City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, JULY 14, 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/81722847927?pwd=2IAP7IWuK7KHo3J6qty4QjuNqAEgn5.1

Meeting ID:
817 2284 7927

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 - May 29, 2025

   b. Regular Meeting - June 9, 2025

   c. Special Meeting - June 30, 2025

4. Receipt of New Applications

   a. Application #2535 - Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road - Units C & D; Assessor's Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray's Carstar Auto Body, applicants.

   b. Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures to: 1) add placement requirements for the front yard; 2) limit the number of temporary structures to one; 3) add requirements for maintenance; Jeffrey Hayden, applicant.

c. Application 2537 - Special Permit for Earth Removal in excess of 400 cubic yards at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

d. Application 2538 - Site Plan for Earth Removal in excess of 400 cubic yards at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

5. Public Hearings

a. Application #2534 - Special Permit for a Motor Vehicle Repair Facility at 201 Terryville Road; Assessor's Map 67, Lot 17; I (General Industrial) zone; Wrenchrite Towing, LLC, applicant.

6. New Business

a. Application #2397 – Request for a (5) five-year extension of the expiration date (May 12, 2026 to May 12, 2031) for the Approved Site Plan that included renovations and revisions to buildings and parking area at 10 Main Street; Assessor’s Map 30, Lot 96-1; BD-1 (Downtown Business) zone; D’Amato Construction, Inc., applicant.

b. Application #2403 – Request for a (5) five-year extension of the expiration date (May 12, 2026 to May 12, 2031) for the Approved Site Plan (parking) at 71 Horizon Drive, Map 4, Lot 24; IP-1 (Industrial Park) zone; D’Amato Construction, Inc., applicant.

7. Staff Reports

a. Zoning Report

8. Communications

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, August 11, 2025

BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY MAY 29, 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 was Monday, June 9, 2025.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting

There were no minutes for approval.

4. Receipt of New Applications

There were no new applications.

5. Public Hearings

a. Application #AZR 25-01 – Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, along with regular Commissioners Goodwin, Harlow and LaFreniere and alternate Commissioner Mangiafico to vote on Application #AZR 25-01.

Francisco Gomes explained he would give a general overview of each of the Amendment applications by detailing the recommended amendments. The consultant reviewed how the Parking Regulations would be expanded for all uses throughout the City. Mr. Gomes notified the Commission of the new parking requirements of the CT Gen. Assembly acted on yesterday.

Mr. Gomes thought the new parking requirements from the General Assembly would not affect the Commission's amendments for now because the requirements would likely not be effective for 3 months to one year.

Mr. Gomes said the parking Amendment would have a process for the Commission to determine parking from the applicant's traffic engineer. Mr. Gomes indicated the BD zone would have more flexible and shared parking for the downtown area from 500 ft. from a building to 1,000 ft. from a building. The consultant verified all the parking Regulations would be placed in one section. Mr. Gomes reviewed the new pervious pavement Amendment and incentives for the Regulations.

b. Application #AZR 25-02 – Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner Mangiafico to vote on Application #AZR 25-02.

The consultant reviewed the recommendation for the Aquifer Protection Area Regulations to be referenced in the Regulations. Mr. Gomes noted the recommendation would require Site Plans to show the Aquifer Protection Areas. The consultant indicated the State updated the Stormwater Quality Manual Management Control manual and the Regulations needed a reference correction. Mr. Gomes said the Staff would be adding items to the Stormwater Management Amendments.

The City Planner would work with the Staff and suggested the tree preservation Amendment needed more work. Mr. Flanagan noted a process has to be created for the Riparian Protection Area to show the area on the Zoning Map. The City Planner also noted the Engineering Dept. will review the stormwater management Amendments.

c. Application #AZR 25-03 – Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use District Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner Mangiafico to vote on Application #AZR 25-03.

The consultant reviewed the Use Table with the changes to the Amendment allow more uses in the Commercial, Industrial and Mixed-Use District zones. Mr. Gomes' position was this would reduce the applications for increased economic development. The consultant indicated some of the applications would be reviewed by the Planning Commission versus the Zoning Commission.

Mr. Flanagan said the Amendment would allow more uses in more zones. The City Planner mentioned some of the Regulations were relaxed to encourage development. Mr. Flanagan noted these changes were well received when presented to the Board of Public Works and the Planning Commission.

Mr. Gomes said the URD Regulations would be eliminated from the BD zone because the Regulations were unsuccessful. The consultant pointed out the IP-25 zone would become an IP-5 zone to make the permitted subdivision process easier. Mr. Gomes indicated the BD-1 zone and BD-2 zone would be combined into the BD-zone. The consultant verified 135–150 Center St. would be rezoned to the BD zone. Mr. Gomes explained Regulations were recently drafted for battery energy storage systems.

d. Application #AZR 25-04 – Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner Mangiafico to vote on Application #AZR 25-04.

Mr. Gomes reviewed the BT overlay zone was renamed to the RT-5 zone that would retain the BT overlay Regulations. The consultant described the A-zone would be removed and the references would be updated. Mr. Gomes said the OSD-zone is being recharacterized to a floating/overlay zone. The consultant said the URD-zone within the BT-zone was unattainable, so the density should have some additional work by Staff. Mr. Gomes indicated the RM-zone would be converted to a base zone of RM-5 zone.

The consultant noted personal services would be added to the Adaptive Reuse projects to expand the permitted uses.

The following person spoke in favor of the application: Normand Laliberte, of 28 Skyline Drive, Middlebury, explained he worked with Mr. Peate, ZEO and Mr. Flanagan these last few months on a project. The speaker gave his reasons of being in favor of personal services for adaptive reuse projects for small business and economic growth.

No one spoke against the application.

e. Application #AZR 25-05 – Review, discussion and possible adoption of the Unified Residential Development (URD) Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner Mangiafico to vote on Application #AZR 25-05.

Mr. Gomes pointed out this was an important Amendment because regardless of the RM-5 zone, these Regulations would remain in effect. The consultant mentioned the Regulations would be improved with the density reduced to 9 units per acre similar to the RM zone. Mr. Gomes clarified the parking would be replaced with the parking similar to the URD-Regulations. The consultant indicated the front yard setbacks were reduced and the buildings would be oriented towards the street.

f. Application #AZR 25-06 – Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner Mangiafico to vote on Application #AZR 25-06.

Mr. Gomes overviewed that there were multiple recommended Amendments discussed this evening that would affect the Zoning Map. Therefore, the consultant suggested the Zoning Map be updated to accommodate the Amendment, if adopted. Mr. Gomes reviewed the new recommended zones and new labels for the Zoning Map.

Mr. Flanagan thanked Mr. Gomes for updating the Zoning Map with the new version of the Graphic Information System. The City Planner indicated when the mapping is finished, the GIS Staff of the City of Bristol would update the software and information.

Mr. Peate noted he made some comments in written form to the Land Use Office. The Zoning Enforcement Officer said the comments are being addressed by a consultant, the Engineering Department and the Land Use Office. Mr. Peate was pleased about the Riparian Corridor Protection Area and recommended that it be placed on the Zoning map for him to be able to enforce.

MOTION: Move to continue the Public Hearings on Applications:

1. #AZR 25-01 – Parking Amendments
2. #AZR 25-02 – Environmental Amendments
3. #AZR 25-03 – Commercial and Industrial Amendments
4. #AZR 25-04 – Residential Zone Amendments
5. #AZR 25-05 – Unified Residential Development (URD) Regulations for the RM Zone
6. #AZR 25-06 – Parking Amendments to a Special Meeting of the Zoning Commission on June 30, 2025.

By: Goodwin Seconded: Mangiafico.

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

8. Staff Reports

There were no staff reports.

9. Communications

There were no communications.

10. Adjournment

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner Mangiafico to vote on the adjournment.

MOTION: Move to adjourn at 7:30 P.M.

By: Goodwin Seconded: White.

For: Harlow, Mangiafico, 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

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 9, 2025

1. Call to Order

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

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

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, July 14, 2025.

Mr. Flanagan reminded the Commission the next Special Meeting of the Zoning Commission is Monday, June 30, 2025.

2. Approval of Minutes

a. Special Meeting - April 14, 2025

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on the April 14, 2025, special minutes.

MOTION: Move to approve the minutes of the April 14, 2025, special meeting

By: Goodwin Seconded: DeRoehn.

For: DeRoehn, Caruso, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on the April 14, 2025, special minutes.

b. Regular Meeting - May 12, 2025

MOTION: Move to approve the minutes of the May 12, 2025, regular meeting.

By: Goodwin Seconded: DeRoehn.

For: DeRoehn, Caruso, Goodwin, LaFreniere and White.

Against: None.
Abstained: None.

3. Receipt of New Applications

a. Application #2534 - Special Permit for a Motor Vehicle Repair Facility at 201 Terryville Road; Assessor's Map 67, Lot 17; I (General Industrial) zone; Wrenchrite Towing, LLC, applicant.

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Application #2534.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, said there was a Cease and Correct for this property, but the property has been cleaned up significantly. At the request of Mr. Flanagan, Attorney Ziogas would invite the applicant to attend the July 14, 2025, meeting. City Planner said the applicant and the applicant's attorney would be in attendance at the meeting and there may be questions for the property owner.

MOTION: Move that Application #2534 be accepted and scheduled for a Public Hearing for the July 14, 2025, Regular meeting.

By: Goodwin Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

4. Public Hearings

a. Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM MAY 12, 2025.

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Application #2523.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, reviewed that a Special Permit was previously approved in May 2025 for the property by the Commission. Attorney Ziogas noted the Site Plan was not approved at that time because the plan was being developed. The attorney said all the comments were addressed except for the additional lighting that was required for the rear of the property.

Mr. Flanagan inquiries: Attorney Ziogas said the building already has a certificate of occupancy but a new tenant would be required to file for a certificate of occupancy. Mr. Flanagan reviewed the documents for the application.

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

The hearing is closed.

By: Goodwin Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

MOTION: Move to approve Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Site Plan Modification Lane Re-Assignment and Drive-up Window, Bristol Commons Assessor's Map 24, Lot 236 45 Farmington Avenue, Bristol, Connecticut October 10, 2024" with a last revision date of May 20, 2025.

2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly. Additionally, there needs to be extra lighting added to the plan, specifically in the area of the drive-thru lane. This item will be resolved with Staff prior to plan sign-off.

3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Goodwin Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

The application is approved with stipulations.

b. Application #2531 - Special Permit for a Mixed-Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

c. Application #2532 - 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.

d. Application # 2533 - Site Plan for a 1) Mixed Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor) and 2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street; Assessor's Map 42, Lot 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

Chairman White explained that Applications #2531, #2532 and #2533 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Applications #2531, #2532 and #2533.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, reviewed the previous applications that were withdrawn because the State timelines ran out of time. Attorney Ziogas said there are two lots owned by the same property owner with an existing building on Central St. with no parking lot and a vacant lot on Circle St. with a parking lot.

The attorney noted the request was for two commercial units and two residential units on the first floor and to increase the three residential units to five residential units on the second floor. The attorney noted there would be a total of seven residential units and two commercial units with one parking lot. Attorney Ziogas verified the Circle St. building would not change with two residential units. The attorney indicated this was the proposal for the mixed-use development. Attorney Ziogas said there is a property management company for one of the commercial units that was reduced from its original size.

The attorney indicated all the comments were addressed and additional lighting was added to the rear of the property.

Mr. Flanagan reviewed the proposed layout of the building with the Commission.

Charles Talmadge, consultant, Development Planning Solutions, 225 North Main St., reviewed the egresses in the building. Mr. Talmadge explained there are many stairways in the building, but the doors are at the bottom of the stairways. The consultant said the accessways are considered at ground level for the first floor so eliminated the need for two accessways. Mr. Talmadge indicated if the doors were at the top of the stairway, then two accessways would be required. The consultant noted fire escapes are on the east side of the building for the two units.

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

The hearing #2531 is closed.

By: Goodwin Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

The Commission commented this would be a good project for Forestville.

MOTION: Move that move to approve Application #2531 - Special Permit for a Mixed-Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone with the following stipulations:

1. The Mixed-Use Development shall be conducted in accordance with the drawings entitled "Site Plan 216 Central Street & 15 Circle Street Lot 42-22, Bristol CT" with a last revision date of May 19, 2025.

2. This Special Permit shall authorize use of the building known as 216 Central Street for a Mixed-Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor). 216 Central Street is also known as Assessor's Map 42, Lot 22.

3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Goodwin Seconded: White.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

The application #2531 is approved with stipulations.

The hearing #2532 is closed.

By: Goodwin Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

MOTION: Move to approve Special Permit Application #2532 – 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, with the following stipulations:

1. Parking on a different lot under the same ownership use shall be conducted in accordance with the drawings entitled "Site Plan 216 Central Street & 15 Circle Street Lot 42-22, Bristol CT" with a last revision date of May 19, 2025.

2. This Special Permit shall authorize use of the parking area located at 15 Circle Street to support the Mixed-Use Development located at 216 Central Street, which will contain: a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor). 15 Circle Street is also known as Assessor's Map 42, Lot 23.

3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Goodwin Seconded: White.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

The application #2532 is approved with stipulations.

The hearing #2533 is closed.

By: Goodwin Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

MOTION: Move to approve Site Plan Application #2533 for 1) Mixed Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor) and 2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street; Assessor's Map 42, Lot 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Site Plan 216 Central Street & 15 Circle Street Lot 42-22, Bristol CT" with a last revision date of May 19, 2025.

2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.

3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Goodwin Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

The application #2533 is approved with stipulations.

5. Old Business

There was no old business.

6. New Business

There was no new business.

7. Staff Reports

a. Zoning Report - May 2025

Mr. Flanagan said Mr. Peate was not in attendance this evening, but he had submitted his compliance report.

Commission inquiries: Mr. Flanagan indicated it was his opinion that the numerous illegal occupancies was being caused by the great need for residential units with homeowners converting spaces for residential use.

The City Planner reminded the Commission there have over 250 rental market-rate units approved by the Commission within the past 18-24 months, but none of these specific projects have a shovel in the ground.

8. Communications

There were no communications.

9. Adjournment

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on the adjournment.

MOTION: Move to adjourn at 6:45 P.M.

By: Goodwin Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman Richard Goodwin, Secretary

DRAFT

BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY JUNE 30, 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	

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 was Monday, July 14, 2025.

Chairman White requested any public audience to speak in favor or against any of the applications for this evening.

Chairman White designated himself, regular Commissioners Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on all the applications this evening.

Chairman inquiries: Mr. Flanagan indicated that under Item #2 the items #13, #15 and #18 may be discussed later this summer.

2. Pledge of Allegiance

3. Public Hearings

a. Application #AZR 25-01 – Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

Chairman White designated himself, regular Commissioners Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on Application # AZR 25-01.

Mr. Flanagan reviewed the amendment items #1 through #10 for Application #AZR-25-01 for the Parking Regulations Amendment recommendations. Mr. Flanagan reviewed the documents for the application.

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

The hearing # AZR-25-01 is closed.

By: Goodwin Seconded: Harlow.

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

MOTION: Move to approve Application #AZR 25-01 – Review, discussion and adoption of the following Parking Amendments that have been reviewed by the Zoning Commission:

#1 – Update Minimum Parking Standards for All Uses.
#2 – Specify Process for the Determination of Parking.
#3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
#4 – Reference the CT State Building Code for Handicapped (Accessible)Parking.
#5 – Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.
#6 – Establish Porous, Pervious and Permeable Pavement Incentives.
#7 – Provide a Bicycle Parking Requirement.
#8 – Reduce the Parking Requirements in the BD (Downtown Business) Zone.
#9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
#10 –Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments

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

The effective date of the Application AZR 25-01 amendments shall be: August 1, 2025.

By: Goodwin Seconded: Harlow.

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

The application #AZR-25-01 is approved.

b. Application #AZR 25-02 – Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

Chairman White designated himself, regular Commissioners Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on Application # AZR 25-02.

Mr. Flanagan reviewed that the amendment was for the Environmental Regulations Amendment recommendations. The City Planner requested that Items #13, #15 and #18 not be brought forward this evening but be discussed sometime in the future.

Mr. Flanagan said there would be a reference to the Aquifer Protection Agency Regulations but the Zoning Regulations are separate from the APA Regulations. The City Planner indicated the Zoning Commission would review the APA Regulations if necessary. Mr. Flanagan reviewed the documents for the application.

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

The hearing is closed.

By: Goodwin Seconded: Harlow.

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

MOTION: Move to approve Application #AZR 25-02 – Review, discussion and adoption of the following Environmental Amendments that have been reviewed by the Zoning Commission:

#11 – Provide reference to the Aquifer Area Protection Regulations.
#12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
#14 – Provide a Sustainability Incentive.
#16 – Update Soil and Erosions Control Regulations.
#17 – Amend Removal of Earth Materials and Filling of Land Regulations.

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

The effective date of the Application AZR 25-02 amendments shall be: August 1, 2025.

By: Goodwin Seconded: Harlow.

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

The application is approved.

c. Application #AZR 25-03 – Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use District Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

Chairman White designated himself, regular Commissioners Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on Application # AZR 25-03.

Mr. Flanagan reviewed the proposed amendments for the zone.
The City Planner reviewed the documents for the application.

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

The hearing is closed.

By: Goodwin Seconded: Harlow.

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

MOTION: Move to approve Application #AZR 25-03 – Review, discussion and adoption of the following Commercial, Industrial and Mixed-Use District Zone Amendments that have been reviewed by the Zoning Commission:

#19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
#20 – Amend Principal Use Permit Requirements.
#21 – Amend Accessory Use Permit Requirements.
#22 – Amend BN Zone.
#23 – Eliminate the Unified Downtown Development Regulations.
#24 – Amend the IP-25 (Industrial Park) Zone Standards.
#25 – Amend the BD (Downtown Business) Zone Regulations.
#26 – Amend the BD (Downtown Business) Zone Boundary.
#27 – Provide Regulations for Cannabis Cultivation.
#36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

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

The effective date of the Application AZR 25-03 amendments shall be: August 1, 2025.

By: Goodwin Seconded: Harlow.

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

The application is approved.

d. Application #AZR 25-04 – Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

Chairman White designated himself, regular Commissioners Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on Application # AZR 25-04.

Mr. Flanagan went over the proposed amendments for the residential zone.
The City Planner reviewed the documents for the application.

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

The hearing is closed.

By: Goodwin Seconded: Harlow.

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

MOTION: Move to approve Application #AZR 25-04 – Review, discussion and adoption of the following Residential Zone Amendment that have been reviewed by the Zoning Commission:

#28 – Convert the BT Overlay to a Base Zoning District.
#29 – Amend the A – Multi-Family Residential Zone Regulations.
#30 – Update the OSD Zone District Type References.
#31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.
#33 – Convert the RM Overlay to a Base Zoning District.
#34 – Revisions to the Accessory Dwelling Unit Regulations.
#35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

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

The effective date of the Application AZR 25-04 amendments shall be: August 1, 2025.

By: Goodwin Seconded: Harlow.

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

The application is approved.

e. Application #AZR 25-05 – Review, discussion and possible adoption of the Unified Residential Development (URD) Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

Chairman White designated himself, regular Commissioners Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on Application # AZR 25-05.

Mr. Flanagan outlined the additional recommendation #32 to the Regulations. The City Planner indicated Mr. Gomes added a recommendation for the orientation of front doors. Mr. Flanagan said the density would be reduced from 18 units to 9 units.

The City Planner reviewed the documents for the application.

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

The hearing is closed.

By: Goodwin Seconded: Harlow.

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

MOTION: Move to approve Application #AZR 25-05 – Review, discussion and adoption of the following Unified Residential Development (URD) Regulations for the RM Zone recommendations that have been reviewed by the Zoning Commission:

#32 – Amend the Unified Residential Development (URD) Regulations for the Zone.

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

The effective date of the Application AZR 25-05 amendments shall be: August 1, 2025.

By: Goodwin Seconded: Harlow.

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

The application is approved.

f. Application #AZR 25-06 – Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on Application # AZR 25-06.

Mr. Flanagan thanked Mr. Gomes and his company for updating the Official Zoning Map because the City does not have the updated software yet. The City Planner noted the recommendations have to now be updated on the Zoning Map.

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

The hearing is closed.

By: Goodwin Seconded: Harlow.

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

MOTION: Move to approve Application #AZR 25-06 – Review, discussion and adoption of the Official Zoning Map of the City of Bristol that have been reviewed by the Zoning Commission:

a. Per Recommendation 24: Change the name of the IP-25 zone to **IP-5** on the map and in the key.
b. Per Recommendation 25: Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with **BD**.
c. Per Recommendation 26: Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.
d. Per Recommendation 28: Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the **BT-5** as indicated by a unique color on the map and in the key.
e. Per Recommendation 33: Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the **RM-5** as indicated by a unique color on the map and in the key.

The Zoning Commission finds that the map amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the Application AZR 25-05 amendments shall be: August 1, 2025.

By: Goodwin Seconded: Harlow.

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

The application is approved.

Chairman White thanked all the Commissioners for all the time and effort to work on the Regulations. The Chairman thanked Mr. Flanagan and Mr. Gomes for all their help with this effort be a success.

Attorney Franklin Pilicy, 235 Main Street, Watertown, thanked the Commission for their attention for his client's unique situation. Attorney Pilicy thanked Mr. Flanagan for his assistance throughout the process.

4. Staff Reports

There were no staff reports.

5. Communications

There were no communications.

6. Adjournment

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

MOTION: Move to adjourn at 6:35 P.M.

By: Goodwin Seconded: Harlow.

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

This meeting was recorded.

Respectfully submitted,

Nancy King

DRAFT

Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

For Office Use Only	
APPLICATION NO.	2535
DATE FILED:	6-30-25
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) Article II Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Motor Vehicle Repair of Service Facility

Address or Location of the Property: 200 Terryville Road, Bristol, CT 06010 Units "C" and "D" (aka units 3 and 4)

Assessor's Map No.: 67 Assessor's Lot No.(s): 7-2

Zone of the Property: I Size of the Property (in acres or square feet): .87 Acres

Reason for the Special Permit: Applicant would like to use this property for the purpose of motor vehicle diagnostic s

Diagnostic Focu: our main service is to diagnose problems using specialized scanning tools, not to physically repair 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: steven P. Merchant Sr./Ray's Carstar Auto Body

Address: 137 Terryville Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-583-9273 E-Mail: smerchsr@yahoo.com

Signature: [signature] *Signature – (Printed/Typed)* Steven P. Merchant Sr.

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

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

Name: Regis Letourneau/RCL Properties, LLC

Address: 87 Buckridge Road City: Harwinton State: CT Zip: 06791

Telephone No.: 860-309-8984 E-Mail: lachance tree@aol.com

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

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. 2535

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: _____

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

Applicant is interested in utilizing the above captioned space for the purpose of motor vehicle diagnotic scans. These prc not require any physical mechanical work. Procedures are done using specialized computers and electronic diagnostic motor vehicles for fault codes that need to be corrected. We will not be installing any equipment for the purpose of mech labor. The space will contain one or more desk(s) with computer(s) and diagnotic scan devices.
RE: A company that solely performs diagnostic scans on vehicles is generally not considered a full-fledged repair facility their primary function is to identify issues rather than actively fixing them; however, they are often an importnat part of th process as most repair shops require diagnostic scans before undertaking any repairs, making them a critical link in the
Key Points To Consider:
Diagnostic Focus:Their main service is to diagnose problems using specialized scanning tools, not to physically repair c Collaboration with repair shops: Many diagnostic scan companies work closely with repair facilities, providing them with information needed to accurately estimate and complete repairs. Please be advised any repairs will take place at 137 Te This location will not service any retail traffic of any kind, consequently no parking spaces are needed.

We currently occupy 200 Terryville Rd., Bristol, CT 06010 Unit B and previously granted special permit at that location.

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

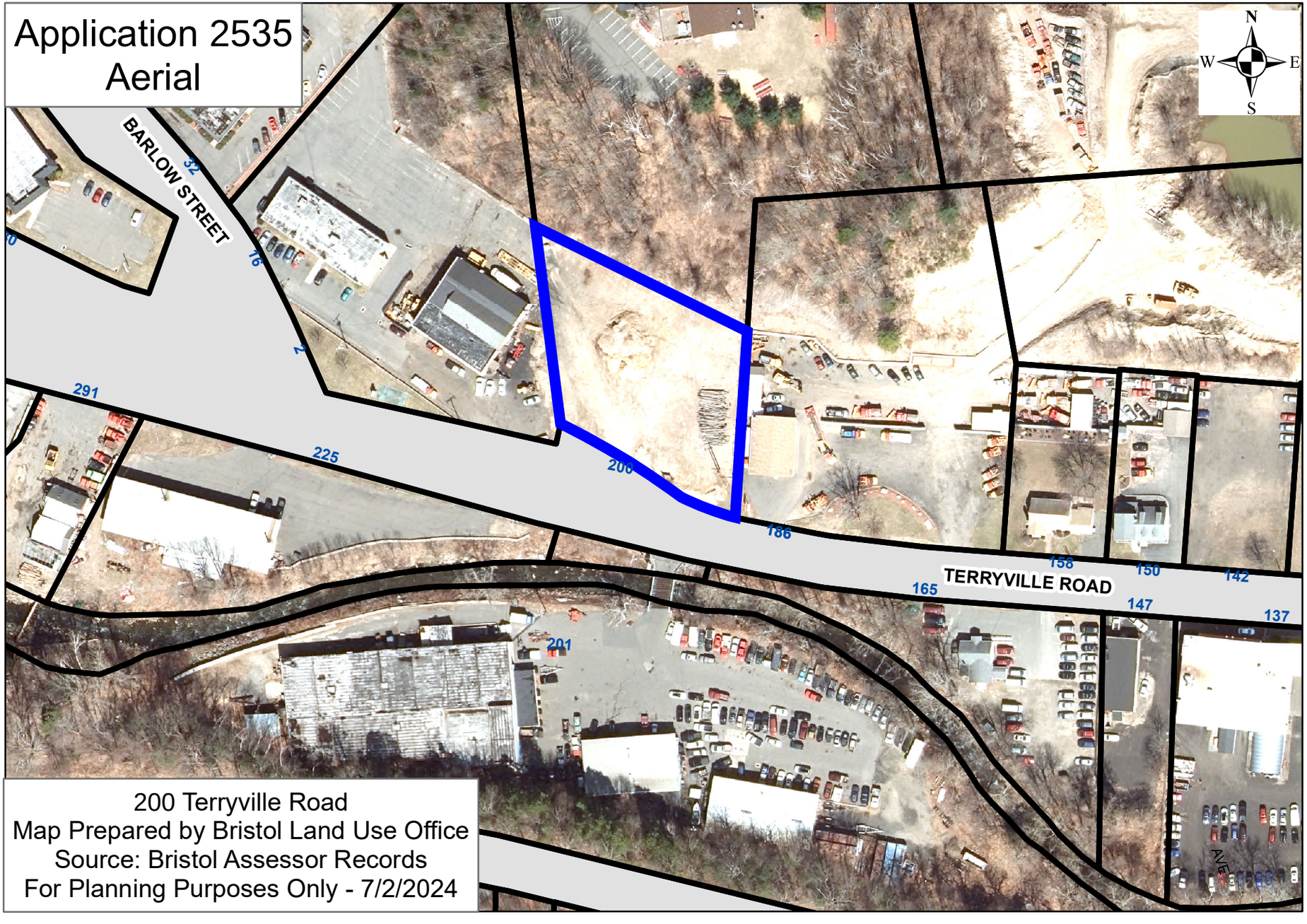
Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

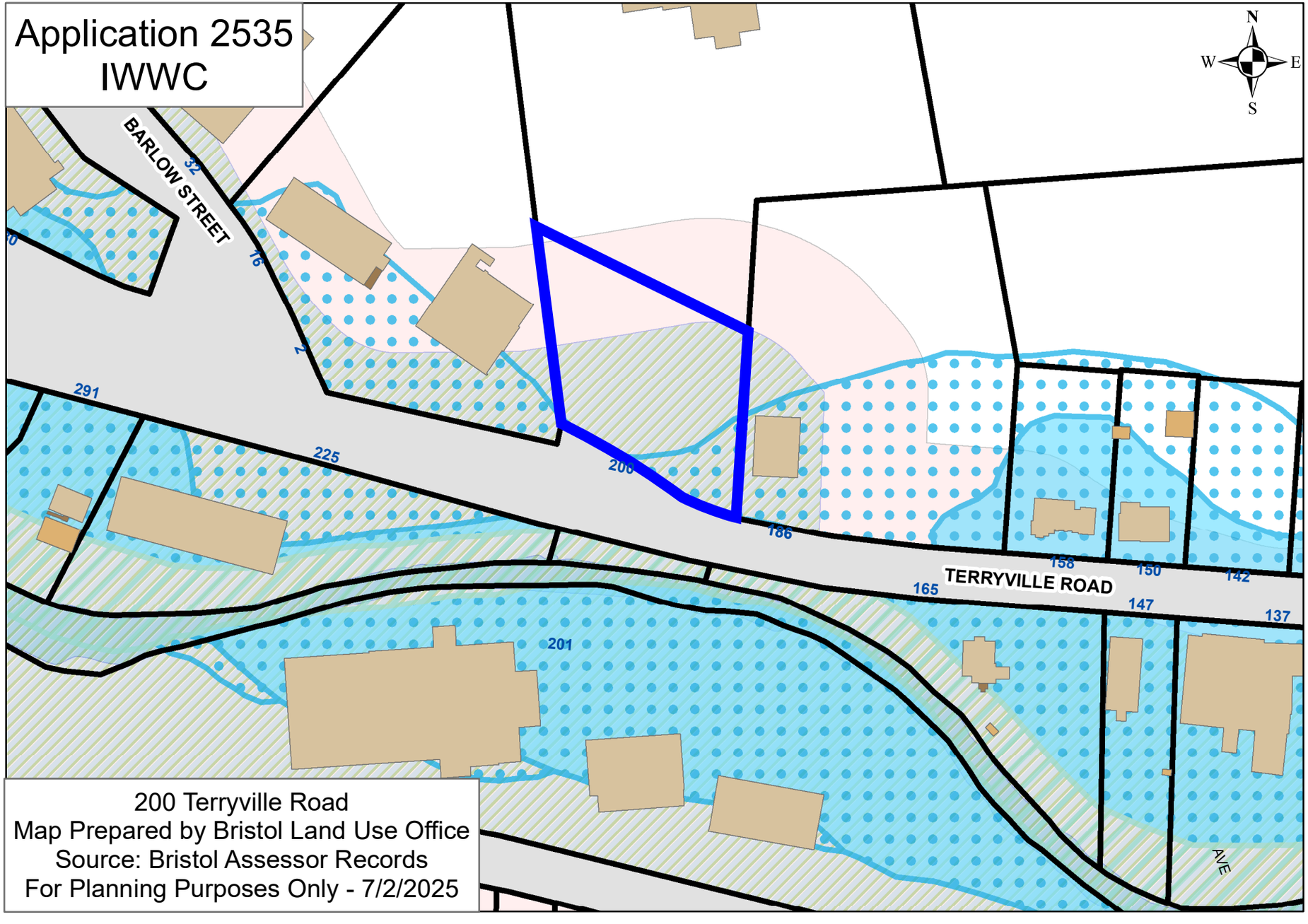

Vertical
Wed Apr 9 2025

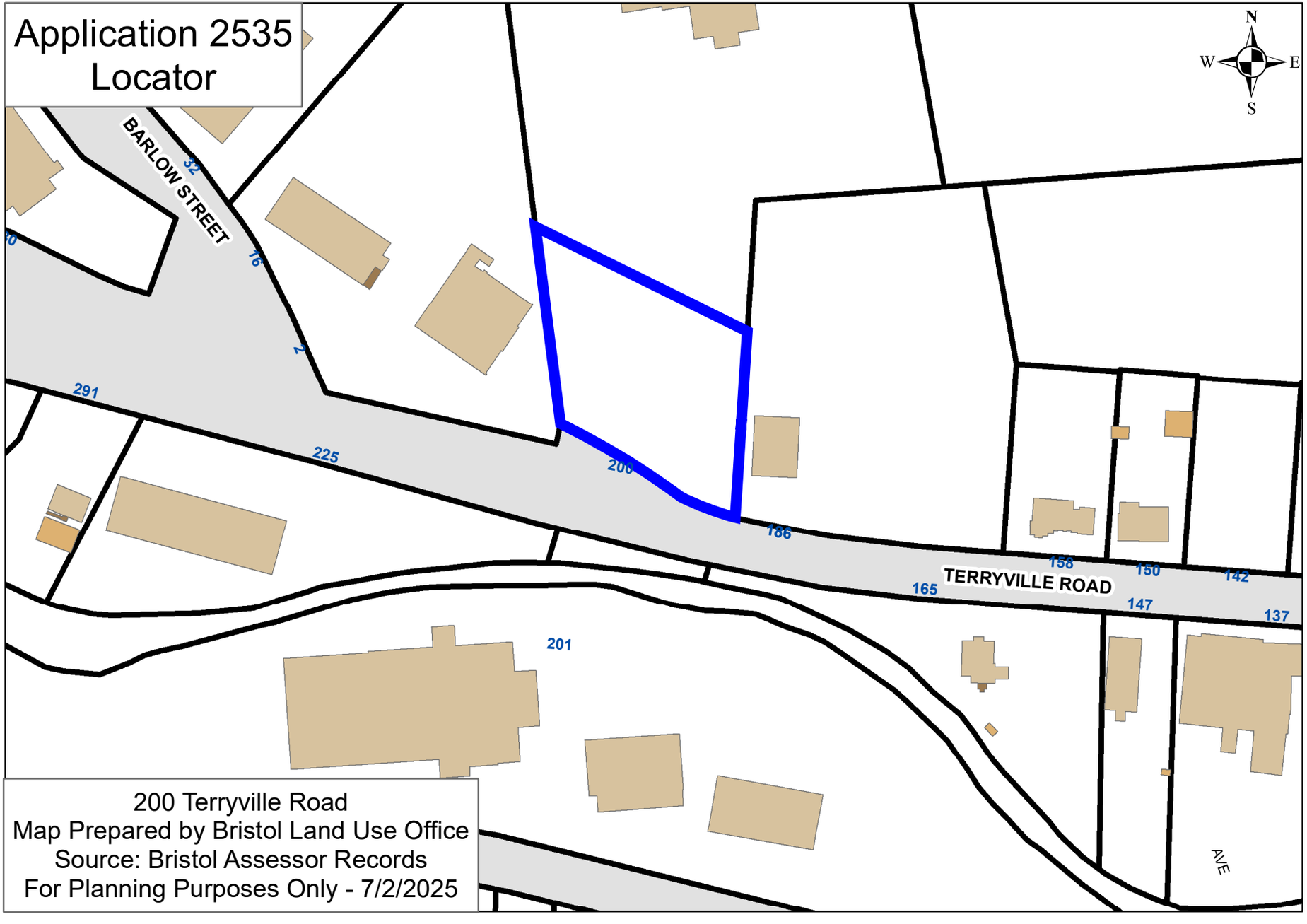

Search
Nearmap
Oblique
Mon Apr 22 2024
N

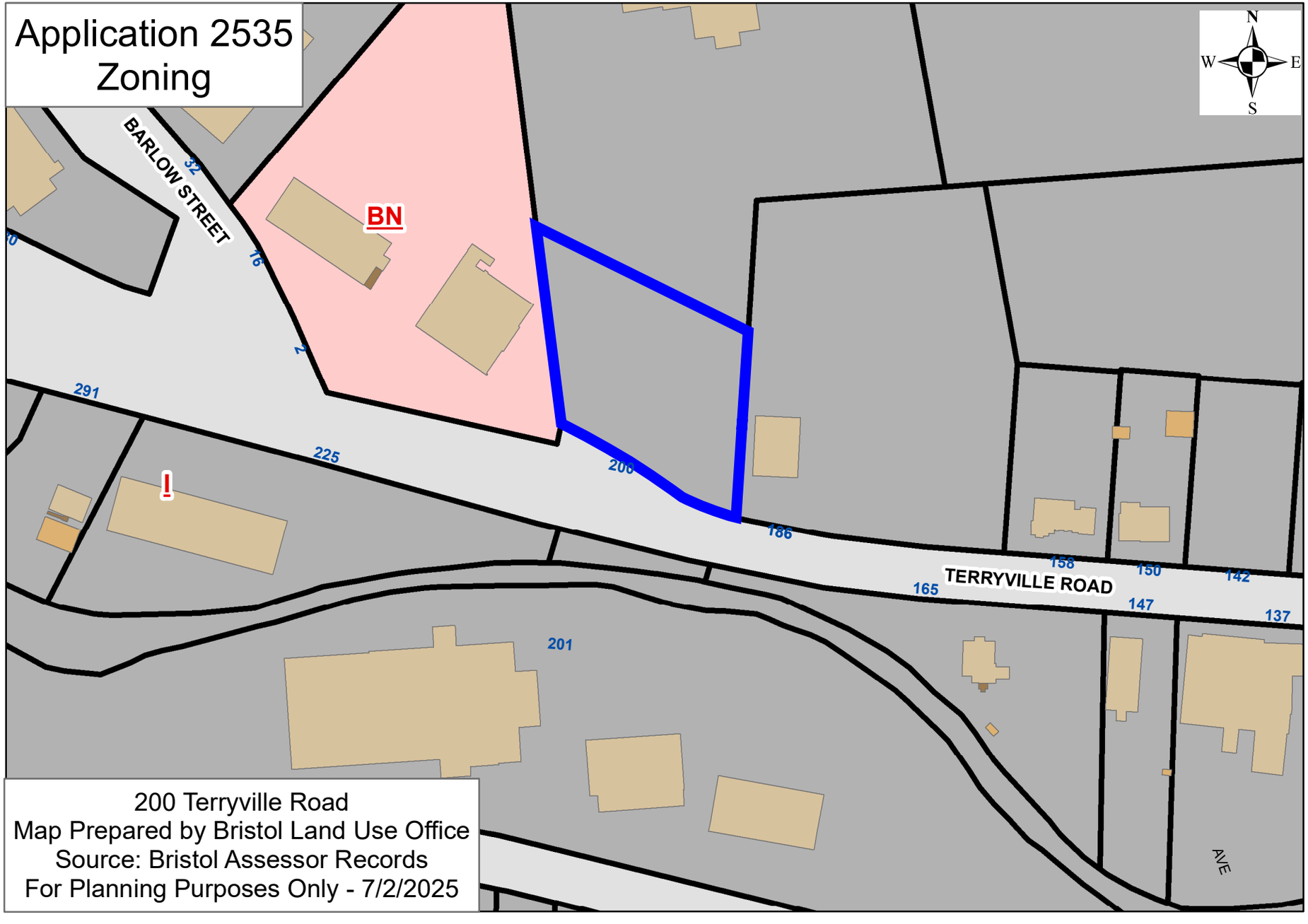
Application 2535
Aerial



200 Terryville Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/2/2024


Application 2535
IWWC
N
W
E
S
BARLOW STREET
32
16
291
225
200
186
158
150
142
165
147
137
201
TERRYVILLE ROAD
AVE
200 Terryville Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/2/2025


Application 2535
Locator
N
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E
S
BARLOW STREET
32
16
291
225
200
186
TERRYVILLE ROAD
165
158
150
142
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137
201
AVE
200 Terryville Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/2/2025


Application 2535
Zoning
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BARLOW STREET
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137
201
TERRYVILLE ROAD
AVE
200 Terryville Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/2/2025

Approved Site Plan 2023

North

PROPOSED INDUSTRIAL SITE PLAN

Assessors Map 67 ~ Lot 7-1 Terryville Road
Bristol, Connecticut



PROJECT LOCATION

ISSUE LOG:

SUBMITTALS / REVISIONS:
Revised 08-18-22; As per Staff Comments Dated 8-01-22 & 8-04-22
Revised 09-26-22; Revised Building Door Locations and Water Laterals

APPROVALS:
Wetlands Boundary Change Application #1987; Approved August 1, 2022
Wetlands Development Application #1988; Approved August 1, 2022
Site Plan Application #432 - Site Plan for Landscape Contractors and Building Services; Approved September 26, 2022.

PREPARED FOR:

Regis Letoutneau
37 Buckridge Road
Harwinton, CT 06791

App 432

CITY OF BRISTOL, CONNECTICUT

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

Chairman/~~Secretary~~

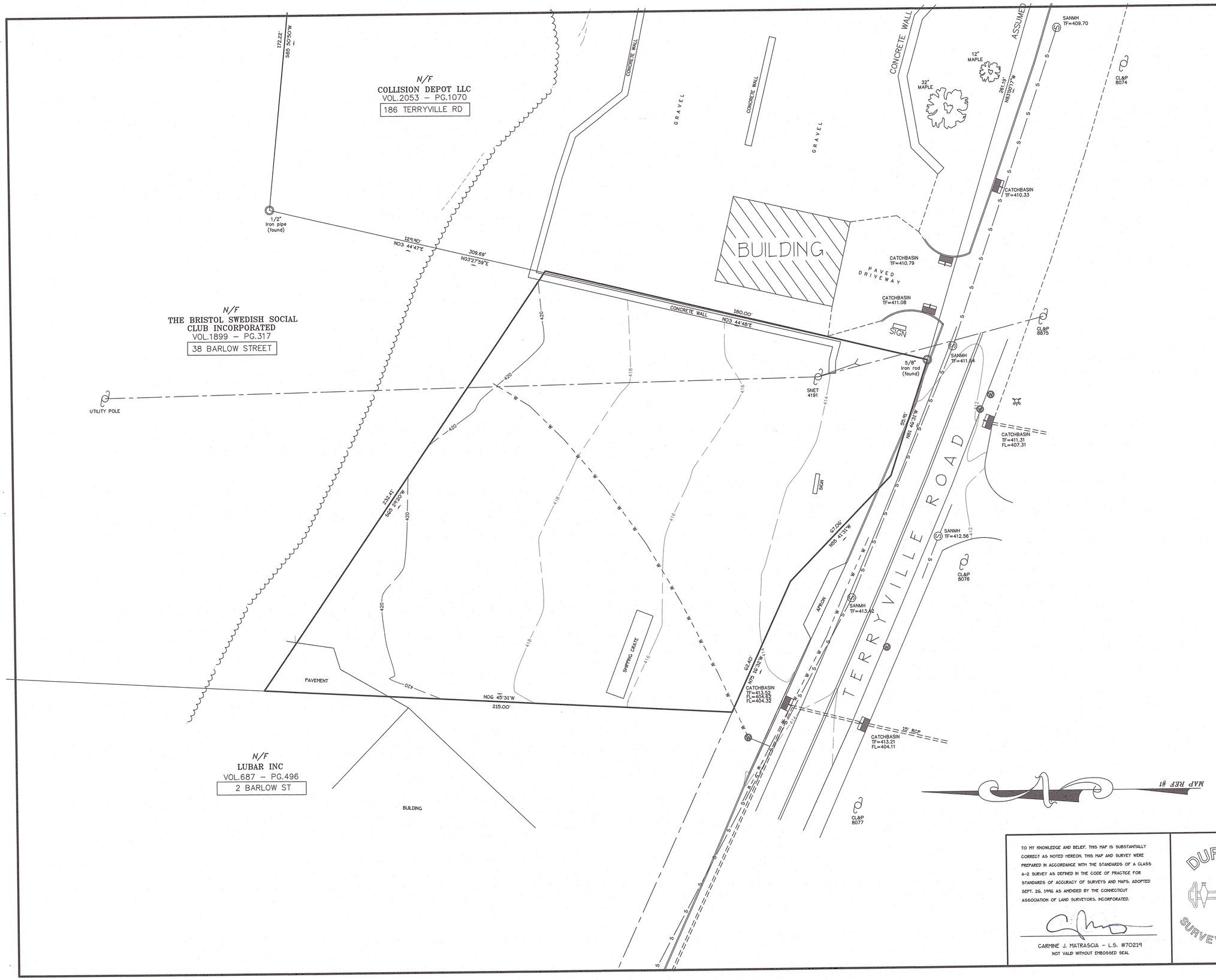
9/26/22 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 9/26/27. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

ENGINEER:

R. R. Hiltbrand Engineers & Surveyors
575 North Main Street
Bristol, Connecticut
06010

APPROVED



LEGEND

SANITARY SEWER	SAN
WATER LINE	W
GAS LINE	G
STORM SEWER	
CONTOUR LINE	100
FOLIAGE LINE	
IRON PIN	
CURB CATCHBASIN	
WATER GATE	
UTILITY POLE	
UTILITY POLE WITH GUY	
HYDRANT	
SANITARY MANHOLE	

MAP REFERENCES :

1. "IMPROVEMENT LOCATION SURVEY – PREPARED FOR: REDMAN'S TRAILER SALES, INC. – #120 TERRYVILLE ROAD A.K.A. ROUTE 72. BRISTOL, CONNECTICUT", scale 1" = 40', dated 8-28-2015 and prepared by Dufour Surveying, LLC

2. "MAP O FLOT #3 – TERRYVILLE ROAD (S.R. #72) – BRISTOL, CONNECTICUT – OWNED BY – FRANK SCALIA", scale 1" = 40', dated 5-25-93, revised to 6-7-93 and prepared by Lepore Associates, Inc. Civil Engineering and Land Surveying.

3. "PROPERTY SURVEY – MAP OF LOTS #7, #6A AND 6B – SHOWING LOTS #7 AND #7-1 – BRISTOL, CONNECTICUT – PREPARED FOR – THE GERMAN AMERICAN SOCIETY OF BRISTOL – #38 BARLOW STREET-REAR", scale 1" = 40', dated Aug 12, 1999 and prepared by Lepore Associates, Inc. Civil Engineering and Land Surveying.

4. "MAP OF LAND OWNED BY – BRISTOL MEMORIAL WORKS INC. – BARLOW STREET AND TERRYVILLE ROAD – BRISTOL, CONN.", scale 1" = 50', dated July, 1962 and prepared by Armand DiMeo, C.E. + Reg. Land Surveyor.

5. "MAP – SHOWING PROPERTY OF – BRISTOL TURN VEREIN – BRISTOL, CONN.", scale 1" = 100', dated Nov. 1939 and prepared by Sperry + Buell, Inc., Engineers

6. "R.O.W. AND TRACK MAP – THE NEW YORK, NEW HAVEN AND HARTFORD RR CO. – OPERATED BY – THE NEW YORK, NEW HAVEN AND HARTFORD RR CO. – FROM BOSTON TO HUDSON RIVER – STATION 7289+20 TO 7342+00 – SHEETS 86 AND 87", scale 1" = 100', dated June 30, 1915 and revised to 06/07/1937

NOTES :

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.

2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY

3. BOUNDARY DETERMINATION CATEGORY = RESURVEY

4. OWNER OF RECORD – COLLISION DEPOT, LLC (Vol.2053 – Pg.1070. VOL.2053 – PG.1061 + Vol.2003 – Pg.1223)

5. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455

6. ELEVATIONS BASED ON NAVD88 DATUM.

7. CONTOURS BASED ON FIELD SURVEYS AND CITY OF BRISTOL TOPOGRAPHIC MAPPING.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 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 SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA – L.S. #70219
NOT VALID WITHOUT EMBOSSED SEAL

DUFOUR SURVEYING LLC

IMPROVEMENT LOCATION SURVEY

PREPARED FOR: REGIS LETOURNEAU

TERRYVILLE RD. BRISTOL CONNECTICUT

SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCIA – L.S. #70219	
DATE: 04-01-2022	JOB NO.: 18-21	FILE NO.: 18-21

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222

APPROVED

North

EXISTING UTILITY LINES TO BE RELOCATED BY OTHERS

EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

232.41'
S65°29'20"W

15' R.Y.

EXISTING BITUMINOUS PAVEMENT ENCROACHMENT TO BE REMOVED

PAVEMENT

N06°45'31"W
215.00'

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

APPROXIMATE C.O.B. WETLANDS LIMIT

EXISTING SHIPPING CRATE TO BE REMOVED

EXISTING GRAVEL SURFACE

DP 2

DP 1

SHIPPING CRATE

15' S.Y.

50' F.Y.

S03°44'48"W
CONCRETE WALL
180.00'

TF=410.79

PAVED DRIVEWAY

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

CATCHBASIN
TF=411.08

412
SIGN

SNET
4191

5/8"
Iron rod
(found)

EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS

EXISTING UTILITY LINES TO BE RELOCATED BY OTHERS

SANMH
TF=411.84
INV=404.72

55.91'
N81°46'31"W

EXISTING SIGN TO BE REMOVED

67.06'
N55°41'31"W

413x00

S 75°16'31" E
3.43'

APRON

EXIST. WYE

413x40

SANMH
NOT FOUND
INV=406.07

62.40'
N75°16'32"W

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

SANMH
TF=412.56

CL&P
8076

TERRYVILLE ROAD

EXISTING APRON TO BE REMOVED (NEW APRON TO BE INSTALLED IN SAME LOCATION) (SEE SITE PLAN)

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R.R. HILTBRAND Engineers and Surveyors

DEMOLITION PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4546

North

ZONING TABLE (ZONE I)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 S.F.	37,678 S.F.
MINIMUM LOT WIDTH	100 FT	188.80 FT
MINIMUM FRONT YARD (STATE HIGHWAY)	50 FT	51.0 FT
MINIMUM SIDE YARD	15 FT	17.6 FT
MINIMUM REAR YARD	15 FT	22.9 FT
MAXIMUM BUILDING HEIGHT	35 FT	26 FT
MAXIMUM BUILDING COVERAGE	50%	18.58%
IMPERVIOUS COVERAGE	N/A	49.80%

PARKING REQUIREMENTS TABLE		
	REQUIRED	PROPOSED
PROPOSED		
CONTRACTORS YARD	AS DETERMINED	
	BY COMMISSION	15 SPACES
		14 STANDARD
		1 HANDICAP

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

TF=410.79

PAVED DRIVEWAY

PROPOSED 27.5' EVERSOURCE EASEMENT

CATCHBASIN TF=411.08

412 SIGN

CONCRETE WALL

15' S.Y.

PROPOSED 6' X 9' CONCRETE DUMPSTER PAD (SEE DETAIL)

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #2 (50'x35')

UNIT #1 (50'x35')

ENTRY DOOR · 12' OH DOOR · 12' OH DOOR · 12' OH DOOR · 12' OH DOOR · ENTRY DOOR

PROPOSED HANDICAP SIGN AND BOLLARD (SEE DETAIL)

PROPOSED BITUMINOUS PAVED PARKING AREA

6" BLC · CC · NO CURB

R25.0' · R2.0' · R4.5' · R10.0' · R5.0' · R15.0' · R12.0' · R29.5' · R25.0'

50' F.Y.

PROPOSED PROCESSED GRAVEL STORAGE AREA

15' R.Y.

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #3 (50'x35')

UNIT #4 (50'x35')

PROPOSED 12" PAINTED STOP BAR

PROPOSED STOP SIGN (SEE DETAIL)

PROPOSED CONCRETE APRON TO CITY OF BRISTOL SPECIFICATIONS (SEE DETAIL)

APPROXIMATE C.O.B. WETLANDS LIMIT

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

5/8" Iron rod (found)

CL&P 8076

TERRYVILLE ROAD

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

SITE LAYOUT PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4546

North

SOIL TEST DATA:
4/11/22

DP #1
0 - 12" TAN FINE-MEDIUM SAND
12 - 58" BROWN FINE-MEDIUM SAND & GRAVEL
58 - 64" IMPORTED FILL
64 - 78" BROWN MEDIUM-COARSE SAND & GRAVEL
NO GROUNDWATER (SOIL SAMPLE TAKEN @ 66")

DP #2
0 - 16" TAN FINE-MEDIUM SAND
16 - 26" BROWN FINE SAND & GRAVEL
26 - 84" BROWN FINE-MEDIUM SAND & GRAVEL (COARSE POCKETS)
NO GROUNDWATER (SOIL SAMPLE TAKEN @ 72")

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

PAVED DRIVEWAY

TF=410.79

PROPOSED 27.5' EVERSOURCE EASEMENT

CATCHBASIN TF=411.08

412 SIGN

10.0'

17.5'

5/8" iron rod (found)

CONCRETE WALL

15' S.Y.

35.0'

100.0'

UNIT #2 (50'x35')

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #1 (50'x35')

ENTRY DOOR FL - 415.00

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR

EXISTING WATER MAIN TO REMAIN
20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET
V:1490 - P:1077

42' - 8" CPP ROOF LEADER @ 3%

PROPOSED INFILTRATION DRAIN TO INTERCEPT UP-SLOPE RUN-OFF
205' 4" PVC SDR-35 (PERFORATED)
FL - 418.0 (SEE DETAIL)

12' - 8" CPP ROOF LEADER @ 2%

FL - 415.00

C-CB #4
TF - 416.75
FL - 413.00
(INSTALL HOOD)

65' - 18" CPP @ 0% (PERFORATED)

DP 2

STMH #3
TF - 417.55
FL - 414.50 (8")

50' F.Y.

C-CB #3
TF - 416.75
FL - 413.75 (12")
FL - 413.00 (18")
(INSTALL HOOD)

DP 1

CONCRETE GALLEYS GALLEY = 408.50

18' - 4'x4' x 8' CONCRETE BOTTOM GALLEY

FL - 410.25

14' - 12" CPP @ 1.8%

C-CB #2
TF - 414.00
FL - 410.50

22' - 12" CPP @ 2.3%

62' - 8" CPP ROOF LEADER @ 2%

FL - 415.00

25' - 12" CPP @ 5%

42' - 8" CPP ROOF LEADER @ 2%

STMH #2
TF - 415.60
FL - 412.50 (12")
FL - 412.50 (6")
FL - 409.00 (8")

C-CB #1
TF - 414.65
FL - 411.00

PROPOSED PROCESSED GRAVEL STORAGE AREA

15' R.Y.

UNIT #3 (50'x35')

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #4 (50'x35')

ENTRY DOOR FL - 415.00

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR

100.0'

15' S.Y.

50' - 8" PVC @ 1%
50' - 6" PVC @ 2%

STMH #1
TF - 414.50
FL - 411.50 (6")
FL - 408.50 (8")
FL - 408.50 (12")

24' - 12" CPP @ 1%

EXISTING WATER MAIN TO REMAIN

INV - 406.25
12" SAN

FL - 408.25 (12")

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

APPROXIMATE C.O.B. WETLANDS LIMIT

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

TERRYVILLE ROAD

CL&P 8076

ALL PROPOSED CATCH BASINS SHALL BE FITTED WITH A FLEXSTORM PURE FILTER PERMANENT INLET PROTECTION (SEE DETAIL)

TERRYVILLE ROAD PROJECT:

FLEXSTORM CATCH BASIN INSERT - PART #62LHDPC
PC POST CONSTRUCTION W/ ABSORB-IT FILTER BAG - PART #62RBPC

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

GRADING & DRAINAGE PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

North

APPROXIMATE LOCATION OF RE-LOCATED UTILITY POLE (FINAL PLACEMENT AS DETERMINED BY EVERSOURCE)

APPROXIMATE LOCATION OF PROPOSED TRANSFORMER

EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077

PROPOSED INFILTRATION DRAIN TO INTERCEPT UP-SLOPE RUN-OFF 205' 4" PVC SDR-35 (PERFORATED) FL - 418.0 (SEE DETAIL)

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

TF=410.79

PAVED DRIVEWAY

PROPOSED 27.5' EVERSOURCE EASEMENT

CATCHBASIN TF=411.08

412 SIGN

CONCRETE WALL

15' S.Y.

10.0'

17.5'

5/8" Iron rod (found)

SANMH TF=411.64 INV=404.72

APPROXIMATE LOCATION OF RE-LOCATED UTILITY POLE (FINAL PLACEMENT AS DETERMINED BY EVERSOURCE)

35.0'

100.0'

UNIT #2 (50'x35')

PROPOSED BUILDING "A" 3,500 S.F. TOTAL F.F. ELEV. = 418.50

UNIT #1 (50'x35')

ENTRY DOOR FL - 415.00

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR SAN. INV. 415.00

FL - 415.00

PROPOSED 1" COPPER "K" WATER LATERAL (TYPICAL)

42' - 8" CPP ROOF LEADER @ 3%

12' - 8" CPP ROOF LEADER @ 2%

SAN. C/O

C-CB #4
TF - 416.75
FL - 413.00
(INSTALL HOOD)

65' - 18" CPP @ 0% (PERFORATED)

STMH #3
TF - 417.55
FL - 414.50 (8")

50' F.Y.

STORM

72' - 6" PVC SDR-35 @ 4.2%

BITUMINOUS PATCH TO CONNDOT SPECIFICATIONS (TYPICAL)

62' - 8" CPP ROOF LEADER @ 2%

DP 2

C-CB #3
TF - 416.75
FL - 413.75 (12")
FL - 413.00 (18")
(INSTALL HOOD)

DP 1

PERFORM TEST PIT

18' - 4' x 4' x 8' CONCRETE GALLEYS BOTTOM GALLEY = 408.50

FL - 410.25

14' - 12" CPP @ 1.8%

C-CB #2
TF - 414.00
FL - 410.50

FL - 415.00

25' - 12" CPP @ 5%

42' - 8" CPP ROOF LEADER @ 2%

STMH #2
TF - 415.60
FL - 412.50 (12")
FL - 412.50 (6")
FL - 409.00 (8")

22' - 12" CPP @ 2.3%

SANMH TF=412.56

CL&P 8076

SANMH TF=413.42 INV=405.77

EXIST. WYE

15' R.Y.

UNIT #3 (50'x35')

PROPOSED BUILDING "B" 3,500 S.F. TOTAL F.F. ELEV. = 418.50

UNIT #4 (50'x35')

ENTRY DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

12' OH DOOR

ENTRY DOOR SAN. INV. 410.00

SAN. C/O

36' - 6" PVC SDR-35 @ 8.3%

PERFORM TEST PIT

SMH #1
TF - 417.00
INV - 407.00

C-CB #1
TF - 414.65
FL - 411.00

40' - 8" PVC SDR-35 @ 2.3%

50' - 8" PVC @ 1% 50' - 6" PVC @ 2%

CORE BIT DRILL NEW INVERT INTO EXISTING SHELF

SANMH NOT FOUND INV=406.07

PROPOSED PROCESSED GRAVEL STORAGE AREA

APPROXIMATE C.O.B. WETLANDS LIMIT

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

PROPOSED 1" COPPER "K" WATER LATERAL (TYPICAL)

STMH #1
TF - 414.50
FL - 411.50 (6")
FL - 408.50 (8")
FL - 408.50 (12")

24' - 12" CPP @ 1% INV - 406.25 12" SAN

FL - 408.25 (12")

EXISTING WATER MAIN TO REMAIN

CATCHBASIN TF=413.52 FL=404.62 FL=404.32

TERRYVILLE ROAD

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

UTILITY PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

North

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50
UNIT #1 (50'x35')
UNIT #2 (50'x35')

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50
UNIT #3 (50'x35')
UNIT #4 (50'x35')

PROPOSED 27.5' EVERSOURCE EASEMENT
10.0'
17.5'

PROPOSED PROCESSED GRAVEL STORAGE AREA

PROPOSED INFILTRATION DRAIN TO INTERCEPT UP-SLOPE RUN-OFF
205' 4" PVC SDR-35 (PERFORATED)
FL - 418.0 (SEE DETAIL)

42' - 8" CPP ROOF LEADER @ 3%
62' - 8" CPP ROOF LEADER @ 2%
12' - 8" CPP ROOF LEADER @ 2%
42' - 8" CPP ROOF LEADER @ 2%

C-CB #4
TF - 416.75
FL - 413.00
(INSTALL HOOD)

65' - 18" CPP @ 0%
(PERFORATED)

DP 2
DP 1

C-CB #3
TF - 416.75
FL - 413.75 (12")
FL - 413.00 (18")
(INSTALL HOOD)

STMH #3
TF - 417.55
FL - 414.50 (8")

25' - 12" CPP @ 5%

STMH #2
TF - 415.60
FL - 412.50 (12")
FL - 412.50 (6")
FL - 409.00 (8")

18 - 4' x 4' x 8' CONCRETE GALLEYS
BOTTOM GALLEY = 408.50

C-CB #2
TF - 414.00
FL - 410.50
14' - 12" CPP @ 1.8%
FL - 410.25

22' - 12" CPP @ 2.3%

C-CB #1
TF - 414.65
FL - 411.00

50' - 8" PVC @ 1%
50' - 6" PVC @ 2%

STMH #1
TF - 414.50
FL - 411.50 (6")
FL - 408.50 (8")
FL - 408.50 (12")
24' - 12" CPP @ 1%

INV - 406.25
12" SAN
FL - 408.25 (12")

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

CATCHBASIN
TF=411.08

TF=410.79

PAVED DRIVEWAY

CONCRETE WALL

15' S.Y.

15' R.Y.

50' F.Y.

5/8" Iron rod (found)

412 SIGN

INSTALL SILT FENCE OR 8" SEDIMENT LOG

INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE (SEE DETAIL)

APPROXIMATE C.O.B. WETLANDS LIMIT

INSTALL SILT FENCE OR 8" SEDIMENT LOG

TERRYVILLE ROAD

CL&P 8076

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

EROSION & SEDIMENTATION CONTROL PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4

North

PLANT SCHEDULE

MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
R	2	SCINTILLATION RODODENDRON	RODODENDRON	24" - 30"
L	3	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5" CAL.
Z	6	AZALEA	AZALEA	15" - 18"
⁂	48		DAYLILLY	

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

TF=410.79

PAVED DRIVEWAY

PROPOSED 27.5' EVERSOURCE EASEMENT

CATCHBASIN TF=411.08

412

SIGN

CONCRETE WALL

15' S.Y.

10.0'

17.5'

5/8" Iron rod (found)

"GRASS"

35.0'

100.0'

UNIT #2 (50'x35')

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #1 (50'x35')

ENTRY DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
ENTRY DOOR

"GRASS" & INFILTRATION TRENCH (SEE GRADING PLAN)

15' R.Y.

50' F.Y.

"MULCH BED" (TYPICAL)

PROPOSED PROCESSED GRAVEL STORAGE AREA

UNIT #3 (50'x35')

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #4 (50'x35')

ENTRY DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
ENTRY DOOR

100.0'

15' S.Y.

"GRASS"

413x00

413x40

TERRYVILLE ROAD

CL&P 8076

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

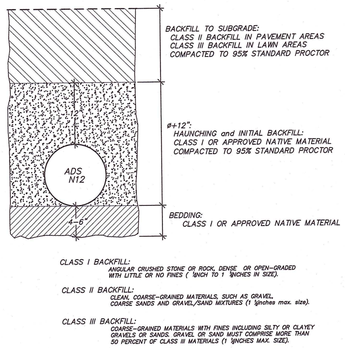
PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R.R. HILTBRAND Engineers and Surveyors

LANDSCAPING PLAN
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

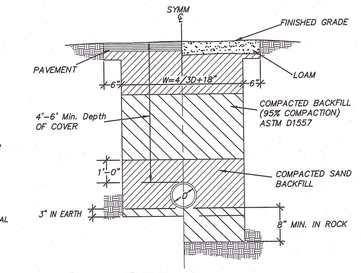
APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 454



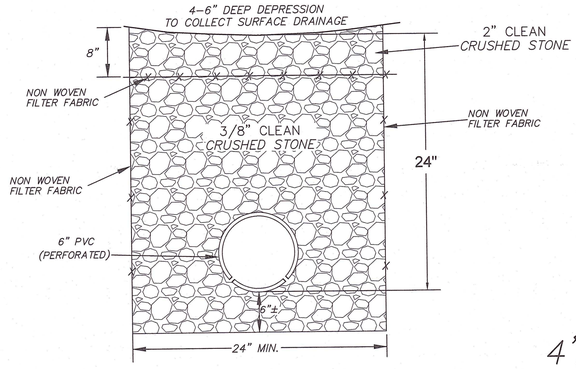
ADS N-12 (CPP) TRENCH DETAIL

N.T.S.



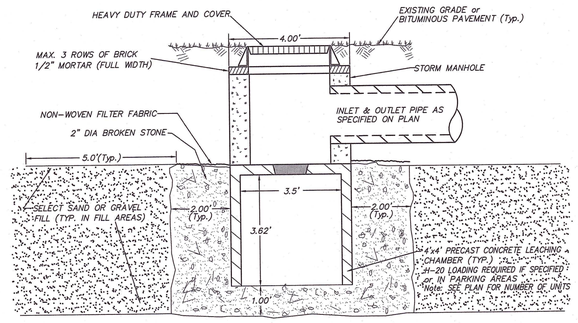
WATER MAIN TRENCH SECTION

N.T.S.



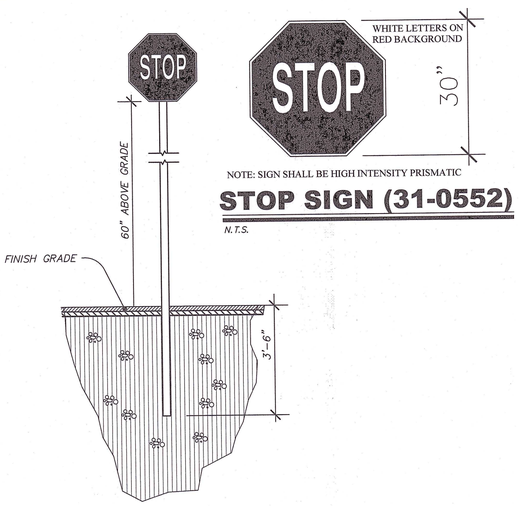
INFILTRATION TRENCH

N.T.S.



4'x4x8' PRECAST CONCRETE LEACHING CHAMBER FOR UNDERGROUND STORAGE

N.T.S.



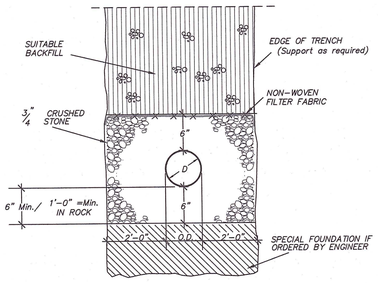
NOTE: SIGN SHALL BE HIGH INTENSITY PRISMATIC

STOP SIGN (31-0552)

N.T.S.

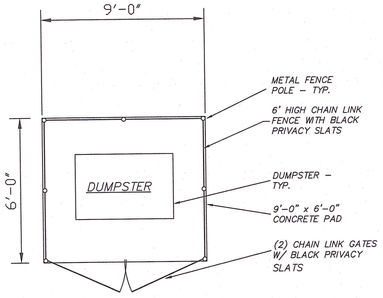
STOP SIGN (31-0552) AND POST DETAIL

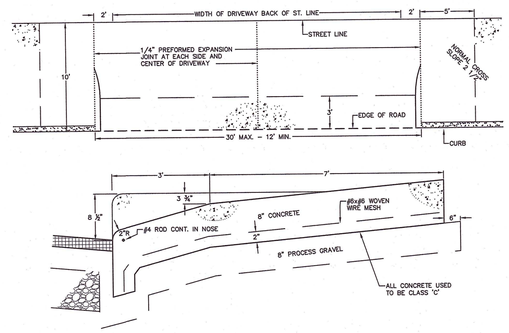
N.T.S.



SANITARY SEWER TRENCH SECTION

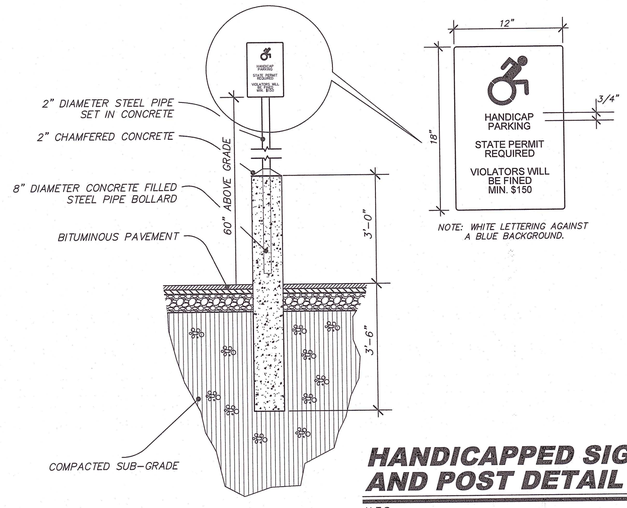
N.T.S.





TYPICAL COMMERCIAL DRIVEWAY APRON

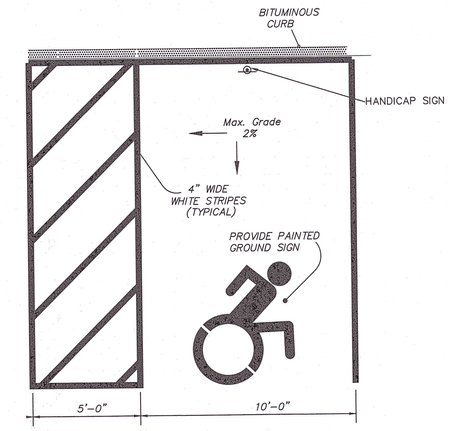
N.T.S.



NOTE: WHITE LETTERING AGAINST A BLUE BACKGROUND.

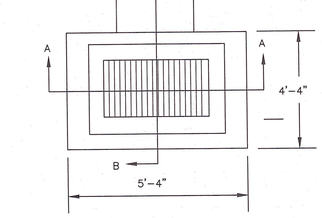
HANDICAPPED SIGN AND POST DETAIL

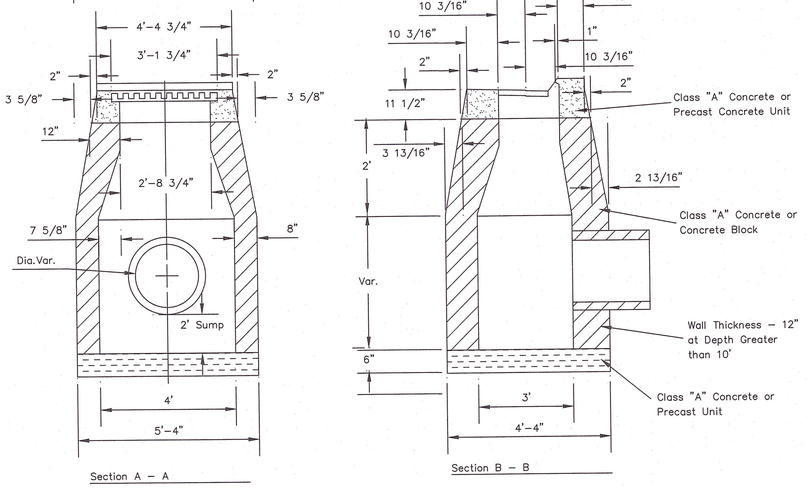
N.T.S.



HANDICAPPED PARKING STALL DETAIL

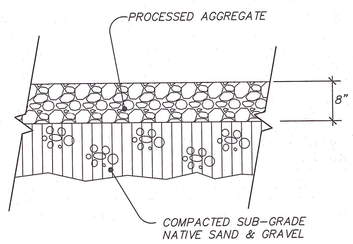
N.T.S.





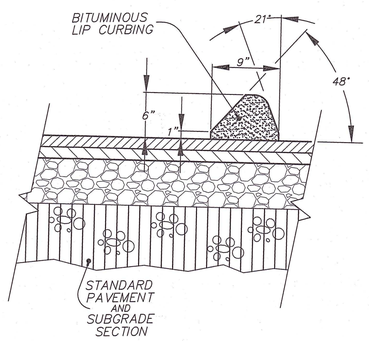
TYPE "C" CATCH BASIN

n. t. s.



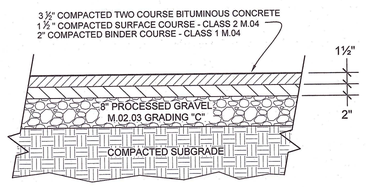
GRAVEL STORAGE AREA

SCALE: N.T.S.



BITUMINOUS LIP CURBING

N.T.S.



NOTE:
-ROADWAY MATERIALS AND METHODS TO BE IN CONFORMANCE WITH CONN. D.O.T. STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 814, 1988 WITH RECENT REVISIONS, and/or MUNICIPAL CURRENT STANDARDS.

-CONTRACTOR SHALL CONFIRM SUB-GRADE IS OF ADEQUATE BEARING CAPACITY PRIOR TO PAVING.

BITUMINOUS PAVEMENT DETAIL

SCALE: N.T.S.

PREPARED FOR:

Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND
Engineers
and
Surveyors

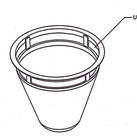
SITE DETAILS (1 OF 2)

Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

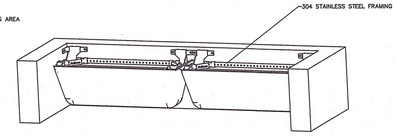
APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 45

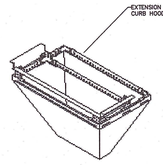
FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



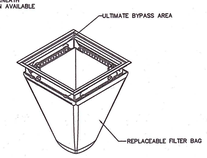
FLEXSTORM PURE INLET FILTERS
FOR ROUND OPENINGS



FLEXSTORM PURE WALL MOUNT INLET
FILTERS FOR OPEN THROAT GUTTERS



FLEXSTORM PURE INLET FILTERS
FOR COMBINATION INLETS



FLEXSTORM PURE INLET FILTERS
FOR RECTANGULAR OPENINGS
WITH GRATES

For Round Openings with Grates		Minimum Bypass Flow Rates (CFS)* Based on Nominal Frame Size with minimum 2" Bypass flow gap
Drop Thru Opening Size Dia	Flexstorm Frame P/N	
Small: 10.0" - 18.0"	62SHDR	1.6
Medium: 18.1" - 24.0"	62MHDR	2.7
Large: 24.1" - 36.0"	62LHDR	3.8

For Open Throat Curb Inlets - Mounted to Wall Beneath Curb Opening	
Curb Opening Size	Flexstorm Frame P/N
Up to 4' curb openings (1 Filter)	62HDWM1
Between 4' and 8' curb openings (2 Filters)	62HDWM2
Between 8' and 12' curb openings (3 Filters)	62HDWM3
Between 12' and 16' curb openings (4 Filters)	62HDWM4

For Rectangular/Square Openings with Grates			Minimum Bypass Flow Rates (CFS)* Based on Nominal Frame Size with minimum 2" Bypass flow gap
Clear Drop Thru Opening Size *(not grate or seat size)*	Flexstorm Frame P/N	Combination P/N	
Small: 12" x 12" up to 16" x 16" (or 64" max perimeter)	62SHD	62SHDCB	2.4
Medium: 18" x 18" up to 24" x 24" (or 96" max perimeter)	62MHD	62MHDCB	3.5
Large: 26" x 26" up to 30" x 30" (or 120" max perimeter)	62LHD	62LHDCB	5.0
XL: 32" x 32" up to 48" x 48" (or 192" max perimeter) typ 2 pc set	62XLHD	62XLHDCB	7.2

CREATE YOUR ADS FLEXSTORM PART NUMBER BY COMBINING FRAME P/N AND BAG P/N

1. IDENTIFY YOUR FLEXSTORM FRAME PART NUMBER FROM TABLES ABOVE
2. SELECT YOUR BAG PART NUMBER BASED ON APPLICATION NEEDS

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
FX+: Woven w/ MyCelx	FXP	FXP-S	200	40
FXO: Woven w/ Oil Boom	FXO	FXO-S	200	40
PC: Post Construction Bag	PC	PC-S	137	140
PC+: PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL: Litter and Leaf Bag	LL	LL-S	High	3.5
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

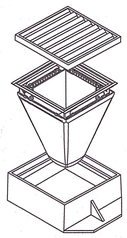
SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL BAG / FRAME SIZE							
Nominal Bag Size *Matched to Frame Size*	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	PC (Post Constr)	IL (NonWoven)	* PC Oil Retention (Oz.)	**PC+ Oil Retention (Oz)	**FX+ Oil Retention (Oz)
Small	1.6	1.2	0.8	0.9	79	168	89
Medium	2.1	1.7	1.2	1.3	115	204	89
Large	3.8	2.7	1.8	1.9	173	262	89
XL	4.2	3.6	2.4	2.6	230	319	178
Filtration Efficiency		82%	NA	Large scale 3rd party testing per ASTM D 7351 using 7% concentration USDA Sandy Loam			
TSS (total suspended solids rem)		NA	99%	Large Scale testing at 90 GPM using US Silica OK-110 sand at 1750 mg/L measuring TSS per SM 2540D.			
TPH (tot petroleum hydrocarbons)		NA	96%	Large Scale testing at 90 GPM with used motor oil at 243 mg/L measuring per EPA Method 1664A.			
* PC filter bag at 50% max adsorption capacity							
** PC filter bag at 50% capacity and MyCelx skimmer at 100% capacity							

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

TERRYVILLE ROAD PROJECT:

FLEXSTORM CATCH BASIN INSERT - PART #62LHDPC
PC POST CONSTRUCTION W/ ABSORB-IT FILTER BAG - PART #62RBPC



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
2. TOTAL BYPASS CAPACITY: BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

MAINTENANCE NOTES:

1. INSPECT FOUR (4) TIMES YEARLY
2. EMPTY FILTER BAG WHEN HALF FULL.
3. REPLACE FILTER BAG AS PER MANUFACTURER'S GUIDELINES.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

SOLACE MOD/3
Symmetric Asymmetric Bollard



Applications: Corporate offices, civic and government, education and healthcare, parks and pathway, urban environments

PERFORMANCE SUMMARY

The Solace Mod/3 Series Bollard comes with shielded 180° or 360° distribution designed to direct circular symmetric or one sided illumination to the ground giving a comfortable and well-defined beam

Available in a range of colors this sleek and stylish bollard combines a classic profile with outstanding performances.

Features
- Premium driver provides unsurpassed system efficiency, control and protection.
- Surface finished with a proprietary Akzo Nobel treatment, withstanding harsh weather conditions without cracking or peeling
- Corrosion and shock resistant die cast aluminium housing
- Available in a range of lumens packages up to 3,150 lms
- 180° one sided 360° circular symmetric distribution
- Tempered glass lens for added vandal resistance
- Available in marine ambient corrosion resistant option for installation in seaside areas

Specification
Volts: AC100-277V
Environment Location: IP65
Average Rated Life: 90,000
CRI: RA80/90
PF: > 0.95
Ambient temp: -20°C to 45°F

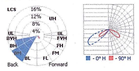
REFLECTOR OPTIONS



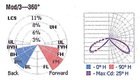
18 — 180° Asymmetric

36 — 36° Symmetric

PHOTOMETRICS
Mod/3—180°



Mod/3—360°



*Dimmable available in 15W/180° or 20W/360°

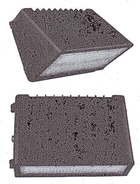
PRODUCT CODE
Example Solace Mod/3 cat. 18 5.32 4 W M

Model No	Distribution	Wattage	Height	CRI	CCT (°K)	Finish	Options
Solace Mod/3	✓ 18 - 180°	5 - 5W/450lms	24 - 24"	80 - RA80	3 - 3000	B - Black (RAL9011)	M - Marine grade corrosion resistance
			32 - 32"	90 - RA90	4 - 4000		
		15 - 15W/1,350lms	15 - 15"		5 - 5000	W - White (RAL9016)	DIM - 0-10v Dimming
			24 - 24"			G - Gray (RAL7012)	0 - None
			36 - 36"				
	36 - 360°	10 - 10W/900lms	24 - 24"			Z - Mineral Bronze	
			32 - 32"				
		20 - 20W/1,800lms	36 - 36"			S - Silver (RAL9006)	
		35 - 35W/3,150lms	36 - 36"				
			42 - 42"				

SUNLED Corporation
1410 Roosevelt Ave, Rushing NY 11354 . Phone: 917.583.7078 . www.sunledled.com
© 2021 Sunled Industries LLC. All Rights Reserved

EnVisionLED
Project: _____
Part#: _____
Type: _____

Wall Pack Full Cutoff
5-Power + 3CCT Switchable



Photocell Included (Easily disconnectable)

Light up your outdoor area with the EnVision Bolt Series, a line of outdoor fixtures with high lumen per watt efficacy. The Bolt Wall Packs are available in a variety of different styles: non-cutoff, fully cut-off, semi cut-off, adjustable, and a rotatable up/down light. EnVision's full cut off wall pack is industry leading with a slim architectural design that features an optic lens that provides forward-throw light. Now with 5 different wattages, and 3 different color temperatures, all in one single fixture!

Detail Specifications
- Operating temperature -4 ~ + 124 F°
- PF >0.9 / Input: .85A/ Output: 36-66V DC

Why pick the EnVision Wall Pack?:
- Each wall pack is tested for 120 hours before being packed and shipped
- Optic lens lens provides forward throw light
- Easy installation with twistable screw knock-outs
- 5 year limited warranty. 10 year warranty available.

Applications:
- General outdoor lighting
- Landscape lighting
- Pathways, streets, loading areas, etc.

Product Information:
- Photocell Included (Easily disconnectable)
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Suitable for wet location, professionally waterproofed IP67
- Optional photocell available
- Average life (L70) of 70,000 hours with the integration of Philips Lumileds 3030 chips
- Dark sky compliant

5-Power Selectable

L.E.D - W.P.F.C - [ ] - T.R.I. - [ ] - P.C. - [ ] - [ ] - [ ]
1 2 3 4 5 6 7

Product 1	5-Power Switchable 3	CCT 4	Finish 5	Accessories 6	Warranty 7
LED-WPFC	5P50 11,600lm (80W) / 9,280lm (64W) 6,960lm (48W) / 4,640 (32W) / 3,220 (16W)	T30 3CCT Switchable 3000K/4000K/5000K	Bronze (Blank) Custom*	None (Blank) BMS	None (Blank) 3 Year (Incl.)
	5P150 150/120/90/60/30W 21,750lm (150W) / 17,400lm (120W) 13,050lm (90W) / 8,700 (60W) / 4,350 (30W)	BZ Custom	Custom* BMS	Motion Sensor (Attached) (90 Mins, Internal 20W)	Emergency Backup 5YR 10 Year

*Custom colors available. P.O Min Applies, colors include white, black, etc.

Specs and model numbers are subject to change with or without notice

EnVision LED Lighting, Inc.
4845 S. Eastern Ave | Bell, CA 90201 | Tel.: 323-604-0066 | www.envisionledlighting.com

EnVisionLED
Project: _____ Part #: _____
Type: _____



Large Area Lights Gen 2
3-Power + 3 CCT Selectable

Light up your outdoor area with the new EnVision Bolt Series, our latest line of Area Light fixtures with high lumen per watt efficacy combined with a stunning finish. The EnVision area flood lights are equipped with a die-cast aluminum housing, finished with a matte bronze powder coat paint, and anti-corrosion priming. The Large BOLT series are available in a trunnion, yoke, slip fitter, or straight arm mount. Enjoy lighting up your outdoor are with over 140-145lm/w+ efficiency.

Applications:
- General outdoor lighting
- Landscape lighting
- Pathways, streets, loading areas, etc.
- Stadium lighting
- Ideal for exceptional lighting in car dealerships

Detail Specifications:
- Average life (L70) of 70,000 hours with the integration of Philips Lumileds 3030 chips
- Operating temperature -40 ~ 122 F°
- PF >0.9 / Input: .85A/ Output: 36-66V DC
- Built-in 10kv surge protector

Product Information:
- Area Light Gen 1 and Shoebox Fixtures combined into one
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Suitable for wet location, professionally waterproofed IP67
- Type III optics standard/ Type I, II, IV, & V by request
- Slim and architectural fixture
- 1.5ft power cable cord provided
- 7 year limited warranty (refer to website for more info)

Certifications:
- UL Listed for USA and CA
- DLC Listed
- CA T24 Compliant

L.E.D - A.R.L.2 - [ ] - Watts - [ ] - Color - [ ] - T.R.I. - [ ] - Finish - [ ] - Bracket - [ ] - Voltage - [ ] - Optics - [ ] - Controls - [ ]
1 2 3 4 5 6 7 8

Product 1	Watts 2	Color 3	Finish 4	Bracket 5	Voltage 6	Optics 7	Controls 8
LED-ARL2 Large Area Light	3P100W 100W 80W 11,600lm 14,500lm	TRI 3000K 4000K 5000K	BZ Bronze* BLK Black WH White GY Grey CS Custom	YK Yoke TR Trunnion SA Straight Arm SFA Slip Fitter and Straight Arm	UNV 100-277V HV* 277-480V *only available in 3P100W and 3P200 model	B Type II R Type III Rotatable V Type V Y Type V	(Blank) None BMSDL Daylight Sensor + Motion Sensor Combo (Internal) PC Photocell 120-277V PCHV Photocell 347-480V
	3P150W 120W 150W 17,400lm 19,575lm						
	3P240W 180W 210W 240W 26,100lm 30,450lm 34,800lm						
	3P300W 260W 300W 37,700lm 43,600lm 43,500lm						

40K Color only available in 100W *Bronze* is in stock. Other colors approx. 7 days Bronze* is a "Quick Ship"*

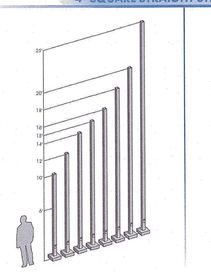
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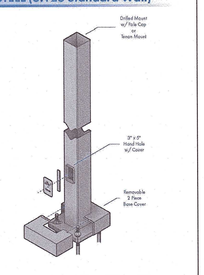
EnVision LED Lighting, Inc.
4845 S. Eastern Ave | Bell, CA 90201 | Tel.: 323-604-0066 | www.envisionledlighting.com

AV POLES & LIGHTING — SSS 4-11
4" SQUARE STRAIGHT STEEL (0.120 Standard Wall)

Job Name: _____ Client Name: _____
Job Location: _____ Quote: _____
Type: _____ Quote Date: _____

AV POLES & LIGHTING
43537 Trevor Dr.
Lancaster, CA 93535
Phone: (661) 949-7595
Fax: (661) 943-2764
sales@avpllg.com
www.avpllg.com





SHAFT: Commercial-quality, hot-rolled, carbon steel tubing with a minimum yield strength of 48,000 PSI, conforms to ASTM A500 grade A.

GROUNDING: Provision; 3/8-16 Threaded stud welded to inner shaft wall opposite hand hole. Flat washer and hex nut provided.

HARDWARE: S304 stainless steel

FINISH: TGIC thermoset polyester powder coat finish is electrostatically applied at a 3.0 mil minimum thickness. A five stage metal pretreatment process and sealer provide maximum corrosion resistance. The powder top coat is baked in excess of 400 degrees for supreme endurance.

DBZ BLK WHT GRY GRN

POLE SCHEDULE

E.P.A. DATA SCHEDULE
Calculations based on estimated wind forces plus additional 1.3 mph gust.

CATALOG NUMBER	POLE HEIGHT	SHAFT SIZE	WALL GAUGE	BOLT CIRCLE	ANCHOR BOLTS	MAX. FIXT. WT.	70 MPH	80 MPH	90 MPH	100 MPH
SSS-104-11	10'	4" x 4"	11	9"	3/4" x 18" x 3"	400	33.6	26.3	20.7	16.9
SSS-124-11	12'	4" x 4"	11	9"	3/4" x 18" x 3"	400	26.0	20.6	16.3	12.4
SSS-144-11	14'	4" x 4"	11	9"	3/4" x 18" x 3"	400	20.4	16.3	13.0	10.1
SSS-154-11	15'	4" x 4"	11	9"	3/4" x 18" x 3"	400	18.1	14.6	11.6	9.1
SSS-164-11	16'	4" x 4"	11	9"	3/4" x 18" x 3"	400	16.1	13.0	10.3	8.1
✓ SSS-184-11	18'	4" x 4"	11	9"	3/4" x 18" x 3"	400	14.0	10.3	8.4	6.4
SSS-204-11	20'	4" x 4"	11	10"	3/4" x 24" x 3"	400	11.8	8.1	6.4	5.0
SSS-254-11	25'	4" x 4"	11	11"	3/4" x 24" x 3"	350	9.0	5.7	3.4	1.8

Soil Resource Consultants
P.O. Box 752 Meriden, CT 06450

June 17, 2022

SRC Job No. 22-23

Robert Hiltbrand, P.E.
R.R. Hiltbrand, Engineers & Surveyors, L.L.C.
575 North Main Street
Bristol, CT 06010

Dear Mr. Hiltbrandt:

Re: **Soil Investigation for Wetland Determination - Lot 71 - Terryville Road - Bristol, CT**

At your request, I have completed an onsite investigation of this site. The purpose of my investigation was to identify and delineate any onsite inland wetlands and watercourse boundaries. The field work was completed on May 31, 2022.

The soil investigation was conducted using a spade and or hand auger to identify existing soil conditions on this site. Five (5) test holes were dug throughout all areas of this site.

No indications of inland wetland soil conditions or watercourses were found in any of the test hole locations. Existing soils represent the drainage classes - excessively drained and well drained.

The attached soil map prepared for this site is a refinement of data found in the **Soil Survey of Hartford County**. Each map unit is composed of a unique combination of soils. Areas with the same symbol have a similar soil composition.

The map units described below are based on data collected at this particular site. Soil surveys in Connecticut were originally conducted for primarily agricultural purposes and do not provide site specific information. The minimum area delineated on a soil survey map sheet is approximately 2-3 acres in size. For this reason there may be some differences between the following information **and that** published in the Soil Survey.

UPLAND NON-WETLAND SOILS

The non-wetland soils were not studied or mapped in detail. Some observations were made of these soils during the process of determining the lack of any onsite inland wetland areas. Random soil boring locations in upland areas were marked with pink and black stripped flagging. The following map unit descriptions do not constitute a detailed soil investigation of these upland areas, but may be used as a guide in site planning.

Wetland Delineations Wetland Impact Evaluations Environmental Planning

Ud (306)
The Ud map unit consists of well to excessively drained disturbed soils. It is composed of filled areas and areas consisting of both cut and fill. Soils in this map unit have been extensively disturbed by grading and filling activities associated with the existing developed\altered portions of this site.

Classification into natural soil units is impossible. This map unit is referred to taxonomically as Udorthents. Original diagnostic soil horizons are not present. Soils in this map unit have a wide range of characteristics. Textures are predominantly gravelly sandy loams. Permeability can be variable due to the lack of soil profile structure caused by the grading activities.

If you have any questions regarding this report, or need additional assistance with this site, please contact me. I am available to attend Inland Wetland Commission meetings and site walks.

Sincerely,

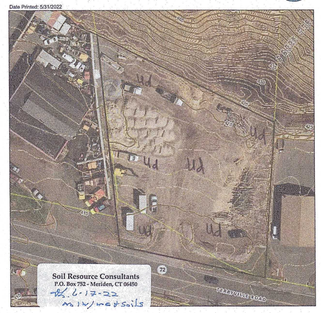
David H. Lord
Certified Soil Scientist
& Environmental Consultant

Wetland Delineations Wetland Impact Evaluations Environmental Planning

Lot 71 - Terryville Road
Bristol, CT

City of Bristol
Geographic Information System (GIS)

Date Printed: 5/31/2022



MAP DISCLAIMER - NOTICE OF LIABILITY
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet.
0 50 Feet
N W E S

Wetland Delineations Wetland Impact Evaluations Environmental Planning

PREPARED FOR:

Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND
Engineers and Surveyors

SITE DETAILS (2 OF 2)
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4546

DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL D.E.P. BULLETIN 34 BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

Erosion & Sediment Controls and Stabilization Practices

a. Temporary seeding.
b. Mulching.
c. Stone Rip-rap.

During construction, sheet runoff from the site will be filtered through hay bale barriers and silt fences. All storm drain inlets shall be provided with barrier filters. Stone rip-rap shall be provided at the outlets of drainage pipe in which erosive velocities are encountered.

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General-

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.
- All erosion control measures will be inspected at least once a week and following any storm event of 0.25 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of the report.
- Built up sediment will be removed from the silt fence or hay bale barriers when it has reached one third the height of the of the fence or barrier.
- A maintenance inspection report will be made after each inspection.
- The contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance report.
- R.R. Hiltbrand Engineers & Surveyors shall inspect the site on a periodic basis to assure compliance with the plan.

B. Filters -

1. Straw/ hay bales
   a. Sheet Flow Applications
      1. Bales shall be placed in a single row , lengthwise on the contour, with the ends of the adjacent bales tightly abutting one another.
      2. All bales shall be either wire bound or string tied. Bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
      3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built-up to (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
      4. Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes and rebars shall be driven deep enough into the ground to securely anchor the bales.
      5. The gaps between bales shall be chinked (filled by wedging) with straw/hay to prevent water from escaping between the bales.
2. Silt Fence
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements.

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength ASTM 4833 50 lbs.

Flow Rate ASTM D4491 0.2gal./ft2/min.

Ultra-Violet Radiation Stability % ASTM D4355 70% after 500 hours of exposure

b. The height of a silt fence shall not exceed thirty (30) inches above grade.

c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.

d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).

e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.

f. When 'standard strength' filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall extend no more than 30 inches above the original ground surface.

g. The 'standard strength' filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.

h. When 'extra strength' filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item 'g' applying.

i. The trench shall be backfilled and the soil compacted over the filter fabric.

j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

Maintenance

a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.

d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events There are two (2) types of standards which shall be used to assure this.

a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Massachusetts (508- 822- 0634), to have adequate warning of significant storms.

b. Required mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for winter mulch application.

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6000 lb. of hay or straw per acre. A tackifier may be added to the mulch.

3. Maintenance

All mulches must be inspected periodically, in particular after rain storms, to check for erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

D. Temporary Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

	Lbs./1,000 Sq. Ft.
a. Utilize Creeping Red Fescue (Pennlawn, Wintergreen)	.45
Redtop (Streeker, Common)	.10
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln)	.45
	1.00

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

E. Permanent Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

	Lbs./1,000 Sq. Ft.
a. Utilize Creeping Red Fescue (Pennlawn, Wintergreen)	.45
Redtop (Streeker, Common)	.10
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln)	.45
	1.00

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.

b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.

c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.

e. Loose straw shall be wedged between bales to prevent water from entering between bales.

F. Stabilized Construction Entrance

1. Specifications

a. Aggregate Size: Use two (2) inch stone. (Gradation Shall Be D.O.T. No. 3)

b. Aggregate thickness: Not less than six (6) inches.

c. Width: Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.

d. Length: As required, but not less than one hundred (50) feet.

e. Geotextile: To be placed over the entire area to be covered with aggregate. Piping of surface water under entrance(s) shall be provided as required.

f. Criteria for Geotextile: The fabrics shall be Trevia Spunbound 1135, Mirafi 6000x, or equal.

2. Maintenance

The entrance(s) shall be maintained in a condition which will prevent tracking of sediment onto the public right-of-way. When washing is required, it shall be completed on an area stabilized with aggregate which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches or waterways.

Timing of Controls/ Measures

As indicated in the sequence of Major Activities the hay bales and silt fences shall be installed prior to commencing any clearing, demolition or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Area(s) where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and hay bale barriers will be removed once permanent measures are established.

Waste Disposal

A. Waste Materials

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited into a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in the practices by the superintendent.

C. Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

Spill Prevention

A. Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to storm water runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

-An effort will be made to store only sufficient amounts of products to do the job.

-All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.

-Manufacturer's recommendations for proper use and disposal will be followed.

-The site superintendent will inspect daily to ensure proper use and disposal of materials.

-Substances will not be mixed with one another unless recommended by the manufacturer.

-When ever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous products:

-Products will be kept in their original containers unless they are not re-sealable

-Original labels and product safety data will be retained for important product information.

-Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to storm water Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site..

C. Spill Control Practices

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

-Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

-Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not limited to broomts, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.

-All spills will be cleaned up immediately after discovery.

-The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

-Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

-The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.

-The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

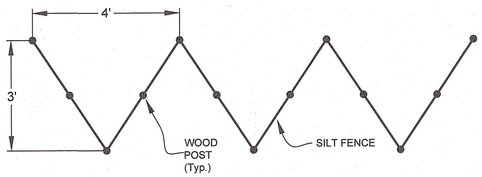
The General Contractor(s) and/or Project Owner(s)

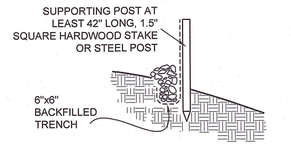
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

Responsible Person:
Regis Letourneau
860-309-8984

Contingency Erosion Plan

Should unforeseen erosion or sedimentation problems arise, the design engineer of record. (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated with the local enforcement agent's approval. The site contractor shall then implement the recommended course of action which has been determined by both the engineer and local enforcement agent.



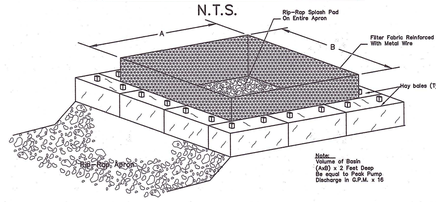


SAWTOOTH SILT FENCE DETAIL

n.t.s.

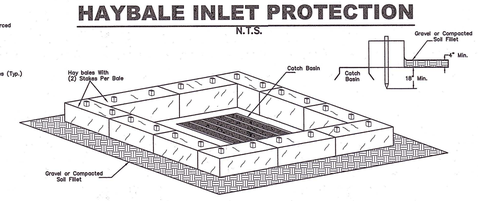
TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE

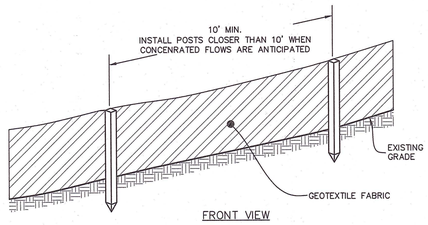
N.T.S.



HAYBALE INLET PROTECTION

N.T.S.





FRONT VIEW

DETAIL FOR FENCE JOINT

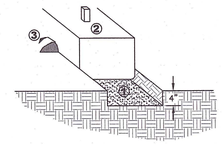


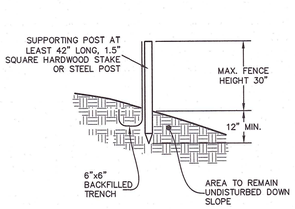
* POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN
* DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

PLACEMENTand CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
2. FIRST HAYBALE. STAKES ARE 18" MIN. INTO GROUND.
3. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
4. WEDGE LOOSE HAY BETWEEN BALES.



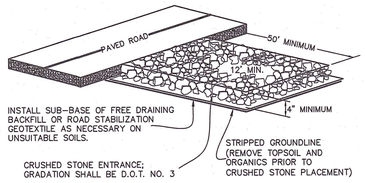


SIDE VIEW

SILT FENCE

N.T.S.

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL'.
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 30 INCHES ABOVE GRADE.
3. POSTS SHALL BE SPACED A MAXIMUM OF (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS THE MANUFACTURER RECOMMENDS.
4. A TRENCH SHALL BE EXCAVATED APPROX.. (6) INCHES WIDE BY (6) INCHES DEEP ALONG THE LINE OF THE POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
5. THE FABRIC SHALL NOT EXTEND MORE THAN (30) INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND A MINIMUM OF (8) INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
7. FILTER BARRIERS SHALL BE REMOVED WHEN THE HAVE SERVED THEIR USEFUL PURPOSE. BUT NOT BEFORE THE UPHILL SURFACE HAS BEEN PERMANENTLY STABILIZED.
8. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



CONSTRUCTION ENTRANCE n.t.s.

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut

APPROVED
June 13, 2022

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

North

EXISTING UTILITY LINES TO BE RELOCATED BY OTHERS

EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

232.41'
S65°29'20"W

S03°44'48"W
180.00'
CONCRETE WALL

15' S.Y.

15' R.Y.

50' F.Y.

TF=410.79

PAVED DRIVEWAY

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

CATCHBASIN
TF=411.08

412
SIGN

SNET
4191

5/8" iron rod (found)

SANMH
TF=411.64
INV=409.72

55.91'
N81°46'37"W

EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS

EXISTING UTILITY LINES TO BE RELOCATED BY OTHERS

DP 2

DP 1

SIGN

EXISTING SIGN TO BE REMOVED

EXISTING GRAVEL SURFACE

67.06'
N55°41'31"W

S 75°16'31" E
3.43'

APRON

EXISTING APRON TO BE REMOVED (NEW APRON TO BE INSTALLED IN SAME LOCATION) (SEE SITE PLAN)

SANMH
TF=412.56

CL&P
8076

SANMH
TF=413.42
INV=405.77

EXIST. WYE

SANMH
NOT FOUND
INV=406.07

62.40'
N75°16'32"W

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

EXISTING BITUMINOUS PAVEMENT ENCROACHMENT TO BE REMOVED

PAVEMENT

N06°45'31"W
215.00'

SHIPPING CRATE

APPROXIMATE C.O.B. WETLANDS LIMIT

EXISTING SHIPPING CRATE TO BE REMOVED

EXISTING WATER MAIN TO REMAIN

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

PRE-DEVELOPED DRAINAGE MAP

Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

APPROVED

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

North

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

TF=410.79

PAVED DRIVEWAY

PROPOSED 27.5' EVERSOURCE EASEMENT

CATCHBASIN
TF=411.08

412 SIGN

10.0'

17.5'

5/8" Iron rod (found)

CONCRETE WALL

15' S.Y.

35.0'

100.0'

UNIT #2 (50'x35')

PROPOSED BUILDING "A"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #1 (50'x35')

ENTRY DOOR
FL - 415.00
12' OH DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
ENTRY DOOR
FL - 415.00

EXISTING WATER MAIN TO REMAIN
20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET
V:1490 - P:1077

PROPOSED INFILTRATION DRAIN TO INTERCEPT UP-SLOPE RUN-OFF
205' 4" PVC SDR-35 (PERFORATED)
FL - 418.0 (SEE DETAIL)

42' - 8" CPP ROOF LEADER @ 3%

12' - 8" CPP ROOF LEADER @ 2%

C-CB #4
TF - 416.75
FL - 413.00
(INSTALL HOOD)

65' - 18" CPP @ 0% (PERFORATED)

DP 2

STMH #3
TF - 417.55
FL - 414.50 (8")

50' F.Y.

C-CB #3
TF - 416.75
FL - 413.75 (12")
FL - 413.00 (18")
(INSTALL HOOD)

DP 1

18 - 4' x 4' x 8' CONCRETE GALLEY BOTTOM GALLEY = 408.50

FL - 410.25

14' - 12" CPP @ 1.8%

C-CB #2
TF - 414.00
FL - 410.50

25' - 12" CPP @ 5%

42' - 8" CPP ROOF LEADER @ 2%

STMH #2
TF - 415.60
FL - 412.50 (12")
FL - 412.50 (6")
FL - 409.00 (8")

22' - 12" CPP @ 2.3%

62' - 8" CPP ROOF LEADER @ 2%

FL - 415.00

ENTRY DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
12' OH DOOR
ENTRY DOOR

35.0'

UNIT #3 (50'x35')

PROPOSED BUILDING "B"
3,500 S.F. TOTAL
F.F. ELEV. = 418.50

UNIT #4 (50'x35')

100.0'

15' R.Y.

15' S.Y.

PROPOSED PROCESSED GRAVEL STORAGE AREA

C-CB #1
TF - 414.65
FL - 411.00

50' - 8" PVC @ 1% 50' - 6" PVC @ 2%

STMH #1
TF - 414.50
FL - 411.50 (6")
FL - 408.50 (8")
FL - 408.50 (12")

24' - 12" CPP @ 1%

INV - 406.25
12" SAN

FL - 408.25 (12")

EXISTING WATER MAIN TO REMAIN

CATCHBASIN
TF=413.52
FL=404.62
FL=404.32

APPROXIMATE C.O.B. WETLANDS LIMIT

TERRYVILLE ROAD

CL&P 8076

ALL PROPOSED CATCH BASINS SHALL BE FITTED WITH A FLEXSTORM PURE FILTER PERMANENT INLET PROTECTION (SEE DETAIL)

TERRYVILLE ROAD PROJECT:

FLEXSTORM CATCH BASIN INSERT - PART #62LHDPC
PC POST CONSTRUCTION W/ ABSORB-IT FILTER BAG - PART #62RBPC

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

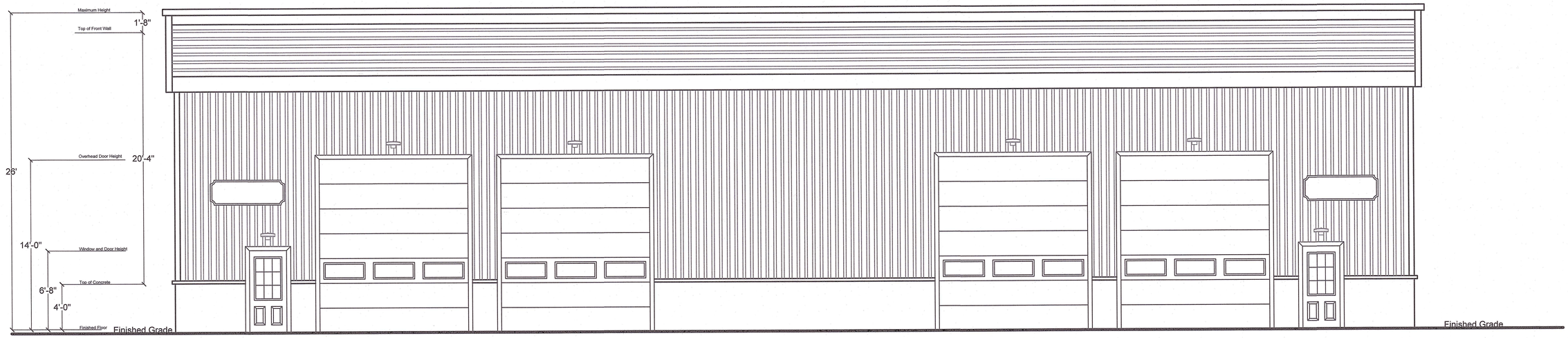
DEVELOPED DRAINAGE AREA MAP
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut
June 13, 2022

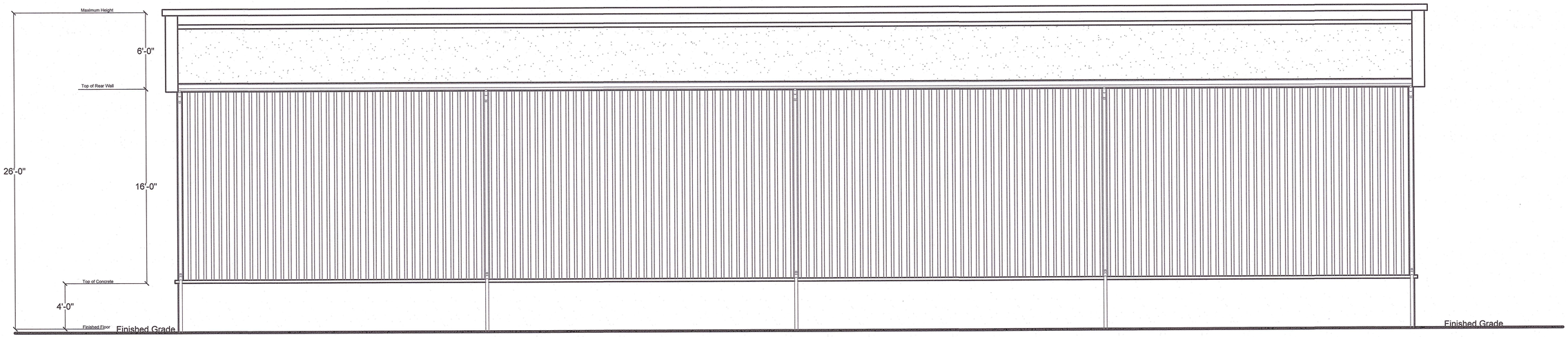
APPROVED

R. R. HILTBRAND Engineers and Surveyors

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

Elevation Drawings and Floor Plans

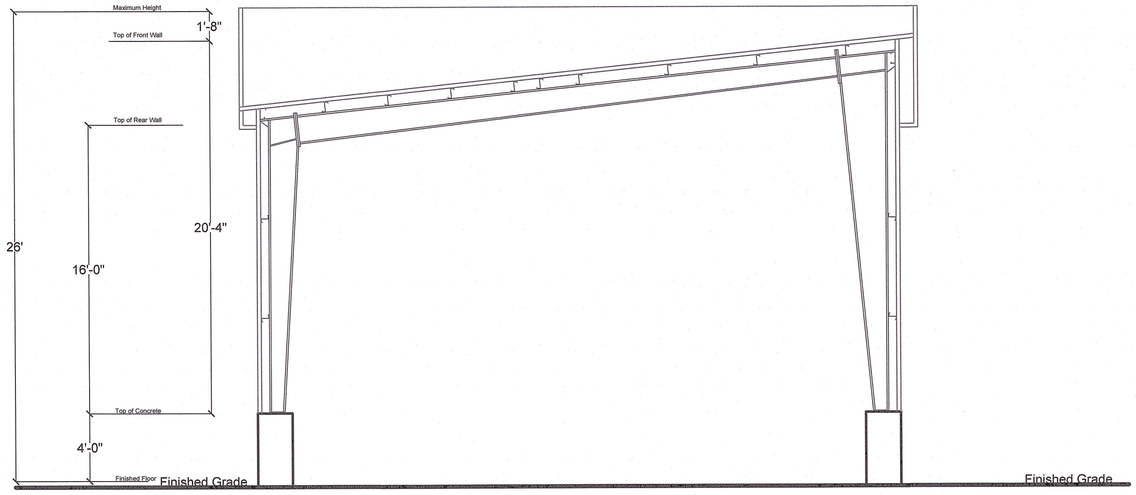


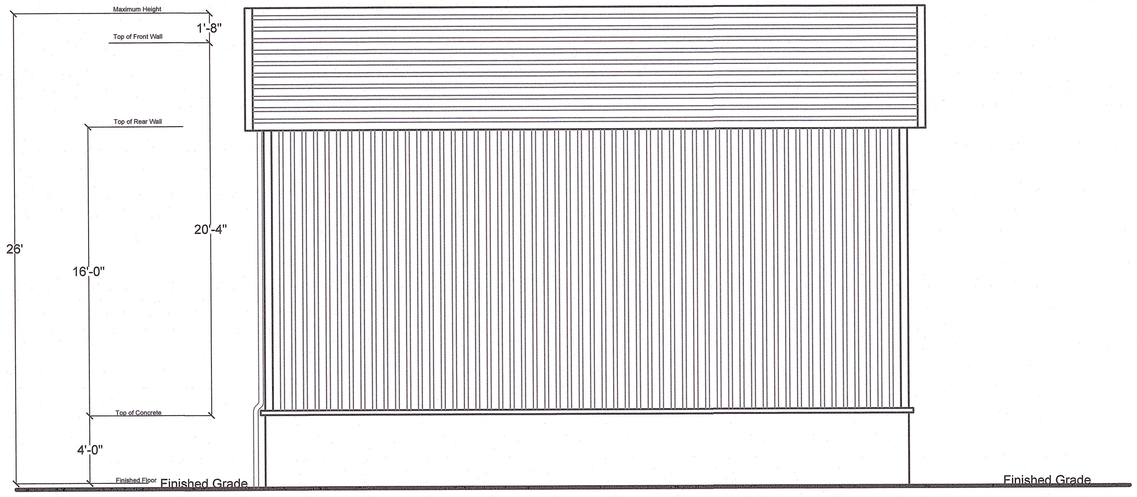


Drawing Title	Scale	
FRONT ELEVATION REAR ELEVATION	1/4" = 1' - 0"	D|P|S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
DPS_CLIENTS_LETORNEAU_BRISTOL_TERRYVILLE ROAD	Project Number 2022-29	

APPROVED

SHEET A.1

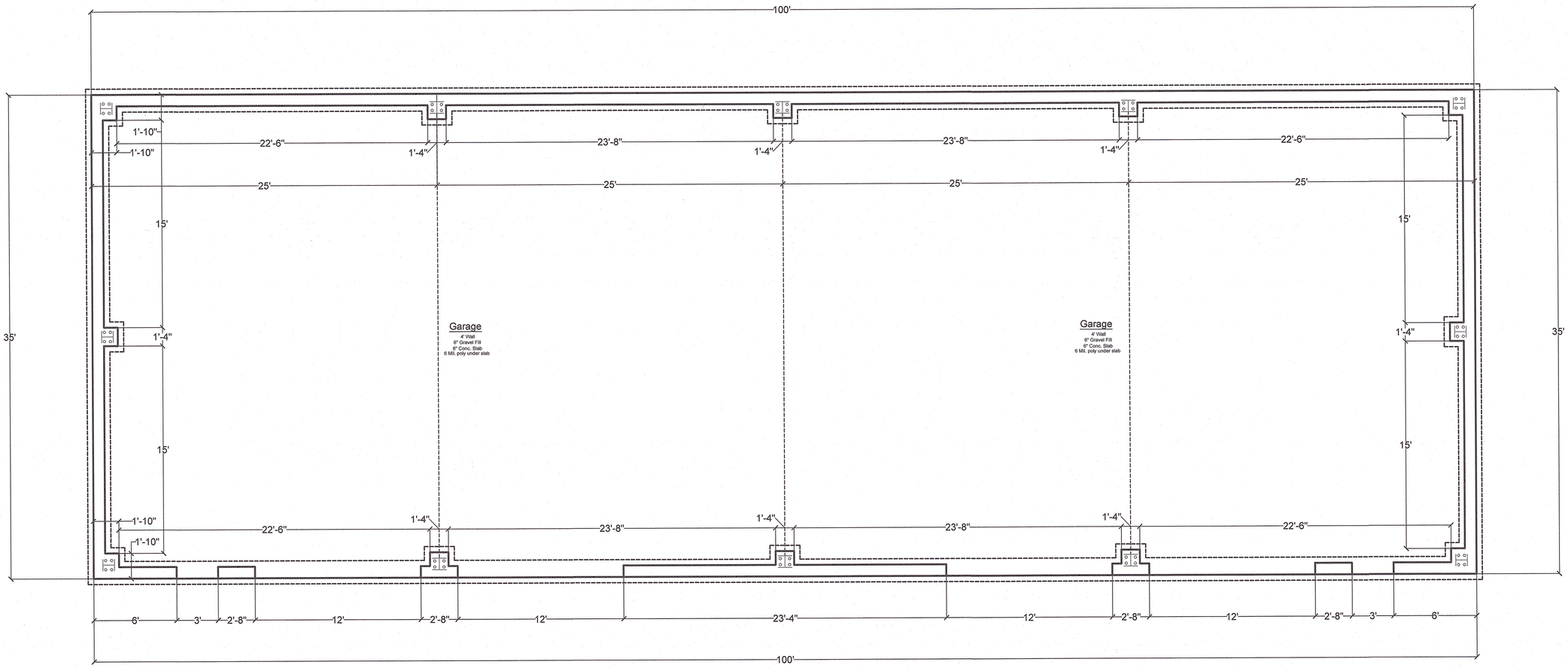




Drawing Title	Scale	
SCHEMATIC SECTION TYPICAL SIDE ELEVATION	1/4" = 1' - 0"	D|P|S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
DPS_CLIENTS_LETORNEAU_BRISTOL_TERRYVILLE ROAD	Project Number 2022-29	

APPROVED

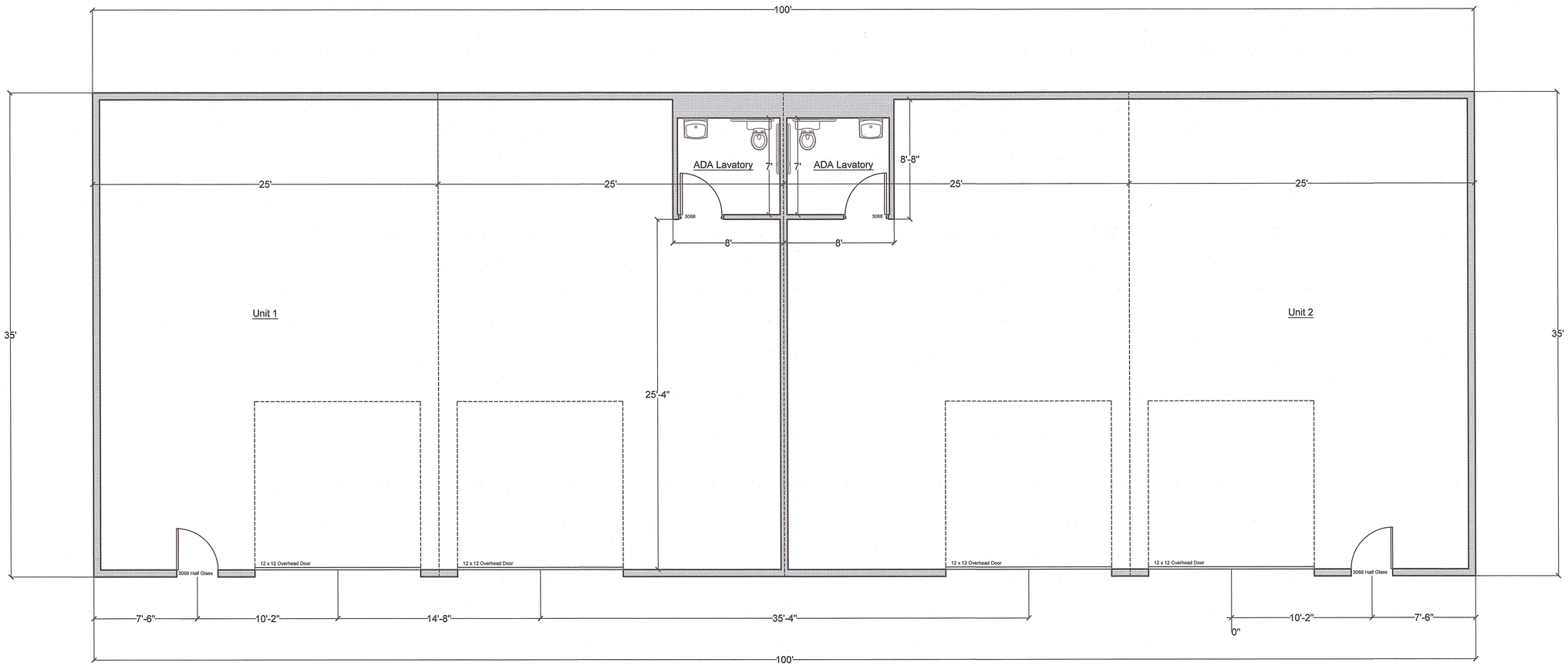
SHEET A.4



Drawing Title	Scale	
FOUNDATION PLAN	1/4" = 1' - 0"	D|P|S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
DPS_CLIENTS_LETORNEAU_BRISTOL_TERRYVILLE ROAD	Project Number 2022-29	

APPROVED

SHEET A.2



Drawing Title	Scale	
FIRST FLOOR PLAN 3,500 SQFT	$\frac{1}{4}$" = 1' - 0"	D|P|S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
DPS_CLIENTS_LETORNEAU_BRISTOL_TERRYVILLE ROAD	Project Number 2022-29	

APPROVED

SHEET A.3

North

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut " as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26,1996.
2. The type of survey performed is a Zoning Location Survey and is intended to depict the horizontal locations of structural and site improvements with respect to applicable zoning setback requirements.
3. The survey is a Dependent Resurvey.
4. The map conforms to the Horizontal Accuracy of a Class A-2 Survey.
5. Basis for North is Map Reference No. 1.

MAP REFERENCE:

1. "Improvement Location Survey, Prepared for Regis Letourneau, Terryville Road, Bristol, Connecticut," Scale 1" = 20', Date: April 1, 2022. Prepared By: Dufour Surveying LLC.

UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

N/F
THE BRISTOL SWEDISH SOCIAL CLUB INCORPORATED
VOL.1899 – PG.317
38 BARLOW STREET

N/F
COLLISION DEPOT LLC
VOL.2053 – PG.1070
186 TERRYVILLE RD

N/F
LUBAR INC
VOL.687 – PG.496
2 BARLOW ST

S03°44'48"W
CONCRETE WALL
180.00'
22.9'
19.5'
15' S.Y.
15' R.Y.
50' F.Y.
100.0'
35.0'
UNIT #1 (50'x35')
UNIT #2 (50'x35')
UNIT #3 (50'x35')
UNIT #4 (50'x35')
ASBUILT BUILDING "A" 3,500 S.F. TOTAL F.F. - 418.97
ASBUILT BUILDING "B" 3,500 S.F. TOTAL F.F. - 418.90
12' OH DOOR
ENTRY DOOR
6" BLC
END 6" BLC
EXISTING WATER MAIN TO REMAIN 20' WIDE UNDEFINED EASEMENT IN FAVOR OF 38 BARLOW STREET V:1490 - P:1077
FRONTIER 6252
SCREENED CONCRETE DUMPSTER PAD
S65°39'20"W
232.41'
27.7'
NO CURB
LIGHT POLE
C-CB #4
TF - 417.32
FL - 414.12
BITUMINOUS PAVED PARKING AREA
8" ROOF LEADER
12" CPP
PROCESSED GRAVEL STORAGE AREA
C-CB #3
TF - 417.44
FL - 414.44 (8")
FL - 413.94 (12" N)
FL - 414.64 (12" SW)
SAN. C/O
STMH #3
TF - 417.76
FL - 412.81 (8" STUB)
51.0'
SANITARY LATERAL FOR BUILDING "A"
N81°46'31"W
55.91'
APPROXIMATE 1" COPPER "K" WATER LATERALS
5/8" Iron rod (found)
TF=410.79
PAVED DRIVEWAY
CATCHBASIN
TF=411.08
412 SIGN
SANMH
TF=411.64
INV=404.72
CONCRETE GALLEYS BOTTOM GALLEY = 408.85±
FRONTIER 6262
67.06'
N55°41'31"W
C-CB #2
TF - 414.27
FL - 410.67
STMH #2
TF - 416.36
FL - 412.86 (12")
S75°16'31"E
3.43'
SANMH
TF=412.56
CL&P 8076
CONCRETE APRON
C-CB #1
TF - 414.84
FL - 411.04
SMH
TF - 417.37
INV - 407.47
8" & 6" PVC
EXIST. WYE
STOP SIGN
H.C. SIGN
SANMH
TF=413.42
INV=405.77
SANMH
NOT FOUND
INV=406.07
62.4'
S75°16'31"E
CATCHBASIN
TF=413.52
FL=404.62
FL=404.32
15" RCP
STMH #1
TF - 414.96
FL - 408.86 (6")
FL - 408.86 (8")
FL - 408.71 (12")
FL - 408.52 (12")
17.8'
51.1'
N06°45'31"W
215.00'
EXISTING CONCRETE SCREEN WALL INSTALLED BY 2 BARLOW STREET
APPROXIMATE C.O.B. WETLANDS LIMIT
APPROXIMATE 1" COPPER "K" WATER LATERALS
EXISTING WATER
EXISTING CONCRETE SCREEN WALL INSTALLED BY 2 BARLOW STREET
TERRYVILLE ROAD

GRAPHIC SCALE
10 5 0 10 20
1 Inch = 10 Feet

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 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 SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA – L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

STATE OF CONNECTICUT CARMINE J. MATRASCIA 70219 LICENSED LAND SURVEYOR

PREPARED FOR:
Regis Letourneau
37 Buckridge Road
Harwinton, CT 06791

R. R. HILTBRAND Engineers and Surveyors

IMPROVEMENT LOCATION SURVEY
ASBUILT
Assessors Map 67 ~ Lot 7-1
Terryville Road
Bristol, Connecticut

REV. 6/6/25 AB BLDG "A" *September 5, 2024*

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

Current Regulation:

6.3.3 1 7 4 B Temporary Structures

A. Except for on-site construction trailers associated with an active and ongoing construction project or activity, no temporary structure or use permitted under these Regulations shall remain in place for a total of more than 90 days per calendar year, after which the structure shall be removed or the use shall cease.

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:
B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Specific verbiage to be dictated by Commission following discussion/review.ds

Dear Chairperson White,

My name is Jeff Hayden, I am a former member of the Bristol Planning Commission, Bristol Zoning Board of Appeals, and the Naugatuck Inland Wetlands Commission. Serving on these boards has exposed me to a vast array of regulation, and countless applications over the years. I have always sought to ensure that whatever role I may play in any commission, that the actions of the body are fair, equitable, and evenly enforced across all applicants. I believe results should be the same, whether the application is presented by expert land use lawyers retained by large developers or they are a homeowner who has never looked at or given any thought to a land use regulation before. It is as a homeowner that I write to you today.

I intend to come before the commission to propose altering a zoning regulation which affects a large number of residents within the City, many of whom know nothing of it. I am applying to review the regulation which prohibits temporary structures or those structures which are covered by a fabric shell. There are likely several hundred such structures throughout the City, a quick satellite search on Maps found at least 30 properties in about 10 minutes. Property owners are likely wholly unaware of their non-compliance, just as I was, even as well versed in land use as I consider myself to be.

I have outlined below several points I am providing for consideration and support of the proposed change.

1) This regulation change would bring into compliance hundreds of properties throughout the City of Bristol which presently have these prohibited temporary structures, especially given these owners are likely wholly unaware of their status as being in violation of Zoning Regulations.

2) Violation of this ordinance triggers notification to the properties lien holders, which then involves the owners mortgage company in the process, potentially leading to legal action against the homeowner, by their mortgage company. This notification process, and communication with the lien holders, costs the City money and uses Building office resources.

3) Such structures are often used in rear lots for seasonal purposes such as firewood storage and drying, and seasonal vehicle/boat protection. A reasonable argument can be made that a well maintained fabric shelter is more visually appealing than a car or

boat covered in a blue tarp of any particular condition, or a partially tarp covered wood pile.

4) This regulation change would prevent unequal application of zoning regulations, where a code is only enforced when a complaint is filed, but not against open and apparent violations which may be seen by code enforcement officers every day. Presently, a complaint can be lodged by anyone, regardless of the actual detriment they are caused, i.e, someone may live across town but have a personal issue with a property owner, and may use Land Use for retaliation. A well maintained structure should not in-and-of itself be a violation, if it conforms to required standards.

5) Ordinances pertaining to blight are more than adequate to cover any instances of a poorly maintained, unsightly, or unsafe structure, initiated by complaint as any instance of blight is presently. These complaints can then be reviewed impartially by the ZEO, to determine if the threshold has been met.

6) This regulation change would be akin to recent changes for allowance of ADU's, which were being rented or created without any oversight or legal protection, but which have been daylighted and regulated. (Regulation 5.4.3, Approved 1/15/2024)

7) Fees for such structures could be levied for permits which would create a registry, and allow the City to collect comparable fees as for sheds or other detached structures.

I absolutely agree with the goal of the ordinance at present, to prevent unsightly properties and ensure all residents have quiet enjoyment of their residence. I believe we can still achieve the goal, without exposing hundreds of homeowners to the aforementioned perils.

Thank you for your time and consideration.

Sincerely,

Jeff Hayden
50 Melinda Ln
Bristol CT 06010

Bristol Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: July 2, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden
Tentative Hearing Date: August 11, 2025

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

Enclosure

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CRCOG

DATE: July 2, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden
Tentative Hearing Date: August 11, 2025

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

Enclosure

ZONING REFERRAL FORM

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

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

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

FROM:
- ☑ Zoning Commission
- ☐ Planning and Zoning Commission
- ☐ City or Town Council (acting as Zoning Commission)

Municipality: Bristol

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

Date of Referral: 07/02/2025

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:

NATURE OF PROPOSED CHANGE:

- ☐ Adoption of amendment of **ZONING MAP** for any area within 500 feet of another Capitol Region Municipality. **Attach map showing proposed change.**
- ☑ Adoption or amendment of **ZONING REGULATIONS** applying to any zone within 500 feet of another Capitol Region Municipality. **Attach copy of proposed change in regulations.**

THE CHANGE WAS REQUESTED BY:
- ☐ Municipal Agency:
- ☑ Petition

App. 2536

DATE PUBLIC HEARING IS SCHEDULED FOR: 08/11/2025

MATERIAL SUBMITTED HEREWITH:

- ☑ Regulation Changes
- ☐ Map of Change
- ☐ Supporting Statements
- ☐ Public Notice
- ☐ Other (Specify):

HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG?
☐ YES ☑ NO. IF YES, ON WHAT DATE:

(FOR USE BY CRCOG)	
Date Received:	
Sent certified/e-mail?	
File Number	

Name: Robert M. Flanagan, AICP
Title: City Planner
Address: 111 North Main Street Bristol CT 06010
Phone: 860-584-6227
Email: robertflanagan@briistolct.gov

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

CRCOG-2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

NHCOG

DATE: July 2, 2025

TO: Northwest Hills Council of Governments (NHCOG)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden
Tentative Hearing Date: August 11, 2025

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

Enclosure

NHCOG
— Northwest Hills —
Council of Governments

REFERRAL

FROM: NHCOG

DATE: July 8, 2025

REFERRED BY: R. Flanagan

MUNICIPALITY: Bristol

DATE RECEIVED: 7-2-25

TYPE OF REFERRAL: Zoning

REFERRAL COMMENT BY: Robert A Phillips, AICP - Executive Director

STATUTORY RESPONSE WINDOW (30 days): By August 2, 2025

HEARING DATE: August 11, 2025

DESCRIPTION OF PROPOSAL: The City of Bristol has submitted proposed changes to the zoning regulations involving Temporary Structures.

REGIONAL IMPACT / REVIEW COMMENTS:

NHCOG staff has reviewed your proposed map changes and offers the following for consideration by the Commission:

The staff of the Northwest Hills Council of Governments (NHCOG) finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

NVCOG

DATE: July 2, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden
Tentative Hearing Date: August 11, 2025

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

Enclosure

RECEIVED
2025 JUL -2 PM 3:12
TOWN & CITY CLERK
BRISTOL, CT

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

Town and City Clerk - Bristol

DATE: July 2, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden
Tentative Hearing Date: August 11, 2025

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

Enclosure

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

Surrounding Municipalites

CERTIFIED MAIL

DATE: July 2, 2025

TO: Town Clerk – Burlington
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden
Tentative Hearing Date: August 11, 2025

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

Enclosure

For Office Use Only	
APPLICATION NO.	2537
DATE FILED:	7/2/25
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) Article III Section 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: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215); Lot 217 Grassy Rd; Lot 216 Ambler Rd.

Assessor's Map No.: 20 Assessor's Lot No.(s): 214; 215; 216 & 217

Zone of the Property: R-40 Size of the Property (in acres or square feet): 6.03 acres

Reason for the Special Permit: to reduce slopes for residential development.

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: H & T Holdings of Bristol, LLC

Address: 126 Burlington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-250-6160 E-Mail: bob@tabaccoconstruction.com

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

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. 2537

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

Address: 104 Bellevue Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-2384 E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2537

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

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ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

Address: 6 Old Waterbury Rd. City: Plymouth State: CT Zip: 06786

Telephone No.: 860-589-0135 E-Mail: green@rga-ct.com

08/17 - LUO

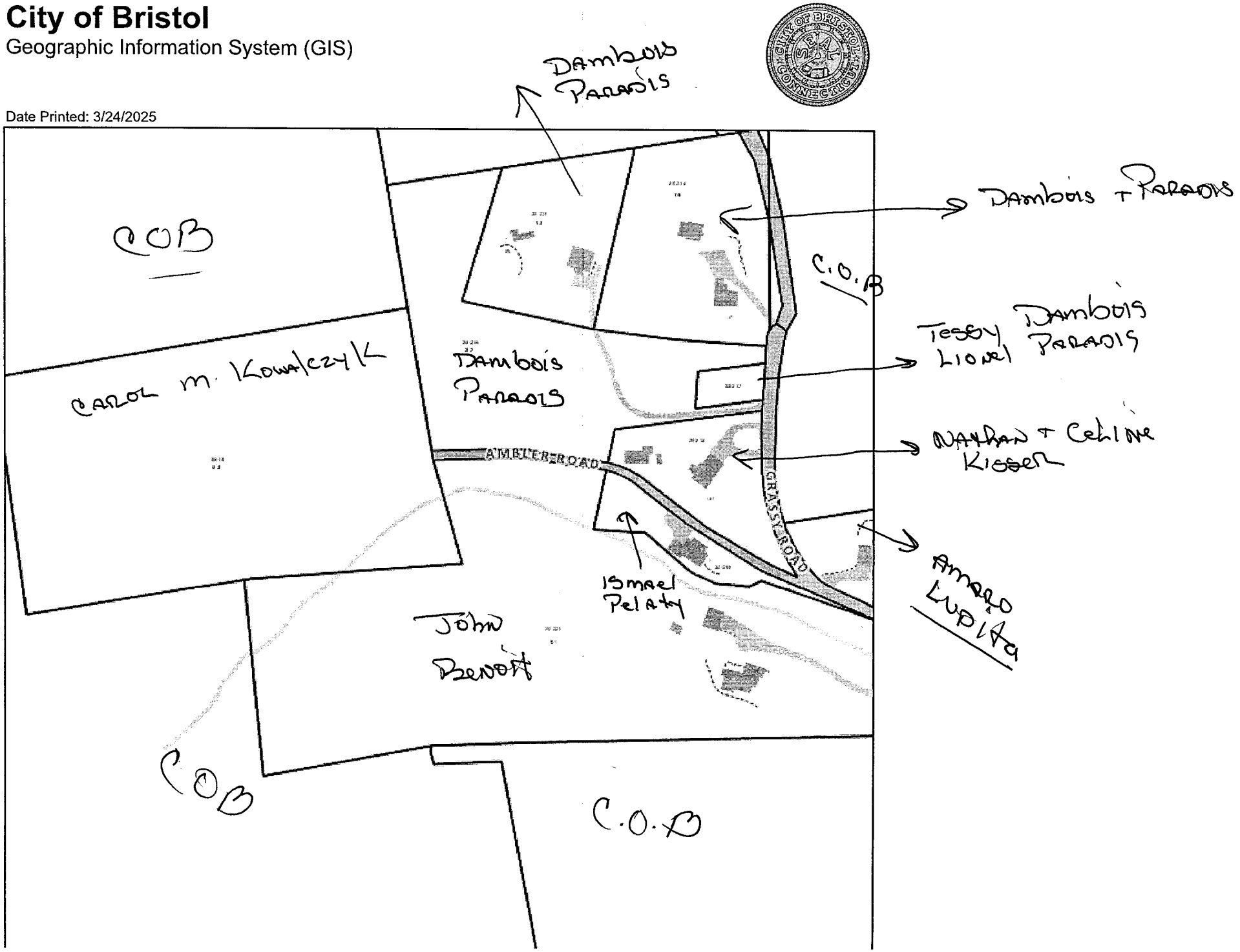
NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

The applicant submits the following plan for the development of 5.91 acres located on Grassy Road and Ambler Road. Currently the property is in the state of disrepair. To the extent that the houses located on the site will need to be demolished. In demolishing the homes, large areas of the property have steep slopes and risk erosion and need to be stabilized. The applicant is proposing the removal of the excess material, in the amount of approximately 145,000 cubic yards. The material will be removed in one acre increments with restoration of the disturbed areas as rapidly as possible. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the area will be re purposed as R-40 residential property.

City of Bristol

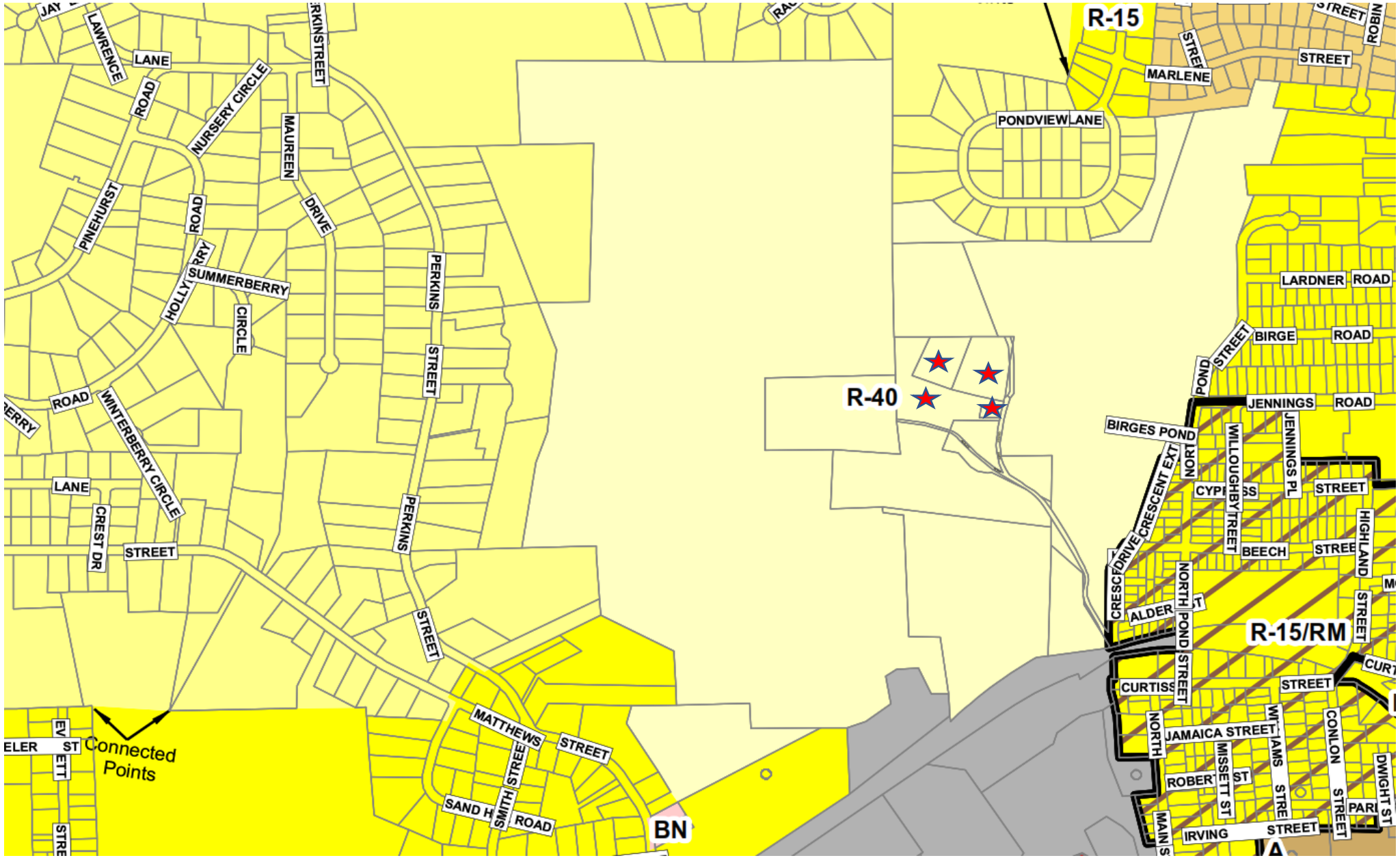
Geographic Information System (GIS)

Date Printed: 3/24/2025





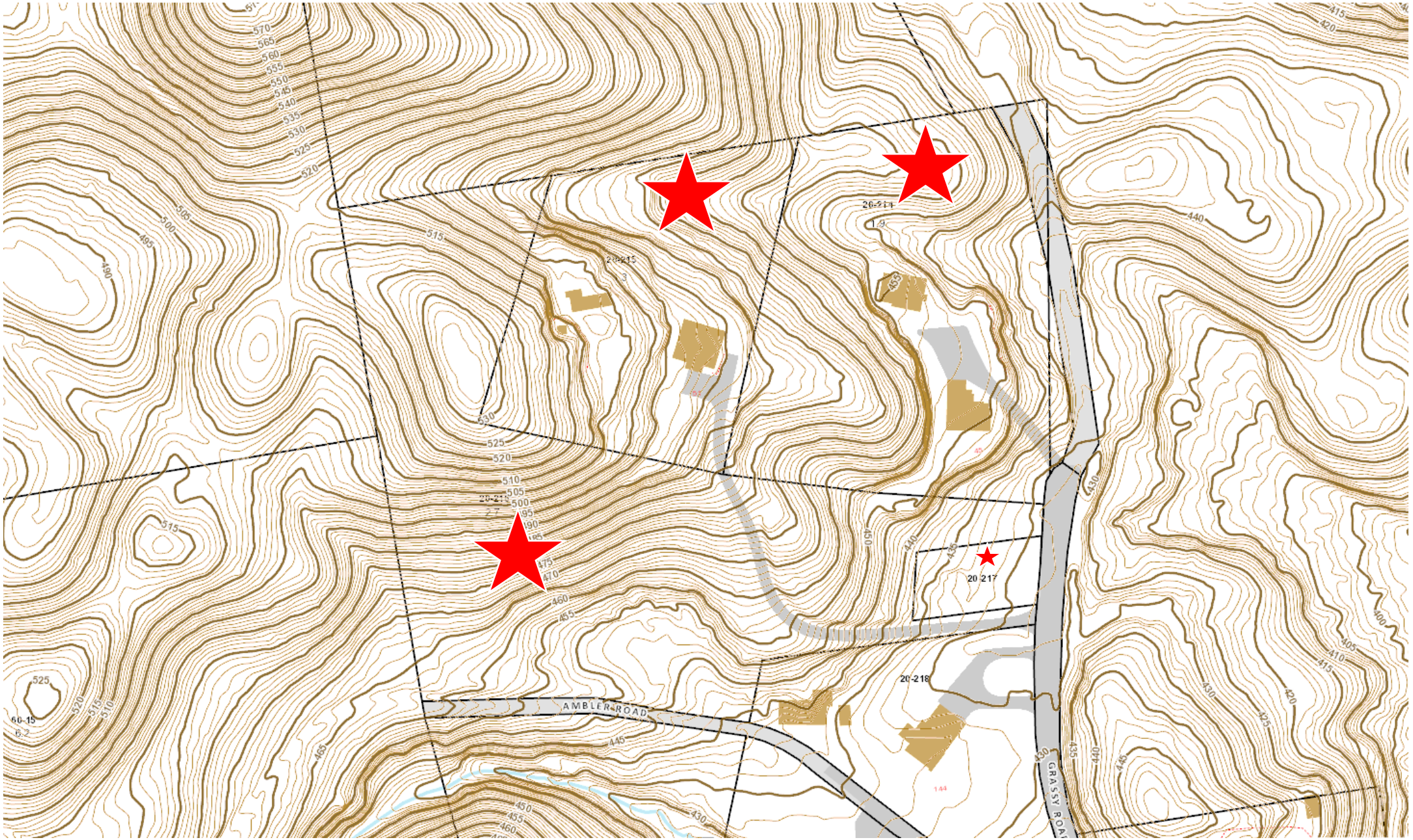
App. 2537 & 2538 - Location
Special Permit & Site Plan – Earth Removal



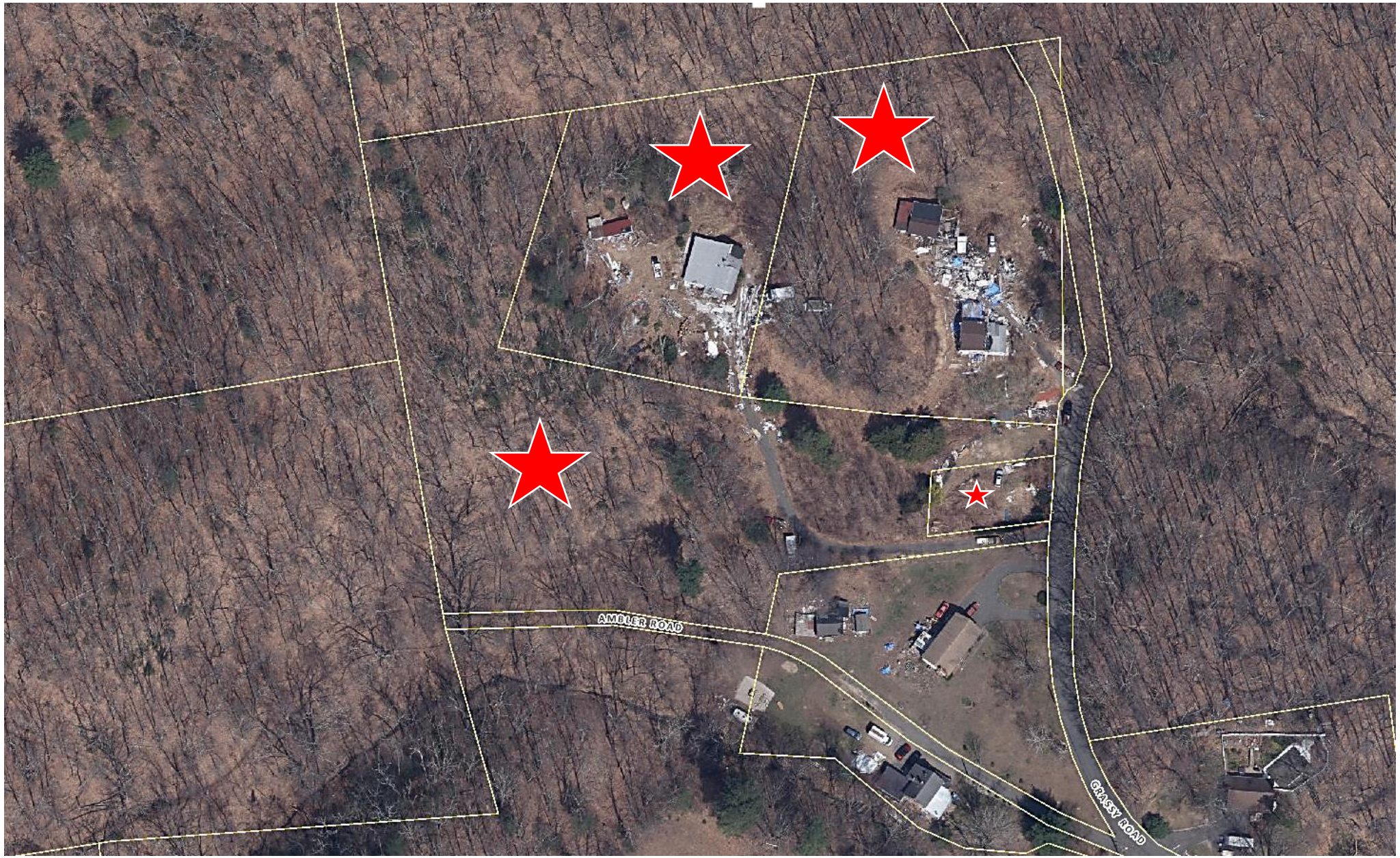
App. 2537 & 2538 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



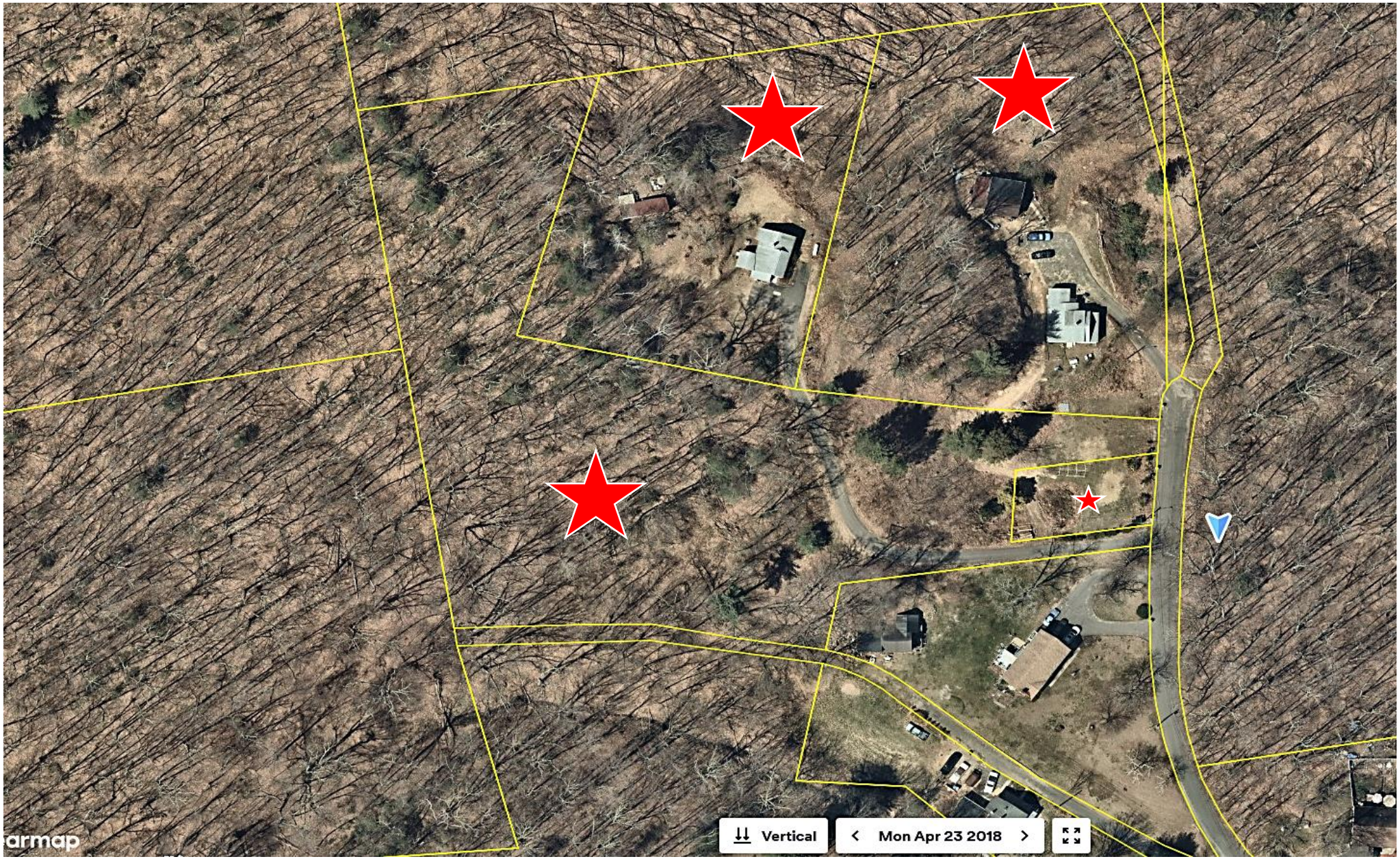
App. 2537 & 2538 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2537 & 2538 - Existing Topography
Special Permit & Site Plan – Earth Removal



App. 2537 & 2538 – Aerial
Special Permit & Site Plan – Earth Removal

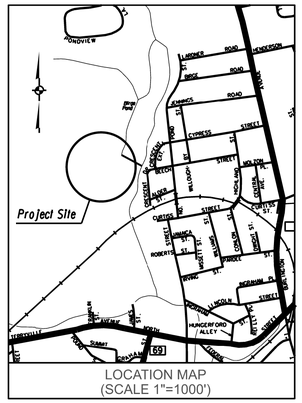


App. 2537 & 2538 – Aerial
Special Permit & Site Plan – Earth Removal

SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

LIST OF REVISIONS		
1	7-08-2025	*Housekeeping*
REV.	*DATE*	*REVISION DESCRIPTION*



LOCATION MAP
(SCALE 1"=1000')

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- F PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

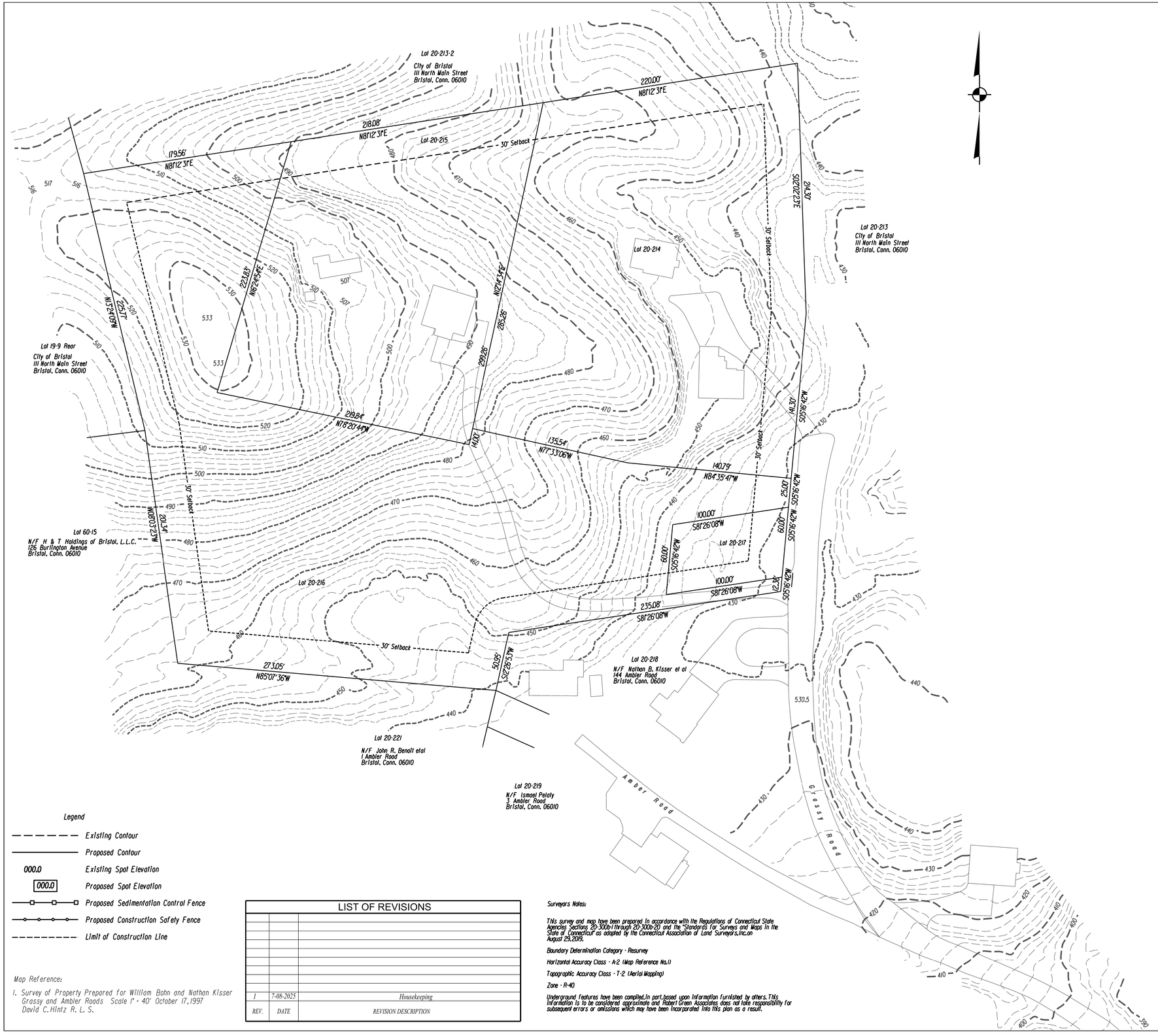
Applicant:

H & T HOLDINGS of BRISTOL, L. L. C.

c/o ROBERT TABACCO
(860)-250-6160

Surveyor/Civil Engineer:

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



Legend

- Existing Contour
- Proposed Contour
- 000.0 Existing Spot Elevation
- 000.0 Proposed Spot Elevation
- Proposed Sedimentation Control Fence
- Proposed Construction Safety Fence
- Limit of Construction Line

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

Surveyors Notes:

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

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Boundary and Topographic Survey

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

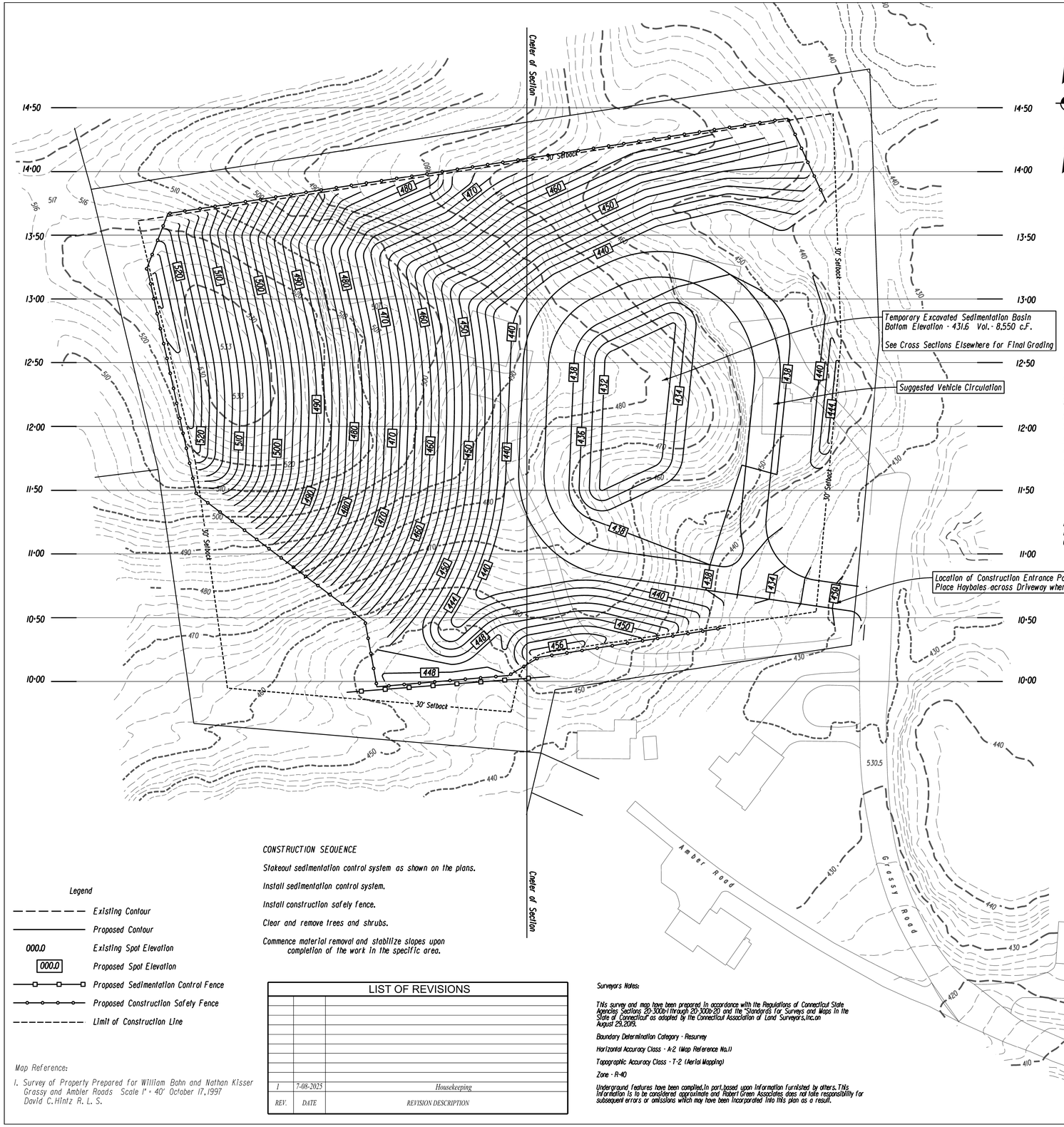
Scale In Feet

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

Sheet 2 of 6

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 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



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

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Zone - R-40

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Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

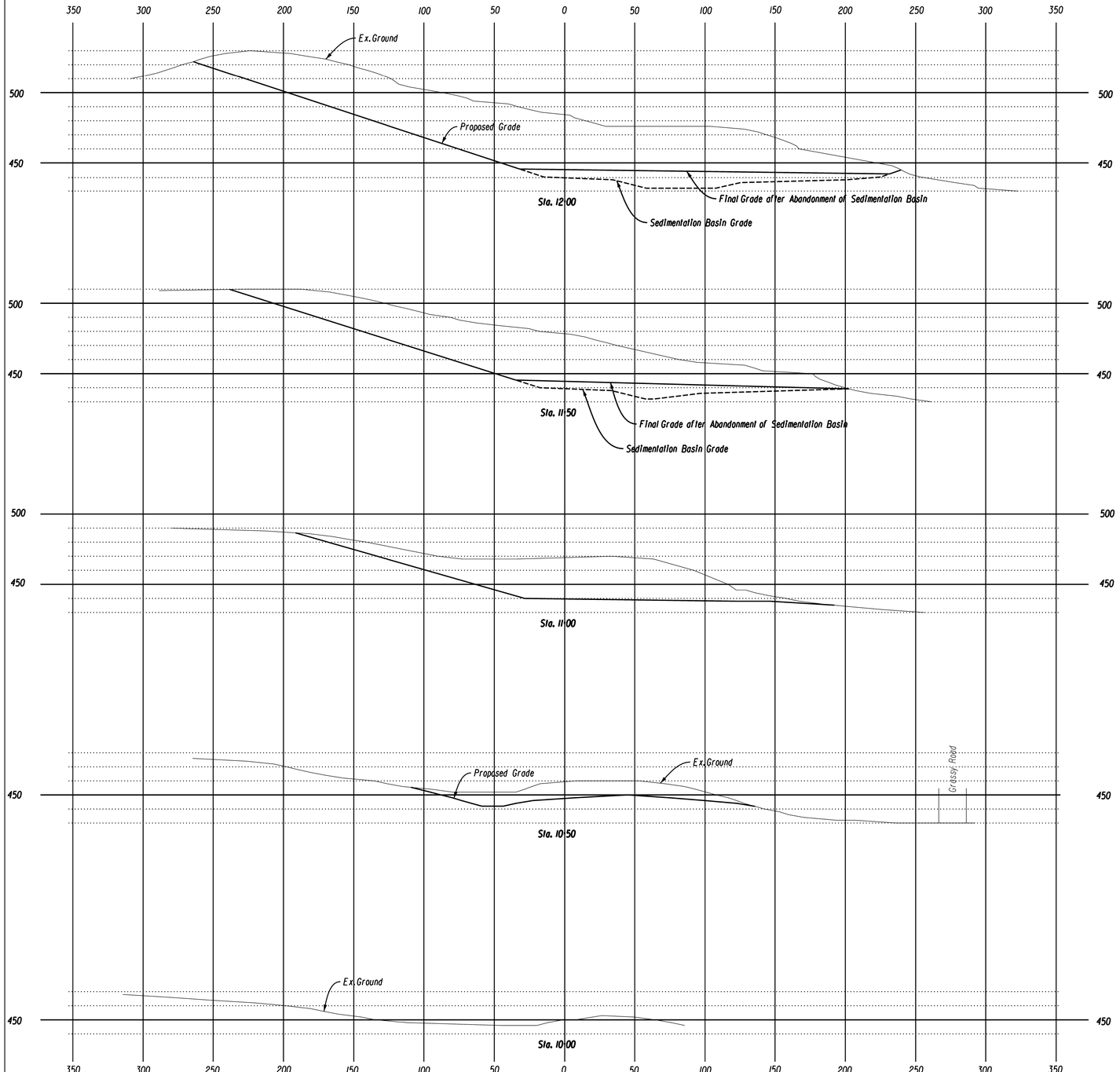
JOSEPH M. GREEN P.E.
REG.NO.0026292

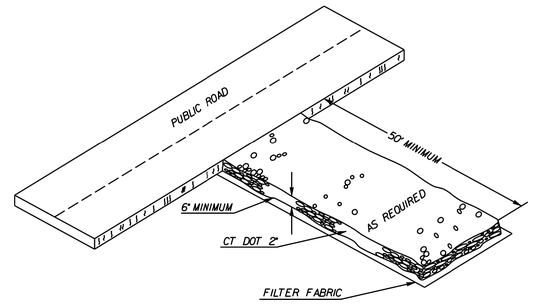
Sheet 3 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0026292 LICENSED PROFESSIONAL ENGINEER

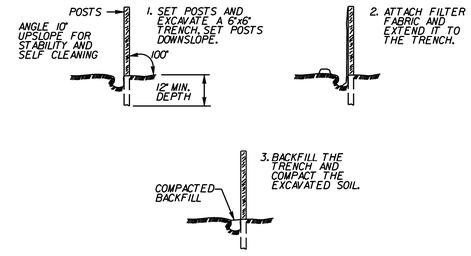
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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





CONSTRUCTION ENTRANCE
N. T. S.



PLACEMENT AND CONSTRUCTION OF A
SYNTHETIC FILTER BARRIER
N. T. S.

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

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40 0 20 40
Scale In Feet

LIST OF REVISIONS		
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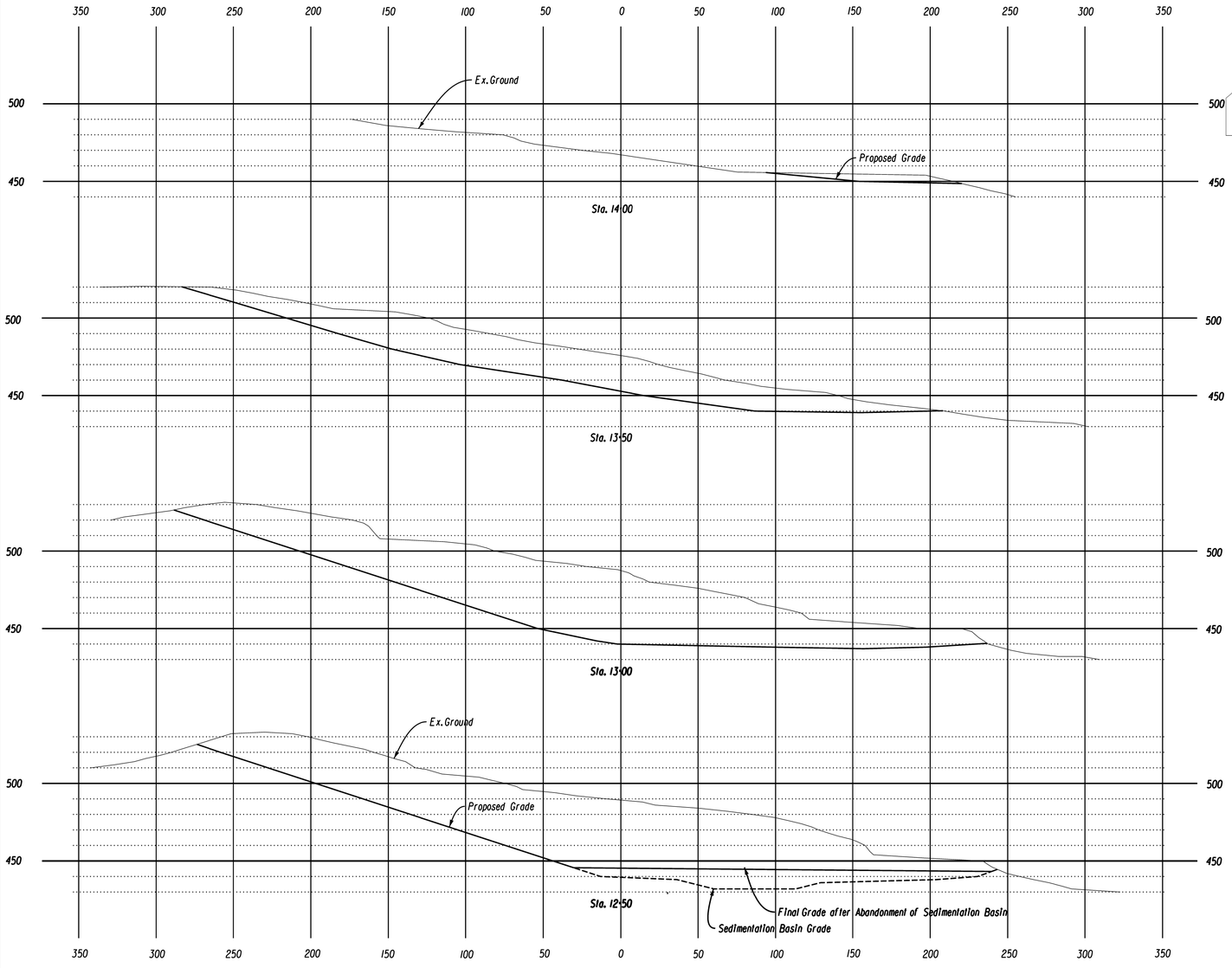
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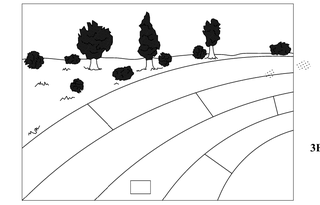
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL

ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

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

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

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

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

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

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

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
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Miscellaneous Notes and Details

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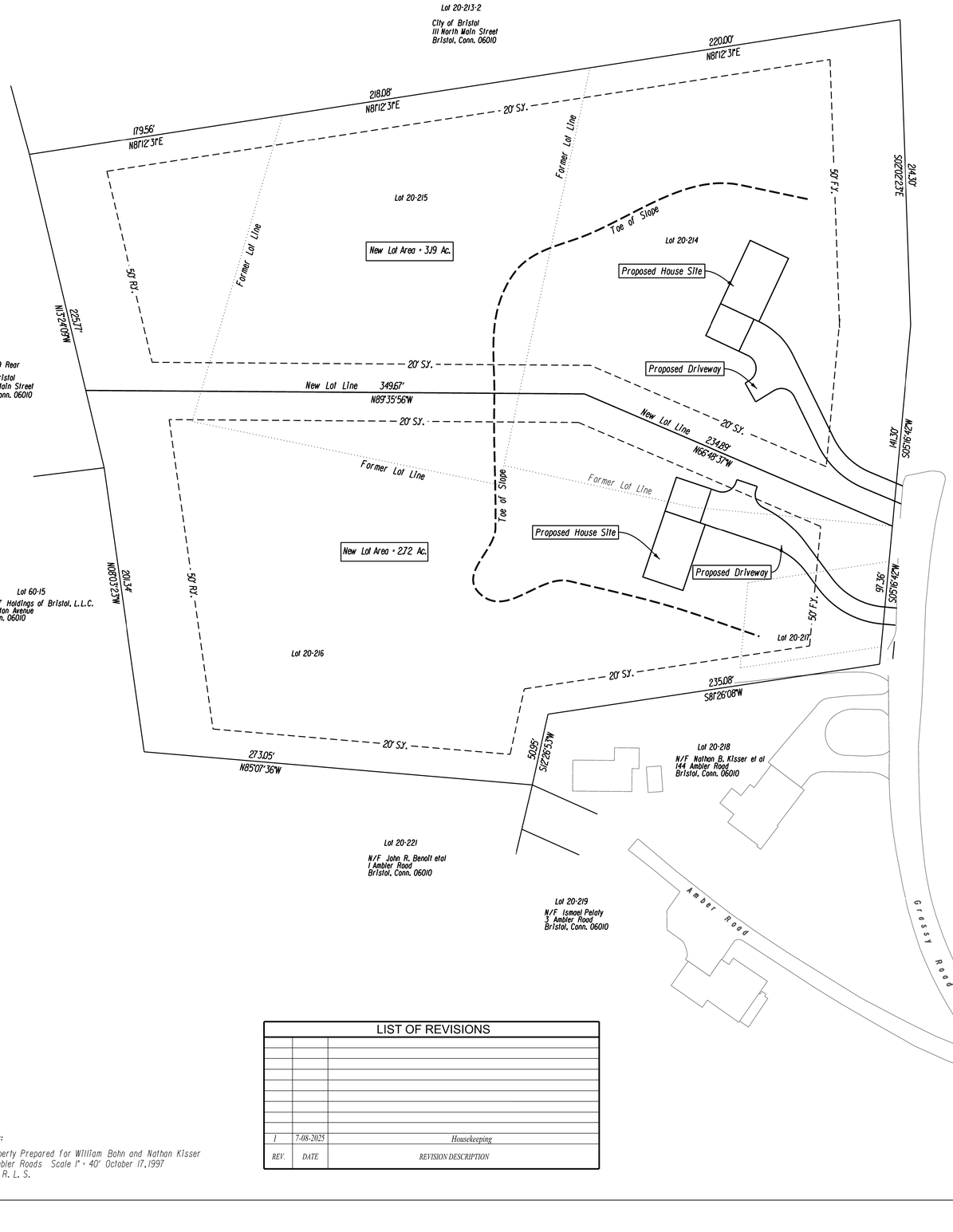
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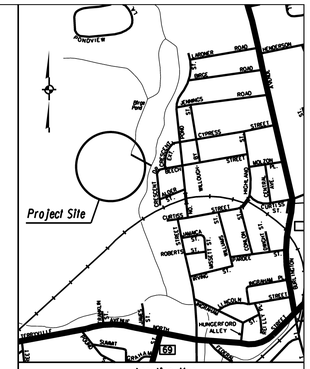
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 5 of 6

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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





Concept PLan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

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Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

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Scale In Feet

LIST OF REVISIONS		
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REV.	DATE	REVISION DESCRIPTION

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Sheet 6 of 6

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For Office Use Only
APPLICATION NO. 2538
DATE FILED: 7/2/25
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:

Earth Removal in Excess of 400 Cubic Yards, a [ ] permitted use [✓] Special Permit use

under Section(s) Article III Section 15.2.4. of the Bristol Zoning Regulations.

Address or Location of the Property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215); Lot 217 Grassy Rd; Lot 216 Ambler R

Assessor's Map No.: 20 Assessor's Lot No.(s): 214; 215; 216 & 217

Zone of the Property: R-40 Size of the Property (in acres or square feet): 6.03

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: to reduce slopes for residential development.

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: H & T Holdings of Bristol, LLC

Address: 126 Burlington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-250-6160 E-Mail: bob@tabaccoconstruction.com

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

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

For Office Use Only
APPLICATION NO. 2538

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

Address: 104 Bellevue Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-2384 E-Mail: jziogas@ziogaslaw.com

1/24 - LUO

For Office Use Only
APPLICATION NO. 2538

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

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: Robert Green Associates

Address: 6 Old Waterbury Rd. City: Plymouth State: CT Zip: 06786

Telephone No.: 860-589-0135 E-Mail: green@rga-ct.com

08/17 - LUO

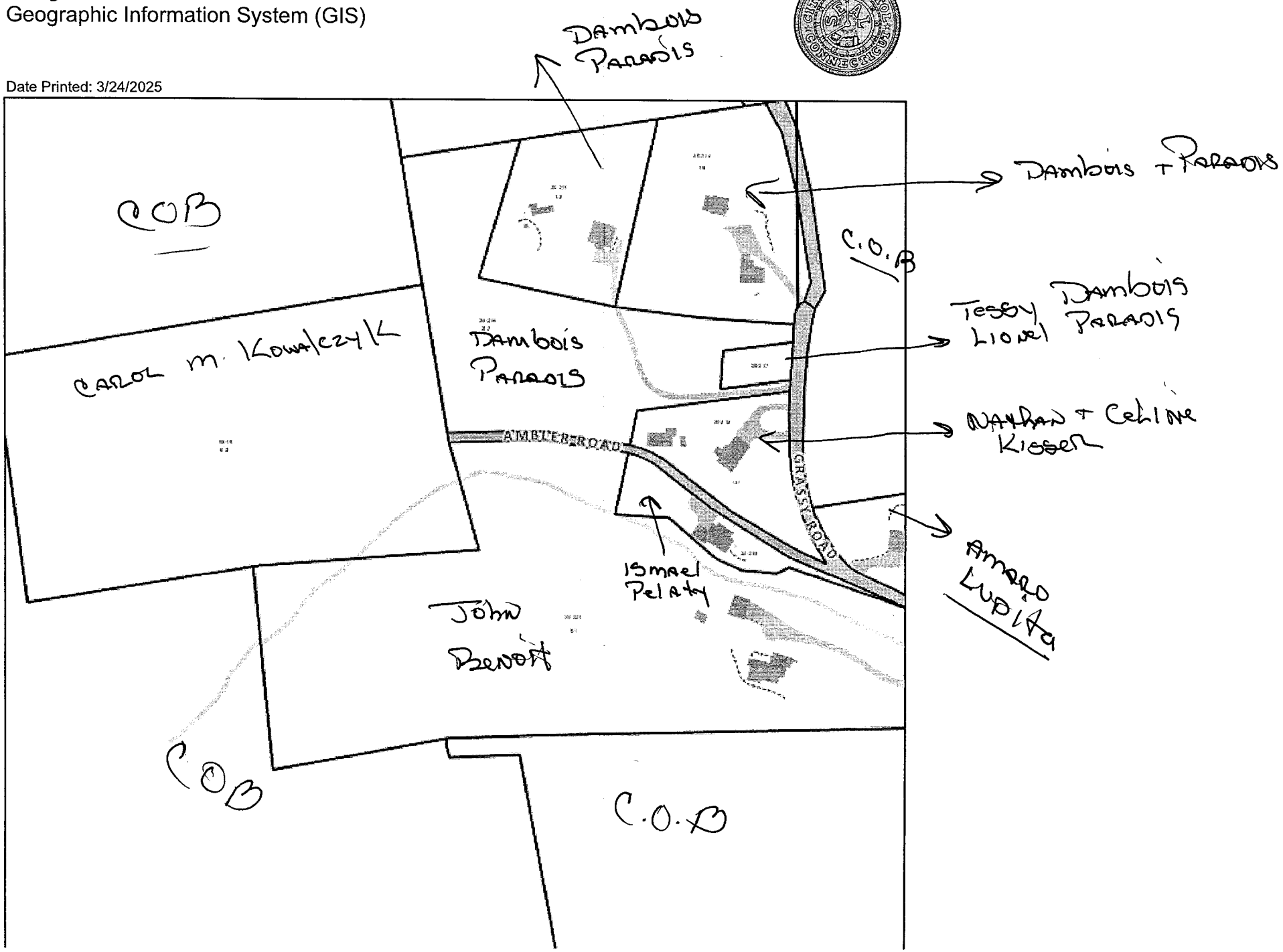
NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

The applicant submits the following plan for the development of 5.91 acres located on Grassy Road and Ambler Road. Currently the property is in the state of disrepair. To the extent that the houses located on the site will need to be demolished. In demolishing the homes, large areas of the property have steep slopes and risk erosion and need to be stabilized. The applicant is proposing the removal of the excess material, in the amount of approximately 145,000 cubic yards. The material will be removed in one acre increments with restoration of the disturbed areas as rapidly as possible. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the area will be re purposed as R-40 residential property.

City of Bristol

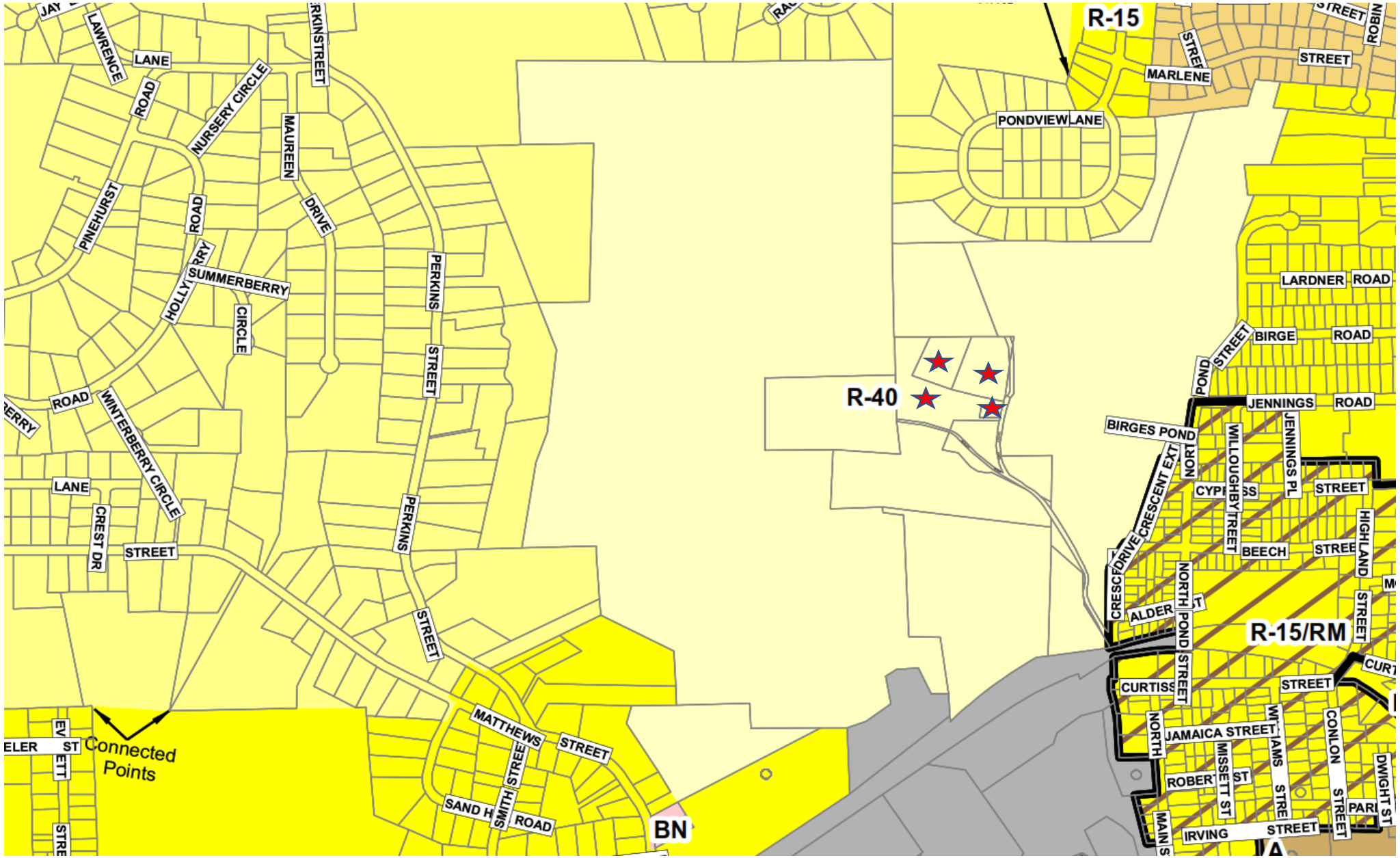
Geographic Information System (GIS)

Date Printed: 3/24/2025





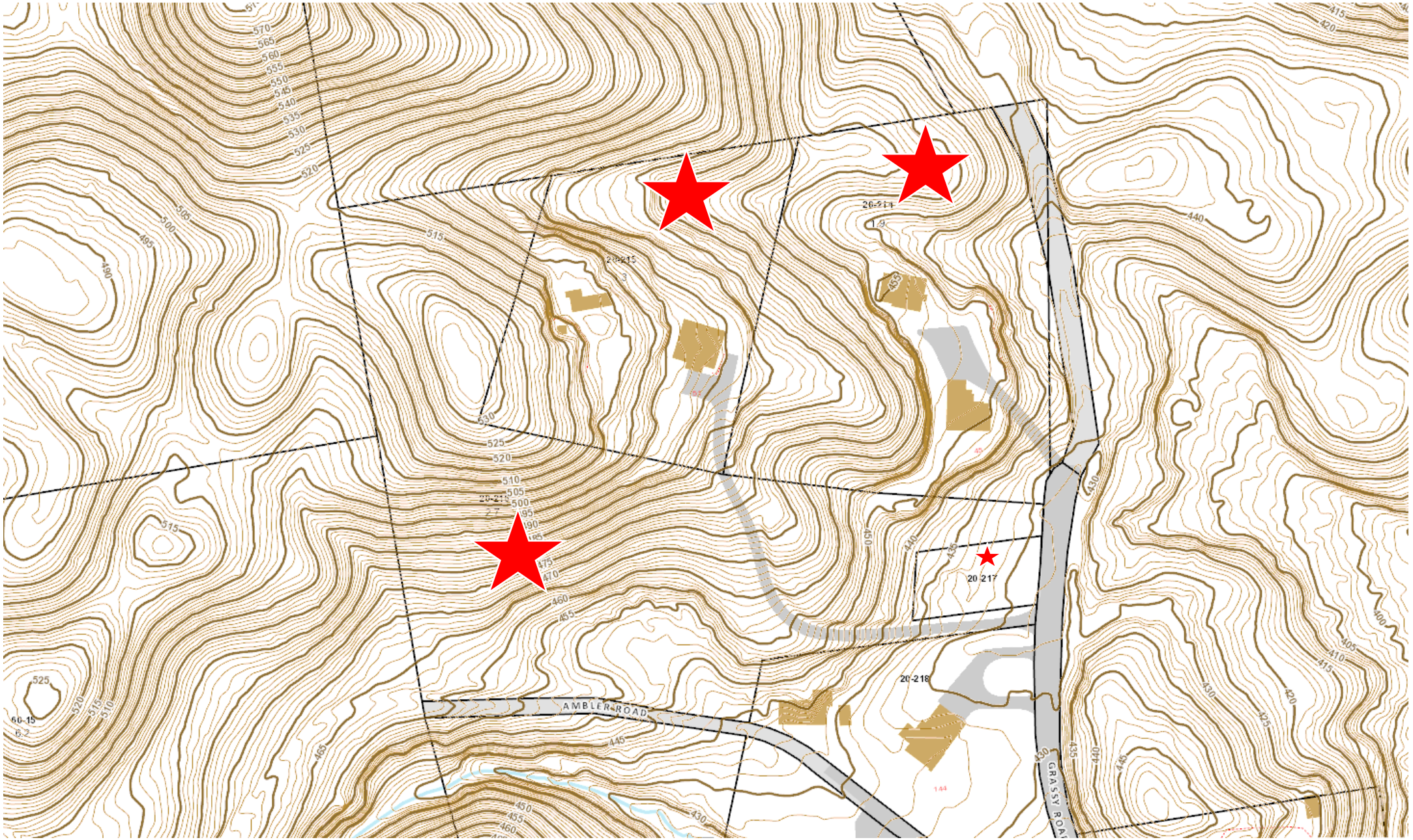
App. 2537 & 2538 - Location
Special Permit & Site Plan – Earth Removal



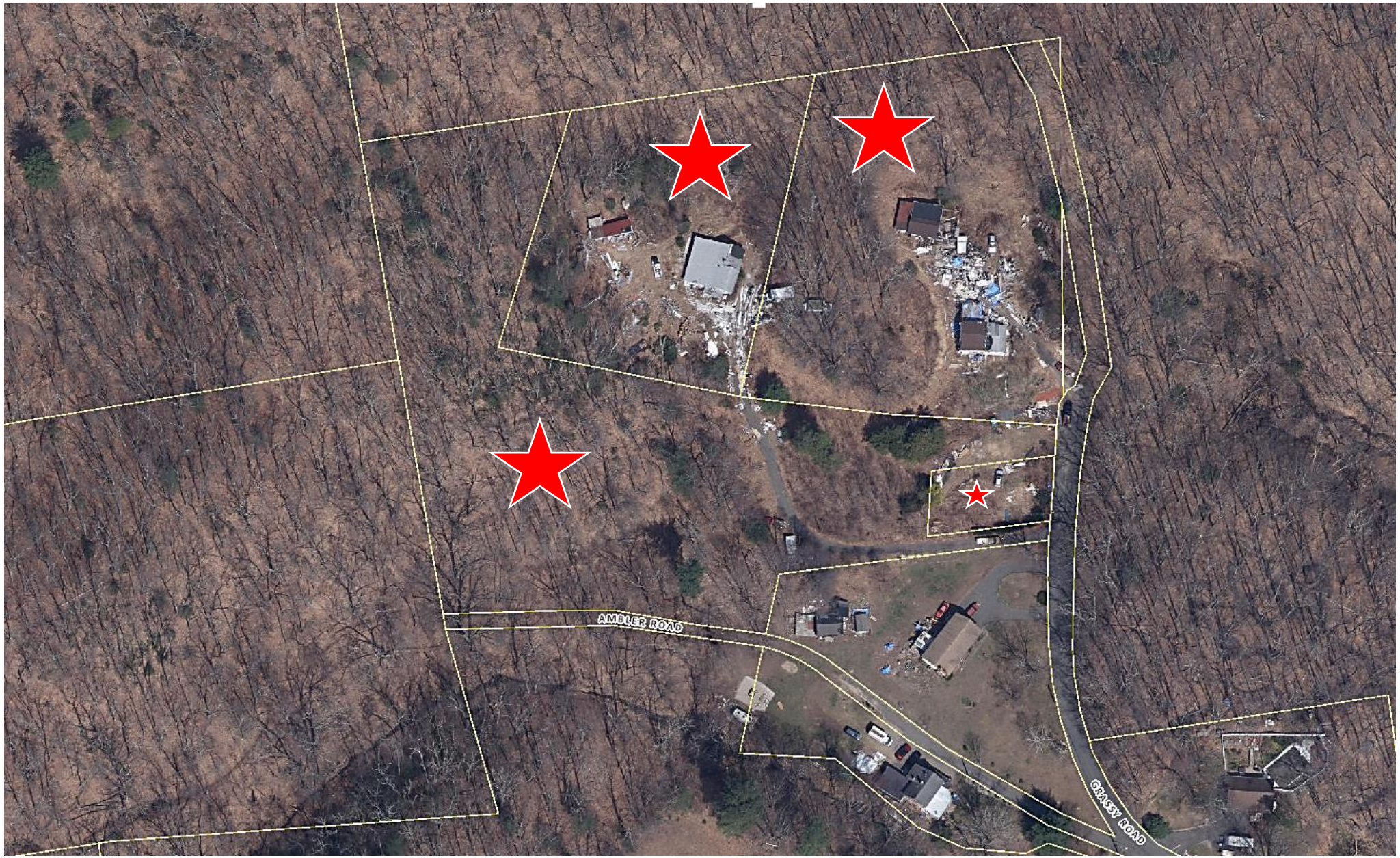
App. 2537 & 2538 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



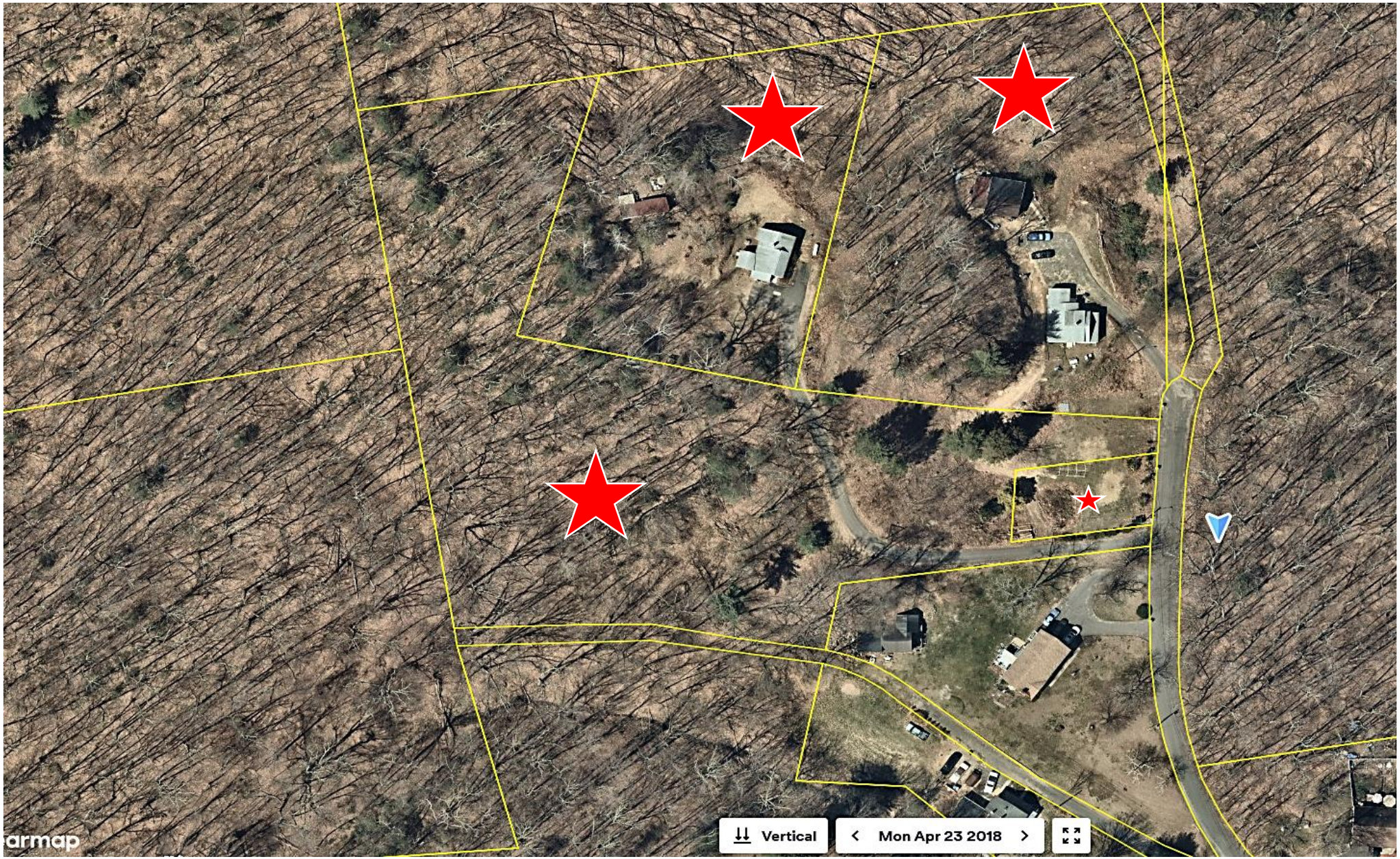
App. 2537 & 2538 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



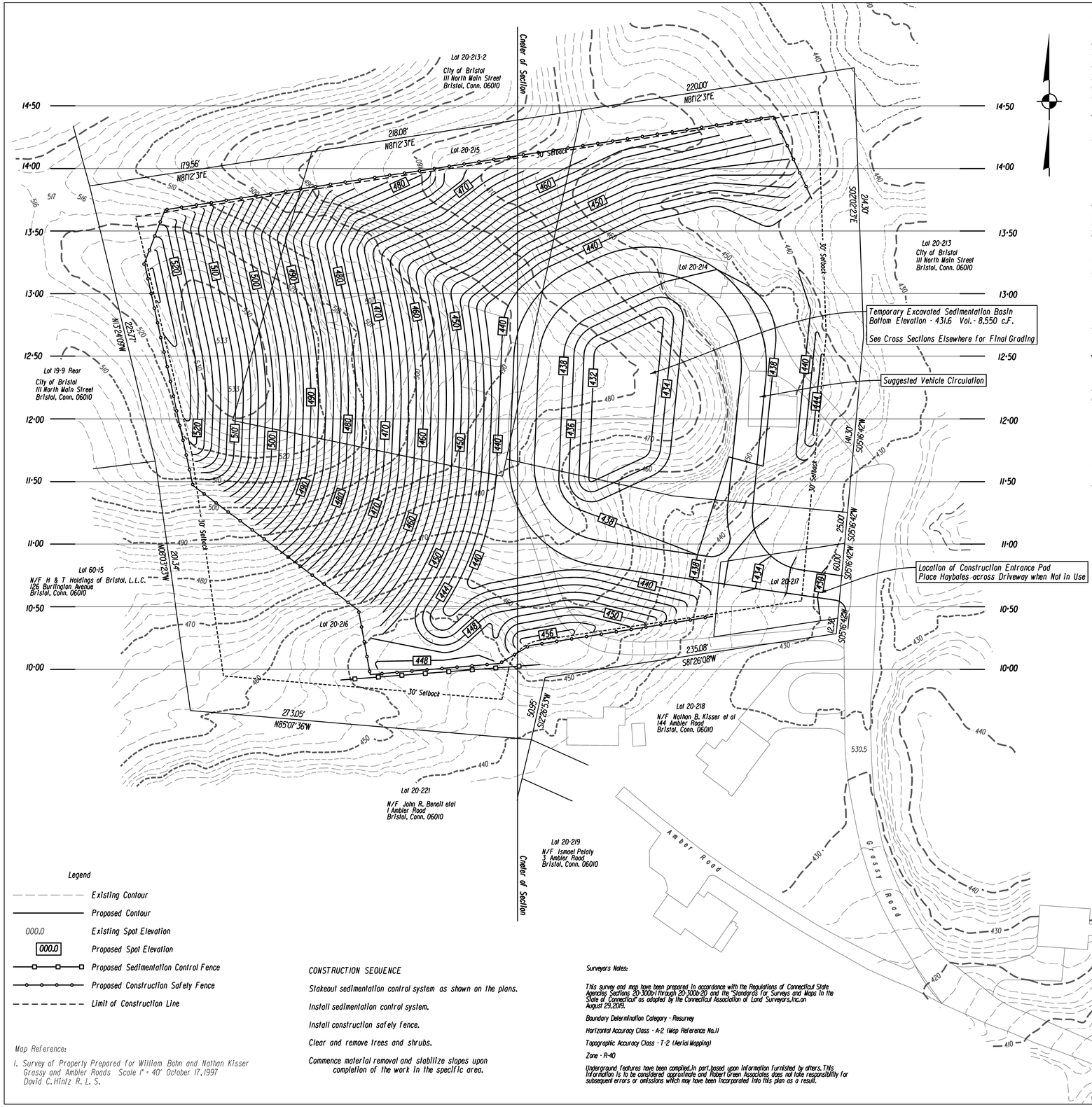
App. 2537 & 2538 - Existing Topography
Special Permit & Site Plan – Earth Removal

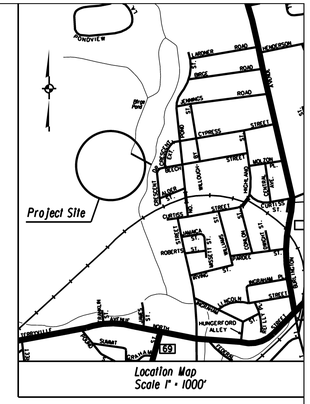


App. 2537 & 2538 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2537 & 2538 – Aerial
Special Permit & Site Plan – Earth Removal





ADDITIONAL NOTES

Zone Residential - R40
No Grading to occur within 30' of a Property Line
Total area for material removal - 1.4 Ac.
Total area for rehabilitation - 1.2 Ac.
All site work shall conform to specifications of the Town of Plymouth
Developer is responsible for correcting any unforseen field conditions
Land disturbance will be kept to a minimum. Land restabilization will be scheduled as soon as possible.
Vertical cuts not to exceed 10 feet at any one time
Finished slopes not to exceed 2:1
Safety fence shall be installed as shown prior to the commencement of the removal of material from this site
Place construction entrance pad where shown on the plans. The use of calcium chloride or other dust palliatives will be at the discretion of the Zoning Enforcement Officer
Hours of operation: 7:00 am to 5:00 pm Monday thru Friday and 8:00 am to 12:00 Saturday. No activity will occur on Sundays or Legal Holidays.
The proposed excavation and removal shall not result in the creation of any sharp pots.depressions,soil erosion,depressed land values, drainage and sewerage problems or other conditions which would impair the use of the property in accordance with the Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations

CONSTRUCTION SEQUENCE FOR GRAVEL REMOVAL

Stake out sedimentation control system as shown on the plans
Install sedimentation control system
Install construction safety fence
Clear and grub
Commence material removal. Grade site as shown on the drawings
Spread topsoil and stabilize all slopes upon completion of the work

SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for The Installation of erosion and sedimentation controls refer to 'Guidelines for Soil Erosion and Sediment Control-2002' as revised published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control System is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event. The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches, immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slopes. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonably possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P.publication titled 'Guidelines for Soil Erosion and Sedimentation Control,2002 as revised' are specifically added to this specification:
   *Chapter 6 - Temporary Vegetative Cover
   *Chapter 8 - Permanent Vegetative Cover
   *Chapter 7 - Topsoiling
   *Chapter 7 - Silt and Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1" or more. Any sediment shall be removed and properly disposed of in an appropriate location

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00AM to 5:00 PM Monday thru Friday.
No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pots, depressions, soil erosion, depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations, and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale in Feet

Legend

- Existing Contour
- Proposed Contour
- 000.0 Existing Spot Elevation
- 000.0 Proposed Spot Elevation
- Proposed Sedimentation Control Fence
- Proposed Construction Safety Fence
- Limit of Construction Line

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Surveyors Notes:

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

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

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

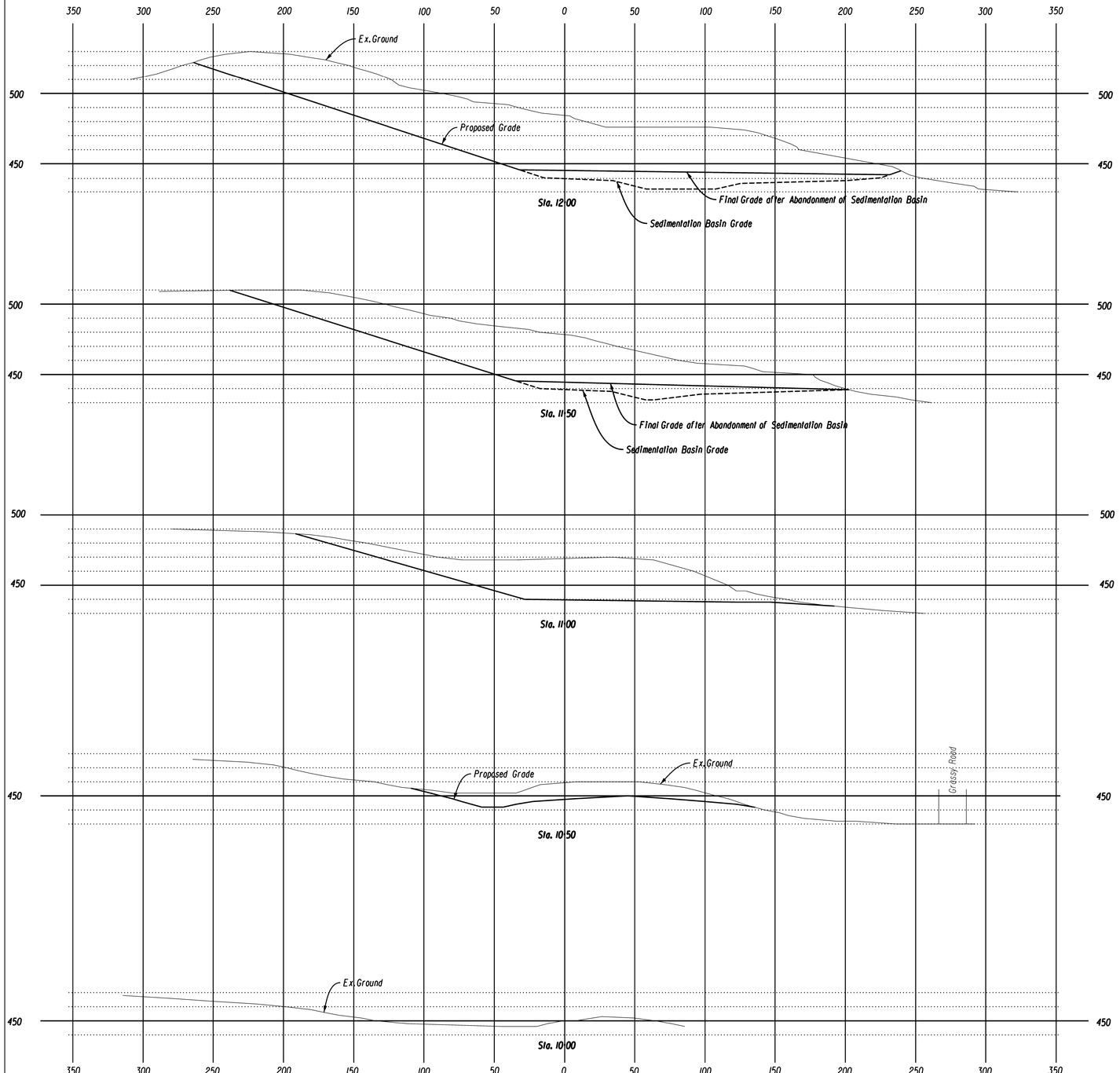
JOSEPH M. GREEN P.E.
REG.NO.0026292

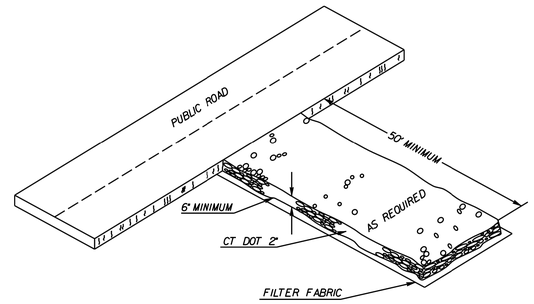
Sheet 1 of 4

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

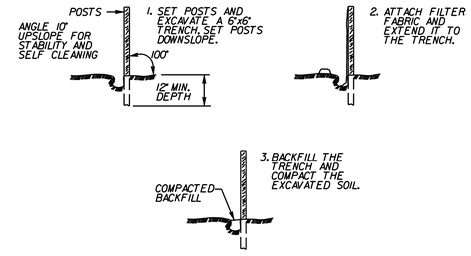
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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





CONSTRUCTION ENTRANCE
N. T. S.



PLACEMENT AND CONSTRUCTION OF A
SYNTHETIC FILTER BARRIER
N. T. S.

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

40 0 20 40
Scale In Feet

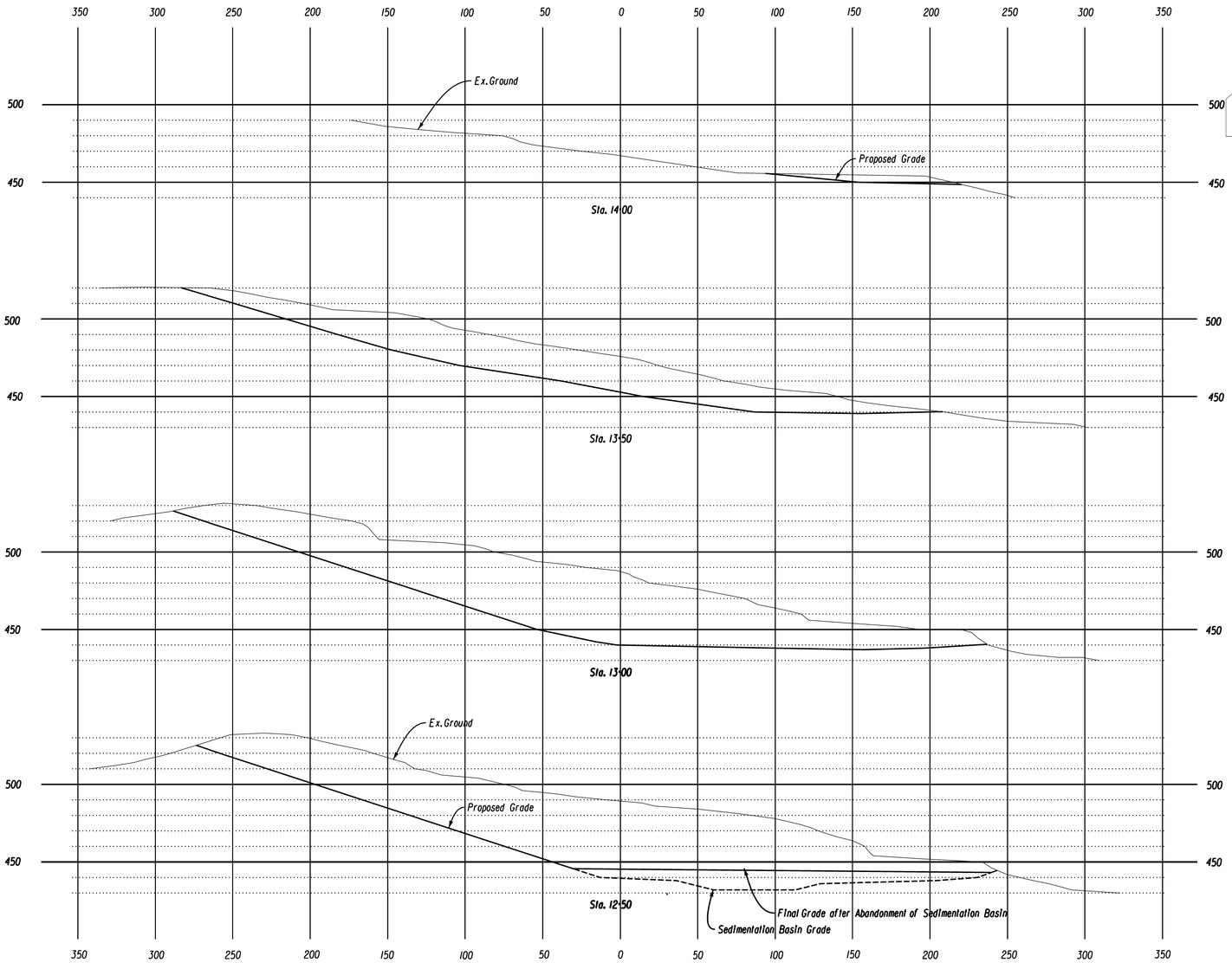
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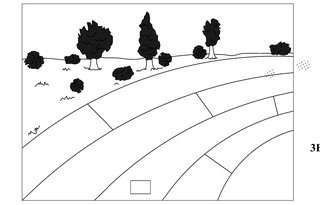
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 2 of 4

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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





3B

REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL

ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

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

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

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

4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2"-5½" (12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.

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

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

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

40 0 20 40
Scale In Feet

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

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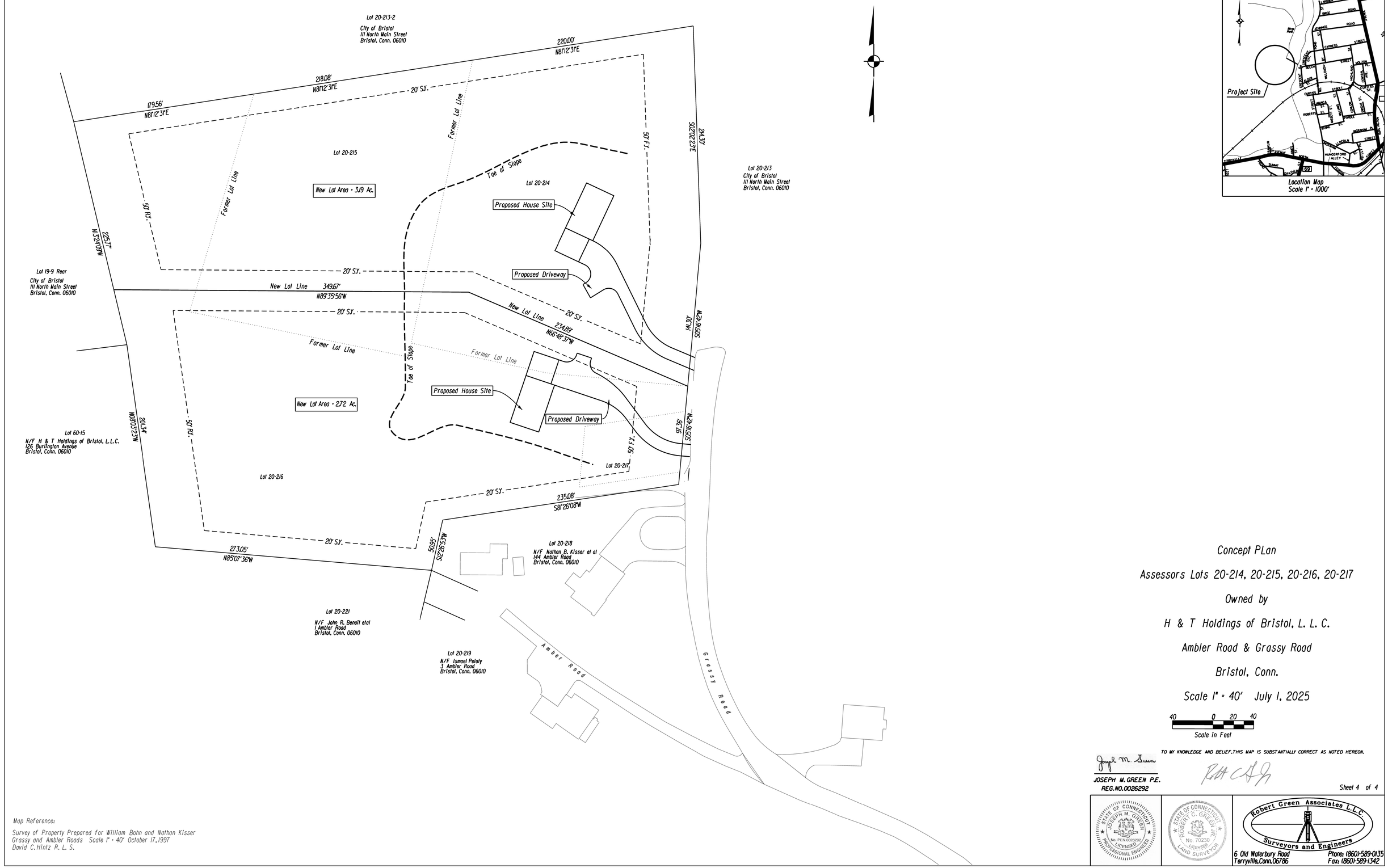
Sheet 3 of 4

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

Robert Green Associates L.L.C
Surveyors and Engineers

6 Old Waterbury Road
Terryville,Conn.06786

Phone: (860)-589-0135
Fax: (860)-589-1342



Map Reference:

Survey of Property Prepared for William Bohn and Nathan Kisser
Grassy and Ambler Roads Scale 1" = 40' October 17,1997
David C.Hintz R. L. S.

Concept PLan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

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Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

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Scale In Feet

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

Sheet 4 of 4

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 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

For Office Use Only	
APPLICATION NO.	2534
DATE FILED:	5-28-25
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) II 4.2. of the Bristol Zoning Regulations for the following Special Permit use: Motor vehicle repair facility

Address or Location of the Property: 201 Terryville Road

Assessor's Map No.: 67 Assessor's Lot No.(s): 17

Zone of the Property: I Size of the Property (in acres or square feet): 4.13 ACRES

Reason for the Special Permit: to occupy vacant space in existing building for a one bay automotive repair facility.

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: Wrenchrite Towing, LLC

Address: 155 Country Lane City: Bristol State: CT Zip: 06010

Telephone No.: 860 329 3505 E-Mail: NRanoles23@gmail.com

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

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

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

Name: Blue Moon Realty, LLC

Address: 735 Plymouth Road City: Harwinton State: CT Zip: 06791

Telephone No.: 860-307-6230 E-Mail: oldboat@sbcglobal.net

Signature: [signature] *Signature – (Printed/Typed)* Jim Murdock Jr

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

Nicholas Randles

201 Terryville Rd

Bristol Ct. 06010

Town of Bristol
Planning and Zoning Department
111 North Main Street
Bristol, CT 06010

Dear Planning and Zoning Department,

I am writing to provide a detailed narrative for my new business, **Wrenchrite Automotive LLC**, located at 201 Terryville Rd Bristol, Connecticut. I am seeking approval to operate as a licensed repair facility, registered and licensed by the Connecticut Department of Motor Vehicles (DMV). Below is an overview of the business operations, the types of services offered, and parking arrangements.

Business Overview

Wrenchrite Automotive LLC is an automotive repair facility specializing in a variety of vehicle repair services, including:

- **Engine Repairs**: Diagnostics and repairs for all makes and models of vehicles, including engine overhauls, timing belt replacements, and component repairs.
- **Brake Repairs**: Full brake system services including pad replacements, rotor resurfacing, caliper repairs, and fluid flushes.
- **Exhaust Work**: Muffler replacements, exhaust system repairs, and emissions system services.
- **General Repairs**: Routine maintenance and repairs on vehicles, including oil changes, fluid replacements, suspension work, tire services, and more.

As a licensed repair facility, I will be committed to adhering to all state and local regulations concerning safety, environmental protection, and waste disposal. My goal is to provide high-quality, reliable automotive repair services to the Bristol community.

Facility Layout and Operations

The building includes a garage space for vehicle repairs and an office area for customer service. The repair garage will be equipped with the necessary tools and equipment to service vehicles safely and efficiently.

The repair facility will be open Monday-Friday 9am to 4pm providing both scheduled appointments and emergency repair services. Customers will have the option to drop off

Narrative - Page 2

their vehicles for service during business hours. I will be the sole operator of the business and may employ additional licensed technicians as the business grows.

Parking

Parking is a critical consideration for the smooth operation of the business. The facility will provide 15+ of off-street parking spaces for customer vehicles, which will be located directly in front of the garage. This parking area will be used for customer drop-offs, pickups, and temporary vehicle storage during repair work.

In addition to customer parking, there will be designated spaces for vehicles awaiting repairs or in the process of being worked on. All vehicles that are waiting for service will be parked within the boundaries of the property and will not extend into public streets or neighboring properties.

I have made provisions to ensure that the repair process does not obstruct traffic flow or disrupt surrounding properties. Vehicles in the repair area will not be left in a manner that creates an inconvenience to neighbors or impedes the use of public roads.

Waste Management and Environmental Considerations

As part of my commitment to environmental responsibility, I will be implementing strict waste disposal procedures in accordance with state regulations. This will include the safe disposal of automotive fluids, parts, and other materials, ensuring that no hazardous waste is improperly handled. The facility will be equipped with the necessary equipment to manage waste safely, and I will maintain all required records for waste disposal and recycling.

Conclusion

Wrenchrite Automotive LLC aims to be a valuable part of the Bristol community by providing expert automotive repair services while maintaining the highest standards of safety, environmental care, and customer service. The business operations will be conducted in compliance with all local, state, and federal regulations. I believe that the proposed business will have a positive impact on the local economy and provide necessary services to residents of Bristol.

Please feel free to contact me if you require any further information. I appreciate your consideration of this application and look forward to your approval.

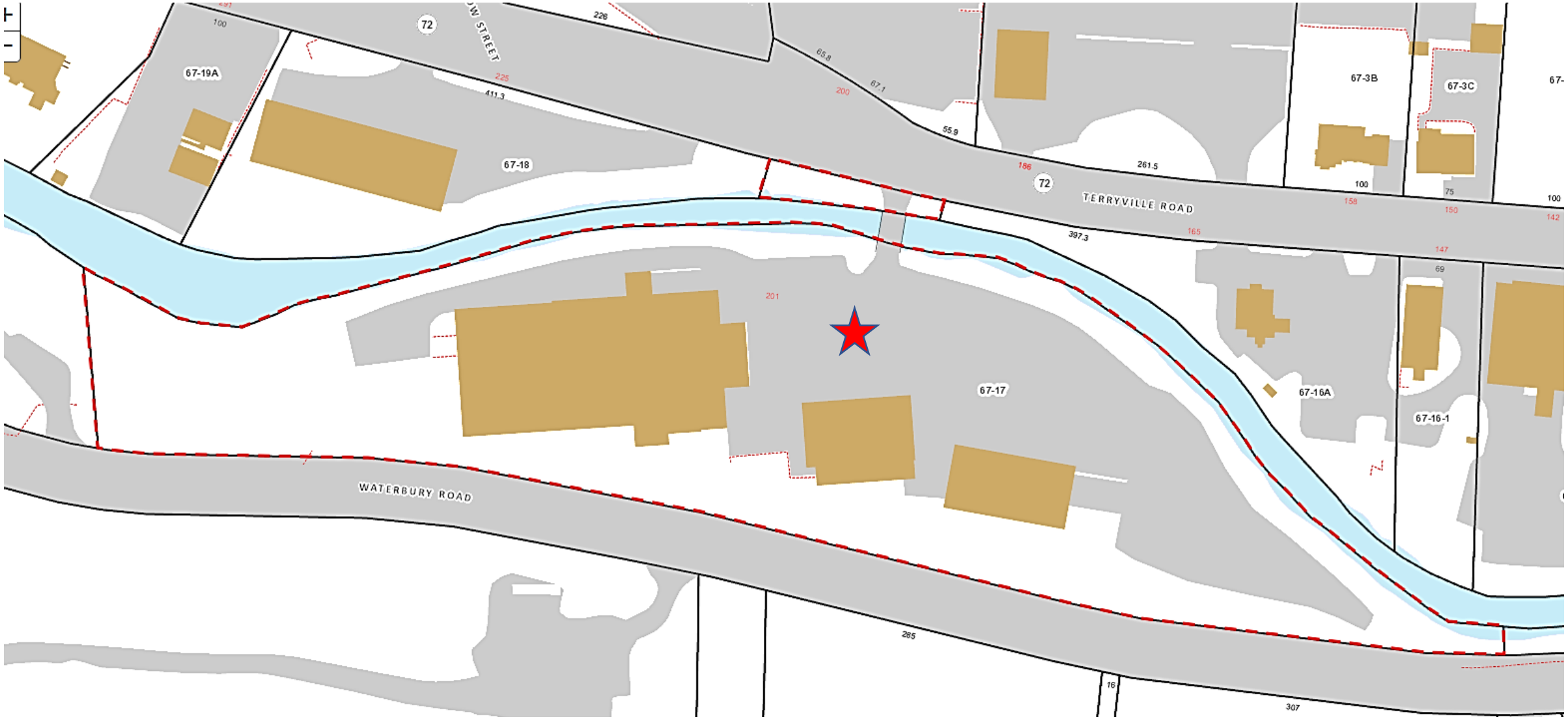
Sincerely,
Nick Randles
Owner, Wrenchrite Automotive LLC
860-329-3505
Nrandles23@gmail.com

201 Terryville Avenue

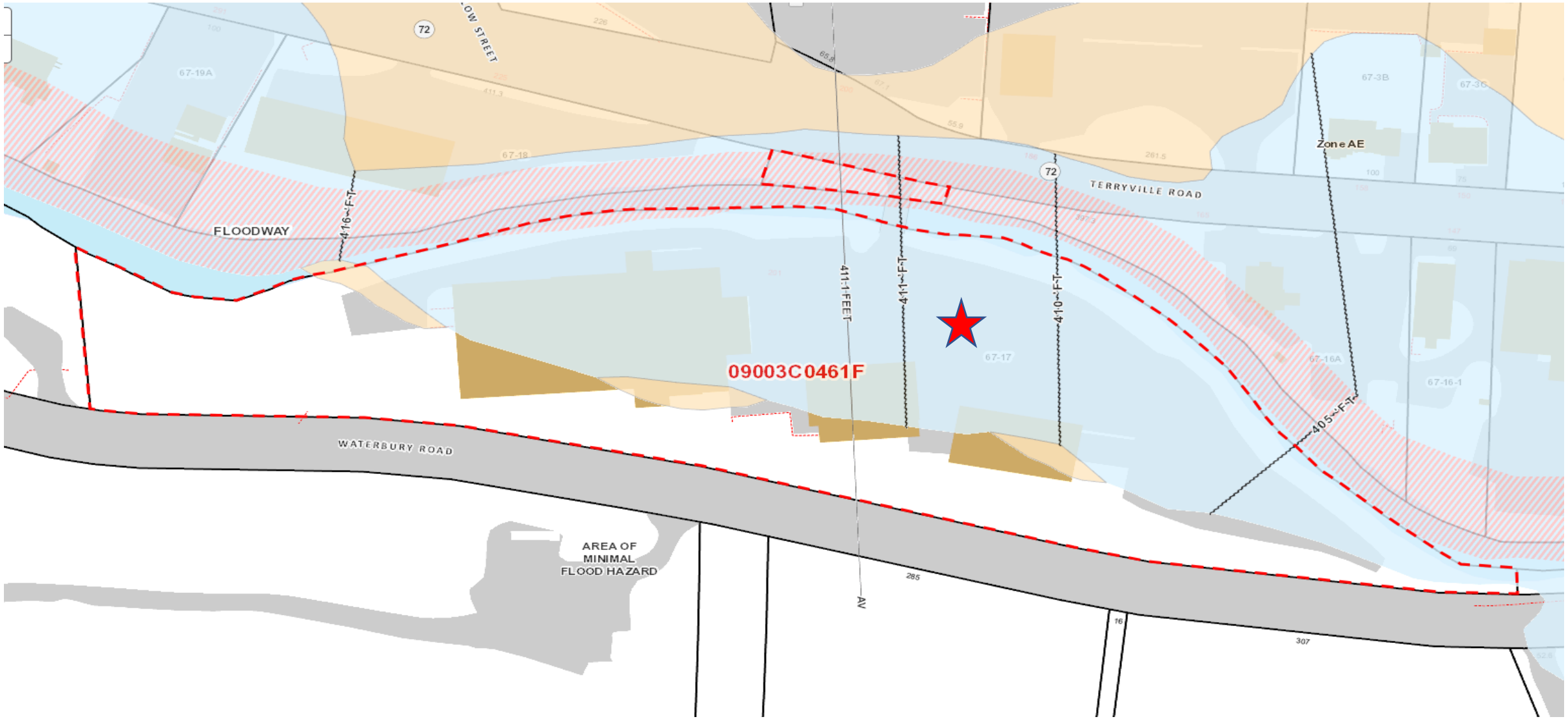
App. 1907 – Special Permit Approved 2004

Link:

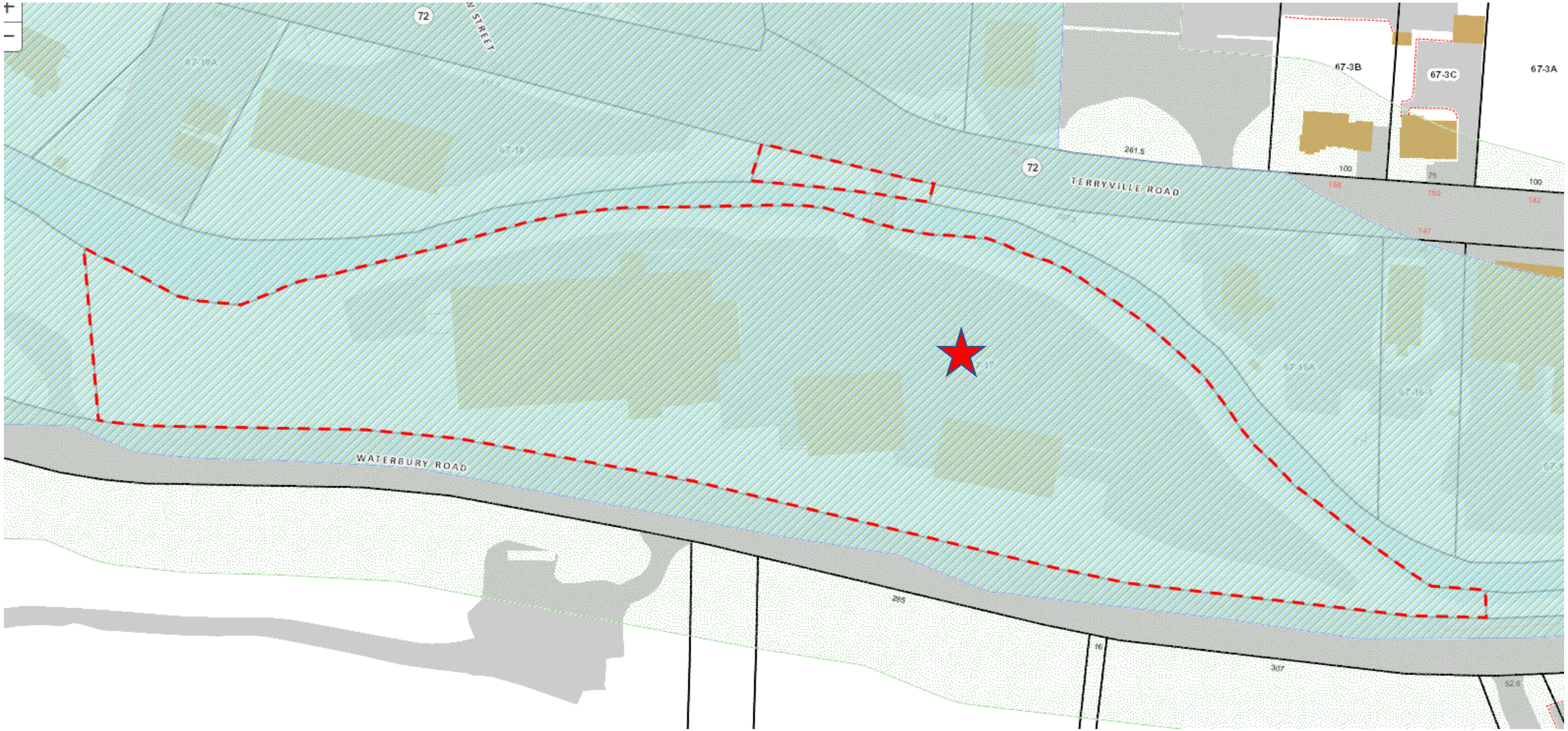
https://www.bristolct.gov/DocumentCenter/View/49353/App-1907---201-TERRYVILLE-RD



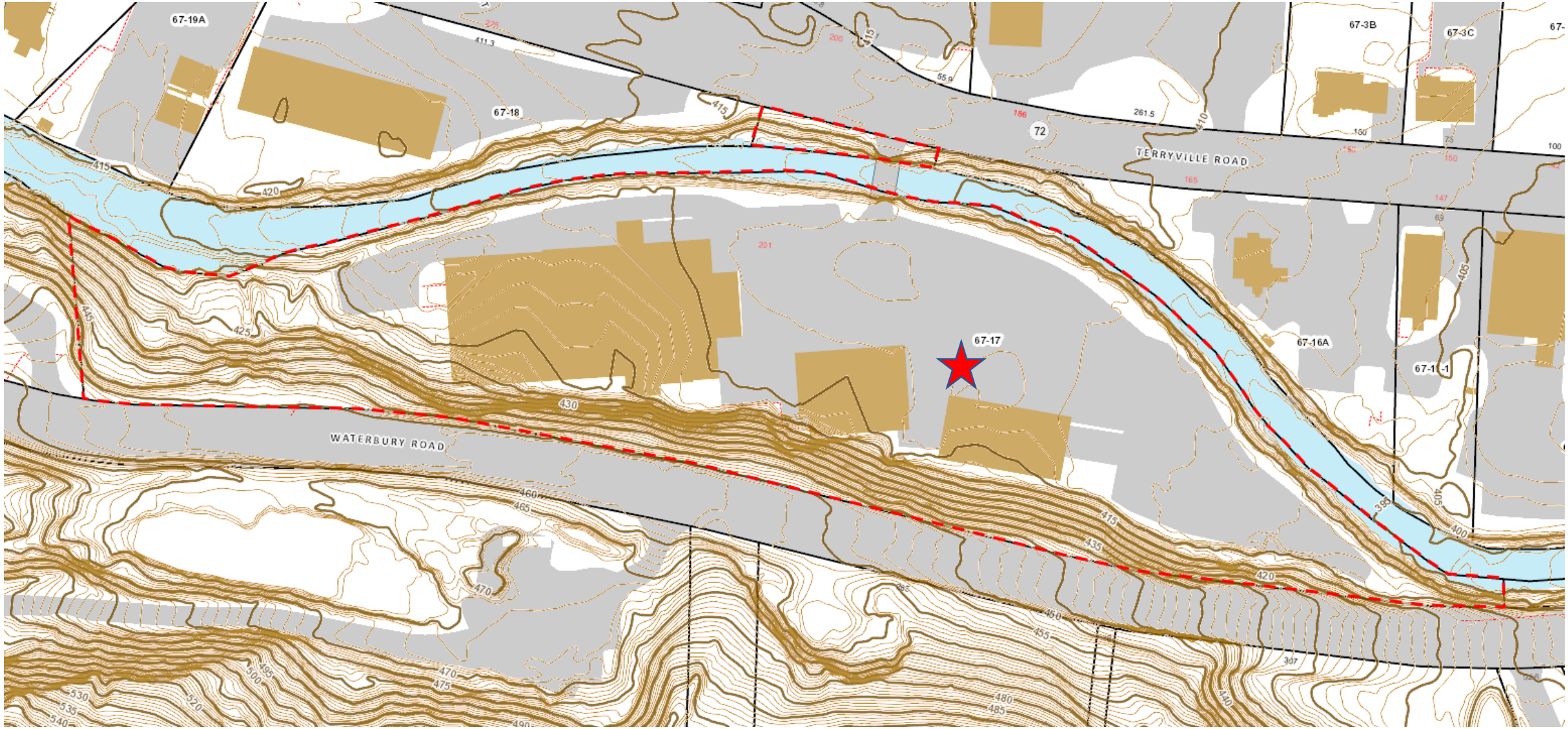
201 Terryville Rd – Location
Map 56 Lot 4



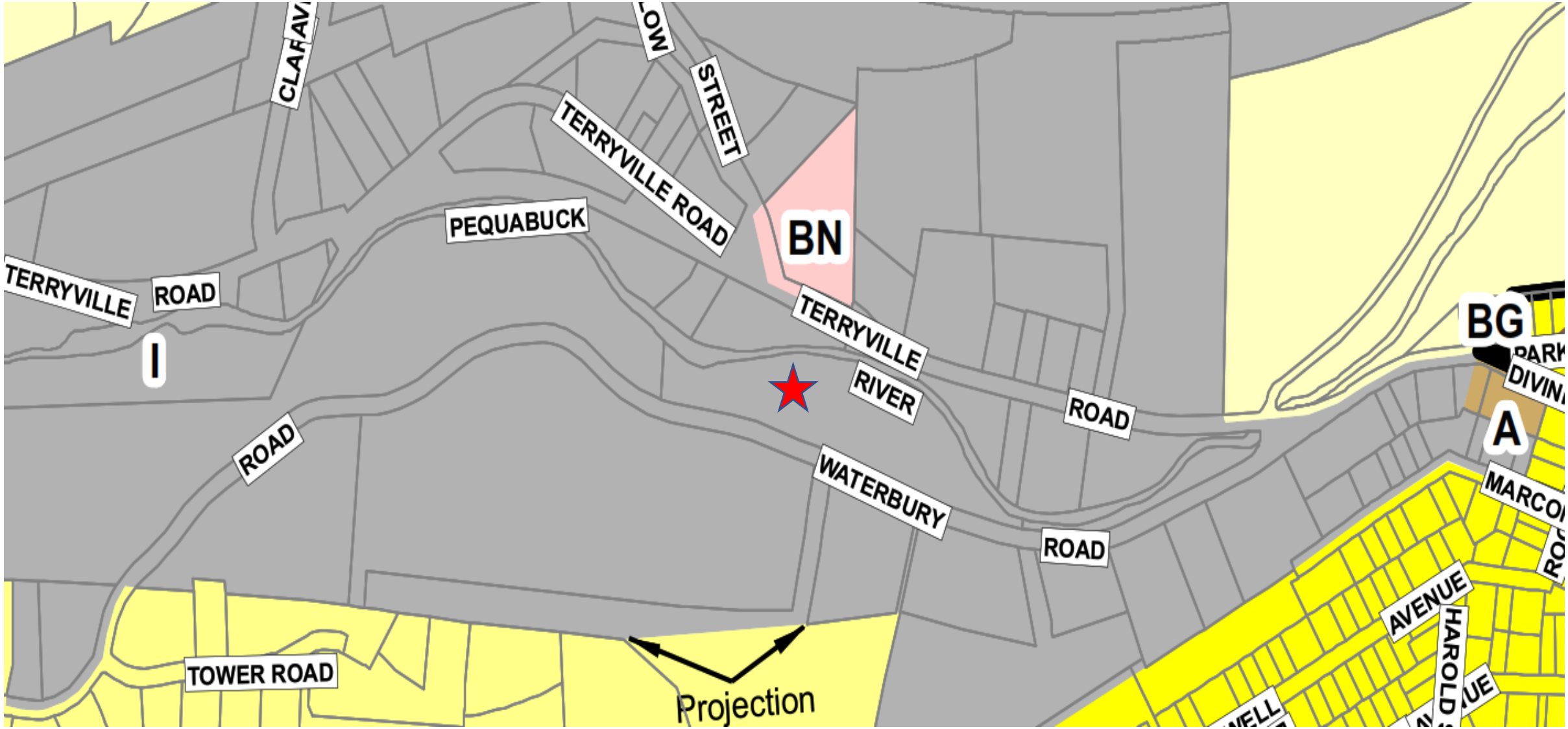
201 Terryville Rd – Floodplain
Map 56 Lot 4



201 Terryville Rd – Wetlands
Map 56 Lot 4



201 Terryville Rd – Topography
Map 56 Lot 4



201 Terryville Rd – Zoning – “I” Industrial Zone
Map 56 Lot 4



201 Terryville Rd – Aerial Photo – 4/9/25
Map 56 Lot 4

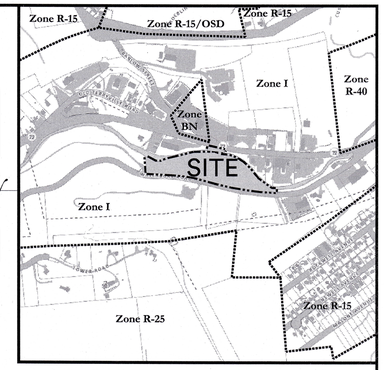


201 Terryville Rd – Aerial Photo – 4/9/25
Map 56 Lot 4

DRAWINGS\NAMS\P:\Land Projects\2736 - Wrenchrite Towing, Bristol CT\Dwg\2736 - DMV Survey Map.dwg LAYOUT: S1 PLOT DATE: May 20, 2025 - 2:45pm XREFS/ATTDEF: NoXrefsAttdefs

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- 000 = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



KEY MAP
SCALE 1"=500'

TERRYVILLE ROAD

R=2116.5'
L=114.46'

Point of Access to Property 18' Wide (Entrance and exit)

N/F
MARGARET R. SAGE & FRANK R. CHAPEL JR.
VOL. 2182 PG. 632

N/F
LUDBAR INC.
VOL. 1234 PG. 237

N/F
ANN MARIE & GABRIEL RUSSO C/O SURV
VO. 2070 PG. 727

N/F
CASSIDY HOLDINGS LLC.
VOL. 1774 PG. 606

N/F
147 TERRYVILLE ROAD LLC
C/O HENRY PATNODE JR.
VOL. 1715 PG. 76

N/F
RYAN PEPIN
VOL. 2275 PG. 693

WATERBURY ROAD

LOT AREA
207,413 SQ. FT.
4.76 ACRES

Existing Building #1
Existing Building #2
Existing Building #3
Existing Bit. Pavement
Existing Gravel
Existing Treeline
Ex. SHED
Ex. CB
Service Area
Door

PROPOSED OFFICE
PROPOSED PARKING SPACES (9' X 18' TYP.)
2 GARAGE DOORS
PROPOSED PARTS AREA
PROPOSED AREA TO BE LICENSED
PROPOSED 55 GAL DRUM COOLANT
PROPOSED 250 GAL WASTE OIL CONTAINER

NAD 83

SURVEY NOTES:

1. This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose.
2. Type of survey performed: Compilation survey
3. Boundary determination category: None Implied
4. Class of accuracy:
   Horizontal: Class D
5. The intent of this map is to depict the position horizontally and, where required vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
6. Zone: I
7. No gasoline pumps, floor drains, stack or exhaust points or spray booths on property at time of survey.
8. There are no vehicle display areas on property.
9. Owner: Blue Moon Realty LLC c/o James Murdock Jr.
10. Applicant - Wrenchrite Towing LLC.

This map is an accurate representation of the proposed licensed area.

Applicant Date

The site plan of this location has been reviewed and generally represents the approved location.

Zoning Enforcement Officer Date

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

STATE OF CONNECTICUT
STEPHEN M. GIUDICE
20945
LICENSED LAND SURVEYOR

Stephen M. Giudice, L.S.
Reg. No. 20945
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

cole #2736 drawn by: NMS

Revisions	
Date:	Descriptions:

DEPARTMENT OF MOTOR VEHICLES
LICENSE APPLICATION DRAWINGS
PREPARED FOR
Wrenchrite Towing LLC.
201 Terryville Road - Bristol CT
May 16, 2025 Scale: 1" = 40'
40' 20' 0 20' 40'

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #: S1

Request for 5-year Extension to May 12, 2026

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

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

June 6, 2025

Bristol Zoning Commission
111 North Main Street
Bristol, Ct 06010

Re: application #2397Site Plan approval for 10 Main Street.

Dear Commissioners.

We are requesting a 5-year extension of time for the completion of the site plan improvements for 10 Main Street. The current approval expires on May 12, 2026.

Please Place this on your agenda under old business at the next meeting of your commission.

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

For Office Use Only	
APPLICATIONNO.	2397
DATE FILED:	3-18-21
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: 10 MAIN STREET

Assessor's Map No.: 30 Assessor's Lot No.(s): 96-1 Zone of the Property: BD-1

Title of approved Site Plan: Webster Bank 10 Main Street Bristol, Connecticut

Date of original Site Plan approval: August 12, 1988

Nature of proposed revision:

renovations and revisions to existing buildings and parking area. Relocate ATM and add drive through window

Reason for proposed revision:

necessary updates for revival of parcel to encourage leasehold interest in the property.

Other comments:

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

Name: D'Amato Construction, Inc.

Address: 10 Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 250-4264 E-Mail: eddamatojr@damatoconstruction.com

Signature: Edward J. D'Amato Jr. *Signature–(Printed/Typed)* Edward J. D'Amato Jr.

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

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

Name: Webster Bank

Address: 123 Bank Street City: Waterbury State: CT Zip: 06702

Telephone No.: 203 578-2215 E-Mail: mloconnor@websterbank.com

Signature: *Signature– (Printed/Typed)* Edward J. D'Amato Jr.

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) – make checks payable to "City of Bristol"
- seven copies 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
APPLICATIONNO. 2397

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 10 MAIN 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:

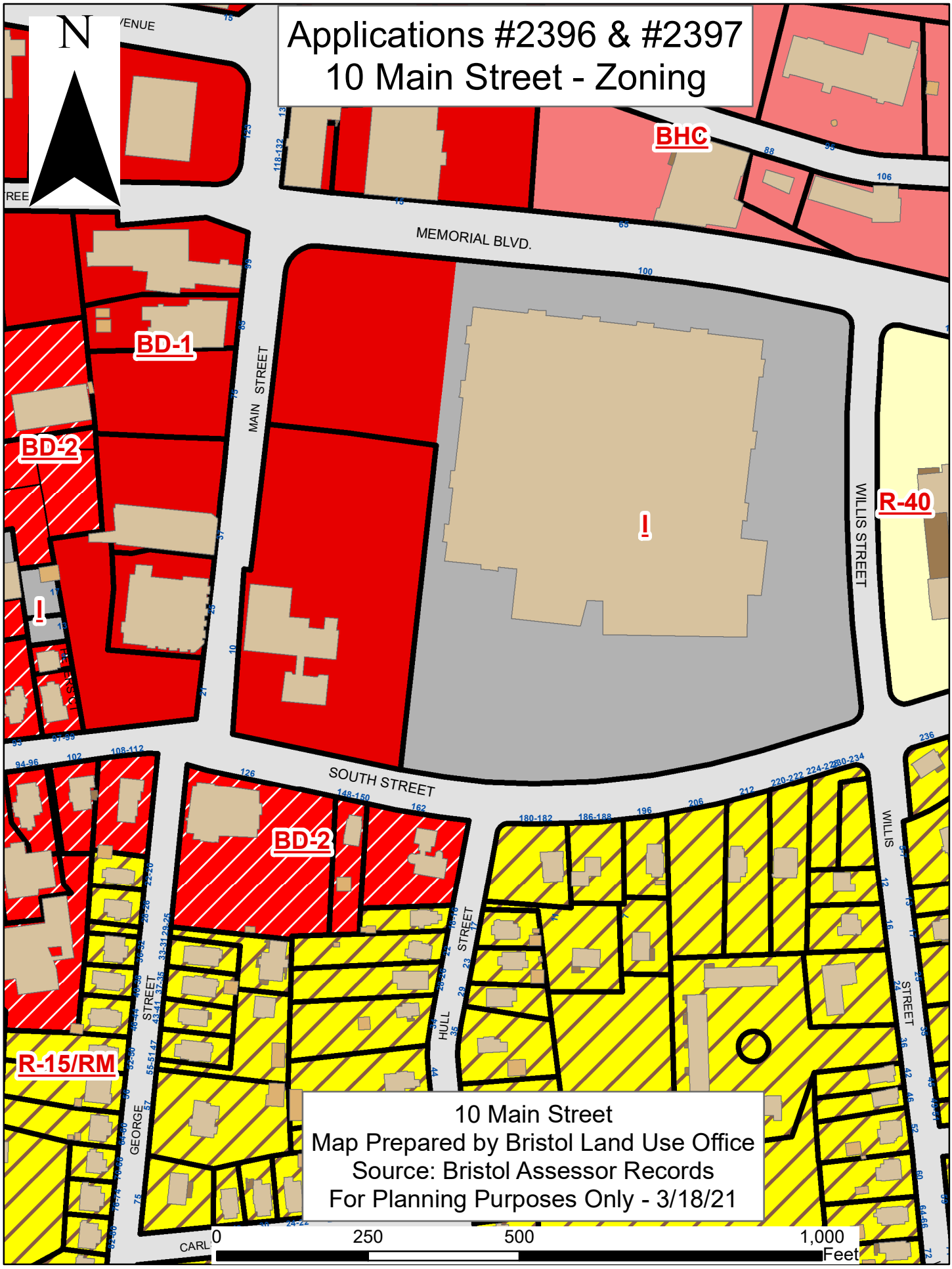
Name: James Ziogas

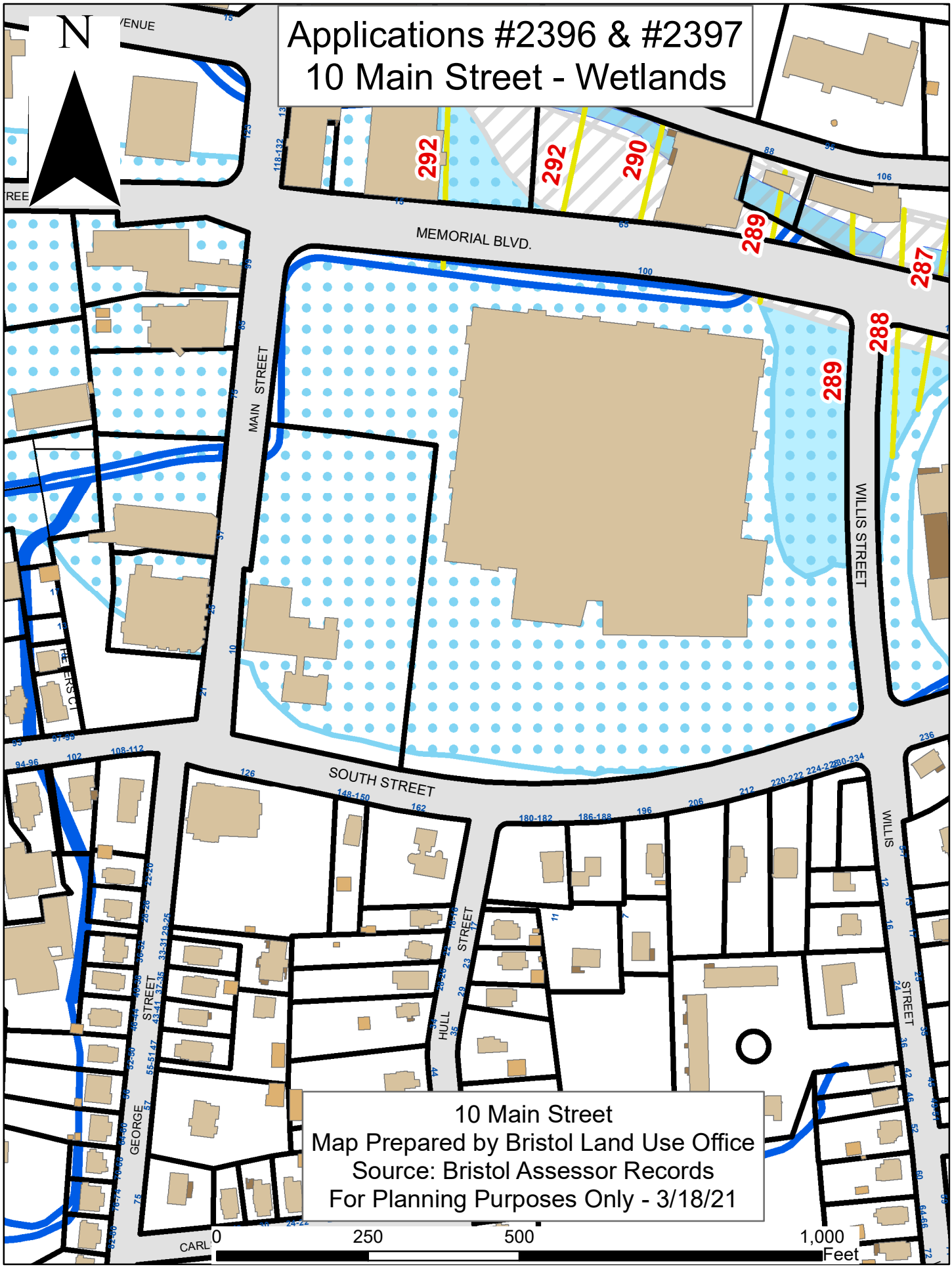
Address: 104 Bellevue Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860 584 2384 E-Mail: jziogas@ziogaslaw.com

08/17-LUO


Applications #2396 & #2397
10 Main Street - Locator
N
MEMORIAL BLVD.
MAIN STREET
WILLIS STREET
SOUTH STREET
HULL STREET
GEORGE STREET
CARL
10 Main Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/18/21
0
250
500
1,000
Feet


Applications #2396 & #2397
10 Main Street - Zoning
N
BHC
MEMORIAL BLVD.
BD-1
BD-2
MAIN STREET
I
WILLIS STREET
R-40
SOUTH STREET
BD-2
R-15/RM
HULL STREET
GEORGE STREET
WILLIS STREET
10 Main Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/18/21
0
250
500
1,000
Feet


Applications #2396 & #2397
10 Main Street - Wetlands
N
292
292
290
289
287
288
289
MEMORIAL BLVD.
MAIN STREET
WILLIS STREET
SOUTH STREET
HULL STREET
GEORGE STREET
CARL
10 Main Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/18/21
0
250
500
1,000
Feet

SITE PLAN MODIFICATION

ASSESSOR'S MAP 30, LOT 96-1
10 MAIN STREET
BRISTOL, CONNECTICUT
FEBRUARY 19, 2021

APPLICATION: #2396

SPECIAL PERMIT FOR: TO ALLOW DRIVE THRU FACILITY

GRANTED: MAY 12, 2021

APPLICATION: #2397

SITE PLAN FOR: RENOVATIONS AND REVISIONS TO EXISTING BUILDINGS AND PARKING AREAS. RELOCATE ATM AND ADD DRIVE THROUGH WINDOW.

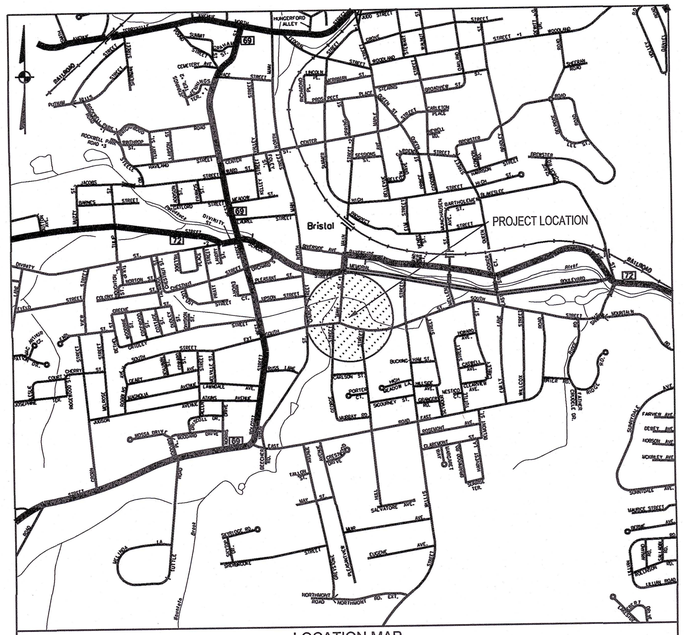
GRANTED: MAY 12, 2021

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS; REVISED 5/12/21
1	5-10-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 4/23/21

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- COM APPROX. LOCATION EXISTING COMMUNICATION LINE
- WS PROPOSED 2" DOMESTIC WATER SERVICE
- GS PROPOSED GAS SERVICE
- ES PROPOSED ELECTRIC CONNECTION
- U PROPOSED 4" PERF. PVC UNDERDRAIN
- RL RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	PROPERTY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5-6	LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
7	DRAINAGE AND UTILITIES PLAN
8	GRADING PLAN
9	EROSION AND SEDIMENTATION CONTROL PLAN
10-14	MISCELLANEOUS NOTES AND DETAILS
L1.0-1.1	LIGHTING PLAN
L2.0-2.1	LANDSCAPING PLAN
L3.0-3.1	OFFICE BUILDING ELEVATIONS
L4.0-4.3	RETAIL BUILDING ELEVATIONS

App 2397

CITY OF BRISTOL, CONNECTICUT

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

~~Chairman~~/Secretary

5/12/21 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 5/12/26. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

APPROVED

Applicant:

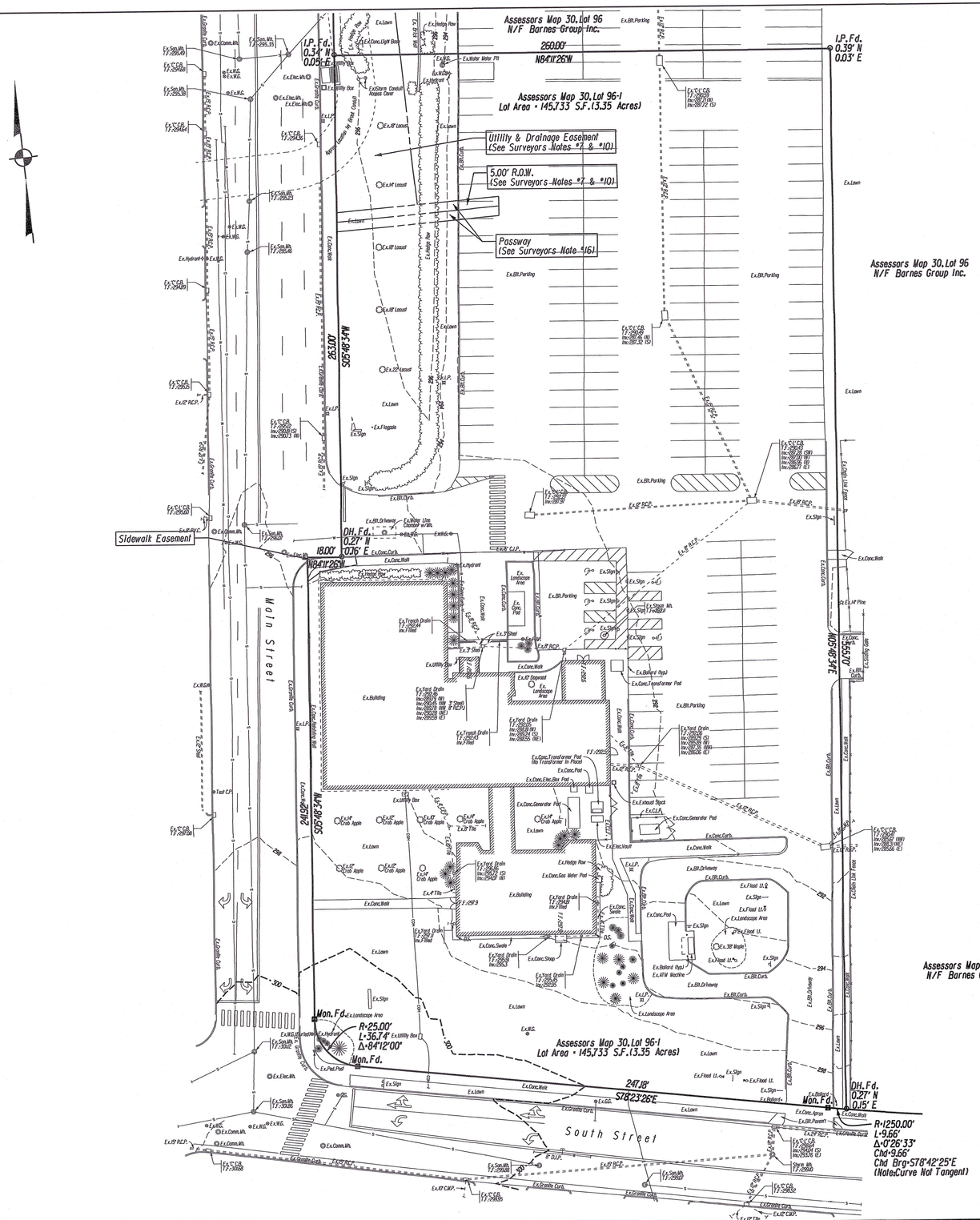
D'Amato Construction Co.
10 Main Street 5th Floor
Bristol, CT 06010

Surveyor/Civil Engineer:

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

Landscape and Lighting:

Quisenberry, Arcari and Malik LLC
195 Scott Swamp Road
Farmington, CT 06032
(860) 677-4594



Surveyors Notes:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on October 26, 2018.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988 based on CGS 1538
6. Record Owner - Webster Bank, National Association (Vol. 1565, Pg. 717)
7. Parcel is subject to a "Utility & Drainage Easement" and "5.00' R.O.W." as shown on a map entitled "Bristol Center Redevelopment Area Cons. P-38 Hartford County Bristol, Connecticut Disposition Map Block 1 Date: Oct. 27, 1967 Scale 1"=60' Sheet No.1" which map is filed as Map #346-4.
8. Parcel is subject to terms, covenants and conditions of a Contract for the Sale of Land for Private Redevelopment between the City of Bristol and Associated Spring Corporation recorded March 27, 1968 in Vol. 544, Pg. 192 and as modified by a Modification recorded December 30, 1968 in Vol. 559, Pg. 25. Both of the Bristol Land Records.
9. Parcel is subject to an agreement by and between the City of Bristol and Associated Spring Corporation recorded January 22, 1969 in Vol. 559, Pg. 573 of the Bristol Land Records.
10. Parcel is subject to a Right-of-way, easements, restrictions, covenants, conditions and reservations as set forth in a Quitclaim Deed from the City of Bristol to Associated Spring Corporation recorded January 22, 1969 in Vol. 559, Pg. 581 of the Bristol Land Records.
11. Parcel is subject to a reservation of access to Main Street and reservation of rights as set forth in a Quitclaim Deed from Associated Spring Corporation to the City of Bristol recorded July 12, 1971 in Vol. 585, Pg. 821 of the Bristol Land Records
12. Parcel is subject to "Ivy Brook Conduit" as shown on a map entitled "Map Showing Lot #96, Main St, Bristol, Conn. Owned By Associated Spring Co. dated 12-9-66 and Revised 12-23-66 Scale 1"=40' Sheet 1 of 1" which map is filed as Map #A-98.
13. Parcel is subject to rights, privileges and easements as set forth in a Quit-Claim Deed from Barnes Group Inc. to Bristol Savings Bank recorded December 31, 1986 in Vol. 855, Pg. 885 as amended by an Agreement recorded February 27, 1987 in Vol. 861, Pg. 668 of the Bristol Land Records.
14. Parcel is subject to rights reserved by the City of Bristol when Parallel Street was abandoned. See Vol. III, Pg. 235 of the Bristol Land Records. See also, City Council Minutes of July 11, 1950 and Dec. 5, 1950 of the Bristol Land Records.
15. Parcel is subject to possible effects of a passway and driveway fifty (50) feet wide and also pipeline rights as further described in Vol. 52, Pg. 576 of the Bristol Land Records.
16. Parcel is subject to possible effects of passway rights as established in deed from the Town of Bristol to Augustus H. Fuller, dated June 22, 1908 and recorded in Vol. 64, Pg. 305 of the Bristol Land Records. See also Vol. 222, Pg. 391 of the Bristol Land Records.
17. Zone - BD-1
18. Based on City of Bristol wetland mapping, there are no wetlands on the subject property
19. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date: September 26, 2008 the parcel lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood).
20. Underground features have been compiled, in part, based upon informations furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Map References:

1. Map Showing Lot #96, Main St., Bristol, Conn., Owned By Associated Spring Co., Dec. 9, 1986, Revised Dec. 23, 1986, Scale 1"=40', A.F. Lepore Jr. & Associates
2. Main Street, Bristol, Conn., Nov. 1913, Scale 1"=40', Sperry and Buell, Inc.
3. Main Street Street Line Map, April 1997, Scale 1"=40', 3 Sheets, Department of Public Works, Division of Engineering, City of Bristol, Connecticut
4. Map Showing Land to be Dedicated for Highway Purposes, Scale 1"=40', June 1971, Engineering Department, City of Bristol, Connecticut, John J. Gavin, City Engineer
5. Map Showing Land to be Dedicated for Highway Purposes Main Street, Nov. 1982, Scale 1"=20', Department of Public Works, Division of Engineering, City of Bristol, Connecticut
6. Map Showing Street Lines of Main Street, Riverside Ave. to South St., Scale 1"=40', March 1958, Engineering Department, City of Bristol, Connecticut
7. Street Line Map, South Street, Main St. to Mellen St., April 1969, Scale 1"=40', 3 Sheets, Engineering Department, City of Bristol, Connecticut
8. Map Showing Land to be Deeded to City of Bristol for Highway Purposes, Oct. 1969, Scale 1"=40', Engineering Dept., City of Bristol, Bristol, Connecticut, John J. Gavin, City Engineer
9. Bristol Center Redevelopment Area, Cons. P-38, Hartford County, Bristol, Connecticut, Disposition Map Block 1, Oct. 27, 1967, Scale 1"=20', Anderson-Nichols, Consulting Engineers

APPROVED

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS: REVISED 5/12/21
1	5-10-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 4/23/21

DATE: FEBRUARY 19, 2021

SCALE: SCALE IN FEET SCALE 1"=30'

0 30 60

SURVEYOR SIGNATURE BLOCK:

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

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0024232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:

PROJECT TITLE:

SITE PLAN MODIFICATION

10 MAIN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 96-1

DRAWING NO. V-001

DRAWING TITLE: PROPERTY & TOPOGRAPHIC SURVEY

SHEET NO. 2

GENERAL NOTES

1. ASSESSORS MAP: 30
   ASSESSORS LOT: 96-1
2. PROPERTY ADDRESS'S: 10 MAIN STREET
3. OWNER NAME: WEBSTER BANK, NATIONAL ASSOCIATION
4. PREPARED FOR: D'AMATO CONSTRUCTION CO.
5. ZONE: BD-1
6. LOT AREA = 145,733 S.F. (3.35 ACRES)
7. BASED ON THE CITY OF BRISTOL WETLAND MAPPING, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
8. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 462 OF 675, MAP NUMBER 09003C0462F, EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
11. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION, THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK
12. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

PARKING CALCULATION

BUILDING #1:

PROPOSED USE: BUSINESS/PROFESSIONAL OFFICE (57,315 S.F.)
RESTAURANT (2,685 S.F.)

"BASELINE" PARKING REQUIREMENT: 1 PER 500 S.F. OF GROSS (OFFICE) FLOOR AREA = 57,315 S.F./500 = 115 SPACES
1 PER 3 SEATS OR 1 PER 200 S.F. OF GROSS FLOOR AREA (WHICHEVER IS GREATER)
2,685 S.F./200 = 14 SPACES

TOTAL "BASELINE" PARKING REQUIRED: 129 SPACES

PARKING PROPOSED: 138 SPACES

BUILDING #2:

PROPOSED USE: RESTAURANT (2,500 S.F.)

"BASELINE" PARKING REQUIREMENT: 1 PER 3 SEATS OR 1 PER 200 S.F. OF GROSS FLOOR AREA (WHICHEVER IS GREATER)
2,500 S.F./200 = 13 SPACES

TOTAL "BASELINE" PARKING REQUIRED: 13 SPACES

PARKING PROPOSED: 16 SPACES + 7 FUTURE PARKING SPACES = 23 SPACES

DATA TABLE
ZONE: BD-1

	REQUIRED/ ALLOWED	SUBMITTED
MINIMUM LOT AREA (SQ.FT.)	NA	145,733 S.F.
MINIMUM LOT WIDTH (FT.)	NA	504.92'
MINIMUM FRONT YARD ON A CTY STREET (FT.)	NA	6.5' (Building #1) 72.5' (Building #2)
MINIMUM SIDE YARD (EACH) (FT.)	NA	276.3' (Building #1) 428.1' (Building #2)
MINIMUM REAR YARD (FT.)	NA	120.8' (Building #1) 129.4' (Building #2)
MAX. BUILDING HEIGHT (FT.)	NA	64'-6" (Building #1) 19'-6" (Building #2)
MAX. BUILDING COVERAGE (%)	NA	10.0%
NO. OF PARKING SPACES	129 SPACES (Building #1) 13 SPACES (Building #2)	139 SPACES (Building #1) 23 SPACES (Building #2)
INTERIOR LANDSCAPING *	34 SPACES x 15 S.F. = 510 S.F.	4,625 S.F.

* FOR RECONFIGURED PARKING AREAS ONLY. DOES NOT APPLY TO EXISTING NORTH PARKING AREA.

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

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

CONSTRUCTION SEQUENCE

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

REMOVAL NOTES

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

SIGNING AND PAVEMENT MARKING NOTES

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

ACCESSIBILITY NOTES

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

UTILITY AND DRAINAGE NOTES

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS" OR APPROVED EQUAL.
4. YARD DRAIN AND TRENCH DRAIN GRATES WITHIN A WALKWAY SHALL MEET ADA COMPLIANCE AND HEEL SAFE NEEDS.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
6. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS, INCLUDING BACKFLOW PREVENTION SPECIFICATIONS.
   CONTACT MIKE LYNCH AT THE CITY OF BRISTOL WATER DEPARTMENT AT (860) 977-1283 OR mlynchbbr1stofct.gov PRIOR TO THE START OF CONSTRUCTION.
7. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.
8. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, THE BRISTOL WATER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.
9. FIRE SERVICES SHALL HAVE A BACKFLOW PREVENTER.
10. ALL SERVICE TAPS TO BE DONE BY THE CITY OF BRISTOL WATER DEPARTMENT.
11. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
12. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

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

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (½" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

   A) SEED BED PREPARATION:
      - REMOVE STONES LARGER THAN 2"
      - APPLY LIMESTONE AT 90# / 1000 S.F.
      - WORK LIME AND FERTILIZER INTO SOIL

   B) SEED APPLICATION:
      - APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
      - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

   C) SEED MIX:
      - CREEPING RED FESCUE 45# / ACRE
      - TALL FESCUE 20# / ACRE

   D) MULCHING:
      - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
      - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.

   E) TREE PROTECTION:
      - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO, AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS, WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ. : 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. EDWARD D'AMATO OR HIS DULY AUTHORIZED AGENT (860) 583-3489 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. EDWARD D'AMATO OR HIS DULY AUTHORIZED AGENT (860) 583-3489 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

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

DUST CONTROL:

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

TREE PROTECTION:

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

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Building #1	Building #2	Total		
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)	60,000 s.f.	2,500 s.f.	62,500 s.f.		
	gross floor area of buildings (sq. ft.)	60,000 s.f.	2,500 s.f.	62,500 s.f.		
	total lot area (sq. ft.)	145,733 s.f.	145,733 s.f.	145,733 s.f.		
	ratio of floor area to lot area (.60 required)	0.41	0.02	0.43		
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall					
	total length of building wall (ft.)	108.35'	107.45'			
	portion of building wall up to 10-ft. build-to-line (ft.)	108.35'	0			
	portion of building wall up to 10-ft. build-to-line (%)	100%	0%		Existing Non-conforming	
	portion of building wall between 10-ft. build to line and 25 ft. (ft.)	0'	0'			
	portion of building wall between 10-ft. build to line and 25 ft. (%)	0%	0%			
	greatest setback from front lot line (ft.)	6.5'	72.5'			
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)					
	total area of building wall* (sq. ft.)	866 s.f.	584 s.f.		Existing Non-conforming	
	portion of building wall cotaining glazing* (sq. ft.)	206 s.f.	273 s.f.		Existing Non-conforming w/ proposed improvement	
	portion of building wall cotaining glazing* (%)	24%	47%			
	* measured between 2ft and 10ft. above street grade					
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)					
	total length of building wall (building frontage) (ft.)	108.35'	73.4'			
	total length of front line (ft.)	504.92' (Along Main St.)	247.18' (Along South St.)		Existing Non-conforming	
	ratio of building frontage to lot frontage	0.21%	0.30%			

APPROVED

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS: REVISED 5/12/21
1	5-10-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 4/23/21

DATE: FEBRUARY 19, 2021

SCALE: NOT TO SCALE

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

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

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0133 Fax: (860)-589-1342
Surveyors and Engineers

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

ENGINEER SIGNATURE/BLOCK:

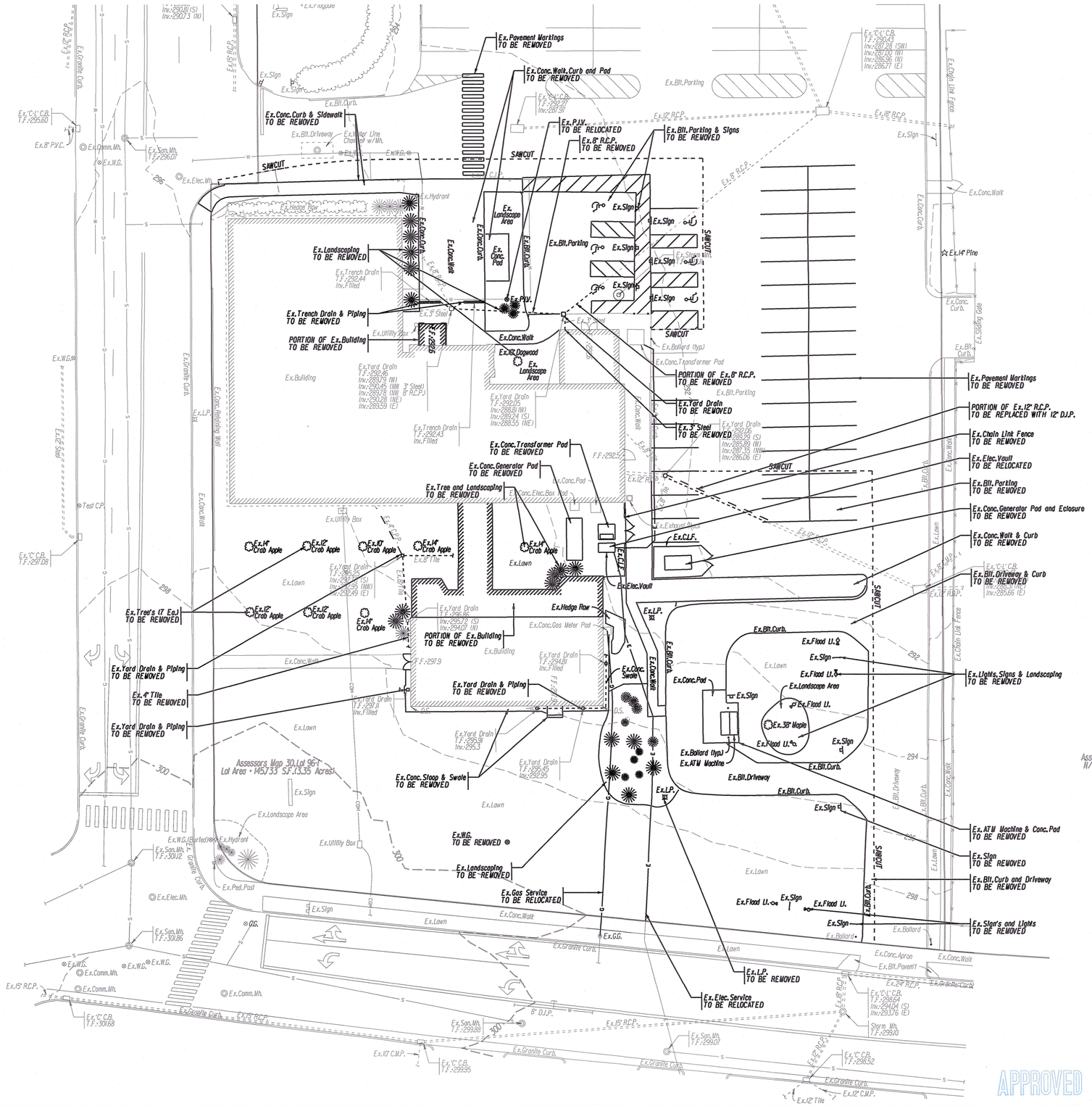
PROJECT TITLE: SITE PLAN MODIFICATION
10 MAIN STREET
BRISTOL, CONNECTICUT

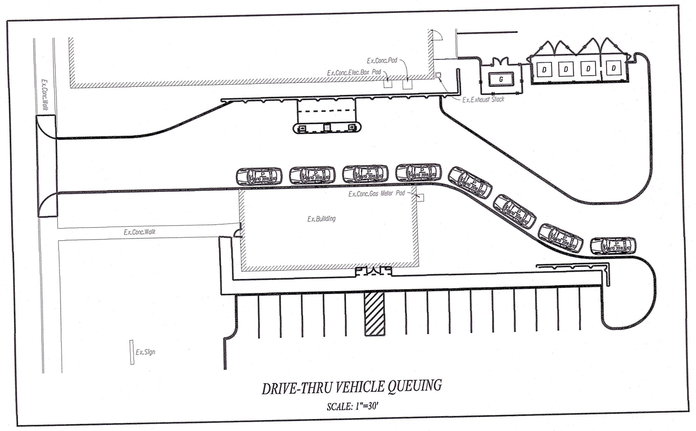
ASSESSOR'S MAP / LOT: 30 / 90-1

DRAWING TITLE: GENERAL NOTES

DRAWING NO.: NOTES-001

SHEET NO.: 3


Ex.Pavement Markings TO BE REMOVED
Ex.Conc.Walk,Curb and Pad TO BE REMOVED
Ex.Conc.Curb & Sidewalk TO BE REMOVED
Ex.P.I.V. TO BE RELOCATED
Ex.8" R.C.P. TO BE REMOVED
Ex.Bit.Parking & Signs TO BE REMOVED
SAWCUT
Ex.Landscaping TO BE REMOVED
Ex.Trench Drain & Piping TO BE REMOVED
PORTION OF Ex.Building TO BE REMOVED
Ex.Conc.Transformer Pad TO BE REMOVED
Ex.Conc.Generator Pad TO BE REMOVED
Ex.Tree and Landscaping TO BE REMOVED
Ex.Trees (7 Ea.) TO BE REMOVED
Ex.Yard Drain & Piping TO BE REMOVED
Ex.4" Tile TO BE REMOVED
Ex.Conc.Stoop & Swale TO BE REMOVED
Ex.W.G. TO BE REMOVED
Ex.Landscaping TO BE REMOVED
Ex.Gas Service TO BE RELOCATED
PORTION OF Ex.8" R.C.P. TO BE REMOVED
Ex.Yard Drain TO BE REMOVED
Ex.3" Steel TO BE REMOVED
Ex.Conc.Transformer Pad TO BE REMOVED
PORTION OF Ex.12" R.C.P. TO BE REPLACED WITH 12" D.I.P.
Ex.Chain Link Fence TO BE REMOVED
Ex.Elec.Vault TO BE RELOCATED
Ex.Bit.Parking TO BE REMOVED
Ex.Conc.Generator Pad and Enclosure TO BE REMOVED
Ex.Conc.Walk & Curb TO BE REMOVED
Ex.Bit.Driveway & Curb TO BE REMOVED
Ex.Lights,Signs & Landscaping TO BE REMOVED
Ex.ATM Machine & Conc.Pad TO BE REMOVED
Ex.Sign TO BE REMOVED
Ex.Bit.Curb and Driveway TO BE REMOVED
Ex.Sign's and Lights TO BE REMOVED
Ex.L.P. TO BE REMOVED
Ex.Elec.Service TO BE RELOCATED
Assessors Map 30,Lot 96-1
Lot Area = 145,733 S.F./3.35 Acres)
Assessors Map 30,Lot 96
N/F Barnes Group Inc.
Ex.Building
Ex.Bit.Parking
Ex.Lawn
Ex.Hedge Row
Ex.Granite Curb
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Bit.Curb
Ex.Chain Link Fence
Ex.Sliding Gate
Ex.Ballard (typ.)
Ex.Flood Lt.
Ex.Sign
Ex.Landscape Area
Ex.Utility Box
Ex.Hydrant
Ex.Ped.Post
Ex.Conc.Apron
Ex.Bit.Pavement
Ex.Granite Curb
Ex.Conc.Pad
Ex.Conc.Elec.Box Pad
Ex.Conc.Gas Meter Pad
Ex.Conc.Swale
Ex.Bit.Driveway
Ex.ATM Machine
Ex.Extrusion Curb
Ex.C.L.F.
Ex.Elec.Vault
Ex.Yard Drain & Piping TO BE REMOVED
Ex.Yard Drain & Piping TO BE REMOVED
Ex.Yard Drain & Piping TO BE REMOVED
Ex.4" Tile TO BE REMOVED
Ex.Conc.Stoop & Swale TO BE REMOVED
Ex.W.G. TO BE REMOVED
Ex.Landscaping TO BE REMOVED
Ex.Gas Service TO BE RELOCATED
Ex.Trench Drain T.F.=292.44 Inv.Filled
Ex.Trench Drain T.F.=292.43 Inv.Filled
Ex.Yard Drain T.F.=292.46 Inv.=288.79 (W) Inv.=290.45 (NW 3" Steel) Inv.=288.78 (NW 8" R.C.P.) Inv.=290.28 (NE) Inv.=288.59 (E)
Ex.Yard Drain T.F.=292.05 Inv.=288.81 (W) Inv.=289.24 (S) Inv.=288.55 (NE)
Ex.Yard Drain T.F.=292.35 Inv.=285.23 (S) Inv.=285.89 (W) Inv.=287.35 (NW) Inv.=286.05 (E)
Ex.Yard Drain T.F.=296.86 Inv.=295.72 (S) Inv.=294.07 (W)
Ex.Yard Drain T.F.=294.81 Inv.Filled
Ex.Yard Drain T.F.=297.11 Inv.Filled
Ex.Yard Drain T.F.=295.91 Inv.=295.3
Ex.Yard Drain T.F.=295.45 Inv.=293.95
Ex.Yard Drain T.F.=292.95 Inv.=292.49 (E)
Ex.Yard Drain T.F.=292.95 Inv.=292.07 (S) Inv.=292.95 (NW) Inv.=292.49 (E)
Ex.'C' C.B. T.F.=297.08
Ex.'C' C.B. T.F.=301.68
Ex.'C' C.B. T.F.=293.95
Ex.'C' C.B. T.F.=298.52
Ex.'C' C.B. T.F.=294.04 (S) Inv.=293.76 (E)
Ex.'C' C.B. T.F.=298.64 Inv.=294.04 (S) Inv.=293.76 (E)
Ex.'C' C.B. T.F.=295.66 (E)
Ex.'C' C.B. T.F.=295.60
Ex.San.Mh. T.F.=296.07
Ex.San.Mh. T.F.=301.12
Ex.San.Mh. T.F.=301.86
Ex.San.Mh. T.F.=292.81
Ex.San.Mh. T.F.=299.07
Storm Mh. T.F.=299.10
Ex.Comm.Mh.
Ex.Elec.Mh.
Ex.W.G.
Ex.Test C.P.
Ex.8" P.V.C.
Ex.C.O.
Ex.G.G.
Ex.Lawn
Ex.Sign
Ex.Flood Lt.
Ex.Ballard
Ex.Bit.Curb.
Ex.Conc.Walk
Ex.Conc.Curb.
Ex.Conc.Transformer Pad
Ex.Conc.Pad
Ex.Bit.Driveway
Ex.Lawn
Ex.Landscape Area
Ex.38" Maple
Ex.14" Pine
Ex.Flood Lt.
Ex.Sign
Ex.Ballard (typ.)
Ex.ATM Machine
Ex.Bit.Curb.
Ex.Bit.Driveway
Ex.Bit.Curb.
Ex.Sign
Ex.Conc.Walk
Ex.Bit.Curb.
Ex.Sliding Gate
Ex.Bit.Curb.
Ex.Pavement Markings TO BE REMOVED
PORTION OF Ex.12" R.C.P. TO BE REPLACED WITH 12" D.I.P.
Ex.Chain Link Fence TO BE REMOVED
Ex.Elec.Vault TO BE RELOCATED
Ex.Bit.Parking TO BE REMOVED
Ex.Conc.Generator Pad and Enclosure TO BE REMOVED
Ex.Conc.Walk & Curb TO BE REMOVED
Ex.Bit.Driveway & Curb TO BE REMOVED
Ex.Lights,Signs & Landscaping TO BE REMOVED
Ex.ATM Machine & Conc.Pad TO BE REMOVED
Ex.Sign TO BE REMOVED
Ex.Bit.Curb and Driveway TO BE REMOVED
Ex.Sign's and Lights TO BE REMOVED
Ex.L.P. TO BE REMOVED
Ex.Elec.Service TO BE RELOCATED
Ex.Yard Drain T.F.=292.46 Inv.=288.79 (W) Inv.=290.45 (NW 3" Steel) Inv.=288.78 (NW 8" R.C.P.) Inv.=290.28 (NE) Inv.=288.59 (E)
Ex.Yard Drain T.F.=292.05 Inv.=288.81 (W) Inv.=289.24 (S) Inv.=288.55 (NE)
Ex.Yard Drain T.F.=292.35 Inv.=285.23 (S) Inv.=285.89 (W) Inv.=287.35 (NW) Inv.=286.05 (E)
Ex.'C' C.B. T.F.=298.64 Inv.=294.04 (S) Inv.=293.76 (E)
Ex.'C' C.B. T.F.=298.52
Ex.'C' C.B. T.F.=295.66 (E)
Storm Mh. T.F.=299.10
Ex.San.Mh. T.F.=299.07
Ex.Lawn
Ex.Sign
Ex.Flood Lt.
Ex.Landscape Area
Ex.38" Maple
Ex.Ballard
Ex.Bit.Curb.
Ex.Bit.Driveway
Ex.Conc.Walk
Ex.Conc.Apron
Ex.Bit.Pavement
Ex.Granite Curb
Ex.Chain Link Fence
Ex.Lawn
Ex.Conc.Walk
Ex.Conc.Curb.
Ex.Bit.Curb.
Ex.Bit.Driveway



DRIVE-THRU VEHICLE QUEUING

SCALE: 1"=30'

MATCH MARK SEE SHEET PLN-002

SIDEWALK RAMP TYPE 'A'
4" WHITE PAINTED PAVEMENT MARKING (TYP.)
WHITE PAINTED DIRECTIONAL ARROW (TYP.)
WHITE PAINTED BAR TYPE CROSS WALK 24"x24"x8'
CONCRETE SIDEWALK W/ MONOLITHIC CURB (TYP.)
SIDEWALK RAMP TYPE 'C'
ACCESSIBLE "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN (CONNDOT #31-064B)
SIDEWALK RAMP TYPE 'D'
CONCRETE SIDEWALK W/ MONOLITHIC CURB (TYP.)
CONCRETE SIDEWALK
WHITE PAINTED BAR TYPE CROSS WALK 24"x24"x8'
SIDEWALK RAMP TYPE 'B'
CONCRETE CURB
CONCRETE WHEEL STOP (TYP.) 2 Ea.
BAR TYPE CROSS WALK 24"x24"x8'
BIT.CONCRETE CURB (TYP.)
SIGN BOLLARD W/ ACCESSIBLE "RESERVED PARKING" SIGN 2 Ea. MOUNTED BACK TO BACK
ACCESSIBLE "RESERVED PARKING" SIGN
55 L.F. CONCRETE RETAINING WALL (P.J.P.) W/ INTERGRAL DECORATIVE FENCE
PERMEABLE PAVER PATIO (1,700 S.F.)
Ent./Exit
BUILDING ADDITION FINISH FLOOR = 292.6 (Match Ex.)
24" CURB OPENING
CONCRETE SIDEWALK
10'x24' CONCRETE ATM PAD
ATM ISLAND W/ CANOPY
109 L.F. CONCRETE RETAINING WALL (P.J.P.) W/ OPEN RAIL BARRIER
WALL MOUNTED "NO PARKING SHIPPING & RECEIVING ONLY" (3 EA.)
BEGIN BIT.CONCRETE CURB W/ TAPER
WHITE PAINTED DIRECTIONAL ARROW (TYP.)
4" WHITE PAINTED PAVEMENT MARKING (TYP.)
BIT.CONCRETE CURB (TYP.)
"STOP" SIGN CONNDOT #31-0552 MOUNTED BACK TO BACK W/ "DO NOT ENTER" SIGN (CONNDOT #31-1119)
BEGIN BIT.CONCRETE CURB W/ TAPER
CONCRETE DRIVEWAY APRON
12" WHITE STOP LINE
BEGIN BIT.CONCRETE CURB W/ TAPER
"STOP" SIGN CONNDOT #31-0552 MOUNTED BACK TO BACK W/ "DO NOT ENTER" SIGN (CONNDOT #31-1119)
CONCRETE SIDEWALK
BEGIN TRANSITION FROM FULL DEPTH MONOLITHIC CONCRETE CURB TO FLUSH MONOLITHIC CONCRETE CURB
BOLLARD (TYP.) 2 Ea.
BIT.CONCRETE CURB (TYP.)
END TRANSITION BEGIN FLUSH MONOLITHIC CONCRETE CURB
SIGN BOLLARD W/ ACCESSIBLE "RESERVED PARKING" SIGN AND "VAN ACCESSIBLE" SIGN (CONNDOT #31-0648)
BEGIN TRANSITION FROM FLUSH MONOLITHIC CONCRETE CURB TO FULL DEPTH MONOLITHIC CONCRETE CURB
BOLLARD (TYP.) 2 EA.
END TRANSITION BEGIN FULL DEPTH MONOLITHIC CONCRETE CURB
CONCRETE SIDEWALK W/ MONOLITHIC CURB
BIT.CONCRETE CURB (TYP.)
40'x12' CONCRETE DUMPSTER PAD W/ 6' Ht. CHAIN LINK FENCE AND BLACK VINYL SLATS
W/ 2 EA. 20' CHAIN LINK DBL. GATE AND BLACK VINYL SLATS
10'x5.5' CONCRETE GENERATOR PAD W/ 17"x12' CHAIN LINK FENCE ENCLOSURE W/ BLACK VINYL SLATS
BIT.CONCRETE CURB (TYP.)
PRE-ENGINEERED SEGMENTAL RETAINING WALL (BY OTHERS)
WHITE PAINTED DIRECTIONAL ARROW (TYP.)
4" WHITE PAINTED PAVEMENT MARKING (TYP.)
12" WHITE STOP LINE
BEGIN BIT.CONCRETE CURB W/ TAPER
"STOP" SIGN CONNDOT #31-0552
4" WHITE PAINTED PAVEMENT MARKING (TYP.)
FUTURE PARKING
5 SPACES @ 9'-45'
10 SPACES @ 9'-90'
3 SPACES @ 10'-30'
South Street
APPROVED

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS: REVISED 5/12/21
1	5-10-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 4/23/21

DATE: FEBRUARY 19, 2021

SCALE: SCALE IN FEET SCALE 1"=20' (0, 20, 40)

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

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0009122 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
10 MAIN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 96-1

DRAWING TITLE: LAYOUT , SIGNS AND PAVEMENT MARKINGS

DRAWING NO. PLN-00

SHEET NO. 5



APPROVED

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS; REVISED 5/12/21
1	5-10-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 4/23/21

DATE: FEBRUARY 19, 2021

SCALE:

SCALE IN FEET SCALE 1"=20'

0 20 40

SURVEYOR SIGNATURE/BLOCK:

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

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

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

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

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

SITE PLAN MODIFICATION

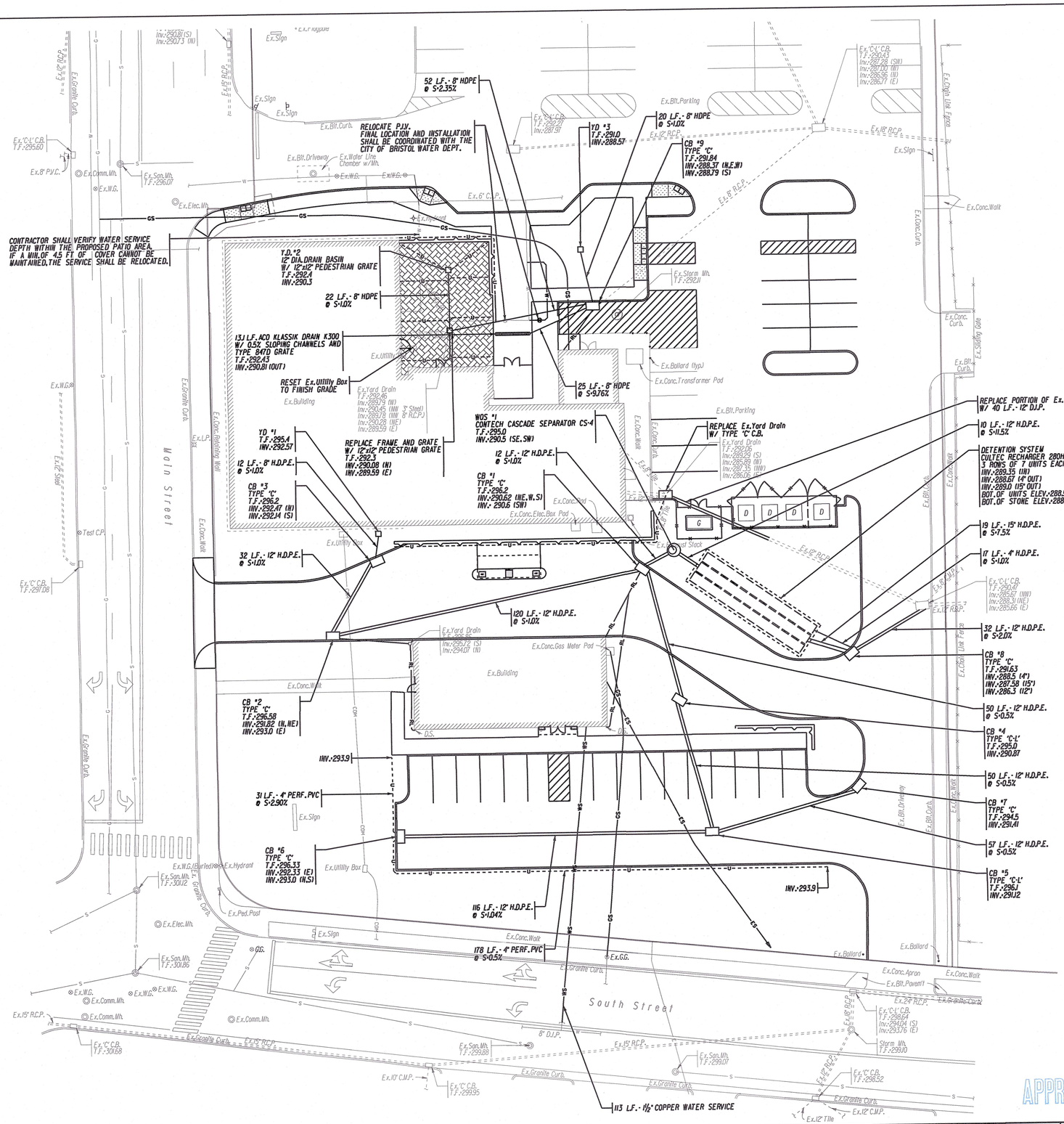
10 MAIN STREET
BRISTOL, CONNECTICUT

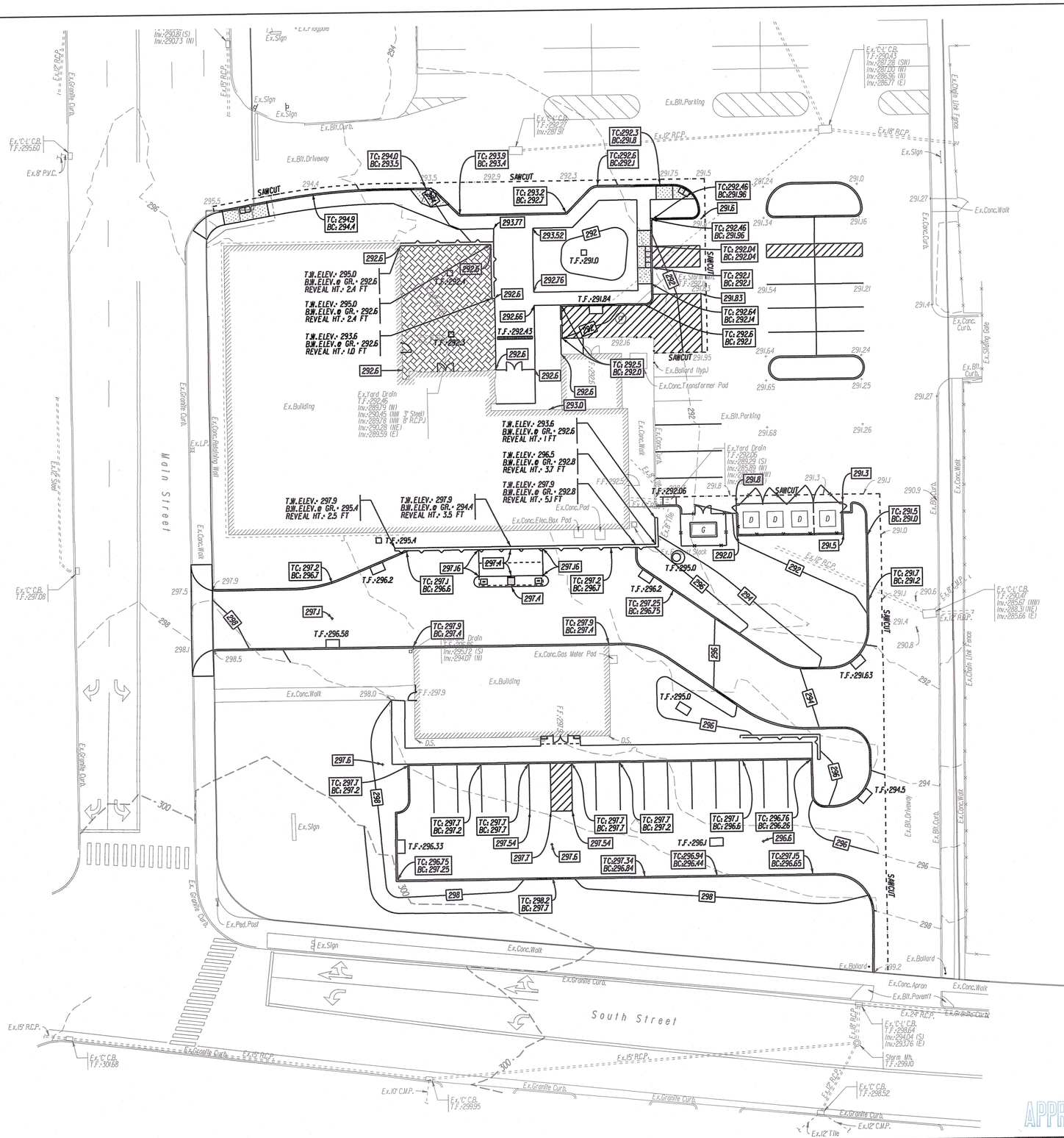
ASSESSOR'S MAP/LOT: 30 / 96-1

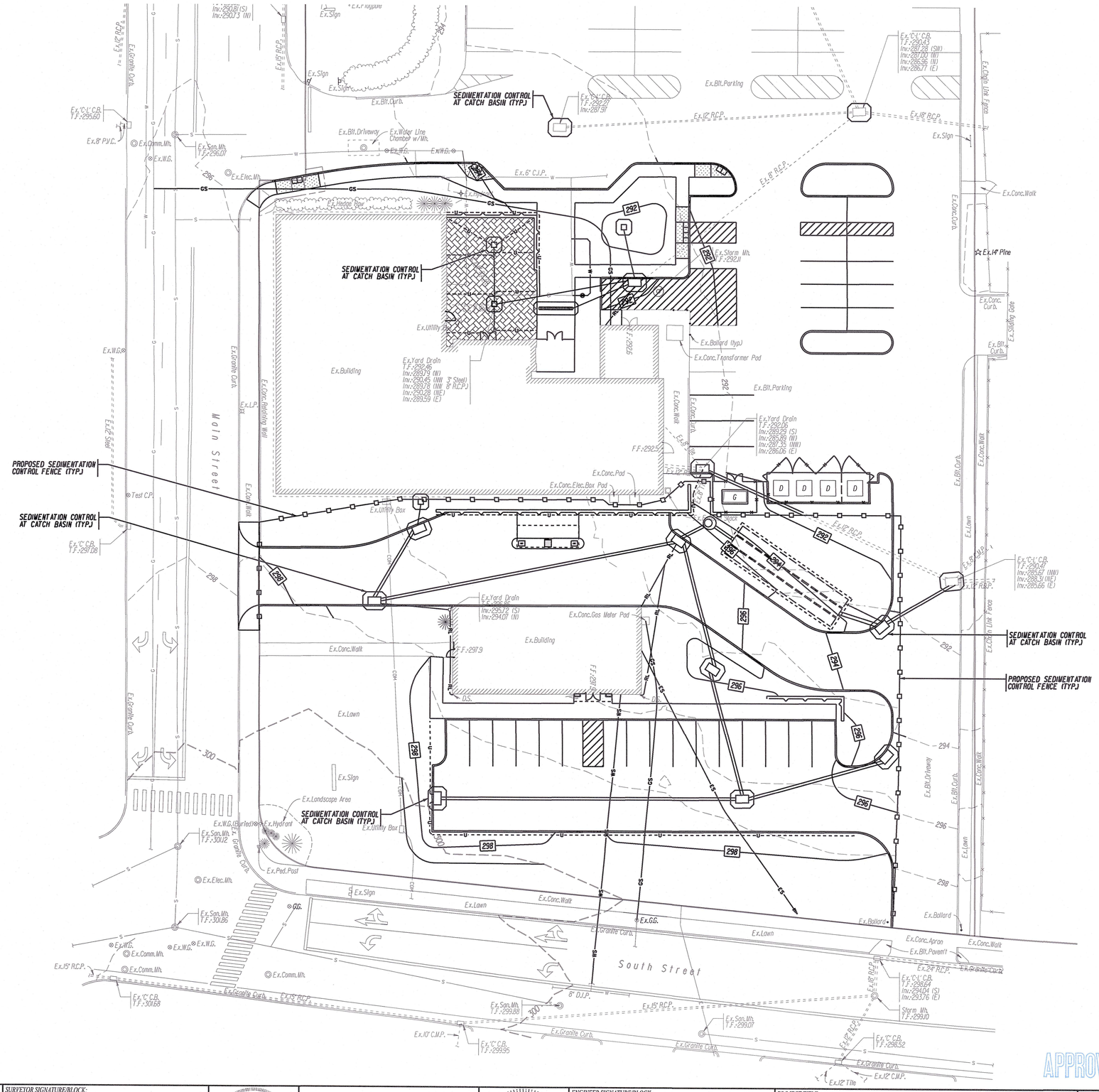
DRAWING NO.: PLN-002

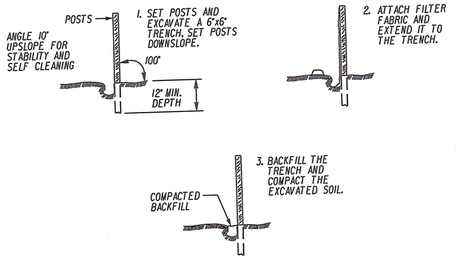
DRAWING TITLE: LAYOUT , SIGNS AND PAVEMENT MARKINGS

SHEET NO.: 6


52 LF.- 8" HDPE @ S=2.35%
RELOCATE P.J.V. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY OF BRISTOL WATER DEPT.
YD *3 T.F.=291.0 INV.=288.57
20 LF.- 8" HDPE @ S=1.0%
CB *9 TYPE "C" T.F.=291.84 INV.=288.37 (N,E,W) INV.=288.79 (S)
CONTRACTOR SHALL VERIFY WATER SERVICE DEPTH WITHIN THE PROPOSED PATIO AREA. IF A MIN. OF 4.5 FT OF COVER CANNOT BE MAINTAINED, THE SERVICE SHALL BE RELOCATED.
Y.D. *2 12" DIA. DRAIN BASIN W/ 12"x12" PEDESTRIAN GRATE T.F.=292.4 INV.=290.3
22 LF.- 8" HDPE @ S=1.0%
133 LF. ACO KLASSIK DRAIN K300 W/ 0.5% SLOPING CHANNELS AND TYPE 847D GRATE T.F.=292.43 INV.=290.81 (OUT)
RESET Ex. Utility Box TO FINISH GRADE
25 LF.- 8" HDPE @ S=9.76%
WOS *1 CONTECH CASCADE SEPARATOR CS-4 T.F.=295.0 INV.=290.5 (SE,SW)
REPLACE Ex. Yard Drain W/ TYPE "C" C.B.
REPLACE FRAME AND GRATE W/ 12"x12" PEDESTRIAN GRATE T.F.=292.3 INV.=290.08 (N) INV.=289.59 (E)
YD *1 T.F.=295.4 INV.=292.57
12 LF.- 8" H.D.P.E. @ S=1.0%
12 LF.- 12" H.D.P.E. @ S=1.0%
CB *1 TYPE "C" T.F.=296.2 INV.=290.62 (NE,W,S) INV.=290.6 (SW)
CB *3 TYPE "C" T.F.=296.2 INV.=292.47 (N) INV.=292.14 (S)
32 LF.- 12" H.D.P.E. @ S=1.0%
REPLACE PORTION OF Ex.12" R.C.P. W/ 40 LF.- 12" D.I.P.
10 LF.- 12" H.D.P.E. @ S=11.5%
DETENTION SYSTEM CULTEC RECHARGER 280HD 3 ROWS OF 7 UNITS EACH INV.=289.35 (IN) INV.=288.67 (4" OUT) INV.=289.0 (15" OUT) BOT. OF UNITS ELEV.=289.5 BOT. OF STONE ELEV.=288.0
19 LF.- 15" H.D.P.E. @ S=7.5%
17 LF.- 4" H.D.P.E. @ S=1.0%
120 LF.- 12" H.D.P.E. @ S=1.0%
32 LF.- 12" H.D.P.E. @ S=2.0%
CB *8 TYPE "C" T.F.=291.63 INV.=288.5 (4") INV.=287.58 (15") INV.=286.3 (12")
CB *2 TYPE "C" T.F.=296.58 INV.=291.82 (N,NE) INV.=293.0 (E)
50 LF.- 12" H.D.P.E. @ S=0.5%
CB *4 TYPE "C-L" T.F.=295.0 INV.=290.87
INV.=293.9
50 LF.- 12" H.D.P.E. @ S=0.5%
31 LF.- 4" PERF. PVC @ S=2.90%
CB *7 TYPE "C" T.F.=294.5 INV.=291.41
57 LF.- 12" H.D.P.E. @ S=0.5%
CB *6 TYPE "C" T.F.=296.33 INV.=292.33 (E) INV.=293.0 (N,S)
CB *5 TYPE "C-L" T.F.=296.1 INV.=291.12
INV.=293.9
116 LF.- 12" H.D.P.E. @ S=1.04%
178 LF.- 4" PERF. PVC @ S=0.5%
113 LF.- 1½" COPPER WATER SERVICE
Main Street
South Street
Ex. Granite Curb
Ex. Concrete Curb
Ex. Bituminous Curb
Ex. Concrete Walk
Ex. Bituminous Walk
Ex. Bituminous Parking
Ex. Building
Ex. Sign
Ex. Utility Pole
Ex. Guy Wire
Ex. Overhead Wires
Ex. Fence
Ex. Gate
Ex. Shed
Ex. Ballard
Ex. Conc. Transformer Pad
Ex. Conc. Gas Meter Pad
Ex. Conc. Elec. Box Pad
Ex. Conc. Pad
Ex. Utility Box
Ex. Utility Vault
Ex. Yard Drain
Ex. Storm Mh. T.F.=292.11
Ex. Sewer Mh. T.F.=299.88
Ex. Sewer Mh. T.F.=299.07
Ex. Sewer Mh. T.F.=301.12
Ex. Sewer Mh. T.F.=301.86
Ex. Sewer Mh. T.F.=296.07
Ex. Sewer Mh. T.F.=292.27
Ex. Sewer Mh. T.F.=299.10
Ex. Sewer Mh. T.F.=299.52
Ex. Sewer Mh. T.F.=292.46
Ex. Sewer Mh. T.F.=290.43
Ex. Sewer Mh. T.F.=290.41
Ex. Sewer Mh. T.F.=290.64
Ex. Sewer Mh. T.F.=290.06
Ex. Sewer Mh. T.F.=295.60
Ex. Sewer Mh. T.F.=297.08
Ex. Sewer Mh. T.F.=301.68
Ex. Sewer Mh. T.F.=299.95
Ex. Sewer Mh. T.F.=296.52
Ex. Sewer Mh. T.F.=296.64
Ex. Sewer Mh. T.F.=299.10
Ex. Sewer Mh. T.F.=292.52
Ex. Sewer Mh. T.F.=292.27
Ex. Sewer Mh. T.F.=296.07
Ex. Sewer Mh. T.F.=296.52
Ex. Sewer Mh. T.F.=296.64
Ex. Sewer Mh. T.F.=290.41
Ex. Sewer Mh. T.F.=290.06
Ex. Sewer Mh. T.F.=295.60
Ex. Sewer Mh. T.F.=297.08
Ex. Sewer Mh. T.F.=301.68
Ex. Sewer Mh. T.F.=299.95

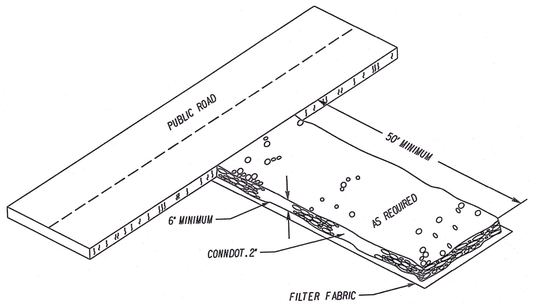

Main Street
South Street
Ex.Sign
Ex.Blt.Curb.
Ex.Blt.Driveway
Ex.Blt.Parking
Ex.Building
Ex.Conc.Walk
Ex.Granite Curb
Ex.Conc.Curb
Ex.Conc.Apron
Ex.Blt.Pavmt
Ex.Ped.Post
Ex.Ballard
Ex.Conc.Transformer Pad
Ex.Conc.Pad
Ex.Conc.Elec.Box Pad
Ex.Conc.Gas Meter Pad
Ex.Yard Drain
Ex.Sliding Gate
Ex.Chain Link Fence
Ex.Bit.Driveway
Ex.Bit.Curb
Ex.Slope
Ex.Stock
SAWCUT
T.F.:291.0
T.F.:292.4
T.F.:292.3
T.F.:291.84
T.F.:292.43
T.F.:292.06
T.F.:295.4
T.F.:296.2
T.F.:296.58
T.F.:295.0
T.F.:291.63
T.F.:296.33
T.F.:296.1
T.F.:294.5
T.F.:297.9
T.F.:282.5
T.F.:299.2
T.F.:292.1
T.F.:292.0
T.F.:297.4
T.F.:297.1
T.F.:296.6
T.F.:296.7
T.F.:297.2
T.F.:297.4
T.F.:297.6
T.F.:297.54
T.F.:297.7
T.F.:298.2
T.F.:297.25
T.F.:296.75
T.F.:296.84
T.F.:296.44
T.F.:296.65
T.F.:296.26
T.F.:296.76
T.F.:296.75
T.F.:297.34
T.F.:296.94
T.F.:297.5
T.F.:297.6
T.F.:297.7
T.F.:297.54
T.F.:297.7
T.F.:297.7
T.F.:297.7


SEDIMENTATION CONTROL AT CATCH BASIN (TYP.)
PROPOSED SEDIMENTATION CONTROL FENCE (TYP.)
Main Street
South Street
Ex.Building
Ex.Conc.Walk
Ex.Lawn
Ex.Bit.Parking
Ex.Bit.Curb.
Ex.Bit.Driveway
Ex.Landscape Area
Ex.Hedge Row
Ex.Utility Box
Ex.Yard Drain
Ex.Conc.Pad
Ex.Conc.Elec.Box Pad
Ex.Conc.Gas Meter Pad
Ex.Conc.Transformer Pad
Ex.Ballard (typ.)
Ex.Sliding Gate
Ex.Chain Link Fence
Ex.Granite Curb.
Ex.Granite Curb Wall
Ex.Retaining Wall
Ex.Sign
Ex.Comm.Mh.
Ex.Elec.Mh.
Ex.Gas Mh.
Ex.San.Mh.
Ex.Storm Mh.
Ex.Water Line Chamber w/Mh.
Ex.W.G.
Ex.Hydrant
Ex.Ped.Post
Ex.Tree
Ex.14" Pine
Test C.P.
Ex.'C' C.B. T.F.=297.06
Ex.'C' C.B. T.F.=301.68
Ex.'C' C.B. T.F.=299.95
Ex.'C' C.B. T.F.=298.52
Ex.'C' C.B. T.F.=295.60
Ex.'C' C.B. T.F.=292.27 Inv.=287.91
Ex.'C' C.B. T.F.=290.43 Inv.=281.28 (SW) Inv.=281.00 (W) Inv.=286.96 (N) Inv.=286.71 (E)
Ex.'C' C.B. T.F.=290.41 Inv.=285.67 (NW) Inv.=288.31 (NE) Inv.=285.66 (E)
Ex.'C' C.B. T.F.=298.64 Inv.=294.04 (S) Inv.=293.76 (E)
Storm Mh. T.F.=299.10
Ex.San.Mh. T.F.=299.88
Ex.San.Mh. T.F.=299.07
Ex.San.Mh. T.F.=301.12
Ex.San.Mh. T.F.=301.86
Ex.San.Mh. T.F.=296.07
Ex.Yard Drain T.F.=292.45 Inv.=289.79 (W) Inv.=290.45 (NW 3" Steel) Inv.=289.78 (NW 18" R.C.P.) Inv.=290.28 (NE) Inv.=289.59 (E)
Ex.Yard Drain T.F.=292.06 Inv.=285.29 (S) Inv.=285.29 (W) Inv.=287.35 (NW) Inv.=286.06 (E)
Ex.Yard Drain T.F.=295.72 Inv.=294.09 (N) Inv.=295.72 (S) Inv.=294.07 (N)
F.F.=292.5
F.F.=297.9
F.F.=297.8
F.F.=292.6
Ex.12" R.C.P.
Ex.18" R.C.P.
Ex.24" R.C.P.
Ex.15" R.C.P.
Ex.8" P.V.C.
Ex.10" C.M.P.
Ex.12" C.M.P.
Ex.12" Tile
8" D.I.P.
Ex.18" D.I.P.
Ex.Gas Line
Ex.Overhead Wires
Ex.Curb Cut
Ex.Concrete Apron
Ex.Bit.Pavement
Ex.Granite Curb
Ex.Ballard
Ex.Lawn
Ex.Conc.Walk
Ex.Conc.Curb
Ex.Conc.Apron
Ex.Bit.Curb
Ex.Bit.Driveway
Ex.Chain Link Fence
Ex.Conc.Curb.
Ex.Conc.Walk
Ex.Bit.Curb.
Ex.Bit.Pavement
Ex.Granite Curb
Ex.Lawn
Ex.Conc.Walk
Ex.Ballard
Ex.Conc.Apron
Ex.Bit.Pavement
Ex.Granite Curb
Ex.Lawn
Ex.Conc.Walk
Ex.Granite Curb.
Ex.Granite Curb.
Ex.Granite Curb.



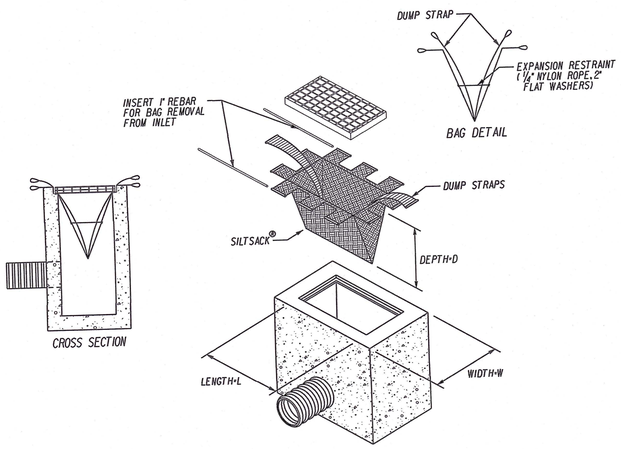
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE

NOT TO SCALE



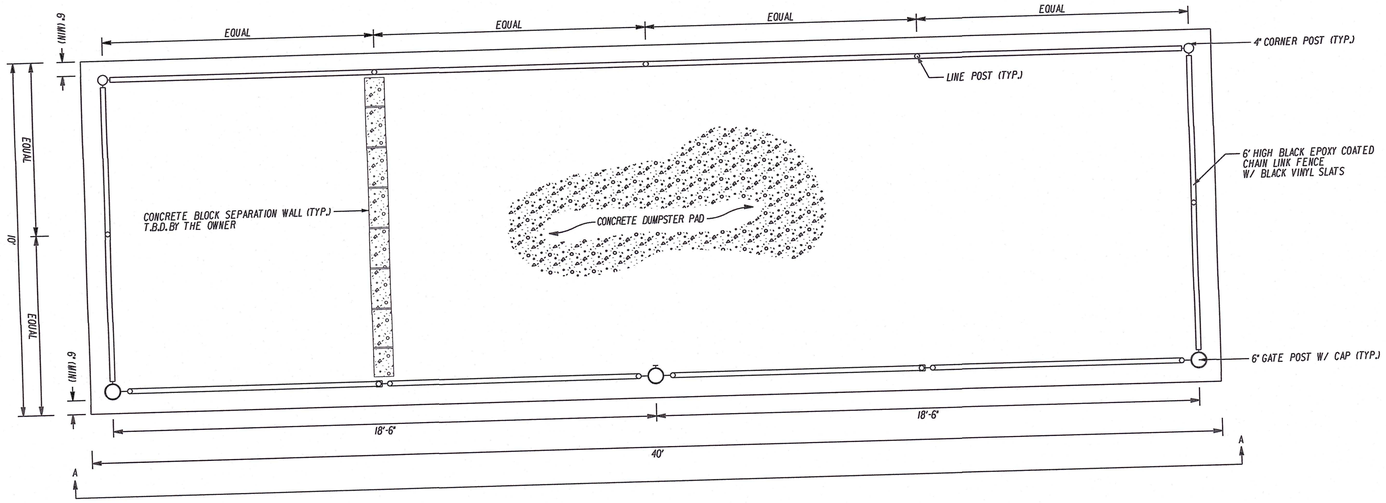
CONSTRUCTION ENTRANCE PAD

NOT TO SCALE

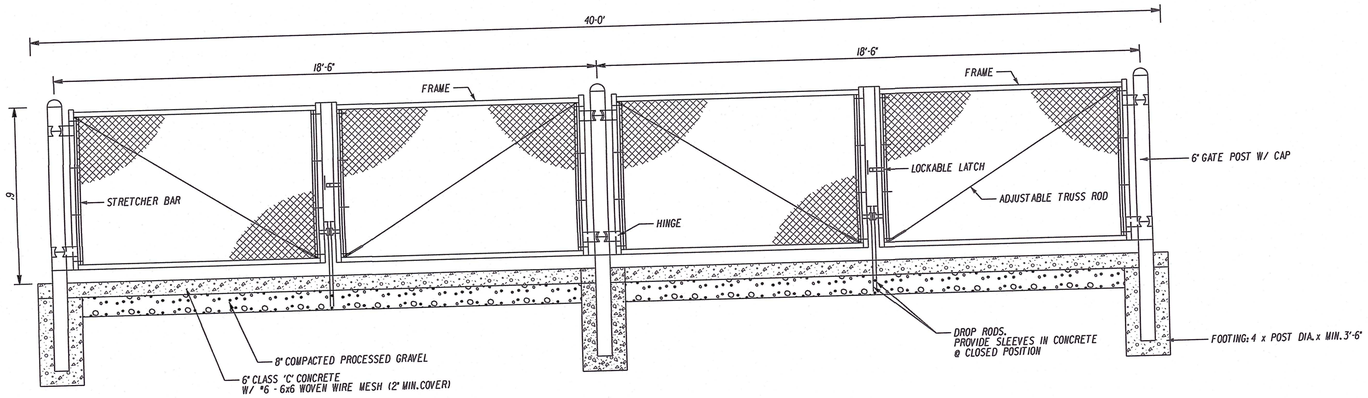


SEDIMENTATION CONTROL AT CATCH BASIN

NOT TO SCALE



PLAN



SECTION A-A

DUMPSTER PAD DETAIL

NOT TO SCALE

APPROVED

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS; REVISED 5/12/21
1	5-10-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 4/23/21

DATE: FEBRUARY 19, 2021

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

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

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

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

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

SITE PLAN MODIFICATION

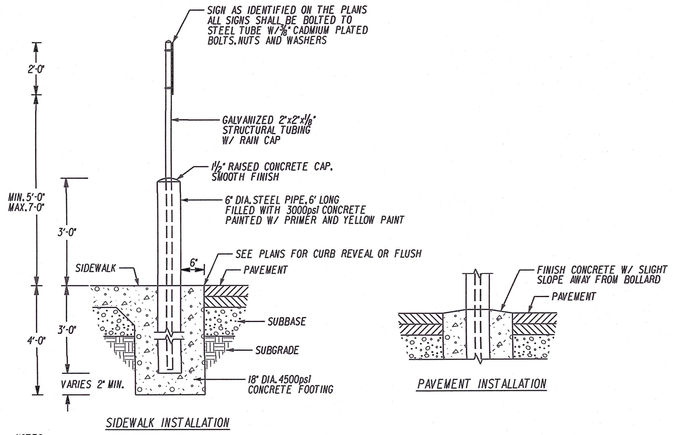
10 MAIN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 96-1

DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS

SHEET NO.: 10



SIDEWALK INSTALLATION

PAVEMENT INSTALLATION

NOTES:

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

BOLLARD / SIGN BOLLARD
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING PERMIT REQUIRED

VIOLATORS WILL BE FINED $100 MIN. PENALTY

LEGEND - WHITE
BACKGROUND - BLUE

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
2.00	12X24		1	.080

VAN ACCESSIBLE

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

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

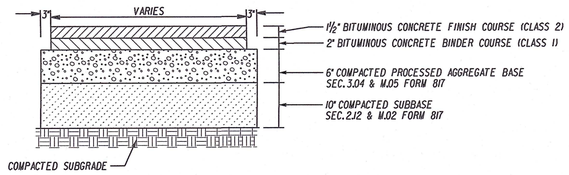
AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
5.19	30	31-0552	1	.080

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

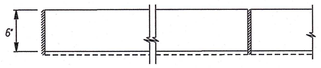
NO PARKING
SHIPPING & RECEIVING ONLY

LEGEND - RED
BACKGROUND - WHITE

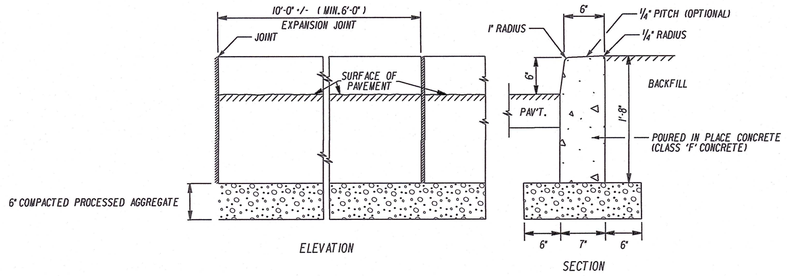
AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
1.50	12X18		1	.080



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



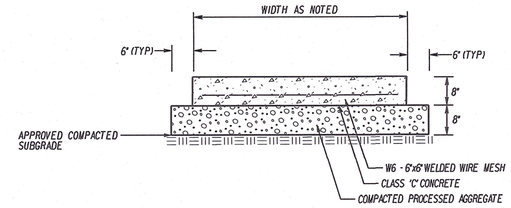
PLAN



ELEVATION

SECTION

CONCRETE CURBING
NOT TO SCALE



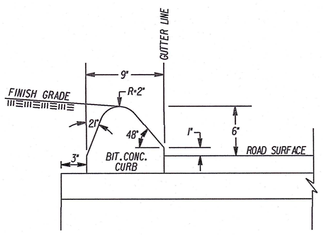
CONCRETE ATM PAD SECTION
NOT TO SCALE

CAR ACCESSIBLE SPACE

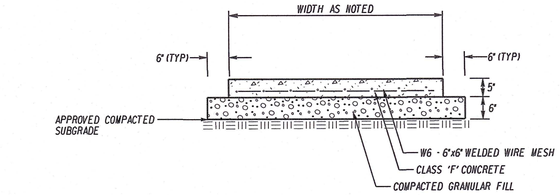
VAN ACCESSIBLE SPACE

NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



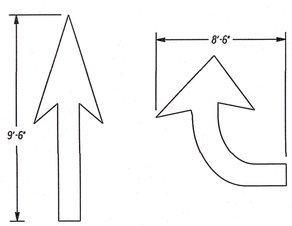
CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

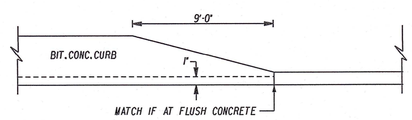
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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



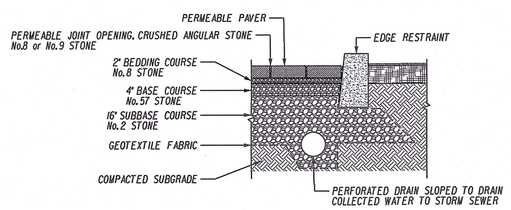
SYMBOL OF ACCESS PARKING SPACE MARKING (TO COMPLY WITH CT.PA.*16-78)
NOT TO SCALE



PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING TAPER
NOT TO SCALE



NOTE: STONE SHALL CONFORM TO ASTM D 448

PERMEABLE PAVER SECTION
NOT TO SCALE

APPROVED

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DATE: FEBRUARY 19, 2021

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

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

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Surveyors and Engineers

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0008122 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

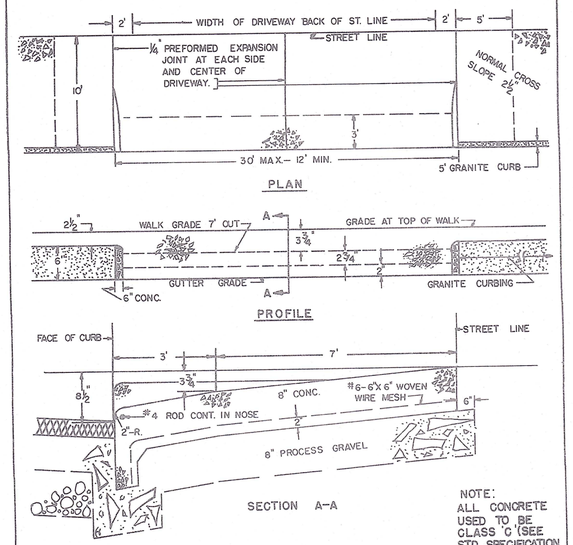
PROJECT TITLE:
SITE PLAN MODIFICATION
10 MAIN STREET
BRISTOL, CONNECTICUT

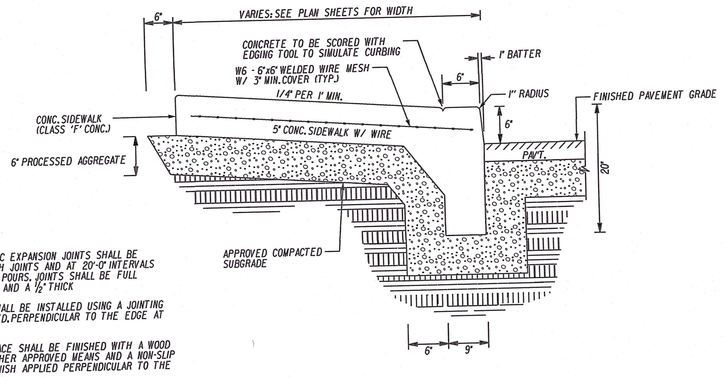
ASSESSOR'S MAP/LOT: 30 / 96-1

DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS

DRAWING NO. MISC-002

SHEET NO. 11

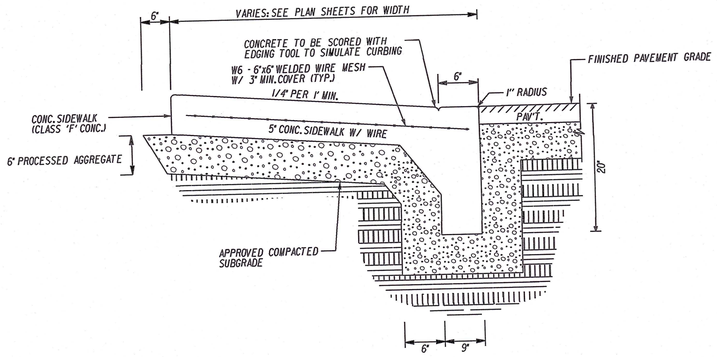




NOTES:

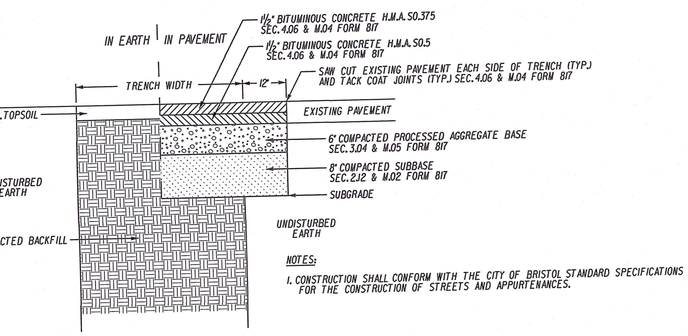
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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

W/ 6" CURB REVEAL



FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE

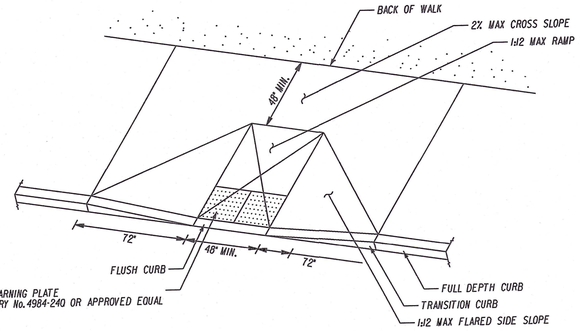


NOTES:

1. CONSTRUCTION SHALL CONFORM WITH THE CITY OF BRISTOL STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF STREETS AND APPURTENANCES.

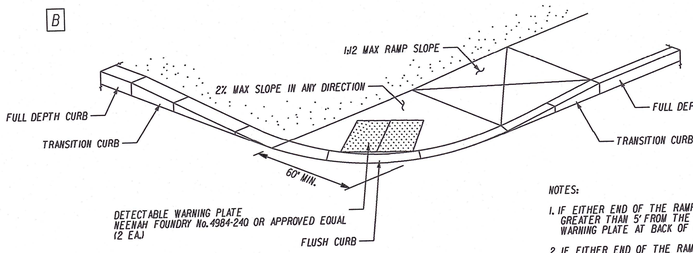
TRENCH RESTORATION DETAIL
NOT TO SCALE

A



DETECTABLE WARNING PLATE
NEENAH FOUNDRY No. 4984-240 OR APPROVED EQUAL
(2 EA.)

B

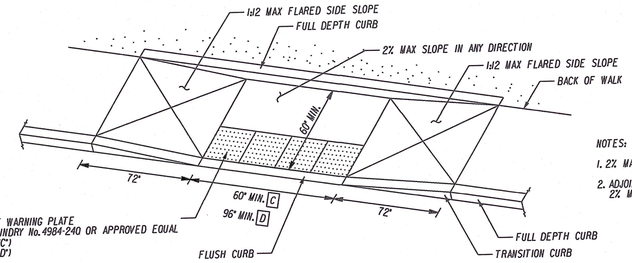


DETECTABLE WARNING PLATE
NEENAH FOUNDRY No. 4984-240 OR APPROVED EQUAL
(2 EA.)

NOTES:

1. IF EITHER END OF THE RAMP BOTTOM GRADE BREAK ARE GREATER THAN 5' FROM THE BACK OF CURB, PLACE DETECTABLE WARNING PLATE AT BACK OF CURB AS SHOWN.
2. IF EITHER END OF THE RAMP BOTTOM GRADE BREAK ARE LESS THAN 5' FROM THE BACK OF CURB, PLACE DETECTABLE WARNING PLATE ON RAMP RUN WITHIN ONE DOME SPACING FROM THE BOTTOM GRADE BREAK.

C & D



DETECTABLE WARNING PLATE
NEENAH FOUNDRY No. 4984-240 OR APPROVED EQUAL
(2 EA. FOR "C")
(4 EA. FOR "D")

NOTES:

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

SIDEWALK RAMPS
NOT TO SCALE

APPROVED

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS; REVISED 5/12/21
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DATE: FEBRUARY 19, 2021

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
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STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0026926 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

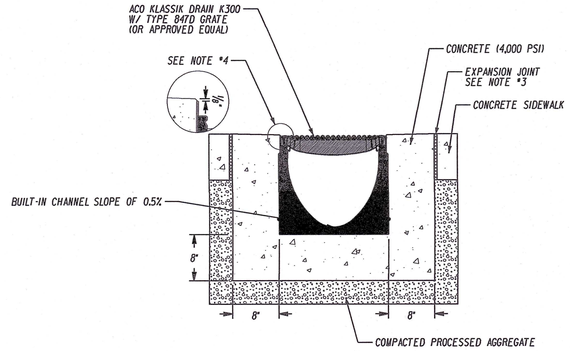
PROJECT TITLE:
SITE PLAN MODIFICATION
10 MAIN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 96-1

DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS

DRAWING NO. MISC-003

SHEET NO. 12



NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED.CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.ENGINEERING ADVICE MAY BE REQUIRED.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX.1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. REFER TO LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

TRENCH DRAIN SECTION
NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTHS

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

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

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

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

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

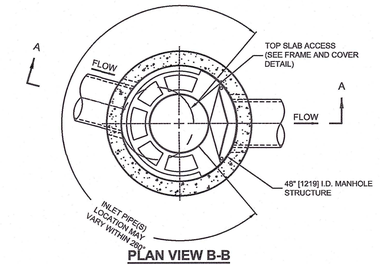
PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16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

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

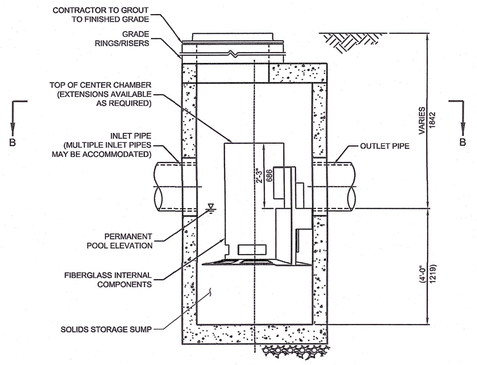
NOTES:

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

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WQS #1
WATER QUALITY FLOW RATE (cfs [L/s])	0.25 cfs
PEAK FLOW RATE (cfs [L/s])	4.7 cfs
RETURN PERIOD OF PEAK FLOW (yrs)	25 yr
RIM ELEVATION	295.0

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	290.5		12" HDPE
INLET PIPE 2			
OUTLET PIPE	290.5		12" HDPE

NOTES / SPECIAL REQUIREMENTS:



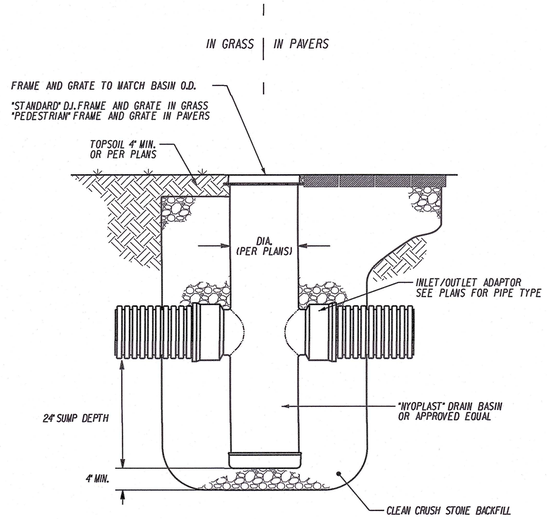
FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

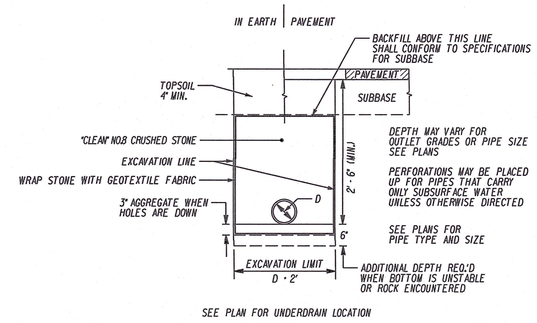
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.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

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

CS-4
CASCADE SEPARATOR
STANDARD DETAIL



YARD DRAIN
NOT TO SCALE



APPROVED

UNDERDRAIN
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS; REVISED 5/12/21
1	5-10-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 4/23/21

DATE: FEBRUARY 19, 2021
SCALE: AS NOTED

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

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

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

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

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
10 MAIN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 96-1

DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS

DRAWING NO. MISC-004

SHEET NO. 13

I:\COMMON\CAD\TREATMENT\21 CASCADE\40 STANDARD DRAWINGS\DWG\CS-4-DTL.DWG 12/2/2019 9:34 AM

CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL
CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS
1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 21 INCHES (525 mm) HDPE.
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" [286 mm] AND HEIGHT OF 11.5" [292 mm]. THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES [311 mm].
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT3 / FT (0.565 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT³ / UNIT (1.205 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 280HD CHAMBER WILL SEVENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 280SHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
17. THE RECHARGER 280IHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
18. THE RECHARGER 280EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2015 CERTIFIED FACILITY
24. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS
1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

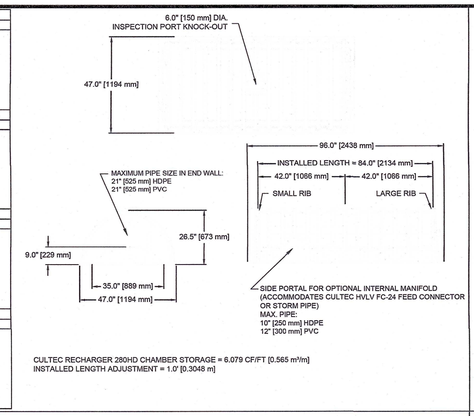
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

MODEL 280RHD STAND ALONE	
SMALL RIB	LARGE RIB
MODEL 280SHD STARTER	
SMALL RIB	LARGE RIB
MODEL 280IHD INTERMEDIATE	
SMALL RIB	LARGE RIB
MODEL 280EHD END	
SMALL RIB	LARGE RIB

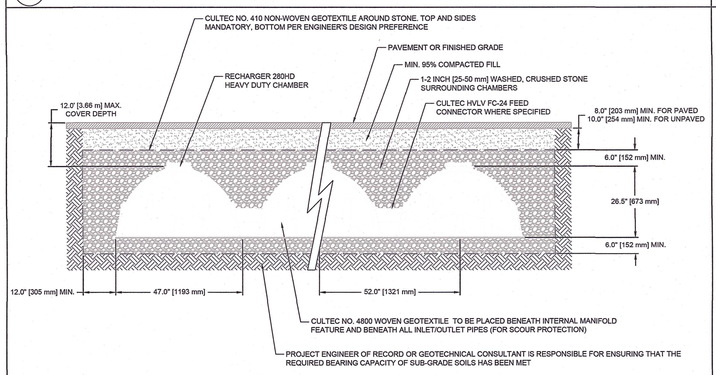


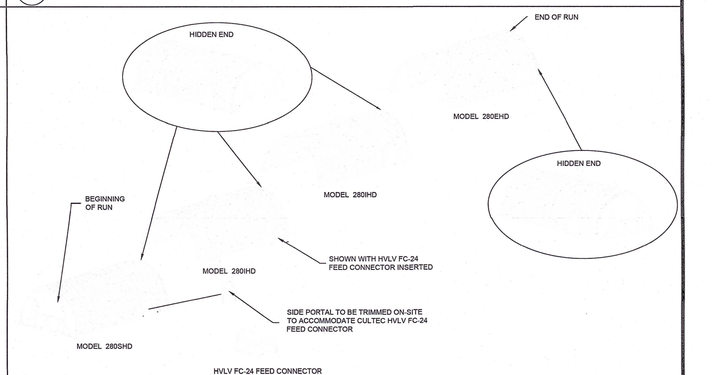
CULTEC RECHARGER 280HD CHAMBER STORAGE = 6.079 CF/FT [0.565 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.0' [0.3048 m]

LARGE RIB END DETAIL	SMALL RIB END DETAIL
MODEL 280RHD STARTER UNITS ARE USED AS SINGLE STAND ALONE SECTIONS.	MODEL RHD
MODEL 280SHD STARTER UNITS ARE USED TO BEGIN A LINE.	MODEL SHD
MODEL 280IHD INTERMEDIATE UNITS ARE USED AS MIDDLE SECTIONS TO EXTEND THE LENGTH OF A LINE.	MODEL IHD
MODEL 280EHD END UNITS ARE USED TO END THE LENGTH OF A LINE.	MODEL EHD

280HD 2.0 **CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW**

280HD 3.0 **CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION**

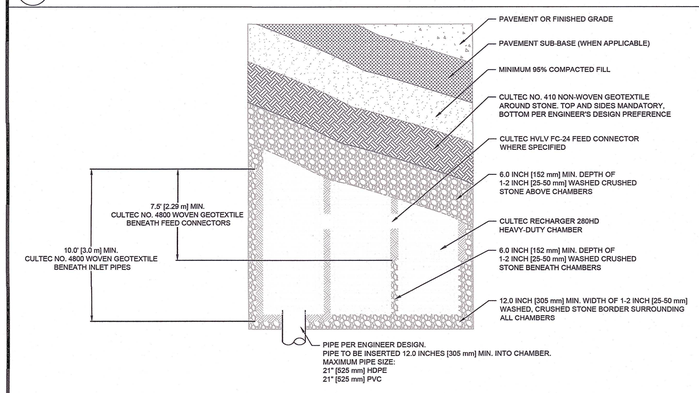


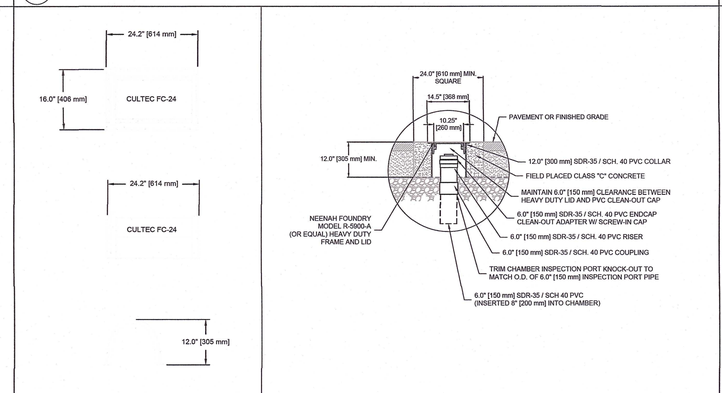


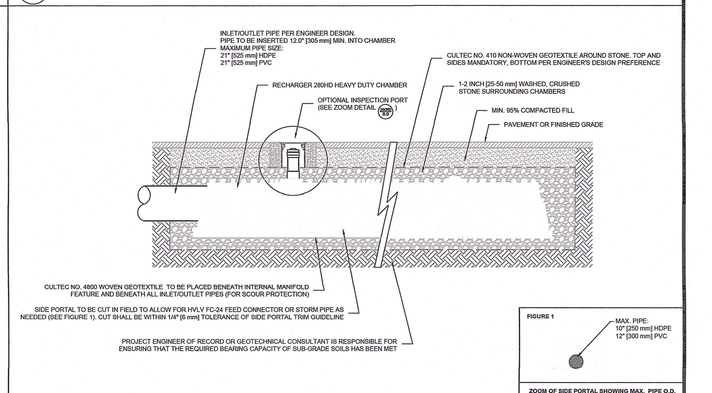
280HD 1.0 **GENERAL NOTES**

280HD 4.0 **CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION**

280HD 5.0 **CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK**







280HD 6.0 **CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW**

280HD 7.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**

280HD 8.0 **OPTIONAL INSPECTION PORT - ZOOM DETAIL**

280HD 9.0 **CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL**

CULTEC, Inc.
Subsurface Stormwater Management Systems
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PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 280HD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER			
PROJECT NO:		DATE:	2019
DRAWN BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

APPROVED

REV.	DATE	REVISION DESCRIPTION
2	9-2-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS; REVISED 5/12/21
1	5-10-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 4/23/21

DATE: FEBRUARY 19, 2021
SCALE: AS NOTED

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

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N. 0026235 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
10 MAIN STREET
BRISTOL, CONNECTICUT

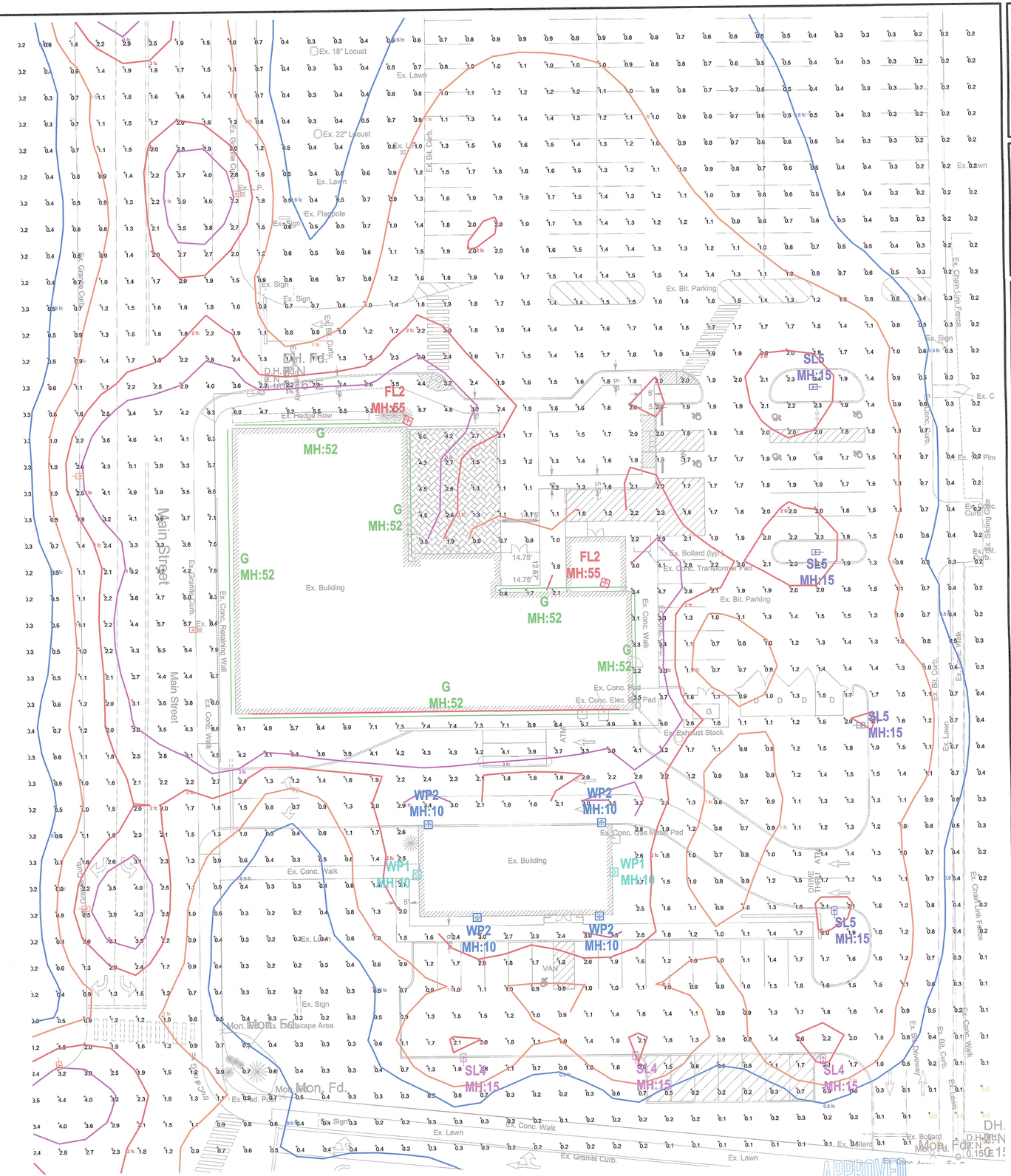
ASSESSOR'S MAP/LOT: 30 / 96-1
DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS
DRAWING NO. MISC-005
SHEET NO. 14

EXTERIOR LIGHTING SCHEDULE							
QTY.	SYMBOL	LABEL	TAG	DESCRIPTION	LUM. WATTS	LUM. LUMENS	LLF
2		FL2	SpecGrade	AFL-400-40K-45-V01-xx-xx-NDIM-xx	440	60044	0.900
115		G	i2 Systems	G48-05W-40K-S-1-V-O-x-xxx	20	1164	0.900
3		SL4	McGraw-Edison	GLEON-SA1A-740-U-T4FT	34	4909	0.900
4		SL5	McGraw-Edison	GLEON-SA1C-740-U-5WQ	59	7800	0.900
2		WP1	McGraw-Edison	IST-SA1A-740-U-T4FT	20.1	2762	0.900
4		WP2	McGraw-Edison	IST-SA1A-740-U-T2	20.1	2772	0.900

- EXISTING CITY LIGHTS

LIGHTING NOTES

1. ALL LIGHT LOCATIONS SHOWN ARE NEW. CITY LIGHTS ARE EXISTING AND ARE SHOWN FOR IMPACT TO PROPOSED LIGHTING.
2. CONTRACTOR TO LOCATE ANY UNDERGROUND UTILITIES WHICH MAY BE IN CONFLICT WITH THE INDICATED LAYOUT.
3. NEW POLE LIGHTS TO BE PROVIDED WITH MATCHING SQUARE STEEL POLES ON PRECAST CONCRETE BASE SET TO BELOW FROST LEVEL
4. MH = MOUNTING HEIGHT OF LIGHT FIXTURE SHOWN



1 L1.0 **SITE LIGHITNG PLAN**
1" = 20'-0"

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SITE PLAN MODIFICATION

10 MAIN STREET

BRISTOL, CONNECTICUT

Project #: 2073

Revisions

Issue Dates:

PLANNING AND ZONING
MARCH 16TH, 2021

LIGHTING PLAN

L1.0

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SYMBOL - WP1 / WP2

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Typical Applications

Outdoor • Wall Mount • Walkways

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications

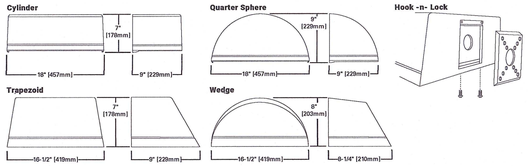
Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

- Enlighted
- WaveLinx

Dimensional Details

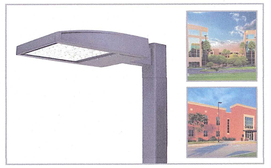


COOPER Lighting Solutions

PS500004EN page 1
January 7, 2021 11:25 AM

SYMBOL - SL4 / SL5

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

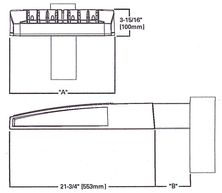
Product Certifications

Product Features

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-3/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions

PS500020EN page 1
October 30, 2020 11:03 AM

SYMBOL - FL2

SPECGRADE LED
PRECISE, HIGH-OUTPUT LIGHTING

THE POLARIS

LED FLOOD LIGHT

400W, 500W, 600W & 800W
REPLACES UP TO A 1500-WATT METAL HALIDE FIXTURE

PROJECT
CATALOG #
TYPE



- Proprietary Thermal Management System
- Full Range of Optics for a Wide Variety of Applications
- Multiple Lumen Packages
- Protective UV Stabilized Powdercoat Finish
- IP-66 Weather Resistant
- Industry-Leading 10-Year LED Board Warranty
- 0-10V & DALI Dimming Available

POWER	PRECISION	ENGINEERING
Replaces Up To a 1500W Metal Halide Fixture	Eight Custom-Engineered Optics that Offer Precisely Directed Light	Advanced Double Folded Aluminum Fins Deliver Maximum Thermal Management

ORDERING INFORMATION

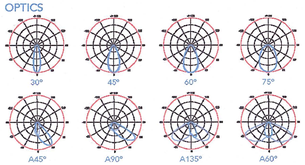
EXAMPLE PART #: AFL - 500 - 40K - E00 - V01 - BL - TL - VDIM - BDC

AFL

SERIES	WATTS	CCT	OPTICS	INPUT PWR	FINISH	MOUNTING	DIMMING	OPTIONS
AFL	400	35K	30	V01 | 110-277V	BL	TL | Tilt Bracket	NDIM | No Dimming	SP-10 | Surge Protector 10kA
	500	40K	45	V04 | 347/480V	WT	HT | Horizontal Tenon	VDIM | 0-10V Dimming	SP-20 | Surge Protector 20kA
	600	50K	60		RAL	SB | Straight Bracket	DDIM | DALI Dimming	PC | Photocell
	800		75			CM | Cable Mount		NAT | Natatorium
			A45					BDC | NEMA
			A90					GS | Glare Shield
			A135					SF14 | Slipfitter for 2-3/8" Tenon: 400W - 600W
			A60					SF30 | Slipfitter for 2-7/8" Tenon: 800W
								SYN | Synapse Wireless

NOTES
- 74 CRI Standard
- Custom RAL Colors Require Additional Costs & Lead Times

OPTICS



LUMEN CHART

	3500K	4000K	5000K
400W	54,000 lm	56,000 lm	59,000 lm
500W	67,500 lm	70,000 lm	72,500 lm
600W	81,000 lm	84,000 lm	87,000 lm
800W	108,000 lm	112,000 lm	116,000 lm

Typical delivered lumen data is approximate. Actual lumens will vary due to installation environment and beam pattern. Please see IES file.

Due to continuous improvement and innovation, product appearance and specifications may change without notice. Actual performance may differ as a result of end-user environment and application.

TOLL-FREE: 888-410-5337 | FAX: 614-868-5344 | © 2018 SpecGradeLED

www.SpecGradeLED.com

SYMBOL - G



GRAPHITE™

System

High Performance & Small Form Factor Linear LED Grafiks for Outdoor Lighting of 3kW & 24K

STATICWHITE

PERFORMANCE

3000K LUMEN DATA

Zydex Watts/ft	Delivered Lumens/ft	
	80CRI	90CRI
5	395	331
6	464	392
7	533	486
8	602	535
9	671	611
10	770	682
11	844	726
12	913	802
13	1007	865
14	1110	985

Luminaire performance based on 42" CS-basin LED module @3000K

LUMEN FACTOR

Output/Factory CCT	Multiplier
1825K	0.70
2000K	0.70
2200 K	0.81
2700 K	0.96
3000 K	1.00
3500 K	1.05
4000 K	1.05
4500 K	1.05
5000 K	1.05
5700 K	1.05
6500K	1.05

MAX RUN/FEED

watts/ft	max. runs-each	
	120-volt	277-volt
5	100FT	100FT
6	100FT	100FT
7	100FT	100FT
8	96FT	100FT
9	90FT	100FT
10	78FT	100FT
11	64FT	100FT
12	56FT	100FT
13	48FT	100FT
14	40FT	100FT

FEATURES & BENEFITS

- ACTIVE THERMAL MANAGEMENT — Protects electronics against damage from extreme heat
- RUGGED DESIGN — Aircraft grade aluminum construction with integral anodized finish
- IP66 DESIGN — Outdoor rated
- PLUG & PLAY — 120-277 VAC, 6" increments
- PROGRAMMABLE OUTPUTS — Up-to 1300 lm/ft

DOWNLOAD IES FILES | DOWNLOAD LUMA-LITE SPEC | DOWNLOAD WASH-DOWN SPEC

SPECIFICATION CODE BUILDER

EXAMPLE: G-09W-35K-H-1-V-O-B-AJ1

Series	Power	CCT	CRI	Beam	Controls	Rating
G	05W	18K - 1800K	S - Standard (82+)	1 - 10°	V - 0-10V	O - Outdoor
	06W	20K - 2000K	H - High (92+)	3 - 20°	L - Lutron Ecosystem**	
	07W	22K - 2200K		6 - 65°		
	08W	27K - 2700K		8 - 82°		
	09W	30K - 3000K		O - 120°		
	10W	35K - 3500K				
	11W	40K - 4000K				
	12W	45K - 4500K				
	13W	50K - 5000K				
	14W	57K - 5700K				
		65K - 6500K				
		R - Red				
		G - Green				
		B - Blue				
		A - Amber				

Fin 2in

Mounting
B - Black Anodized
S - Silver Anodized
C - Paint to* (LAST)
RAL COLOR TABLE

Mounting
AJ1 - Adjustable
FS1 - Low Profile Fixed
FS2 - Low Profile Fixed /Spacer
FS3 - Bottom Profile Fixed
EX1-A RH1-03 - 3" Extension Arm
EX1-A RH1-06 - 6" Extension Arm
EX1-A RH1-12 - 12" Extension Arm

*Fin 2in only offered in 120-277. *Contact i2Systems for custom finish or RAL

i2Systems | i2Systems® 2150 Boswell Road Chula Vista, CA 91914-3581 | 619.420.1133 | sales@i2systems.com | www.i2systems.com Build: G-09W-35K-H-1-V-O-B-AJ1

PAGE 1 of 5

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Revisions

Issue Dates:

PLANNING AND ZONING
MARCH 16TH, 2021

SITE PLAN MODIFICATION

10 MAIN STREET

BRISTOL, CONNECTICUT

Project #: 2073

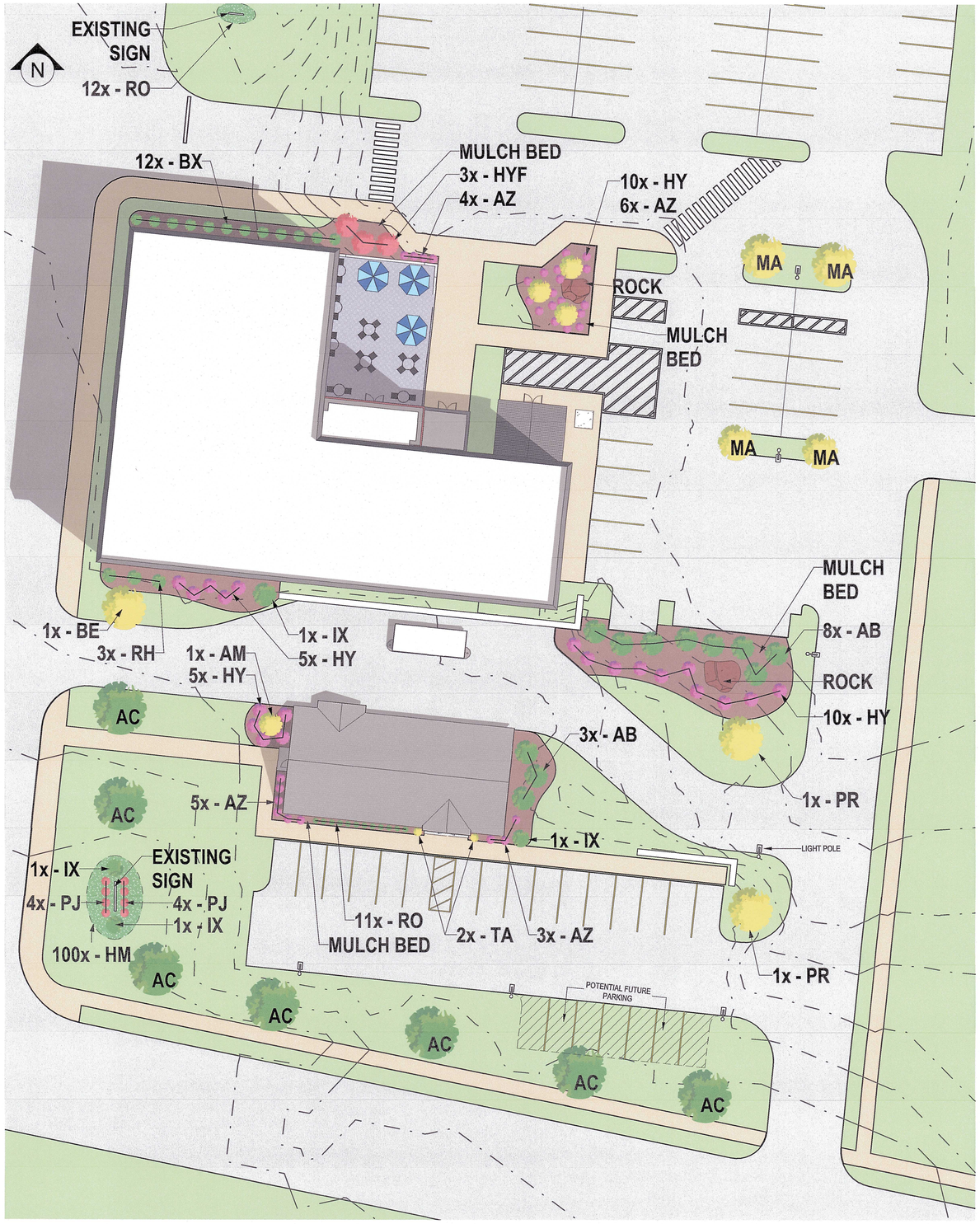
LIGHT FIXTURE CUT SHEETS

L1.1

PLANTING SCHEDULE			
PLANTING MARK	QTY	PLANTING TYPE	MIN. SIZE
AB	11	THUJA PLICATA - GREEN GIANT ARBORVITAE	6' - 7'
AC	7	ACER RUBRUM RED SUNSET - MAPL OR CRATAEGUS VIRIDIS WINTER KING - HAWTHORNE (IF AVAILABLE)	2" - 2-1/2"
AM	1	AMELANCHIER CANADENSIS - AUTUMN BRILLIANCE SHADBLOW	8' - 10'
AZ	18	AZALEA TRADITION	3 GAL.
BE	1	BETULA NIGRA HERITAGE - BIRCH	10' - 12'
BX	12	BUXUS SEMPERVIRENS - WINTER GEM BOXWOOD	5 GAL.
CO	3	CORNUS FLORIDA CHEROKEE PRINCESS - DOGWOOD	1-3/4" - 2"
HM	100	HEMEROCALLIS STELLA DE ORO	1 GAL.
HY	30	HYDRANGEA PANICULATA BOBO	5 GAL.
HYF	3	HYDRANGEA PANICULATA QUICK FIRE - HYDRANGEA	5 GAL.
IX	4	ILEX CRENATA STEEDS - HOLLY	2-1/2" - 3"
MA	4	MALUS FLORIBUNDA - CRABAPPLE	1-1/2" - 2"
PJ	8	RHODODENDRON PJM	2" - 2-1/2"
PR	2	PRUNUS INCAM OKAME - CHERRY	2-1/2" - 3"
RH	3	RHODODENDRON CATAWBIENSE NOVA ZEMBLA	2" - 2-1/2"
RO	23	ROSA X PINK DRIFT ROSE	3 GAL.
TA	2	TAXUS MEDIA HICKSII - YEW	2" - 2-1/2"

PLANTING NOTES:

1. ALL PLANTING SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR TOADS, BRIDGES AND INCIDENTAL CONSTRUCTION, 2004 (OR LATEST) EDITION.
2. ALL AREAS NOTED TO RECEIVE LAWN GRASS SHALL BE HYDROSEEDED WITH A NATIVE GRASS MIX; PROVIDE MIN 6" TOP SOIL FOR ALL LAWN SEEDED AREAS UNLESS OTHERWISE NOTED ON CIVIL ENGINEERING DRAWINGS.
3. ALL PLANTINGS SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF FINISHED ACCEPTANCE OF PLANTING.
4. REFER TO PLANTING DETAILS ON THIS SHEET FOR APPROVED PLANTING DETAILS FOR TREES, SHRUBS AND GROUND COVER.
5. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY UNDERGROUND UTILITIES WHICH MAY IMPACT THE PROPOSED PLANTING PLAN.
6. PLANT MAINTENANCE MUST BEGIN IMMEDIATELY AFTER PLANTING; LAWN AREAS TO BE IRRIGATED BY CONTRACTOR UNTIL LAWN GRASS IS ESTABLISHED.
7. PROVIDE 4" MULCH COVER MIN. IN LOCATIONS AS NOTED AS A MULCH BED; 12" MIN TOPSOIL AT PLANTING BEDS.



1 L2.0 **LANDSCAPING PLAN**
1" = 20'-0"

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SITE PLAN MODIFICATION

10 MAIN STREET

BRISTOL, CONNECTICUT

Project #: 2073

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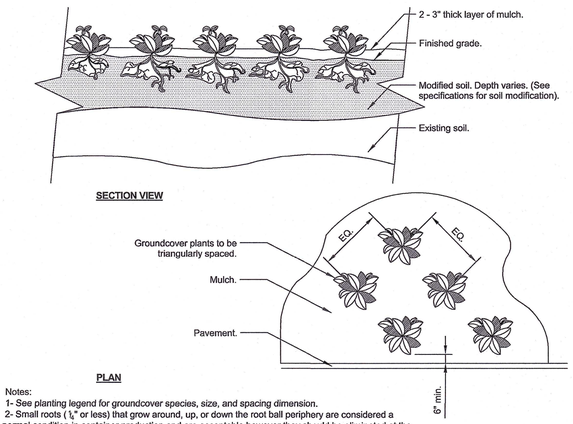
PLANNING AND ZONING
MARCH 16TH, 2021

LANDSCAPING PLAN

L2.0

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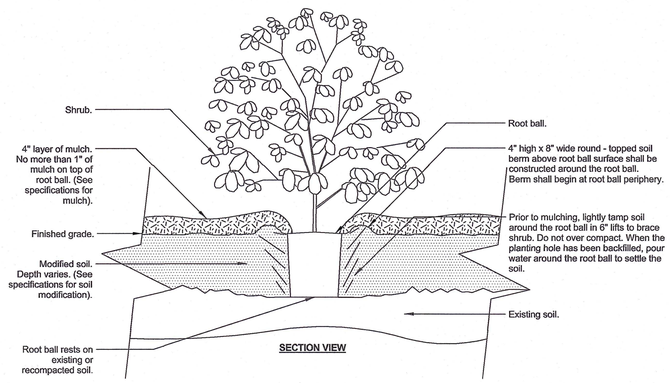
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Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER
3/4" = 1'-0"

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OPEN SOURCE FREE TO USE

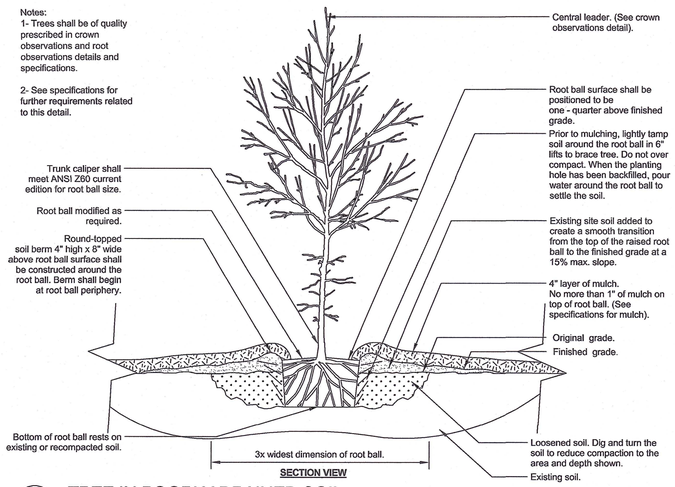


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

3 SHRUB - MODIFIED SOIL
3/4" = 1'-0"

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2 TREE IN POORLY DRAINED SOIL
1/2" = 1'-0"

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PLANTING NOTES:

1. ALL PLANTING SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR TOADS, BRIDGES AND INCIDENTAL CONSTRUCTION, 2004 (OR LATEST) EDITION.
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7. PROVIDE 4" MULCH COVER MIN. IN LOCATIONS AS NOTED AS A MULCH BED; 12" MIN TOPSOIL AT PLANTING BEDS.

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SITE PLAN MODIFICATION

10 MAIN STREET

BRISTOL, CONNECTICUT

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LANDSCAPING DETAILS

L2.1



2 L3.0 **OFFICE BUILDING - ENTRANCE ELEVATION (NORTH)**
3/16" = 1'-0"



1 L3.0 **OFFICE BUILDING - CAFE ELEVATION (EAST)**
3/16" = 1'-0"

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OFFICE BUILDING ELEVATIONS

L3.0

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1 / L3.1 VIEW OF PROPOSED PATIO LOOKING SOUTH WEST
SCALE: N/A

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SITE PLAN MODIFICATION

10 MAIN STREET

BRISTOL, CONNECTICUT

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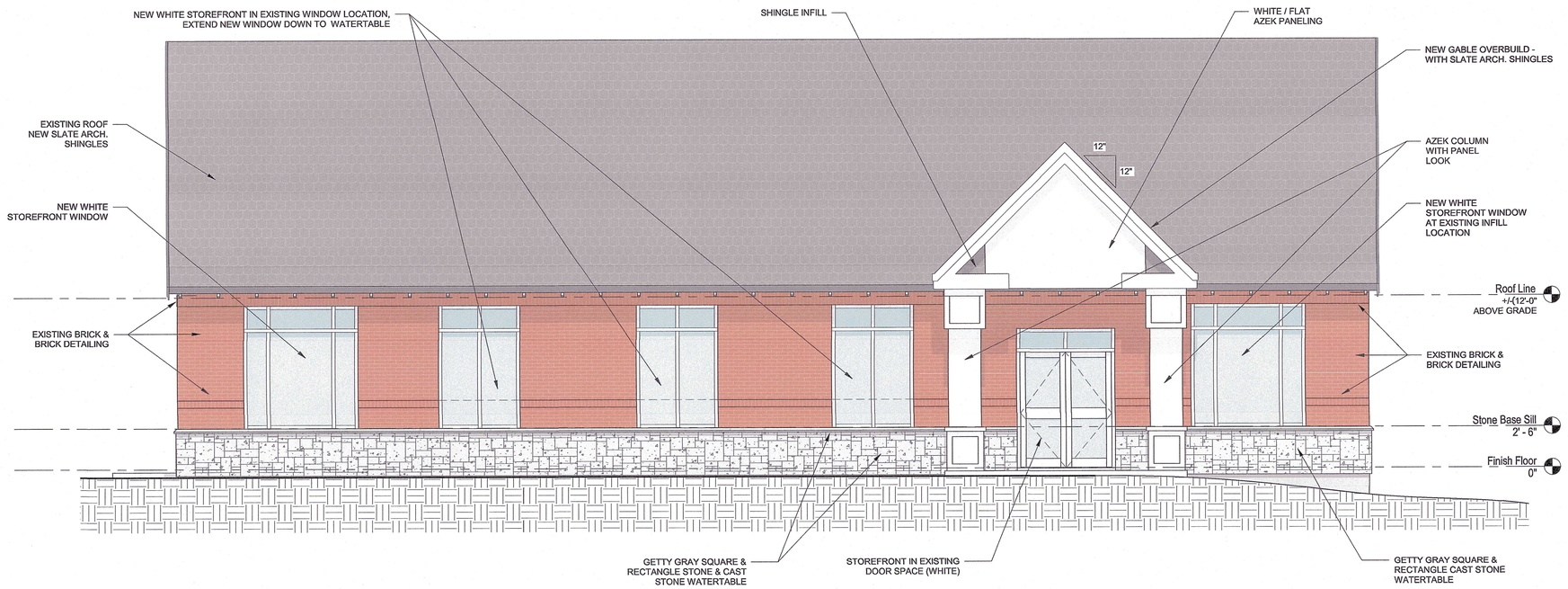
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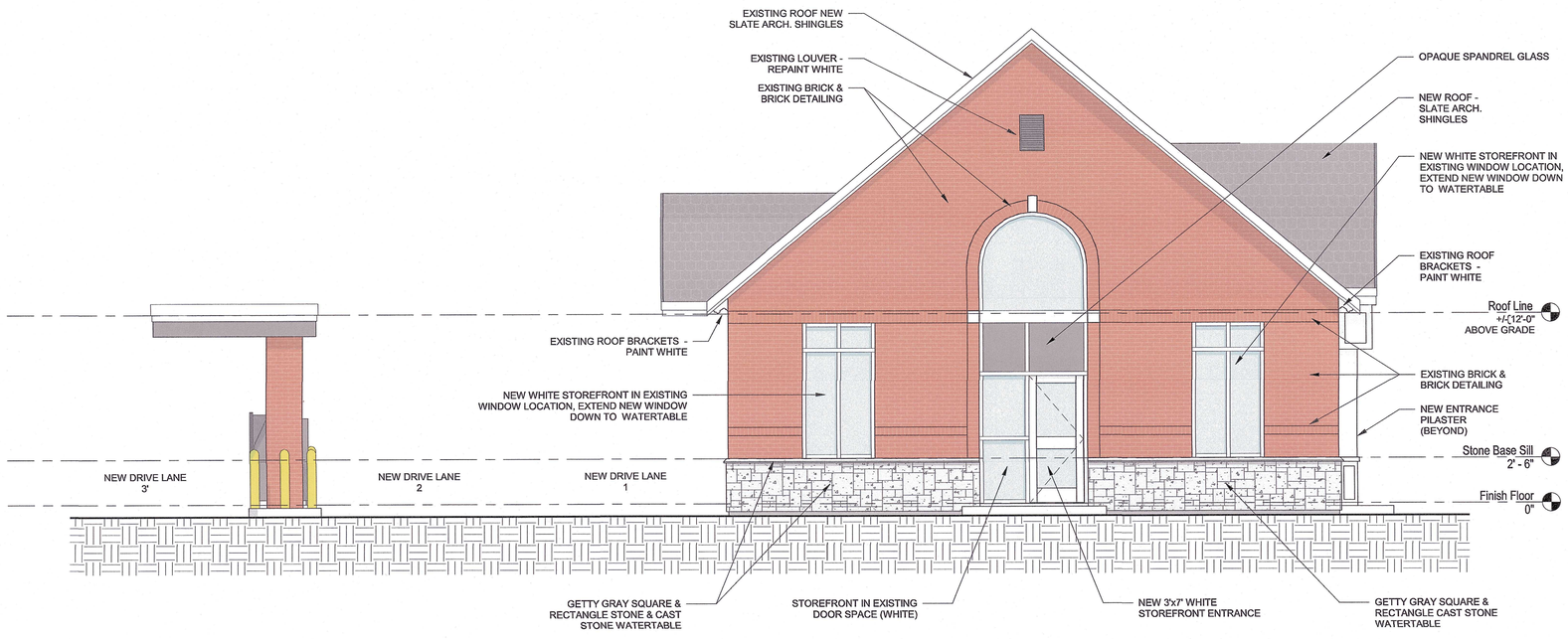
OFFICE BUILDING RENDERING

L3.1

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2 L4.0 **SOUTH STREET ELEVATION (SOUTH)**
1/4" = 1'-0"



1 L4.0 **MAIN STREET ELEVATION (WEST)**
1/4" = 1'-0"

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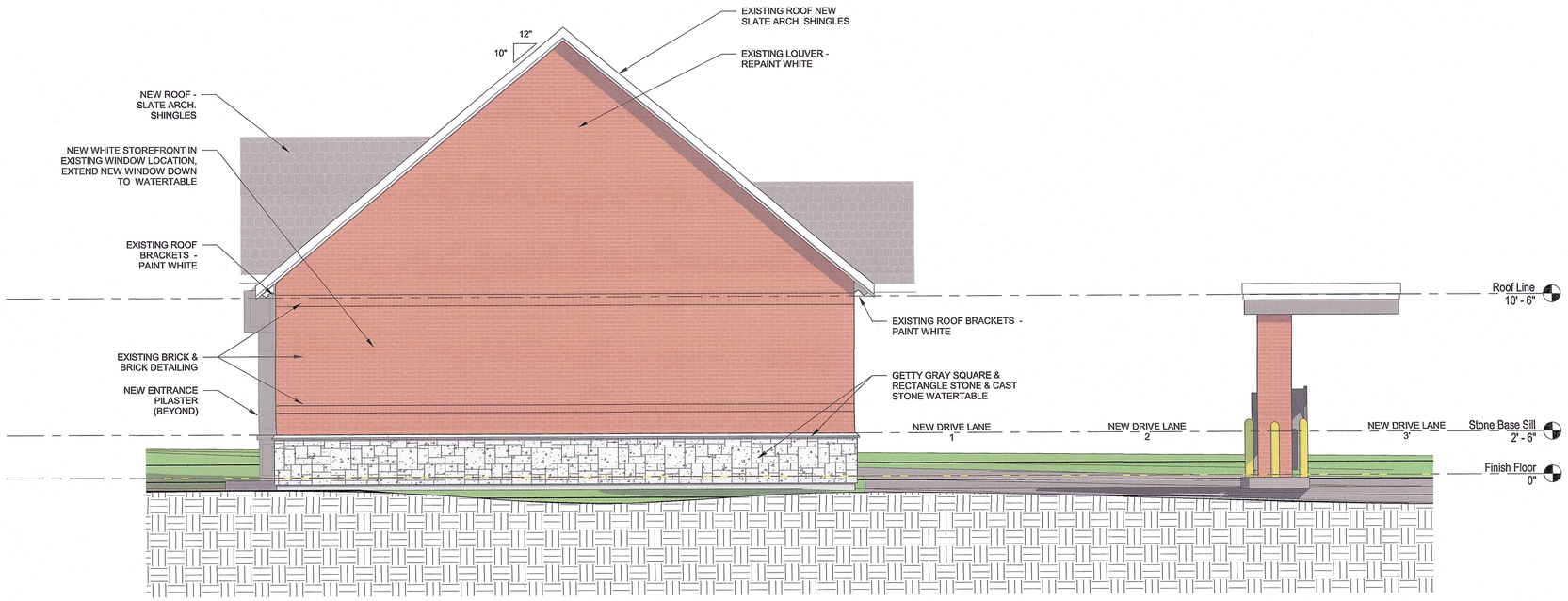
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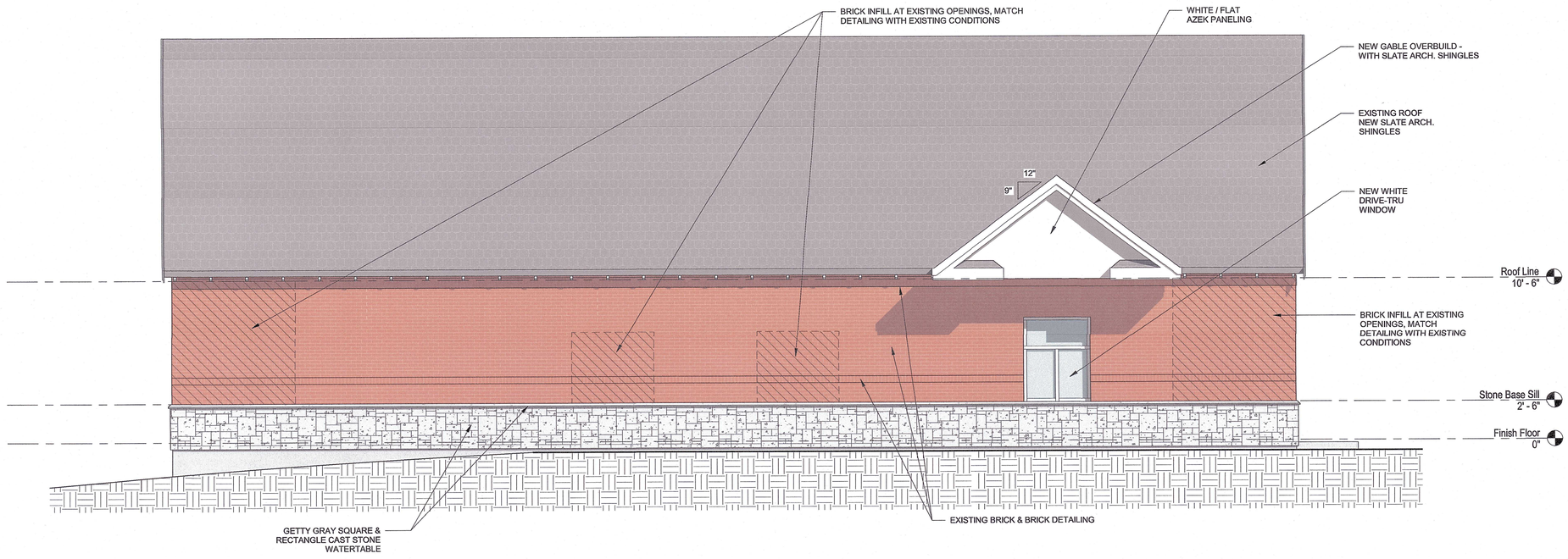
RETAIL BUILDING EXTERIOR ELEVATIONS

L4.0

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2 L4.1 **EAST ELEVATION**
1/4" = 1'-0"



1 L4.1 **DRIVE THROUGH LANE (NORTH)**
1/4" = 1'-0"

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RETAIL BUILDING EXTERIOR ELEVATIONS

L4.1

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1 / L4.2 **VIEW OF EXISTING RETAIL BUILDING**
SCALE: N/A

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10 MAIN STREET

BRISTOL, CONNECTICUT
Project #: 2073

Revisions
Issue Dates:

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RETAIL BUILDING EXISTING CONDITIONS

L4.2

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1 L4.2 **VIEW OF PROPOSED RETAIL BUILDING**
SCALE: N/A

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SITE PLAN MODIFICATION

10 MAIN STREET

BRISTOL, CONNECTICUT

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RETAIL BUILDING RENDERING

L4.3

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Request for 5-year Extension to May 12, 2026

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

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

June 6, 2025

Bristol Zoning Commission
111 North Main Street
Bristol, Ct 06010

Re: application #2403 Site Plan approval for 71 Horizon Drive

Dear Commissioners.

We are requesting a 5-year extension of time for the completion of the site plan improvements for 71 Horizon Drive. The current approval expires on May 12, 2026.

Please Place this on your agenda under old business at the next meeting of your commission.

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

For Office Use Only
APPLICATION NO. 2403
DATE FILED: 5-3-21
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: 71 Horizon Drive

Assessor's Map No.: 04 Assessor's Lot No.(s): 24 Zone of the Property: IP-1

Title of approved Site Plan: site plan 71 Horizon Drive.

Date of original Site Plan approval: application #2284 on 09/12/2018

Nature of proposed revision:

to increase parking area to 272 spaces

Reason for proposed revision:

this site was originally approved as a contractor's yard, that use is being converted to a permitted use as a distribution center

Other comments:

the parking area is being modified, the building remains in its current condition.

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.

Name: D'Amato Construction, Inc.

Address: 10 Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 250-4264 E-Mail: eddamatojr@damatoconstruction.com

Signature: Edward D'Amato Jr. *Signature – (Printed/Typed)* Edward D'Amato Jr

CHECK ONE: [ ] owner [✓] other (specify): parent company

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

Name: MERCIER AVENUE DEV., LLC

Address: 10 Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 250-4264 E-Mail: eddamatojr@damatoconstruction.com

Signature: Edward D'Amato Jr. *Signature – (Printed/Typed)* Edward D'Amato Jr

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) – make checks payable to "City of Bristol"
- seven copies 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. 2403

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 71 Horizon Drive

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

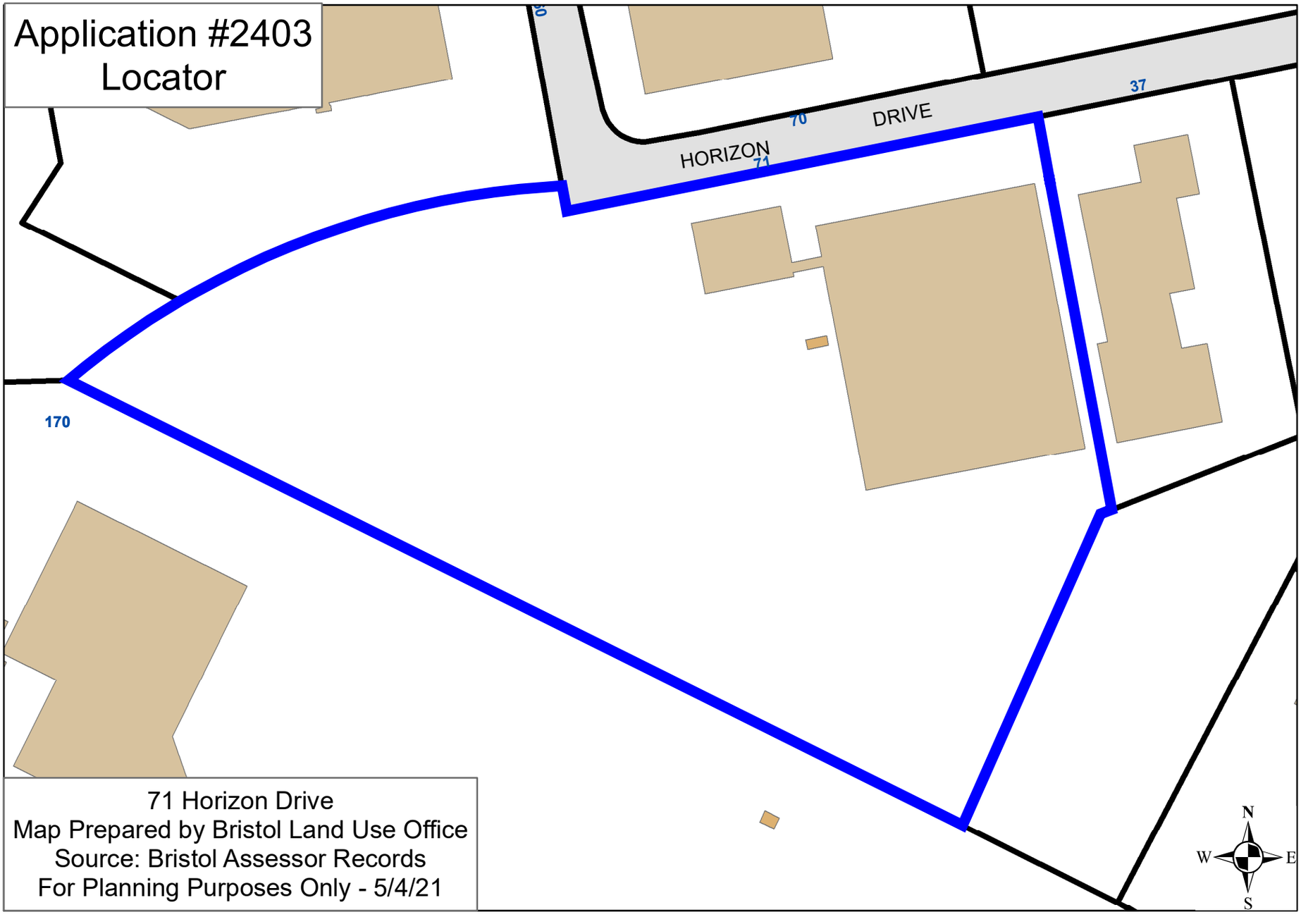
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas

Address: 104 Bellevue Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860 584 2384 E-Mail: jziogas@ziogaslaw.com

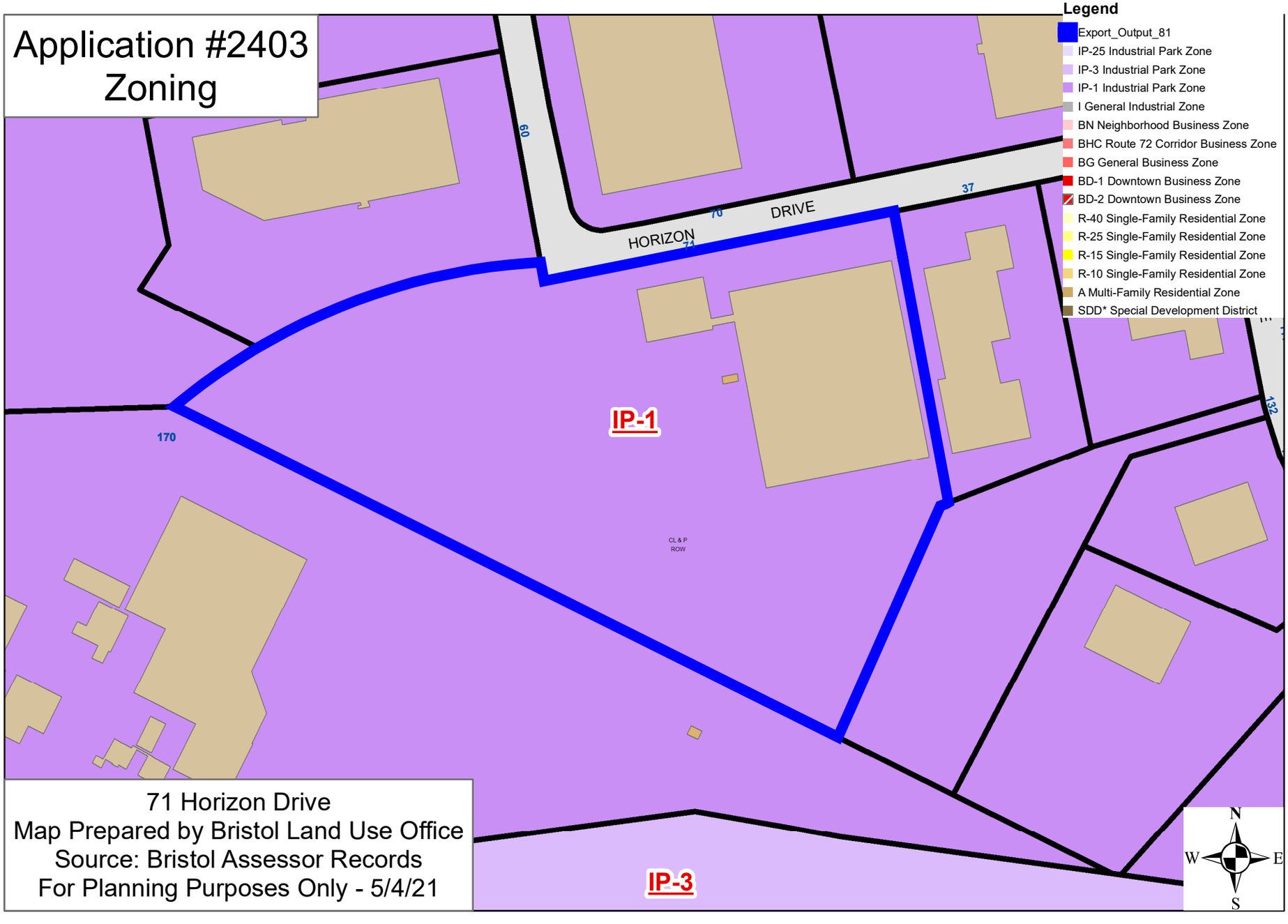
08/17 - LUO

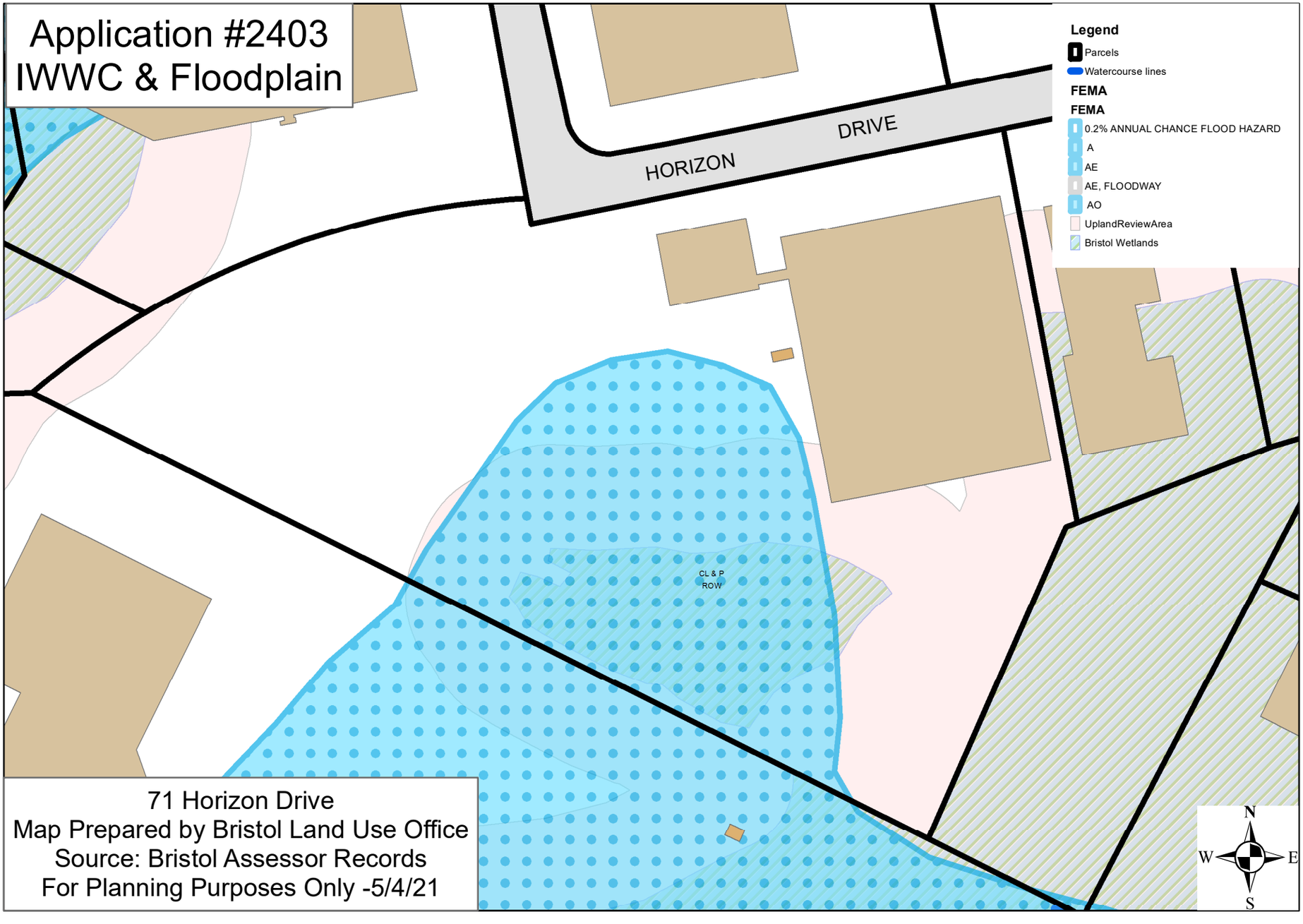

Application #2403
Locator
HORIZON
DRIVE
70
71
37
170
71 Horizon Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 5/4/21
N
W
E
S

Application #2403
Aerial Photo



71 Horizon Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 4/26/21


Application #2403
Zoning
Legend
Export_Output_81
IP-25 Industrial Park Zone
IP-3 Industrial Park Zone
IP-1 Industrial Park Zone
I General Industrial Zone
BN Neighborhood Business Zone
BHC Route 72 Corridor Business Zone
BG General Business Zone
BD-1 Downtown Business Zone
BD-2 Downtown Business Zone
R-40 Single-Family Residential Zone
R-25 Single-Family Residential Zone
R-15 Single-Family Residential Zone
R-10 Single-Family Residential Zone
A Multi-Family Residential Zone
SDD* Special Development District
HORIZON DRIVE
60
70
71
37
170
132
IP-1
IP-3
CL & P ROW
71 Horizon Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 5/4/21
N
W
E
S


Application #2403
IWWC & Floodplain
HORIZON DRIVE
CL & P ROW
Legend
Parcels
Watercourse lines
FEMA
FEMA
0.2% ANNUAL CHANCE FLOOD HAZARD
A
AE
AE, FLOODWAY
AO
UplandReviewArea
Bristol Wetlands
71 Horizon Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only -5/4/21
N
W
E
S

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2403

SITE PLAN: Revision to an Approved Site Plan (parking) at 71 Horizon Drive,
Plan dated March 22, 2021; *First Review 5/11/21*

ENGINEERING/PUBLIC WORKS (Nancy Levesque):
1. No comments as of 5/2/21.

BUILDING/ZONING ENFORCEMENT (Rick Brown/Ed Spyros):
1. No comments (R.B.)

2. No comments (E.S.)

CITY PLANNER (Robert Flanagan):
1. Indicate dimension of driveway opening, measured at street line.

2. Provide/label "stop" sign/bar at driveway exit onto Horizon Drive.

3. Add notation that all parking lot will be properly shielded to prevent light trespass onto adjoining properties and adjoining streets.

4. Indicate proposed pole height of pole-mounted lighting; add pole locations to landscaping plan.

5. Section XI.B.3.c. specifies that "parking areas containing 100 or more spaces shall contain a minimum of 20 square feet of interior landscaping area per parking space, distributed among end islands, interior islands and planting strips." The applicant should provide information that demonstrates compliance with this regulation.

6. The applicant should consider providing tree and/or shrubs in proposed end and interior islands.
   Section VIII.B.6.k. provides for the following in parking areas containing 10 or more parking spaces:
   (1) Curbed islands shall be provided at each end of each row of parking spaces;
   (4) Such end and interior islands shall be landscaped in accordance with the requirements of Section XI.B.

POLICE DEPARTMENT (Lt. Moskowitz/Sgt. Ouellette):
1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert/David VanWie):
1. No comments at this time.

WATER DEPARTMENT (Mike Lynch)
1. Plan does not show any water or sewer modifications; no conflicts with plan as drawn.

SITE PLAN MODIFICATION

ASSESSOR'S MAP 4, LOT 24
71 HORIZON DRIVE
BRISTOL, CONNECTICUT
MARCH 22, 2021

APPLICATION: #1848

WETLANDS APPLICATION MODIFICATION (APPROVED AUGUST 20, 2018) TO CONSTRUCT A PARKING LOT UNDER NEW OWNERSHIP

GRANTED: MAY 5, 2021

APPLICATION: #3756

VARIANCE FOR FINISHED PARKING LOT GRADES IN EXCESS OF THREE PERCENT

GRANTED: MAY 4, 2021

APPLICATION: #2403

REVISION TO APPROVED SITE PLAN (PARKING)

GRANTED: MAY 12, 2021

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
2	6-4-21	ACCESSIBLE PARKING
1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- LIGHT POLE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- W APPROX. LOC. EX. WATER MAIN
- S APPROX. LOC. EX. SEWER MAIN
- G APPROX. LOC. EX. GAS MAIN
- E APPROX. LOC. EX. UNDERGROUND ELECTRIC
- V APPROX. LOC. EX. OVERHEAD UTILITY
- PROPOSED ROOF LEADER CONNECTION
- CHAIN LINK FENCE
- ARCHITECTURAL FENCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- CURBING (TYPE AS NOTED)
- SEDIMENTATION CONTROL FENCE
- WHITE PAINTED DIRECTIONAL ARROW
- WATERCOURSE LOCATION
- APPROX. WETLAND LIMIT (CITY OF BRISTOL MAPPING)
- APPROX. WETLAND LIMIT (JMM WETLAND CONSULTING SERVICES LLC)
- 100' UPLAND REVIEW LINE
- Zone A / Zone X FLOOD ZONE LINE



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET
2	PROPERTY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5-6	LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
7	DRAINAGE AND UTILITIES PLAN
8	GRADING PLAN
9	EROSION AND SEDIMENTAION CONTROL PLAN
10-13	MISCELLANEOUS NOTES AND DETAILS
LP-1	SITE LANDSCAPING PLAN
L-1	SITE LIGHTING PLAN
SP-2018	2018 APPROVED SITE PLAN

APPLICATION: #3692

VARIANCES OF:
1) MAXIMUM HEIGHT OF FENCES IN REQUIRED FRONT YARD OF INDUSTRIAL ZONES
2) OUTSIDE STORAGE OF GOODS AND MATERIALS WITHIN THE REQUIRED YARD
3) OUTSIDE OVERNIGHT PARKING OF VEHICLES OR EQUIPMENT WITHIN THE REQUIRED YARD

GRANTED: JULY 2, 2018

APPLICATION: #2284

SITE PLAN FOR BUILDING AND CONTRACTORS' YARDS

GRANTED: SEPTEMBER 12, 2018

APPLICATION: #1848

WETLANDS PERMIT FOR GRADING WITHIN THE 100' UPLAND REVIEW AREA FOR STORAGE OF IMMOBILE EQUIPMENT

GRANTED: AUGUST 20, 2018

APPLICATION: #1849

WETLAND BOUNDARY CHANGE

GRANTED: AUGUST 20, 2018

APPLICATION: #18-458F-233

FLOOD PLAIN PERMIT FOR GRADING AND REMOVAL OF APPROX. 750 C.Y. OF MATERIAL

GRANTED: AUGUST 20, 2018

App 2403

CITY OF BRISTOL, CONNECTICUT

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

Chairman/Secretary

5/12/21 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 5/12/26. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

Applicant:

D'Amato Construction Co.
10 Main Street 5th Floor
Bristol, CT 06010

Surveyor/Civil Engineer:

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

APPROVED

Bench Mark
Top Flange Bolt w/D.H.
Elevation = 216.86' (NAVD 1988)

60' Utility Easement

15' Easement from the City of Bristol to The Connecticut Light and Power Company recorded in Vol.787,Pg.298 of the Bristol Land Records

Easement from Yarde Realty Company to The Connecticut Light & Power Co. recorded in Vol.832,Pg.139 of the Bristol Land Records.

Easement from Yarde Realty Company to The Connecticut Light & Power Co. recorded in Vol.832,Pg.139 of the Bristol Land Records.

Map 4,Lot 13
N/F Rosemar Realty
Vol.1896,Pg.3

Map 4,Lot 41B
N/F City of Bristol

100' WETLAND REVIEW LINE

Map 4,Lot 24
Lot Area = 373,116 S.F.(8.57 Acres)

Map 4,Lot 25
N/F Weatherstone Properties,LLC
Vol.1471,Pg.975

Map 4,Lot 41A
N/F Covanta Bristol,Inc.
Vol.1617,Pg.687

Map 4,Lot 27C
N/F D'AMATO REALTY ONE LLC

30' Drainage R.O.W. & Sanitary Sewer Easement

20' Sanitary Sewer Easement

20' Sewer Easement In favor of Lot 25

25' Drainage Easement In favor of Lot 25

250' Easement and Right of Way to The Connecticut Light & Power Company as described in Vol.207,Pg.571,Vol.209,Pg.488 & Vol.790,Pg.33 of the Bristol Land Records

30' Drainage R.O.W. & Sanitary Sewer Easement

Reservation of Drainage Easement in a Quit Claim Deed from the City of Bristol to Ogden Martin Systems of Bristol,Inc. recorded in Vol.805,Pg.168 of the Bristol Land Records

Horizon Drive

Crystal Pond Place

Surveyors Notes:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on October 26,2018.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Record Owner - Mercier Avenue Development LLC
7. Zone - IP-1
8. Assessor Map 4,Lot 24 granted variance as further described in Vol.1053,Pg.329 of the Bristol Land Records.
9. Based on Flood Insurance Rate Map,Hartford County,Connecticut (All Jurisdictions),Panel 468 of 675, Map Number 09003C0468F,Effective Date:September 26,2008 the parcels lie within:Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone A (No base flood elevations determined).
10. Underground features have been compiled,in part,based upon informations furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
2	6-4-21	ACCESSIBLE PARKING
1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

DATE: MARCH 22, 2021

SCALE: SCALE IN FEET HORIZ. SCALE 1"=50' (0, 50, 100)

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

STATE OF CONNECTICUT · ROBERT C. GREEN JR. · No. 10230 · LICENSED LAND SURVEYOR

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

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026220 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 24

DRAWING NO.: V-001

DRAWING TITLE: PROPERTY & TOPOGRAPHIC SURVEY

SHEET NO.: 2

GENERAL NOTES

1. ASSESSORS MAP: 4
   ASSESSORS LOT: 24
2. PROPERTY ADDRESS: 71 HORIZON DRIVE
3. OWNER NAME: WERCIER AVENUE DEVELOPMENT LLC
4. PREPARED FOR: D'AMATO CONSTRUCTION CO.
5. ZONE: IP-1
6. LOT AREA = 373,116 S.F. (8.57 ACRES)
7. WETLANDS IDENTIFIED IN THE FIELD BY JMW WETLAND CONSULTING SERVICES, LLC
   23 HORSHOE RIDGE ROAD, NEWTOWN, CT 06482

   AREA OF WETLANDS: 0.93 ACRES
   AREA OF WETLANDS DISTURBED: 0 ACRES
   AREA DISTURBED WITHIN 100' UPLAND REVIEW: 0.2 ACRES
   NEAREST ACTIVITY TO WETLANDS: 130 FT
   NEAREST ACTIVITY TO A WATERCOURSE: 29 FT
   FILL PLACED WITHIN WETLANDS: 0 YDS
8. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 468 OF 675, MAP NUMBER 09003C0468F, EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED)
9. MATERIAL REMOVED WITHIN FLOOD HAZARD ZONE 'A': 74 YDS
10. THE PROPERTY IS *NOT* LOCATED WITHIN A AQUIFER PROTECTION AREA
11. EXISTING AND PROPOSED CONTOURS AT 1' INTERVALS
12. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
13. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION, THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK
14. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

PARKING CALCULATION

PROPOSED USE: DISTRIBUTION FACILITY

PARKING REQUIREMENT: 1 PER 500 S.F. OF GROSS FLOOR AREA

TOTAL PARKING REQUIRED: 60,500 S.F./500 = 121 SPACES

PARKING PROPOSED: 273 SPACES

DATA TABLE
ZONE: IP-1

	REQUIRED/ ALLOWED	SUBMITTED
MINIMUM LOT AREA (SQ.FT.)	50,000 S.F.	373,116 S.F.
MINIMUM LOT WIDTH (FT.)	160	464
MINIMUM FRONT YARD ON A CTY STREET (FT.)	35	36.8
MINIMUM SIDE YARD (EACH) (FT.)	15	15.2
MINIMUM REAR YARD (FT.)	15	252.2
MAX. BUILDING HEIGHT (FT.)	40	16
MAX. BUILDING COVERAGE (%)	40%	16.2%
NO. OF PARKING SPACES	121	273
INTERIOR LANDSCAPING *	154 SPACES x 20 S.F. = 3,080 S.F.	3,100 S.F.

* PROPOSED PARKING LOT ONLY

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

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

CONSTRUCTION SEQUENCE

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

REMOVAL NOTES

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

SIGNING AND PAVEMENT MARKING NOTES

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

ACCESSIBILITY NOTES

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

UTILITY AND DRAINAGE NOTES

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. ADA COMPLIANT GRATE SHALL BE U.S. FOUNDRY & MFG. CORP. (USF) 4139 FRAME & 6002 GRATE OR APPROVED EQUAL.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

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

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

   A) SEED BED PREPARATION:
      - REMOVE STONES LARGER THAN 2"
      - APPLY LIMESTONE AT 90# / 1000 S.F.
      - WORK LIME AND FERTILIZER INTO SOIL

   B) SEED APPLICATION:
      - APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
      - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

   C) SEED MIX:
      - CREEPING RED FESCUE 45# / ACRE
      - TALL FESCUE 20# / ACRE

   D) MULCHING:
      - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
      - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.

   E) TREE PROTECTION:
      - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. EDWARD D'AMATO OR HIS DULY AUTHORIZED AGENT (860) 583-3489 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. EDWARD D'AMATO OR HIS DULY AUTHORIZED AGENT (860) 583-3489 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

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

DUST CONTROL:

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

TREE PROTECTION:

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

APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
2	6-4-21	ACCESSIBLE PARKING
1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

DATE: MARCH 22, 2021

SCALE: NOT TO SCALE

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

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

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STATE OF CONNECTICUT · JOSEPH M. GREEN · No. P.E.N.G028232 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

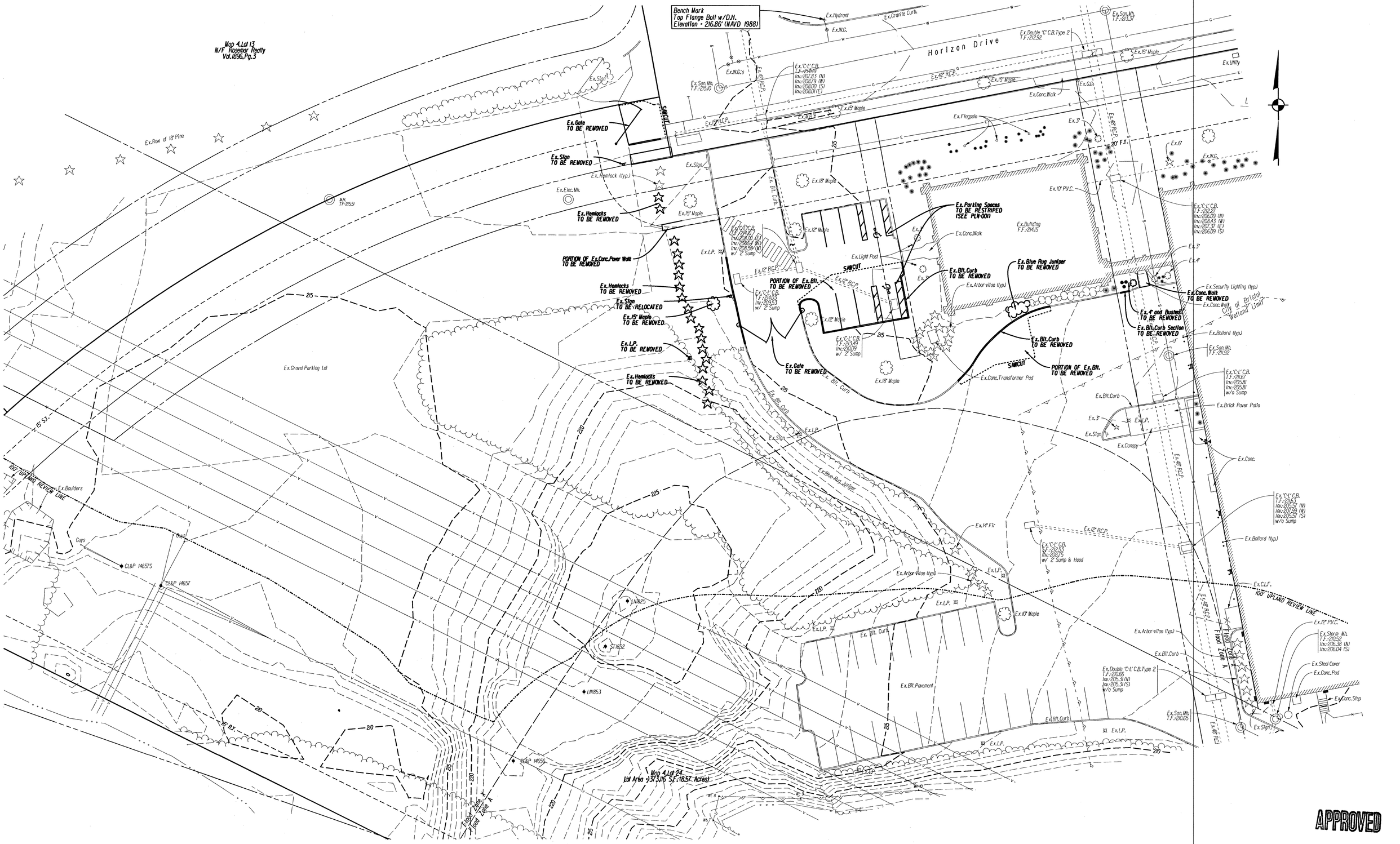
PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP / LOT: 4 / 24

DRAWING TITLE: GENERAL NOTES

DRAWING NO.: NOTES-001

SHEET NO.: 3



APPROVED

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DATE: MARCH 22, 2021

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

SURVEYOR SIGNATURE/BLOCK:
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STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PLN.0008232 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 /24

DRAWING NO.: EXR-001

DRAWING TITLE: SITE REMOVALS

SHEET NO.: 4

Map 4, Lot 13
N/F Rosenior Realty
Vol. 1036, Pg. 3

Horizon Drive

Ex. Granite Curb

Ex. Conc. Walk

Ex. Flagpole

Ex. MB

Ex. Sign

Ex. LP.

Ex. Utility Pole

Ex. Boulders

Guys

Ex. Boulder

Ex. Bit. Curb

Ex. Brick Paver Patio

Ex. Canopy

Ex. Conc.

Ex. Ballard (typ.)

Ex. Security Lighting (typ.)

City of Bristol
Wetland Limit

Ex. C.L.F.

100' UPLAND REVIEW LINE

Flood Zone X
Flood Zone A

Ex. Steel Cover

Ex. Conc. Pad

Ex. Conc. Step

Ex. Bit. Pavement

Ex. Bit. Curb

Ex. Concrete Transformer Pad

6' HT. STOCKADE FENCE

END GRANITE CURB W/ TAPER

BEGIN GRANITE CURB

12" WHITE STOP LINE

"STOP" SIGN CONNDOT #31-0552

4" WHITE PAINTED PAVEMENT MARKING (TYP.)

CONCRETE WHEEL STOP (TYP.)

24 L.F. RUBBER SPEED BUMP (TYP.)

BAR TYPE CROSS WALK
18"x18"x5"

BIT. CONCRETE CURB (TYP.)

4" WHITE PAINTED CROSSHATCH MARKING (TYP.)

33 SPACES @ 9'-25ft"

23 SPACES @ 9'-20ft" (9' MEASURED @ PAINTED ISLAND)

22 SPACES @ 9'-19ft"

19 SPACES @ 9'-17ft" (9' MEASURED @ PAINTED ISLAND)

18 SPACES @ 9'-16ft"

23 SPACES @ 9'-20ft" (9' MEASURED @ CURBLINE)

8 SPACES @ 9'-17ft

8 SPACES @ 9'-17ft

2 SPACES @ 9'-18ft

ACCESSIBLE "RESERVED PARKING" SIGN
3 EA.

ACCESSIBLE SPACE PAVEMENT MARKING (TYP.)

END BIT. CONCRETE CURB

ACCESSIBLE SPACE PAVEMENT MARKING (TYP.)

ACCESSIBLE "RESERVED PARKING" SIGN
AND "VAN ACCESSIBLE" SIGN (CONNDOT #31-0648)
2 EA.

BEGIN BIT. CONCRETE CURB

ACCESSIBLE "RESERVED PARKING" SIGN (TYP.)

CONCRETE WHEEL STOP (TYP.)

ACCESSIBLE SPACE PAVEMENT MARKING (TYP.)

END BIT. CONCRETE CURB

CONCRETE SIDEWALK

4" WHITE PAINTED CROSSHATCH MARKING (TYP.)

12" WHITE STOP LINE (TYP.)

BIT. CONCRETE CURB (TYP.)

BEGIN BIT. CONCRETE CURB

ACCESSIBLE "RESERVED PARKING" SIGN

BEGIN BIT. CONCRETE CURB

END BIT. CONCRETE CURB

"STOP" SIGN CONNDOT #31-0552

140 L.F. CONCRETE BLOCK
RETAINING WALL

4' HT. CHAIN LINK FENCE

BAR TYPE CROSS WALK
18"x18"x5"

CONCRETE WHEEL STOP (TYP.)

24 L.F. RUBBER SPEED BUMP (TYP.)

BIT. CONCRETE CURB (TYP.)

4" WHITE PAINTED PAVEMENT MARKING (TYP.)

100' UPLAND REVIEW LINE

15' R.Y.

CL&P 14657S

CL&P 14656

LN1825

ST1852

LN1853

Map 4, Lot 24
Lot Area = 373,116 S.F. (8.57 Acres)

WATCH MARK SEE SHEET PLN-002

APPROVED

REV.	DATE	REVISION DESCRIPTION
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DATE: MARCH 22, 2021

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

SURVEYOR SIGNATURE/BLOCK:
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STATE OF CONNECTICUT · ROBERT C. GREEN JR. · No. 70230 · LICENSED LAND SURVEYOR

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

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4/24

DRAWING NO.: PLN-001

DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS

SHEET NO.: 5

MATCH MARK SEE SHEET PLN-001

City of Bristol
Wetland Limit

Ex.Conc.Ramp & Walls
Ex.Conc.Stoop
Ex.Security Lighting (typ.)
Ex.Bit.Pavement
Ex.Conc.
Ex.C.L.F.
Ex.Conc.
Ex.Bollard (typ.)
Ex.L.P.
Ex.L.P.
Ex.L.P.
Ex.L.P.
Ex.L.P.
Ex.L.P.
Ex.L.P.(Base Only)
Ex.Bit.Curb
45.5'
WL 4
WL 5
WL 6
WL 11
WL 12
WL 13
WL 14
WL 15
WL 16
WL 17
WL 18
WL 19
WL 20
WL 21
WL 22
WL 23
WL 24
WL 25
WL 25*
WL 26
WL 27
WL A4
CL&P 14655
CL&P M654
Ex.Conc.Headwall
15' R.t.
34
14
24
10
LN1825
ST1851
LN1810
Ex.Bit.Pavement
Ex.Conc.

APPROVED

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

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ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 /24

DRAWING NO.: PLN-002

DRAWING TITLE: LAYOUT , SIGNS AND PAVEMENT MARKINGS

SHEET NO.: 6

Bench Mark
Top Flange Bolt w/D.H.
Elevation = 216.86' (NAVD 1988)

Map 4, Lot 13
N/F Rosenar Realty
Vol. 1095, Pg. 3

Horizon Drive

C.B. #6
TYPE 'C-L' DOUBLE GRATE TYPE 2
T.F. = 214.9
INV. = 210.99 (W, E, S)

C.B. #5
TYPE 'C'
T.F. = 213.93
INV. = 211.5

102 L.F. - 12" HDPE
@ S=0.5%

WQS #1
CONTECH CDS 1515-3-C
T.F. = 215.4
INV. = 210.9

17 L.F. - 15" HDPE
@ S=0.53 %

C.B. #3
TYPE 'C'
T.F. = 213.93
INV. = 211.85

102 L.F. - 12" HDPE
@ S=0.6%

C.B. #4
TYPE 'C-L' DOUBLE GRATE TYPE 2
T.F. = 214.9
INV. = 211.24 (W)
INV. = 210.99 (S,W)

110 L.F. - 12" HDPE
@ S=0.6 %

86 L.F. - 12" HDPE
@ S=0.5%

16 L.F. - 15" HDPE
@ S=0.56 %

WQS #2
CONTECH CDS 1515-3-C
T.F. = 215.4
INV. = 210.9

8 L.F. - 15" HDPE
@ S=0.5 %
INV. = 210.86

8 L.F. - 15" HDPE
@ S=0.5 %
INV. = 210.86

INSPECTION PORT (TYP.)
20/Eq.

DETENTION SYSTEM
CULTEC RECHARGER 280HD
13 ROWS OF 9 UNITS EACH
BOTTOM OF UNITS: ELEV. = 210.73
BOTTOM OF STONE: ELEV. = 210.23

D.M.H. #3
T.F. = 215.4
INV. 4" IN = 210.71
INV. 12" IN = 211.14
INV. 18" OUT = 210.71

INV. = 210.75 (4")
INV. = 211.23 (12")

9 L.F. - 4" HDPE
@ S=0.5 %

9 L.F. - 12" HDPE
@ S=1.0 %

77 L.F. - 18" HDPE
@ S=0.4 %

123 L.F. - 12" HDPE
@ S=0.5 %

C.B. #1
TYPE 'C'
T.F. = 213.91
INV. = 211.86 (E,N)

34 L.F. - 10" HDPE
@ S=0.71 %

C.B. #A
TYPE 'C'
T.F. = 213.83
INV. = 212.1

18" RCS FLARED END SECTION
INV. = 210.4

MODIFIED RIPRAP SPLASH PAD
L = 12 FT
W = 5 FT
W = 13 FT
DEPTH OF STONE = 12"
ON 6" GRANULAR FILL

Ex.Hydrant
Ex.W.G.
Ex.Granite Curb.
Ex.W.G.'s
Ex.San.Mh.
T.F.=215.0
Ex.12" R.C.P.
Ex.'C-L' C.B.
T.F.=214.43
Inv.=207.83 (N)
Inv.=208.79 (W)
Inv.=208.00 (S)
Inv.=208.01 (E)
Ex.42" R.C.P.
Ex.Double 'C' C.B.Type 2
T.F.=212.92
Ex.San.Mh.
T.F.=213.37
Ex.Utility
Ex.G&S
Ex.Conc.Walk
Ex.Flagpole
Ex.M.B.
Ex.Sign
Ex.Elec.Mh.
Ex.Blt.Curb
C.B. #7
TYPE 'C'
T.F. = 214.83
INV. = 211.42
Ex.'C-L' C.B.
T.F.=214.77
Inv.=208.70 (E)
Inv.=208.4 (W)
Inv.=208.38 (N)
w/ 2' Sump
Ex.L.P.
Ex.12" R.C.P.
Ex.'C-L' C.B.
T.F.=214.03
Inv.=209.53
w/ 2' Sump
RESET C-L C.B. TOP
W/ ADA COMPLIANT GRATE
T.F.=213.7
Ex.Building
T.F.=214.15
Ex.Conc.Walk
Ex.18" P.V.C.
20' F.Y.
Ex.W.G.
Ex.'C-L' C.B.
T.F.=212.27
Inv.=206.03 (N)
Inv.=208.43 (W)
Inv.=207.33 (E)
Inv.=206.09 (S)
Ex.'C-L' C.B.
T.F.=213.49
Inv.=210.09
w/ 2' Sump
Ex.Conc.Transformer Pad
Ex.Blt.Curb
Ex.Sign
Ex.L.P.
Ex.Canopy
Ex.Brick Paver Patio
Ex.Conc.
Ex.Security Lighting (typ.)
City of Bristol
Wetland Limit
Ex.Bollard (typ.)
Ex.San.Mh.
T.F.=211.92
Ex.'C-L' C.B.
T.F.=211.61
Inv.=205.81
Inv.=205.81
w/o Sump
Ex.'C-L' C.B.
T.F.=211.63
Inv.=205.57 (N)
Inv.=207.99 (W)
Inv.=205.57 (S)
w/o Sump
Ex.Bollard (typ.)
Ex.'C-L' C.B.
T.F.=210.53
Inv.=208.75
w/ 2' Sump & Hood
Ex.C.L.F.
100' UPLAND REVIEW LINE
Ex.12" P.V.C.
Ex.Storm Mh.
T.F.=210.52
Inv.=206.38 (N)
Inv.=206.04 (S)
Ex.Steel Cover
Ex.Conc.Pad
Ex.Conc.Step
Ex.Double 'C-L' C.B.Type 2
T.F.=210.66
Inv.=205.31(N)
Inv.=205.31(S)
w/o Sump
Ex.San.Mh.
T.F.=210.65
Ex.Sign
Ex.Blt.Pavement
Ex.L.P.
Ex.48" R.C.P.
Flood Zone A
Flood Zone X

Ex.Boulders
100' UPLAND REVIEW LINE
C.B. #2
TYPE 'C'
T.F. = 214.53
INV. = 211.9
Guys
CL&P 14657S
CL&P 14658
15 S.F.
15 R.F.
ST1852
LN1853
CL&P 14656

Map 4, Lot 24
Lot Area = 373,116 S.F. (8.57 Acres)

W.L. 8
W.L. 9
W.L. 10
W.L. 7

APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
2	6-4-21	ACCESSIBLE PARKING
1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

DATE: MARCH 22, 2021

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

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

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

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Surveyors and Engineers

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. P.E.N. 0026232
LICENSED
PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4/24

DRAWING NO.: UTIL-001

DRAWING TITLE: DRAINAGE AND UTILITIES

SHEET NO.: 7

Bench Mark
Top Flange Bolt w/D.H.
Elevation = 216.86' (NAVD 1988)

Map 4, Lot 13
N/F Rosemar Realty
Vol.1856, Pg.3

Horizon Drive

Ex.Hydrant
Ex.W.G.
Ex.Granite Curb
Ex.San.Mh. T.F.:213.37
Ex.Double 'C' C.B.Type 2 T.F.:212.92
Ex.Utility
Ex.'C-L' C.B. T.F.:214.69 Inv.:207.83 (N) Inv.:208.79 (W) Inv.:208.00 (S) Inv.:208.01 (E)
Ex.W.G.'s
Ex.San.Mh. T.F.:205.10
Ex.42" R.C.P.
Ex.G.G.
Ex.Conc.Walk
Ex.Flagpole
Ex.W.G.
Ex.10" P.V.C.
Ex.'C-L' C.B. T.F.:212.27 Inv.:206.09 (N) Inv.:208.45 (W) Inv.:207.37 (E) Inv.:206.09 (S)
Ex.Building F.F.:214.15
Ex.Light Post
Ex.Conc.Walk
Ex.'C-L' C.B. T.F.:214.03 Inv.:209.63 w/ 2' Sump
Ex.'C-L' C.B. T.F.:213.69 Inv.:210.09 w/ 2' Sump
Ex.'C-L' C.B. T.F.:213.93
Ex.12" R.C.P.
Ex.L.P.
Ex.Blt.Curb
Ex.Conc.Transformer Pad
Ex.Security Lighting (typ.)
City of Bristol Wetland Limit
Ex.Bollard (typ.)
Ex.San.Mh. T.F.:211.92
Ex.'C-L' C.B. T.F.:211.67 Inv.:205.81 Inv.:205.81 w/o Sump
Ex.Brick Paver Patio
Ex.Canopy
Ex.Conc.
Ex.48" R.C.P.
Ex.'C-L' C.B. T.F.:210.53 Inv.:207.75 w/ 2' Sump & Hood
Ex.12" R.C.P.
Ex.C.L.F.
100' UPLAND REVIEW LINE
Ex.12" P.V.C.
Ex.Storm Mh. T.F.:210.52 Inv.:206.38 (N) Inv.:206.04 (S)
Ex.Steel Cover
Ex.Conc.Pad
Ex.Conc.Step
Ex.Double 'C-L' C.B.Type 2 T.F.:210.66 Inv.:205.31 (N) Inv.:205.31 (S) w/o Sump
Ex.Bit.Pavement
Ex.San.Mh. T.F.:210.65
Ex.Sign
Ex.Tree
Ex.Boulders
100' UPLAND REVIEW LINE
Guys
C.L.&P. 14675
C.L.&P. 14676
C.L.&P. 14655
LN1825
ST1852
LN1853
Flood Zone A
Flood Zone X
Map 4, Lot 24
Lot Area = 37,316 S.F. (0.57 Acres)

T.F.:213.93
T.F.:214.83
T.F.:214.9
T.F.:215.4
T.F.:214.53
T.F.:213.91
T.F.:213.83

T.W. ELEV.=225.0
B.W. ELEV.=224.0
REVEAL HT.=1.0'
T.W. ELEV.=225.0
B.W. ELEV.=220.1
REVEAL HT.=4.9'
T.W. ELEV.=225.0
B.W. ELEV.=217.7
REVEAL HT.=7.3'
T.W. ELEV.=225.0
B.W. ELEV.=223.5
REVEAL HT.=1.5'

TC: 216.5 BC: 216.0
TC: 215.8 BC: 215.3
TC: 216.1 BC: 215.6
TC: 216.3 BC: 215.8
TC: 215.9 BC: 215.4
TC: 214.5 BC: 214.0
TC: 215.1 BC: 214.6
TC: 214.6 BC: 214.1
TC: 217.4 BC: 216.9
TC: 220.5 BC: 220.0
TC: 214.42 BC: 213.92
TC: 214.3 BC: 213.8
TC: 214.5 BC: 214.0
TC: 214.86 BC: 214.36
TC: 214.62 BC: 214.12
TC: 213.7 BC: 213.2
213.08
213.0
212.94
212.8
212.7

SAWCUT
15' S.Y.
100' UPLAND REVIEW LINE

APPROVED

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2	6-4-21	ACCESSIBLE PARKING
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DATE: MARCH 22, 2021

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

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

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

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STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N.C026732 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 /24

DRAWING NO.: GRA-001

DRAWING TITLE: GRADING

SHEET NO.: 8

Bench Mark
Top Flange Bolt w/D.H.
Elevation = 216.86' (NAVD 1988)

Map 4, Lot 13
N/F Rosenvar Realty
Vol. 1695, Pg. 3

Horizon Drive

CONSTRUCTION ENTRANCE PAD

SEDIMENTATION CONTROL AT CATCH BASIN (TYP.)

SEDIMENTATION CONTROL FENCE (TYP.)

100' UPLAND REVIEW LINE

Ex.Hydrant
Ex.W.G.
Ex.Granite Curb
Ex.San.Mh. T.F.=213.37
Ex.Double 'C' C.B.Type 2 T.F.=212.92
Ex.Utility
Ex.W.G.'s
Ex.San.Mh. T.F.=215.10
Ex.'C.I.' C.B. T.F.=214.43 Inv.=207.83 (N) Inv.=208.79 (W) Inv.=208.00 (S) Inv.=208.01 (E)
Ex.42" R.C.P.
Ex.12" R.C.P.
Ex.W.G.
Ex.Sign
Ex.Elec.Mh.
Ex.Bit.Curb
Ex.Flagpole
Ex.Conc.Walk
Ex.G.G.
Ex.48" R.C.P.
20' F.Y.
Ex.W.G.
Ex.10" P.V.C.
Ex.'C.I.' C.B. T.F.=212.27 Inv.=206.09 (N) Inv.=208.43 (W) Inv.=207.33 (E) Inv.=206.09 (S)
Ex.Building T.F.=214.15
Ex.Conc.Walk
Ex.L.P.
Ex.Light Post
Ex.12" R.C.P.
Ex.'C.I.' C.B. T.F.=214.77 Inv.=208.10 (E) Inv.=206.64 (W) Inv.=208.38 (N) w/ 2' Sump
Ex.'C.I.' C.B. T.F.=214.03 Inv.=209.51 w/ 2' Sump
Ex.'C.I.' C.B. T.F.=213.49 Inv.=210.29 w/ 2' Sump
Ex.Security Lighting (typ.)
City of Bristol Wetland Limit
Ex.Bollard (typ.)
Ex.San.Mh. T.F.=211.92
Ex.Conc.Transformer Pad
SEDIMENTATION CONTROL FENCE (TYP.)
SEDIMENTATION CONTROL AT CATCH BASIN (TYP.)
Ex.'C.I.' C.B. T.F.=211.67 Inv.=205.81 Inv.=205.81 w/o Sump
Ex.Brick Paver Patio
Ex.Bit.Curb
Ex.W.L.P.
Ex.Sign
Ex.Canopy
Ex.Conc.
Ex.'C.I.' C.B. T.F.=211.63 Inv.=205.57 (N) Inv.=207.99 (W) Inv.=205.57 (S) w/o Sump
Ex.12" R.C.P.
Ex.'C.I.' C.B. T.F.=212.53 Inv.=209.75 w/ 2' Sump & Hood
Ex.Bollard (typ.)
Ex.C.L.F.
Ex.12" P.V.C.
Ex.Storm Mh. T.F.=210.52 Inv.=206.38 (N) Inv.=206.04 (S)
Ex.Steel Cover
Ex.Conc.Pad
Ex.Conc.Step
Ex.Sign
Ex.Double 'C' C.B.Type 2 T.F.=210.66 Inv.=205.31 (N) Inv.=205.31 (S) w/o Sump
Ex.San.Mh. T.F.=210.65
Ex.48" R.C.P.
Flood Zone A
Ex.Bit.Curb
Ex.Bit.Pavement
Ex.L.P.
Ex.Boulders
SEDIMENTATION CONTROL AT CATCH BASIN (TYP.)
SEDIMENTATION CONTROL FENCE (TYP.)
SEDIMENTATION CONTROL FENCE (TYP.)
S&P 14675
S&P 14655
LN1825
ST1852
LN1853
Map 4, Lot 24
Lot Area = 373,116 S.F. (8.57 Acres)
Flood Zone A
Flood Zone X

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DATE: MARCH 22, 2021

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

SURVEYOR SIGNATURE/BLOCK:
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Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.G0026732 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

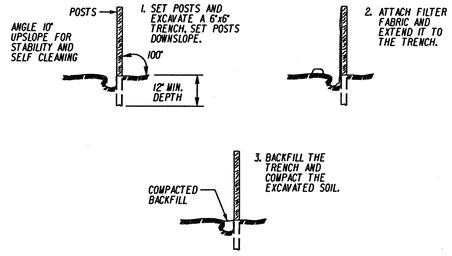
PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 /24

DRAWING NO.: E&S-001

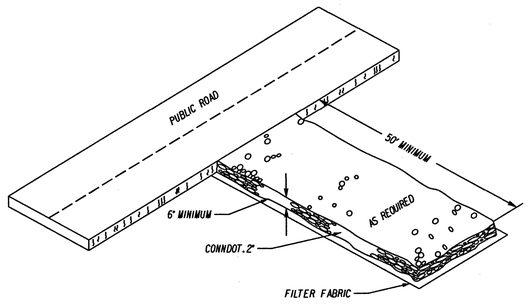
DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL

SHEET NO.: 9



PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE

NOT TO SCALE



CONSTRUCTION ENTRANCE PAD

NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING PERMIT REQUIRED

VIOLATORS WILL BE FINED $100 MIN. MAXIMUM

LEGEND - WHITE
BACKGROUND - BLUE

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
2.00	12X24		1	.080

VAN ACCESSIBLE

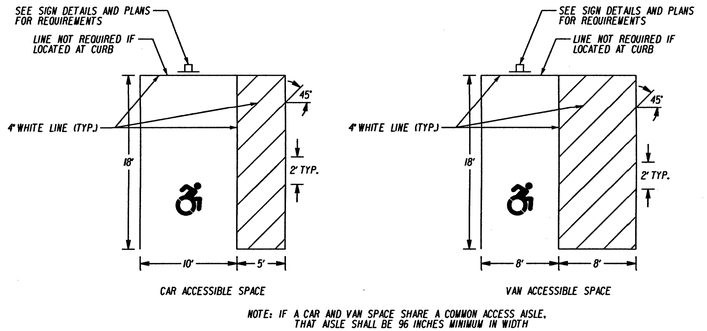
AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
	12X6	31-0648		.080

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

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



NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED

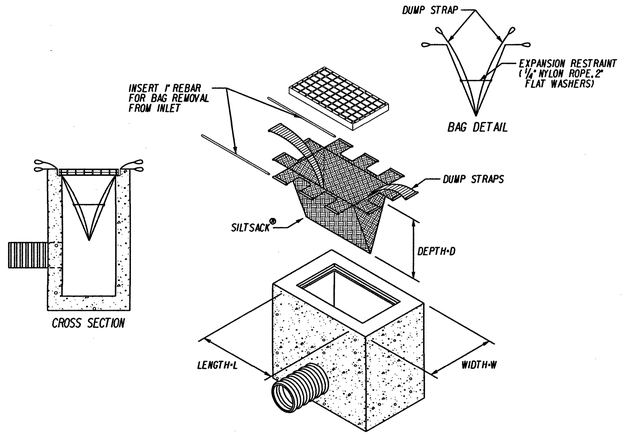
NOT TO SCALE

TEST HOLE DATA

TEST HOLE 'A'	DATE TEST PERFORMED: 3/16/2021
0-12"	SUBBASE MATERIAL AND TOPSOIL
12-25"	ORANGE BROWN FINE SANDY LOAM
25-72"	COARSE SAND
72-108"	FINE SAND
NO MOTTLING	
NO WATER	
NO LEDGE	

PERCOLATION TEST DATA

PERC TEST 1	
DEPTH = 44"	
9:22	3½"
9:27	10¾"
9:32	DRY
PERC RATE: 10 MIN/INCH	



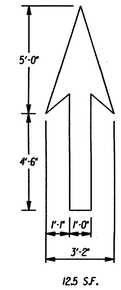
SEDIMENTATION CONTROL AT CATCH BASIN

NOT TO SCALE



SYMBOL OF ACCESS PARKING SPACE MARKING (TO COMPLY WITH CT.PA.#16-78)

NOT TO SCALE



12.5 S.F.

PAVEMENT ARROW DETAIL (WHITE)

NOT TO SCALE

APPROVED

REV.	DATE	REVISION DESCRIPTION
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DATE: MARCH 22, 2021

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

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Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N. 0026232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

SITE PLAN MODIFICATION

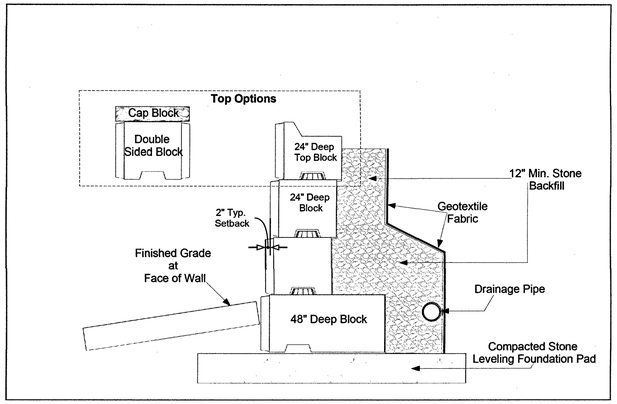
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 24

DRAWING NO.: MISC-001

DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS

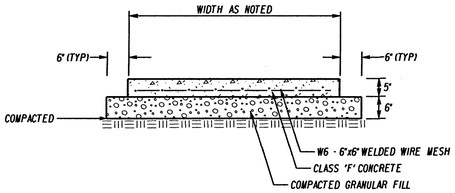
SHEET NO.: 10



ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St.
New Britain CT 06053
800-774-1112
860-224-2244
860-224-2255 Fax

ATLAS CONCRETE PRODUCTS

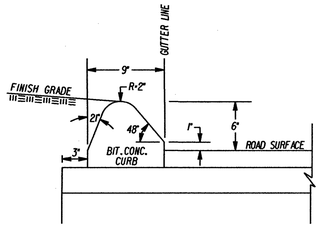
Atlas Retaining Wall
Typical Section
8' Height Wall



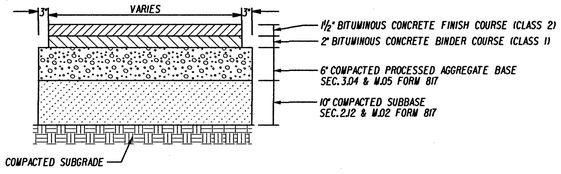
CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

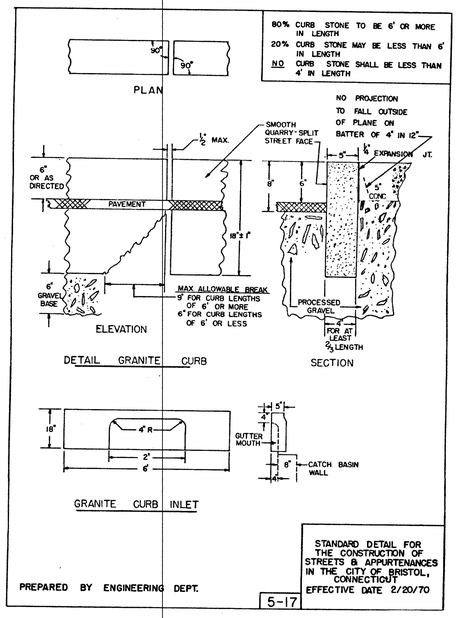
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE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

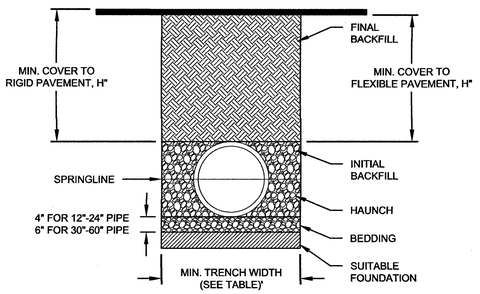


BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE





RECOMMENDED MINIMUM TRENCH WIDTHS

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

NOTES:

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

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

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

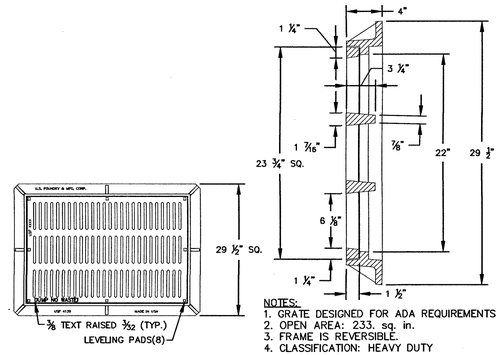
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

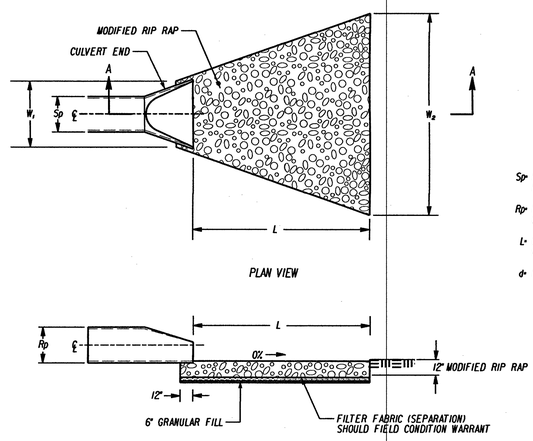
PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16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

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

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE



ADA CATCH BASIN GRATE
NOT TO SCALE



Sp- MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS) INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)

Rp- MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS) INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)

L- LENGTH OF RIPRAP APRON MEASURED FROM END OF CULVERT END SECTION

d- 12" FOR MODIFIED RIPRAP

MODIFIED RIP RAP APRON
(NOT TO SCALE)

APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
2	6-4-21	ACCESSIBLE PARKING
1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

DATE: MARCH 22, 2021
SCALE: AS NOTED

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

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

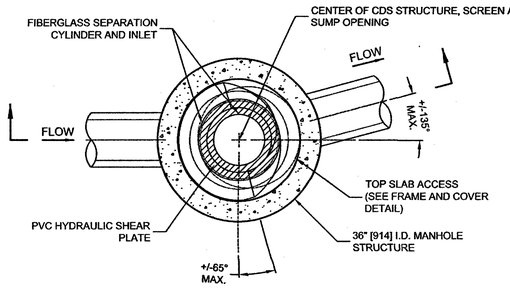
Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PLN.0026932 · LICENSED PROFESSIONAL ENGINEER

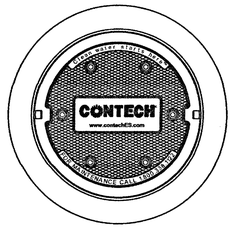
ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

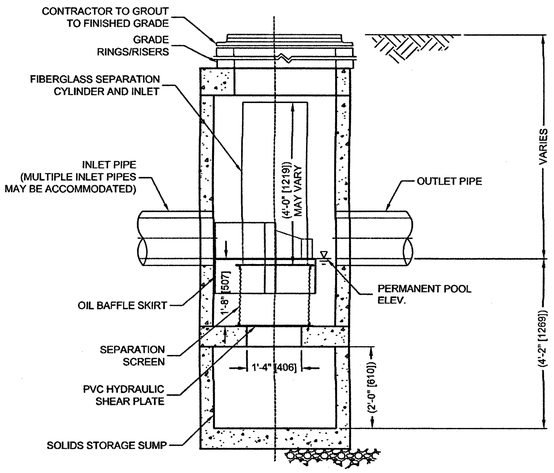
ASSESSOR'S MAP/LOT: 4 / 24
DRAWING NO.: MISC-002
DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS
SHEET NO.: 11



PLAN VIEW B-B
N.T.S.



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



ELEVATION A-A
N.T.S.

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			WQS #1
WATER QUALITY FLOW RATE (CFS OR L/s)			0.41 cfs
PEAK FLOW RATE (CFS OR L/s)			4.3 cfs
RETURN PERIOD OF PEAK FLOW (YRS)			25
SCREEN APERTURE (2400 OR 4700)			2400
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	210.9	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	210.9	HDPE	15"
RIM ELEVATION			215.4
ANTI-FLOTATION BALLAST	WIDTH *	HEIGHT *	

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			WQS #2
WATER QUALITY FLOW RATE (CFS OR L/s)			0.36 cfs
PEAK FLOW RATE (CFS OR L/s)			4.9 cfs
RETURN PERIOD OF PEAK FLOW (YRS)			25
SCREEN APERTURE (2400 OR 4700)			2400
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	210.9	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	210.9	HDPE	15"
RIM ELEVATION			215.4
ANTI-FLOTATION BALLAST	WIDTH *	HEIGHT *	

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

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

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-845-7000 513-845-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS: U.S. PATENTS 5,322,629; 5,624,576; 5,707,527; 5,759,415; 6,027,639; 6,641,720; AND OTHER PENDING PATENTS. OTHER FOREIGN PATENTS PENDING.

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APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
2	6-4-21	ACCESSIBLE PARKING
1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

DATE: MARCH 22, 2021

SCALE: AS NOTED

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

STATE OF CONNECTICUT ROBERT M. GREEN NO. 15231 LICENSED LAND SURVEYOR

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Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0023321 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 24

DRAWING NO.: MISC-003

DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS

SHEET NO.: 12

CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 21 INCHES (525 mm) HDPE.
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" (286 mm) AND HEIGHT OF 11.5" (292 mm). THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES (311 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT3 / FT (0.565 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT³ / UNIT (1.205 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 280HD CHAMBER WILL SEVENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 280RHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 280SHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
17. THE RECHARGER 280IHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
18. THE RECHARGER 280EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2015 CERTIFIED FACILITY
24. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

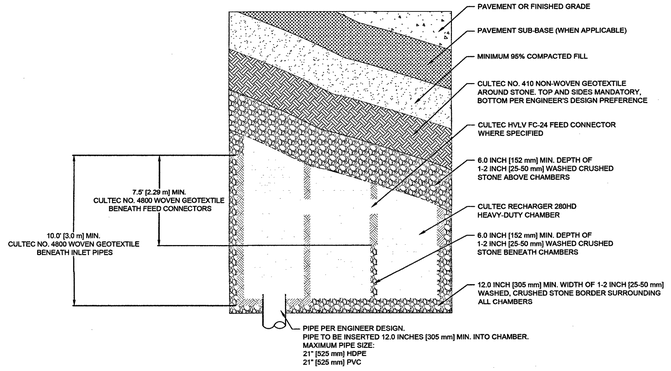
CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN. THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

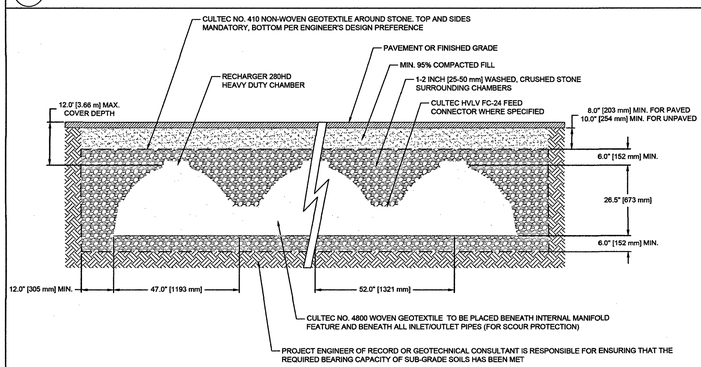
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

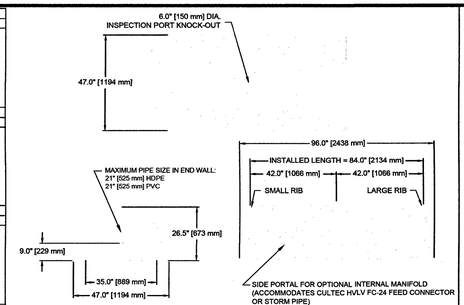
280HD 1.0 GENERAL NOTES



280HD 2.0 CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW



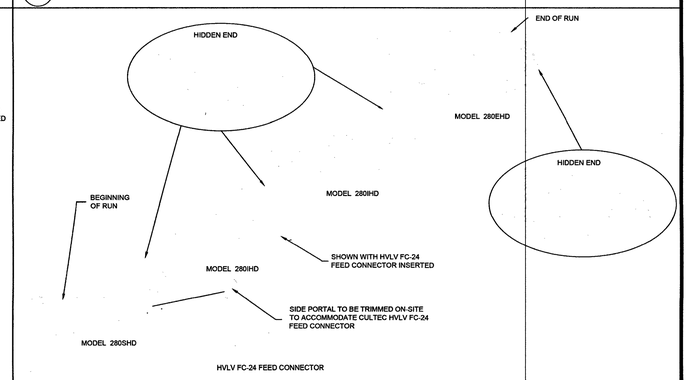
MODEL 280RHD STAND ALONE	
SMALL RIB	LARGE RIB
MODEL 280SHD STARTER	
SMALL RIB	LARGE RIB
MODEL 280IHD INTERMEDIATE	
SMALL RIB	LARGE RIB
MODEL 280EHD END	
SMALL RIB	LARGE RIB



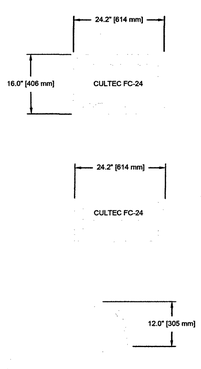
CULTEC RECHARGER 280HD CHAMBER STORAGE = 6.079 CF/FT [0.565 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.0' [0.3048 m]

LARGE RIB END DETAIL	SMALL RIB END DETAIL
MODEL 280RHD STARTER UNITS ARE USED AS SINGLE STAND ALONE SECTIONS.	MODEL RHD
MODEL 280SHD STARTER UNITS ARE USED TO BEGIN A LINE.	MODEL SHD
MODEL 280IHD INTERMEDIATE UNITS ARE USED AS MIDDLE SECTIONS TO EXTEND THE LENGTH OF A LINE.	MODEL IHD
MODEL 280EHD END UNITS ARE USED TO END THE LENGTH OF A LINE.	MODEL EHD

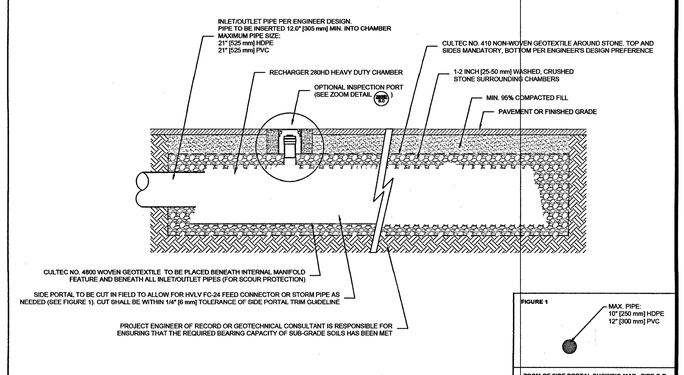
280HD 3.0 CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION



280HD 4.0 CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION

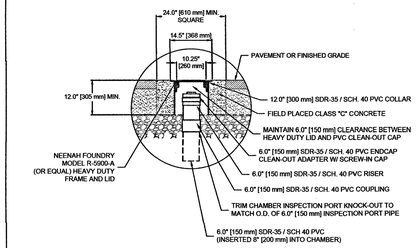


280HD 5.0 CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK



280HD 6.0 CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW

280HD 7.0 CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



280HD 8.0 OPTIONAL INSPECTION PORT - ZOOM DETAIL

280HD 9.0 CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

TM
CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 280HD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER			
PROJECT NO:		DATE:	2019
DRAWN BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
2	6-4-21	ACCESSIBLE PARKING
1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

DATE: MARCH 22, 2021
SCALE: AS NOTED

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

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

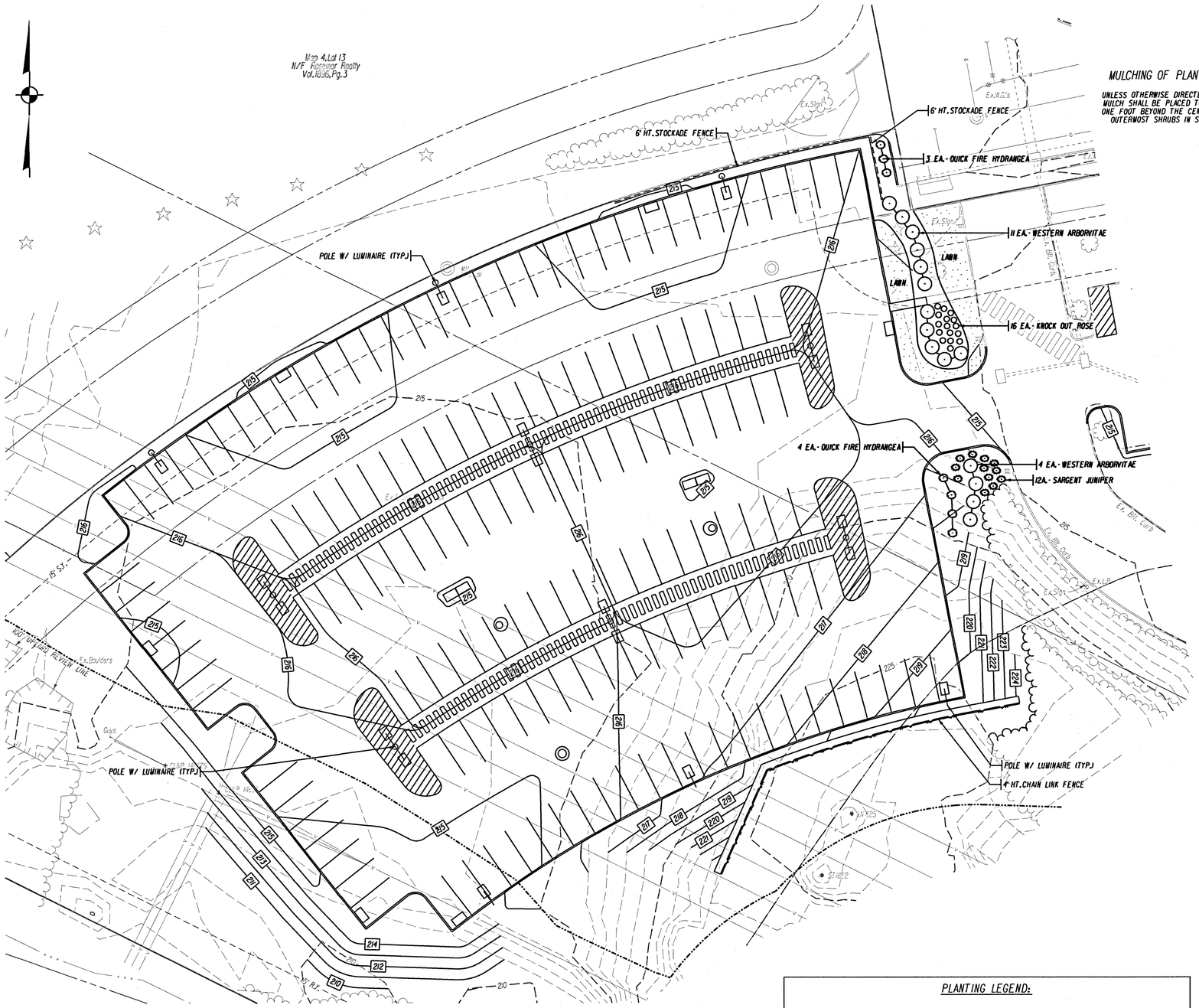
Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

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

ENGINEER SIGNATURE/BLOCK:

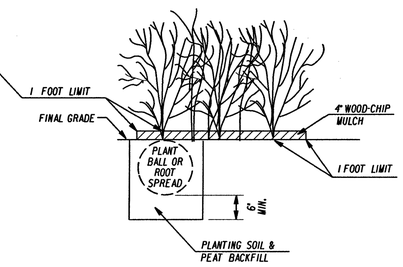
PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 24
DRAWING NO.: MISC-004
DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS
SHEET NO.: 13

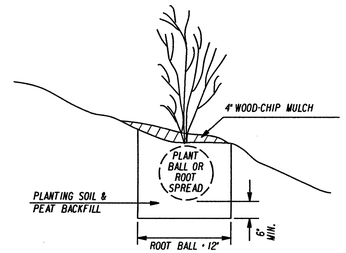


MULCHING OF PLANT BEDS

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

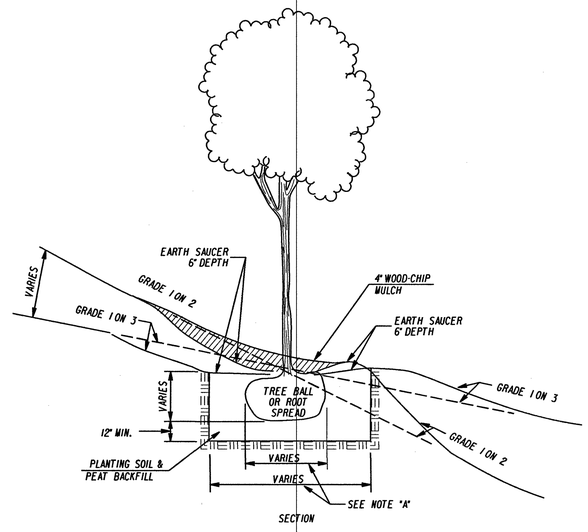


SHRUB PLANTING IN BEDS



SECTION

SHRUB PLANTING



SECTION

TREE PLANTING

PLANTING LEGEND:

QTY.	MIN. SIZE	COMMON NAME	BOTANICAL NAME
7	24-30"	QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA
15	7-8'	WESTERN ARBORVITAE	THUJA PLICATA
16	3 Gal.	KNOCK OUT ROSE	ROSA RADRAZZ
12	3 Gal.	SARGENT JUNIPER	JUNIPERUS CHINENSIS SARGENTI

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AN SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH WAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. ALL PLANTING SHALL CONFORM TO STATE OF CONNECTICUT DEPARTMENT OF TRANSPORATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCITON - LATEST EDITION.

APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
2	6-4-21	ACCESSIBLE PARKING
1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

DATE: MARCH 22, 2021

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

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

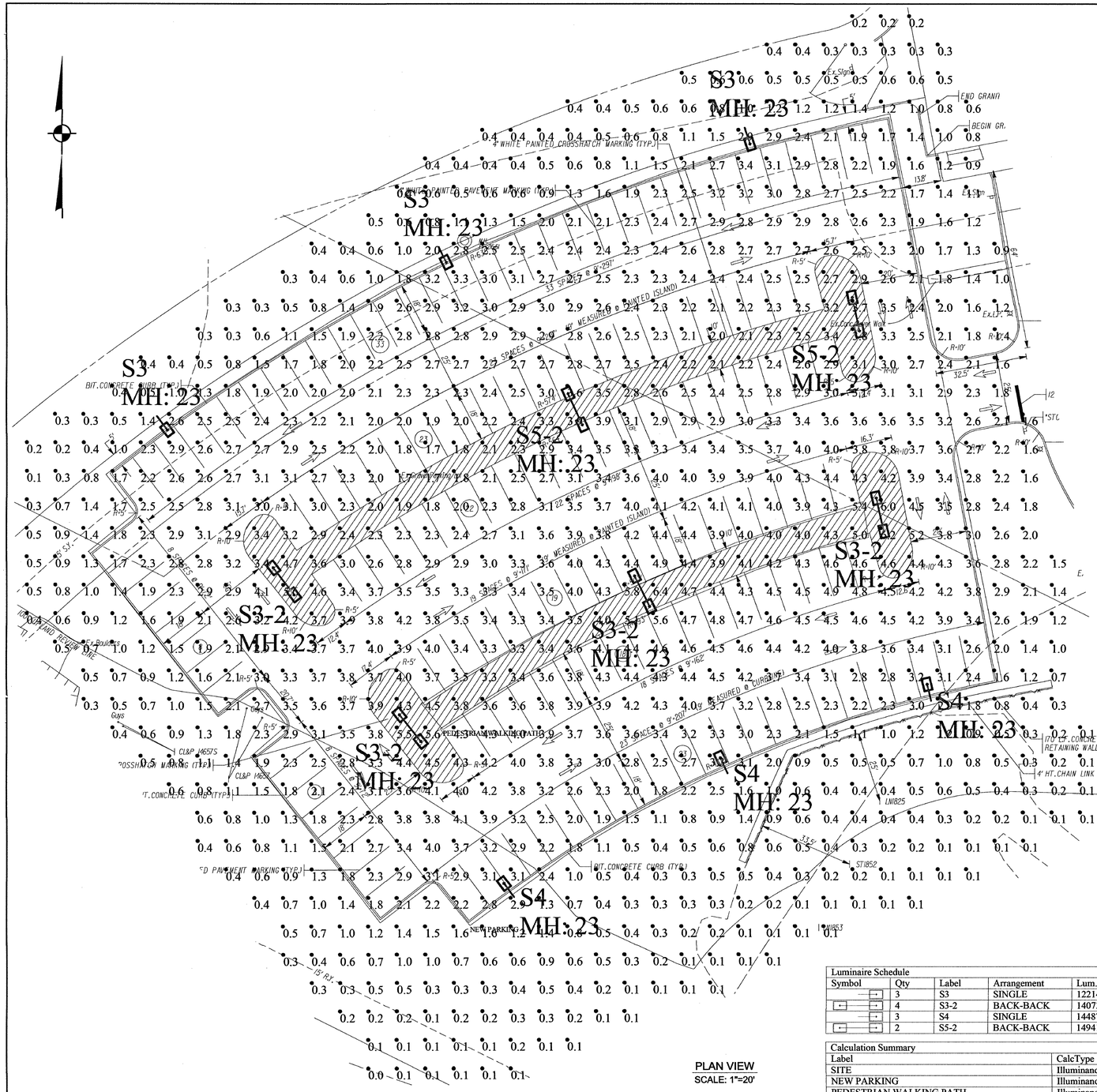
PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 24

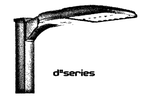
DRAWING NO.

DRAWING TITLE: SITE LANDSCAPING PLAN

SHEET NO. LP-1



PLAN VIEW
SCALE: 1"=20'

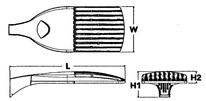


D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.1 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.1 kg)



Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Catalog Number
Notes
Type

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

DSX1 LED

DSX1 LED	**Forward optics**		50K	5000 K	T1S	Type I short	T5VS	Type V very short [5]	MVOLT [1]
	P1	P4 [1]	P7 [1]		T2S	Type I short	T5S	Type V short [5]	XVOLT (277V-480V) [1,2,3]
	P2	P5 [1]	P8		T2M	Type II medium	T5M	Type V medium [5]	120 [4]
	P3	P6 [1]	P9 [1]		T3S	Type III short	T5W	Type V wide [5]	208 [4]
	Rotated optics				T3M	Type III medium	BLC	Backlight control [6]	240 [4]
	P10 [2]	P12 [2]			T4M	Type IV medium	LCCO	Left corner cutoff [6]	277 [4]
	P11 [2]	P13 [1,2]			TFTM	Forward throw medium	RCCO	Right corner cutoff [6]	347 [4]
									480 [4]

Shipped included									
NLTAIR2	nLight AIR generation 2 enabled [7]								
PIRHN	Network, high/low motion/ambient sensor [8]								
PER	NEMA twist-lock receptacle only (controls ordered separately) [9]								
PER5	Five-pin receptacle only (controls ordered separately) [9,10]								
PE7	Seven-pin receptacle only (controls ordered separately) [9,10]								
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [9]								
DS	Dual switching [9,10,11]								
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [8,12]								
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [8,12]								
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [8,12]								
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [8,12]								
FAO	Field adjustable output [9,13]								
Shipped included									
HS	House-side shield [9]								
SF	Single fuse (120, 277, 347V) [4]								
DF	Double fuse (208, 240, 480V) [4]								
L90	Left-rotated optics [1]								
R90	Right-rotated optics [1]								
HA	50°C ambient operations [1]								
Shipped separately									
BS	Bird spikes [9]								
EGS	External glare shield								
DDBXD	Dark bronze								
DBLXD	Black								
DNAXD	Natural aluminum								
DWHXD	White								
DDBTXD	Textured dark bronze								
DBLBXD	Textured black								
DNATXD	Textured natural aluminum								
DWHGXD	Textured white								

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 11/16/20
Page 1 of 8

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

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

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

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

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

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

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

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1 year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

Catalog Number
Notes
Type

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

See footnotes next page.

OUTDOOR

POLE-SSS

LIGHTING NOTES:

1. CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED LIGHT POLE LAYOUT.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A CONNECTICUT LICENSED ENGINEER FOR THE CONCRETE LIGHT POLE BASE DESIGN.
3. CONCRETE LIGHT POLE BASE SHALL HAVE A 3FT MIN. REVEAL ABOVE FINISH GRADE
4. MH=MOUNTING HEIGHT OF LIGHT FIXTURE.
5. ALL PARKING LOT LIGHTING WILL BE PROPERLY SHIELDED TO PREVENT LIGHT TRESPASS ON ADJOINING PROPERTIES AND ADJOINING STREET.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUG Rating	Description
	3	S3	SINGLE	12214	102	0.900	B3-U0-G3	Lithonia DSX1 LED P3 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD - SSS 20 4C DM19AS DDBXD 20FT POLE on 3FT BASE
	4	S3-2	BACK-BACK	14073	125	0.900	B3-U0-G3	Lithonia DSX1 LED P4 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD - SSS 20 4C DM28AS DDBXD 20FT POLE on 3FT BASE
	3	S4	SINGLE	14487	125	0.900	B2-U0-G3	Lithonia DSX1 LED P4 40K TFTM MVOLT SPA NLTAIR2 PIRHN DDBXD - SSS 20 4C DM19AS DDBXD 20FT POLE on 3FT BASE
	2	S5-2	BACK-BACK	14941	125	0.900	B4-U0-G3	Lithonia DSX1 LED P4 40K T5W MVOLT SPA NLTAIR2 PIRHN DDBXD - SSS 20 4C DM28AS DDBXD 20FT POLE on 3FT BASE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.15	6.4	0.0	N.A.	N.A.
NEW PARKING	Illuminance	Fc	3.14	6.4	1.5	2.09	4.27
PEDESTRIAN WALKING PATH	Illuminance	Fc	4.19	6.4	3.3	1.27	1.94

Greg Loda / TJ Anderson
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com

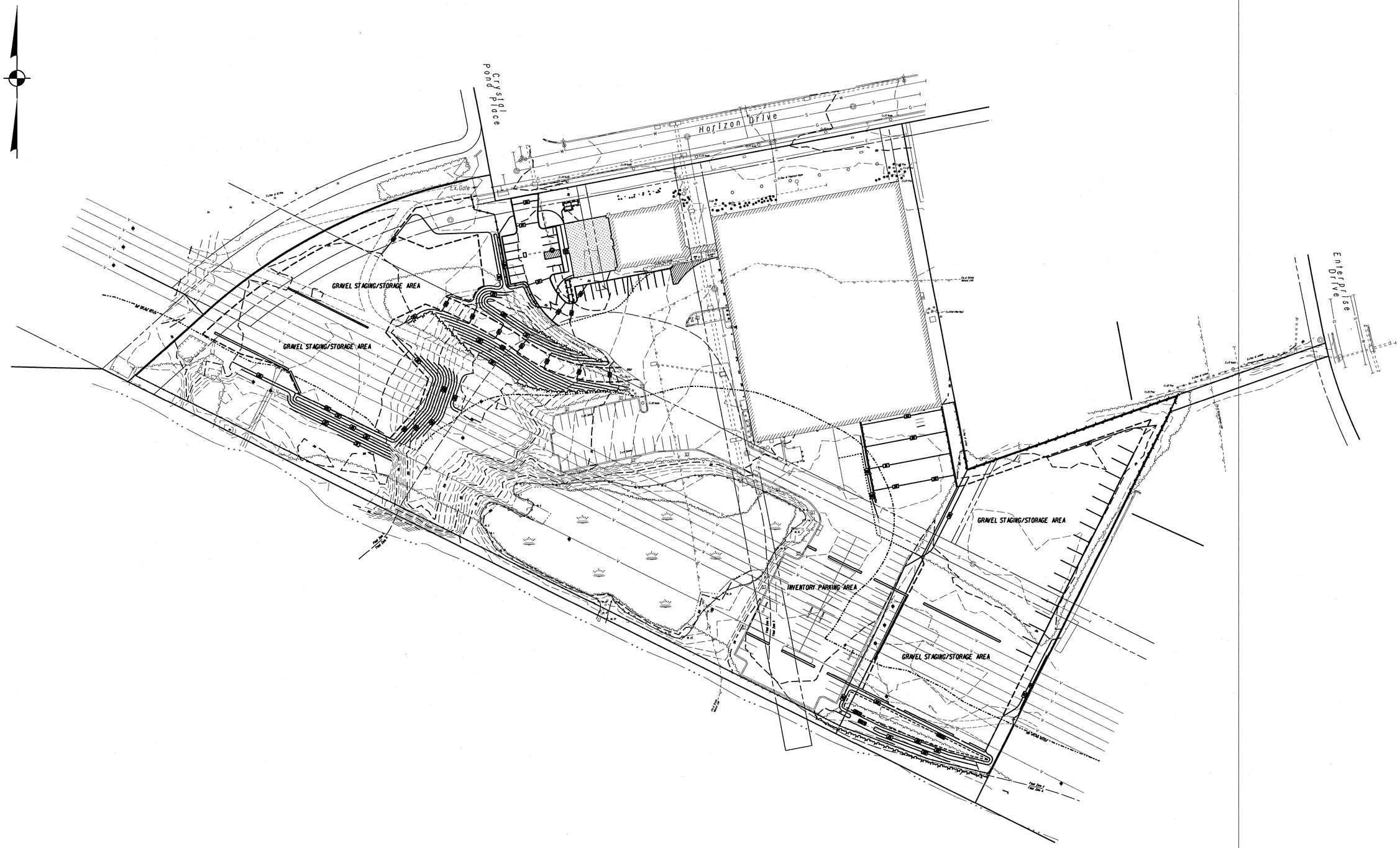
APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
3	6-24-21	MISC. PAVEMENT MARKINGS, SIGNS, SPEED BUMPS, WHEEL STOPS AND LIGHTING
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DATE: MARCH 22, 2021
SCALE: AS NOTED:

PROJECT TITLE:
SITE PLAN MODIFICATION
71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 24
DRAWING NO.
DRAWING TITLE: SITE LIGHTING PLAN
SHEET NO. L-1



APPROVED

REV.	DATE	REVISION DESCRIPTION
4	7-14-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS Second Review; 7/8/21
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1	5-21-21	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review; REVISED 5/12/21

DATE: MARCH 22, 2021

SCALE: SCALE IN FEET 0 50 100 HORIZ. SCALE 1"=50'

SURVEYOR SIGNATURE BLOCK:

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

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N.0026232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:

PROJECT TITLE:

SITE PLAN MODIFICATION

71 HORIZON DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 4 / 24

DRAWING NO.:

DRAWING TITLE: 2018 APPROVED SITE PLAN

SHEET NO.: SP-2018

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**	**4**	**13**	**13**	**5**							
Year (24):	*2*	*2*	*0*	*4*	*8*	*10*							
Illegal Business:	**2**	**1**	**5**	**3**	**1**	**1**							
Year (24):	*0*	*1*	*1*	*4*	*2*	*2*							
Lack of Permit:	**11**	**4**	**14**	**17**	**12**	**18**							
Year (24):	*3*	*0*	*0*	*0*	*2*	*2*							
Accessory Structure:	**0**	**2**	**0**	**4**	**4**	**3**							
Year (24):	*1*	*0*	*1*	*0*	*1*	*1*							
Illegal Fence:	**1**	**0**	**6**	**7**	**0**	**2**							
Year (24):	*1*	*0*	*0*	*2*	*0*	*0*							
Illegal Sign:	**2**	**2**	**11**	**10**	**7**	**3**							
Year (24):	*0*	*0*	*0*	*0*	*1*	*1*							
Fowl:	**0**	**0**	**2**	**2**	**2**	**0**							
Year (24):	*0*	*1*	*1*	*1*	*0*	*0*							
Blight:	**6**	**10**	**14**	**19**	**14**	**40**							
Year (24):	*2*	*2*	*0*	*6*	*1*	*1*							
Lighting:	**0**	**0**	**0**	**0**	**1**	**0**							
Year (24):	*0*	*0*	*0*	*1*	*1*	*1*							
Site Plan:	**2**	**1**	**2**	**1**	**0**	**1**							
Year (24):	*1*	*15*	*7*	*6*	*3*	*3*							
Illegal Rentals:	**2**	**1**	**4**	**1**	**10**	**3**							
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*							
Miscellaneous:	**2**	**0**	**2**	**5**	**5**	**7**							
Year (24):	*3*	*0*	*1*	*0*	*4*	*0*							
2025 TOTAL:	**31**	**29**	**64**	**82**	**69**	**83**							
Year (24):	*13*	*21*	*11*	*15*	*18*	*21*							
ABATEMENTS:	**0**	**1**	**0**	**0**	**0**	**0**							
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*							
CITATIONS:	**15**	**12**	**10**	**2**	**11**	**35**							
Year (24):	*6*	*2*	*3*	*0*	*3*	*1*							
PERMITS ISSUED:	**240**	**215**	**297**	**320**	**389**	**359**							
Year (24):	*275*	*234*	*250*	*300*	*351*	*321*							

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
June 5th, 2025