Users\MSM\OneDrive\Desktop\Planning + Zoning Special Permit Drawings\1_A2.01 - ELEVATIONS.dwg

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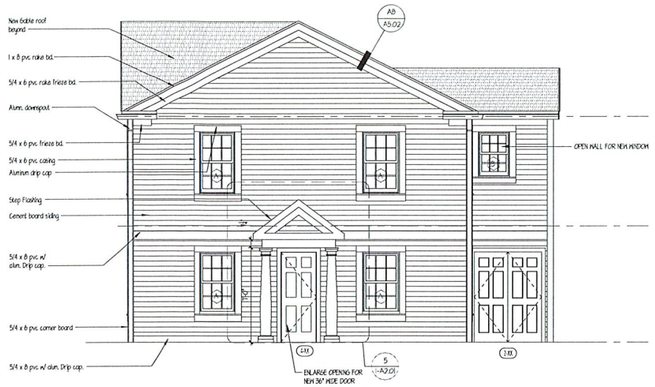
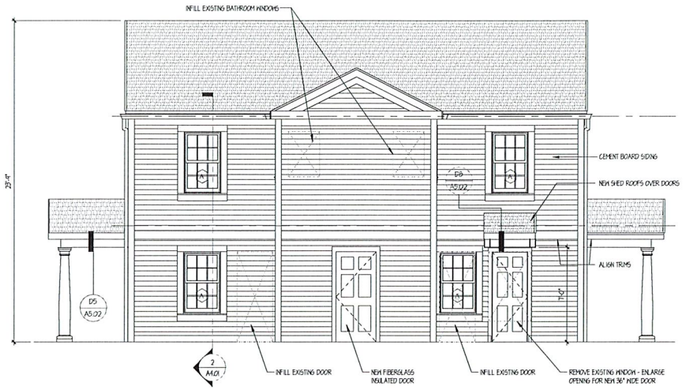
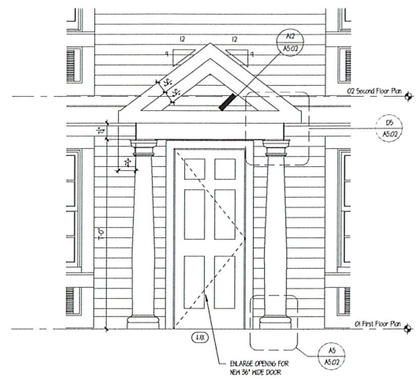


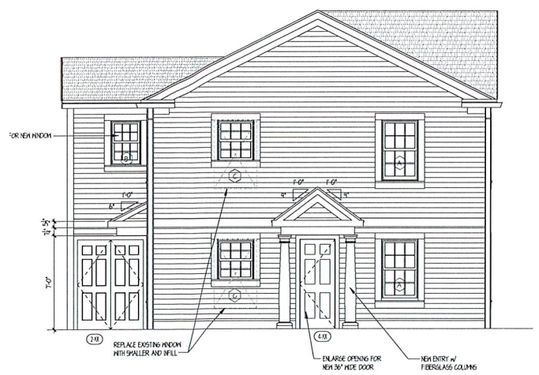
4 BLDG #1 - RIGHT SIDE ELEVATION
1-A2.01 SCALE: 1/4"=1'-0"



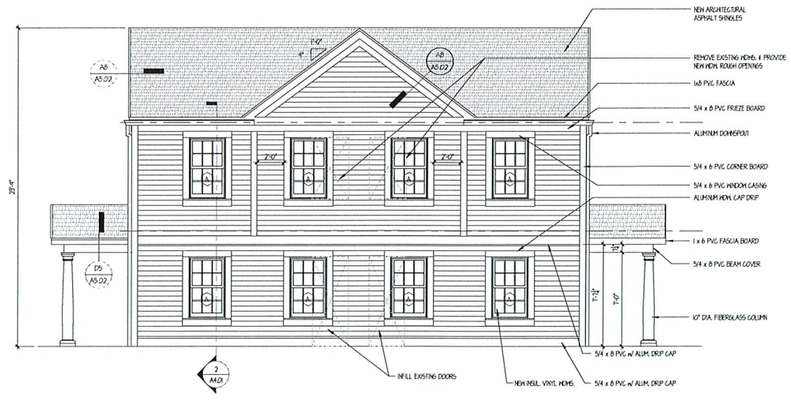
3 BLDG #1- REAR ELEVATION
1-A2.01 SCALE: 1/4"=1'-0"



5 BLDG #1 - SIDE ENTRY ELEVATION
1-A2.01 SCALE: 1/2"=1'-0"



2 BLDG #1 - LEFT SIDE ELEVATION
1-A2.01 SCALE: 1/4"=1'-0"



1 BLDG #1 - FRONT ELEVATION
1-A2.01 SCALE: 1/4"=1'-0"

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 | sheet 1_A2.01 - ELEVATIONS

date	description	no.
REVISIONS		

Building Type 1
C1A-3A

- Townhouse (SR R-2BR)
- Handicapped Accessible
- Side Door Entry
- Siding
- Gable Roof
- 2-Story Rear Addition (existing)

Locations:
27-10 Quaker / Davis
50-52 Davis (to be demo'd)
81-83 Davis
104/106 Johnson
121/123 Davis
130/132 Davis (to be demo'd)
163-165 Davis

2-APTS / 5 BR'S

BUILDING #1: EXTERIOR ELEVATONS

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION. (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A2A-3B (HC)

DESIGN DEVELOPMENT
1-A2.01

date	AUGUST 1, 2024
drawn	MSM
scale	AS NOTED
checked	DH
project no.	23-10

12/6/2024 11:59 AM C:\Users\HOME\Desktop\Planning + Zoning Special Permit Drawings\1_A2.01 - ELEVATIONS.dwg

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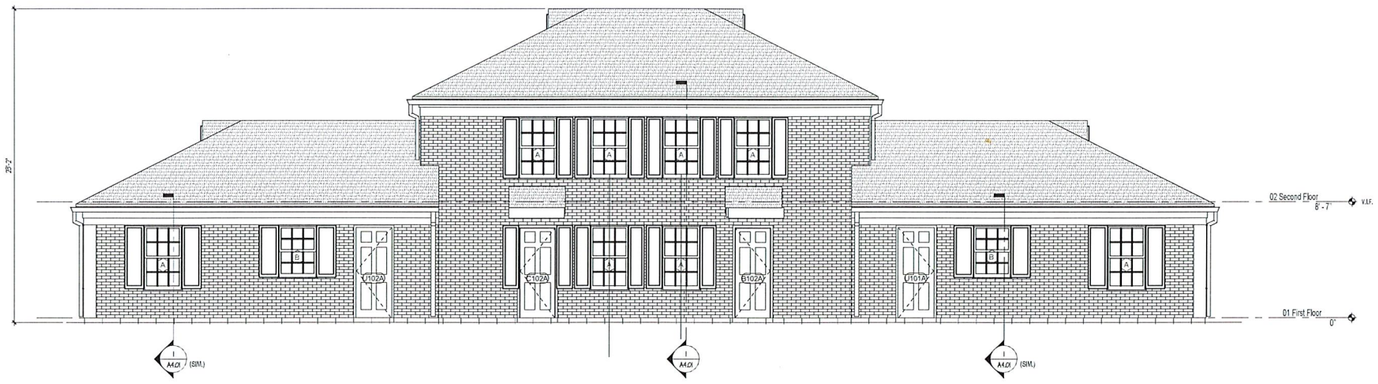
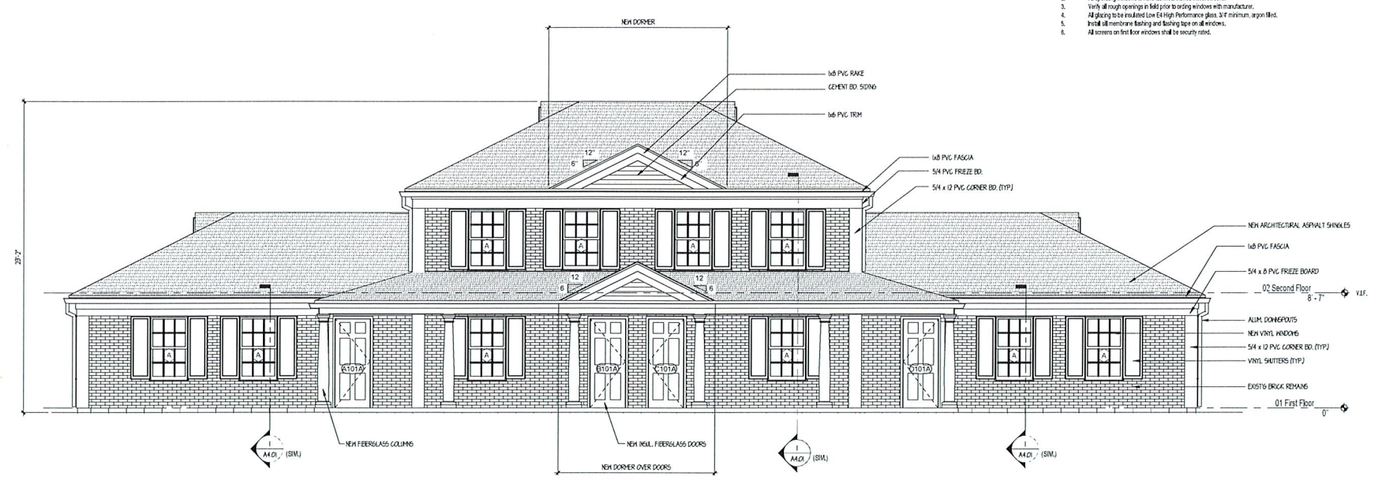


2 BLDG #12 - REAR ELEVATION
12-A2.01 SCALE: 1/4"=1'-0"

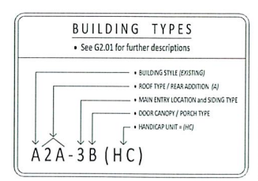
Window Schedule						
Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	14	2'-11 1/2"	4'-11"			
B	2	2'-11 1/2"	4'-0"			
C	9	2'-11 1/2"	4'-8"			
D	2	2'-3 1/2"	2'-10"			
I	8	2'-0"	1'-6"			
J	2	2'-0"	1'-6"			

NOTES:
1. Windows are to be vinyl, 5-1/4zok casing, primed interior and white hardware. Where muntins are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed insect screens.
3. Verify all rough openings in field prior to ordering windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Install sill membrane flashing and flashing tape on all windows.
6. All screens on first floor windows shall be security rated.



1 BLDG #12 - FRONT ELEVATION
12-A2.01 SCALE: 1/4"=1'-0"

BUILDING TYPES
• See G2.01 for further descriptions



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Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave. Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 sheet 12_A2.01 ELEVATIONS

date	description	no.
revisions		

Building Type 12
A2-2C

- 8 Units (1BR/2BR/2BR/1BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:
112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
93-95-191-193 Davis (DEMO)
113-115-175-177 Davis
162-164-145-148 Davis
158-160-162-164 Davis
117-119-171-173 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
12-A2.01

date	AUGUST 1, 2024
drawn	MGM
scale	AS NOTED
checked	DH
project no.	23-10

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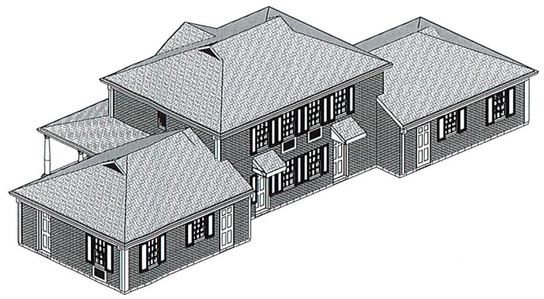
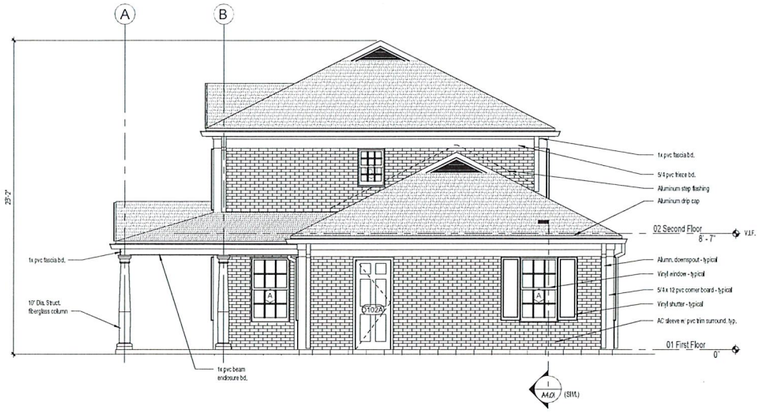
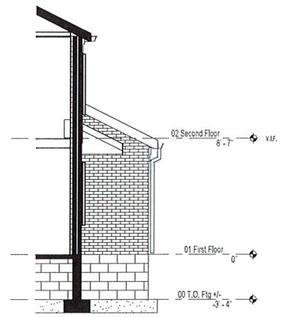


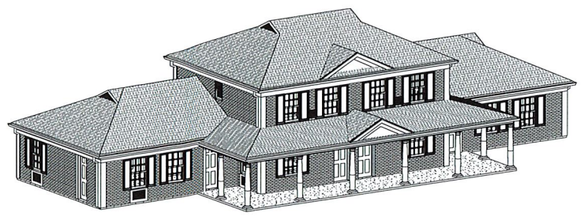
1 12-A2.02 BLDG #12 - REAR PERSPECTIVE
SCALE: 1/8"=1'-0"



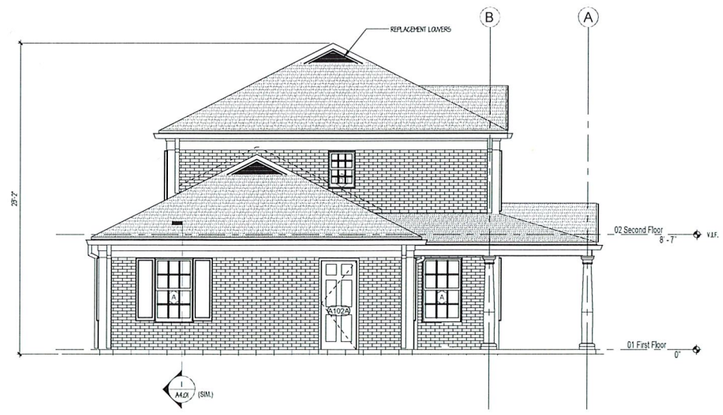
2 12-A2.02 BLDG #12 - RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



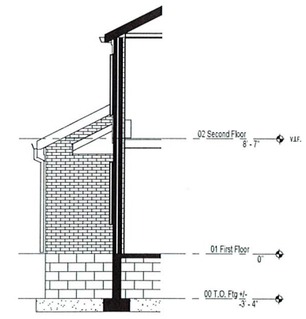
2A 12-A2.02 PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 12-A2.02 BLDG #12 - FRONT PERSPECTIVE
SCALE: 1/8"=1'-0"



1 12-A2.02 BLDG #12 - LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1A 12-A2.02 PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

BUILDING TYPES
See G2.01 for further descriptions

- BUILDING STYLE (EXISTING)
- ROOF TYPE / REAR ADDITION (IF)
- MAIN ENTRY LOCATION and SIDING TYPE
- DOOR CANOPY / PORCH TYPE
- HANDICAP UNIT = (HC)

A2A-3B (HC)

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 | sheet 12_A2.01 - ELEVATIONS

date	description	no.

Building Type 12
A2-2C

- 4 Units (1BR/2BR/2BR/1BR)
- Front Door Entry
- Brick Veneer
- Hip Roof

Locations:

112-114-116-118 Jerome
85-87-194-195 Davis (DEMO)
89-95-191-193 Davis (DEMO)
113-115-175-177 Davis
142-144-146-148 Davis
158-160-162-164 Davis
170-172-174-176 Davis
134-136-138-140 Davis
151-153-155-157 Davis
148-150-152-154 Jerome
196-198-200-202 Jerome

4-APTS / 6 BR'S

BUILDING #12: EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT

12-A2.02

date	AUGUST 1, 2024
drawn	MSM
scale	AS NOTED
checked	DH
project no.	23-10

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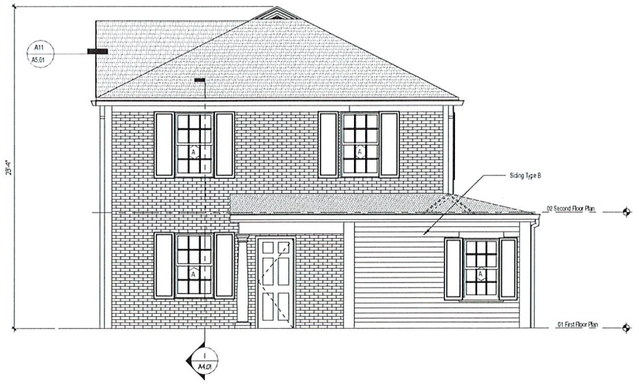
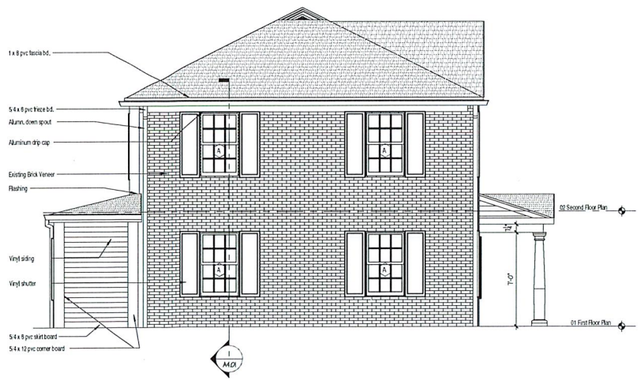
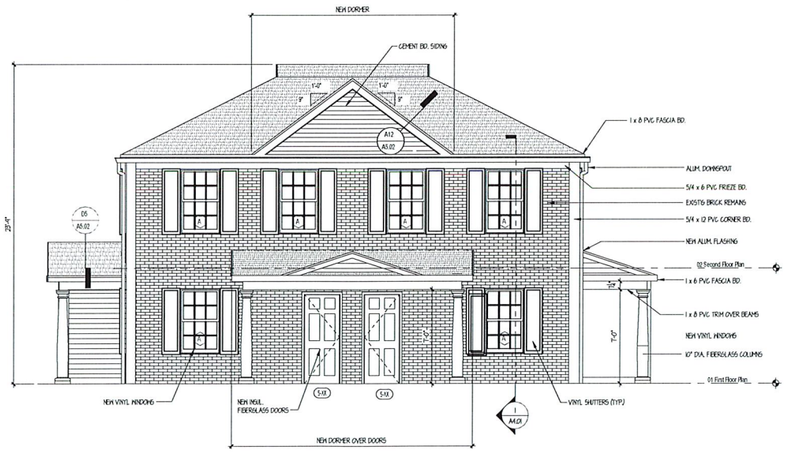
3 BLDG #16 - REAR ELEVATION
1/8"=A2.01 SCALE: 1/4"=1'-0"



4 BLDG #16 - RIGHT SIDE ELEVATION
1/8"=A2.01 SCALE: 1/4"=1'-0"



2 BLDG #16 - LEFT SIDE ELEVATION
1/8"=A2.01 SCALE: 1/4"=1'-0"



1 BLDG #16 - FRONT ELEVATION
1/8"=A2.01 SCALE: 1/4"=1'-0"

Window Schedule						
Type Mark	Count	Rough Opening Width	Rough Opening Height	Material	Type	Egress
A	17	2'-7"	4'-11"	Vinyl	Double Hung	
C	1	2'-4"	3'-4"	Vinyl	Double Hung	
D	1	2'-0"	3'-4"	Vinyl	Double Hung	
E	3	2'-9"	4'-7"	Vinyl	Double Hung	

Siding Types	
A	Siding Type A
B	Siding Type B
C	Siding Type C

NOTES:
1. Windows are to be Vinyl Windows with vinyl extension jambs clad exterior; 5/4 Azek casing primed interior and white hardware. Where grilles are indicated, they are to be simulated divided lights with permanent grills on the interior and exterior.
2. All operating windows to have full white framed specified insect screens.
3. Verify all rough openings in field prior to ordering windows with manufacturer.
4. All glazing to be insulated Low E4 High Performance glass, 3/4" minimum, argon filled.
5. Glass in doors and in windows within 18" of the floor or as required by the Building Code shall be tempered glass.
6. Install Sill Membrane flashing and flashing tape on all windows.

BUILDING TYPES
• See G2.01 for further descriptions
• BUILDING STYLE (EXISTING)
• ROOF TYPE / REAR ADDITION (A)
• MAIN ENTRY LOCATION and SIDING TYPE
• DOOR CANOPY / PORCH TYPE
• HANDICAP UNIT = (HC)
A2A-3B (HC)

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CAMBRIDGE PARK REHABILITATION
Bristol, Connecticut 06010

Bristol Housing Authority
164 Jerome Ave., Bristol, CT

CAMBRIDGE PARK REHABILITATION, Bristol, CT | CSA Project 23-10 Sheet 16_A2.01 - ELEVATIONS

date	description	rev.
REVISIONS		

Building Type 16
D2B-2B
- 2 Units (1BR/4BR)
- Side Door Entry
- Brick Veneer
- Hip Roof
- 1-Story Rear Addition (existing)

Locations:
208-210 Davis

2-APTS / 5 BR'S

BUILDING #17:
EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
16-A2.01

date	AUGUST 1, 2024
drawn	MSM
scale	AS NOTED
checked	DH
project no.	23-10

11/5/2024 1:57 AM C:\Users\MSM\OneDrive\Desktop\Planning - Zoning Special Permit Drawings\16_A2.01 - ELEVATIONS.dwg

35-day Public Hearing Extension to April 14, 2025

MARK ZIOGAS
ATTORNEY AT LAW
88 VALLEY STREET, 2ND FLOOR
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmzllc.com

Phone (860) 589-4121 FAX (860) 589-4966

March 10, 2025

Zoning Commission
111 Main Street
Bristol, CT 065010

Re: Warner Street Application 2517

Dear Commissioners:

Please extend the above application for an additional 35 days in order to give the engineer additional time to revise the plans.

Very Truly Yours,

Mark Ziogas
MZ/alr

For Office Use Only	
APPLICATION NO.	2517
DATE FILED:	12/30/24
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL IN EXCESS OF 400 CUBIC YARDS

Address or Location of the Property: 165 WARNER ST

Assessor's Map No.: 55 Assessor's Lot No.(s): 49

Zone of the Property: R-25/OSD Size of the Property (in acres or square feet): 0.4 AC/ 17,600 S.F

Reason for the Special Permit: REMOVAL OF EXCESS MATERIAL FROM THE LOT TO PROVIDE FOR A FEASIBLE BUILDING ENVELOPE FOR THE CONSTRUCTION OF A NEW HOME ON THE LOT

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on _____ [ ] no

Other comments: WETLAND COMMISISON APPROVED THE ISSUANCE OF A WETLANDS PERMIT FOR THE PROPERTY 10-6-2021 APPROVING THE REMOVAL OF EXCESS MATERIAL FROM THE LOT.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: DB HOMES, LLC

Address: PO BOX 9495 City: Bristol State: CT Zip: 06011

Telephone No.: 860-302-0035 E-Mail: kevinbianca@sbcglobal.net

Signature: Kevin P DellaBianca *Signature – (Printed/Typed)* KEVIN P. DELLABIANCA

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2517

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 165 WARNER ST

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

APPLICATION #2323 FOR A SPECIAL PERMIT FOR EARTH REMOVAL WAS APPROVED ON AUGUST 15, 2019 BUT THE PRIOR APPLICANT NEVER WENT FORWARD WITH THE PROJECT

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@csmzllc.com

08/17 - LUO

Narrative

The applicant is looking to build a house on the lot. The lot has a sand bank which will need to be excavated in order to get a building envelope sufficient to construct the house. Approximately 3,800 cubic yards will need to be removed from the site. The appropriate soil and erosion control measures will be installed during excavation and construction. This site had previously been approved for excavation in 2019, but the owner never went forward with the project. This is one of the only remaining lots in left in the subdivision that has not been built on, so removing the sand pile and replacing it with new construction will be a welcomed addition to the neighborhood.

Letter and Photos

From: Erik Madsen <emadsen2004@yahoo.com>
Sent: Monday, February 10, 2025 6:03 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Application 2517 and APA-2025-02

Robert Flanagan,

Please include this letter of opposition to Application 2517 and APA-2025-02.

The reasons for opposition are as follows:
1. See attached photo that shows that the legal notice sign is one third concealed by a snow bank and is therefore not in compliance with the notification regulation
2. Lot 20/22 is Open Space as a condition of many other homes built in the OSD zone. As it is Open Space it should not be encroached 50' within to disrupt it's wildlife, vegetation, topsoil, sand, and gravel. Rather lot 20/22 should have full protected buffer status in it's entirety.
3. The applicant dispassionately refers to lot 49 as a pile of sand in need of removal. I beg to differ as this lot is extremely close to the natural cold running Polkville AVE Brook and the mining of sand on one or both lots will negatively impact the integrity of the brook wetland by narrowing the wildlife corridor, removing vegetation that keeps the brook cool, creating present and future erosion concerns, altering the collection and filtration of ground water, and the potential risks of introducing hazardous chemicals into the groundwater and brook due to construction and residential activities.
4. The nearby Polkville AVE Brook is perhaps the most stunningly beautiful brook landscape in the city of Bristol that one can easily view by walking or driving by. The clearing of vegetation, the earth removal, and the building of a residence will greatly diminish this prized natural landscape in Bristol that has been painted and photographed.
5. The application will harm or eliminate the native brook trout in the stream and pose risk to other cold stream wildlife.
6. This activities so close to the Polkville AVE Brook pose excessive risks for the APA which supplies drinking water to both Bristol and New Britain.

Sincerely,
Erik Madsen
70 Oak Hill DR
Bristol, CT 06010

NOTICE OF HEARING

THIS PROPERTY

PURPOSE: Special Permit #2517
Removal of Earth Material

PLACE: City Hall

Site Plan Comments 2/5/25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2517

SPECIAL PERMIT: Application #2517 – Special Permit for Earth Removal at 165 Warner; Assessor's Map 55 & 49, Lot 49; R-25 (Single- Family Residential) zone; DB Homes, LLC, applicant. *Plans Dated: December 9, 2024; Date of Committee Review: February 6, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):
Inland Wetlands:
This application was previously approved as application 1784 on June 15, 2015 with the following stipulations:

1. Standard stipulations.

2. Flag clearing limits adjacent to wetlands prior to performing any work, contact Engineering Division for field review of site conditions

3. Provide yard drains on north and south side of driveway.

4. Install silt fence prior to performing any work.

Special Permit Earth Removal.

5. Provide a staged removal plan, recommend a turning area for trucks, so they do not back into Warner Street. Are stockpiling areas proposed?

6. Provide soil and erosion control plan in accordance with the State Stormwater Quality Manual and Guidelines for Soil Erosion and Sediment Control related to comment one.

7. Install advanced warning signs 100 feet in advance of the excavation site access.

8. Provide Traffic Control Plan.

9. This work requires excavation on lot 20/22, is that owner included on the application?

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. How many trucks are expected on-site at one time? How long will the earth removal process take? How many trips are expected?

2. Provide details including depth and areas of excavation. Illustrate details of the earth removal operation within the plan set.

3. Provide cover sheet with application numbers and approval dates.

4. Separate existing and proposed conditions on separate plan sheets.

5. Provide grading easement for the adjacent Lot 20/22 for staff review.

6. Provide a proposed bond to be approved by Engineering per Section 16.3.16. The Special Permit for earth removal will not become effective until a bond has been posted.

7. Submit cross sections of the earth removal area per Section 15.2.4.B.(4).

8. Provide a soil and erosion control plan per Section 15.2.4.B.(5).

9. Provide details of truck access and stockpile locations.

10. A buffer of 100 feet from the abutting residential property lines is required unless the Commission finds that a lesser buffer area is sufficient per Section 15.2.5.3 and agrees to reduce the area.

11. The buffer area shall remain undisturbed for the duration and shall not be used for any purpose per Section 15.2.5.B.1. including:
    a. Vehicular access to other portions of the site.

    b. The parking or storage of equipment, machinery, or vehicles.

    c. The location of any buildings or structures such as sanitary facilities or temporary field offices; or,

    d. The excavation, processing, stockpiling or storage of any earth materials.

12. Indicate the proposed buffer on the plan.

13. Upon completion of the project the earth removal operation all disturbed areas of the property, except rock exposed by excavation, shall be covered with a minimum of four inches of topsoil. Such topsoil shall be evenly spread over the disturbed area, fertilized and planted with a ground cover suitable to prevent erosion and to hold all slopes. At any time prior to the completion of the earth removal operation, the Zoning Enforcement Officer may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of four inches of topsoil, and seeded to establish a ground cover.

14. Provide details of topsoil stockpiles.

15. The special permit for earth removal will be valid for 3 years for the date of issuance.

New Comment –

16. The property in question is located within the Level "A" Aquifer Protection Area for the City of Bristol.
    a. The applicant should prepare an emergency spill and response plan for the construction activities, which includes coordination with the water supplier.

    b. Both Aquifer Protection Best Management Practice guidance sheets for construction and parking lots will be made part of the final plan set.

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. No comments submitted (1/6/25)

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. The plan does not seem to address my predecessor's comments regarding safety measures around the hay bale used for cover the catch basin. I believe that the goal of sediment capture can be achieved by other means, such as a sediment bag or silt sack, therefore not needing a hay bale on a roadway.

FIRE MARSHAL (Kristopher Lambert):

1. No fire comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

These comments are not necessary for earth removal but are intended for the construction of the house.

Water comments:

1. There is a 1" stub on the property.

2. Call the office for pricing to bring water into the house when you're ready

3. Permit required by licensed plumber.

4. All work needs 4 days min for scheduling.

Sewer Comments:

5. There is no sewer lateral on the property

6. There needs to be a Wye cut in

7. Permit required by licensed plumber

8. All work needs 4 days min for scheduling

Requirement to Register Application with DPH

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Monday, December 30, 2024 2:53 PM
To: Mark Ziogas <mziogas@CSMZLLC.COM>
Cc: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Nancy King <NancyKing@bristolct.gov>
Subject: CT DPH Notification - Website

Good Afternoon Mark:

The property on Warner Street (Map 55 Lot 49) is located within a Drinking Water Watershed and Aquifer Protection.

As far as I can see, the application requires a notification to:

1. CT DPH
2. New Britain Water

Here is the online link for those notifications:
https://portal.ct.gov/dph/drinking-water/dws/project-notification-form

It is an online form, where you can add my email address and I will be copied.
FYI: These notifications must occur within 7 days of filing the application.

CT DPH (map link – if you need it):
https://maps.ct.gov/portal/apps/View/index.html?appid=6a340817f7d648d589ebbcc3a699edda

Let me know if you need any further guidance.
Thanks.

Robert M. Flanagan, AICP
City Planner
860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

Application Registration w/DPH

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: Tuesday, December 31, 2024 11:38 AM
To: Mark Ziogas <mziogas@csmzllc.com>
Subject: Acknowledgement of Submission to CTDPH

This email is being sent automatically to confirm the submission of a project notification form to the Connecticut Department of Public Health pursuant to Connecticut General Statutes Section 8-3i and/or 22a-42f.

A project notification form is required to be completed and submitted to the Department of Public Health when an application, petition, request or plan is located in a Drinking Water Source Watershed or Aquifer Protection Area.

Thank you for your submission. If you have any questions, please send an email to dph.sourceprotection@ct.gov.

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:

What municipal entity is this application, petition, request or plan being submitted to?["Zoning Commission"]

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?Yes

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?
Excavating approximately 3880 cy of material from the site in order to construct a residential dwelling

Does this application include a petition or proposal to change the regulations, boundaries or classifications of zoning districts?No

Please enter a brief description of the project or proposal:
Excavating approximately 3880 cy of material from the site in order to construct a residential dwelling

Please enter the date of the application, petition, request or plan:
2024-12-30

What is the size of the area to be disturbed?
less than 5 acres

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?Yes

What type of use is this application, petition, request or plan proposing?Residential

How will this project be provided a potable water supply?Connection to existing public water supply

How will domestic waste be handled?
Sanitary Sewer (currently available to project location)

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?This proposal does not include the development of an onsite water source and/or is a single family residence

Applicant Name:
DB Homes, LLC

Applicant email address:
mziogas@csmzllc.com

Street address or intersection of application, petition, request or plan:
Lot 49 Warner St Bristol, CT 06010

Enter Project Longitude/Latitude:

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:

If you would like a confirmation of this submission to be sent to the town, please enter the email address you would like it to be sent to in the field below:
mziogas@csmzllc.com

If you want to unsubscribe from these emails, please use this form.

Email Requesting Aquifer Protection BMP's

From: Andrew Armstrong <AndrewArmstrong@bristolct.gov>
Sent: Thursday, February 20, 2025 9:17 AM
To: mziogas@CSMZLLC.COM
Cc: Robert Flanagan <RobertFlanagan@bristolct.gov>; kevinbianca@sbcglobal.net; green@rga-ct.com
Subject: Additional Review Comment - 165 Warner Street

Good Morning Mark:

There is an additional comment that has been generated for 165 Warner Street – Earth Removal:

17. The property in question is located within the Level "A" Aquifer Protection Area for the City of Bristol.

a. The applicant should prepare an emergency spill and response plan for the construction activities, which includes coordination with the water supplier.

b. Both Aquifer Protection Best Management Practice guidance sheets for construction and parking

lots will be made part of the final plan set.

We need assurances that the contractor is aware of the sensitive nature of this area – and the safeguards added to the plan.

Rather than wait until we receive responses from Robert Green, we wanted to reach out now and get this comment back to you today.

Let me know if you have any questions.

Thanks.

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Provide a written project narrative.

2. How many trucks are expected on-site at one time? How long will the earth removal process take? How many trips are expected?

3. Provide details including depth and areas of excavation. Illustrate details of the earth removal operation within the plan set.

4. Provide cover sheet with application numbers and approval dates.

5. Separate existing and proposed conditions on separate plan sheets.

6. Provide grading easement for the adjacent Lot 20/22 for staff review.

7. Provide a proposed bond to be approved by Engineering per Section 16.3.16. The Special Permit for earth removal will not become effective until a bond has been posted.

8. Submit cross sections of the earth removal area per Section 15.2.4.B.(4).

9. Provide a soil and erosion control plan per Section 15.2.4.B.(5).

10. Provide details of truck access and stockpile locations.

11. A buffer of 100 feet from the abutting residential property lines is required unless the Commission finds that a lesser buffer area is sufficient per Section 15.2.5.3 and agrees to reduce the area.

12. The buffer area shall remain undisturbed for the duration and shall not be used for any purpose per Section 15.2.5.B.1. including:
    a. Vehicular access to other portions of the site.

    b. The parking or storage of equipment, machinery, or vehicles.

    c. The location of any buildings or structures such as sanitary facilities or temporary field offices; or,

    d. The excavation, processing, stockpiling or storage of any earth materials.

13. Indicate the proposed buffer on the plan.

14. Upon completion of the project the earth removal operation all disturbed areas of the property, except rock exposed by excavation, shall be covered with a minimum of four

inches of topsoil. Such topsoil shall be evenly spread over the disturbed area, fertilized and planted with a ground cover suitable to prevent erosion and to hold all slopes. At any time prior to the completion of the earth removal operation, the Zoning Enforcement Officer may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of four inches of topsoil, and seeded to establish a ground cover.

15. Provide details of topsoil stockpiles.

16. The special permit for earth removal will be valid for 3 years for the date of issuance.

New Comment – 2/20/25

17. The property in question is located within the Level "A" Aquifer Protection Area for the City of Bristol.
    a. The applicant should prepare an emergency spill and response plan for the construction activities,

    which includes coordination with the water supplier.

    b. Both Aquifer Protection Best Management Practice guidance sheets for construction and parking

    lots will be made part of the final plan set.

Aquifer Protection BMP's

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

(3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).

(a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.

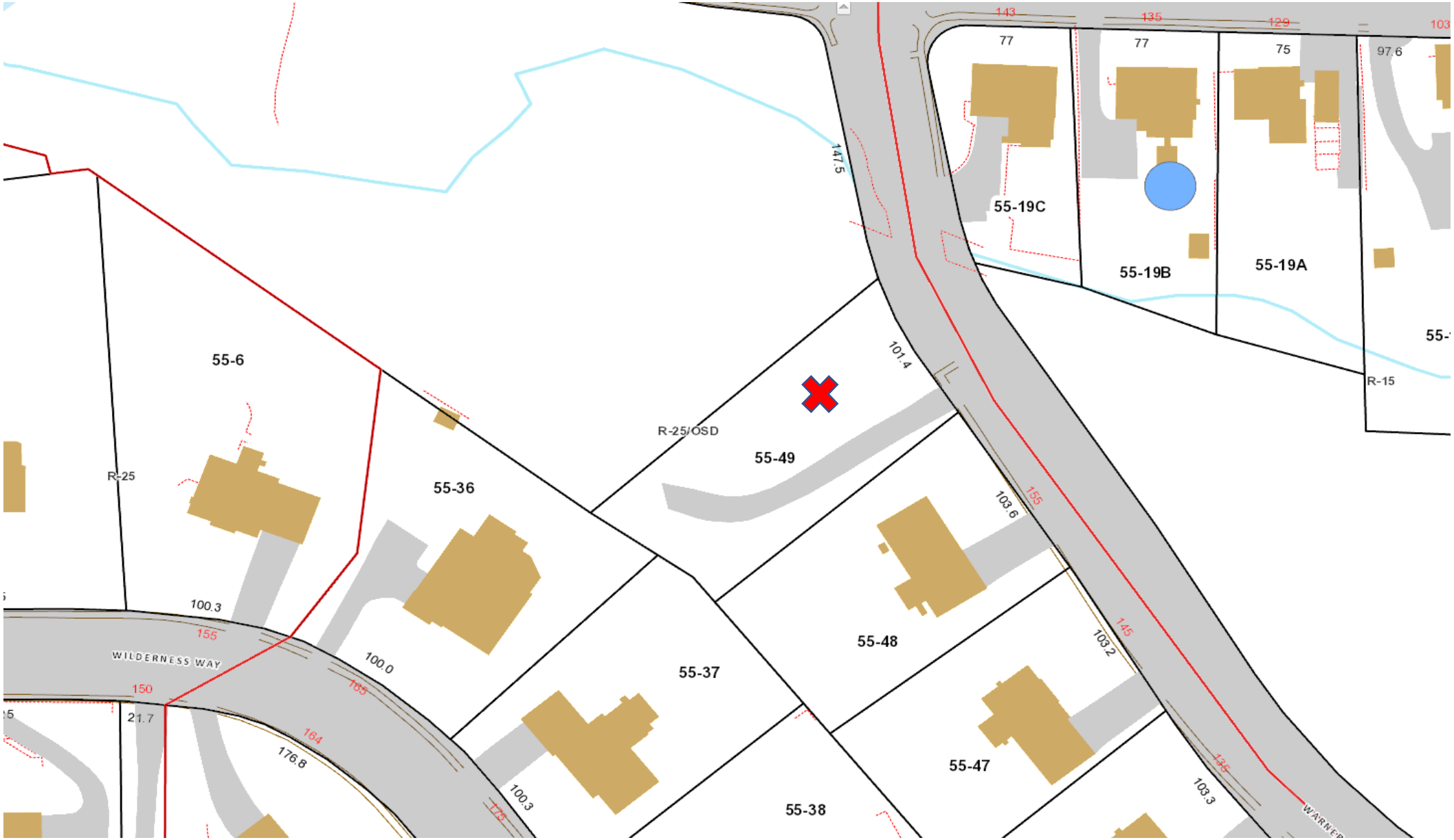
(b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortechnics, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.

(4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

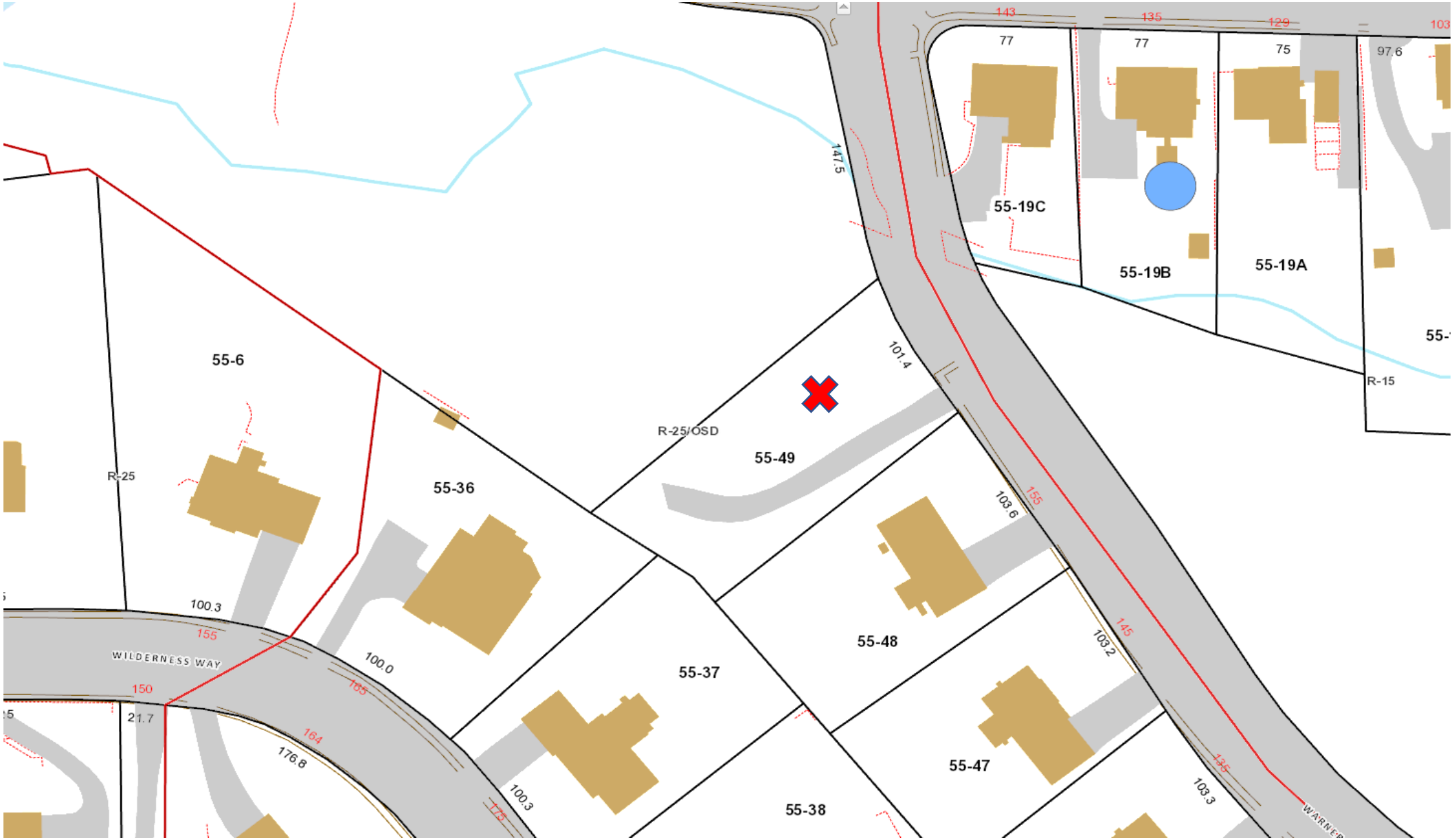
For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.



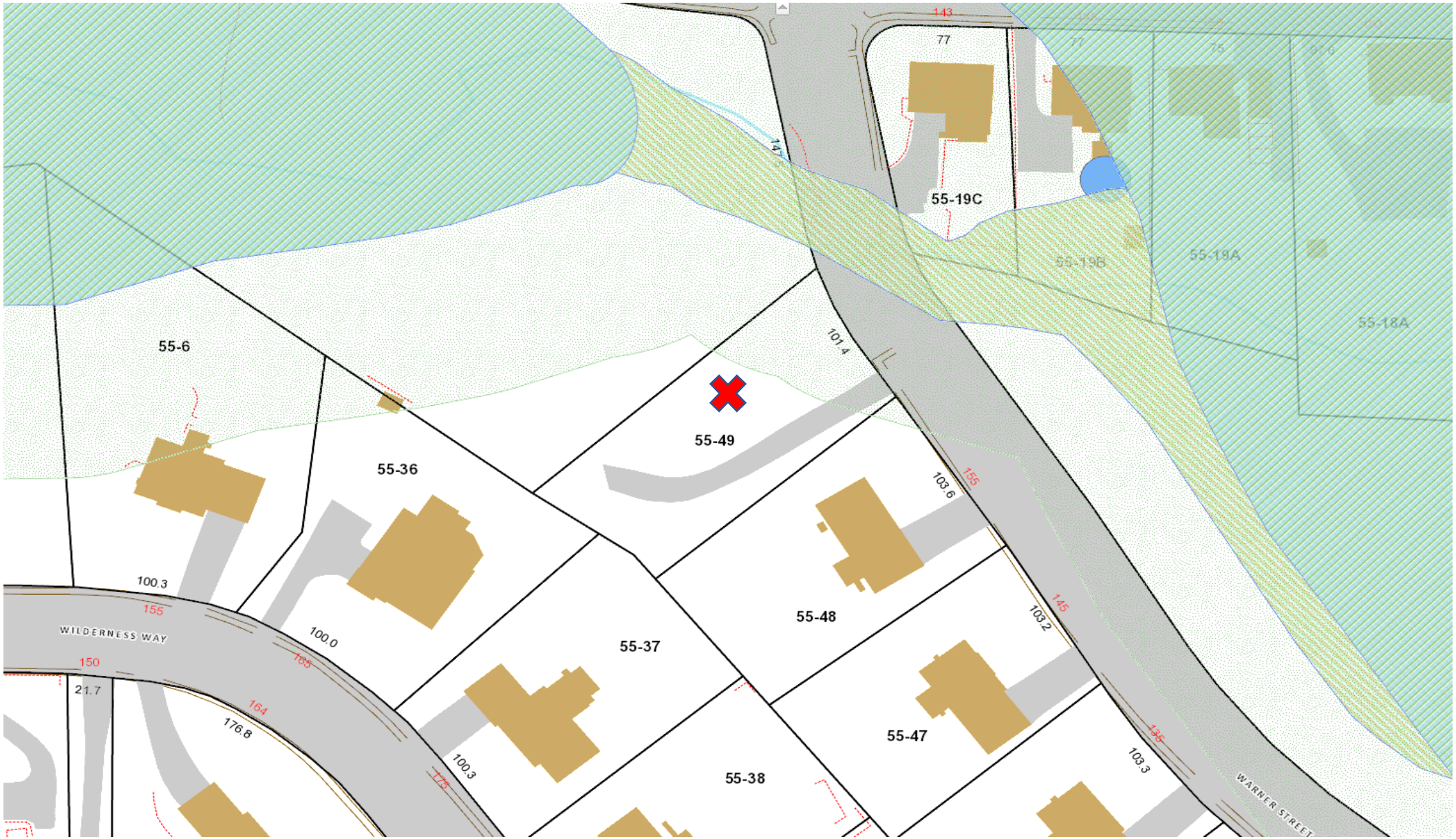
App. 2517 – 165 Warner Street – Map 55 & Lot 49
Aerial View – Bristol GIS



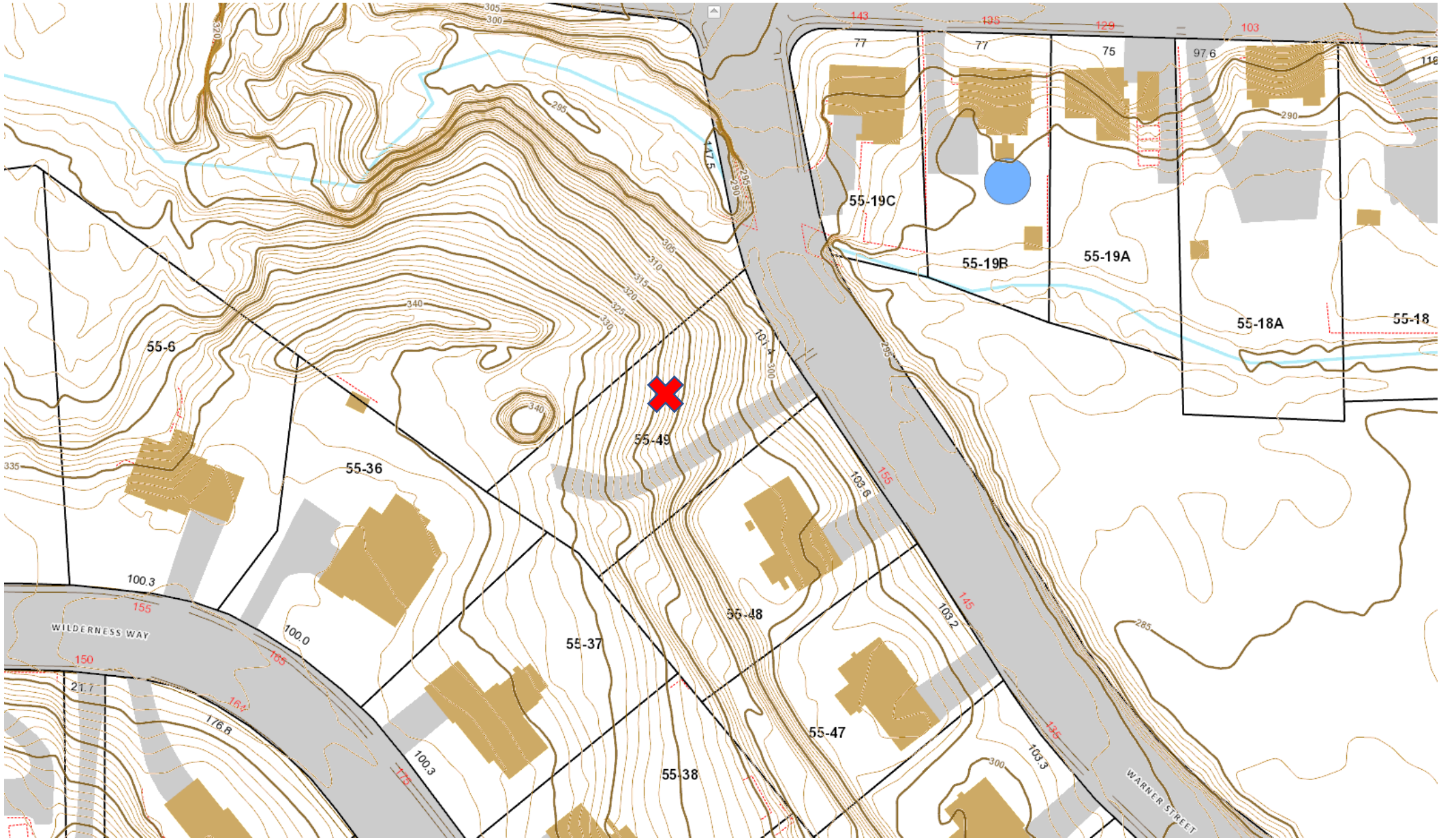
165 Warner Street – Map 55 & Lot 49
Location Map – Bristol GIS



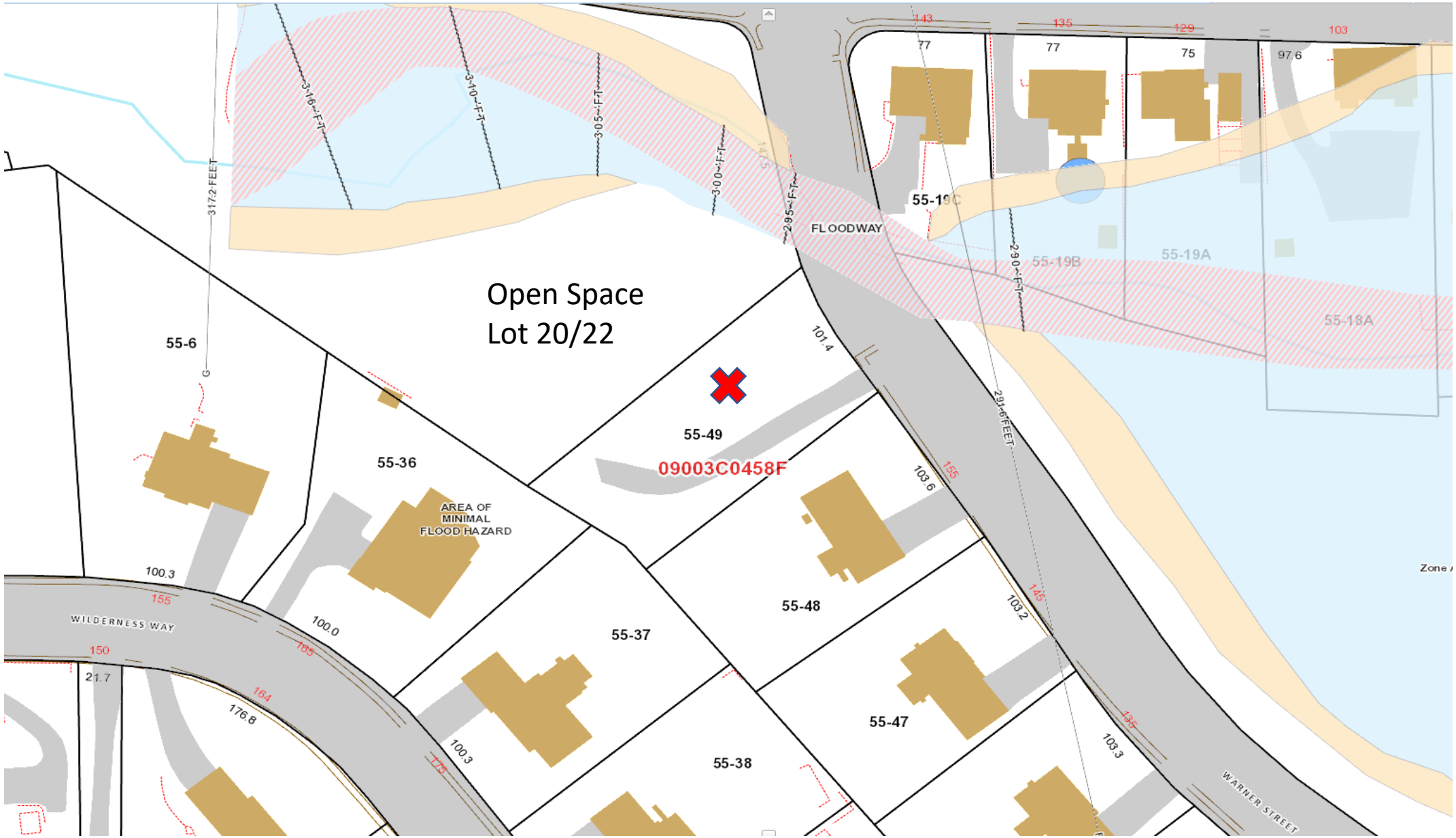
165 Warner Street – Map 55 & Lot 49
Zoning Map (R-25/OSD) – Bristol GIS



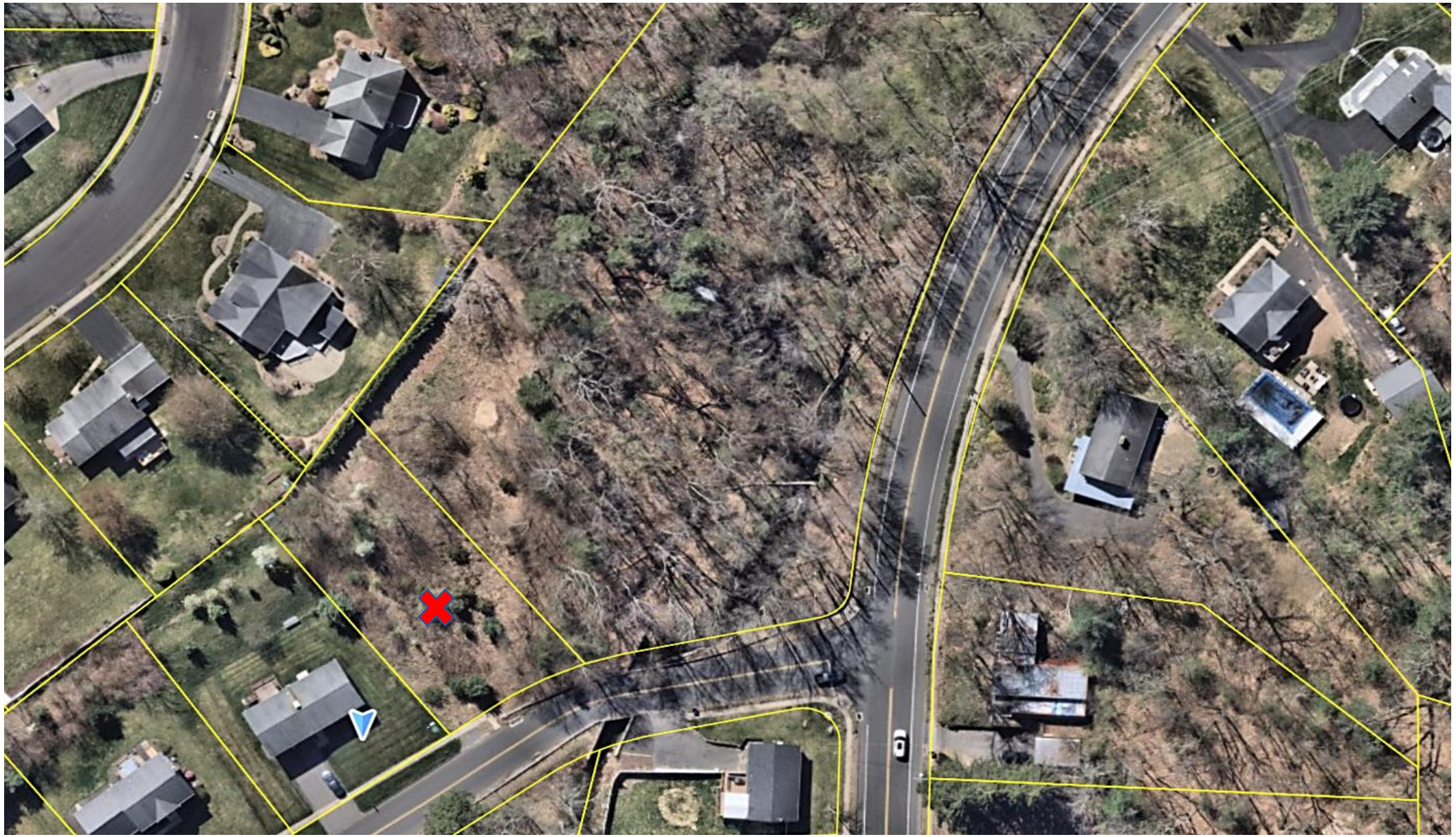
165 Warner Street – Map 55 & Lot 49
Inland Wetlands & Upland Review – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Topography –Bristol GIS



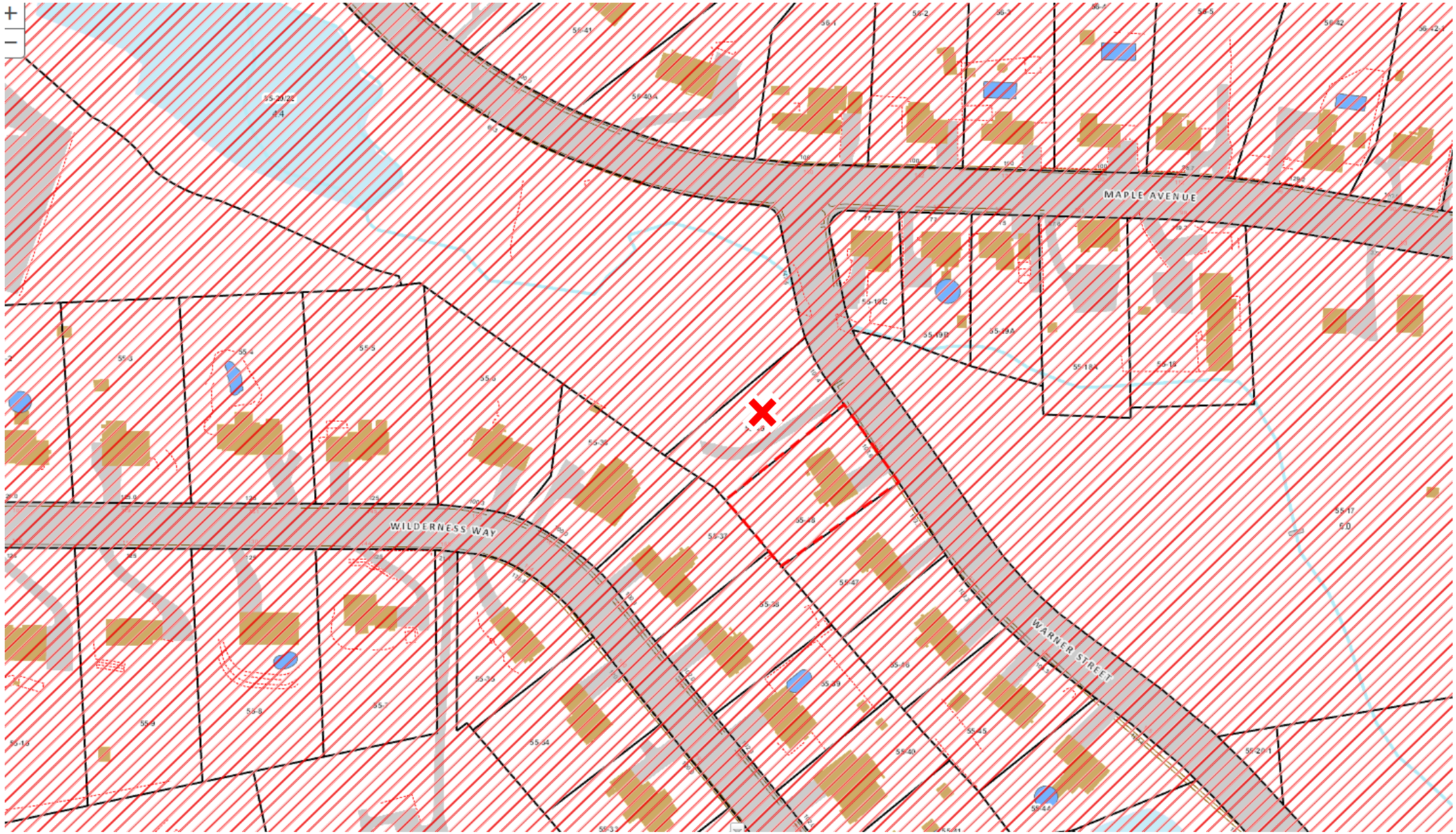
App. 2517 – 165 Warner Street – Map 55 & Lot 49
Floodplain – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
NearMap Aerial – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Google Earth Aerial – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Aquifer Protection – Bristol GIS

Site Plan

NOTES

ASSESSORS MAP 55

LOT 49

ZONE R-25

AREA OF WETLANDS ON PROPERTY - 0.0 Ac

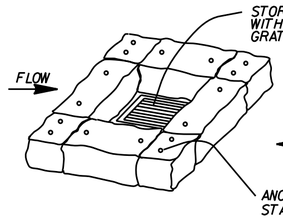
AREA OF WETLANDS DISTURBED - 0.0 Ac

FILL PLACED IN WETLANDS - 0.0 C.Y.

AREA OF ACTIVITY WITH 100' OF WETLANDS - 0.11 Ac

ESTIMATED TOTAL MATERIAL REMOVED FOR PROJECT - 3,800 C.Y.

WETLANDS SHOWN ARE AS DEPICTED ON MAP REFERENCE



HAY BALE INSTALLATION AT CATCH BASINS

INSTALL 1 ROW OF 3-CULTEC RECHARGER 280HD CHAMBERS WITH 1' OF STONE ON THE BOTTOM.

PROVIDE A 4" PVC OVERFLOW.

PROPOSED 25 L.F. 4" Dia PVC ROOF LEADER DRAIN

CONNECT ALL ROOF LEADERS TO ROOF LEADER DRAIN

LOT 20/22

POLKVILLE BROOK

DO NOT DISTURB MONUMENT

BM SAN.MH TOP FRAME ELEV.= 296.4 SEWER AS BUILT DATUM

S.M.H. TF=296.4

PROPOSED HAYBALE PROTECTION AT CATCH BASIN

'C' CB TF=295.8

PROPOSED LOCATION OF CONSTRUCTION ENTRANCE PAD

R=245.00' L=50.00' N17°41'35"W

'C' CB TF=295.7 INV.=291.8

INV.=293.2

WARNER STREET

43.8'

51.37' N13°08'13"W

2" O/H.

PROPOSED BIT.DRIVEWAY

E.x.Hyd.

PROPOSED DECK

309.5

309.3

309.0

308.5

308.2

308.8

20'±

15' SY.

30'

28'

12'

15'

60'

40' F.X.

16.7'

92.1'

164.16' S5°30'10"W

TOGETHER WITH A RIGHT TO GRADE ON LOT 20/"22 FOR HOUSE CONSTRUCTION

199.00' N5°30'10"E

LOT 49
AREA = 17,600 S.F.

64.28' N55°18'58"W

Rebar Fd.

38.31' N38°29'50"W

Rebar Fd.

LOT 36

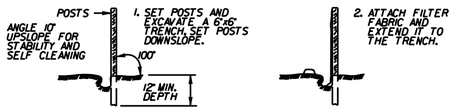
LOT 37

LOT 48

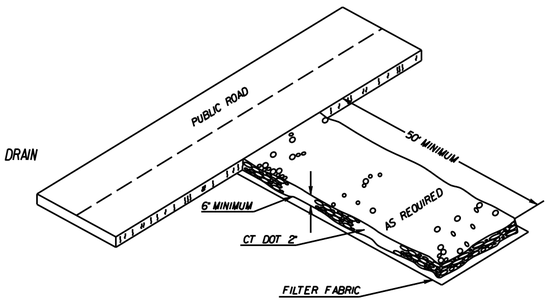
GARAGE FLOOR - 302.5
CELLAR FLOOR - 302.8
FIN FLOOR - 311.5

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 000.0 EXISTING SPOT ELEVATION
- [000.0] PROPOSED SPOT ELEVATION
- BUILDING SETBACK LINE
- WETLAND LIMIT
- S EXISTING SEWER MAIN
- S PROPOSED SEWER LATERAL
- W EXISTING WATER MAIN
- W PROPOSED 1" WATER SERVICE
- F PROPOSED 6" PVC ROOF LEADER AND FOUNDATION DRAIN
- PROPOSED SEDIMENTATION CONTROL FENCE
- E PROPOSED ELECTRIC SERVICE



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE

MAP REFERENCE:

SUBDIVISION OF LOTS 20 & 22 AND A PORTION OF LOT 21 AND RESUBDIVISION OF LOT 6 WARNER STREET BRISTOL, CONNECTICUT TO BE DEVELOPED BY DANIEL P. SUTULA SCALE 1" = 40' Rev. To 10-7-96 LEPORE ASSOCIATES, INC.

SURVEYOR'S NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

LIMITED

IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY AND CONFORMS TO A HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY ACCURACY CLASS T-2 .

DRAINAGE CALCULATIONS FOR ROOF RUNOFF DETENTION:

Roof Area = 1980 S.F. X 1/12'/F1 = 165 C.F.

No. of Chambers = 165/70.53 C.F./Chamber = 2.3 Chambers - Say 3 Chambers

ZONING LOCATION SURVEY
PLOT PLAN FOR HOUSE
ASSESSORS LOT 49
PREPARED FOR
DB HOMES, LLC
WARNER STREET
BRISTOL, CONN.
SCALE 1" = 20' DECEMBER 9, 2024

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.
REG. NO. 0026292

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342

Request for postpone Public Hearing to 4/14/25.

MARK ZIOGAS
ATTORNEY AT LAW
106 NORTH STREET (Route 6)
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmzllc.com

Phone (860) 589-4121 FAX (860) 589-4966

February 24, 2025

Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Zoning Applications #2519 and 2520

Dear Commissioners:

On behalf of the applicant we would like to request an extension of time of 35 days (April 14, 2025) to allow for a delay in the opening of the pubic hearing on these two applications, to provide additional time for the engineer to finish the site plan. Please let me know if you ned anything further.

Very truly yours,

Mark Ziogas

For Office Use Only	
APPLICATION NO.	2519
DATE FILED:	1-2-2025
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.1 of the Bristol Zoning Regulations for the following Special Permit use: MIXED-USE DEVELOPEMENT

Address or Location of the Property: 216 CENTRAL STREET

Assessor's Map No.: 42 Assessor's Lot No.(s): 22

Zone of the Property: BN Size of the Property (in acres or square feet): .09 acres

Reason for the Special Permit: To allow for commercial space on lower level with additional apartments on upper level

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on March 16, 1987 [ ] no

Other comments: Historically this has been a mixed use proeprty with commercial business on lower floor and apartments on upper level. Still looking to keep commercial on lower leveal but looking to increase number or rental units upstairs.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: FORESTVILLE PROPERTIES, LLC

Address: 139 CENTER ST City: Bristol State: CT Zip: 06010

Telephone No.: 860-729-1010 E-Mail: TCZIPP@AOL.COM

Signature: [signature] *Signature – (Printed/Typed)* THOMAS ZIPP

CHECK ONE: [✓] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2519

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 216 CENTRAL STREET

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@csmzllc.com

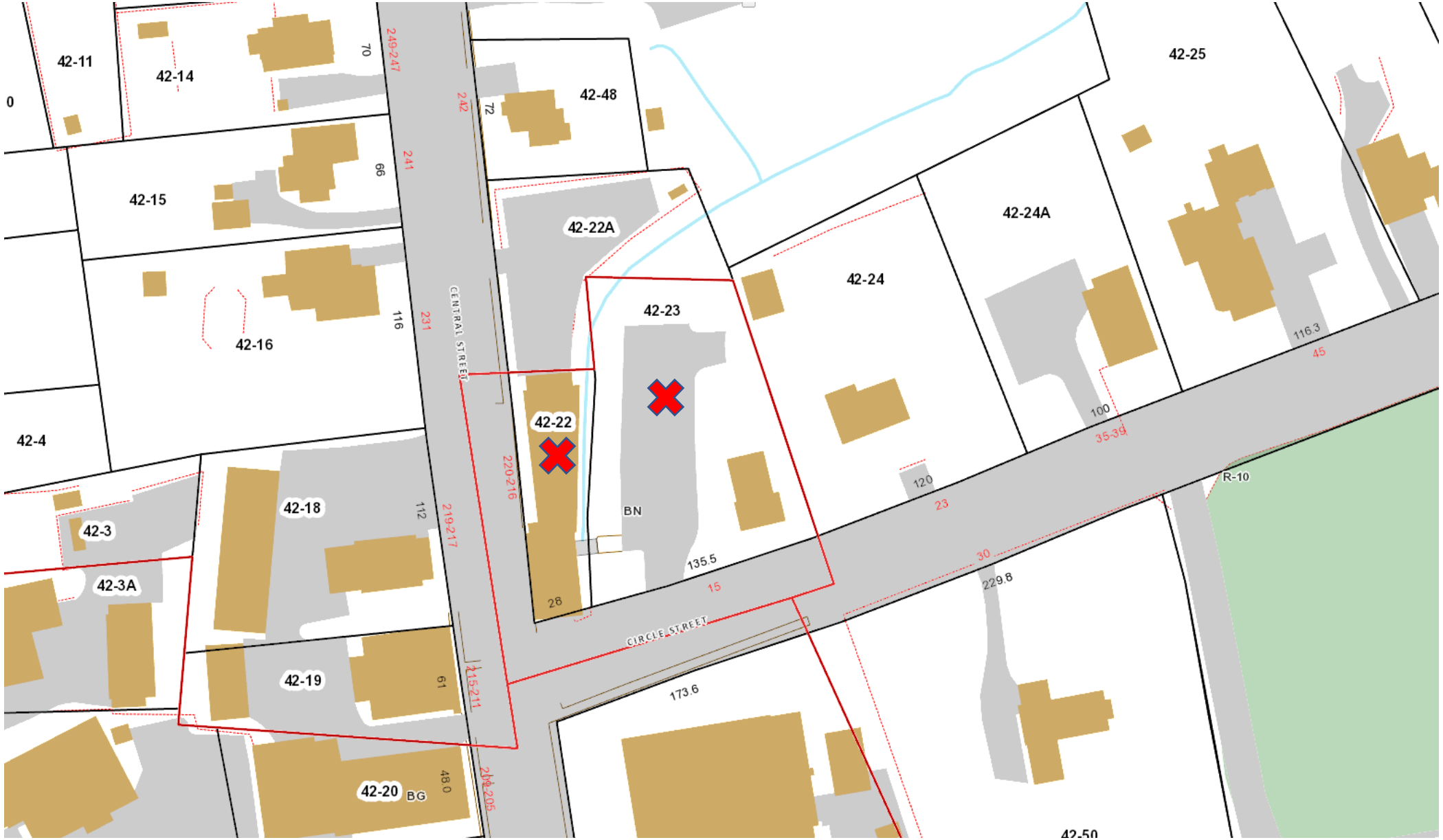
08/17 - LUO

Narrative

216 Central St Mixed Use

This property dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and he is trying to lease the lower levels as retail, personal service business or office space. There is additional space on the upper level so he is seeking to add much needed residential unit(s). In order to add additional apartment we need a special permit for mixed use. The property has long had a mixed use but in order to expand the housing units we need this a mixed use special permit.

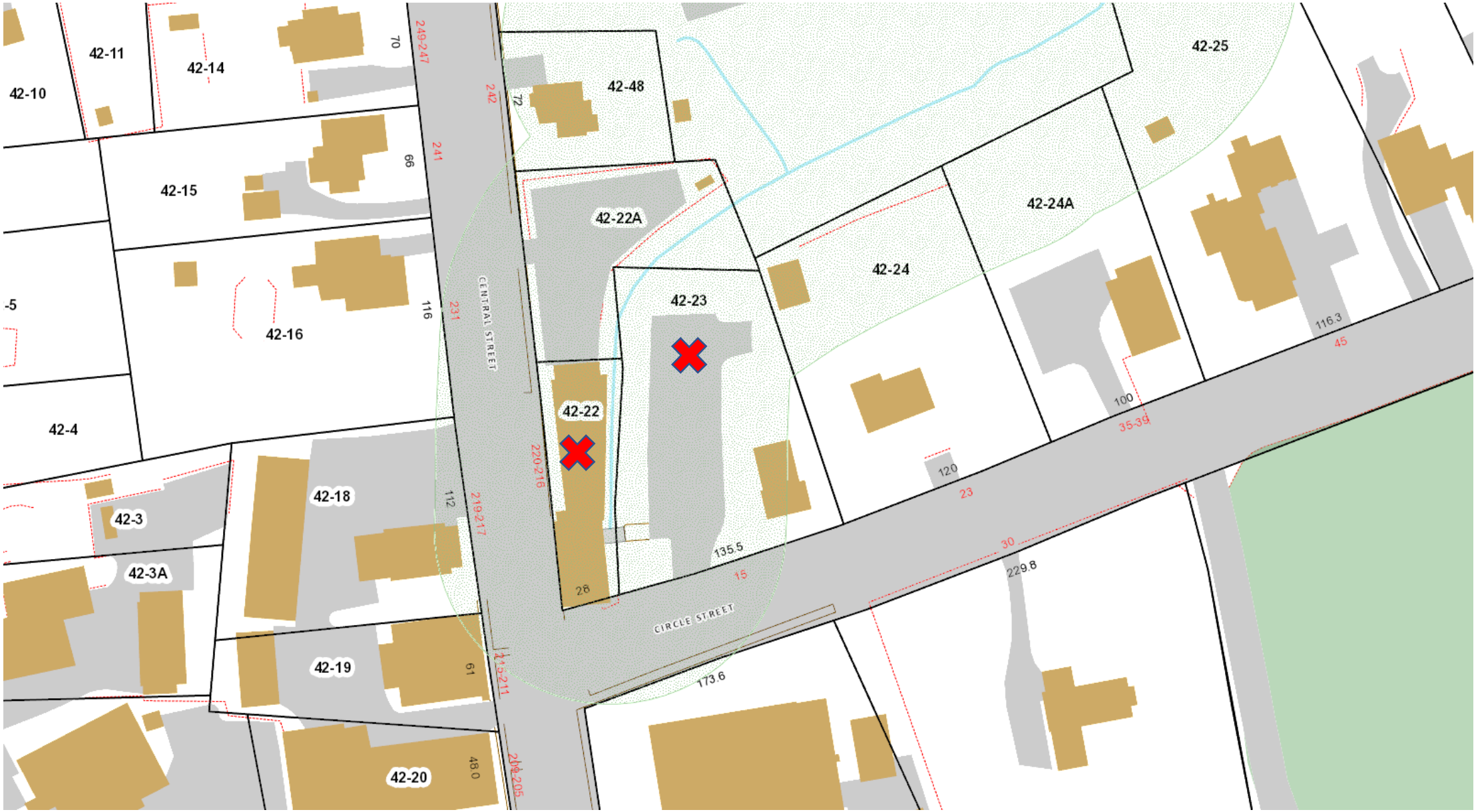
The applicant currently has a nail salon looking to rent retail space. Under the current zoning regulations a personal services business needs a Zoning Permit and a Site Plan. The salon has already received a Zoning Permit from the Zoning Enforcement Officer, and the previously approved site has 23 parking spaces which is more then enough for the apartments and the retail space. We are asking for the commission to allow us to move forward with the nail salon with the existing site plan and then act on the mixed use application to allow for the additional residential units.



App. 2519 – 216 Central Street – Map 42 & Lot 22
Location Map – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
Zoning Map (BN – Neighborhood Business zone) – Bristol GIS



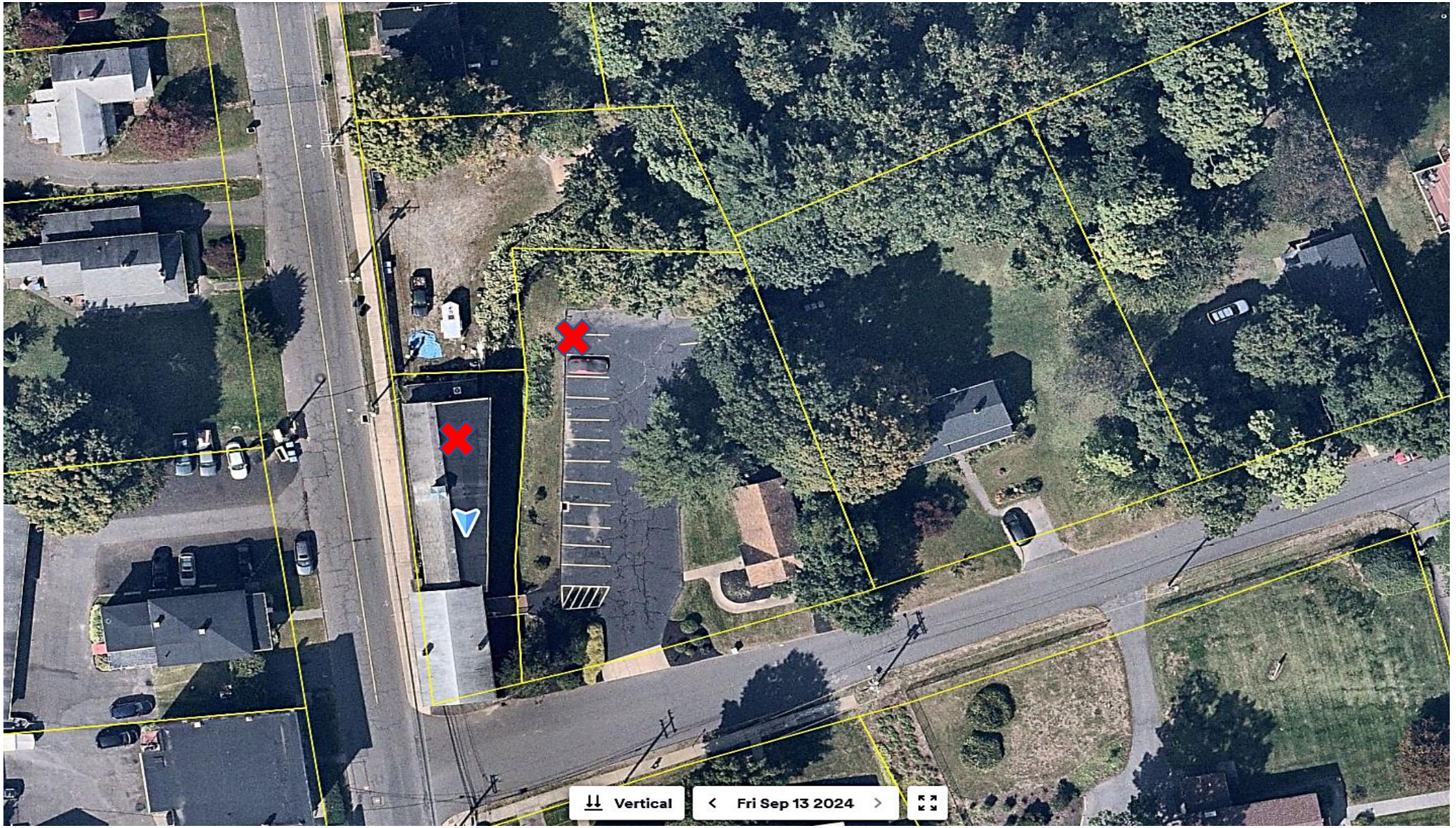
App. 2519 – 216 Central Street – Map 42 & Lot 22
Inland Wetlands & Upland Review – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
Topography – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
Aerial View – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
NearMap Aerial – Bristol GIS



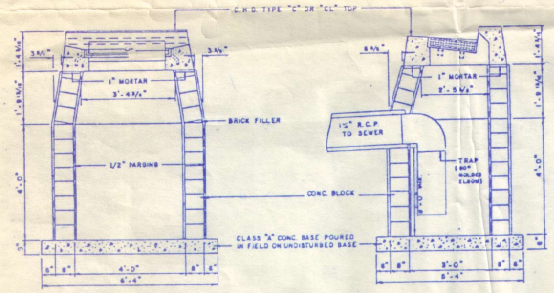
App. 2519 – 216 Central Street – Map 42 & Lot 22
Google Earth Aerial – Bristol GIS

MAP REFERENCE: ASSESSORS MAP NO. 42
MAP TITLED "PLOT PLAN PREPARED FOR ROBERT FLETCHER LOTS 22 & 22A CENTRAL STREET BRISTOL, CONNECTICUT" SCALE: 1"=20', DATE: FEB. 18, 1985, BY DENIS R. MILLER & ASSOC.

NOTE:
INLAND-WETLAND COMMISSIONS
STIPULATIONS PER MEETING OF MARCH 16, 1987
1. THE EXISTING 6" UNDERDRAIN IS TO BE EXTENDED TO THE HOUSE LYING TO THE EAST OF THE PARKING LOT.
2. THE DETAILS FOR THE PROPOSED PEDESTRIAN BRIDGE ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
3. THE OUTLET OF THE EXISTING 6" DRAIN WILL BE DIVERTED TO THE PROPOSED CATCH BASIN IF POSSIBLE.

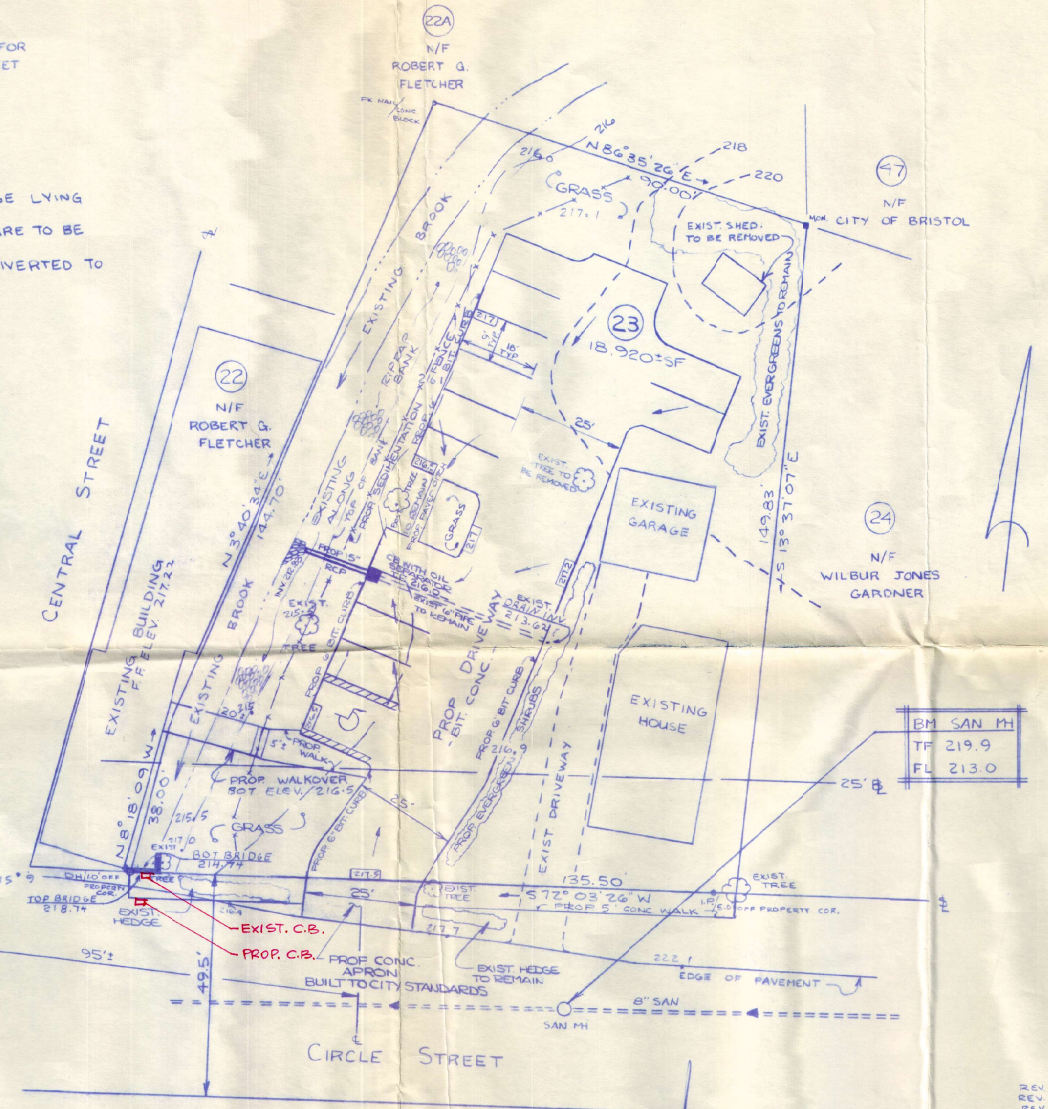
NOTE: DISTRICT - BA
SIGHT LIGHTING - NONE

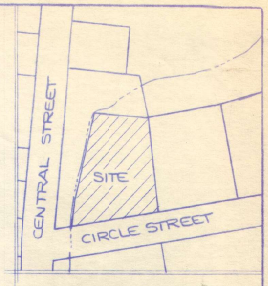
NOTE: NO WETLANDS ON PARCEL PER BRISTOL INLAND-WETLANDS MAP



CATCH BASIN DETAIL

* EXISTING CATCH BASIN TO BE RELOCATED AT THE PROPOSED GUTTER LINE.





KEY MAP
SCALE: 1" = 200'

PARKING REQUIREMENTS

REQUIRED	PROPOSED
6500 S.F. / 400 S.F. = 16 SPACES	17 EXIST. (NOT SHOWN) +12 PROPOSED
	29 TOTAL SPACES

CITY OF BRISTOL
BRISTOL, CONN.
THIS SITE PLAN HAS BEEN APPROVED DATE: 11/21/88
* Engineering
Public Works
Building
Zoning
Traffic
Fire
Water
Planner

REV. 9-26-88: CITY COMMENTS
REV. 4-16-88
REV. 3-16-87
REV. 3-10-87
REV. 1-20-87

216 Central

I HEREBY CERTIFY THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A-2" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975, AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

Denis R. Miller
DENIS R. MILLER, L.S.

STATE OF CONNECTICUT DENIS R. MILLER No. 10488 REGISTERED LAND SURVEYOR

STATE OF CONNECTICUT LOUIS M. LABANE No. 11814 REGISTERED PROFESSIONAL ENGINEER

MAP
PREPARED FOR
ROBERT FLETCHER
LOT 23
CIRCLE STREET
BRISTOL, CONNECTICUT

SCALE: 1" = 20' DATE: JAN. 5, 1987

DENIS R. MILLER & ASSOCIATES
171 CENTRAL STREET
BRISTOL, CONNECTICUT

Site plan pending Central Hill

M-8

Request for postpone Public Hearing to 4/14/25.

MARK ZIOGAS
ATTORNEY AT LAW
106 NORTH STREET (Route 6)
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmzllc.com

Phone (860) 589-4121 FAX (860) 589-4966

February 24, 2025

Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Zoning Applications #2519 and 2520

Dear Commissioners:

On behalf of the applicant we would like to request an extension of time of 35 days (April 14, 2025) to allow for a delay in the opening of the pubic hearing on these two applications, to provide additional time for the engineer to finish the site plan. Please let me know if you ned anything further.

Very truly yours,

Mark Ziogas

For Office Use Only	
APPLICATION NO.	2520
DATE FILED:	1/3/2025
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 13.6 of the Bristol Zoning Regulations for the following Special Permit use: Location of Parking

Address or Location of the Property: 216 CENTRAL STREET and 15 CIRCLE ST

Assessor's Map No.: 42 Assessor's Lot No.(s): 22 AND 23

Zone of the Property: BN Size of the Property (in acres or square feet): .50 acres

Reason for the Special Permit: TO ALLOW REQUIRED PARKING SPACES TO BE LOCATED ON A SEPARATE LOT UNDER THE SAME OWNERSHIP

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on March 16, 1987 [ ] no

Other comments: LOT 22 HAS NO PARKING AVAILABLE AND HISTORICALLY IT HAS USED LOT 23 FOR IT PARKING REQUIREMENTS. A SITE PLAN WAS PREVIOUSLY APPROVED FOR PARKING.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: FORESTVILLE PROPERTIES, LLC

Address: 139 CENTER ST City: Bristol State: CT Zip: 06010

Telephone No.: 860-729-1010 E-Mail: TCZIPP@AOL.COM

Signature: [signature] *Signature – (Printed/Typed)* THOMAS ZIPP

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2520

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 216 CENTRAL STREET and 15 CIRCLE ST

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@csmzllc.com

08/17 - LUO

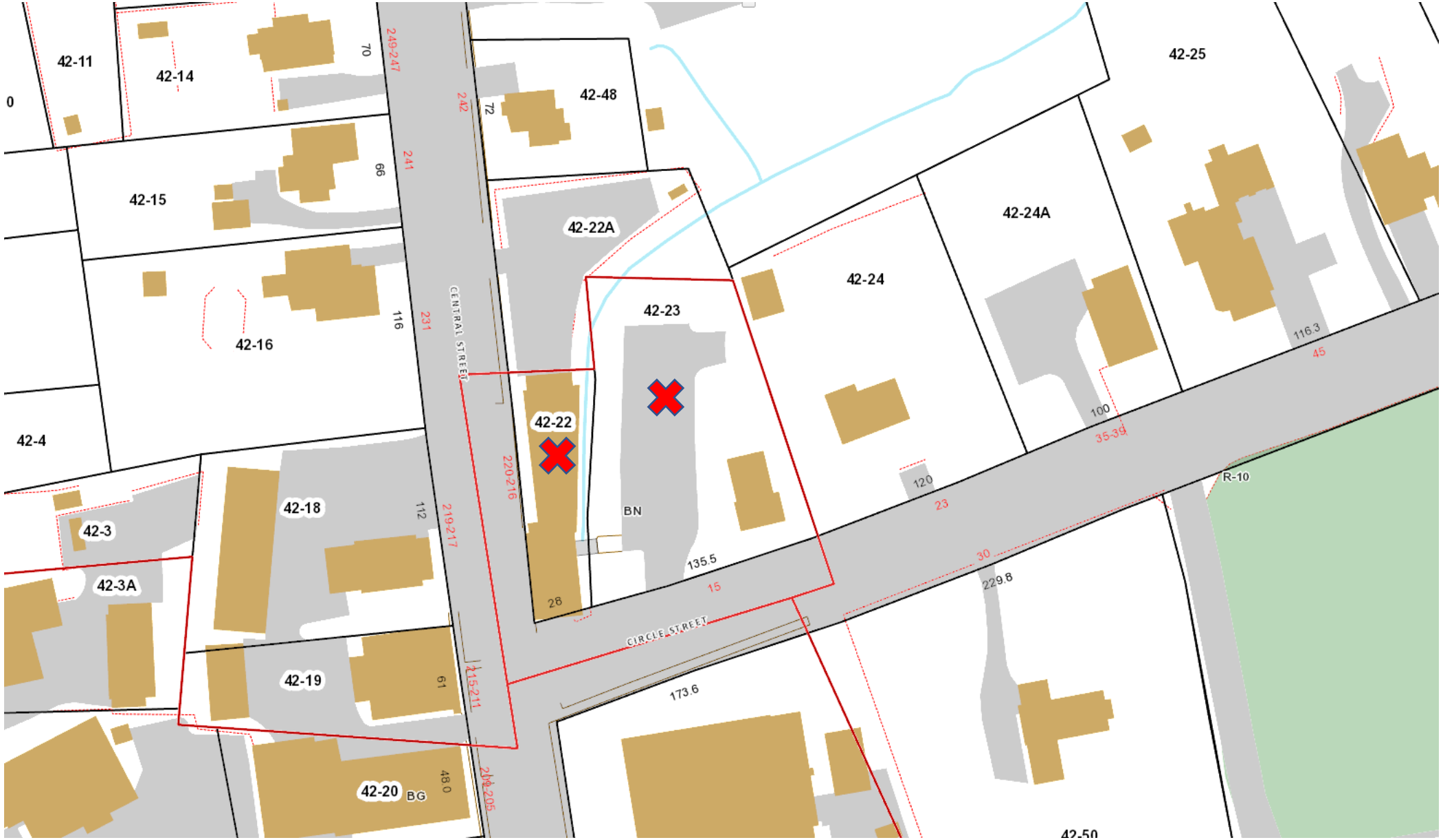
216 Central St 15 Circle St Shared Parking

216 Central Street dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and the upper level has additional space which would allow him to add much needed residential unit(s). Since 216 Central St does not have parking on its site, 15 Circle Street, also owned by the applicant, has been used by both parcels for parking.

The existing site plan allowed for parking for 216 Central St and 15 Circle St to share parking. That site plan has 23 parking spaces which were approved which is sufficient to accommodate the parking requirements for both properties. The applicant bought the property with an approved parking plan and there are nothing in the zoning regulations that state the site plan terminates after a period of time. We are asking the Commission to allow us to continue the parking arrangement with the existing site plan. There are numerous parking lots throughout the City that share parking among multiple lots and I don't think they need to get a new site plan every time a new tenant moves in or a change to the occupancy as long as it doesn't exceed the parking requirements.



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Zoning Map (BN – Neighborhood Business zone) – Bristol GIS



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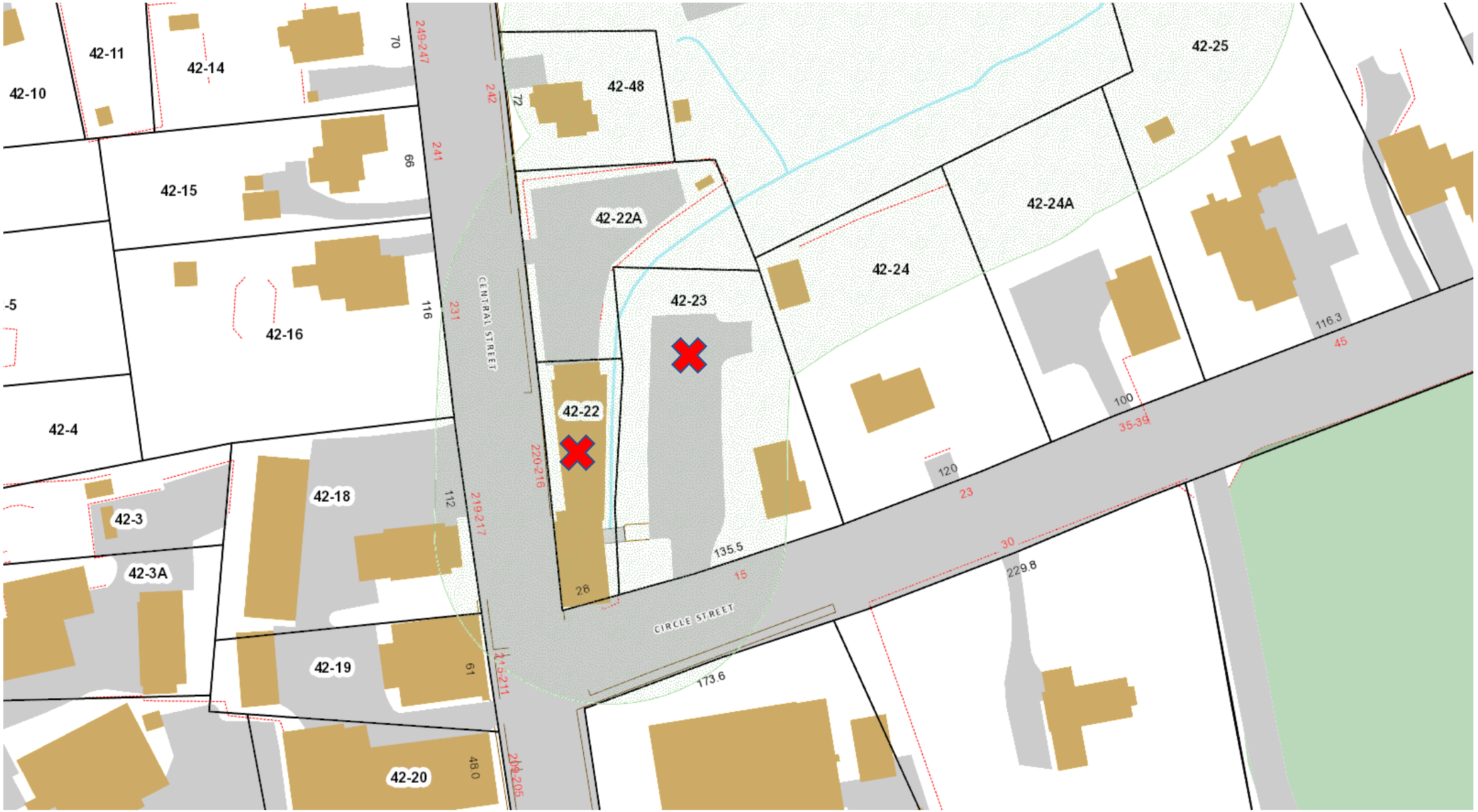

App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Inland Wetlands & Upland Review – Bristol GIS



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Topography – Bristol GIS



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
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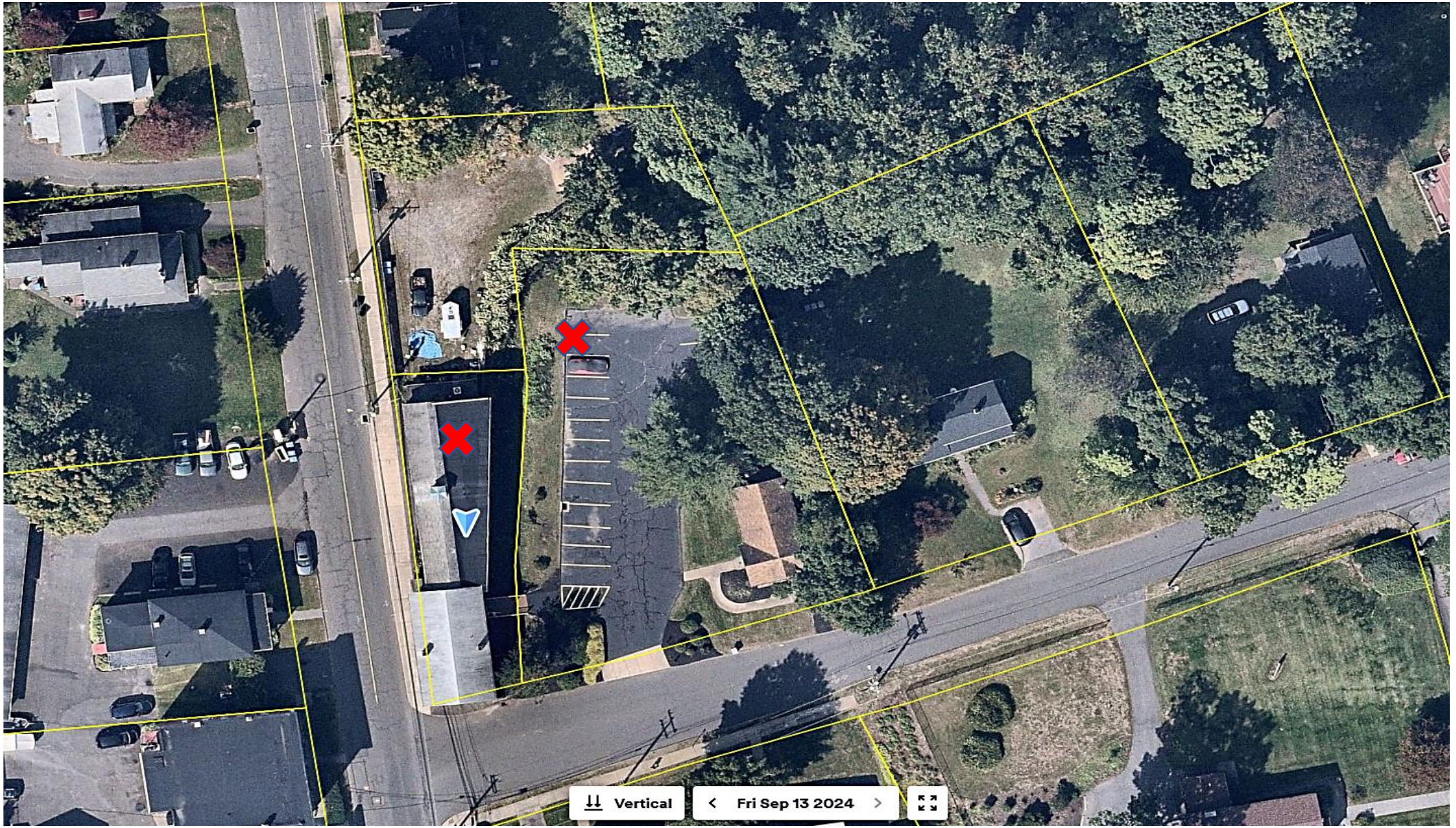

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NearMap Aerial – Bristol GIS



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Google Earth Aerial – Bristol GIS

MAP REFERENCE: ASSESSORS MAP NO. 42
MAP TITLED "PLOT PLAN PREPARED FOR ROBERT FLETCHER LOTS 22 & 22A CENTRAL STREET BRISTOL, CONNECTICUT" SCALE: 1"=20', DATE: FEB. 18, 1985, BY DENIS R. MILLER & ASSOC.

NOTE:
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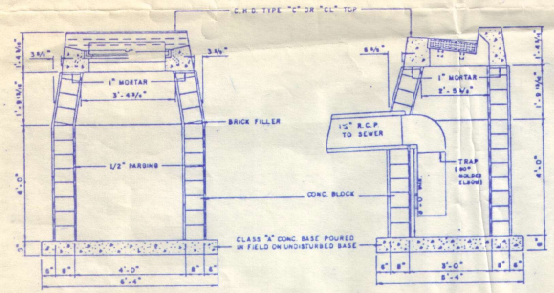
3. THE OUTLET OF THE EXISTING 6" DRAIN WILL BE DIVERTED TO THE PROPOSED CATCH BASIN IF POSSIBLE.

NOTE: DISTRICT - BA
SIGHT LIGHTING - NONE

NOTE: NO WETLANDS ON PARCEL PER BRISTOL INLAND-WETLANDS MAP



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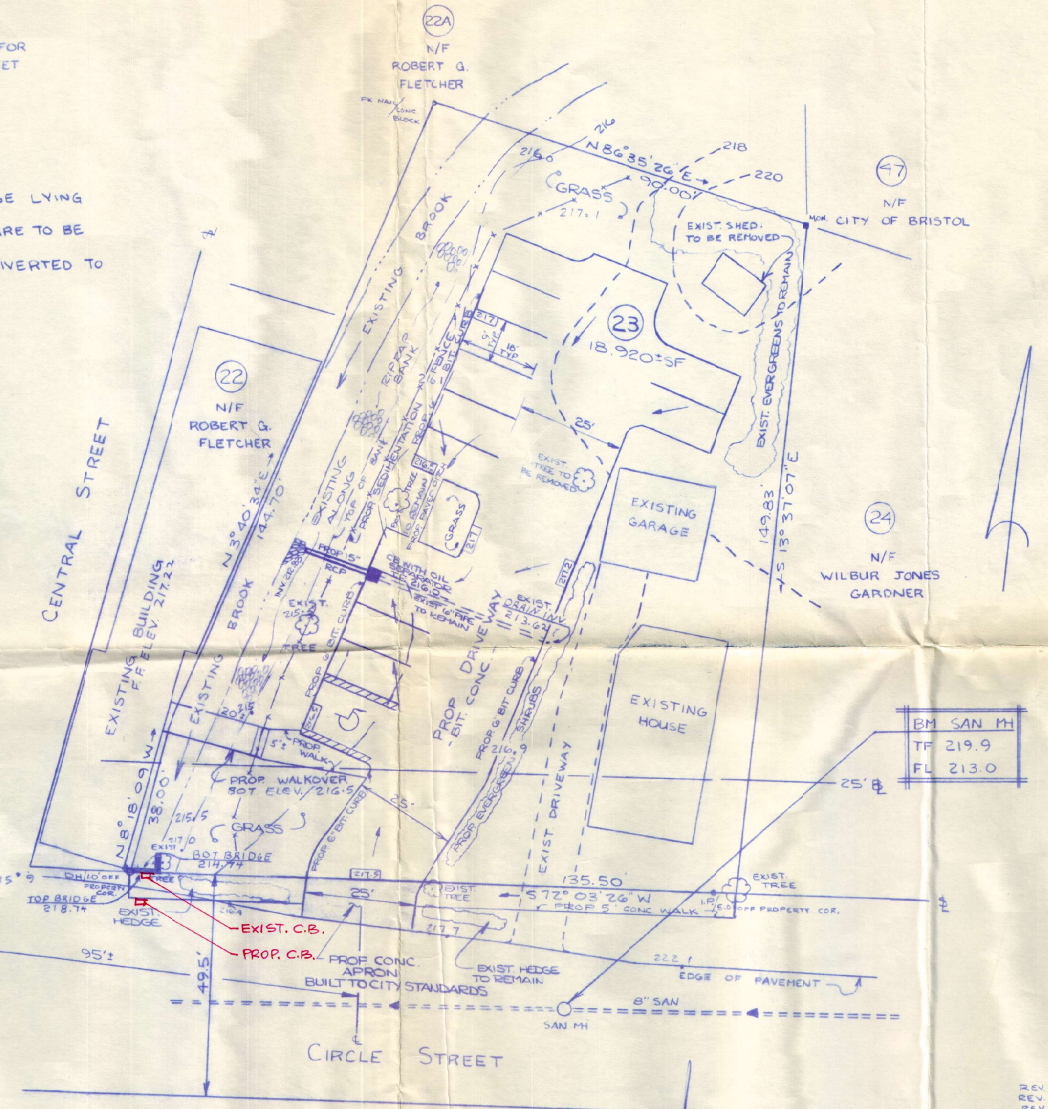
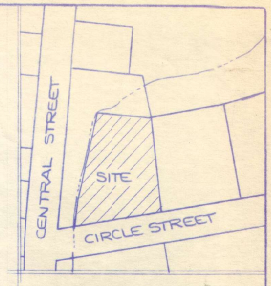
*EXISTING CATCH BASIN TO BE RELOCATED AT THE PROPOSED GUTTER LINE.





KEY MAP
SCALE: 1" = 200'

PARKING REQUIREMENTS

REQUIRED	PROPOSED
6500 S.F. / 400 S.F. = 16 SPACES	17 EXIST. (NOT SHOWN) +12 PROPOSED
	29 TOTAL SPACES

CITY OF BRISTOL
BRISTOL, CONN.
THIS SITE PLAN HAS BEEN APPROVED DATE: 11/21/88
* Engineering
Public Works
Building
Zoning
Traffic
Fire
Water
Planner

REV. 9-26-88: CITY COMMENTS
REV. 4-16-88
REV. 3-16-87
REV. 3-10-87
REV. 1-20-87

216 Central

I HEREBY CERTIFY THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A-2" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975, AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

Denis R. Miller
DENIS R. MILLER, L.S.

STATE OF CONNECTICUT DENIS R. MILLER No. 10488 REGISTERED LAND SURVEYOR

STATE OF CONNECTICUT LOUIS M. LABANC No. 11814 REGISTERED PROFESSIONAL ENGINEER

MAP
PREPARED FOR
ROBERT FLETCHER
LOT 23
CIRCLE STREET
BRISTOL, CONNECTICUT

SCALE: 1" = 20' DATE: JAN. 5, 1987

DENIS R. MILLER & ASSOCIATES
171 CENTRAL STREET
BRISTOL, CONNECTICUT

Site plan pending Central Hill

M-8

For Office Use Only	
APPLICATION NO.	2524
DATE FILED:	1/30/25
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR REVISION TO AN APPROVED SITE PLAN

The undersigned Applicant hereby applies for approval of a revision to a previously approved Site Plan.

Address or Location of the Property: 370 Emmett Street

Assessor's Map No.: 3 Assessor's Lot No.(s): 36-2 Zone of the Property: A

Title of approved Site Plan: Thornberry Ridge Condominium - Reapproval of Buildings 3, 4 5

Date of original Site Plan approval: May 21, 2021

Nature of proposed revision:
Enlargement of building footprint.

Reason for proposed revision:
Enlargement of buiding footprints is proposed to add three newly proposed accessible units.

Other comments:
See attached narrative "Thornberry Ridge Condominium - January 2025 Revision"

Last plan approved by the Zoning Commission on May 12, 2021.

NOTE: Section 8-3(g) of the Connecticut General Statutes requires that, if an application for a Site Plan involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Site Plan application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Thornberry Builders, LLC

Address: 17 Jacqueline Drive City: Wolcott State: CT Zip: 06716

Telephone No.: 860-637-0543 E-Mail: al.quality@yahoo.com

Signature: _____ *Signature – (Printed/Typed)* Alan Morelli

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) – make checks payable to "City of Bristol"
- six paper copies and one digital copy of the revised Site Plan
- any other data and drawings as may be required

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC/BPC – 08/17

For Office Use Only
APPLICATION NO. 2524

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 370 Emmett Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: Quality Contracting, LLC CHECK ONE: [ ] owner [✓] other: contractor

Address: 17 Jacqueline Drive City: Wolcott CT State: CT Zip: 06716

Telephone No.: 860-637-0543 E-Mail: al.quality@yahoo.com

Signature: _____ Signature – (Printed/Typed) Alan Morelli

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO



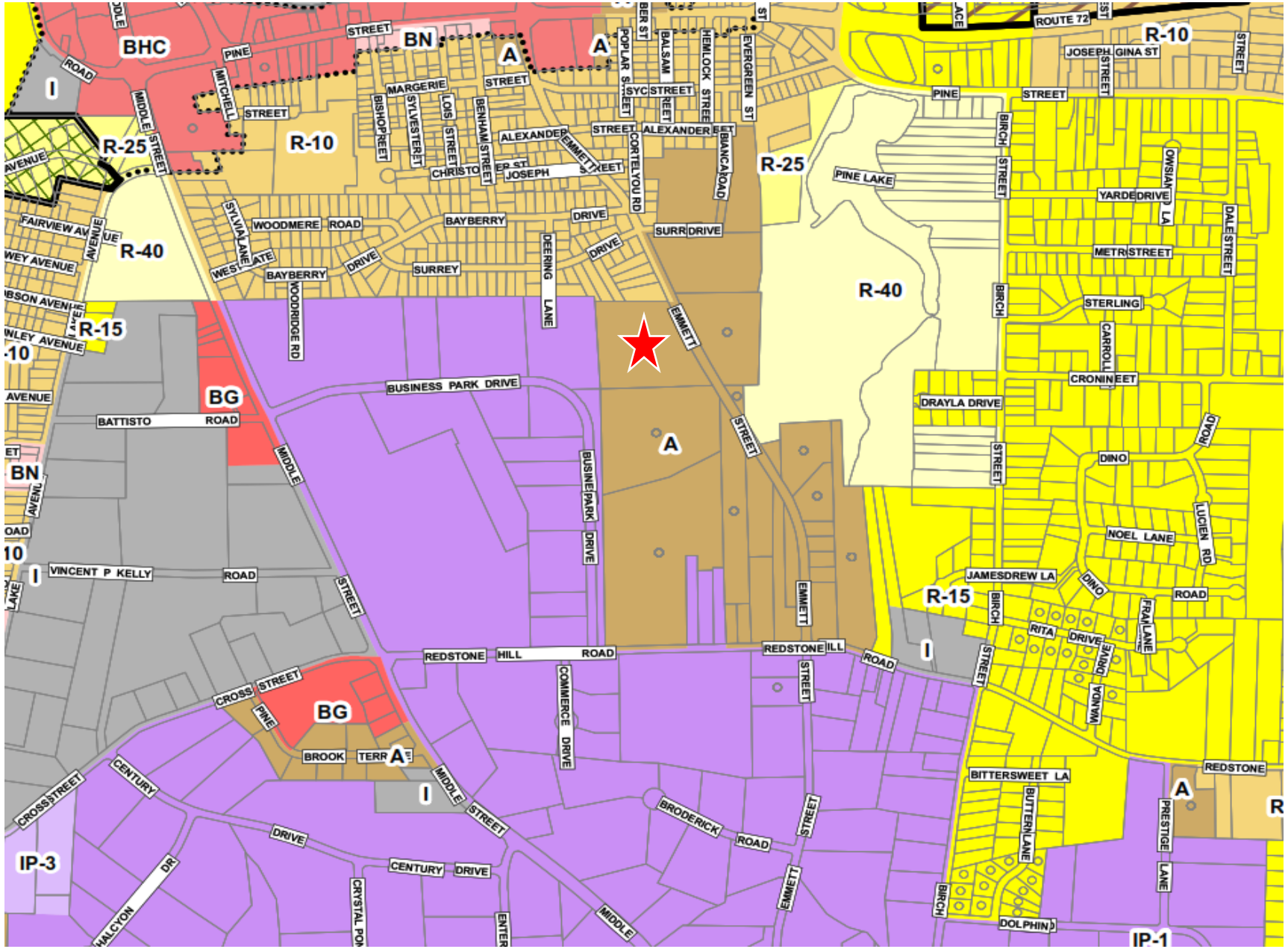
Application #2524 – Location Map – 370 Emmett Street



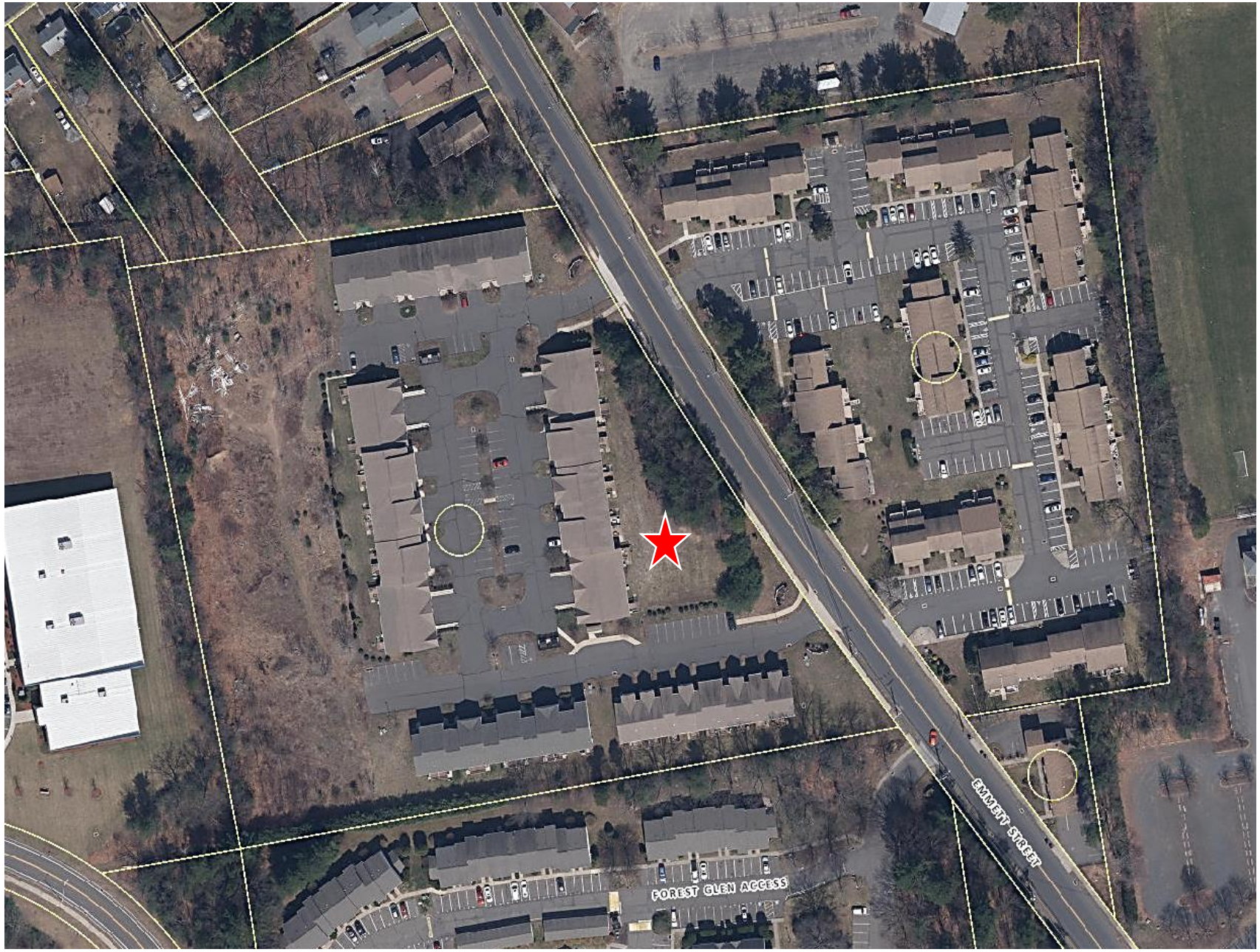
Application #2524 – IWWA – 370 Emmett Street



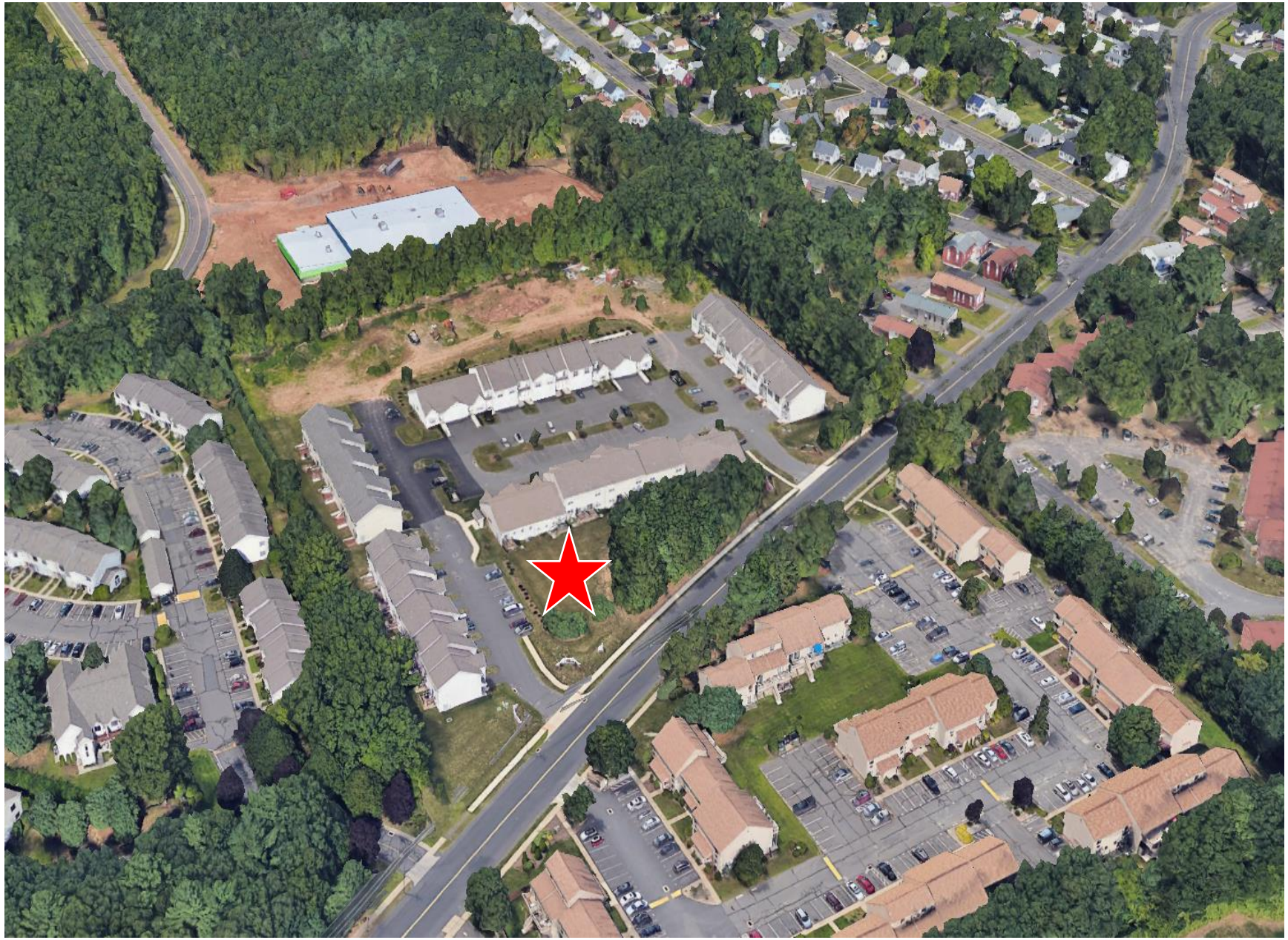
Application #2524 – Zoning – 370 Emmett Street



Application #2524 – Zoning Map – 370 Emmett Street



Application #2524 – Aerial – 370 Emmett Street



Application #2524 – Google Maps – 370 Emmett Street



Application #2524 – Additional Google Maps – 370 Emmett Street

Narrative

Thornberry Ridge Condominium

January 2025 Revision

Project Narrative

This project is being submitted to the Bristol Zoning Commission for a modification of the approved site plan "Application # 2402, May 12, 2021" for the Condominium Development Known as Thornberry Ridge Condominium, 370 Emmett Street.

This request of the Commission is being made to permit the developer to increase the footprints of unit 3-1, unit 4-1 and unit 5-1 from 22 feet in width to 26 feet in width to allow these 3 units to be constructed with first floor master bedrooms. This modification, if permitted, will enable the Developer to offer housing units that appeal to a wider range of homebuyer, including seniors and people with disabilities.

The requested modification does not change the approved number of units or density. Minor adjustments were made to the location of building 3 & 5 to accommodate the additional building widths along with corresponding changes to the driveways and utilities serving these buildings. Site grading and drainage patterns remained substantially as originally approved with slight increases to impervious areas which are addressed in the attached Technical Memorandum. Due to the increased impervious area and existing elevations of the onsite subsurface detention system, minor improvements to the onsite subsurface detention system are included in this proposal.

Site Plan Comments 030625

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2524

SITE PLAN: Site Plan revision to an existing condominium development at 370 Emmett Street; Thornberry Builders LLC, applicant. *Plans Dated: January 7, 2025; Date of Committee Review: February 26, 2025 (first review); March 18, 2025 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Provide details and type of patios in the rear of large units where they appear to be within the required yard. Are these attached structures or concrete pads?

3/6/25 Applicant Response: Detail added to Sheet 10. Callouts added to Sheet 3. These are not attached structures.

3/18/25 City Response:

2. The drainage resubmission is acceptable.

3/6/25 Applicant Response: Acknowledged.

3/18/25 City Response:

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. List all approvals on cover sheet – all boards/commissions.

3/6/25 Applicant Response: 2006 and 2021 approvals are on cover sheet. We are not aware of any others.

3/18/25 City Response:

2. Will this project be phased?

3/6/25 Applicant Response: No

3/18/25 City Response:

3. Is Thornberry Builders LLC the applicant? If so, add this information to the cover sheet.

3/6/25 Applicant Response: Cover sheet has been revised to show owner and applicant.

3/18/25 City Response:

4. Revise cover page to state the current application #2524 – A revision to an existing site plan.

3/6/25 Applicant Response: Cover sheet has been revised to include this.

3/18/25 City Response:

5. Patios extend into yard. Provide details of material and if it is attached or a concrete pad.

3/6/25 Applicant Response: Detail added to Sheet 10. Callouts added to Sheet 3. These are not attached structures.

3/18/25 City Response:

6. Will additional handicap parking spaces be provided to accommodate the conversion to accessible units?

3/6/25 Applicant Response: No additional spaces are proposed. Site provides adequate HC parking to meet ADA requirements.

3/18/25 City Response:

7. Label lawn areas on landscape sheet.

3/6/25 Applicant Response: Added to Sheet 7.

3/18/25 City Response:

8. Provide a photometric sheet for the newly proposed portion of the site only.

3/6/25 Applicant Response: Photometrics to be provided by electrical contractor.

3/18/25 City Response:

9. Provide floor plans and elevations for new units.

3/6/25 Applicant Response: Will be submitted.

3/18/25 City Response:

10. Provide count of parking spaces provided.

3/6/25 Applicant Response: Revised count in parking table on sheet 3 and added labels on the plan view.

3/18/25 City Response:

11. What is the dashed line shown throughout the internal drives and parking on Sheet 3? Is this phasing?

3/6/25 Applicant Response: That is CL&P easement. Revised map to try to make it clearer.

3/18/25 City Response:

12. When will the various "future" parking spaces shown throughout the site be constructed? It appears this is the last portion of the development to be constructed, therefore all parking should be constructed.

3/6/25 Applicant Response: Future parking, based on need, is not necessary. Existing parking is more than adequate.

3/18/25 City Response:

13. There is overlapping linework in the internal spaces and aisles to the site and some surrounding parking. Please clarify the final state of these areas.

3/6/25 Applicant Response: Added shading to proposed pavement to clarify it.

3/18/25 City Response:

14. Provide floor plans and elevation drawings as part of the plan set.

3/6/25 Applicant Response: To be provided.

3/18/25 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (Zoning Enforcement) No comments at this time.
2. (Building) **Comments are outstanding at this time.**

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD has no issues at this time.

FIRE MARSHAL (Kristopher Lambert):

1. **Comments are outstanding at this time.**

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

1. Water main needs inspections, pressure test and Bacteria test. Current inspection fees apply

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have be added to address these comments.

3/18/25 City Response:

2. Each unit requires its own service as noted in the plan. Current service rates apply.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

3. A gate valve is requires every 800 feet.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

4. Permits are required for main installation and each service. Permits must be applied for on-line though our web site and paid for by mail or in person before any work can be scheduled.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

5. All current Bristol Water and Sewer rules and regulations apply.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

6. All non-emergency work requires a minimum of 4 business day notice.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

Sewer:

1. Sewer main permit needs to be filled out on line through our website and fees need to be paid before work can start.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

2. All non-emergency work requires a minimum of 4 business day notice.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

3. All current Bristol Water and Sewer rules and regulations apply.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

4. Sewer main needs inspection and pressure test according to our specs.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

5. The sewer connection fee includes 1 inspection, additionally required inspections are based on current inspection rates.

3/6/25 Applicant Response: Notes 10-15 on the cover sheet have been added to address these comments.

3/18/25 City Response:

Stormwater Technical Memo

Weston & Sampson

712 Brook Street, Suite 103, Rocky Hill, CT 06067
Tel: 860.513.1473

TECHNICAL MEMORANDUM

TO: City of Bristol (Planning & Engineering)

FROM: Joseph S. Perugini, PE (Weston& Sampson)

DATE: December 31, 2024

SUBJECT: Stormwater Management – Updated Hydrology (Increase in Impervious Areas)
Thornberry Ridge Condominium
370 Emmett Street
Bristol, Connecticut

INTRODUCTION

This technical memorandum has been prepared on behalf of the applicant (A. Milo Builders, Inc.) regarding the development referenced above. The project was approved in 2006, and constructed all except for Building Units 3, 4, and 5. In 2021, the Owner re-applied for permitting with the City to move forward with construction of the remaining buildings, pavements, sidewalks, etc. Although permitting was approved, construction did not proceed. The Owner is once again seeking to move forward with the project and re-apply for permitting. There are some slight differences in the project resulting an increase in impervious areas:

- Unit 3-1: Added 200 SF of footprint
- Unit 4-1: Added 200 SF of footprint
- Unit 5-1: Added 200 SF of footprint
- Building 3: Added 575 SF of patio space
- Building 4: Added 1728 SF of patio space
- Building 5: Added 720 SF of patio space

  Total 3,600 SF

The total increase in impervious areas is approximately 3,600 SF. The locations of these increases can be seen in Figure 2 (Appendix D). In the original approval, raised decks were proposed behind these buildings and were considered pervious due to the open joints and exposed ground below. In the current proposal, these will now be patios (considered impervious). Also, each of the three buildings will have one (1) larger unit on the end. Approximately 200 SF larger. During the 2021 permit process, we were required by the City Planning Department to demonstrate the extent to which the project met the Stormwater Management and associated Low Impact Development (LID) requirements, as referenced

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/48672/Thornberry_SW-Technical-Memorandum_122024

Revised Site Plan 030425

THORNBERRY RIDGE CONDOMINIUM

APPLICATION #2524 – REVISION TO EXISTING SITE PLAN

370 EMMETT STREET BRISTOL, CONNECTICUT

PROPERTY OF: THORNBERRY BUILDERS, LLC

APPLICANT/DEVELOPER: QUALITY CONTRACTING, LLC
17 JACQUELINE DRIVE
WOLCOTT, CT 06716
CONTACT: ALAN MORELLI 860-637-0543

LAND SURVEYING- THE BONGIOVANNI GROUP, INC.
LAND PLANNING: 170 PANE ROAD
NEWINGTON, CONNECTICUT 06111
(860) 666-0134

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS

CIVIL ENGINEERING: WESTON SAMPSON
712 BROOK STREET, SUITE 103
ROCKY HILL, CONNECTICUT 06067
(860) 513-1473

PRIOR SPECIAL PERMIT APPROVAL

In accordance with Section 8-3d of the Connecticut General Statutes, as amended, notice is hereby given that on the 15th day of March, 2006, the Zoning Commission of the City of Bristol granted Application #1944 for the following:

Special Permit for multi-family dwellings at a density of greater than eight units per acre, with a maximum permitted density of 9.23 dwelling units per acre

This Special Permit is granted under Section V.D.3.a. of the Bristol Zoning Regulations for the property located on the west side of Emmett Street north of Forest Glen Condominiums, more particularly described as Assessor's Map No. 3, Lot No. 36-2.

The owners of record of this property are: Frank W. Bugryn, Jr.; Mary Dudko; Edward J. Dudko; Lorin A. Filipet; Michael J. Dudko; the Estate of John Bugryn, James Bugryn and Richard Bugryn, Conservators; and the Estate of Michael Dudko, Mary Dudko, Executor/Administrator.

Dated at Bristol, Connecticut, this 17th day of March, 2006.

Bristol Zoning Commission
By: _____
Clerk

2006 ZONING APPROVAL

City of Bristol
BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

May 12, 2006

A. Milo Builders, Inc.
93 Berlin Avenue
Southington, CT 06489

Re: Application #1945 – Site Plan for multi-family dwellings
west side of Emmett St. north of Forest Glen Condominiums

Dear Applicant:

This is to inform you that at its meeting of May 10, 2006, the Bristol Zoning Commission approved the above-referenced Site Plan, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. For each building, all site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

Once Stipulation #1 has been addressed, seven copies of the final plan should be submitted to the Land Use Office for sign-off. Please be advised that the Building Department will not issue any permits for this project until the plan has been signed by the Chairman or Secretary of the Commission. Should you have any questions, please contact me at 584-6225.

Very truly yours,

Alan L. Weiner
City Planner

Al.W/mk

c: Attorney James Ziogas

2021 ZONING APPROVAL

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

May 17, 2021

A Milo Builders
700 Ridgewood Road
Middletown, CT 06457

Re: Application #2402 – Site Plan for multi-family dwellings at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone.

Dear Applicant:

This is to inform you that at its meeting of May 12, 2021, the Bristol Zoning Commission approved the above-referenced Site Plan, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan, AICP
City Planner

cc: Attorney J. Ziogas (via email)

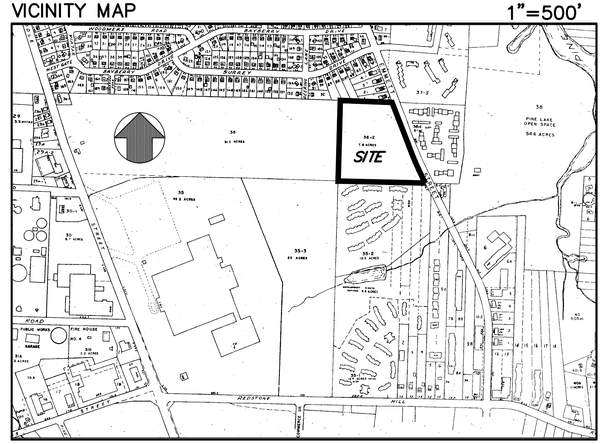
GENERAL NOTES:

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED UNITS INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. (PER SEC. 22-19(f)(4) OF THE CODE OF ORDINANCES, CITY OF BRISTOL, ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACKFLOW PREVENTER.)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY RIGHT-OF-WAY SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY RIGHT-OF-WAY SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/INLAND WETLANDS ENFORCEMENT OFFICER.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER THAT PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS MUST BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ALL AIR CONDITIONING UNITS TO BE LOCATED AT THE REAR OF EACH UNIT.
8. ALL DISTURBED AREAS TO BE TOPSOILED AND SEEDED.
9. GRADING SHALL BE DONE TO PROVIDE SURFACE DRAINAGE AND PREVENT PONDING.
10. SANITARY SEWERAGE AND WATER SERVICE TO BE PROVIDED BY THE CITY OF BRISTOL. ALL WATER MAIN AND WATER SERVICE WORK TO BE DONE IN ACCORDANCE WITH CITY OF BRISTOL WATER DEPARTMENT SPECIFICATIONS. ALL SEWER MAIN AND SEWER LATERAL WORK TO BE DONE IN ACCORDANCE WITH CITY OF BRISTOL SEWER DEPARTMENT SPECIFICATIONS.
11. WATER MAIN SHALL REQUIRE INSPECTION, PRESSURE TESTS AND BACTERIA TESTS.
12. EACH UNIT REQUIRES ITS OWN WATER AND SANITARY SEWER SERVICE AS NOTED ON PLAN
13. PERMITS ARE REQUIRED FOR EACH WATER SERVICE. PERMITS MUST BE APPLIED FOR ONLINE THROUGH CITY WEBSITE AND PAID FOR BY MAIL OR IN PERSON BEFORE ANY WORK CAN BE SCHEDULED.
14. ALL CURRENT CITY OF BRISTOL WATER AND SEWER RULES AND REGULATIONS APPLY.
15. ALL NON-EMERGENCY WORK REQUIRES A MINIMUM OF 4 BUSINESS DAY NOTICE.
16. HORIZONTAL DATUM = N.A.D. OF 1983, VERTICAL DATUM = N.G.V.D. OF 1929.
17. ALL UTILITIES SHALL BE UNDERGROUND.
18. CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CTDOT, FORM 816, AS AMENDED, "STANDARD SPECIFICATIONS FOR ROAD, BRIDGES AND INCIDENTAL CONSTRUCTION", "CITY OF BRISTOL SPECIFICATIONS FOR CONSTRUCTION OF ROADS", "CITY OF BRISTOL ZONING REGULATIONS", "CITY OF BRISTOL SUBDIVISION REGULATIONS" AND THE CONNECTICUT LANDSCAPE ASSOCIATION'S "STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, VINES, ETC." ARE TO BE USED FOR CONSTRUCTION STANDARDS.
19. SITE = 7.76 AC.
20. ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS AND NO OTHER ACCESS SHALL BE ALLOWED.
21. SUBJECT PARCEL IS ASSESSOR'S MAP 3, LOT 36-2.
17. SUBJECT PARCEL STREET ADDRESS IS #370 EMMETT STREET.

DRAWING INDEX

SHEET 1	COVER SHEET
SHEET 2	BOUNDARY & TOPOGRAPHIC SURVEY
SHEET 3	LAYOUT PLAN
SHEET 4	GRADING & DRAINAGE PLAN
SHEET 5	UTILITIES PLAN
SHEET 6	EROSION & SEDIMENT CONTROL PLAN
SHEET 7	LANDSCAPING PLAN
SHEET 8	ROADWAY PLAN & PROFILE
SHEET 9	EROSION AND SEDIMENT CONTROL DETAILS
SHEET 10	SITE DETAILS

VICINITY MAP 1"=500'



DATE: JANUARY 7, 2025
REV: MARCH 3, 2025

SHEET 1 OF 10

05122

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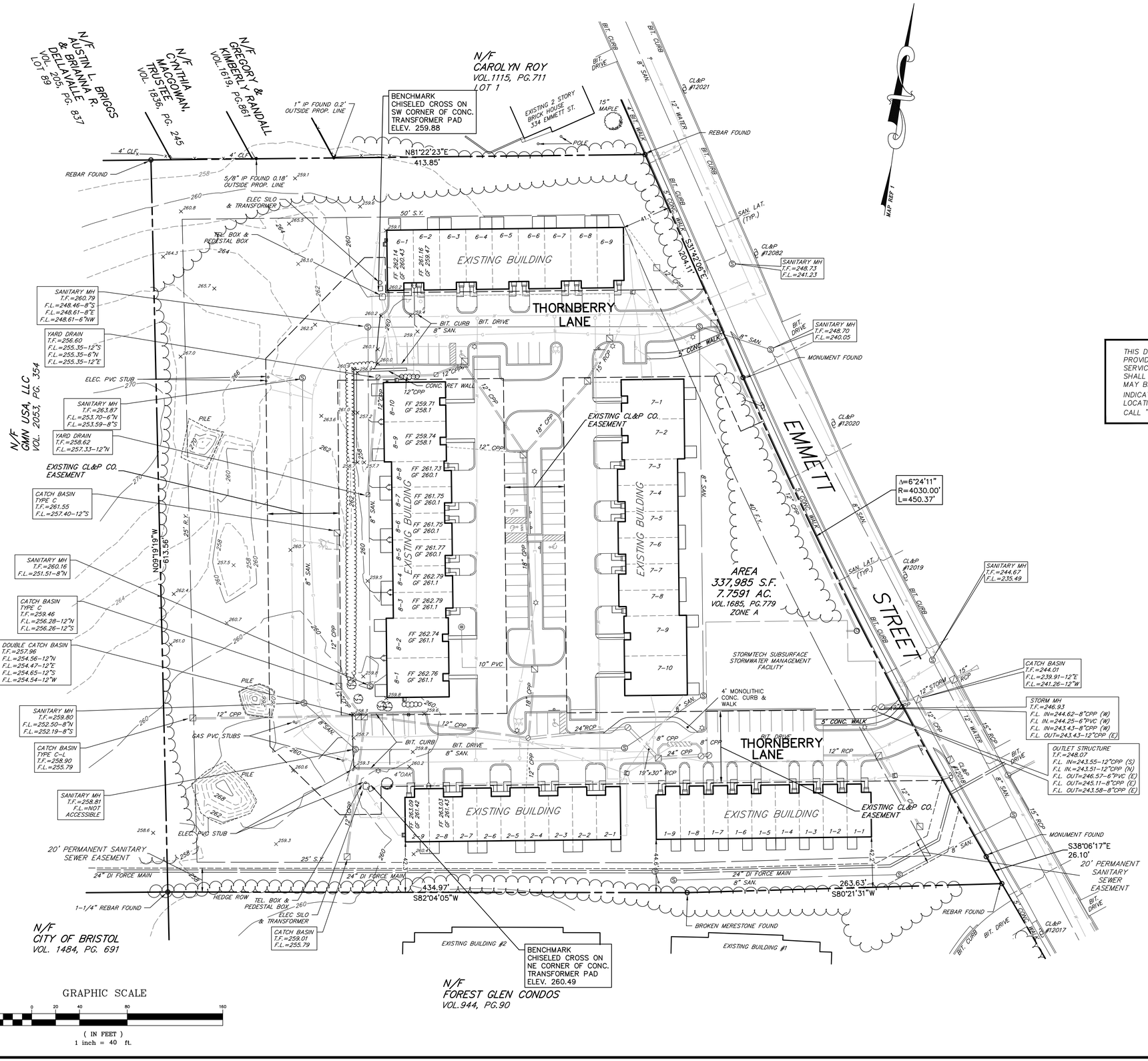

LEGEND

- UTILITY POLE
- WATER GATE
- MANHOLE
- CATCH BASIN
- SIGN
- GAS GATE
- GUY WIRE
- FENCE
- TREE
- HYDRANT
- 233.2 x — SPOT ELEVATION
- W — W — UNDERGROUND WATER LINE
- G — G — UNDERGROUND GAS LINE
- E — E — UNDERGROUND ELECTRIC LINE
- T — T — UNDERGROUND TELEPHONE LINE
- FF — FINISHED FLOOR ELEVATION
- GF — GARAGE FLOOR ELEVATION
- BF — BASEMENT FLOOR ELEVATION
- PROPERTY LINE
- LIGHT STANDARD

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

MAP REFERENCES:

1) "PROPERTY SURVEY FOR CITY OF BRISTOL, MIDDLE AND EMMETT STREETS, CITY OF BRISTOL, IP-1 & R-10 ZONES, SCALE 1"=100', DATE MAY, 2000, SHEET NO. 1, AN CONSULTING ENGINEERS"

2) "PLAN FOR SUBDIVISION OF LAND, LOCATED IN BRISTOL, CONN., OWNED BY ROBERT J. & CLAIRE B. MAHEU, SCALE 1"=40', DATE MARCH 22, 1967, ADRIAN M. MATTHEWS, LAND SURVEYOR"

3) "AMENDED MAP OF PART OF BRISTOL ESTATES, BRISTOL, CONNECTICUT, SCALE 1"=60', DATE JULY 1, 1943, CARROLL W. McLAUGHLIN, CIVIL ENGINEER"

4) "REVISION TO AMENDED MAP OF PART OF MAP OF BRISTOL ESTATES, BRISTOL, CONNECTICUT, SCALE 1"=60', DATE OCT. 2, 1943, CARROLL W. McLAUGHLIN, CIVIL ENGINEER"

5) "SITE PLAN, FOREST GLEN, EMMETT STREET, BRISTOL, CONNECTICUT, PREPARED FOR FOREST GLEN DEVELOPERS, INC., SCALE 1"=40', DATE FEB. 13, 1989, REVISED THROUGH 12-20-88, SHEET NO. 1 OF 1, RODERICK D. HEWITT, CIVIL ENGINEER AND LAND SURVEYOR"

6) "PROPERTY & TOPOGRAPHIC SURVEY, DEPENDENT RESURVEY, PREPARED FOR A. MILO BUILDERS, INC., EMMETT STREET, BRISTOL, CONNECTICUT, DATE: 2-02-06, SCALE: 1"=40', SHEET 2 OF 16, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"

7) "COMPILATION PLAN, CL&P FILE NO. WC70360, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF A. MILO BUILDERS, INC., #370 EMMETT STREET, BRISTOL, CONNECTICUT, DATE: 5-7-07, SCALE: 1"=40', THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"

8) "CITY OF BRISTOL, CONNECTICUT, BROAD STREET FORCE MAIN NO. 2, PRIVATE LANDS, C-5, DATE: FEBRUARY 2010, CDM, CAMP DRESSER & MCKEE INC."

NOTES:

1) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

2) BEARINGS ARE BASED ON MAP REF. #1.

SURVEY NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.

   TYPE OF SURVEY: PROPERTY SURVEY

   BOUNDARY DETERMINATION CATEGORY: RESURVEY

   CLASS OF HORIZONTAL ACCURACY: A-2

2. THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

14649
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

05122

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
130 Cedar Street, Suite 1000
Newington, Conn. 06111
TEL. (860) 666-0134
FAX. (860) 666-3830

Scale: 1"=40'
Checked: A.B.
Drawn: BTM
Date: 1-07-25

Revision	Date
ADDRESS TOWN COMMENTS	3-05-25

THORNBERRY RIDGE CONDOMINIUM
APPLICATION #2524 - REVISION TO EXISTING SITE PLAN
PREPARED FOR
QUALITY CONTRACTING, LLC
#370 EMMETT STREET
BRISTOL, CONNECTICUT

BOUNDARY & TOPOGRAPHIC SURVEY

Sheet 2 of 10

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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°55'45"	37.50'	15.01'
C2	90°00'00"	58.00'	91.11'
C3	90°00'00"	47.50'	74.61'
C4	24°32'27"	62.50'	26.77'

ZONING DATA – ZONE A – MULTI-FAMILY RESIDENTIAL ZONE

CATEGORY	PROPOSED	REQUIRED
MINIMUM LOT AREA	7.76 AC	4 AC. (FOR SITES GREATER THAN 8 UNITS PER ACRE)
DENSITY	9.3 UNITS/ACRE	12 UNITS/ACRE MAX.
MINIMUM LOT FRONTAGE	680.58'	50'
MINIMUM LOT WIDTH	680'	200' (FOR SITES GREATER THAN 8 UNITS PER ACRE)
MINIMUM FRONT YARD	41.1'	40'
MINIMUM SIDE YARD (EACH)	26.4' (SOUTH) 51.4' (NORTH)	25' (SOUTH) 50' (NORTH, WHERE YARD ABUTS A SINGLE-FAMILY RESIDENCE ZONE)
MINIMUM REAR YARD	26.3'	25'
MAXIMUM BUILDING HEIGHT	26'8"	35'
MAXIMUM BUILDING COVERAGE	24.5%	35% (FOR SITES GREATER THAN 8 UNITS PER ACRE)
MAXIMUM IMPERVIOUS SURFACE COVERAGE	48.3%	50% (FOR SITES GREATER THAN 8 UNITS PER ACRE)
PARKING	170 (21 FUTURE)	2.5 / UNIT = 170

IMPERVIOUS SURFACE CALCULATION

PARCEL AREA = 337,985 S.F.
AREA OF IMPERVIOUS SURFACE = 167,019 S.F.
IMPERVIOUS SURFACE COVERAGE = 167,019 / 337,985
= 0.494 = 49.4%

PARKING SCHEDULE

2.5 SPACES PER UNIT REQUIRED
68 UNITS PROPOSED X 2.5 = 170 SPACES REQUIRED

68 UNITS X 1 CAR GARAGE = 68 SPACES
102 VISITOR PARKING STALLS PROPOSED ON SITE = 102 SPACES
102 VISITOR STALLS + 68 SPACES IN GARAGES = 170 SPACES TOTAL

17 SPACES OF THE 170 SPACES ARE FUTURE PARKING (TO BE CONSTRUCTED IF NEEDED)
170 SPACES – 17 FUTURE SPACES = 153 SPACES (INCLUDES 7 ACCESSIBLE) TO BE CONSTRUCTED

INTERIOR LANDSCAPING CALCULATION

PARKING AREA SPACES = 102 SPACES
INTERIOR LANDSCAPING REQUIRED = 20 S.F PER SPACE
= 20 X 102 = 2,040 S.F.
INTERIOR LANDSCAPING (END ISLANDS, INTERIOR ISLANDS) = 7,580 S.F.

LEGEND

6–1	BUILDING UNIT NUMBER
FF	FINISHED FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BF	BASEMENT FLOOR ELEVATION
	PROPERTY LINE
	ZONING SETBACK LINE
☼	EXISTING LIGHT STANDARD
✸	PROPOSED LIGHT STANDARD
▸	PROPOSED BUILDING ENTRY/EXIT
(16)	PARKING SPACE COUNT

NOTES:

1) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

2) BEARINGS ARE BASED ON MAP REF. #1.

3) ALL PROPOSED CURBING TO BE BITUMINOUS CONCRETE UNLESS OTHERWISE NOTED.

4) ALL PROPOSED PARKING AREAS AND DRIVES TO BE BITUMINOUS CONCRETE UNLESS OTHERWISE NOTED.

5) ALL PROPOSED LIGHTS TO BE EQUIPPED WITH FULL CUTOFFS TO PREVENT LIGHT TRESPASS ONTO ADJOINING LOTS OR INTO STREET.

SURVEY NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20, AS REVISED.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY – PROPOSED

BOUNDARY DETERMINATION CATEGORY: RESURVEY

CLASS OF HORIZONTAL ACCURACY: A–2

2. THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SURVEYOR'S SIGNATURE *DATE* *14649 LICENSE NUMBER*

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
100 Deer Park Road
Newington, Conn. 06111
TEL. (860) 666-0134
FAX. (860) 666-3830

Scale: 1"=40'
Checked: A.B.
Date: 3-05-25
Drawn: BTM
Date: 1-07-25

Revision
ADDRESS TOWN COMMENTS

THORNBERRY RIDGE CONDOMINIUM
APPLICATION #2524 – REVISION TO EXISTING SITE PLAN
PREPARED FOR
QUALITY CONTRACTING, LLC
#370 EMMETT STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

Sheet 3 of 10

05122

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CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

GENERAL UTILITY NOTES:

1. ALL ROOF LEADERS WILL HAVE A MINIMUM SLOPE = 1.00%
2. ALL CORRUGATED PLASTIC STORM SEWER PIPE (CPP) WILL BE A.D.S HIGH DENSITY POLYETHYLENE PIPE WITH A SMOOTH INTERIOR.
3. CATCH BASINS WILL HAVE 2' DEEP SUMPS UNLESS OTHERWISE NOTED.
4. FOR ALL DOWNSPOUTS PROVIDE RISER TO SURFACE WITH ADAPTER.
5. ALL UNITS SHALL HAVE 4" CHECK VALVES ON EACH SANITARY SEWER LATERAL PRIOR TO EXITING THE FOUNDATION WALL.

LEGEND

EXISTING		PROPOSED
	SIGN	
	CATCH BASIN	
	MANHOLE	
274	ELEVATION CONTOUR	274
269.4	SPOT ELEVATION	277.2
	UTILITY POLE	
	TREE LINE	
	LIGHT STANDARD	
	WATER LATERAL	
	SANITARY LATERAL	
	ROOF LEADER/FOOTING DRAIN	
	HYDRANT	
	LAWN DRAIN	

UNDERDRAIN NOTES:

1. OPEN SIDEWALL OF EXISTING SUBGRADE DETENTION BY REMOVING SECTION OF GEOTEXTILE.
2. LINE TRENCH BOTTOM AND SIDES W/ ADS 601T NON-WOVEN GEOTEXTILE. PROVIDE 12" MINIMUM OVERLAP AT ALL JOINTS AND W/ EXISTING GEOTEXTILE.
3. INSTALL DRAIN BASIN, UNDERDRAIN. BACKFILL W/ 3/4 WASHED/CRUSHED STONE.
4. PLACE GEOTEXTILE OVER TOP OF STONE AND OVERLAP W/ GEOTEXTILE FROM SIDES.

ADD 8'-8" PERF HDPE UNDERDRAIN @ 0.0% (WITH CAP END, F.L.=243.0

32'-4" HDPE @ 5.0%

F.L.=241.4 (AT EXISTING CB) (CORE EXISTING CB)

NYLOPLAST DRAIN BASIN (8" DIAM) T.F.=MATCH EXISTING GRADE F.L.=243.0 8"N F.L.=243.0 4"E

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GRAPHIC SCALE

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860.513.1473 800.SAMPSON
www.westonandsampson.com

BSC GROUP
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GRADING & DRAINAGE PLAN

Sheet 4 of 10

05122

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NOTES:

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4. FOR ALL DOWNSPOUTS PROVIDE RISER TO SURFACE WITH ADAPTER.
5. ALL UNITS SHALL HAVE 4" CHECK VALVES ON EACH SANITARY SEWER LATERAL PRIOR TO EXITING THE FOUNDATION WALL.
6. WATER DEPARTMENT CONTACT: MIKE LYNCH (860) 582-7431 OR mikelynch@bristolct.gov
7. SEWER DEPARTMENT CONTACT / INSPECTOR: BRYAN ROBERTS (860) 582-7431 OR bryanroberts@bristolct.gov

N/F AUSTIN L. BRIGGS & BRIANNA R. DELLAVALLE VOL. 2005, PG. 837 LOT 89

N/F CYNTHIA MACGOWAN, TRUSTEE VOL. 1836, PG. 245

N/F GREGORY & KIMBERLY RANDALL VOL. 1619, PG. 861

N/F CAROLYN ROY VOL. 1115, PG. 711 LOT 1

EXISTING 2 STORY BRICK HOUSE 334 EMMETT ST.

N/F GMN USA, LLC VOL. 2053, PG. 354

N/F CITY OF BRISTOL VOL. 1484, PG. 691

THORNBERRY LANE

EMMETT STREET

EXISTING BUILDING

STORMTECH SUBSURFACE STORMWATER MANAGEMENT FACILITY

EXISTING BUILDING #2

EXISTING BUILDING #1

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LEGEND

EXISTING		PROPOSED
	SIGN	
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	MANHOLE	
274	ELEVATION CONTOUR	274
x269.4	SPOT ELEVATION	x277.2
	UTILITY POLE	
	TREE LINE	
	SILT FENCE	
	HAYBALE	
	LIGHT STANDARD	
	WATER LATERAL	
	SANITARY LATERAL	
	ROOF LEADER/FOOTING DRAIN	
	HYDRANT	
	LAWN DRAIN	

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UTILITIES PLAN

Sheet 5 of 10

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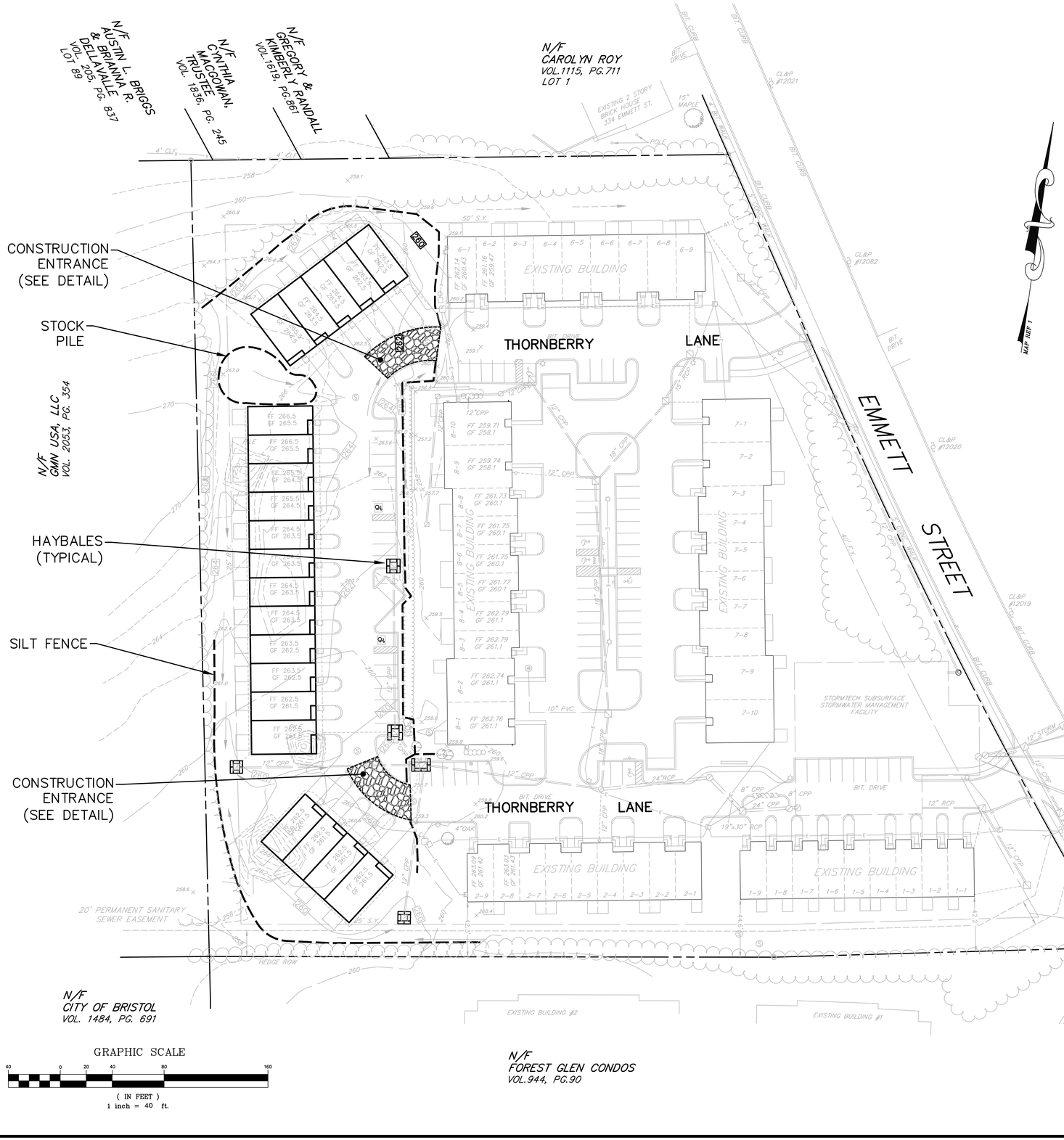

LEGEND

EXISTING		PROPOSED
	SIGN	
	CATCH BASIN	
	MANHOLE	
274	ELEVATION CONTOUR	274
x269.4	SPOT ELEVATION	x277.2
	UTILITY POLE	
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	SANITARY LATERAL	
	ROOF LEADER/FOOTING DRAIN	
	HYDRANT	
	LAWN DRAIN	

SEQUENCE FOR CONSTRUCTION, APPLICATION OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AND FINAL STABILIZATION OF THE PROJECT SITE

1. FLAG THE LIMITS OF CONSTRUCTION AND LIMITS OF ROADWAY.
2. HOLD PRE-CONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455)
3. INSTALL PERIMETER EROSION AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN.
4. INSTALL ALL SANITARY SEWERS , LATERALS, WATER SERVICES AND UTILITY CONNECTIONS WITHIN THE ROADWAY
5. PLACE, GRADE AND COMPACT THE PROCESSED AGGREGATE IN THE ROADWAY BASE.
6. INSTALL THE FIRST COURSE OF BITUMINOUS CONCRETE.
7. APPLY STABILIZATION MEASURES (TOPSOIL, SEEDING, ETC.) TO REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS.
8. INSPECT AND CLEAN ROADWAY DRAINAGE SYSTEMS AS NEEDED.
9. CONSTRUCTION ACTIVITIES WILL PROCEED TO CONCENTRATE ON THE BUILDING AREAS AND DRIVEWAYS. MAKE ALL CUTS AND FILLS AS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AND DRIVEWAY AREAS AS REQUIRED, AND BENCH THE BUILDINGS TO A SUBGRADE.
10. BEGIN CONSTRUCTION OF THE CONDOMINIUM UNITS.
11. INSTALL UTILITY SERVICE LATERALS TO EACH BUILDING.
12. PLACE, GRADE, AND COMPACT PROCESSED AGGREGATE IN DRIVEWAY AREAS.
13. TOPSOIL AND GRADE WHERE REQUIRED AND WITHIN 2 FEET OF PROPOSED CURBING.
14. INSTALL CURBING AS SHOWN ON PLANS.
15. FINE GRADE, RAKE, SEED, AND MULCH.
16. UPON SUBSTANTIAL COMPLETION OF THE BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
17. INSTALL FIRST COURSE OF BITUMINOUS CONCRETE PAVEMENT.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR FINAL COURSE OF PAVING. INSPECT DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF BITUMINOUS CONCRETE PAVEMENT IN ROADWAY AND DRIVEWAYS.
20. AFTER ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH THE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SILT FENCES).

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SEE SHEET 9 OF 10 FOR ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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170 Cedar Street
Newington, Conn. 06111
TEL. (860) 666-0124
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BRISTOL, CONNECTICUT

EROSION & SEDIMENT CONTROL PLAN

Sheet 6 of 10

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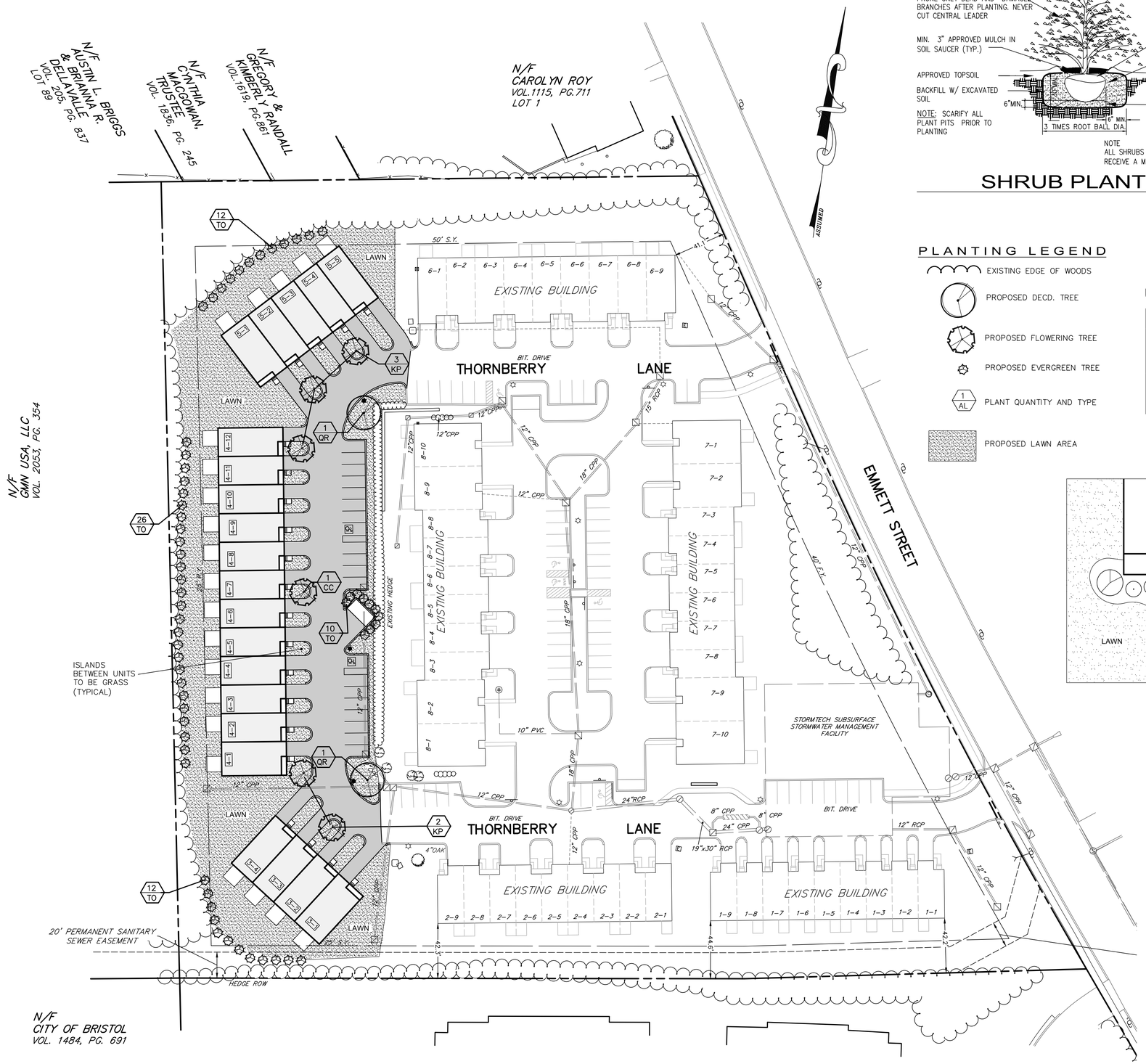

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE

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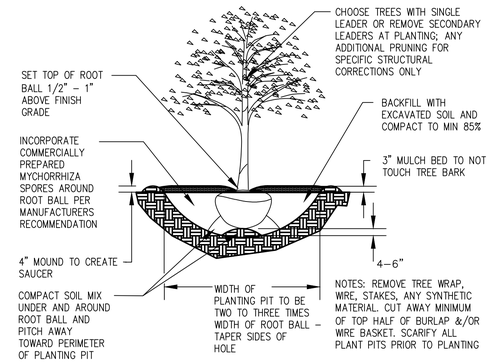
SHRUB PLANTING



TREE PLANTING

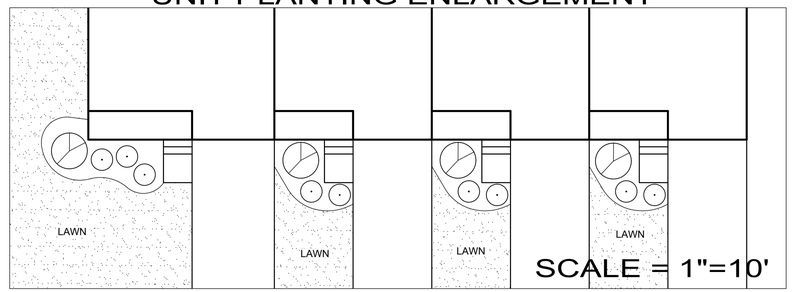
PLANTING LEGEND

- EXISTING EDGE OF WOODS
- PROPOSED DECD. TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- 1 AL — PLANT QUANTITY AND TYPE
- PROPOSED LAWN AREA

UNIT SHRUB PALLET

SYMBOL	USE	BOTANICAL NAME	COMMON NAME	SIZE
◔	LARGE SHRUB- ACCENT PLANTING	FOTHERGILLA X'MOUNT AIRY'	MT. AIRY FOTHERGILLA	24-30" HT
		RHODODENRON CATAWBIENSE	CATAWBA RHODODENDRON	24-30" HT
		TAXUS CUSPIDATA 'NANA'	DWARF YEW	24-30"
		PIERIS X 'BROUWER'S BEAUTY'	BROUWER'S BEAUTY ANDROMEDA	18-24" HT
·	SM. SHRUB- MASS PLANTING	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18-24" HT
		PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	12-15" HT
		ILEX GLABRA 'SHAMROCK'	INKBERRY	18-24" HT
		JUNIPERIS var. SARGENTII	SARGENT JUNIPER	2 GAL

UNIT PLANTING ENLARGEMENT



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE(MIN.)
	TREES			
CC	CERCIS CANADENSIS	EASTERN RED BUD	1	2-2.5" CAL.
KP	KOELREUTERIA PANICULATA	PANICLED GOLDENRAIN TREE	5	2-2.5" CAL.
QR	QUERCUS RUBRA	RED OAK	2	2.5-3" CAL.
TO	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	60	5-6' HT.

PLANTING NOTES:

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
4. ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
5. TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO CONSTRUCTION.
7. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD.
9. FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
10. ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
12. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
13. UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
14. CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE.
15. ALL DISTURBED AREAS SHALL BE LAWN SEEDED WITH APPROVED LAWN MIX.

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LANDSCAPING PLAN

Sheet 7 of 10

05122

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LEGEND

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	ROOF LEADER/FOOTING DRAIN	
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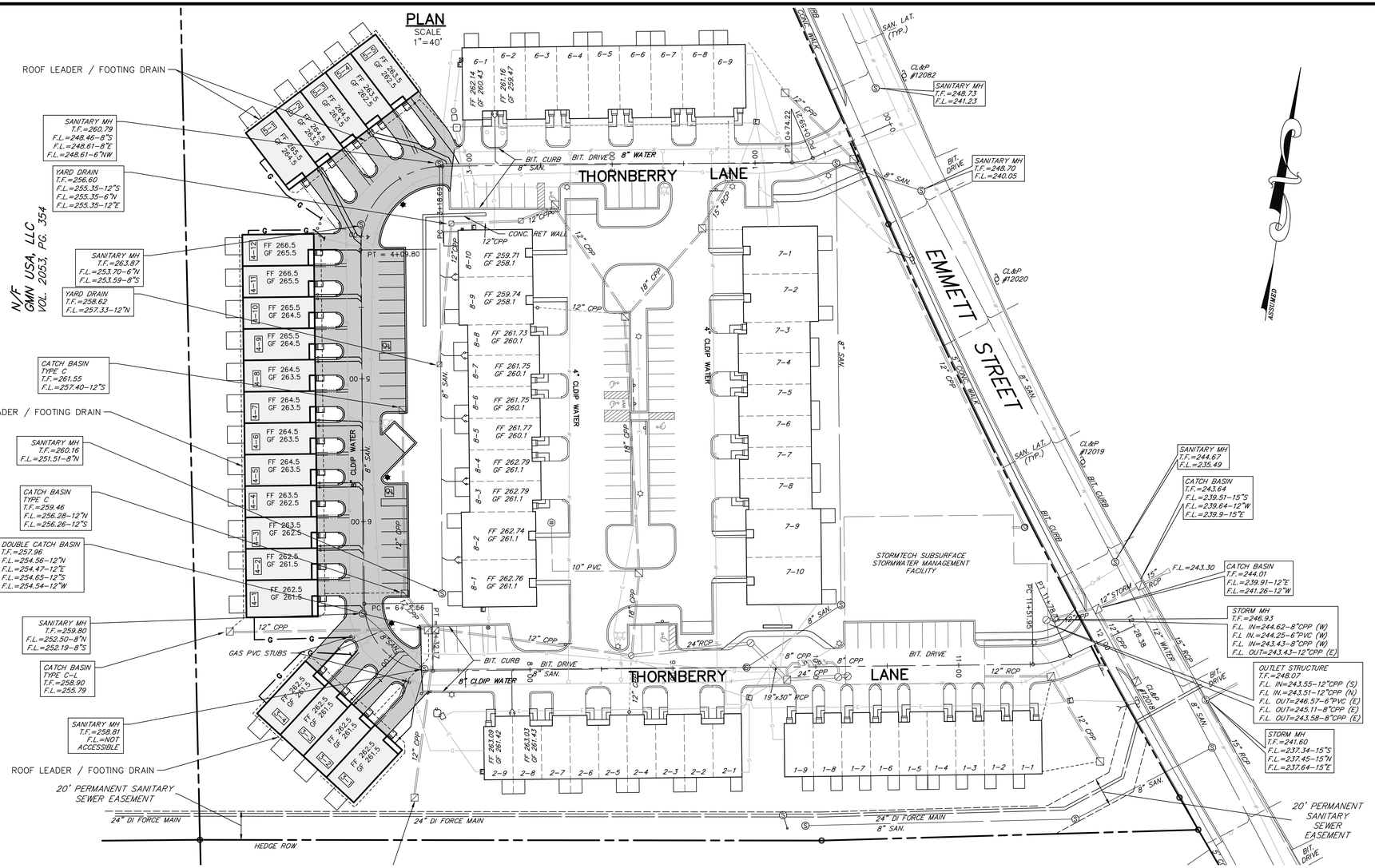
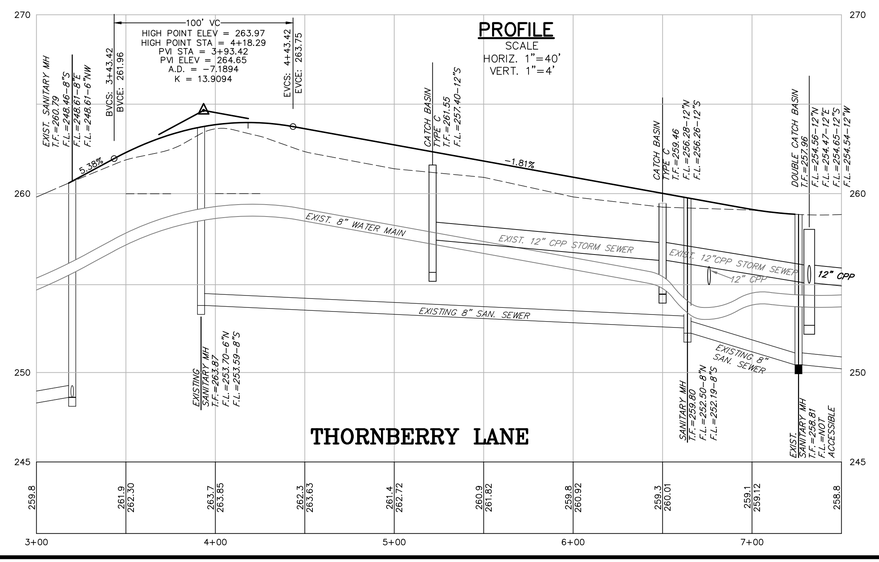
PLAN
SCALE
1"=40'



PROFILE
SCALE
HORIZ. 1"=40'
VERT. 1"=4'



NOTES:

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3. CATCH BASINS WILL HAVE 2' DEEP SUMPS UNLESS OTHERWISE NOTED.
4. FOR ALL DOWNSPOUTS PROVIDE RISER TO SURFACE WITH ADAPTER.
5. ALL UNITS SHALL HAVE 4" CHECK VALVES ON EACH SANITARY SEWER LATERAL PRIOR TO EXITING THE FOUNDATION WALL.
6. WATER CHARGES FOR ALL CONDOMINIUMS WILL BE BILLED SEPARATELY TO OWNER OF EACH UNIT.

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PLAN & PROFILE

Sheet 8 of 10

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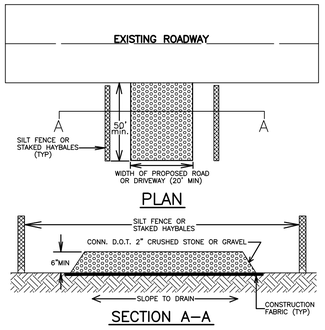
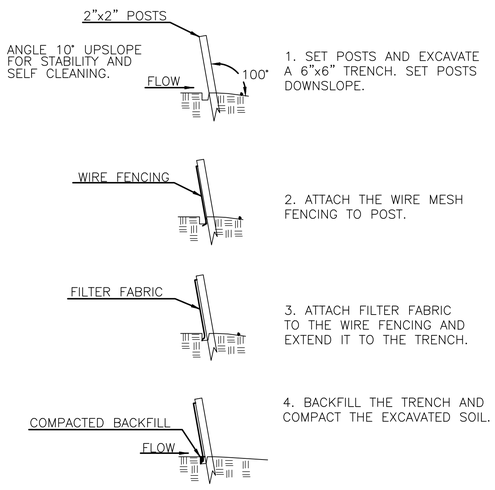


NOTES

1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ON TO LOCAL STREETS.
2. BEFORE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL TO THE DIMENSIONS SHOWN.
3. PLACE EITHER A WOVEN OR NONWOVEN CONSTRUCTION FABRIC ON SUBGRADE PRIOR TO GRAVEL PLACEMENT.
4. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO THE STREET. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

CONSTRUCTION ENTRANCE PAD

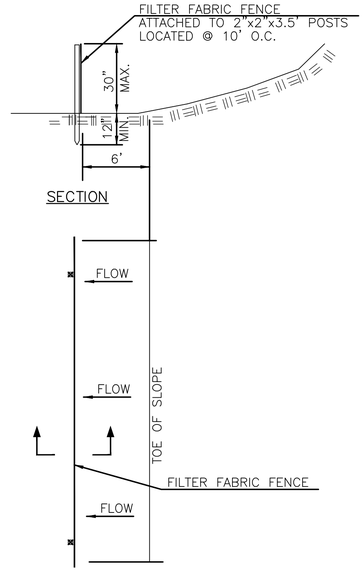
NOT TO SCALE



FILTER FABRIC BARRIER FENCE

SEDIMENTATION CONTROL SYSTEM INSTALLATION

NOT TO SCALE



TOE OF SLOPE LOCATION

NOT TO SCALE

GENERAL

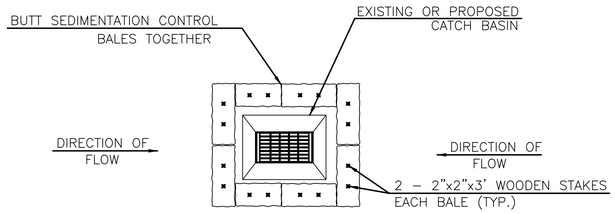
This plan proposes erosion control measures to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff at the site. The runoff shall be controlled by the interception, diversion, and safe disposal of precipitation. Runoff shall also be controlled by staging construction activity and preserving natural vegetation whenever possible. Existing vegetation shall be protected and only that clearing and grubbing absolutely necessary for the proposed construction shall be performed. All disturbed areas shall be restored to their original condition and contour, unless otherwise indicated on the plans. The contractor shall take special care with his construction methods and shall comply with the following guidelines. Reference is made to the "Connecticut Guidelines for Soil Erosion and Sediment Control" (2002), as amended. The guidelines are obtainable from the D.E.P. Store, 79 Elm Street, Hartford, Connecticut 06106, and should be used as a reference in constructing the erosion and sediment controls indicated on these plans.

SEDIMENTATION CONTROL

ALL AREAS SHALL BE PROTECTED FROM SEDIMENTATION DURING AND AFTER CONSTRUCTION, PARTICULARLY THE STORAGE OF EXCAVATED OR STOCKPILED MATERIAL. THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM, OR ORGANIC MATTER PRIOR TO TRENCHING OR OTHER OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIAL (I.E. HAY BALES AND/OR FILTER FABRIC FENCE). STABILIZING OF SLOPES SHALL BE DONE IMMEDIATELY AFTER CONSTRUCTION OF SLOPES. SLOPES STEEPER THAN 2:1 SHALL BE PROTECTED WITH JUTE MESH EROSION PROTECTION. ALL OTHER AREAS SHALL BE MULCHED WITH HAY OR STRAW AS REQUIRED UNDER TURF ESTABLISHMENT.

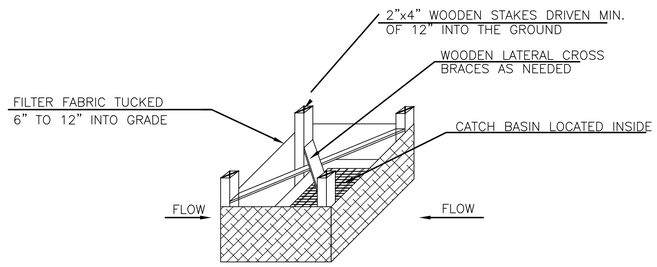
SEQUENCE FOR CONSTRUCTION, APPLICATION OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AND FINAL STABILIZATION OF THE PROJECT SITE

1. FLAG THE LIMITS OF CONSTRUCTION AND LIMITS OF ROADWAY.
2. HOLD PRE–CONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1–800–922–4455)
3. INSTALL PERIMETER EROSION AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN.
4. INSTALL ALL SANITARY SEWERS , LATERALS, WATER SERVICES AND UTILITY CONNECTIONS WITHIN THE ROADWAY
5. PLACE, GRADE AND COMPACT THE PROCESSED AGGREGATE IN THE ROADWAY BASE.
6. INSTALL THE FIRST COURSE OF BITUMINOUS CONCRETE.
7. APPLY STABILIZATION MEASURES (TOPSOIL, SEEDING, ETC.) TO REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS.
8. INSPECT AND CLEAN ROADWAY DRAINAGE SYSTEMS AS NEEDED.
9. CONSTRUCTION ACTIVITIES WILL PROCEED TO CONCENTRATE ON THE BUILDING AREAS AND DRIVEWAYS. MAKE ALL CUTS AND FILLS AS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AND DRIVEWAY AREAS AS REQUIRED, AND BENCH THE BUILDINGS TO A SUBGRADE.
10. BEGIN CONSTRUCTION OF THE CONDOMINIUM UNITS.
11. INSTALL UTILITY SERVICE LATERALS TO EACH BUILDING.
12. PLACE, GRADE, AND COMPACT PROCESSED AGGREGATE IN DRIVEWAY AREAS.
13. TOPSOIL AND GRADE WHERE REQUIRED AND WITHIN 2 FEET OF PROPOSED CURBING.
14. INSTALL CURBING AS SHOWN ON PLANS.
15. FINE GRADE, RAKE, SEED, AND MULCH.
16. UPON SUBSTANTIAL COMPLETION OF THE BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
17. INSTALL FIRST COURSE OF BITUMINOUS CONCRETE PAVEMENT.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR FINAL COURSE OF PAVING. INSPECT DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF BITUMINOUS CONCRETE PAVEMENT IN ROADWAY AND DRIVEWAYS.
20. AFTER ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH THE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SILT FENCES).



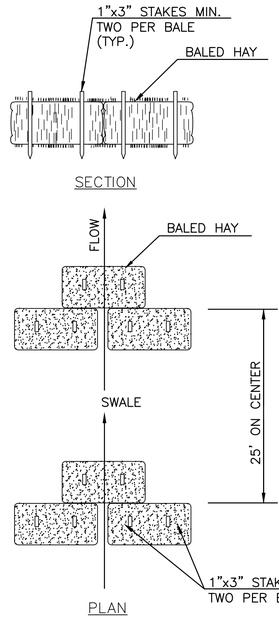
TYPICAL HAY BALE INSTALLATION AT CATCH BASINS

NOT TO SCALE



FILTER FABRIC INSTALLATION AT CATCH BASINS

NOT TO SCALE



SWALE LOCATION

TYPICAL HAY BALE INSTALLATION AT SWALE LOCATIONS

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

SEDIMENTATION CONTROL SYSTEM – THE SEDIMENTATION CONTROL SYSTEM SHALL CONSIST OF FILTER FABRIC BARRIER FENCE OR STACKED HAY BALES.

FILTER FABRIC BARRIER FENCE – THE SEDIMENTATION CONTROL SYSTEM SHALL BE INSTALLED IMMEDIATELY AFTER A CUT SLOPE HAS BEEN GRADED, BEFORE A FILL SLOPE HAS BEEN CREATED AND AS INDICATED ON THE PLANS. THE SYSTEM IS DESIGNED TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE WETLAND ARES OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE SEDIMENTATION CONTROL SYSTEM IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE SYSTEM IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCE ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

STACKED HAY BALES – HAY OR STRAW BALES USED FOR EROSION CONTROL SHALL BE PLACED AS INDICATED ON THE PLANS, STACKED AT CATCH BASINS WHERE SEDIMENT MAY ENTER THE CATCH BASINS, OR AS DIRECTED BY THE RESIDENT ENGINEER. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION CHECKS. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR IN AREAS WHICH ARE NOT TO BE BUILT OR PAVED ON. HAY OR STRAW BALES ARE TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. EROSION CHECKS ARE TO REMAIN IN PLACE AND MAINTAINED TO ENSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE EROSION CHECKS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

RIPRAP – RIPRAP, IF REQUIRED OR SPECIFIED, IS TO BE INSTALLED AS ENERGY DISSIPATION STRUCTURES. THE RIPRAP IS TO BE INSTALLED BEFORE OUTLET STRUCTURES ARE ACTIVATED, AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED IF IN SEASON, OTHERWISE THE SOIL IS TO BE STABILIZED BY OTHER METHODS. IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION, AND DISTURBANCE OF THE SOIL, IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE. DURING CONSTRUCTION, AS SMALL AN AREA OF SOIL AS POSSIBLE SHOULD BE EXPOSED FOR AS SHORT A TIME AS POSSIBLE. AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL, AND STABILIZE SOIL BY SEEDING AND MULCHING SO AS TO PREVENT EROSION.

05122

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800.SAMPSON
www.westonandsampson.com

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LAND SURVEYORS
170 Pane Road
Newington, Conn. 06111
TEL. (860) 666–0134
FAX (860) 666–3830

Scale: 1"=40'
Checked: A.B.
Date: 1–07–25
Drawn: BTM
3–05–25
Revision
ADDRESS TOWN COMMENTS

THORNBERRY RIDGE CONDOMINIUM
APPLICATION #2524 – REVISION TO EXISTING SITE PLAN
PREPARED FOR
QUALITY CONTRACTING, LLC
#370 EMMETT STREET
BRISTOL, CONNECTICUT

EROSION & SEDIMENT CONTROL DETAILS

Sheet 9 of 10

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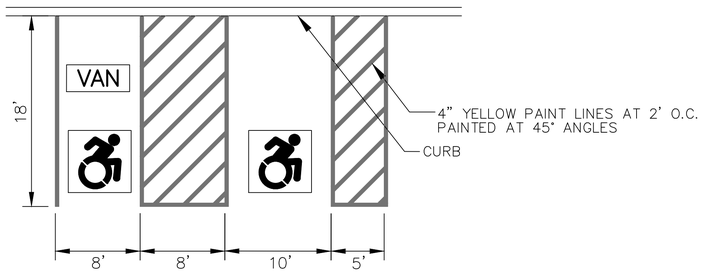
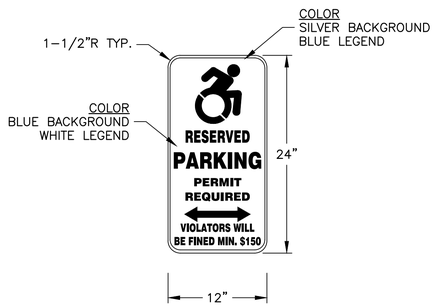


NOTES:
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
3. CONFIGURATION MAY VARY. SEE SITE PLAN.

ACCESSIBLE PARKING SPACE AND RAMP DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN

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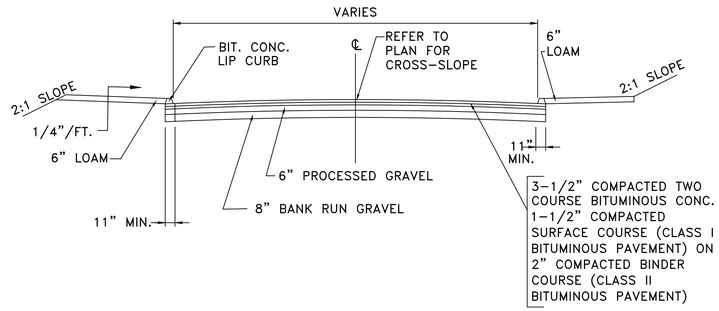
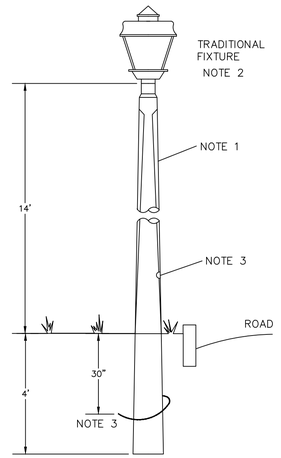


TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE



NOTES
1. POLES TO BE SET SO THAT WIRING EXIT FACES THE ROAD
2. ORIENT FIXTURE CORRECTLY AS TO FIELD AND STREET SIDE
3. EXTEND DIRECT BURIED CABLE FAR ENOUGH INTO THE POLE TO MAKE THE CONNECTION AT THE HANDHOLE IN THE POLE. EXTEND #14, 2/C COPPER STREET LIGHT CABLE FROM THIS CONNECTION TO THE LUMINAIRE
4. ALL PROPOSED LIGHTS TO BE EQUIPPED WITH FULL CUTOFFS TO PREVENT LIGHT TRESPASS ONTO ADJOINING LOTS OR INTO STREET.

100 WATT SODIUM LUMINAIRE
SQUARE FIBERGLASS POLE – POST TOP MOUNTING

LIGHT STANDARD DETAIL



GENERAL INSTALLATION PROCESS

BASE
Pavers are installed on a compacted granular aggregate which should be between 4 and 6 inches deep. The depth of the base layer is influenced by the soil type and application. The base layer should be leveled and compacted firmly, and will safeguard against the pavers shifting or settling.

BEDDING SAND
Once the base is in place, a layer of sand is added and leveled or screeded. Bedding sand plays a critical role in ensuring proper interlock between the pavers and allowing for a smooth surface. Bedding sand should be at least 1-inch deep and spread evenly across the base material.

POLYMERIC SAND
Pavers are laid on top of the leveled sand. Polymeric sand is then swept into the joints between the pavers, and a compactor should be used to ensure the sand is evenly distributed into the joints.

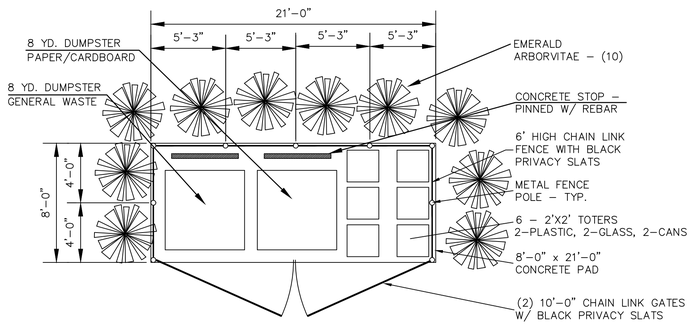
MAINTENANCE
An annual inspection is recommended in the spring after snow events have subsided for the year. Once the annual inspection is completed, routine maintenance activities should be performed to correct any deficiencies.

- Replenish paver joints with additional aggregate if the level is more than ½ in. below the bottom of the chamfer at the paver surface.
- Inspect vegetation around PICP perimeter for cover & soil stability, repair/replant as needed.
- Inspect and repair all paver surface deformations (depressions/settlement) exceeding 1/2 in.
- Repair paver heights offset by more than 1/4 in. above or below adjacent units, or offset by more than 1/8 in. lippage from paver-to-paver.
- Replace cracked paver units of medium and high severity impairing surface structural integrity.
- Conduct Routine Maintenance and increase frequency based on sediment loading.

The initial routine maintenance cycle of a permeable pavement should commence 6 months from the PICP installation date, and be repeated every 12 months or more frequently as needed.

(OR APPROVED EQUAL)

PATIO PAVERS



DUMPSTER ENCLOSURE

NOT TO SCALE

05122

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Newington, Conn. 06111
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FAX (860) 666-3830

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THORNBERRY RIDGE CONDOMINIUM
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QUALITY CONTRACTING, LLC
#370 EMMETT STREET
BRISTOL, CONNECTICUT

SITE DETAILS

Sheet 10 of 10

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2025 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**3**	**8**											
Year (24):	*2*	*2*											
Illegal Business:	**2**	**1**											
Year (24):	*0*	*1*											
Lack of Permit:	**11**	**4**											
Year (24):	*3*	*0*											
Accessory Structure:	**0**	**2**											
Year (24):	*1*	*0*											
Illegal Fence:	**1**	**0**											
Year (24):	*1*	*0*											
Illegal Sign:	**2**	**2**											
Year (24):	*0*	*0*											
Fowl:	**0**	**0**											
Year (24):	*0*	*1*											
Blight:	**6**	**10**											
Year (24):	*2*	*2*											
Lighting:	**0**	**0**											
Year (24):	*0*	*0*											
Site Plan:	**2**	**1**											
Year (24):	*1*	*15*											
Illegal Rentals:	**2**	**1**											
Year (24):	*0*	*0*											
Miscellaneous:	**2**	**0**											
Year (24):	*3*	*0*											
2025 TOTAL:	**31**	**29**											
Year (24):	*13*	*21*											
ABATEMENTS:	**0**	**1**											
Year (24):	*0*	*0*											
CITATIONS:	**15**	**12**											
Year (24):	*6*	*2*											
PERMITS ISSUED:	**240**	**215**											
Year (24):	*275*	*234*											

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
February 28th, 2025