City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, OCTOBER 27, 2025
CITY HALL - MEETING ROOM 3-1 (THIRD FLOOR)
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/82769313741?pwd=lHYDGPbYWbvF5q3badGTRWgAJfSbBi.1

Meeting ID:
827 6931 3741
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Public Participation

4. Approval of Minutes

   a. Regular Meeting - September 22, 2025

5. City Council and Other Referrals

   a. C.G.S. 8-24 Referral:
   Map 41, Lot 10 - 135 East Main Street

6. Public Hearings

   a. Application #440 — Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Crown Estates, LLC, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 22, 2025.

7. New Business

    a. Application #413 – Subdivision - Laurentide Glen — Phase 5 & 6 — south of Arcadia Road and Martin Road, north of Farrell Avenue (26 lots); Assessor's Map 67, Lots 68, 69, 70, 71, 73 & 74 (Phase 5) and Lots 75-94 (Phase 6) and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/ Open Space Development) zone. Request for: A two-year extension from October 24, 2025 to October 24, 2027 for the conditional approvals of Phases 5 & 6. Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres, LLC applicants/owners.

8. Zoning Commission Referrals

    a. Pursuant to Article IV, Section 16.2.5.A. and Section 16.3.11.A. of the Zoning Regulations: Referral of Zoning Applications 2547 & 2548 — Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units 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 - THIS ITEM WILL BE REVIEWED AT THE NOVEMBER 24, 2025 PLANNING COMMISSION MEETING.

9. Old Business

10. Staff Reports

    a. Subdivision Status Report - October 2025.

11. Adjournment

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

BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY SEPTEMBER 22, 2025

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose (Acting Secretary)	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Kiana Small	X	
	Greg Klimek	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	William Stango, P.E., City Engineer	X	
	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

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

Chairman Veits reminded the Commission the next regular meeting of the Planning Commission is Monday, October 27, 2025.

2. Pledge of Allegiance

3. Public Participation

There was no public participation.

4. Approval of Minutes
   a. Regular Meeting - August 25, 2025

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on the August 25, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the August 25, 2025, regular meeting.

By: Pose Seconded: Klimek.

For: Nardi, Klimek, Pose, Soares and Veits.
Against: None.
Abstain: None.

5. Receipt of New Applications

There were no new applications.

6. Public Hearings

a. Application #440 - Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Crown Estates, LLC, applicant.

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

Staff stated the Department of Public Works has assigned the address of 525 Wolcott St. to the property. The City Planner noted comments were sent to the applicant, but the applicant did not have the responses ready for this evening.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, gave a presentation for a Multi-Family Residential dwelling facility for a 30-unit complex located on Wolcott St. Attorney Furey requested to continue the application to the October meeting but gave a presentation this evening.

The attorney reviewed comments. Attorney Furey said one of the main comments was because of the revised Zoning Regulations not as much parking was required. Therefore, additional green space would be preserved. Attorney Furey noted the parking on the east side of the property would be removed from the plans and shown as future parking.

The attorney indicated a small swale was placed in the front yard for stormwater runoff. Attorney Furey indicated the landscaping was amended on the north side of site for a neighbor buffer. The attorney verified the building coverage would be 6% and the impervious surface would be 9.4%. Attorney Furey noted the lighting plan was being worked on by the applicants engineer. The attorney commented there was a significant buffer for the neighbors. Attorney Furey said the landscaping plan was not integrated into the City's plan yet.

Commission inquiries: Attorney Furey thought this was the best engineered plan for the property.

The following persons did not speak in favor or against the application but had inquires: Kimberly Doucette, 47 Old Wolcott Rd.; Matthew Small, 15 Old Wolcott Rd. and Dawn Lloyd, 25 Old Wolcott Rd.

Ms. Doucette inquired of the location of the entrance to the property. Mr. Small questioned if there was a revised traffic study prepared during the last school year. Ms. Lloyd inquired because the traffic study was done at spring break, would it affect the neighbors negatively.

Attorney Furey responses: The attorney said the entrance to the site would be on Wolcott St. Attorney Furey reported a revised traffic study was submitted when the zone change application was approved and the State subsequently prepared a traffic study for Wolcott St. that was part of the packet. Attorney Furey indicated the site line was in question for the traffic study. The attorney verified the traffic study by the State had reduced counts versus the applicants traffic study that were prepared at different times.

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

MOTION: Move to continue the Public Hearing on Application #440 to the October 27, 2025, Regular Meeting of the Planning Commission.

By: Pose Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

Staff explained because of the early voting in October, the October 27, 2025, Regular Meeting would start in Meeting Room 3-1 but if there is a large amount of public audience then alternative meeting rooms would be made available at 6:00 P.M.

7. New Business
There was no new business.

8. Old Business
There was no old business.

9. Zoning Commission Referrals

   a. Zoning Commission Referral of Application AZR 25-07 — Review and discussion of recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus, Pose and Soares to vote on Application #AZR 25-07.

1. Recommendation #27 – Cannabis Cultivation
2. Recommendation #37 – A Zone Bulk Requirements
3. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
4. Recommendation #39 – Update Sign Regulations
5. Recommendation #40 – Expand Outdoor Lighting Requirements
6. Recommendation #41 – Overhaul Access Management Regulations
7. Recommendation #42 – Update Landscaping Standards
8. Recommendation #43 – Update Fence Requirements
9. Recommendation #44 – Amend Definition of Average Finished Grade
10. Recommendation #45 – Add Animal Grooming as a Permitted Use
11. Recommendation #46 – Add Data Centers as a Permitted Use
12. Recommendation #47 – Amend Requirements for Posting of Properties
13. Recommendation #48 – Minor Text and Formatting Amendments

Initiated by: Bristol Zoning Commission

Staff indicated this was an additional Zoning Regulation amendment from the Zoning Commission that would be referred back to the Zoning Commission for their October 20, 2025, Regular Meeting. The City Planner said the Zoning Commission and Staff worked on the Rewrite of the Zoning Regulations for 2 years and it is getting to the end. Staff mentioned there were three Regulations placed on pause from the last iteration of this process because of Commissioner Pose's suggestions. Those items would be reviewed by the Commission in the springtime after Staff reviewed any recommendations.

Mr. Gomes reviewed the amendments and would receive comments. The consultant said the Regulations do not allow for the cultivation of cannabis so the amendment would allow for the cultivation in the I-Zone and I-P zones.
Mr. Gomes noted a concern of this use would be the odor control.

The following person commented on Amendment #27: Attorney Timothy Furey, 43 Bellevue Ave., said the State was restrictive on security of these facilities. Attorney Furey indicated that Staff should review the proposed requirement for provisional approvals.

Regarding the A-Zone amendment, the consultant said many existing properties were incompliant with the existing A-Zone Regulations, so some of the yards were reduced and impervious surfaces were increased. The consultant noted densities were increased near State highways.

Staff indicated the A-Zone amendments were because a developer expressed interest in constructing a high-density development in Forestville.

Mr. Gomes reviewed the BD-Zone amendments and some of the restrictions. The consultant thought the Regulations were very limited for the street facing commercial spaces. The consultant said there was little demand for office or retail space, but a large demand for housing. Mr. Gomes said this minor amendment was to allow for more residential units on the street fronts with conditions and on certain streets.

The City Planner mentioned there is a tentative applicant that wanted to construct residential units in the downtown area. Staff stated that this change to the Regulations would encourage more housing and protect the existing and future developments in the area.

Commissioner Pose disagreed and this was a major change to have street facing dwelling units in the downtown area. The Commissioner wanted to discuss Recommendation #38 for the positive and negative aspects of the amendment.

Staff explained that street facing units were not part of this proposal; all ground-level residential will load from the back of the building. Additionally, Commissioner Pose stated he needed more information and would be was unable to support Recommendation #38 in it's current form.

Staff responses to Commission: The City Planner said Recommendation #38 was a response to a developer's request, but the Commission would either vote positive or negative to this amendment. Staff was in favor of the Amendment.

The City Planner verified North Main St. was not part of the amendment and there were only certain streets for the amendment.

The following person commented on Recommendation #38: Attorney Timothy Furey, 43 Bellevue Ave., reviewed the reason some applicants were unsuccessful with properties in the BD-Zone with combined commercial and residential units in their proposals. The attorney noted his client bought a lot and needed the proper mix of uses to make it feasible or the lot would remain vacant.

The consultant went over the Sign Recommendation noting the Commission was bound to do so because of a Supreme Court ruling. Mr. Gomes added there were no window sign Regulations in the current Regulations and that they were needed because of clutter and safety concerns. The consultant indicated the Regulations would make it easier for Staff and the enforcement easier for the ZEO.

The following person spoke in favor of Recommendation #39: Attorney Timothy Furey 43, Bellevue Ave.; was in favor of cleaning up the clutter of stores because some of them looked terrible. The attorney suggested the Commission review billboards to be able to be reconstructed to prevent non-conformities.

Mr. Gomes went over Recommendation #40 with many recommendations to correct the lighting standards, reduce light pollution and reduce light nuisance. The consultant indicated there was a new residential lighting nuisance Regulation that allowed enforcement by the ZEO.

The following person had comments on Recommendation #40: Attorney Timothy Furey, 43 Bellevue Ave., thought the definition would improve the administration for Staff but the ZEO would be very busy. Attorney Furey requested "Athletic Field or Activity Area Lighting" be reviewed because of the lighting and noises nuisances on Morrison Ave. that had no permits. The attorney requested there be Special Permits for these uses with limits for the lighting and property uses including schools and entity properties.

Mr. Gomes stated Recommendation #41 would be a renovation of the Access Management Regulations that would be applied to the entire City for all driveways with Special Permits or Site Plans. The consultant said the Regulation would be in accordance with the City Ordinances and the Engineering Dept. Regulations. Mr. Gomes pointed out this would a voluntary and incentive-based Regulation.

Regarding Recommendation #42 for Landscaping, the consultant said the landscaping buffers would have more detailed specifics. Mr. Gomes indicated invasive species would not be allowed on Site Plans or Special Permit plans.

On Recommendation #43 concerning fencing, the consultant commented the Regulations language would be made clearer.

Mr. Gomes said the Recommendation #44 Average Finished Grade was important for determining the height of a building. The consultant said there were no existing Regulations on how to determine the measurement, so this would be a guideline.

Concerning Recommendation #45, Mr. Gomes indicated Animal Grooming was not allowed in the Regulations because of the intensities associated with the use. The consultant reported Animal Grooming Establishment was a new use for the Regulations with a Special Permit and Site Plan.

Staff explained the Zoning Enforcement Officer had phone calls for interest with the Animal Grooming use.
The City Planner stated Staff supported the use.

Regarding Recommendation #46, Mr. Gomes described the new use of data centers. The consultant advised the Commission that noise would be a concern that may be controlled with a distance from residential areas. Mr. Gomes reviewed the conditions for the data centers that would include a vibration control study.

Staff specified there was a small data center proposal for Riverside Ave. so Mr. Gomes and he felt the larger data centers should be added to the Regulations. The City Planner noted the data center would have a fuel cell for power.

Staff reviewed esthetic concerns about the previous New Britain Water Company applications that had to post many public hearing signs. The City Planner explained the revised Regulation would make the process easier for applicants.

Mr. Gomes reviewed Recommendation #48 that had a list of many Minor Text and Formatting Amendments for the Regulations. The consultant concluded there was a new incentive for sustainability of energy. Mr. Gomes noted the Zoning Commission would now be in charge of waiving requests for Site Plans versus the City Planner.

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

MOTION: Move to send a **positive referral** to the Zoning Commission for Application #AZR 25-07, containing Recommendations 27, 37, 39, 40, 41, 42, 43, 44, 45, 46, 47, & 48.

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

By: Pose Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

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

MOTION: Move to send a **negative referral** to the Zoning Commission for Application #AZR 25-07, containing Recommendation 38.

The Planning Commission finds that the Zoning Commission referral, as presented, **is generally not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose Seconded: Nardi.

For: Soares and Veits.
Against: Nardi, Bacchus and Pose,
Abstain: None.

The motion is denied.

MOTION: Move to send a **positive referral** to the Zoning Commission for Application #AZR 25-07, containing Recommendation 38.

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

By: Pose Seconded: Nardi.

For: Nardi, Bacchus, Soares and Veits.
Against: Pose.
Abstain: None.
Vote: 4-1

The Zoning Commission Referral is recommended for approval.

10. City Council and Other Referrals

There were no City Council and Other Referrals.

11. Staff Reports

a. Subdivision Status Report — September 2025

The City Planner indicated there was no update for the Subdivision Status report. Staff mentioned there is a potential for an 85-lot subdivision that would be filed next year.

b. Proposed Meeting Dates — 2026

The City Planner noted the proposed meeting date schedule for 2026 was in the packet and would be filed with the City Clerk's Office in November, if the Commission agreed with the schedule.

12. Communications

There were no communications.

13. Adjournment

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

The meeting adjourned at 8:03 P.M.

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

Respectfully submitted,
Nancy King

_____

William Veits
Chairman
City Planning Commission

DRAFT

C.G.S. 8-24 - 135 East Main Street
Map 41 - Lot 10

From: Jeffrey Steeg <JeffreySteeg@bristolct.gov>
Sent: Thursday, October 23, 2025 9:04 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: 135 East Main Street

Hi Robert;

At Tuesday night's meeting, the Real Estate Committee voted to refer the above city owned lot to the Planning Commission for a CGS Section 8-24 report. The Committee also requested that the Department of Public Works, Water & Sewer, Parks and ECD be notified to inquire if there was any interest in this lot. Also, the Conservation Committee of Inland-Wetlands for its opinion since the property is located in a flood zone. Lastly, the Committee directed the Purchasing Agent and Tax Assessor assign a value (if we try to market it under a RFP) and our outside real estate agent do a comparative market analysis for her opinion if the property was to be sold thru her.

Some background: The city just acquired this property via a deed in lieu of foreclosure. The owner was Trulieve East Main LLC who acquired it on June 24, 2019 for the purchase price of $300,000. The previous owner was Bradley Holdings and prior to that, Mr. Bubbles Car Wash LLC. Presumably, Trulieve was to use this lot to add to the building next door. In any event, Trulieve did not pay the real estate taxes which totaled $7,321.22 and offered to give the property to the city in lieu of the pending foreclosure. Trulieve also paid our outside attorney her legal fees and cost in this transaction.

Attached is GIS picture of this lot along with Tax Assessor's printout. Even though the city assigns a fair market value of $164,200 and Trulieve paid $300,000, the lot is located in a flood zone.

Please advise if you require any additional information for the Planning Commission to consider in its report.

Jeff


Full Town View
Reset Map
Sear
Base Maps / Air Photos
Map Layer
EAST MAIN STREET

135 EAST MAIN ST

Location	135 EAST MAIN ST	**Mblu**	41/ / 10/ /
Acct#	0070815	**Owner**	TRULIEVE EAST MAIN LLC
Assessment	$114,940	**Appraisal**	$164,200
PID	1878	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$19,500	$144,700	$164,200
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$13,650	$101,290	$114,940

Owner of Record

Owner	TRULIEVE EAST MAIN LLC
Co-Owner	
Address	3494 MARTIN HURST RD TALLAHASSEE, FL 32312

Sale Price	$300,000
Certificate	
Book & Page	2110/0274
Sale Date	06/24/2019
Instrument	Q

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
TRULIEVE EAST MAIN LLC	$300,000		2110/0274	Q	06/24/2019
BRADLEY HOLDINGS LLC	$295,000		2096/0703	Q	12/14/2018
MR BUBBLES CAR WASH LLC	$320,000		1841/0316	Q	06/28/2010
SONIC BRANDS LLC	$450,000		1768/0484	Q	03/27/2008
GP FINANCIAL LLC	$270,000		1730/1061	00	04/25/2007

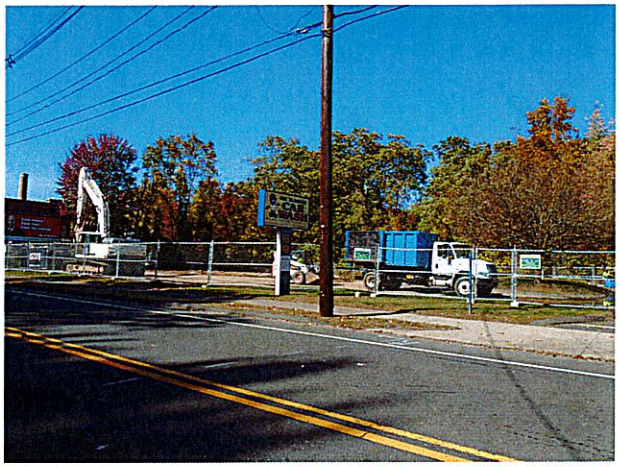
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Attic	
Bsmt	
Bsmt Gar	
Fireplaces_2	
Fin Bsmt	
Fin Bsmt Qual	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/BristolCTPhotos///0053/DSC03994_5361

Building Layout


Building Layout (ParcelSketch.ashx?pid=1878&bid=1878)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	302
Description	Ind Vac Lnd
Zone	BG
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.96
Frontage	237
Depth	
Assessed Value	$101,290
Appraised Value	$144,700

Outbuildings

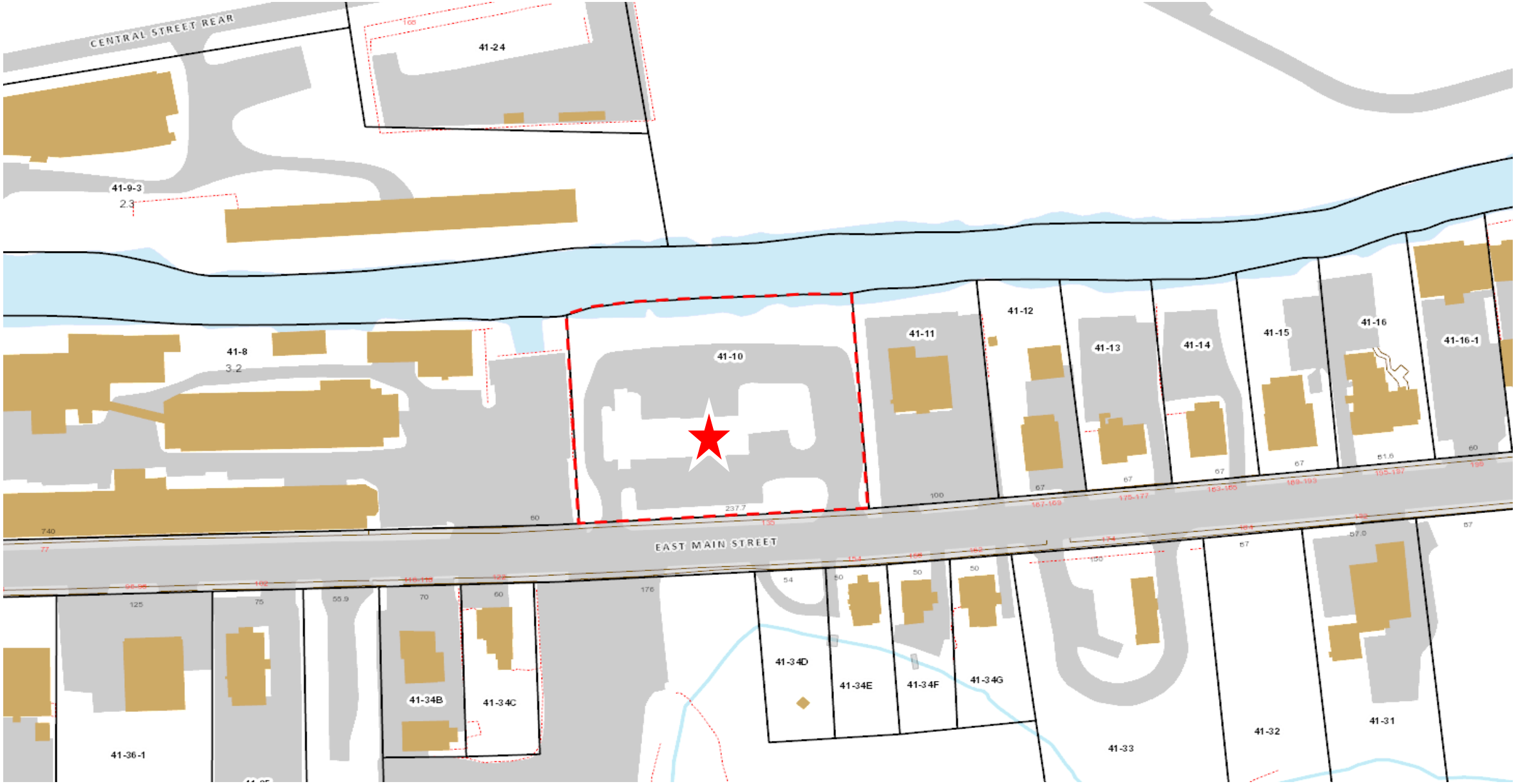
Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	Paving Asph.			11556.00 S.F.	$13,000	1
PAV2	Paving Concrt			2958.00 S.F.	$6,500	1

Valuation History

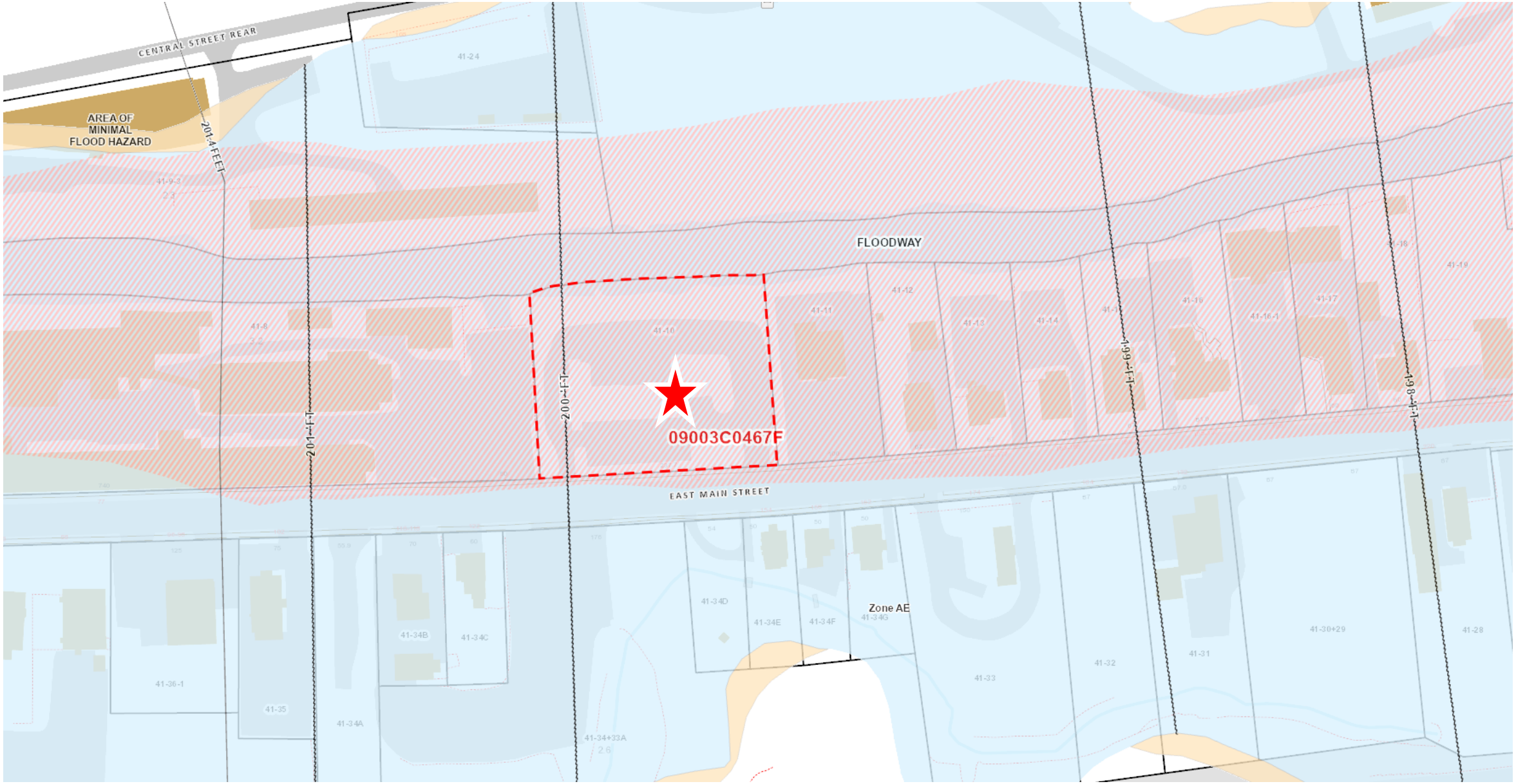
Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$19,500	$144,700	$164,200
2023	$19,500	$144,700	$164,200
2022	$19,500	$144,700	$164,200

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$13,650	$101,290	$114,940
2023	$13,650	$101,290	$114,940
2022	$13,650	$101,290	$114,940

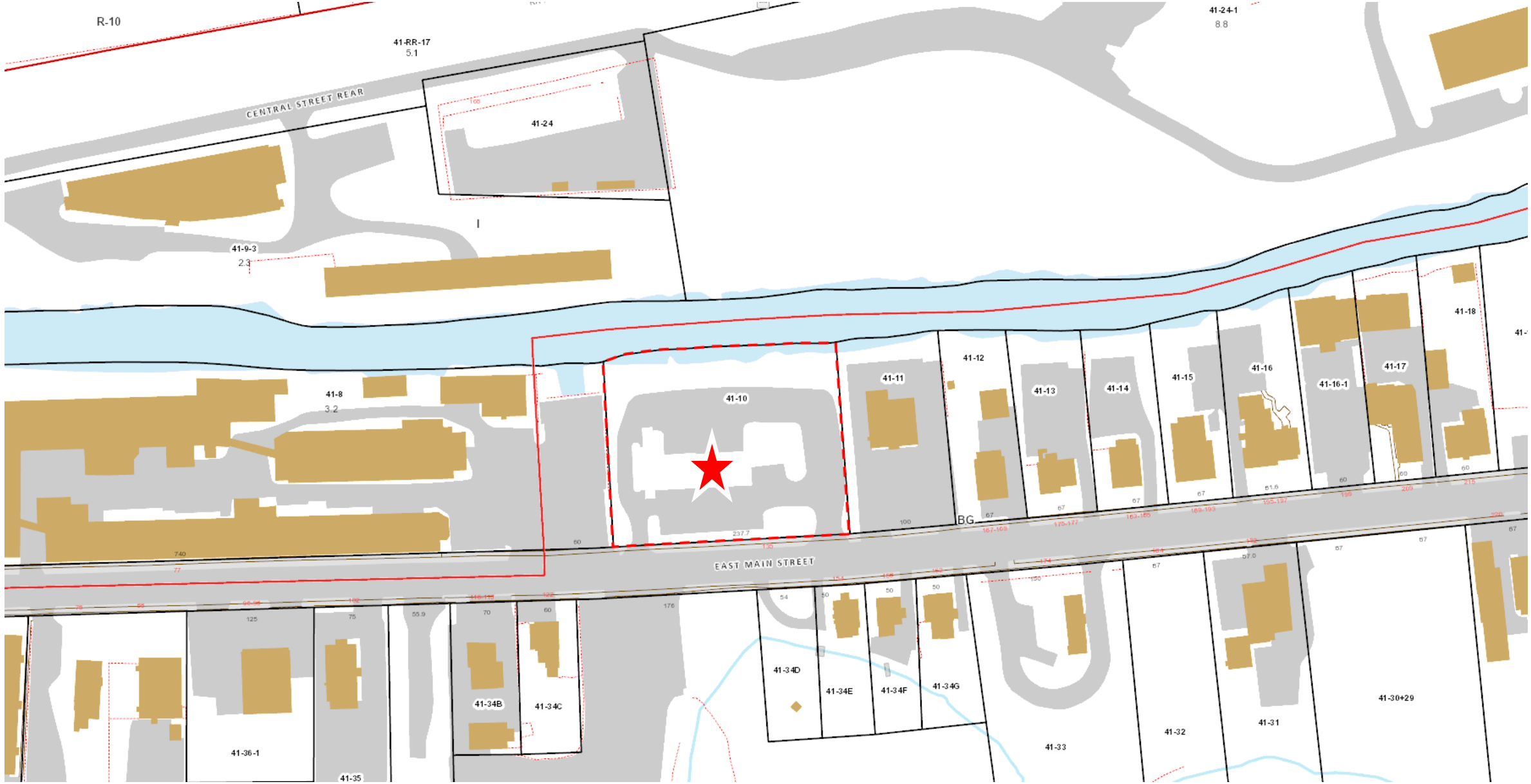
(c) 2025 Vision Government Solutions, Inc. All rights reserved.



135 East Main Street – Location
Map 41 Lot 10

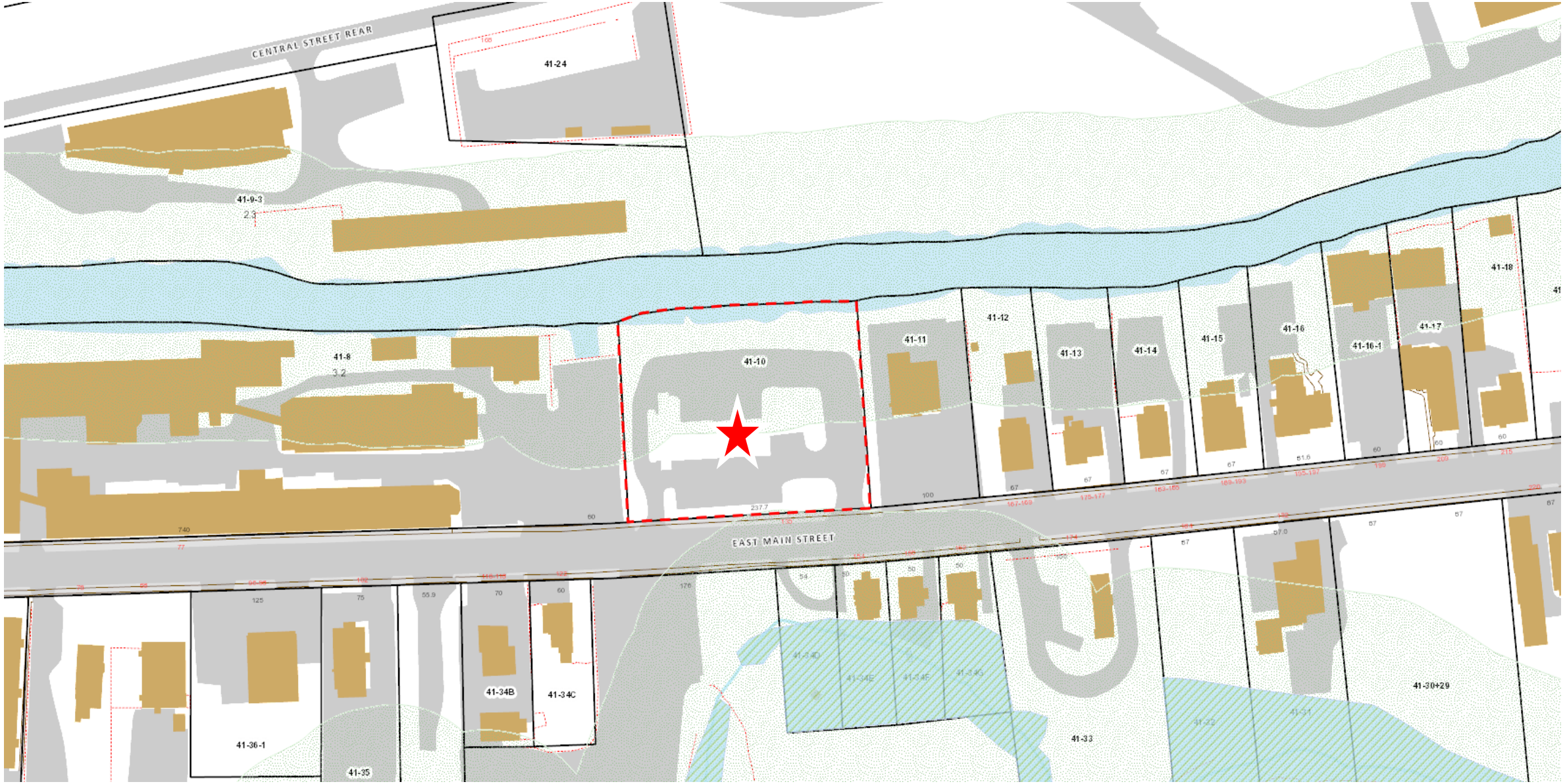


135 East Main Street – Floodplain/Floodway
Map 41 Lot 10

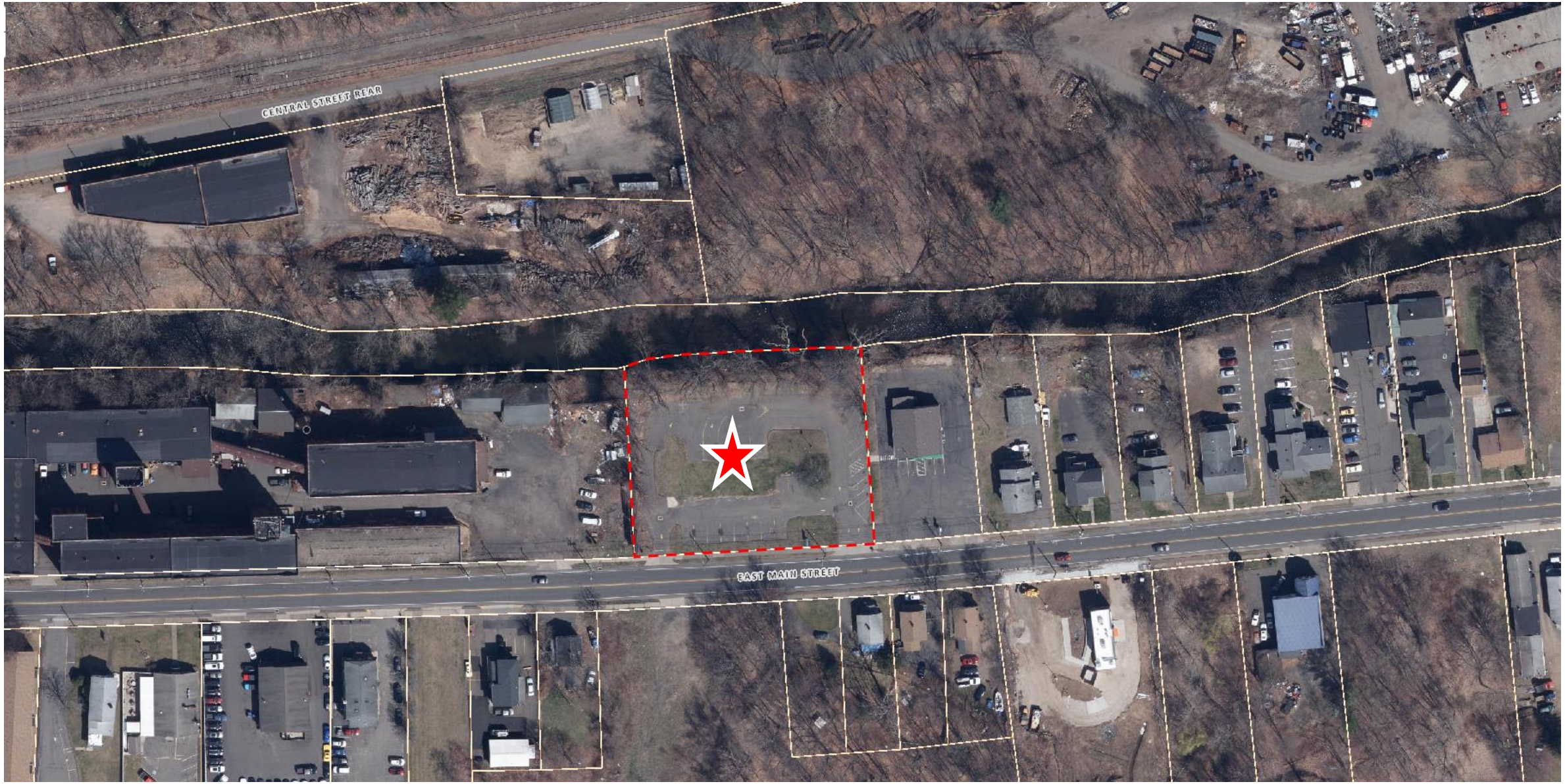


135 East Main Street – Zoning – BG General Business

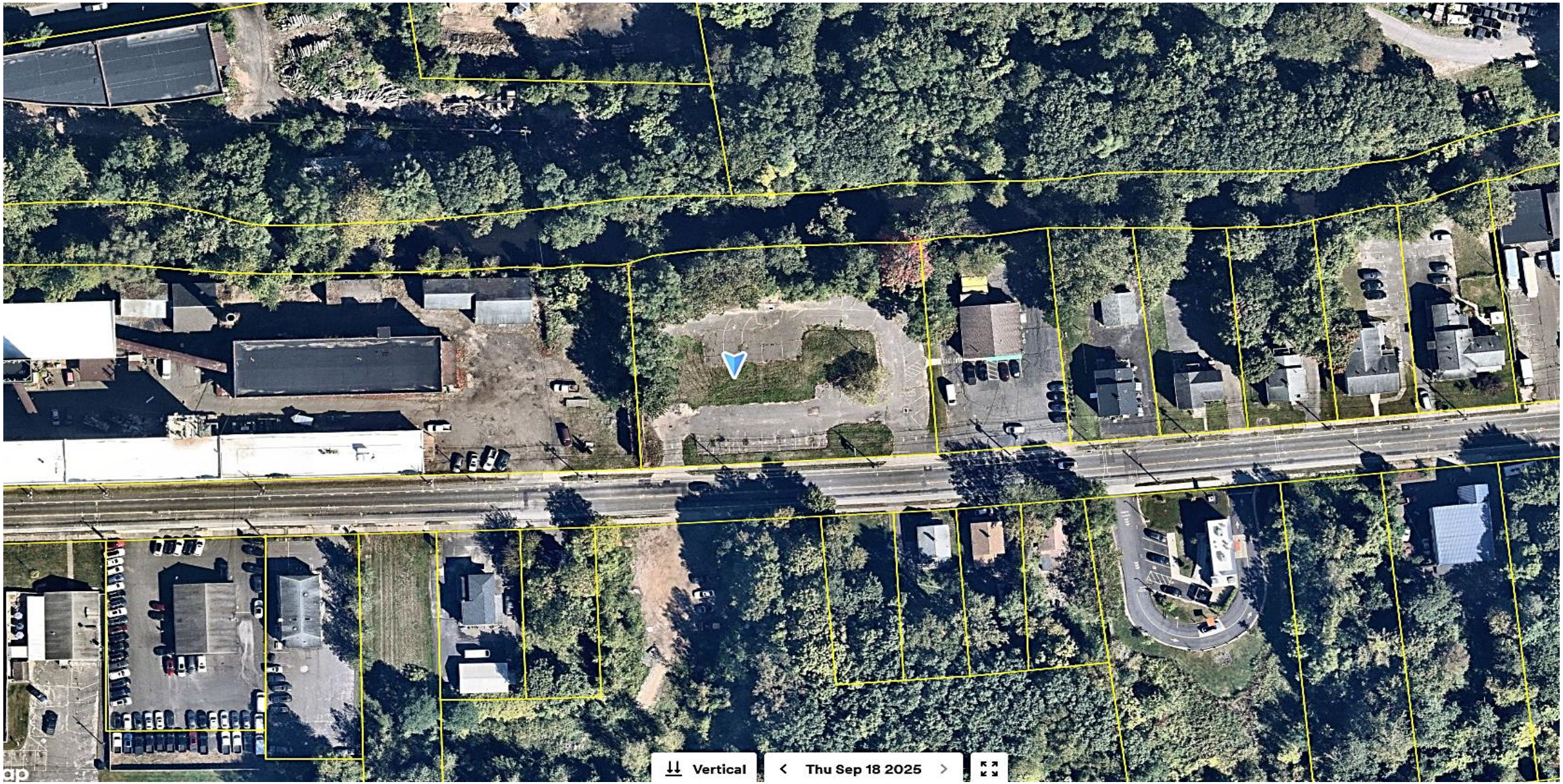
Map 41 Lot 10



135 East Main Street – Wetlands and Upland Review
Map 41 Lot 10



135 East Main Street – Aerial 2023
Map 41 Lot 10



135 East Main Street – Aerial –9/2025
Map 41 Lot 10

App. #440

Crown Estates, LLC

Wolcott Street and Old Wolcott Rd.

Multi-Family Development:

30 units

For Office Use Only	
APPLICATION NO.	440
DATE FILED:	8-13-25
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:

Residential Multi-Family Development (30 Units), a [✓] permitted use [ ] Special Permit use

under Section(s) Article II. Section 4.1 of the Bristol Zoning Regulations.

Address or Location of the Property: Wolcott Street and Old Wolcott Road

Assessor's Map No.: 7 Assessor's Lot No.(s): 45

Zone of the Property: A Size of the Property (in acres or square feet): 3.89 Acres

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

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

Other comments: _____

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

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

Name: Crown Estates LLC

Address: 225 North Main Street Suite 207 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

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

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 01/24

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 440

Address or location of property: Wolcott Street and Old Wolcott Road

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

1/24 - LUO

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #440

SITE PLAN: "Crown Estates" Site Plan for a multi-family residential development (30 units) at Wolcott Street & Old Wolcott Road; Charlie Talmadge, Applicant. *Plans Dated: August 11, 2025 (latest revision); Date of Committee Review: September 3, 2025 (first review); October 15, 2025 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. A review of the Traffic study / Intersection sightline report, provides for an analysis of the Intersectional Sight Distance (ISD) at 45 mph, In review of previous CTDOT traffic counts and speed data, the 85% speed shown in the area was in excess of 50 mph on Wolcott Street, I recommend using the 85% speed to verify if the ISD is adequate. The ISD analysis submitted would require some clearing on the adjoining property along with and possible regrading. Bypass widening should be considered on Wolcott Street if necessary for safety, like it was provided for the nearby Southridge Condo's to the east. In addition, the sightline analysis should be based upon the proposed driveway grades not existing grades. Additional grades are needed for the driveway and driveway apron approach on Wolcott Street. Provide a document showing the location of the sightline triangles.

   9/12/25 Applicant Response: Traffic Engineer to Review

   10/15/25 City Response: Still outstanding.

2. Verify on sheet 2 that the northerly property corner on the Old Wolcott Road stub is Found.

   9/12/25 Applicant Response: Done. I.P. Fd. and sheet 2 revised.

   10/15/25 City Response: OK.

3. There are several notes that need to be updated, along with the zoning table on sheet 3.

   9/12/25 Applicant Response: Done. Notes and the zoning table have been updated.

   10/15/25 City Response: OK.

4. CTDOT approval is needed to tie into the drainage and for driveway access.

   9/12/25 Applicant Response: Done. See General Notes items no. 3 and 4 on Sheet 3.

   10/15/25 City Response: OK.

5. On sheet 5 the driveway access from the buildings has a stop bar and sign that is in front of the sidewalks, this location would cause the users of the sidewalks to possibly walk around/avoid vehicles when crossing. Ramps are recommended in this area.

   9/12/25 Applicant Response: The sidewalk location has been revised so users do not need to walk around a vehicle when crossing. Ramps and a crosswalk have been added, see Sheet 5.

   10/15/25 City Response: OK.

6. On page 6 the discharge from the storm drainage basin onto Wolcott Street appears to go through SNET pole 2419.

   9/12/25 Applicant Response: The subject pipe is in front of the utility pole, under the luminaire.

   10/15/25 City Response: OK.

7. The grading shows the sidewalks being constructed on Wolcott Street are at around 5%, a note should be placed on sidewalk that the maximum grade is 5%. Also add the sidewalk width. Is the walk 6 feet wide like the rest of the site?

   9/12/25 Applicant Response: Sidewalk grades along the road follow the grade of the road when the grade exceeds 5%. The width of the sidewalk along Wolcott Street has been labeled as 5 feet (see sheet 5) to match the existing width of sidewalk to the East.

   10/15/25 City Response: OK.

8. On sheet 8 there is an area of the site that will have a final grade of 2 to 1 and that is shown as a grassed slope. It is recommended that plantings and a more stable material be placed in this area.

   9/12/25 Applicant Response: These slopes are noted on Sheet 8 to be covered with Erosion Control Matting. The numbered notes for the Rolled Erosion Control Matting Detail provide information regarding soil preparation and seeding, then anchoring and rolling the material from the top of the disturbed slope and the stapling of the matting to the soil.

   10/15/25 City Response: OK.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Indicate application number and approval date associated with this project on the cover sheet.

   9/12/25 Applicant Response: Application number has been added to the cover sheet and the approval date will be added prior to signoff.

   10/15/25 City Response: Comment addressed.

2. In light of the recent parking regulation reduction, staff recommends removing the excess parking spaces and lot shown. Consider an area for "future" parking spaces and provide a few parking spaces for visitors to serve the overall development.

   9/12/25 Applicant Response: The excess parking lot shown has been removed. Five additional parking spaces in excess of the minimum parking required, have been provided to for visitors to the overall development.

   10/15/25 City Response: Comment addressed.

3. The limits of clearing at the North property line abutting residential property completely removes existing vegetation. Provide a line of trees and landscaping at the North property line to replace the vegetation removed and provide screening for the development including screening of buildings and parking areas. Supplement areas will only minimal vegetation remains.

   9/12/25 Applicant Response: Done, Additional Arborvitae included.

   10/15/25 City Response: Comment addressed. Excellent landscaping and buffer.

4. Consider placing the second building where the removed parking area is located leaving green space between both buildings and alleviating residents from "facing each other" through both building windows facing the parking lot.

   9/12/25 Applicant Response: Applicant prefers to leave Building 2 in its proposed location to limit the amount of site being disturbed.

   10/15/25 City Response: Comment addressed. Thank you for considering the alternative.

5. Landscape plan incorrectly shows existing vegetation in green to the South. Aerial mapping and survey shows this area is not vegetation as shown. Revise landscape plan to portray existing conditions. Staff suggests supplementing with a second row of trees in areas abutting single-family homes where the existing vegetation is not sufficient, in particular, 15 Old Wolcott Road.

   9/12/25 Applicant Response: Areas shown in Green are "areas beyond the scope of development" No work is proposed in these areas?

   10/15/25 City Response: The revised landscape plan and buffers are sufficient. Comment addressed.

6. Provide parking area landscaping.

   9/12/25 Applicant Response: Parking area is adequately landscaped.

   10/15/25 City Response: Provide details on plan to parking area landscape conformance. Comment will be addressed.

7. Will any units near handicap parking be either constructed for or built to accommodate accessibility?

   9/12/25 Applicant Response: 4 Units will be developed as Accessible Units, 2 in each building.

   10/15/25 City Response: Confirm handicap parking spaces will be nearest these ADA accessible units.

8. The height shown on the elevations of 42 feet and 1 inch exceed the 40-foot height limit in the A-zone. Provide details of the average finished grade or compliance.

   9/12/25 Applicant Response: See sheet 3 revised zoning compliance chart. Max building height=38ft measured from average grade.

   10/15/25 City Response: Comment addressed.

9. Provide a hatched crosswalk for pedestrians using sidewalk to cross roadway at stop sign. Explore ways to ensure a car stopped at the stop sign will not interfere with the sidewalk crossing.

   9/12/25 Applicant Response: Done. See sheet 5.

   10/15/25 City Response: Comment addressed. This is a much better design solution in our opinion in hopes of improving pedestrian safety. Thank you.

10. The Zoning Compliance chart shows the proposed impervious coverage exceeds the requirement. Seek a Variance or revise the plan accordingly.

    9/12/25 Applicant Response: See sheet 3 revised zoning compliance chart.

    10/15/25 City Response: Comment addressed.

11. The Zoning Compliance chart shows a proposed building height of 25 feet. This is incorrect.

    9/12/25 Applicant Response: See sheet 3 revised zoning compliance chart.

    10/15/25 City Response: Comment addressed.

12. The narrative and plan notes say the property consists of 3.87 and 3.89 acres. Correct and revise.

    9/12/25 Applicant Response: Plan notes have been revised. Parcel size is 3.87acres. Revised Narrative Provided.

    10/15/25 City Response: Comment addressed. Thank you for correcting this across all documents.

13. Remove "quantities" from Landscape plan note #5. Final quantity of landscape materials will not be varied or will be determined by staff.

    9/12/25 Applicant Response: Standard Landscaping note which has been included without issue on many

previous site plans.

10/15/25 City Response: Final quantities is per the approved plan and/or City staff determination not a contractor.

14. The entire Zoning Compliance chart is incorrect and appears to be for another project. Staff is unable to review plans without proper information.

    9/12/25 Applicant Response: See sheet 3 revised zoning compliance chart.

    10/15/25 City Response: Comment addressed.

15. Will there be designated resident parking spaces? How will you ensure visitors do not take up all the available parking spaces?

    9/12/25 Applicant Response: Parking will not be assigned at this time.

    10/15/25 City Response: Staff would recommend designating visitor parking.

16. Does the building have elevators or only stairs?

    9/12/25 Applicant Response: Stairs Only.

    10/15/25 City Response: Confirm all ADA accessible units will be located on the first-floor.

17. How many bedrooms will the development consist of?

    9/12/25 Applicant Response: 58 Bedrooms.

    10/15/25 City Response: Acknowledged. Comment addressed.

18. Label Building #2 floor plans.

    9/12/25 Applicant Response: Done.

    10/15/25 City Response: Comment addressed.

19. Indicate building entries on elevations. Are the main entries shown on the site plan reflected in the elevations?

    9/12/25 Applicant Response: Done.

    10/15/25 City Response: Comment addressed.

20. Provide details for handicap signs.

    9/12/25 Applicant Response: Done. Sheet 10.

    10/15/25 City Response: Comment addressed.

21. Driveway aisles can be 24 feet vs 25 feet to reduce impervious coverage.

    9/12/25 Applicant Response: Acknowledged, Applicant chooses to keep drive aisles at 25 feet.

    10/15/25 City Response: Acknowledged. Comment addressed.

22. Will there be any employees? Will they have designated parking spaces?

    9/12/25 Applicant Response: No employees on site.

    10/15/25 City Response: Comment addressed.

23. Provide calculations and show on plans parking lot landscaping.

    9/12/25 Applicant Response: 65 Parking Spaces Require 7 Major Trees, 14 Shrubs and 975 SQFT of Landscaping. 7 Sugar Maples provided, 14 Azaleas provided, 1950 SQFT of Area in end islands provided.

10/15/25 City Response: Provide this calculation on the plan.

24. Provide a listing of LID features and compliance with the regulation.

    9/12/25 Applicant Response: The stormflow is routed through a stormwater quality chamber for treatment prior to groundwater recharge.

    10/15/25 City Response: Comment addressed.

25. Sidewalks separating parking areas form buildings shall have a minimum separation distance of 6 feet.

    9/12/25 Applicant Response: Minimum sidewalk width provided adjacent to parking areas is 6.5ft.

    10/15/25 City Response: Comment addressed.

26. Final as-built required prior to C.O.

    9/12/25 Applicant Response: Agreed.

    10/15/25 City Response: Acknowledged.

27. **10/15/25 NEW COMMENT: A pre-construction meeting with City staff is required to be scheduled prior to construction.**

28. **10/15/25 NEW COMMENT: The limits of clearing need to be marked in the field and inspected by City staff prior to any clearing on the property.**

29. **10/15/25 NEW COMMENT: EV chargers are required for 10% of total parking spaces.**

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

(ZEO): Parking areas containing 10 or more parking spaces shall be suitably landscaped with appropriate trees, shrubs and ground cover, in accordance with the following:

1. Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces or major fraction thereof, planted within and along the perimeter of the parking area.

   9/12/25 Applicant Response: Applicant Acknowledges.

   10/15/25 City Response: This is a zoning regulation not a suggestion.

2. Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.

   9/12/25 Applicant Response: Applicant Acknowledges.

   10/15/25 City Response: This is a zoning regulation not a suggestion.

3. Trees within and along the perimeter of parking areas shall be of such varieties which provide shade or are capable of providing shade at maturity.

   9/12/25 Applicant Response: Acknowledged.

   10/15/25 City Response: This is a zoning regulation not a suggestion.

1. (Building) No comments at this time.

   9/12/25 Applicant Response: Acknowledged.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. If additional parking spaces are removed or designated as "future parking" will the 4 ADA spaces shown on the plan still remain?

   9/12/25 Applicant Response: The 4 ADA spaces as shown are to remain.

   10/15/25 City Response: No concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

   9/12/25 Applicant Response: Acknowledged.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Bristol Water and Sewer rules, regulations and polices must be followed.

   9/12/25 Applicant Response: Agreed. See sheet 3 "Utility and Drainage" note #5.

   10/15/25 City Response: Comment addressed.

2. All water and Sewer work require a permit from the perspective divisions.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

3. All work needs to be scheduled with 4 days' notice.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

4. We require the plumber who pulls the permit to be the point of contact for the project and must be on site when work is done.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

5. Only licensed employees or current apprentice can do the water and sewer work.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

Sewer:

1. 8" line in the street requires a dog house.

   9/12/25 Applicant Response: Done. See sheet 6.

   10/15/25 City Response: Comment addressed.

2. Sewer MH #2 needs to be moved, or if left in place, a MH needs to be at the change of direction to Building # 1.

9/12/25 Applicant Response: Done. See sheet 6.

10/15/25 City Response: Comment addressed.

3. The sewer to each building needs to be 8" and transition to 6" 5 feet from the face of foundation with a clean out.

   9/12/25 Applicant Response: Done. See sheet 3 "Utility and Drainage" note #12.

   10/15/25 City Response: Comment addressed.

4. MH #2 going to Building 2 is required.

   9/12/25 Applicant Response: Agreed. See sheet 5, MH#2 revised to SMH #4.

   10/15/25 City Response: Comment addressed.

5. Pressure test required while our inspector is present.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

6. Dye test required for CO.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

7. Sewer connection fee is based on the water meter size.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

Water:

1. 342' of 6" DIP should be 8".

   9/12/25 Applicant Response: Done, see sheet 5.

   10/15/25 City Response: Comment addressed.

2. 8 x 4 tee to each building.

   9/12/25 Applicant Response: Done, see sheet 5.

   10/15/25 City Response: Comment addressed.

3. After the services to building #2, the line can reduce to 6" to the hydrant.

   9/12/25 Applicant Response: Done, 8" maintained until 8"x6" hydrant tee, see sheet 5.

   10/15/25 City Response: Comment addressed.

4. Pressure test, bacteria test and flushing required.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

5. Call office for pricing on water tap on the main on Wolcott St.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

6. After the valve, everything becomes private but requires inspections. Call office to discuss schedule to determine fees.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

7. 2” water service requires a flared end with a bi-pass to be approved by the meter shop.

   9/12/25 Applicant Response: Agreed. Applicant and owner have been informed.

   10/15/25 City Response: Comment addressed.

8. **NEW COMMENT 10/15/25: The contractor needs to contact Bristol Water and Sewer prior to breaking ground to discuss our policies and procedures.**

Applicant's Narrative

Project Narrative

Project Title: Crown Estates

General Information

Project Name: Crown Estates **Project Location: Map 7 Lot 45 Old Wolcott Road** **Zone: A** **Project Type: Multi-Family** **Date Submitted: August 13, 2025** **Variances Required: No** **Wetlands Approval Required: No** **Special Permit Required: No** **Site Plan Approval Required: Yes**	**Developer: Crown Estates LLC** **Site Engineer: Robert Green Associates LLC** **Architectural Design: Development Planning Solutions LLC** **Landscape Design: Development Planning Solutions LLC** **Lighting Design: Lighting Affiliates LLC** **Project Consultant: Development Planning Solutions LLC** **Traffic Engineer: F.A. Hesketh and Associates Inc.** **Legal Representative: Attorney Timothy Furey**

Project Overview

Crown Estates LLC is seeking approval for a 30 Unit Multi-Family Development (density as of right) on a 3.89 Acre Parcel located immediately to the west of the existing Southridge Condominiums. This development proposal follows application # 2498, application for the change of zone from R-15 (Single Family) to A (Multi-Family) which was approved September 16, 2024. Following the approval of application #2498, the four parcels subject to that application were merged into a single parcel known as Lot 45. (Merger effective May 22, 2025)

At the time of the Zone Change application the applicant presented a Concept Plan illustrating the development potential for 30-unit multi-family development containing 3 structures and the associated parking. Through the evolution of site engineering, including the development of low impact stormwater management features, the dwelling units have been consolidated into 2 buildings, lessening the overall impact on the site.

Due to the nature of the site and the manner in which the excavation work will need to be done the applicant is not proposing a phased development, however, it is likely that building 1 will be completed and occupied prior to the completion of building 2. Development is slated to begin in the Spring of 2026 and be completed within 18 months

Applicant's Traffic Statement

July 9, 2024

Development Planning Solutions, LLC
225 North Main Street, Suite 207
Bristol, CT 06010

Attn: Mr. Charlie Talmadge

RE: Traffic Impact Statement
Crown Estates Residential
Wolcott Street
Bristol, CT
Our File: 24036

Dear Mr. Talmadge:

Subsequent to the preparation of the traffic Impact Statement that we provided to you on May 10, 2024, the ConnDOT has completed new traffic volume counts on Route 69 northeast of Wolcott Street. The counts were conducted between April 17 and April 19, 2024, but have just been posted on the website for public use.

Attached are copies of the September 2021 and April 2024 counts for review. The 2024 counts show a lower Average daily traffic volume, and lower morning and afternoon peak hour volumes as well. Therefore, the analysis and opinions contained in that report remain valid.

We appreciate the opportunity to provide this information to you. If you require any additional information, please do not hesitate to contact our office.

Very truly yours,
F. A. Hesketh & Associates, Inc.

Scott F. Hesketh, P. E.
Manager of Transportation Engineering

cc: Atty. Tim Furey - Furey, Donovan

T:\24136\Traffic.2024.07.09.docx

Table 1
ConnDOT TRAFFIC VOLUMES
Route 69 Northeast of Wolcott Street
Station No.333

	14-Sep-21 Tuesday			15-Sep-21 Wednesday			16-Sep-21 Thursday			17-Sep-21 Friday		
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total
12:00				21	28	49	23	34	57	26	35	61
1:00				18	14	32	14	12	26	28	16	44
2:00				15	15	30	15	15	30	13	18	31
3:00				18	16	34	16	10	26	19	16	35
4:00				68	30	98	53	23	76	75	21	96
5:00				175	55	230	158	57	215	156	57	213
6:00				444	165	609	414	141	555	402	138	540
7:00				631	215	846	652	215	867	642	222	864
8:00				458	271	729	444	242	686	427	249	676
9:00				343	238	581	340	237	577	350	274	624
10:00	310	245	555	310	257	567	310	252	562	339	273	612
11:00	296	274	570	319	273	592	282	266	548			
12:00	305	301	606	366	305	671	363	306	669			
1:00	342	337	679	435	305	740	330	290	620			
2:00	409	347	756	359	327	686	414	349	763			
3:00	425	458	883	422	494	916	408	465	873			
4:00	411	561	972	394	541	935	460	578	1038			
5:00	457	506	963	459	536	995	443	528	971			
6:00	360	422	782	365	458	823	341	438	779			
7:00	239	333	572	289	324	613	240	343	583			
8:00	161	225	386	210	245	455	181	240	421			
9:00	96	165	261	104	183	287	125	143	268			
10:00	67	93	160	89	97	186	77	103	180			
11:00	42	70	112	39	67	106	55	67	122			
Total	3920	4337	8257	6351	5459	11810	6158	5354	11512	2477	1319	3796

2021 ADT for Station 333 in Bristol, CT = 11,100

Table 1
ConnDOT TRAFFIC VOLUMES
Route 69 Northeast of Wolcott Street
Station No.333

	17-Apr-24 Wednesday			18-Apr-24 Thursday			19-Apr-24 Friday		
	NB	SB	Total	NB	SB	Total	NB	SB	Total
12:00				26	36	62	21	45	66
1:00				19	18	37	26	19	45
2:00				15	14	29	15	7	22
3:00				23	17	40	18	10	28
4:00				59	29	88	56	28	84
5:00				174	61	235	165	75	240
6:00				404	176	580	436	133	569
7:00				**665**	**188**	**853**	584	195	779
8:00				489	261	750			
9:00				311	222	533			
10:00				232	216	448			
11:00				275	249	524			
12:00				329	294	623			
1:00	399	329	728	341	265	606			
2:00	365	383	748	405	356	761			
3:00	394	513	907	357	483	840			
4:00	**433**	**588**	**1021**	426	587	1013			
5:00	432	527	959	393	504	897			
6:00	335	409	744	323	357	680			
7:00	210	320	530	202	338	540			
8:00	179	258	437	145	276	421			
9:00	128	166	294	135	168	303			
10:00	81	103	184	88	120	208			
11:00	41	95	136	50	101	151			
Total	2997	3691	6688	5886	5336	11222	1321	512	1833

2024 ADT for Station 333 in Bristol, CT = 10,700

CONNDOT COUNTS

Status: OK North Combined South Class Speed

BRIS-333 - Combined - n/s

Route 69 - 25.73 mi NE of Wolcott Street

```
Town.....................................Bristol
Station..................................333
Location.................. 41.659704,-72.961923
Posted Speed Limit.....................40 MPH
2015-Principal Arterial - Other  3...2015-Urban
Start Report.............14-Sep-2021 10:00AM
End Report...............17-Sep-2021 11:00AM
24-Hour Count........11495 * G4(0.96) = 11035.2
Day 1...............+11810 * G4(0.96) = 22372.8
Day 2...............+11512 * G4(0.96) = 33424.3
UnRounded AADT............33424.3 / 3 = 11141.4
 OK  2021 Tue 14-Sep -this report-........11100
 OK  2020 Tue 25-Aug .....................10300
 OK  2015 Mon 31-Aug .....................10200
 OK  2009 Wed 28-Oct .....................9800
 OK  2006 Wed 29-Nov .....................11200
Dataset Details...............................2
```

	14-Sep Tue	15-Sep Wed	16-Sep Thu	17-Sep Fri
12:00am		49	57	61
01:00am		32	26	44
02:00am		30	30	31
03:00am		34	26	35
04:00am		98	76	96
05:00am		230	215	213
06:00am		609	555	540
07:00am		846	867	864
08:00am		729	686	676
09:00am	x	581	577	624
10:00am	555	567	562	612
11:00am	570	592	548	x
12:00pm	606	671	669	
01:00pm	679	740	620	
02:00pm	756	686	763	
03:00pm	883	916	873	
04:00pm	972	935	1038	
05:00pm	963	995	971	
06:00pm	782	823	779	
07:00pm	572	613	583	
08:00pm	386	455	421	
09:00pm	261	287	268	
10:00pm	160	186	180	
11:00pm	112	106	122	
Totals	8257	11810	11512	3796

Status: OK [North] [Combined] [South] [Class] [Speed]

BRIS-333 - North

Route 69 - 25.73 mi NE of Wolcott Street

Town.....Bristol
Station.....333
Location..... 41.659704,-72.961923
Posted Speed Limit.....40 MPH
2015-Principal Arterial - Other 3...2015-Urban
Start Report.....14-Sep-2021 10:00AM
End Report.....17-Sep-2021 11:00AM
[illegible].....Adj
24-Hour Count..... 6111 * G4(0.96) = 5866.6
Day 1.....+ 6351 * G4(0.96) = 11963.5
Day 2.....+ 6158 * G4(0.96) = 17875.2
UnRounded AADT.....17875.2 / 3 = 5958.4
OK 2021 Tue 14-Sep -this report-.....11100
OK 2020 Tue 25-Aug 10300
OK 2015 Mon 31-Aug 10200
OK 2009 Wed 28-Oct 9800
OK 2006 Wed 29-Nov 11200
Dataset Details.....2

	14-Sep Tue	15-Sep Wed	16-Sep Thu	17-Sep Fri
12:00am		21	23	26
01:00am		18	14	28
02:00am		15	15	13
03:00am		18	16	19
04:00am		68	53	75
05:00am		175	158	156
06:00am		444	414	402
07:00am		631	652	642
08:00am		458	444	427
09:00am	x	343	340	350
10:00am	310	310	310	339
11:00am	296	319	282	x
12:00pm	305	366	363	
01:00pm	342	435	330	
02:00pm	409	359	414	
03:00pm	425	422	408	
04:00pm	411	394	460	
05:00pm	457	459	443	
06:00pm	360	365	341	
07:00pm	239	289	240	
08:00pm	161	210	181	
09:00pm	96	104	125	
10:00pm	67	89	77	
11:00pm	42	39	55	
Totals	3920	6351	6158	2477

Status: OK [North] [Combined] [South] [Class] [Speed]

BRIS-333 - South

Route 69 - 25.73 mi NE of Wolcott Street

Town.....Bristol
Station.....333
Location..... 41.659704,-72.961923
Posted Speed Limit.....40 MPH
2015-Principal Arterial - Other 3...2015-Urban
Start Report.....14-Sep-2021 10:00AM
End Report.....17-Sep-2021 11:00AM
[illegible]
24-Hour Count..... 5384 * G4(0.96) = 5168.6
Day 1.....+ 5459 * G4(0.96) = 10409.3
Day 2.....+ 5354 * G4(0.96) = 15549.1
UnRounded AADT.....15549.1 / 3 = 5183.0
OK 2021 Tue 14-Sep -this report-.....11100
OK 2020 Tue 25-Aug 10300
OK 2015 Mon 31-Aug 10200
OK 2009 Wed 28-Oct 9800
OK 2006 Wed 29-Nov 11200
Dataset Details.....2

	14-Sep Tue	15-Sep Wed	16-Sep Thu	17-Sep Fri
12:00am		28	34	35
01:00am		14	12	16
02:00am		15	15	18
03:00am		16	10	16
04:00am		30	23	21
05:00am		55	57	57
06:00am		165	141	138
07:00am		215	215	222
08:00am		271	242	249
09:00am	x	238	237	274
10:00am	245	257	252	273
11:00am	274	273	266	x
12:00pm	301	305	306	
01:00pm	337	305	290	
02:00pm	347	327	349	
03:00pm	458	494	465	
04:00pm	561	541	578	
05:00pm	506	536	528	
06:00pm	422	458	438	
07:00pm	333	324	343	
08:00pm	225	245	240	
09:00pm	165	183	143	
10:00pm	93	97	103	
11:00pm	70	67	67	
Totals	4337	5459	5354	1319

Status: OK North Combined South Class Speed

BRIS-333 - Combined - n/s

Route 69 - 25.73 mi NE of Wolcott Street

Town.....Bristol
Station.....333
Location..... 41.659704,-72.961923
Posted Speed Limit.....40 MPH
2015-Principal Arterial - Other 3...2015-Urban
Start Report.....17-Apr-2024 01:00PM
End Report.....19-Apr-2024 08:00AM
Annualized AADT.....[illegible]
24-Hour Count.....11490 * G4(0.94) = 10800.6
Day 1.....+11222 * G4(0.94) = 21349.3
UnRounded AADT.....21349.3 / 2 = 10674.6
OK 2024 Wed 17-Apr -this report-.....10700
OK 2021 Tue 14-Sep 11100
OK 2020 Tue 25-Aug 10300
OK 2015 Mon 31-Aug 10200
OK 2009 Wed 28-Oct 9800
OK 2006 Wed 29-Nov 11200
Dataset Details.....2

	17-Apr Wed	18-Apr Thu	19-Apr Fri
12:00am		62	66
01:00am		37	45
02:00am		29	22
03:00am		40	28
04:00am		88	84
05:00am		235	240
06:00am		580	569
07:00am		853	779
08:00am		750	x
09:00am		533	
10:00am		448	
11:00am	x	524	
12:00pm	x	623	
01:00pm	728	606	
02:00pm	748	761	
03:00pm	907	840	
04:00pm	1021	1013	
05:00pm	959	897	
06:00pm	744	680	
07:00pm	530	540	
08:00pm	437	421	
09:00pm	294	303	
10:00pm	184	208	
11:00pm	136	151	
Totals	6688	11222	1833

Status: OK [North] [Combined] [South] [Class] [Speed]

BRIS-333 - North

Route 69 - 25.73 mi NE of Wolcott Street

Town.....Bristol
Station.....333
Location..... 41.659704,-72.961923
Posted Speed Limit.....40 MPH
2015-Principal Arterial - Other 3...2015-Urban
Start Report.....17-Apr-2024 01:00PM
End Report.....19-Apr-2024 08:00AM
Annualized AADT.....5600
24-Hour Count..... 6018 * G4(0.94) = 5656.9
Day 1.....+ 5886 * G4(0.94) = 11189.8
UnRounded AADT.....11189.8 / 2 = 5594.9
OK 2024 Wed 17-Apr -this report-.....10700
OK 2021 Tue 14-Sep 11100
OK 2020 Tue 25-Aug 10300
OK 2015 Mon 31-Aug 10200
OK 2009 Wed 28-Oct 9800
OK 2006 Wed 29-Nov 11200
Dataset Details.....2

	17-Apr Wed	18-Apr Thu	19-Apr Fri
12:00am		26	21
01:00am		19	26
02:00am		15	15
03:00am		23	18
04:00am		59	56
05:00am		174	165
06:00am		404	436
07:00am		665	584
08:00am		489	x
09:00am		311	
10:00am		232	
11:00am	x	275	
12:00pm	x	329	
01:00pm	399	341	
02:00pm	365	405	
03:00pm	394	357	
04:00pm	433	426	
05:00pm	432	393	
06:00pm	335	323	
07:00pm	210	202	
08:00pm	179	145	
09:00pm	128	135	
10:00pm	81	88	
11:00pm	41	50	
Totals	2997	5886	1321

Status: OK North Combined South Class Speed

BRIS-333 - South

Route 69 - 25.73 mi NE of Wolcott Street

Town.....Bristol
Station.....333
Location..... 41.659704,-72.961923
Posted Speed Limit.....40 MPH
2015-Principal Arterial - Other 3...2015-Urban
Start Report.....17-Apr-2024 01:00PM
End Report.....19-Apr-2024 08:00AM
Annualized AD.....Edit
24-Hour Count..... 5472 * G4(0.94) = 5143.7
Day 1.....+ 5336 * G4(0.94) = 10159.5
UnRounded AADT.....10159.5 / 2 = 5079.8
OK 2024 Wed 17-Apr -this report-.....10700
OK 2021 Tue 14-Sep 11100
OK 2020 Tue 25-Aug 10300
OK 2015 Mon 31-Aug 10200
OK 2009 Wed 28-Oct 9800
OK 2006 Wed 29-Nov 11200
Dataset Details.....2

	17-Apr Wed	18-Apr Thu	19-Apr Fri
12:00am		36	45
01:00am		18	19
02:00am		14	7
03:00am		17	10
04:00am		29	28
05:00am		61	75
06:00am		176	133
07:00am		188	195
08:00am		261	x
09:00am		222	x
10:00am		216	
11:00am		249	
12:00pm	x	294	
01:00pm	329	265	
02:00pm	383	356	
03:00pm	513	483	
04:00pm	588	587	
05:00pm	527	504	
06:00pm	409	357	
07:00pm	320	338	
08:00pm	258	276	
09:00pm	166	168	
10:00pm	103	120	
11:00pm	95	101	
Totals	3691	5336	512

Site Plan

CROWN ESTATES

525 WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD

BRISTOL, CONNECTICUT

ASSESSORS MAP/LOT: 7/45

AUGUST 11, 2025

APPLICATION: #440

SITE PLAN FOR RESIDENTIAL MULTI-FAMILY DEVELOPMENT (30 UNITS)

GRANTED:

LIST OF REVISIONS		
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25
REV.	DATE	REVISION DESCRIPTION



LOCATION MAP
(SCALE 1"=800')

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
- S PROPOSED 8" PVC (SDR-35) SEWER LINE
- SS PROPOSED 6" PVC (SDR-35) SEWER CONNECTION
- W PROPOSED 6" D.I.P. WATER MAIN
- WS (2") PROPOSED 2" COPPER (TYPE 'K') DOMESTIC WATER SERVICE
- WS (4") PROPOSED 4" D.I.P. WATER FIRE SERVICE
- ES PROPOSED UNDERGROUND ELECTRIC CONNECTION
- U PROPOSED 4" PERF. PVC UNDERDRAIN
- RL PROPOSED ROOF LEADER CONNECTION
- FD PROPOSED 4" PVC FOUNDATION DRAIN
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW
- ACCESSIBLE ROUTE
- AREA OF PROPOSED EROSION CONTROL MATTING

LIST OF DRAWINGS

1	COVER SHEET
2	PROPERTY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
6	DRAINAGE AND UTILITIES PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENTATION CONTROL PLAN
9-15	MISCELLANEOUS NOTES AND DETAILS
LP-1A	SITE LIGHTING PHOTOMETRIC PLAN
L2.0	LANDSCAPING PLAN

Applicant:

Crown Estates LLC
P.O. Box 9265
Forrestville, CT 06011

Surveyor/Civil Engineer:

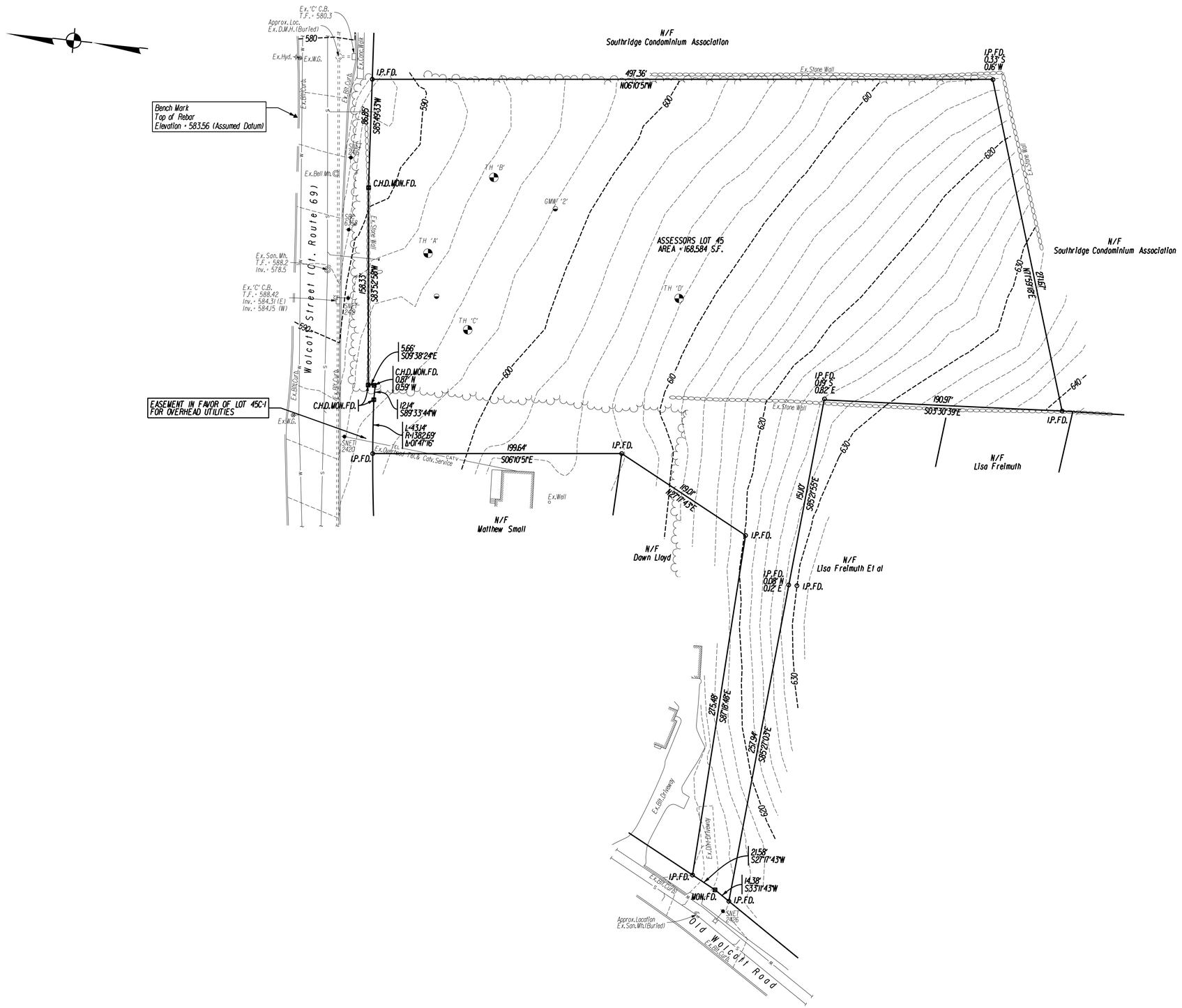
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

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

Lighting:

Lighting Affiliates
1208 Cromwell Avenue
Rocky Hill, CT 06067
(860) 721-1171 x219



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 August 29, 2019.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - Assumed
6. 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 Reference:
1. Boundary Survey of, Southridge Condominiums, #489 Wolcott Street, Rt. 69, Bristol, Connecticut, Scale 1"=100', Sept. 15, 1986, A.F. Lepore, Jr. & Associates
2. Connecticut State Highway Department Right of Way Map, Town of Bristol, Bristol-Waterbury Road From Union St. Westerly & Southerly to the Wolcott Town Line, Route No. 69, Scale 1"=40', Number 17-03, Sheet 2 of 5, March 31, 1936, Rev. Feb. 21, 1944, Rev. Nov. 1969
3. Street Line Map, Old Wolcott Road, Nov. 1969, Scale 1"=40', Engineering Department, City of Bristol, Connecticut
4. Map of Land of Paul J. & Anna M. Fanelli, Bristol, Conn., March 1955, Scale 1"=50', W.C. Lefevre, C.E.
5. Map of Portion of Property of Grace E. Burnham, Old Wolcott Road - Bristol, Conn., Scale 1"=50', March 1950, F.J. Crowley, P.E. & L.S.
6. Map of Portion of Property of Grace E. Burnham, Old Wolcott Road - Bristol, Conn., Scale 1"=50', Jan. 1950, F.J. Crowley, P.E. & L.S.
7. Map Showing Consolidation of Lots, Assessors Map 7, Lots 45, 44, 44-1 & 44-2 Owned by Crown Estates, L.L.C. Wolcott Street & Old Wolcott Road, Bristol, Connecticut, Scale 1"=40', Rev. October 28, 2024 Prepared by Robert Green Associates LLC, 6 Old Waterbury Road, Terryville CT

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

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

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

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

PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO.: V-001

DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO.: 2

GENERAL NOTES:

1. ASSESSORS MAP/LOT: 7/45
2. PROPERTY ADDRESS: OLD WOLCOTT ROAD
3. OWNER NAME: CROWN ESTATES LLC
4. PREPARED FOR: CROWN ESTATES LLC
5. ZONE: A
6. LOT AREA = 168,584 S.F.(3.87 Acres)
7. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, 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)
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
11. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER
12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE, ALL UTILITIES MAY NOT BE SHOWN, THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
13. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
15. RETAINING WALLS OVER 3 FT IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: MULTI-FAMILY DWELLING (30 UNITS)

PARKING REQUIREMENT: 2.0 PER DWELLING UNIT x 30 DWELLING UNITS = 60 SPACES

PARKING PROPOSED: 65 SPACES

DENSITY CALCULATION:

NUMBER OF DWELLING UNITS = 30

LOT AREA = 3.87 ACRES

DENSITY = 30 / 3.87 = 7.75 UNITS/ACRE

'A' Zone Multi-familiy Residential Area and Dimensional Requirements

Standard	8 units per acre or less	Proposed
A) Minimum Lot Area	2 acres	3.87 acres
B) Minimum Lot Frontage (ft)	50	300.46
C) Minimum Lot Width (ft)	150	257
D) Minimum Front Yard (ft)	40	85.6
E) Minimum Side Yard (ft)	25/50[A]	26.8/121.9
F) Minimum Rear Yard (ft)	25/50[A]	191.5
G) Maximum Building Height (ft)	40	39
H) Maximum Building Coverage (%)	30	6
I) Maximum Impervious Coverage (%)	40	9.4

[A] Applicable to yards abutting a single-family residential zoning district

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH. STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE BUILDING'S.
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 WITHIN 5 FEET OF THE BUILDING'S 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. UPON SUBSTANTIAL COMPLETION OF THE BUILDING'S, 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.

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.

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.
2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

   https://www.conleches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31-143259-453

INSPECTION AND MAINTENANCE GUIDELINES FOR DETENTION BASIN

INSPECTIONS

THE BASIN SHOULD BE INSPECTED TWICE A YEAR (APRIL AND OCTOBER) FOR THE FIRST 3 YEARS, AND AFTER EVERY LARGE STORM. THE FREQUENCY OF THE INSPECTIONS CAN BE ADJUSTED UPWARD OR DOWNWARD BASED ON THE RESULTS OF THESE INITIAL INSPECTIONS. THE INSPECTIONS SHOULD INCLUDE A THOROUGH VISUAL CHECK OF THE FOLLOWING:

1. ACCUMULATION OF SEDIMENT OR DEBRIS
2. ACCUMULATION OF LEAVES AND GRASS CLIPPINGS
3. EROSION, SETTLEMENT, OR SLOPE FAILURE OF THE BASIN SIDES.
4. ALGAE GROWTH, STAGNANT POOLS, OR NOXIOUS ODORS.
5. SEEPAGE AT THE TOE OF THE BASIN.
6. EROSION OF THE INLET SWALE LININGS.
7. EVIDENCE OF VANDALISM.
8. EVIDENCE OF STRUCTURAL DAMAGE DUE TO WILDFIRE, OR INVASIVE PLANT SPECIES.

THE INSPECTIONS SHOULD DOCUMENT ANY INCREASE IN THE ACCUMULATION OF SEDIMENT, EROSION OF THE BASIN FLOOR, HEALTH OF THE BASIN VEGETATION, AND THE CONDITION OF THE SWALE LININGS FOR USE IN SUBSEQUENT INSPECTIONS.

ROUTINE MAINTENANCE:

ROUTINE MAINTENANCE IS TO BE PERFORMED BASED ON THE CONCLUSIONS OF EACH INSPECTION. TYPICAL ROUTINE MAINTENANCE IS EXPECTED TO CONSIST OF THE FOLLOWING:

1. DEBRIS (LEAVES, GRASS CLIPPINGS, ETC.) AND LITTER REMOVAL.
2. SILT AND SEDIMENT REMOVAL.
3. BRUSH CUTTING UP TO TWO TIMES PER YEAR.
4. MOWING WHEN GRASS HEIGHT EXCEEDS 6".

NON-ROUTINE MAINTENANCE:

NON-ROUTINE MAINTENANCE WILL BE BASED ON THE RESULTS OF THE INSPECTIONS. WORK THAT MAY BE REQUIRED WOULD CONSIST OF:

1. EROSION AND STRUCTURAL REPAIR.
2. SEDIMENT REMOVAL AND DISPOSAL.
3. NUISANCE CONTROL.
4. RE-ESTABLISHMENT OF THE BOTTOM SURFACE FOR INFILTRATION.
5. DEWATERING OF THE BASIN.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.
4. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
5. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR, ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.
6. 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.

SIGNING AND PAVEMENT MARKING NOTES:

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

ACCESSIBILITY NOTES:

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

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS" (OR APPROVED EQUAL) WITH THE STANDARD D.I. FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS, INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT PAUL KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK, BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.
6. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.
7. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.
8. FIRE SERVICES SHALL HAVE A BACKFLOW PREVENTER.
9. FINAL FIRE HYDRANT LOCATION AND INSTALLATION SHALL BE DETERMINED BY THE CITY OF BRISTOL WATER DEPARTMENT.
10. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.
11. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.
12. SEWER TO EACH BUILDING SHALL BE 8" WITH A TRANSITION TO 6" AT 5 FEET FROM THE FACE OF FOUNDATION WITH A CLEANOUT.
13. 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.
14. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

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

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE 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 BACK FLOW PREVENTER WILL BE REQUIRED ON THE SEWER LATERAL IN ACCORDANCE WITH BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
2. A TEST PIT SHALL BE REQUIRED TO DETERMINE WHERE THE 8" EXISTING SANITARY LINE TERMINATES ON THE PROPERTY. IT WILL BE CAPPED PRIOR TO THE INSTALLATION OF THE SUBSURFACE STORM DRAINAGE SYSTEM.
3. A STORM SEWER CONNECTION FOR THE OVERFLOW PIPE FROM THE DETENTION BASIN TO A CATCHBASIN LOCATED IN CT ROUTE 69 (WOLCOTT STREET) WILL BE REQUIRED AS PART OF A CONNECTICUT D.O.T. ENCROACHMENT PERMIT FOR WORK WITHIN THE STATE RIGHT OF WAY. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE THE WORK SUBJECT TO ANY AND ALL PERMIT REQUIREMENTS.
4. DRIVEWAY APRON AND SIDEWALK CONSTRUCTION WITHIN THE RIGHT OF WAY OF CT ROUTE 69 (WOLCOTT STREET) WILL BE REQUIRED AS PART OF A CONNECTICUT D.O.T. ENCROACHMENT PERMIT FOR WORK WITHIN THE STATE RIGHT OF WAY. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE THE WORK SUBJECT TO ANY AND ALL PERMIT REQUIREMENTS.
5. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/INEO.
6. 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.
7. 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.
8. 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.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
   - A) SEED BED PREPARATION:
     - REMOVE STONES LARGER THAN 2"
     - APPLY LIMESTONE AT 90# / 1000 S.F.
     - WORK LIME AND FERTILIZER INTO SOIL
   - B) SEED APPLICATION:
     - APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
     - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
   - C) SEED MIX:
     - CREEPING RED FESCUE 49# / ACRE
     - TALL FESCUE 20# / ACRE
   - D) MULCHING:
     - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
     - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
   - E) TREE PROTECTION:
     - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. CHARLIE TALMADGE OR HIS DULY AUTHORIZED AGENT (860) 506-4268 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. CHARLIE TALMADGE OR HIS DULY AUTHORIZED AGENT (860) 506-4268 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TEMPORARY 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.

TEMPORARY SEDIMENT TRAP:

INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24HRS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED STORAGE, DEWATER AND REMOVE SEDIMENTS TO A SUITABLE AREA AND RESTORE THE SEDIMENT TRAP TO ITS ORIGINAL DIMENSIONS.

THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING AREA HAS BEEN STABILIZED.

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

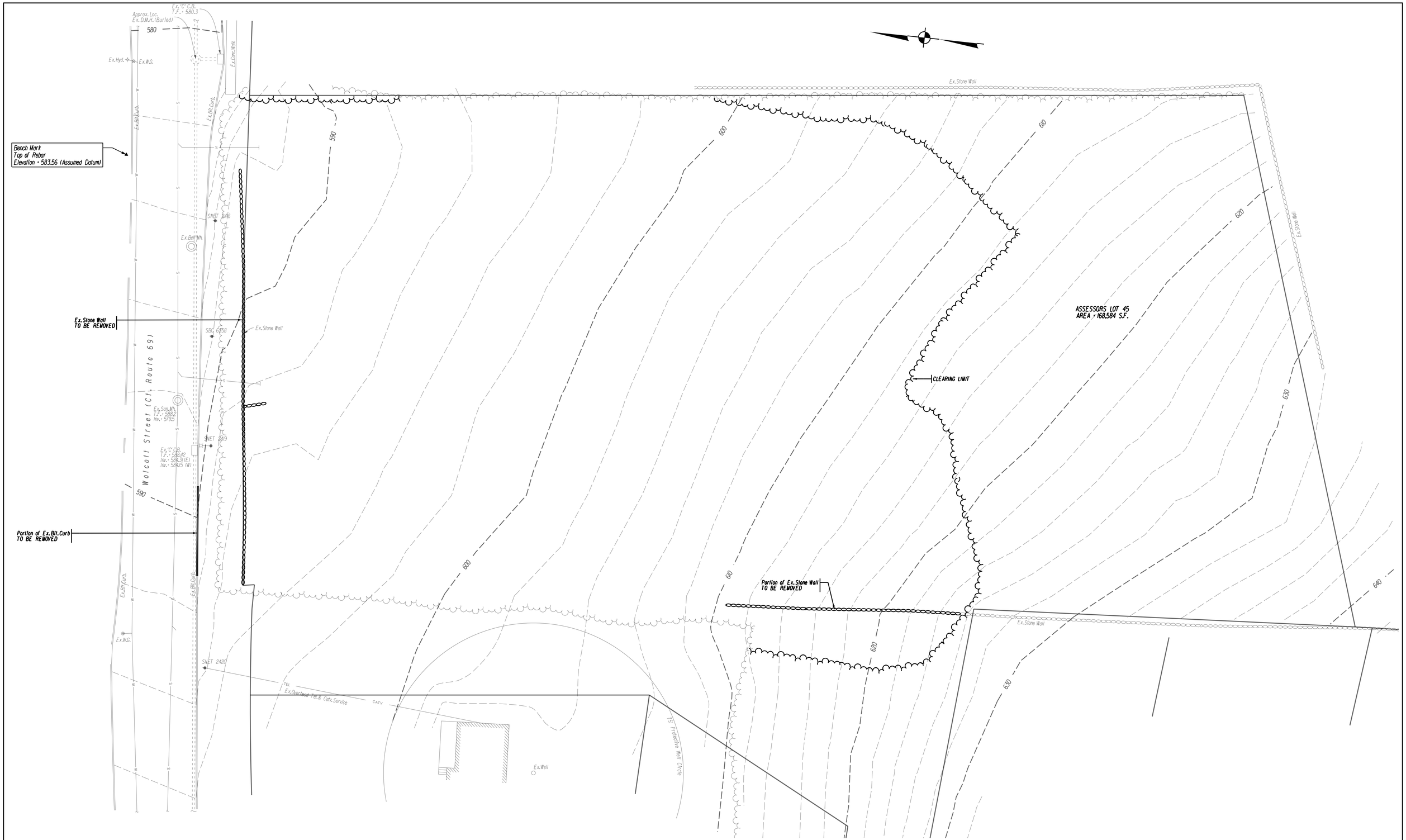
PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO. NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO. 3



REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

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

ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

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

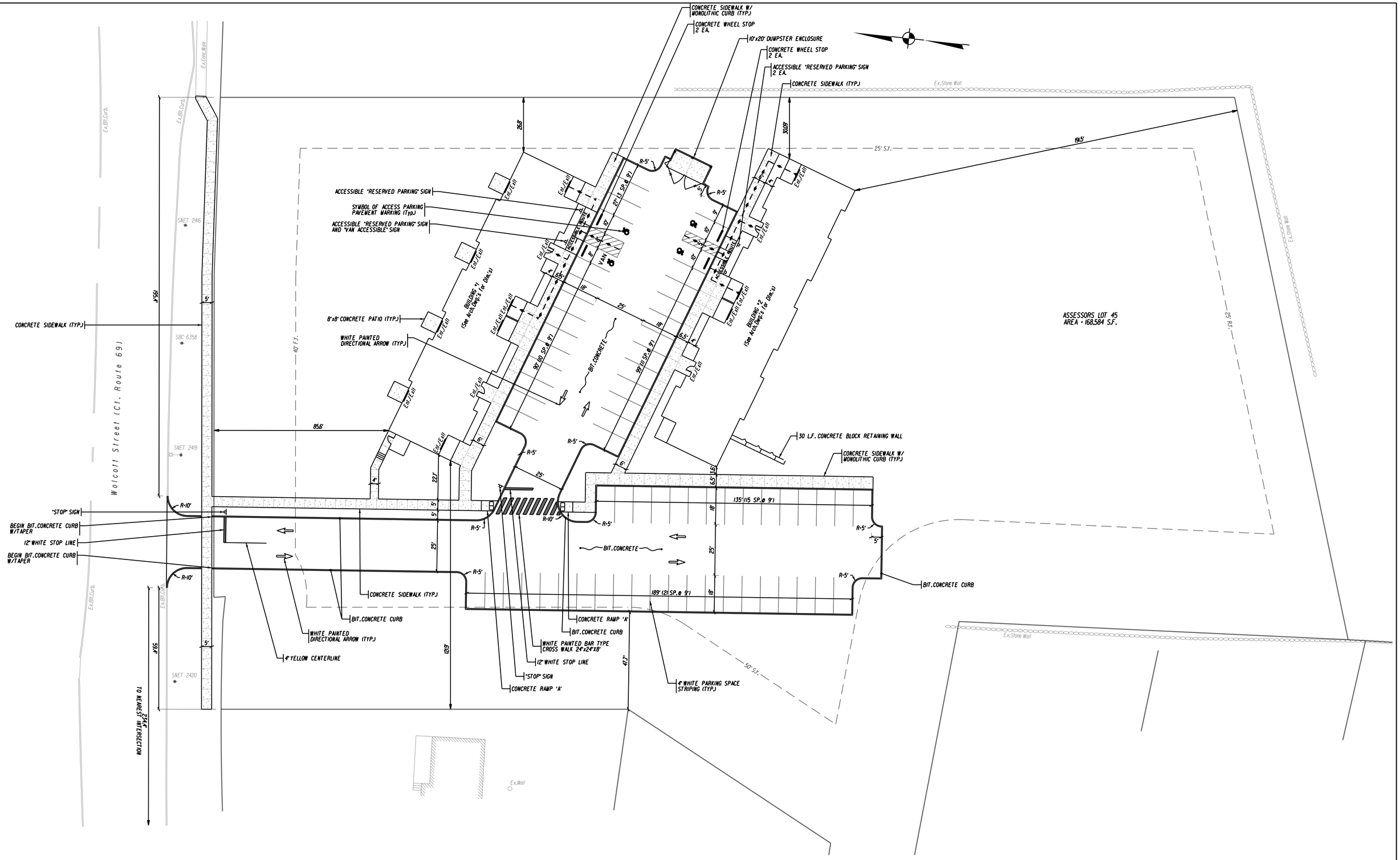
PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO.: RMV-001

DRAWING TITLE: SITE REMOVALS PLAN

SHEET NO.: 4



REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026933 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO.: PLN-001

DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN

SHEET NO.: 5

Approx. Loc. Ex. D.M.H. (Buried)
Ex. 'C' C.B. T.F. = 580.3
580
48 L.F. - 8" PVC SDR. 35 @ S=0.0200 FT/FT
S.M.H. #2 T.F.=587.5 INV.=573.86
96 L.F. - 8" PVC SDR. 35 @ S=0.0822 FT/FT
S.M.H. #3 T.F.=587.5 INV.=582.31
36 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0405 FT/FT
38 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0405 FT/FT
44 L.F. - 8" PVC SDR. 35 @ S=0.1202 FT/FT
104 L.F. - 8" PVC SDR. 35 @ S=0.0822 FT/FT
156 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0242 FT/FT
69 L.F. - 15" HDPE @ S=0.0243 FT/FT
S.M.H. #4 T.F.=599.5 INV.=591.5
CB#5 TYPE 'C-L' CB T.F.=601.69 INV.=598.19
75 L.F. - 8" PVC SDR. 35 @ S=0.0842 FT/FT
S.M.H. #1 (DOGHOUSE TYPE) T.F.=581.88 INV.=572.9 (Match Ex.)
Ex. Hyd.
Ex. W.G.
Ex. Curb
Ex. RR Fence
Ex. Stone Wall
F.L. = 572.9 +/-
Type 'B' MODIFIED RIPRAP APPORN LENGTH = 10 FT W1 = 2 FT W2 = 6 FT
INV. = 590.78
INV. = 587.6
INV. = 589.46
INV. = 591
Bench Mark
Top of Rebar
Elevation = 583.56 (Assumed Datum)
TYPE 'B' MODIFIED RIPRAP APPORN LENGTH = 13 FT W1 = 5 FT W2 = 10 FT
V-NOTCH WEIR T.F. = 592.07 INV. = 588.0
22 L.F. - 12" HDPE @ S=0.0105 FT/FT
SNET 2416
Ex. Bell Mh.
TH 'B'
115 L.F. - 8" PVC SDR35 ROOF LEADER @ S = 0.0308 FT/FT
BUILDING #1 (See Architect's for Dim.'s) 15' Max Elev. = 595.0 26' Max Elev. = 606.0
CB#4 TYPE 'C-L' CB T.F. = 601.69 INV. = 596.54 (15") INV. = 597.09 (8")
BUILDING #2 (See Architect's for Dim.'s) 15' Max Elev. = 602.5 26' Max Elev. = 612.5
135 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0141 FT/FT
DMH T.F.=599.00 INV.=TBD
SBC 6358
182 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0139 FT/FT
15" FLARED END SECTION INV. = 609.25
47 L.F. - 15" HDPE @ S=0.0185 FT/FT
DRAINAGE MANHOLE T.F. = 606.9 INV. = 603.68 (15") INV. = 604.26 (8")
36 L.F. - 15" HDPE @ S=0.0233 FT/FT
TH 'A'
TH 'C'
Street (Ct. Route 69
Wolcott
57 L.F. - 12" HDPE @ S = 0.0125 FT/FT
Ex. San. Mh. T.F. = 580.2 INV. = 575.5
SNET 2419
77 L.F. - 15" HDPE @ S=0.0181 FT/FT
INV. = 595.25
26 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0242 FT/FT
INV. = 597.61
18" FLARED END SECTION INV. = 588.0
24 L.F. - 18" HDPE @ S=0.01 FT/FT
INV.12" = 584.56
WOS CONTECH CS-4 OR APPROVED EQUAL T.F.=594.00 INV.= 588.24 (18") INV.= 588.49 (15")
67 L.F. - 15" HDPE @ S = 0.0051 FT/FT
T.F. = 583.42 INV. = 578.31 (15") INV. = 578.16 (18")
INV. = 605.0
37 L.F. - 4" PERF. PVC @ S = 0.0351 FT/FT
HYDRANT TEE W/ 6' GATE VALVE
CB #3 TYPE 'C' CB T.F. = 606.80 INV. = 602.79 (15") INV. = 603.70 (4")
CB#7 TYPE 'C' CB T.F. = 591.29 INV. = 588.83
23 L.F. - 18" HDPE @ S=0.0088 FT/FT
14 L.F. - 4" PERF. PVC @ S=0.0930 FT/FT
INV. = 605.0
CB#8 TYPE 'C' CB T.F.=591.76 INV.=588.95
C.O.
Ex. Stone Wall
Ex. Curb
Ex. Bit. Drive
Ex. W.G.
SNET 2420
342 L.F. - 8" D.I. WATERMAIN
8"x4" TEE
74 L.F. - 18" HDPE @ S=0.075 FT/FT
CB#6 TYPE 'C' CB T.F. = 599.64 INV. = 596.14 (15") INV. = 597.14 (4")
CB#1 TYPE 'C' CB T.F. = 600.43 INV. = 593.79 (18") INV. = 594.04 (15") INV. = 594.62 (8")
54 L.F. - 18" HDPE @ S=0.02 FT/FT
CB#2 TYPE 'C' CB T.F.=601.29 INV.=594.87 (18") INV.=595.12 (15")
37 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0141 FT/FT
16 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0168 FT/FT
42 L.F. - 15" HDPE @ S=0.05 FT/FT
8"x4" TEE
147 L.F. - 15" HDPE @ S=0.0522 FT/FT
196 L.F. - 4" PERF. PVC @ S=0.04 FT/FT
58 L.F. - 8" PVC SDR35 ROOF LEADER @ S=0.0139 FT/FT
INV. = 605.0
TEL
Ex. Overhead Tel. & Catv. Service
CATV
75' Protective Well Circle
Ex. Well

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN 21358 REGISTERED PROFESSIONAL ENGINEER No. PEN.0021358230 LICENSED

PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO.: UTIL-001

DRAWING TITLE: DRAINAGE AND UTILITIES PLAN

SHEET NO.: 6

Bench Mark
Top of Rebar
Elevation = 583.56 (Assumed Datum)

Wolcott Street (CT. Route 69)

ASSESSORS LOT 45
AREA = 168,584 S.F.

BUILDING #1
(See Architect's for Dim.'s)
1st Floor Elev.: 595.0
2nd Floor Elev.: 605.0

BUILDING #2
(See Architect's for Dim.'s)
1st Floor Elev.: 602.0
2nd Floor Elev.: 612.0

CB#1 T.F.:600.43
CB#2 T.F.:601.29
CB#3 T.F.:606.81
CB#4 T.F.:601.69
CB#5 T.F.:601.69
CB#6 T.F.:599.64
CB#7 T.F.:591.29
CB#8 T.F.:591.74
DM T.F.:606.9

Ex.Stone Wall
Ex.Conc.Walk
Ex.Bit.Curb
Ex.Bit.Drive
Ex.Bell Mh.
SNET 246
SBC 6358
SNET 2419
SNET 120
Ex.Overhead Tel.& Catv.Service
Ex.Well
40' F.Y.
25' R.Y.

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. PEN.0026233
LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO.: GRA-001

DRAWING TITLE: GRADING PLAN

SHEET NO.: 7

Bench Mark
Top of Rebar
Elevation = 583.56 (Assumed Datum)

SEDIMENTATION CONTROL FENCE (TYP.)

SEDIMENTATION CONTROL AT CATCH BASIN (TYP.)

Ex.Stone Wall

BUILDING #1 (See Architectural Dwg.'s for Dim.'s)

BUILDING #2 (See Architectural Dwg.'s for Dim.'s)

ASSESSORS LOT 45
AREA = 168,584 S.F.

25' R.I.

40' F.Y.

Wolcott Street (CT. Route 69)

Approx. Loc. Ex. D.M.H. (Buried)

Ex. "C" C.B. T.F. = 580.3

Ex.Hyd.

Ex.W.G.

Ex.Conc.Walk

Ex.Bit.Curb

Ex.Bit.Path

SNET MH

Ex.Bell MH.

SBC 6358

Ex.San.MH. T.F. = 582.2 Inv. = 579.5

Ex."C" C.B. T.F. = 588.42 Inv. = 584.31 (E) Inv. = 584.15 (W)

SNET MH

HAYBALE DRIVEWAY ENTRANCE WHEN NOT IN USE

CONSTRUCTION ENTRANCE PAD (TYP.)

SEDIMENTATION CONTROL AT CATCH BASIN (TYP.)

SEDIMENTATION CONTROL FENCE (TYP.)

EROSION CONTROL MATTING (TYP.)

SEDIMENTATION CONTROL FENCE (TYP.)

SEDIMENTATION CONTROL AT CATCH BASIN (TYP.)

EROSION CONTROL MATTING (TYP.)

Ex.Stone Wall

Ex.Overhead Tel.& Catv.Service

TEL

CATV

75' Protective Well Circle

Ex.Well

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0009232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO.: E&S-001

DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NO.: 8

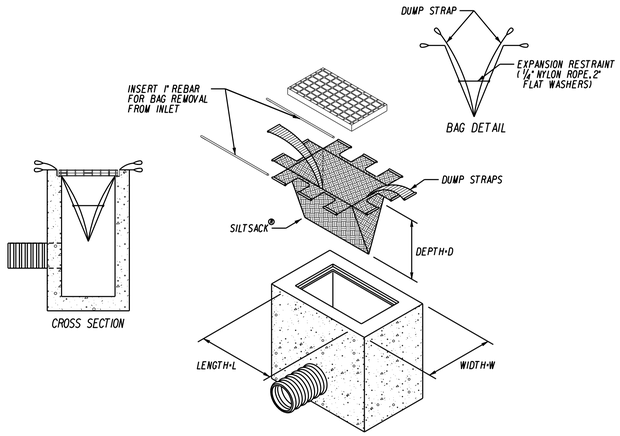
TEST HOLE DATA

TEST HOLE 'A'	DATE TEST PERFORMED: 12/9/2024
0-10"	TOPSOIL & FOREST LITTER
10-26"	ORANGE BROWN FINE SANDY LOAM
26-96"	OLIVE COMPACT SILTY SAND
MOTTLING	26"
WATER	NONE
LEDGE	NONE
ROOTS TO 26"	

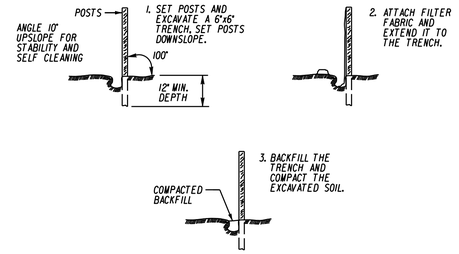
TEST HOLE 'B'	DATE TEST PERFORMED: 12/9/2024
0-9"	TOPSOIL & FOREST LITTER
9-24"	ORANGE BROWN FINE SANDY LOAM
24-96"	OLIVE SILTY SAND
MOTTLING	24"
WATER	NONE
LEDGE	NONE
ROOTS TO 24"	

TEST HOLE 'C'	DATE TEST PERFORMED: 12/9/2024
0-8"	TOPSOIL & FOREST LITTER
8-26"	ORANGE BROWN FINE SANDY LOAM
26-96"	OLIVE COMPACT SILTY SAND
MOTTLING	26"
WATER	NONE
LEDGE	NONE
ROOTS TO 26"	

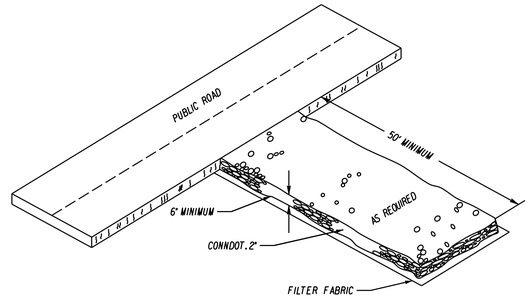
TEST HOLE 'D'	DATE TEST PERFORMED: 12/9/2024
0-8"	TOPSOIL & FOREST LITTER
8-22"	ORANGE BROWN FINE SANDY LOAM
22-84"	OLIVE COMPACT SILTY SAND
MOTTLING	22"
WATER	NONE
LEDGE	NONE
ROOTS TO 22"	



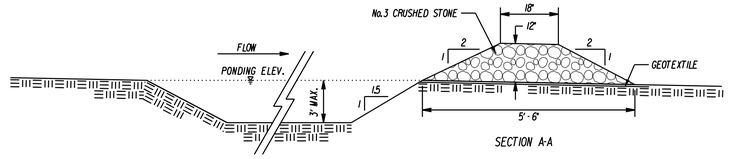
SEDIMENTATION CONTROL AT CATCH BASIN
NOT TO SCALE



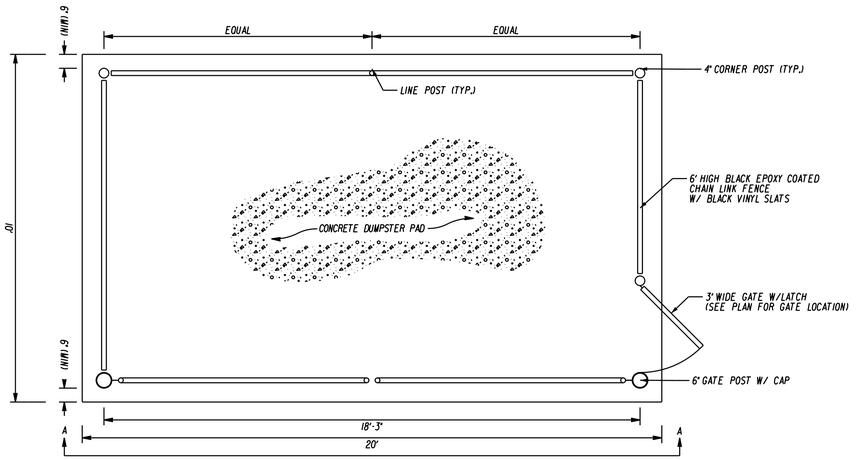
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE
NOT TO SCALE



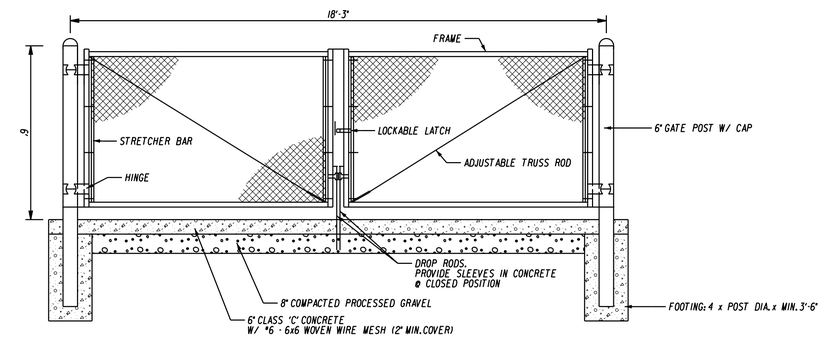
CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



SEDIMENT TRAP
(NOT TO SCALE)

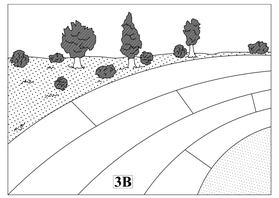


PLAN

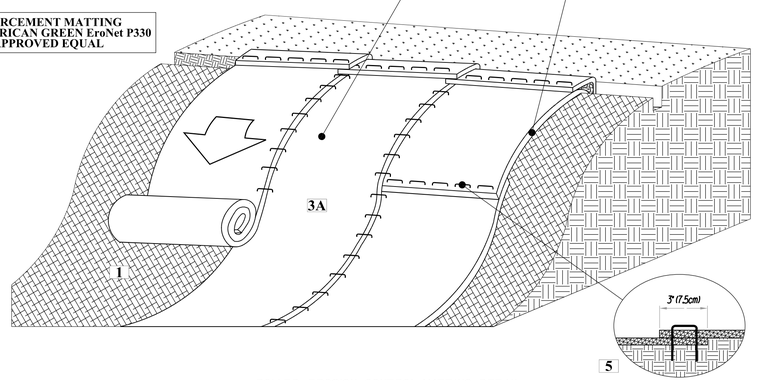


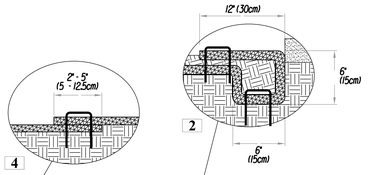
SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE



REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL





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.

ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0028230 · LICENSED PROFESSIONAL ENGINEER

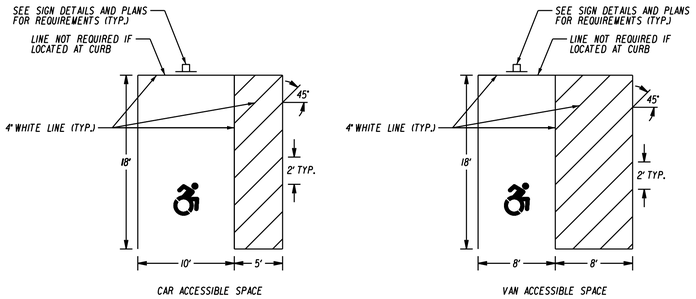
PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO.: MISC-001

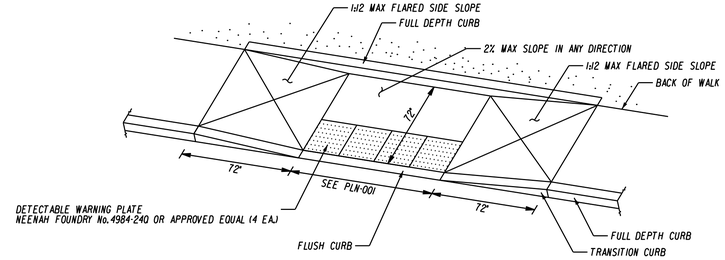
DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 9



NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

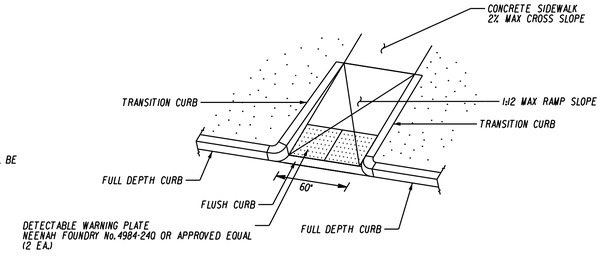
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



NOTES:

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

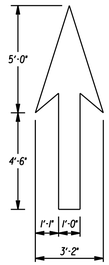
CONCRETE SIDEWALK RAMP AT ACCESSIBLE PARKING
NOT TO SCALE



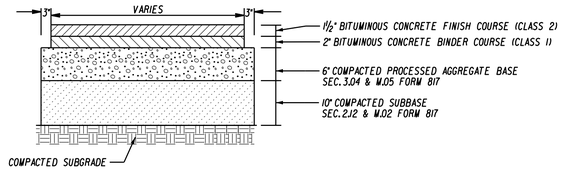
CONCRETE SIDEWALK RAMP 'A'
NOT TO SCALE



SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.PA.#16-78)
NOT TO SCALE



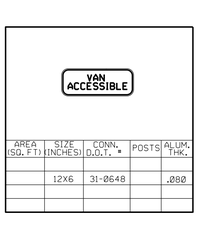
PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



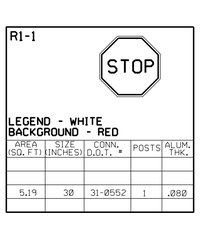
BITUMINOUS CONCRETE DRIVEWAY
AND PARKING LOT PAVEMENT SECTION
NOT TO SCALE



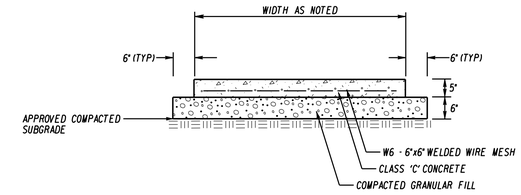
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
2.00	12X24		1	.080



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



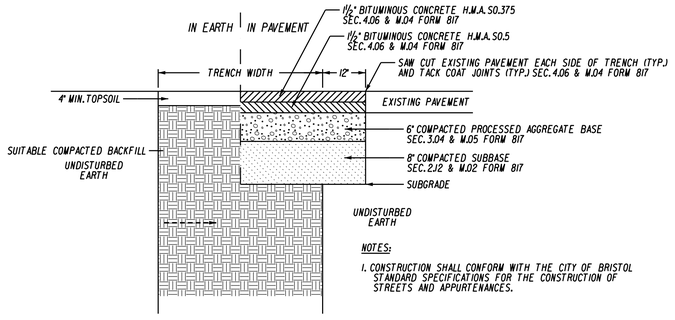
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
5.19	30	31-0552	1	.080



CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

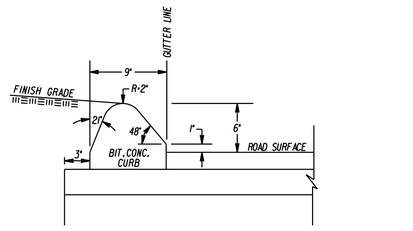
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE 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.



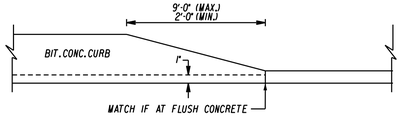
NOTES:

1. CONSTRUCTION SHALL CONFORM WITH THE CITY OF BRISTOL STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF STREETS AND APPURTENANCES.

TRENCH RESTORATION DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING TAPER
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

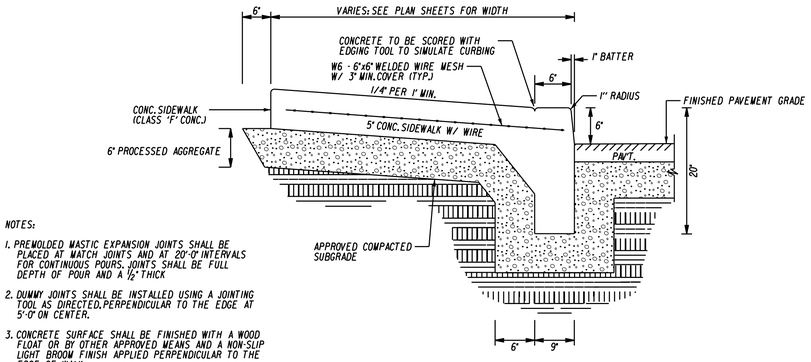
PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

DRAWING NO.: MISC-002

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

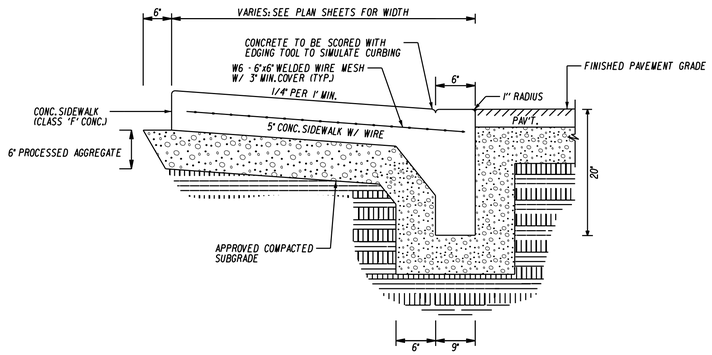
SHEET NO.: 10



NOTES:

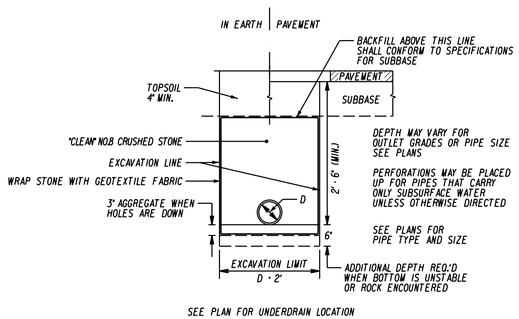
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE 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



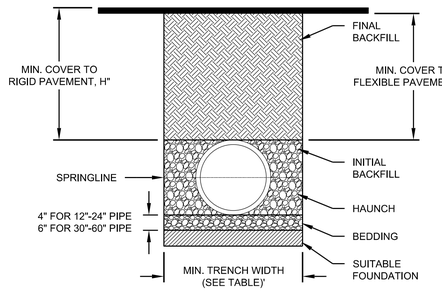
FLUSH

MONOLITHIC CONRETE CURB AND SIDEWALK
NOT TO SCALE



SEE PLAN FOR UNDERDRAIN LOCATION

UNDERDRAIN
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.

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

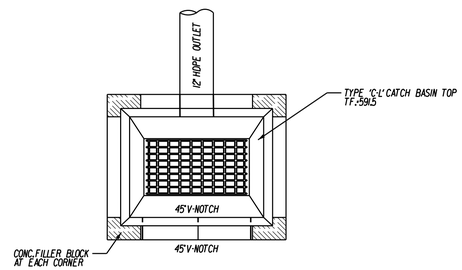
PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

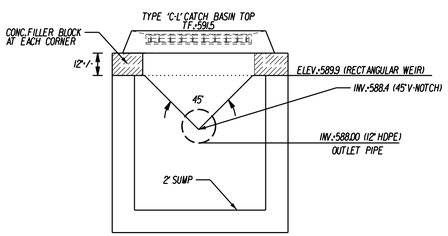
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

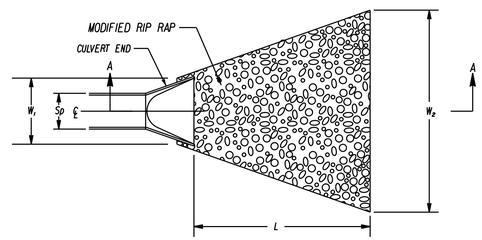
PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (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)

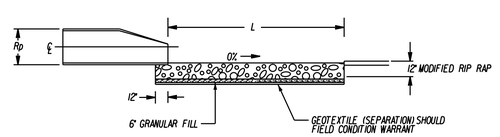
FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF





45°V-NOTCH WEIR (DETENTION BASIN)
(NOT TO SCALE)





SECTION A-A
CULVERT END

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

OUTLET	L	W1	W2
18" PIPE	13 FT	5 FT	10 FT
8" PIPE	10 FT	2 FT	6 FT

MODIFIED RIP RAP APRON
(NOT TO SCALE)

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

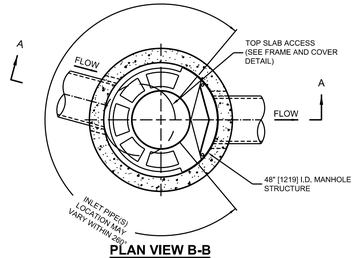
PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

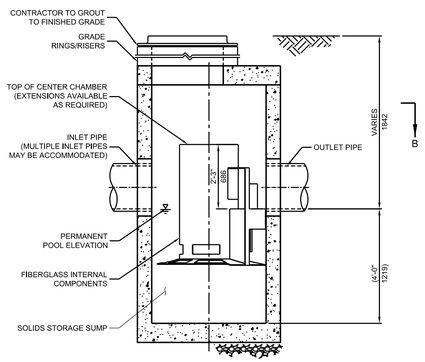
DRAWING NO.: MISC-003

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 11

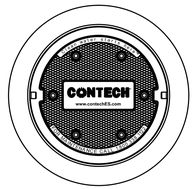


PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE
separator™



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

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
WATER QUALITY FLOW RATE (cfs [L/s])			1.3 cfs
PEAK FLOW RATE (cfs [L/s])			6.25 cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			594.0
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	588.24	HDPE	18"
INLET PIPE 2	588.49	HDPE	15"
OUTLET PIPE	588.24	HDPE	18"
NOTES / SPECIAL REQUIREMENTS:			

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.
5. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
7. 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

I:\COMMON\CAD\TREATMENT\21 CASCADE\40 STANDARD DRAWINGS\DWG\CS-4-DTL.DWG 1/22/2019 9:34 AM

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025
SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

PROJECT TITLE:
SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

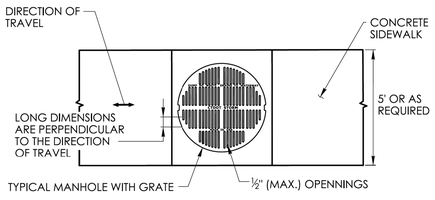
DRAWING NO.: MISC-004

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

SHEET NO.: 12

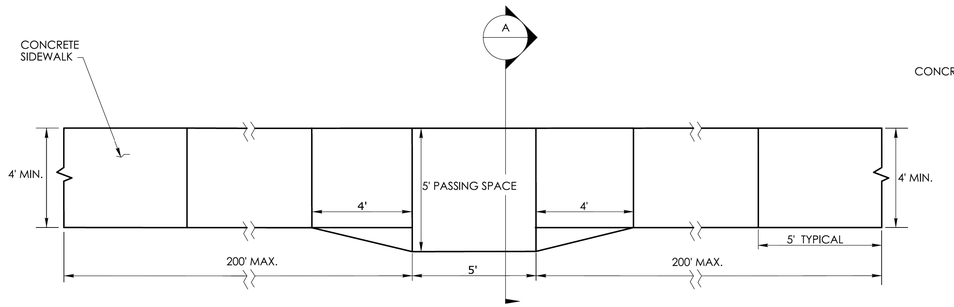
GENERAL NOTES:

1. SEE CONCRETE SIDEWALK RAMPS GUIDE SHEETS FOR PEDESTRIAN RAMP TYPES.
2. ALL CURBING SHALL BE INSTALLED AS EITHER PRECAST OR CAST IN PLACE AS DIRECTED.



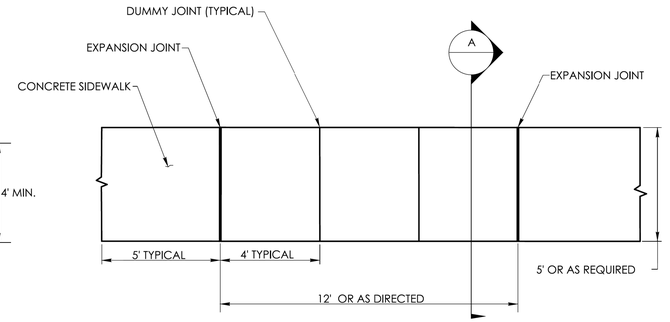
PEDESTRIAN ACCESS ROUTE OVER A MANHOLE WITH GRATE

1. HORIZONTAL OPENINGS IN GRATES AND JOINTS MUST NOT BE MORE THAN ½ INCH
2. ELONGATED OPENINGS IN GRATES MUST BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL

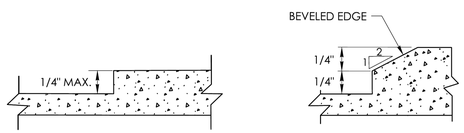


5' PASSING SPACE FOR 4' WIDE SIDEWALK PLAN

PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200' MAXIMUM FOR SIDEWALKS LESS THAN 5' IN WIDTH

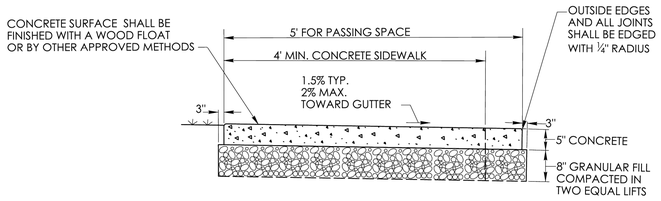


5' WIDE SIDEWALK PLAN



VERTICAL SURFACE DISCONTINUITIES

VERTICAL SURFACE DISCONTINUITIES MUST BE BEVELED TO A HEIGHT NOT GREATER THAN ¼ INCH. THE BEVEL MUST BE THE ENTIRE WIDTH OF THE DISCONTINUITY



5' PASSING SPACE FOR 4' WIDE SIDEWALK

SECTION A

	NOT TO SCALE	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Digitally signed by Leo Fontaine, P.E. Date: 2024.12.19 15:11:56-05'00'	APPROVED BY: Digitally signed by Michael N. Calabrese, P.E. Date: 2025.01.29 12:47:10-05'00'	CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: CONCRETE SIDEWALKS	STANDARD SHEET NO.: HW-921_01

PLOTTED DATE: 10/23/2024

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.G0029230 LICENSED PROFESSIONAL ENGINEER

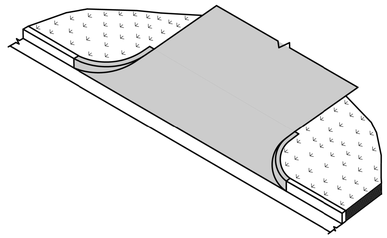
PROJECT TITLE: SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

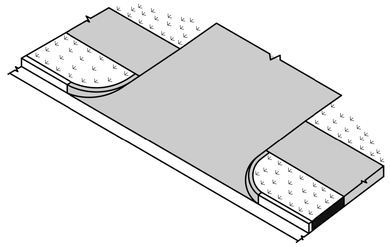
DRAWING NO.: MISC-005

DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

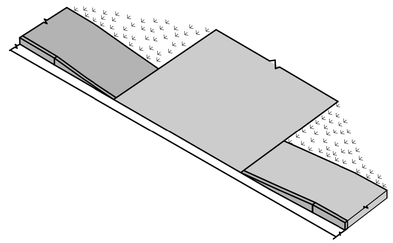
SHEET NO.: 13



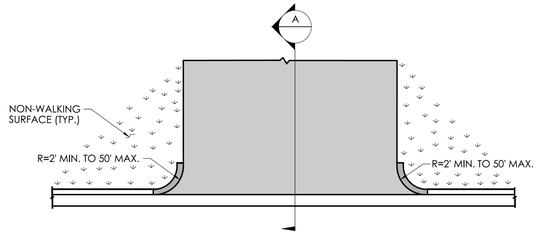
BITUMINOUS CONCRETE DRIVEWAY



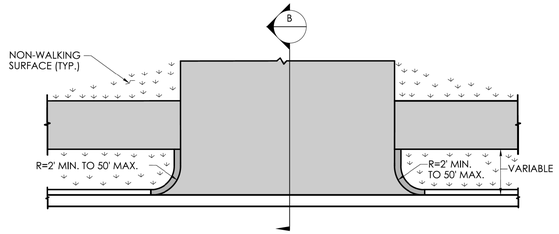
BITUMINOUS CONCRETE DRIVEWAY WITH A PEDESTRIAN SIDEWALK SETBACK



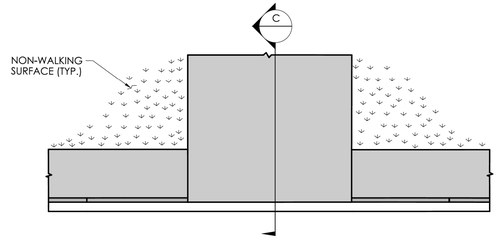
BITUMINOUS CONCRETE DRIVEWAY WITH PEDESTRIAN SIDEWALK AT THE CURB



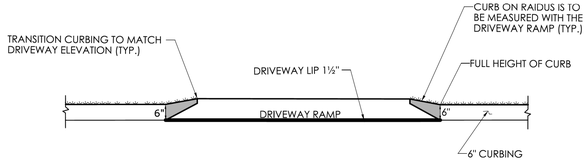
PLAN



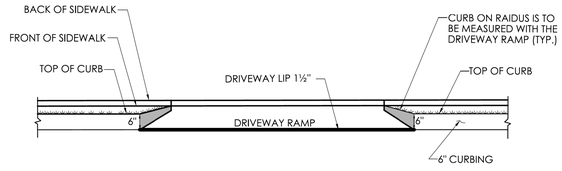
PLAN



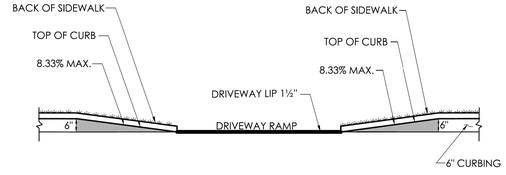
PLAN



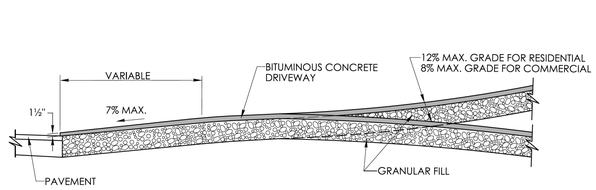
ELEVATION



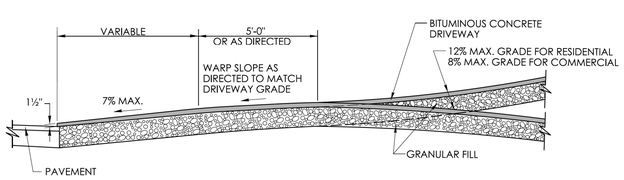
ELEVATION



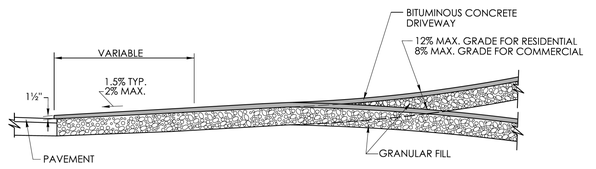
ELEVATION



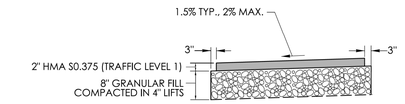
SECTION A



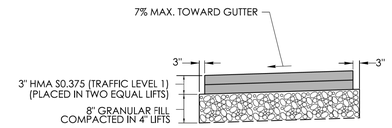
SECTION B



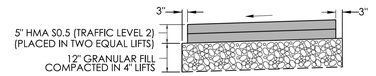
SECTION C



BITUMINOUS CONCRETE SIDEWALK



BITUMINOUS CONCRETE DRIVEWAY



COMMERCIAL BITUMINOUS CONCRETE DRIVEWAY

	NOT TO SCALE	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Digitally signed by Leo Fontaine, P.E. Date: 2024.12.19 15:11:01-05'00'	APPROVED BY: Digitally signed by Michael N. Calabrese, P.E. Date: 2025.01.29 12:47:54-05'00'	CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: BITUMINOUS CONCRETE SIDEWALK AND BITUMINOUS CONCRETE DRIVEWAY	STANDARD SHEET NO.: HW-922_01

PLOTTED DATE: 10/23/2024

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

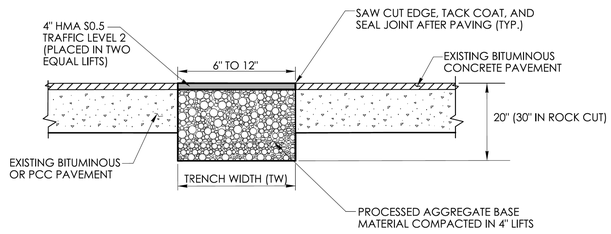
PROJECT TITLE: SITE PLAN
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

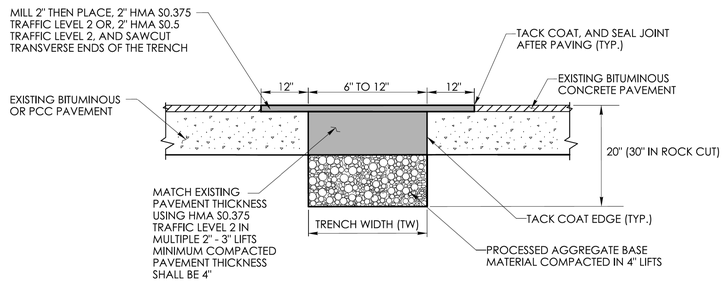
DRAWING TITLE: CITY OF BRISTOL STREETSCAPE DETAILS

DRAWING NO.: MISC-006

SHEET NO.: 14



TEMPORARY PAVEMENT - FOR NARROW TRENCH THROUGH BITUMINOUS CONCRETE OR OVERLAID PORTLAND CEMENT CONCRETE (PCC) (TRENCH WIDTH BETWEEN 6" AND 12")



PERMANENT PAVEMENT - FOR NARROW TRENCH THROUGH BITUMINOUS CONCRETE OR OVERLAID PORTLAND CEMENT CONCRETE (PCC) (TRENCH WIDTH BETWEEN 6" AND 12"

GENERAL NOTES:

1. LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT:

   A. IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE SLAB CENTERLINE AND THE EDGE OF SLAB, REMOVE CONCRETE AND BITUMINOUS CONCRETE PAVEMENT FROM THE TRENCH EDGE TO THE EDGE OF ROAD. IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE LONGITUDINAL JOINT AND THE SLAB CENTERLINE, REMOVE THE ENTIRE CONCRETE SLAB AND BITUMINOUS CONCRETE PAVEMENT TO THE EDGE OF ROAD. IN EITHER CASE REBUILD WITH THE FOLLOWING:

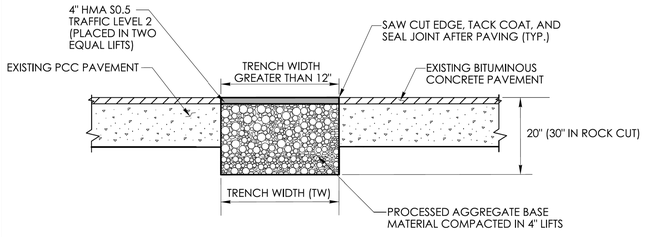
      a. PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
      b. PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"

2. TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT:

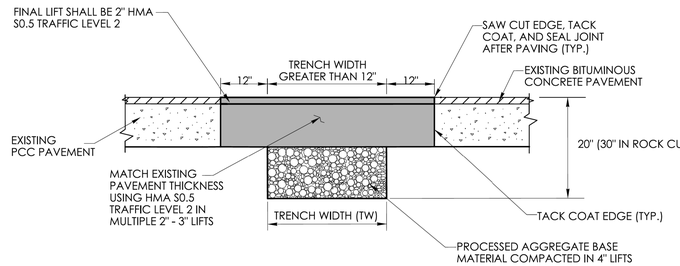
TABLE 1	
TOTAL SLAB LENGTH (L)	MIN. LENGTH REMAINING
40' OR LONGER	1/4 L
15' - 40'	10'
15' OR SHORTER	REBUILD TO NEAREST JOINT

   A. FOR TRANSVERSE TRENCHES, THE MINIMUM SLAB LENGTH AS SHOWN IN TABLE 1 SHALL BE LEFT IN PLACE TO THE NEAREST TRANSVERSE JOINT. IF THIS CRITERIA CANNOT BE MET, THE EXISTING SLAB AREA FROM THE TRENCH EDGE TO THE NEAREST TRANSVERSE JOINT SHALL BE REMOVED AND REBUILT AS FOLLOWS:

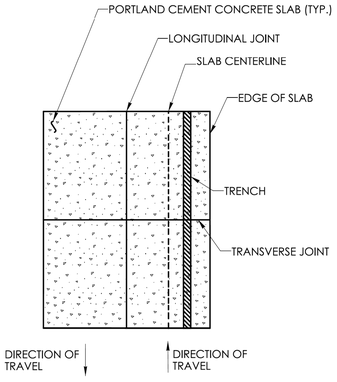
      a. PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
      b. PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"



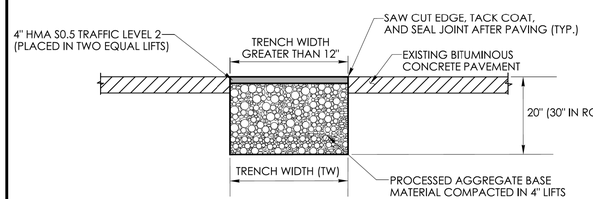
TEMPORARY PAVEMENT FOR TRENCH THROUGH OVERLAID PORTLAND CEMENT CONCRETE (PCC) (TRENCH WIDTH GREATER THAN 12")



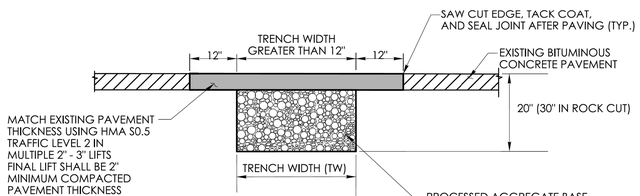
PERMANENT PAVEMENT FOR TRENCH THROUGH OVERLAID PORTLAN CEMENT CONCRETE (PCC) (TRENCH WIDTH GREATER THAN 12")



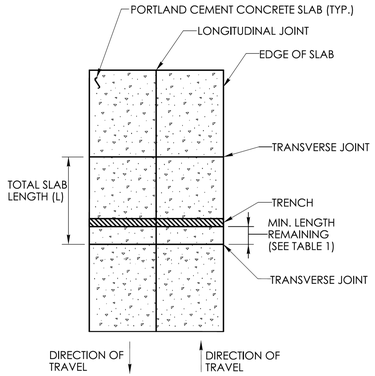
LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT (SEE NOTE 1)



TEMPORARY PAVEMENT FOR TRENCH THROUGH BITUMINOUS CONCRETE (TRENCH WIDTH GREATER THAN 12")



PERMANENT PAVEMENT FOR TRENCH THROUGH BITUMINOUS CONCRETE



TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT (SEE NOTE 2)

REV.	DATE	REVISION DESCRIPTION

SIGNATURE BLOCK:

DESIGNER/DRAFTER: CHECKED BY:

CONNECTICUT DEPARTMENT OF TRANSPORTATION

PROJECT TITLE: **TEST PROJECT**

TOWN(S): **VARIOUS**

DRAWING TITLE: **PAVEMENT REPAIR**

PROJECT NO.:

DRAWING NO.:

SHEET NO.:

LASTED SAVED BY: kilpatrickdj **FILE NAME:** C:\Users\kilpatrickdj\State of Connecticut\DOT Engineering Services - Documents\HWY_STD_GUIDE_DWG\B - Going for signatures\Jan 2025 Strd & Guide Shts\CTDOT_HIGHWAY_GD Jan 2025 [10-30-24].dgn
PLOTTED DATE: 10/30/2024

REV.	DATE	REVISION DESCRIPTION
1	9-17-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

SCALE: AS NOTED

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

ENGINEER SIGNATURE/BLOCK:

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

PROJECT TITLE: *SITE PLAN*
CROWN ESTATES
525 WOLCOTT STREET (CT. ROUTE 69)
& OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: *7/45*

DRAWING NO. *MISC-007*

DRAWING TITLE: *CITY OF BRISTOL STREETSCAPE DETAILS*

SHEET NO. *15*

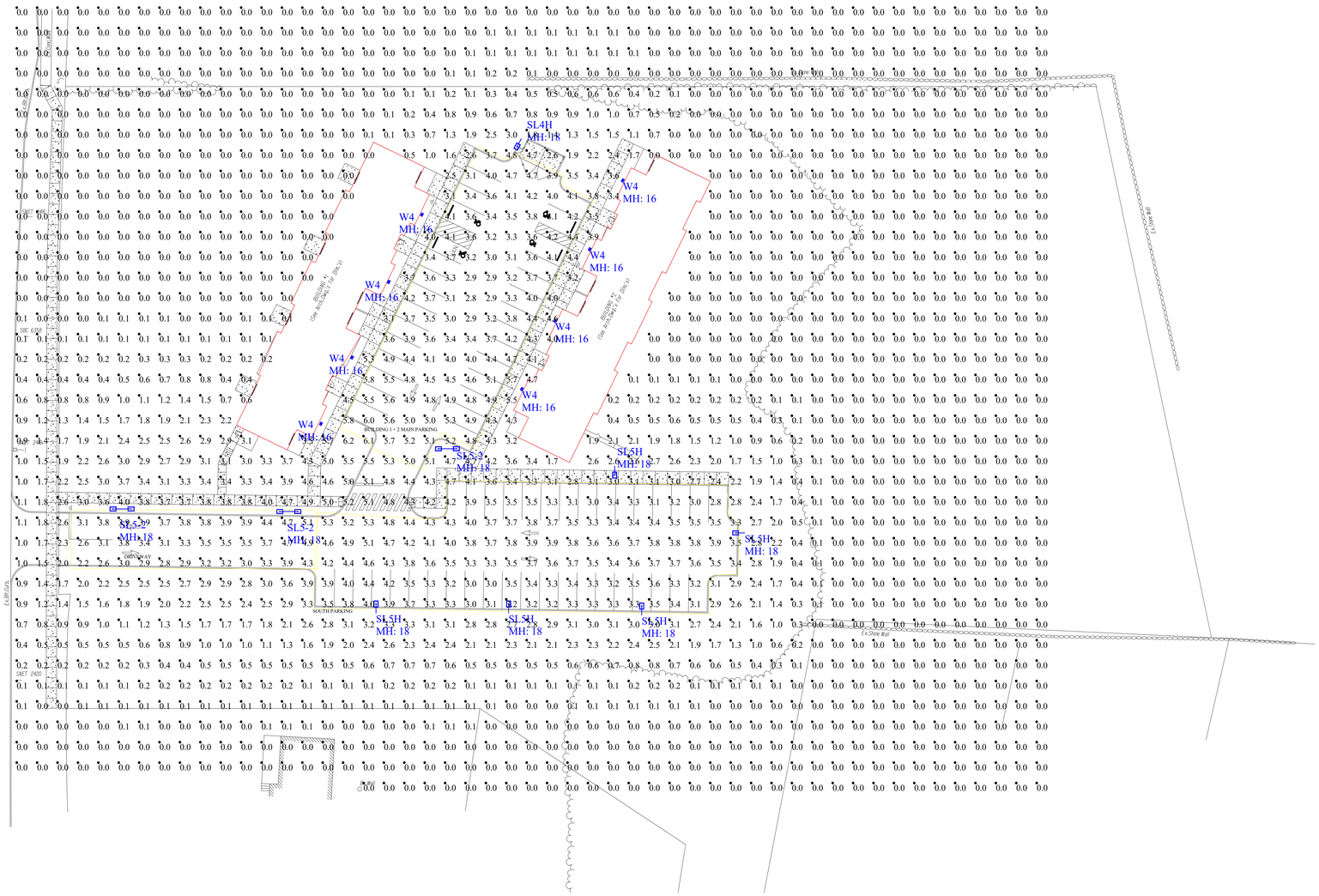
Filename: Crown Estates - Wolcott Street + Old Wolcott Road Site Lighting - Bristol - REV 1.AGI

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
	1	SL4H	Single	11968	123.9373	0.900	B1-U0-G3	18	Lithonia DSX1 LED P4 30K 80CRI TFTM MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE
	3	SL5-2	Back-Back	16293	138.16	0.900	B5-U0-G3	18	Lithonia DSX1 LED P5 30K 80CRI TSW MVOLT SPA PIR DBLXD - SSS 18 4C DM28AS DBLXD 18FT POLE
	5	SL5H	Single	12893	165.2497	0.900	B3-U0-G3	18	Lithonia DSX1 LED P6 30K 80CRI TSW MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE
	8	W4	Single	6778	48.25	0.900	B1-U0-G2	16	Lithonia DSXW1 P6 30K TFTM MVOLT BBW PIRH DBLXD

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.00	6.2	0.0	N.A.	N.A.
BUILDING 1 + 2 MAIN PARKING	Illuminance	Fc	4.15	6.1	2.8	1.48	2.18
DRIVEWAY	Illuminance	Fc	3.57	5.1	2.2	1.62	2.32
SOUTH PARKING	Illuminance	Fc	3.65	5.3	2.8	1.30	1.89

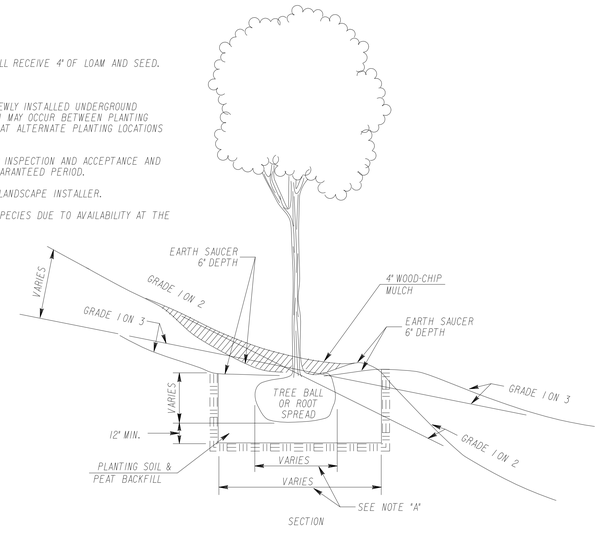
Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website : www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email : gloda@lightingaffiliates.com



LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



TREE PLANTING

CROWN ESTATES

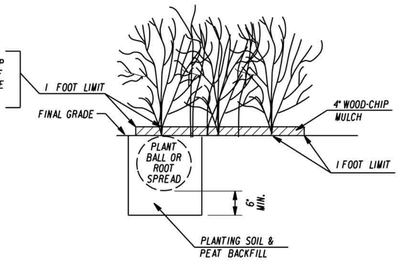
WOLCOTT STREET & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

SITE LIGHTING
PHOTOMETRIC PLAN
REVISION 1

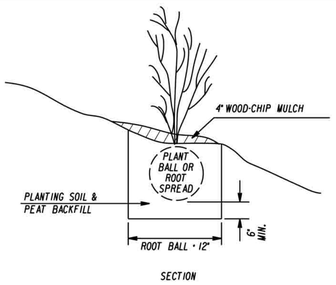
LP-1A

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

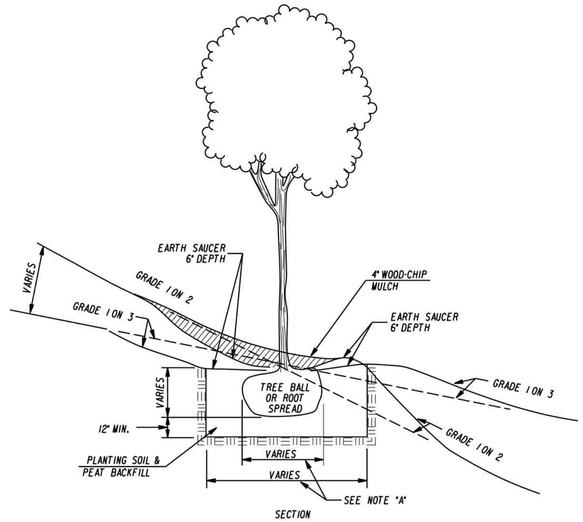


SECTION

SHRUB PLANTING

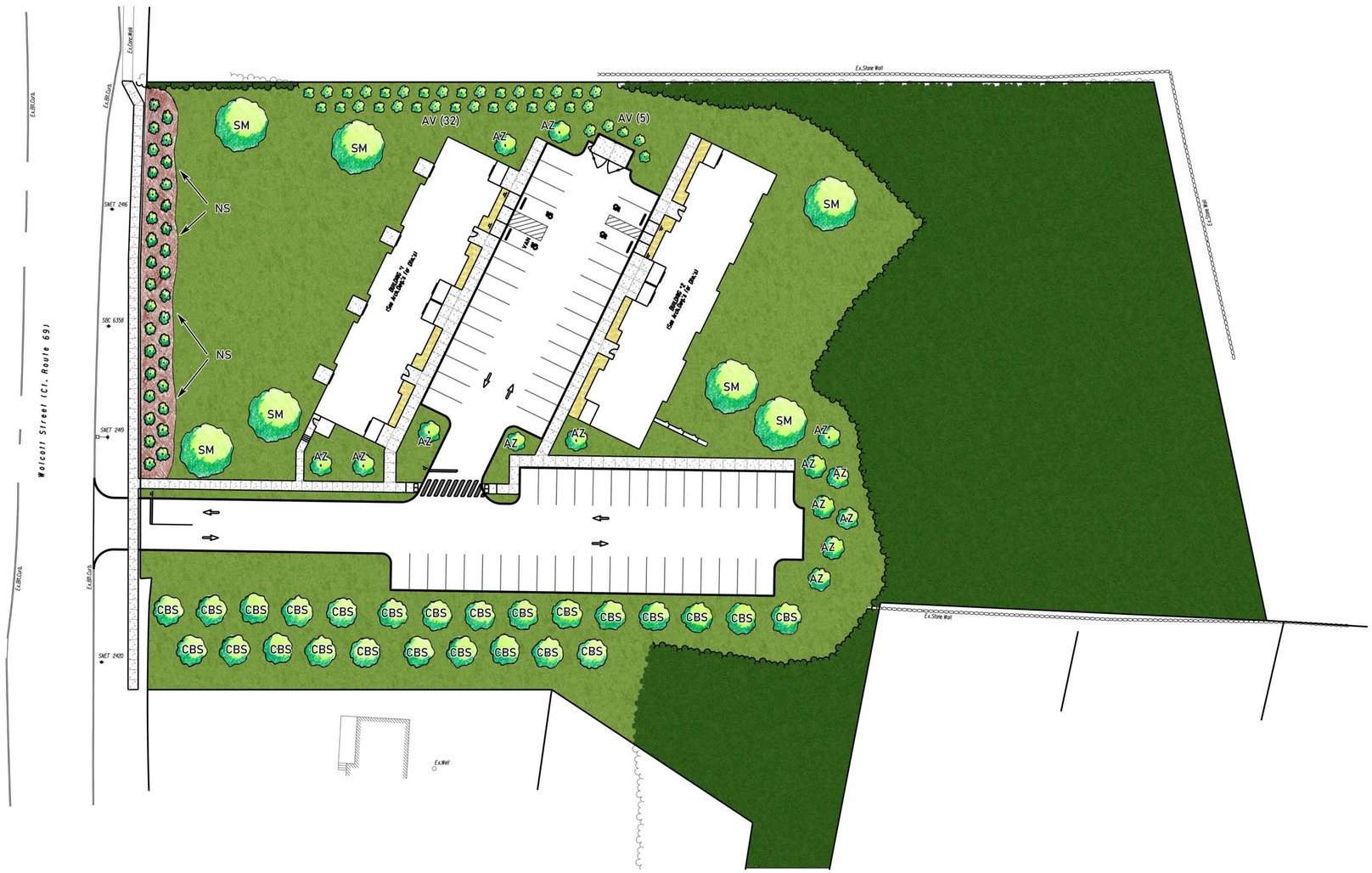
LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE,VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILIITES 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. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



SECTION

TREE PLANTING



Planting Key

Key	Quantity	Botanical Name / Common Name	Size	Condition
NS	33	Picea abies / Columnar Norway Spruce	6 Foot	Height
SM	7	Acer Saccharum / Green Mountain Sugar Maple	2" - 2 1/2"	Caliper
AV	37	Thuja occidentalis / Emerald Green Arborvitae	4	Foot
AZ	14	Rodedendron / Robelzea / Autumn Bonfire Azalea / Deleware	3	Gallon
CBS	25	Picea pungens / Colorado Blue Spruce	7 Foot	Height

REV.	DATE	REVISION DESCRIPTION
1	9-18-25	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS First Review 9/3/25

DATE: AUGUST 11, 2025

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

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

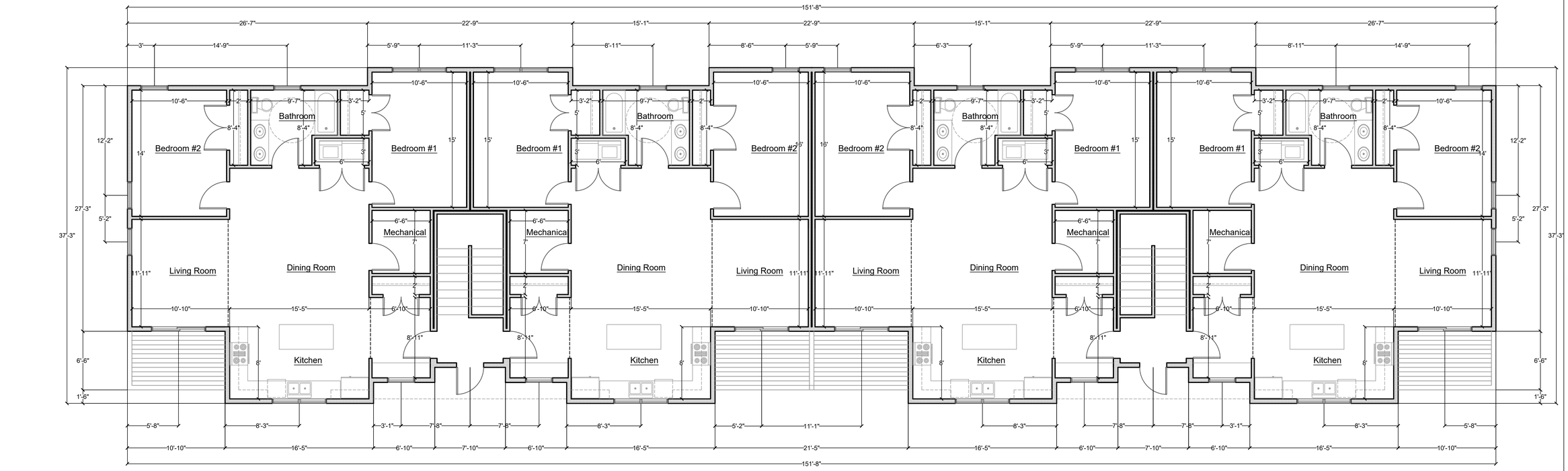
PROJECT TITLE:
SITE PLAN
CROWN ESTATES
WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 7/45

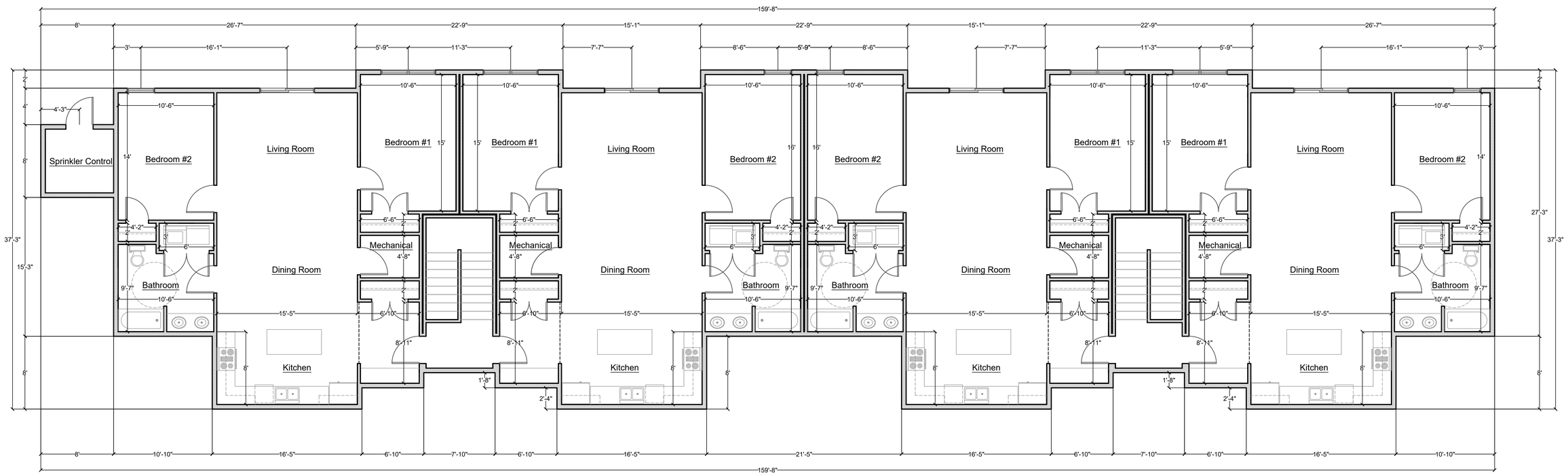
DRAWING TITLE: LANDSCAPE PLAN

DRAWING NO.

SHEET NO. L2.0



Main Level Plan



Lower Level Plan

Crown Estates
Old Wolcott Road Bristol Ct 06010

Project Number 2023-39

DPS_CLIENTS_CROWN ESTATES_BRISTOL_OLD WOLCOTT

Scale

$\frac{3}{16}$" = 1' - 0"

Building 1
Typical Floor Plans

SHEET
A.100



North Elevation



West Elevation



East Elevation

Crown Estates
Old Wolcott Road Bristol Ct 06010

Project Number 2023-39

DPS_CLIENTS_CROWN ESTATES_BRISTOL_OLD WOLCOTT

Scale

3/16" = 1' - 0"

Building 1
Schematic Elevations

SHEET
A.101



South Elevation

Crown Estates
Old Wolcott Road Bristol Ct 06010

DPS_CLIENTS_CROWN ESTATES_BRISTOL_OLD WOLCOTT | Project Number 2023-39

Scale
3/16" = 1' - 0"

Building 1
Schematic Elevations

SHEET
A.102



Crown Estates
Old Wolcott Road Bristol Ct 06010

Project Number 2023-39

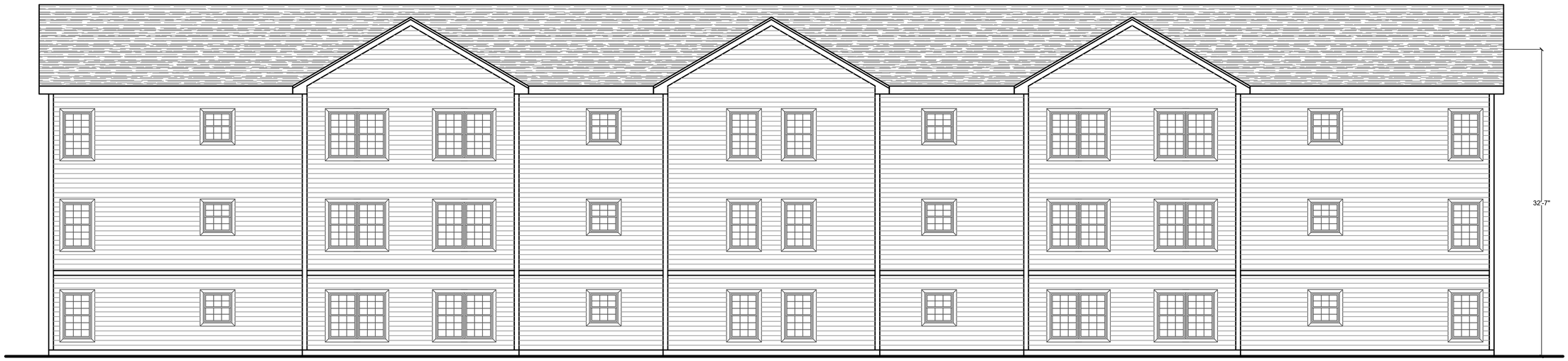
DPS_CLIENTS_CROWN ESTATES_BRISTOL_OLD WOLCOTT

Scale

3/16" = 1' - 0"

Building 2
Typical Floor Plans

SHEET
A.103



South Elevation



West Elevation



East Elevation

Crown Estates
Old Wolcott Road Bristol Ct 06010

DPS_CLIENTS_CROWN ESTATES_BRISTOL_OLD WOLCOTT | Project Number 2023-39

Scale
3/16" = 1' - 0"

Building 2
Schematic Elevations

SHEET
A.104



North Elevation

Crown Estates
Old Wolcott Road Bristol Ct 06010

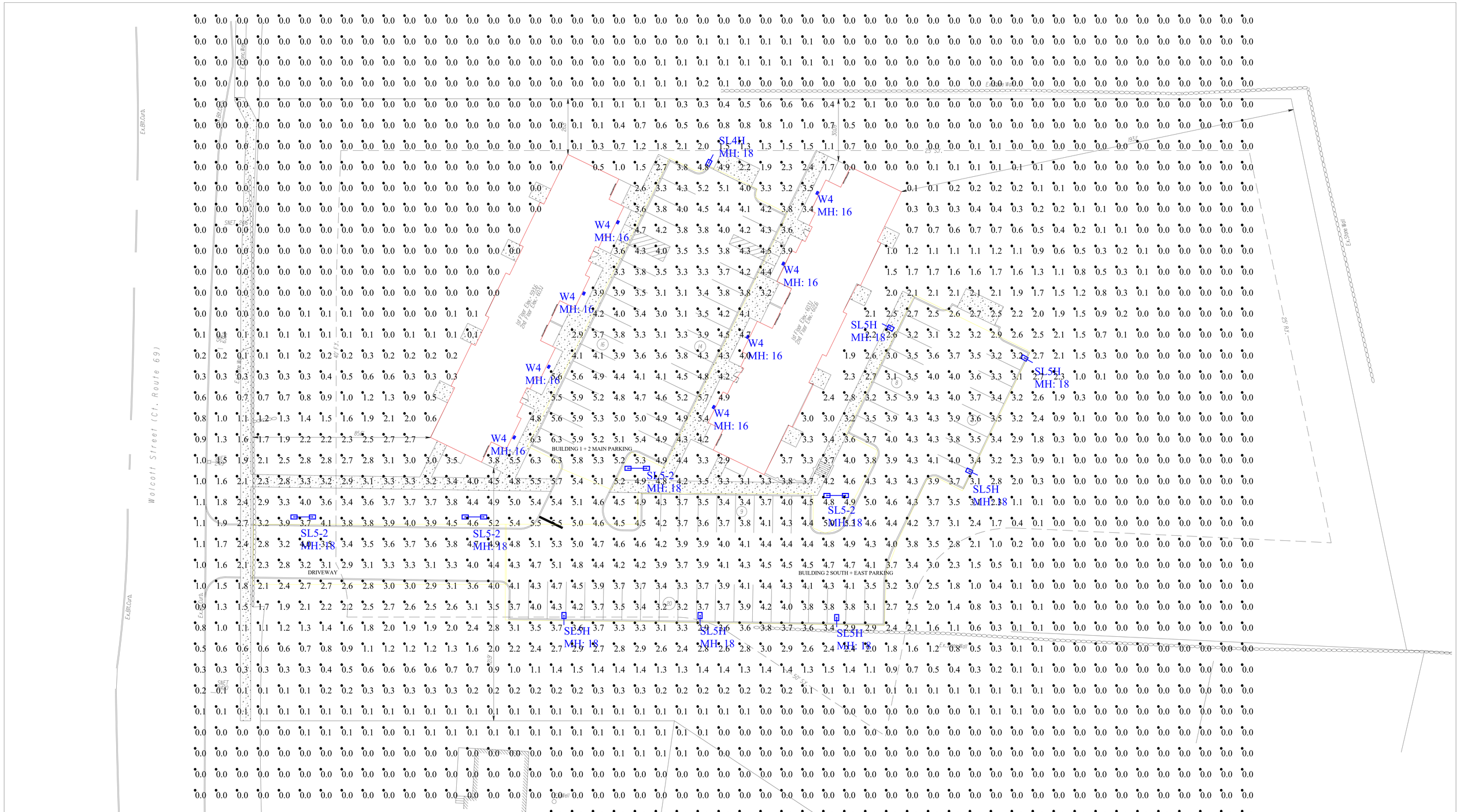
DPS_CLIENTS_CROWN ESTATES_BRISTOL_OLD WOLCOTT | Project Number 2023-39

Scale
3/16" = 1' - 0"

Building 2
Schematic Elevations

SHEET
A.105

Photometric Diagram and Lighting Details



Filename: Crown Estates - Wolcott Street + Old Wolcott Road Site Lighting - Bristol.AGI

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
	1	SL4H	Single	11968	123.9373	0.900	B1-U0-G3	18	Lithonia DSX1 LED P4 30K 80CRI TFTM MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE
	4	SL5-2	Back-Back	16293	138.16	0.900	B5-U0-G3	18	Lithonia DSX1 LED P5 30K 80CRI T5W MVOLT SPA PIR DBLXD - SSS 18 4C DM28AS DBLXD 18FT POLE
	6	SL5H	Single	12893	165.2497	0.900	B3-U0-G3	18	Lithonia DSX1 LED P6 30K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE
	8	W4	Single	6778	48.25	0.900	B1-U0-G2	16	Lithonia DSXW1 P6 30K TFTM MVOLT BBW PIRH DBLXD

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.20	6.3	0.0	N.A.	N.A.
BUILDING 1 + 2 MAIN PARKING	Illuminance	Fc	4.34	6.3	3.0	1.45	2.10
BUILDING 2 SOUTH + EAST PARKING	Illuminance	Fc	3.95	5.3	2.5	1.58	2.12
DRIVEWAY	Illuminance	Fc	3.29	4.9	2.1	1.57	2.33

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website : www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email : gloda@lightingaffiliates.com

Robert Green Associates L.L.C. Surveyors and Engineers

CROWN ESTATES

WOLCOTT STREET & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

SITE LIGHTING
PHOTOMETRIC PLAN

LP-1



D-Series Size 1
LED Area Luminaire

Catalog Number

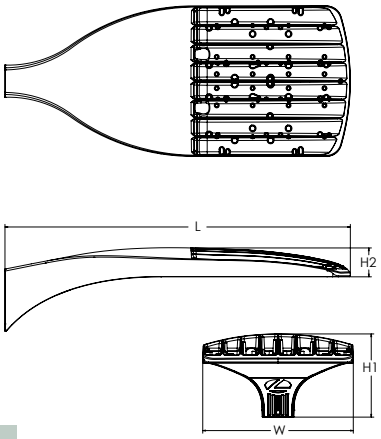
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

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

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

design select

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

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [5,6] XVOLT (277V - 480V) [7,8] 120 [16, 26] 208 [16, 26] 240 [16, 26] 277 [16, 26] 347 [16, 26] 480 [16, 26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling [9] RPA5 Round pole mounting #5 drilling [9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11, 12, 20, 21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13, 20, 21]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14, 21]
PER7	Seven-pin receptacle only (controls ordered separate) [14, 21]
FAO	Field adjustable output [15, 21]
BL30	Bi-level switched dimming, 30% [16, 21]
BL50	Bi-level switched dimming, 50% [16, 21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18, 19, 21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard) [22]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [23]
HA	50°C ambient operation [24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V) [26]
DF	Double fuse (208, 240, 480V) [26]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

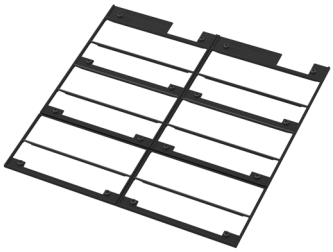
NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



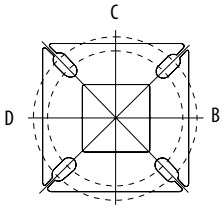
External Glare Shield (EGSR)

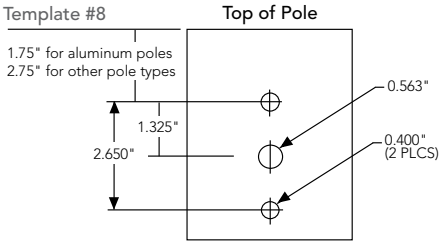


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

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

DSX1 Area Luminaire - EPA

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

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Photometric Diagrams

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

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



© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

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

FAO Dimming Settings

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

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

Electrical Load

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

LED Color Temperature / Color Rendering Multipliers

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

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

Motion Sensor Default Settings

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

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Lumen Output

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

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

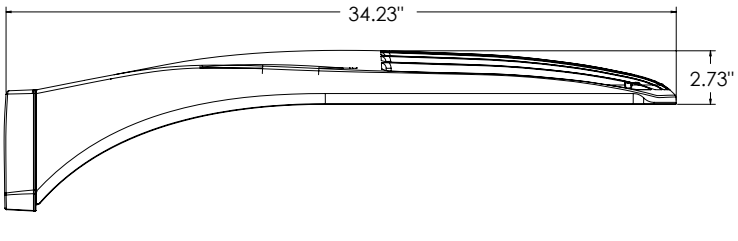
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

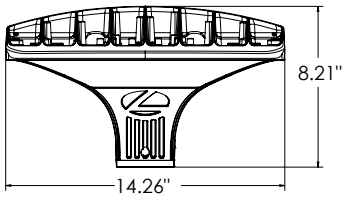
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

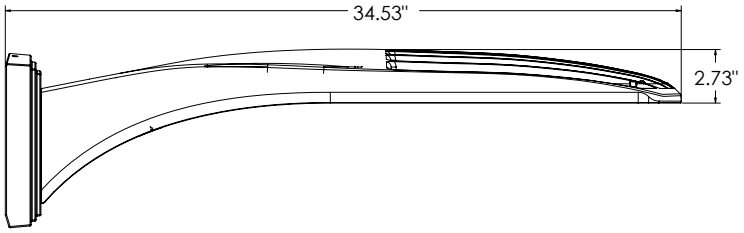
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

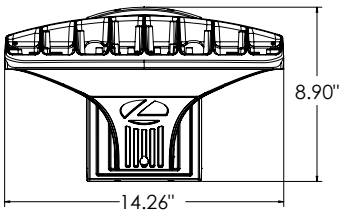
Dimensions



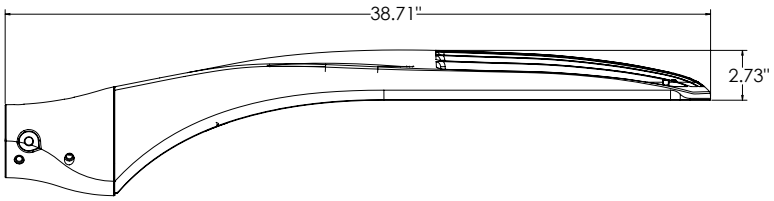


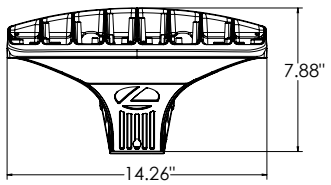
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs





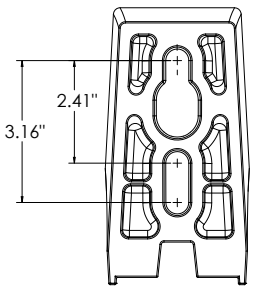
DSX1 with WBA mount
Weight: 38 lbs



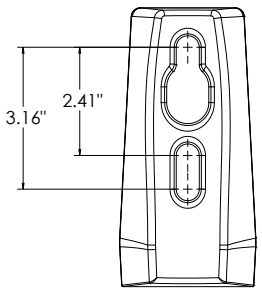


DSX1 with MA mount
Weight: 39 lbs

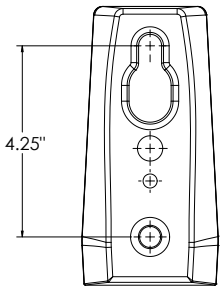
SPA (STANDARD ARM)



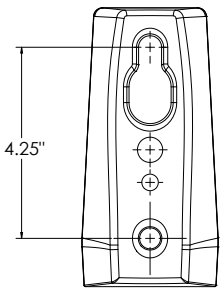
RPA



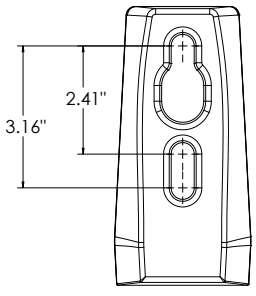
SPA5



RPA5



SPA8N



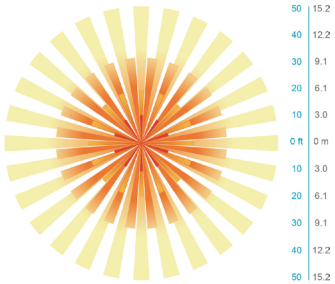
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

nLight Control - Sensor Coverage and Settings

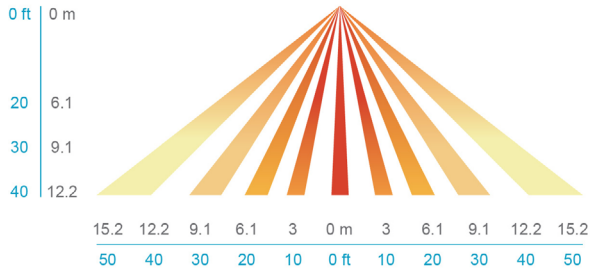
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40ºC minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

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

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.



d-series

D-Series Size 1
LED Wall Luminaire

NIGHTTIME FRIENDLY™ BAA BABA

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

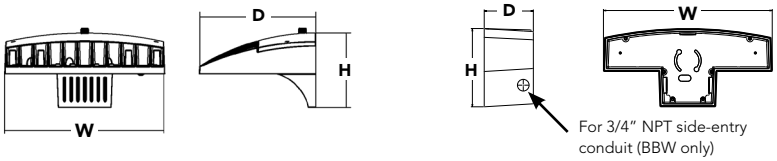
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**E20WC Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC [3] AMBLW Amber LW [1,3]	70CRI 70CRI 80CRI 80CRI [2] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare [4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3 [4] BLC4 Back Light Control Type 4 [4]	MVOLT 120 [5] 208 [5] 240 [5] 277 [5] 347 [5,6] 480 [5,6] HVOLT [6]	**Shipped included** SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [7]	**Shipped installed** PE Photoelectric cell, button type [8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [9] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [9] E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant [10] E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant [10]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [5,11]
DF	Double fuse (208, 240 or 480V) [5,11]
HS	House-side shield [12]
SPD	Separate surge protection

Shipped separately [12]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

© 2013-2024 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

© 2013-2024 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

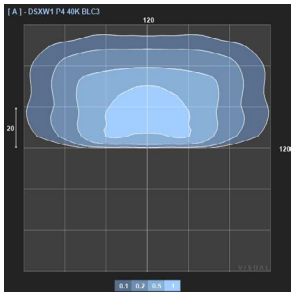
Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

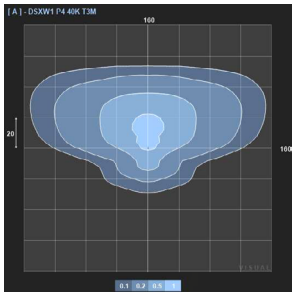
*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').





Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

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

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

© 2013-2024 Acuity Brands Lighting, Inc. All rights reserved.

App. 413
Subdivision

2025 Request
for
2-yr. Extension
of
Conditional
Approval

October 2025 Request

MARK ZIOGAS
ATTORNEY AT LAW
88 VALLEY STREET 2ND FLOOR
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmzllc.com

Phone (860) 589-4121 FAX (860) 589-4966

September 30, 2025

William Veits
Planning Commissioner Chairman
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Application No. 413

Dear Chairman Veits:

On October 12, 2023 the Planning Commission granted a two year extension for on the conditional approvals for Phases 5 & 6 of the Laurentide Glen subdivision with an expiration date of October 24, 2025.

The subdivision is moving along nicely, with all the homes in Phase 1, 2 and 3 completed and sold. Phase 4 has few more house to be completed before that Phase will be sold out. All infrastructure for Phases 1-4 is complete.

The applicant is seeking a 2 year extension of the Conditional Approvals for Phases 5 & 6, as they will not be built out until the earth removal is completed. We further request that no bond be required for Phases 5-6 until such time as building permits are requested.

Very truly yours,

Mark Ziogas, Esquire

App. 413
Subdivision

2025
Bond Renewal
to
April 3, 2026

DATE: MARCH 18, 2025

ISSUING BANK: NBT BANK, N.A.
LETTER OF CREDIT ADMINISTRATOR
52 SOUTH BROAD STREET
PO BOX 351
NORWICH, NY 13815
PHONE: 607-337-6620 / FAX: 607-337-6620

BENEFICIARY: CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

APPLICANT: TRADEMARK ACQUITISONS, LLC
72 COLD SPRINGS RD
BRISTOL, CT 06010

RE: AMENDMENT TO IRREVOCABLE STANDBY LETTER OF CREDIT NO. 5700908250

DEAR SIR OR MADAM:

THE ABOVE-MENTIONED INSTRUMENT, INCLUDING ANY PREVIOUS AMENDMENTS, IS AMENDED AS FOLLOWS:

- EXPIRATION DATE AT NBT BANK, N.A. IS EXTENDED TO APRIL 3, 2026

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE CREDIT AND MUST BE ATTACHED THERETO.

NBT BANK, N.A.

TIMOTHY J. DORN, VP
LOAN DOCUMENTATION MANAGER

PLEASE SIGNIFY YOUR AGREEMENT TO THIS AMENDMENT BY SIGNING AND RETURNING TO US THE ATTACHED COPY OF THIS AMENDMENT. A POSTAGE-PAID ENVELOPE HAS BEEN ENCLOSED FOR YOUR CONVENIENCE.

BENEFICIARY AUTHORIZED SIGNATURE

2023 Extension Request

2023 Request

MARK ZIOGAS
ATTORNEY AT LAW
88 VALLEY STREET 2ND FLOOR
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmzllc.com

Phone (860) 589-4121 FAX (860) 589-4966

September 21, 2023

William Veits
Planning Commissioner Chairman
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Application No. 413

Dear Chairman Veits:

On October 21, 2021 the Planning Commission granted final approval for Phases 1 and 2 to the above-captioned application. At that time Phases 3, 4, 5 & 6 remained as conditional approvals with an expiration date of October 24, 2023.

The subdivision is moving along nicely, with all the homes in Phase 1 completed and sold. All infrastructure in Phase 1 is complete. All the homes in Phase 2 are also completed and sold. All infrastructure in Phase 2 is complete with the exception of the final wearing course on the roadway. In Phase 3 10 of 15 homes are complete and sold, with the remaining 5 homes under contract with 2 building permit applications in to the City. All infrastructure complete, with exception of final wearing surface on the roadway, street light fixtures and utility service connections to un-built homes. In Phase 4 8 of 19 homes are complete and sold, 10 homes have building permits issued, and the remaining home will have a building permit application in to the City by end of September. All infrastructure complete, with exception of final wearing surface, street light fixtures, 3 short sections of sidewalks in front of homes under construction and utility service connection to un-built home. All the roadways in Phases 2-4 have a binder coat and curbs installed.

The applicant is seeking a 5 year extension of the Final Approvals for Phases 1-4,with Final Bonding to be determined between the Town Engineer and the Applicant. The applicant is seeking a 2 year extension of the Conditional Approvals for Phases 5 & 6, as they will not be built out until the earth removal is completed. We further request that no bond be required for Phases 5-6 until such time as building permits are requested.

Very truly yours,

Mark Ziogas, Esquire

2023 Bond Renewal

DATE: FEBRUARY 16, 2023

ISSUING BANK: NBT BANK, N.A.
LETTER OF CREDIT ADMINISTRATOR
52 SOUTH BROAD STREET
PO BOX 351
NORWICH, NY 13815
PHONE: 607-337-6620 / FAX: 607-337-6620

COPY

BENEFICIARY: CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

APPLICANT: TRADEMARK ACQUITISONS, LLC
72 COLD SPRINGS RD
BRISTOL, CT 06010

RE: AMENDMENT NO. 1 TO IRREVOCABLE STANDBY LETTER OF CREDIT NO.

DEAR SIR OR MADAM:

THE ABOVE-MENTIONED INSTRUMENT, INCLUDING ANY PREVIOUS AMENDMENTS, IS AMENDED AS FOLLOWS:

- EXPIRATION DATE AT NBT BANK, N.A. IS EXTENDED TO MARCH 18, 2024

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE CREDIT AND MUST BE ATTACHED THERETO.

NBT BANK, N.A.

TIMOTHY J. DORN, AVP
OPERATIONS LOAN MANAGER

PLEASE SIGNIFY YOUR AGREEMENT TO THIS AMENDMENT BY SIGNING AND RETURNING TO US THE ATTACHED COPY OF THIS AMENDMENT. A POSTAGE-PAID ENVELOPE HAS BEEN ENCLOSED FOR YOUR CONVENIENCE.

BENEFICIARY AUTHORIZED SIGNATURE

Street Acceptance Discussion

From: Robert Longo <RobertLongo@bristolct.gov>
Sent: Wednesday, September 3, 2025 8:32 AM
To: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Cc: Robert Flanagan <RobertFlanagan@bristolct.gov>; gino@trademark-contractors-llc.com; PAUL KEEGAN <PAULKEEGAN@bristolct.gov>; Kraig Keegan <KraigKeegan@bristolct.gov>; Mziogas@CSMZLLC.COM
Subject: RE: Laurentide Glen Subdivision - Road Acceptance Request

Good Morning Ray,
Under this project, the owner was required to install approximately 1,000 feet of watermain on Barlow Street from Pequabuck Street South to cover the entire frontage of the property. This watermain was not installed and is a requirement of the Board of Water Commissioners approval. I would request that the Road Acceptance Request be denied at this time until the watermain is installed per the Board of Water Commissioners project approval.
Sincerely,

Robert J. Longo
Superintendent

Bristol Water & Sewer Department
119 Riverside Avenue
Bristol, CT 06111
860-582-7431
www.bristolctwatersewer.gov

Follow us on:

From: Raymond Rogozinski
Sent: Wednesday, September 3, 2025 7:39 AM
To: Robert Longo
Cc: Robert Flanagan
Subject: FW: Laurentide Glen Subdivision - Road Acceptance Request

Please see attached request for street acceptance. DPW has noted the Stalla Way cul-de-sac has not been constructed within the right of way.

From: Gino Troiano Jr. <gino@trademark-contractors-llc.com>
Sent: Monday, March 17, 2025 1:57 PM
To: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Cc: Mark Ziogas <Mziogas@CSMZLLC.COM>
Subject: Laurentide Glen Subdivision - Road Acceptance Request

Ray,

We are writing to request City Acceptance of the following roads as part of the Laurentide Glen Subdivision:

-Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive (approximately STA 30+15 – STA 40+50)
-Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street (approximately STA 50+00 – STA 56+26)
-Stellas Way from the intersection with Pequabuck Street to the limits of finish paving near the intersection with Gino Drive (approximately STA 60+00 – STA 68+00)
-Gino Drive from the limits of finish paving near the intersection with Stellas Way through the cul-de-sac at the north end of Gino Drive (approximately STA 11+55 – STA 21+60)

We have attached the Cover Sheet from the approved Plans with these roads marked for your reference.

Please let us know what you need from us in order to proceed with this request.

Regards,

Gino

Gino P. Troiano, Jr., P.E.

Trademark Contractors LLC/Trademark Acquisitions LLC
175 Lake Avenue
Bristol, CT 06010

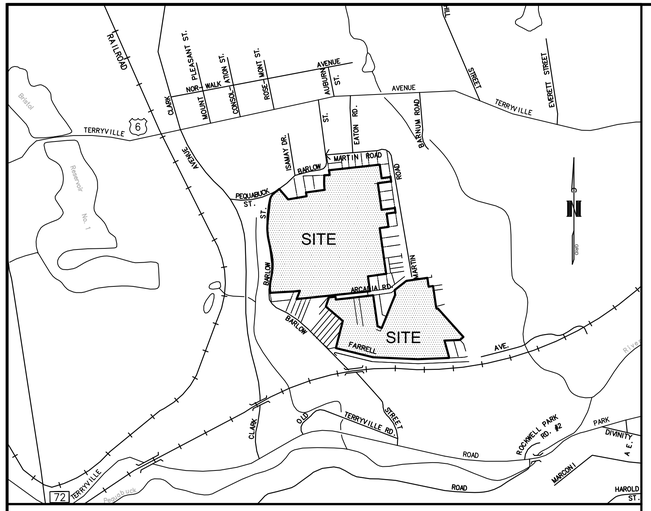
C: (860)966-2762
F: (860)314-1428
E: Gino@TradeMark-Contractors-LLC.com

"LAURENTIDE GLEN"

A RESIDENTIAL OPEN SPACE SUBDIVISION

APPLICATION NO.: 413

APPROVAL DATE:



VICINITY MAP
SCALE: 1"=800'

0 200' 400' 800' 1600'

SHEET INDEX

COVER SHEET
CONCEPT DRAWING
OPEN SPACE & CONSERVATION EASEMENTS
PERIMETER BOUNDARY SURVEY
SUBDIVISION PLANS: P1 - P6
SITE DEVELOPMENT and SOIL EROSION & SED. CONTROL PLAN: GU-1 - GU-6
PLAN & PROFILE SHEETS: PRO 1 - PRO 7 (PRO-6 DELETED 10-15-18)
NOTES & DETAILS: DET1 - DET5
SIGNAGE & PAVEMENT MARKINGS PLAN: SPM-1 (ADDED 7-31-18 PER COMMENTS)
INTERSECTION GRADING PLANS: INT-1 - INT-2 (ADDED 7-31-18 PER COMMENTS)
CLARK AVE WATER MAIN PLAN: WATER-1
CITY CORRESPONDENCE: CORR-1 - CORR-2 (ADDED 10-15-18 PER COMMENTS)

ZONING TABLE - ZONE R-15/OSD

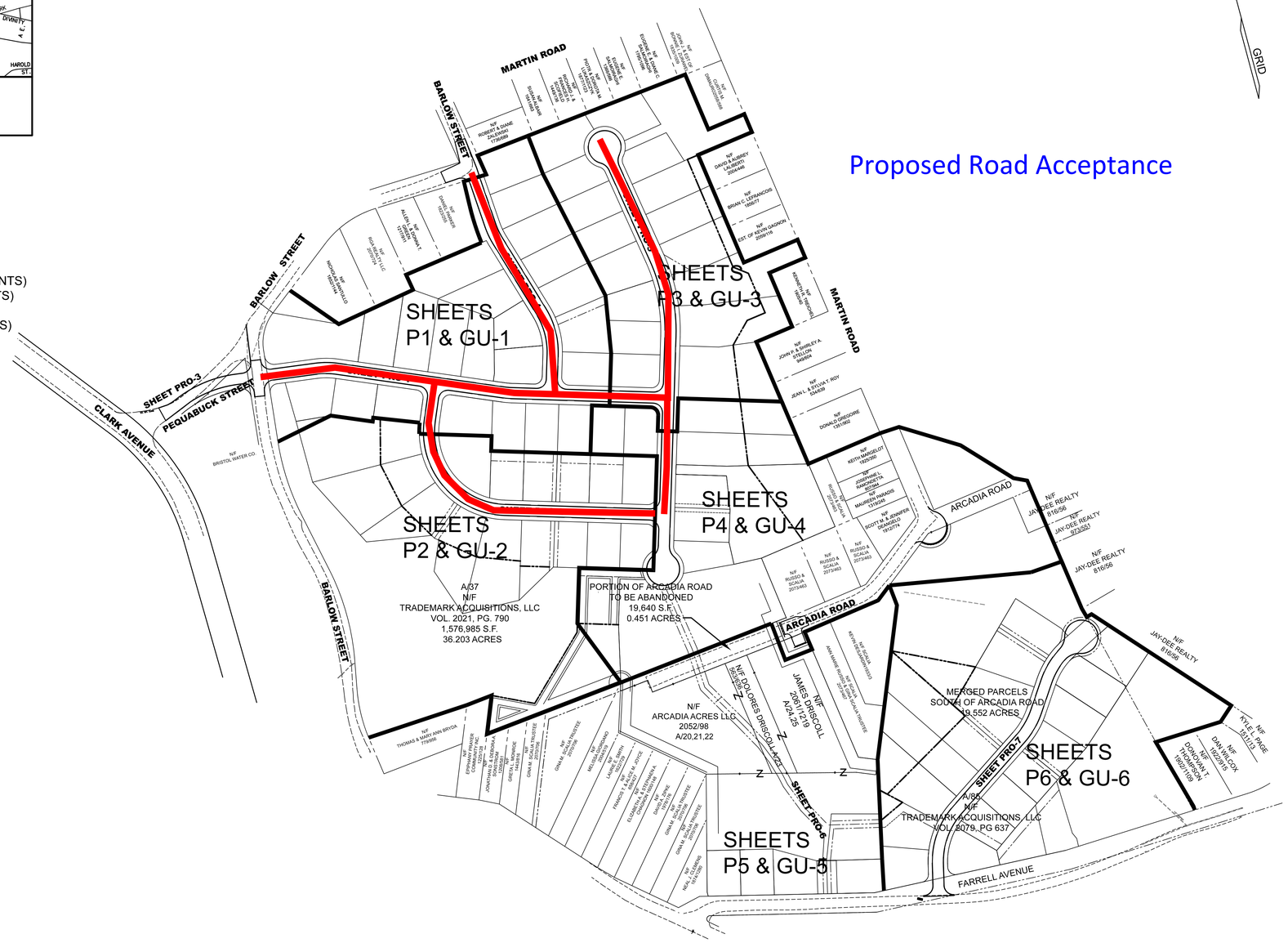
TOTAL AREA - 55.755 AC. (OWNED) + 0.451 AC. (ARCADIA) = 56.206AC
OPEN SPACE REQUIRED - 25% - 14.051 ACRES
OPEN SPACE/CONSERVATION EASEMENT PROVIDED - 25.1% -14.086 ACRES
TOTAL NUMBER OF PROPOSED LOTS - 92 (LOTS 64 & 67 DELETED, LOT 72 MOVED)
REAR LOTS PROPOSED - 5 (LOTS 49, 59, 66, 68 & 71)

	REQUIRED	PROVIDED
LOT AREA (MIN.)	10,000 S.F.	10,000 S.F. (MIN.)
REAR LOTS	15,000 S.F.	15,000+ S.F.
FRONTAGE	85'/76.5*	85'/77.67*(MIN.)
REAR LOTS	25'	25'
FRONT YARD	20'	20'
REAR LOTS	30'	30'
SIDE YARD	8'	8'
REAR YARD	20'	20'
LOT WIDTH	85'	85'

*10% REDUCTION PERMITTED ON UP TO 5 LOTS
UTILIZED ON LOT 74 (84.0') & LOT 84 (82.6')
10% LOT AREA REDUCTION UTILIZED ON LOT 31 (9,074 S.F.)

ABUTTING PROPERTY OWNERS

PARCEL ID	SITE ADDRESS	OWNER NAME	MAILING ADDRESS	MAILING CITY		ZIP
67-6	110 MARTIN RD	LALIBERTE DAVID + AUBREY NICOLE	110 MARTIN	BRISTOL	CT	06010
67-20	ARCADIA RD	ARCADIA ACRES LLC	106 NORTH ST	BRISTOL	CT	06010
67-36	MARTIN RD	RUSSO ANN MARIE + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-2	148 MARTIN RD	TREICHEL KENNETH R	148 MARTIN RD	BRISTOL	CT	06010
67-7	90 MARTIN RD	DIMAURO CURTIS M	90 MARTIN RD	BRISTOL	CT	06010
67-30	100 ARCADIA RD	RUSSO ANN MARIA + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-8	112 BARLOW ST	GIORDANO MELISSA	589 HAMILTON AVE	WATERTOWN	CT	06795
67-4	128 MARTIN RD	GAGNON KEVIN ESTATE OF	38 GRIEB RD	WALLINGFORD	CT	06492
67-5	120 MARTIN RD	LEFRANCOIS BRIAN C	120 MARTIN RD	BRISTOL	CT	06010
67-37-1	26 MARTIN RD	SCOFIELD RICHARD J + FRANCES H JNT TEN	PO BOX 888	STODDARD	NH	03464-0888
67-37-3	18 MARTIN RD	ALBAIR SUSAN	18 MARTIN RD	BRISTOL	CT	06010
67-46	180 MARTIN RD	GREGOIRE DONALD	180 MARTIN RD	BRISTOL	CT	06010
67-37A	300 BARLOW ST	RGA REALTY LLC	23 BETHEL ST	BRISTOL	CT	06010
67-5	124 BARLOW ST	MONROE GRETA L	124 BARLOW ST	BRISTOL	CT	06010
67-37B	264 BARLOW ST	BRYDA THOMAS AND MARY ANN SURV	264 BARLOW ST	BRISTOL	CT	06010
67-37C	424 BARLOW ST	ALLEN & DONNA T. GREEN	424 BARLOW ST	BRISTOL	CT	06010
67-31	92 ARCADIA RD	RUSSO ANN MARIE + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-29	112 ARCADIA RD	RUSSO ANN MARIE + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-7	BARLOW ST	SCALIA GINA M TRUSTEE U/T GINA M SCALIA	41 WOODBINE ST	BRISTOL	CT	06010
67-6	120 BARLOW ST	SCALIA GINA M TRUSTEE U/T GINA M SCALIA	41 WOODBINE ST	BRISTOL	CT	06010
67-4	128 BARLOW ST	SONSTROM JONATHAN D +DEBORA A SURV	7 BARLOW ST	BRISTOL	CT	06010
67-48	170 MARTIN RD	ROY JEAN L + SYLVIA T SURV	170 MARTIN RD	BRISTOL	CT	06010
67-9	52 MARTIN RD	SALMOIRAGHI EUGENE E + DIANE C	52 MARTIN RD	BRISTOL	CT	06010
67-37-4	42 MARTIN RD	SALMOIRAGHI EUGENE E	42 MARTIN RD	BRISTOL	CT	06010
67-37	BARLOW ST	TRADEMARK ACQUISITIONS LLC	72 COLD SPRINGS RD	BRISTOL	CT	06010
67-8	62 MARTIN RD	ZURAWEL JOHN J + BONNIE I ESTATE OF	62 MARTIN RD	BRISTOL	CT	06010
67-37-2	32 MARTIN RD	LUKASZCZYK PIOTR + DOROTA M	32 MARTIN RD	BRISTOL	CT	06010
67-3	134 BARLOW ST	EPIPHANY PRAYER COMMUNITY INC	134 BARLOW ST	BRISTOL	CT	06010
67-1	160 MARTIN RD	STELLON JOHN P + SHIRLEY A SURV	160 MARTIN RD	BRISTOL	CT	06010
67-53	444 BARLOW ST	PARKER DANIEL	444 BARLOW ST	BRISTOL	CT	06010
67-37-6	454 BARLOW ST	ZALEWSKI ROBERT + DIANE JNT TENANTS	5 SUNSET AVE	TERRYVILLE	CT	06786
67-37A-1	406 BARLOW ST	SANTULLO NICHOLAS	406 BARLOW ST	BRISTOL	CT	06010
67-26	107 ARCADIA RD	RUSSO ANN MARIE + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-86	169 FARRELL AVE	PAGE KYLE L	169 FARRELL AVE	BRISTOL	CT	06010
67-79	135 FARRELL AVE	WILCOX DAN	135 FARRELL AVE	BRISTOL	CT	06010
67-27	99 ARCADIA RD	DESJARDIN KEVIN R	99 ARCADIA RD	BRISTOL	CT	06010
67-72	LEDGE RD	JAY-DEE REALTY+DEVELOPMENT INC	395 BROAD ST	BRISTOL	CT	06010
67-69	REAR MARTIN RD	JAY-DEE REALTY+DEVELOPMENT INC	395 BROAD ST	BRISTOL	CT	06010
67-78	LEDGE RD	JAY-DEE REALTY+DEVELOPMENT INC	395 BROAD ST	BRISTOL	CT	06010
67-79	133 FARRELL AVE	THOMPSON DONOVAN T	133 FARRELL AVE	BRISTOL	CT	06010
67-85	FARRELL AVE	TRADEMARK ACQUISITIONS LLC	175 LAKE AVE	BRISTOL	CT	06010
67-9	106 BARLOW ST	LAURIE E SMITH	106 BARLOW ST	BRISTOL	CT	06010
67-10	100 BARLOW ST	FRANCIS T. & ALICE M. JOYCE	100 BARLOW ST	BRISTOL	CT	06010
67-11	94 BARLOW ST	ELIZABETH A. & STEPHANIE A. CHAGNON	94 BARLOW ST	BRISTOL	CT	06010
67-12	88 BARLOW ST	DAVID A ZIPKE	88 BARLOW ST	BRISTOL	CT	06010
67-13	84 BARLOW ST	SCALIA GINA TRUSTEE U/T GINA M SCALIA	41 WOODBINE ST	BRISTOL	CT	06010
67-14	80 BARLOW ST	SCALIA GINA TRUSTEE U/T GINA M SCALIA	41 WOODBINE ST	BRISTOL	CT	06010
67-15	76 BARLOW ST	CLEMENS NEAL J	76 BARLOW ST	BRISTOL	CT	06010
67-22	ARCADIA RD	ARCADIA ACRES LLC	106 NORTH ST	BRISTOL	CT	06010
67-21	149 ARCADIA RD	ARCADIA ACRES LLC	106 NORTH ST	BRISTOL	CT	06010
67-20	ARCADIA RD	ARCADIA ACRES LLC	106 NORTH ST	BRISTOL	CT	06010



Proposed Road Acceptance

GRID

ENGINEER OF RECORD **GPT**

PROJECT ENGINEER **GPT/WTC**

CADD **GPT/WTC**



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

COVER SHEET & SHEET INDEX

REVISIONS

NO.	DATE	ISSUE
5	11-12-18	STAFF COMMENTS
4	10-22-18	WATER DEPT. COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

DATE **6/11/18**

PROJECT NO.

SCALE

0 75' 150

1"=150'

DRAWING NO. **COVER**

Original Application - 2018

For Office Use Only	
APPLICATION NO.	413
DATE FILED:	6-11-18
DECISION DATE:	
DECISION:	

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

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

Name of the Subdivision (if any): Laurentide Glen

Address or Location of the Subdivision: south and southeast of Barlow St.; south and west of Martin Rd.; south of Arcadia Rd.; north of Farrell Ave.

Assessor's Map No.: 67 Assessor's Lot No.(s): 20; 21; 22; 23; 24; 25; 37; 85; all paper roads shown on Assessor's Map Zone of the Property: R-15/OSD

Size of the Property to be Subdivided (in acres or square feet): 55.75 No. of Lots in the Subdivision: 94

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

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

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

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

APPLICANT (If more than one, list each separately)

Name: Trademark Acquisitions, LLC

Address: 175 Lake Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-982-8785 E-Mail: toddplourde@sbcglobal.net

Signature: _____ *Signature – (Printed/Typed)* GINO P. TROIANO, JR.

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

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

BPC – 08/17

For Office Use Only
APPLICATION NO. 4-13

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: south and southeast of Barlow St.; south and west of Martin Rd.; south of Arcadia Rd.; north of Farrell Ave.

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

ADDITIONAL APPLICANT

Name: Arcadia Acres, LLC CHECK ONE: [✓] owner [ ] other: _____

Address: 175 Lake Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-982-8785 E-Mail: toddplourde@sbcglobal.net

Signature: _____ Signature – (Printed/Typed) Gino P. Troiano, Jr.

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: PO Box 1197 City: Bristol State: CT Zip: 06011

Telephone No.: 860-589-4121 E-Mail: mziogas@aahzs.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 413

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: _____

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

ADDITIONAL APPLICANT

Name: James & Delores Driscoll CHECK ONE: [✓] owner [ ] other: _____

Address: 121 Arcadia Road City: Bristol State: CT Zip: 06010

Telephone No.: _____ E-Mail: _____

Signature: Kathryn Lafrenière Signature – (Printed/Typed) KATHERINE LAFERRIERE
Attorney-in-Fact for
DOLORES DRISCOLL, OWNER

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

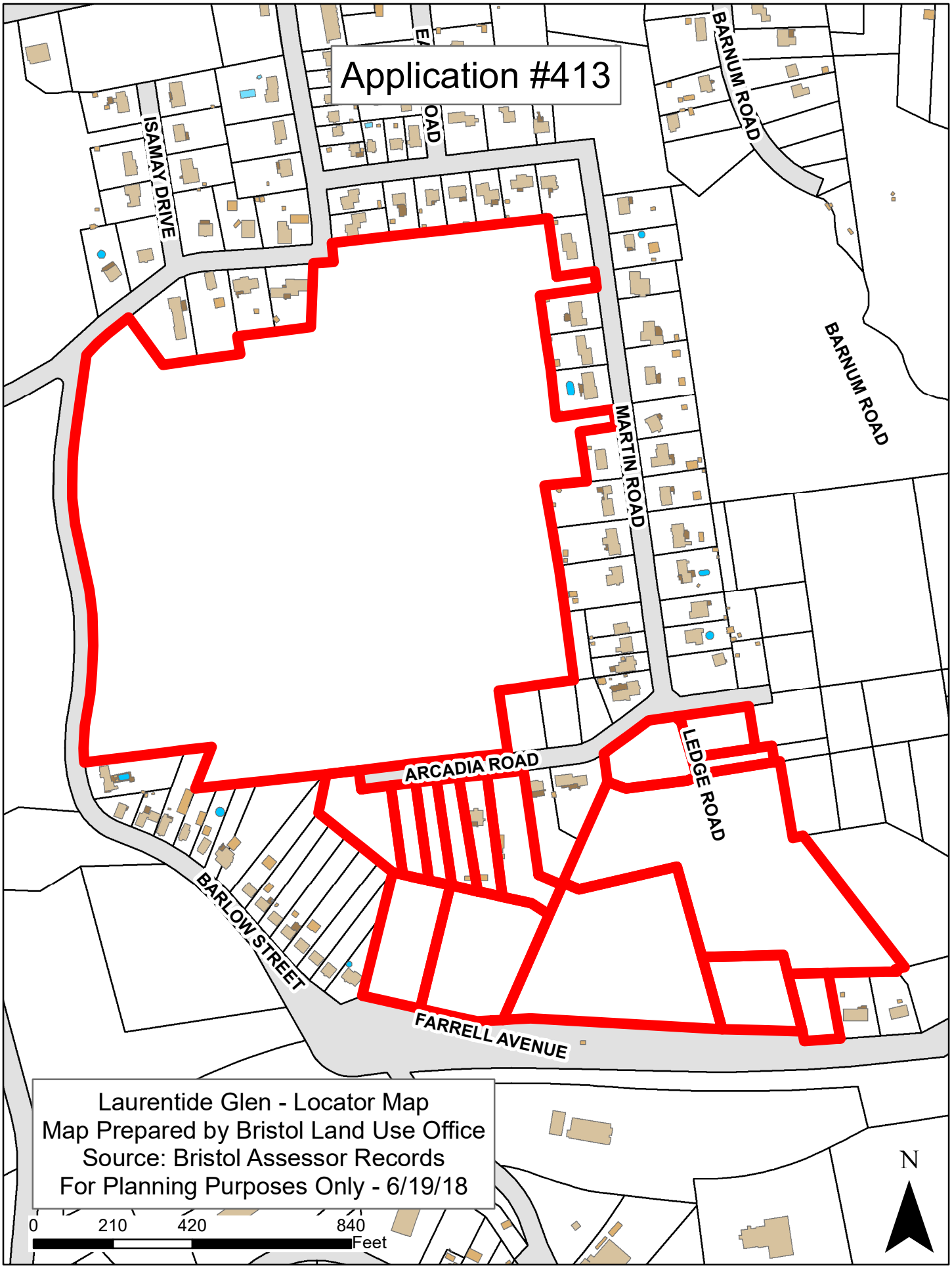
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

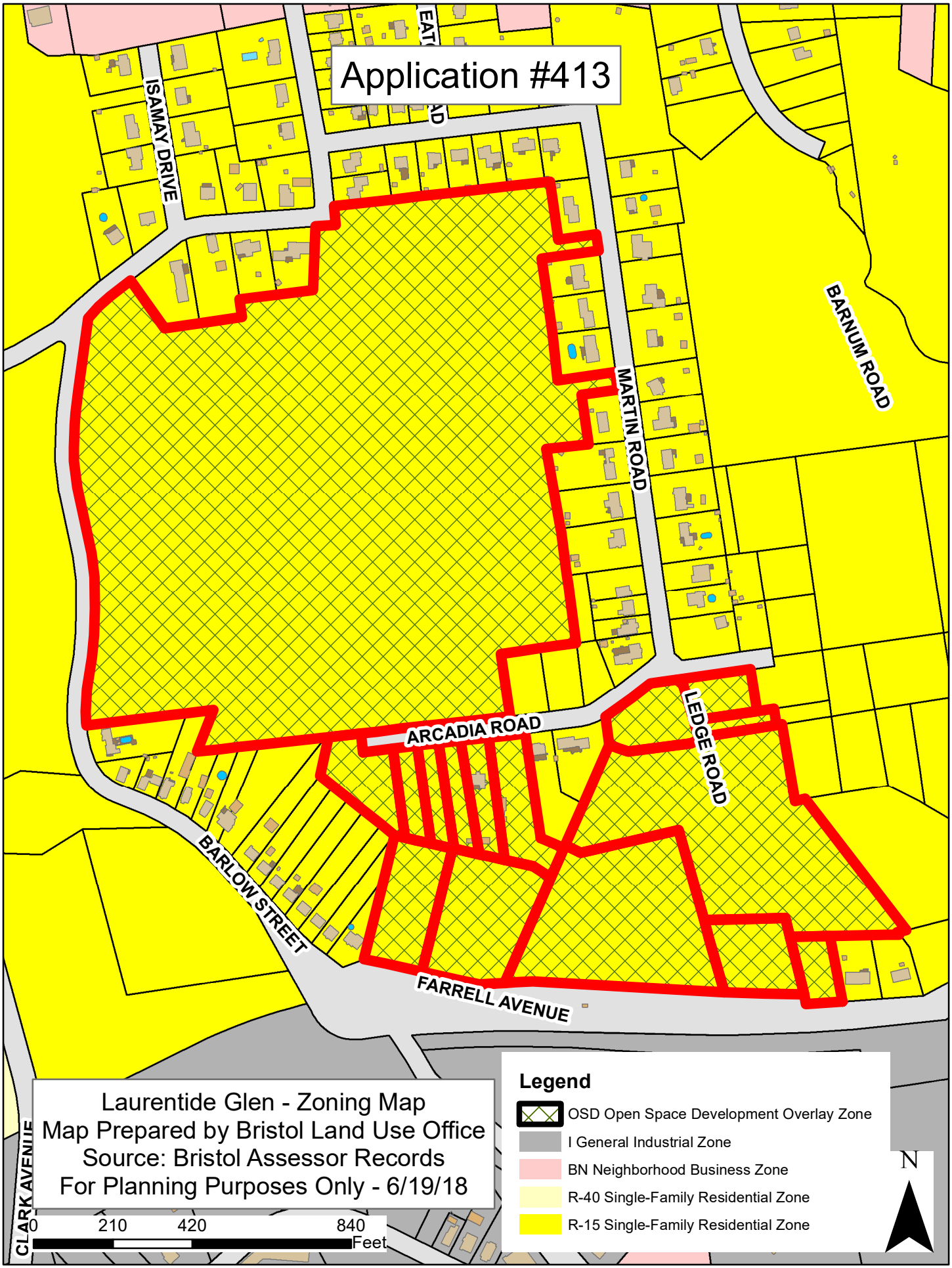
Name: _____

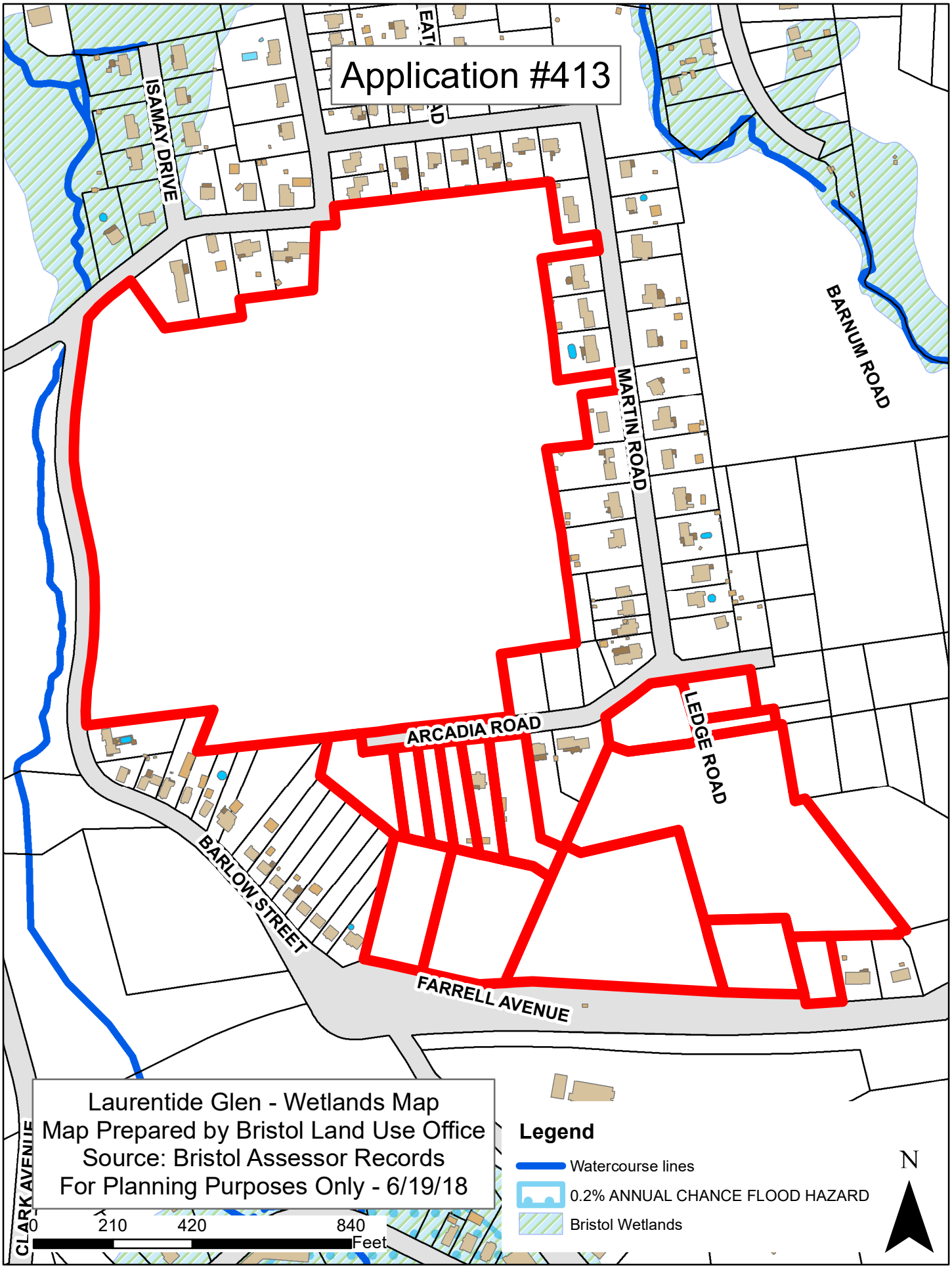
Address: _____ City: _____ State: ____ Zip: ____

Telephone No.: _____ E-Mail: _____

08/17 - LUO


Application #413
ISAMAY DRIVE
BARNUM ROAD
BARNUM ROAD
MARTIN ROAD
ARCADIA ROAD
LEDGE ROAD
BARLOW STREET
FARRELL AVENUE
Laurentide Glen - Locator Map
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/19/18
0
210
420
840
Feet
N


Application #413
ISAMAY DRIVE
MARTIN ROAD
BARNUM ROAD
ARCADIA ROAD
LEDGE ROAD
BARLOW STREET
FARRELL AVENUE
CLARK AVENUE
Laurentide Glen - Zoning Map
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/19/18
0 210 420 840
Feet
Legend
OSD Open Space Development Overlay Zone
I General Industrial Zone
BN Neighborhood Business Zone
R-40 Single-Family Residential Zone
R-15 Single-Family Residential Zone
N

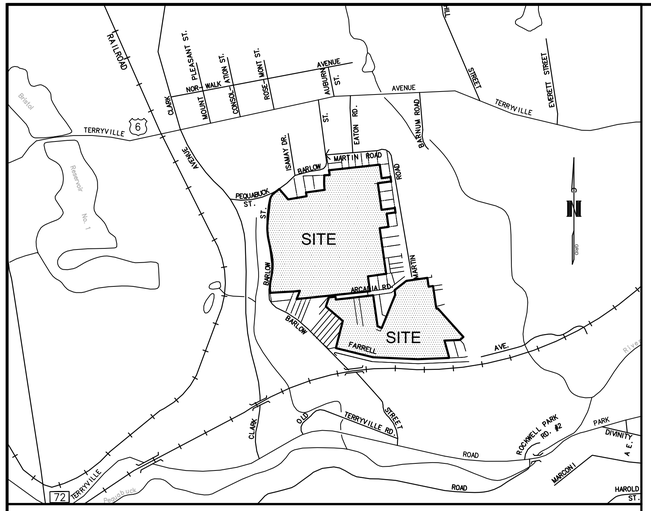

Application #413
ISAMAY DRIVE
MARTIN ROAD
BARNUM ROAD
ARCADIA ROAD
LEDGE ROAD
BARLOW STREET
FARRELL AVENUE
CLARK AVENUE
Laurentide Glen - Wetlands Map
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/19/18
0 210 420 840
Feet
Legend
Watercourse lines
0.2% ANNUAL CHANCE FLOOD HAZARD
Bristol Wetlands
N

"LAURENTIDE GLEN"

A RESIDENTIAL OPEN SPACE SUBDIVISION

APPLICATION NO.: 413

APPROVAL DATE:



VICINITY MAP
SCALE: 1"=800'

0 200' 400' 800' 1600'

SHEET INDEX

COVER SHEET
CONCEPT DRAWING
OPEN SPACE & CONSERVATION EASEMENTS
PERIMETER BOUNDARY SURVEY
SUBDIVISION PLANS: P1 - P6
SITE DEVELOPMENT and SOIL EROSION & SED. CONTROL PLAN: GU-1 - GU-6
PLAN & PROFILE SHEETS: PRO 1 - PRO 7 (PRO-6 DELETED 10-15-18)
NOTES & DETAILS: DET1 - DET5
SIGNAGE & PAVEMENT MARKINGS PLAN: SPM-1 (ADDED 7-31-18 PER COMMENTS)
INTERSECTION GRADING PLANS: INT-1 - INT-2 (ADDED 7-31-18 PER COMMENTS)
CLARK AVE WATER MAIN PLAN: WATER-1
CITY CORRESPONDENCE: CORR-1 - CORR-2 (ADDED 10-15-18 PER COMMENTS)

ZONING TABLE - ZONE R-15/OSD

TOTAL AREA - 55.755 AC. (OWNED) + 0.451 AC. (ARCADIA) = 56.206AC
OPEN SPACE REQUIRED - 25% - 14.051 ACRES
OPEN SPACE/CONSERVATION EASEMENT PROVIDED - 25.1% -14.086 ACRES
TOTAL NUMBER OF PROPOSED LOTS - 92 (LOTS 64 & 67 DELETED, LOT 72 MOVED)
REAR LOTS PROPOSED - 5 (LOTS 49, 59, 66, 68 & 71)

	REQUIRED	PROVIDED
LOT AREA (MIN.)	10,000 S.F.	10,000 S.F. (MIN.)
REAR LOTS	15,000 S.F.	15,000+ S.F.
FRONTAGE	85'/76.5*	85'/77.67*(MIN.)
REAR LOTS	25'	25'
FRONT YARD	20'	20'
REAR LOTS	30'	30'
SIDE YARD	8'	8'
REAR YARD	20'	20'
LOT WIDTH	85'	85'

*10% REDUCTION PERMITTED ON UP TO 5 LOTS
UTILIZED ON LOT 74 (84.0') & LOT 84 (82.6')
10% LOT AREA REDUCTION UTILIZED ON LOT 31 (9,074 S.F.)

ABUTTING PROPERTY OWNERS

PARCEL ID	SITE ADDRESS	OWNER NAME	MAILING ADDRESS	MAILING CITY		ZIP
67-6	110 MARTIN RD	LALIBERTE DAVID + AUBREY NICOLE	110 MARTIN	BRISTOL	CT	06010
67-20	ARCADIA RD	ARCADIA ACRES LLC	106 NORTH ST	BRISTOL	CT	06010
67-36	MARTIN RD	RUSSO ANN MARIE + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-2	148 MARTIN RD	TREICHEL KENNETH R	148 MARTIN RD	BRISTOL	CT	06010
67-7	90 MARTIN RD	DIMAURO CURTIS M	90 MARTIN RD	BRISTOL	CT	06010
67-30	100 ARCADIA RD	RUSSO ANN MARIA + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-8	112 BARLOW ST	GIORDANO MELISSA	589 HAMILTON AVE	WATERTOWN	CT	06795
67-4	128 MARTIN RD	GAGNON KEVIN ESTATE OF	38 GRIEB RD	WALLINGFORD	CT	06492
67-5	120 MARTIN RD	LEFRANCOIS BRIAN C	120 MARTIN RD	BRISTOL	CT	06010
67-37-1	26 MARTIN RD	SCOFIELD RICHARD J + FRANCES H JNT TEN	PO BOX 888	STODDARD	NH	03464-0888
67-37-3	18 MARTIN RD	ALBAIR SUSAN	18 MARTIN RD	BRISTOL	CT	06010
67-46	180 MARTIN RD	GREGOIRE DONALD	180 MARTIN RD	BRISTOL	CT	06010
67-37A	300 BARLOW ST	RGA REALTY LLC	23 BETHEL ST	BRISTOL	CT	06010
67-5	124 BARLOW ST	MONROE GRETA L	124 BARLOW ST	BRISTOL	CT	06010
67-37B	264 BARLOW ST	BRYDA THOMAS AND MARY ANN SURV	264 BARLOW ST	BRISTOL	CT	06010
67-37C	424 BARLOW ST	ALLEN & DONNA T. GREEN	424 BARLOW ST	BRISTOL	CT	06010
67-31	92 ARCADIA RD	RUSSO ANN MARIE + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-29	112 ARCADIA RD	RUSSO ANN MARIE + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-7	BARLOW ST	SCALIA GINA M TRUSTEE U/T GINA M SCALIA	41 WOODBINE ST	BRISTOL	CT	06010
67-6	120 BARLOW ST	SCALIA GINA M TRUSTEE U/T GINA M SCALIA	41 WOODBINE ST	BRISTOL	CT	06010
67-4	128 BARLOW ST	SONSTROM JONATHAN D +DEBORA A SURV	7 BARLOW ST	BRISTOL	CT	06010
67-48	170 MARTIN RD	ROY JEAN L + SYLVIA T SURV	170 MARTIN RD	BRISTOL	CT	06010
67-9	52 MARTIN RD	SALMOIRAGHI EUGENE E + DIANE C	52 MARTIN RD	BRISTOL	CT	06010
67-37-4	42 MARTIN RD	SALMOIRAGHI EUGENE E	42 MARTIN RD	BRISTOL	CT	06010
67-37	BARLOW ST	TRADEMARK ACQUISITIONS LLC	72 COLD SPRINGS RD	BRISTOL	CT	06010
67-8	62 MARTIN RD	ZURAWEL JOHN J + BONNIE I ESTATE OF	62 MARTIN RD	BRISTOL	CT	06010
67-37-2	32 MARTIN RD	LUKASZCZYK PIOTR + DOROTA M	32 MARTIN RD	BRISTOL	CT	06010
67-3	134 BARLOW ST	EPIPHANY PRAYER COMMUNITY INC	134 BARLOW ST	BRISTOL	CT	06010
67-1	160 MARTIN RD	STELLON JOHN P + SHIRLEY A SURV	160 MARTIN RD	BRISTOL	CT	06010
67-53	444 BARLOW ST	PARKER DANIEL	444 BARLOW ST	BRISTOL	CT	06010
67-37-6	454 BARLOW ST	ZALEWSKI ROBERT + DIANE JNT TENANTS	5 SUNSET AVE	TERRYVILLE	CT	06786
67-37A-1	406 BARLOW ST	SANTULLO NICHOLAS	406 BARLOW ST	BRISTOL	CT	06010
67-26	107 ARCADIA RD	RUSSO ANN MARIE + SCALIA GINA TRUSTEE	41 WOODBINE ST	BRISTOL	CT	06010
67-86	169 FARRELL AVE	PAGE KYLE L	169 FARRELL AVE	BRISTOL	CT	06010
67-79	135 FARRELL AVE	WILCOX DAN	135 FARRELL AVE	BRISTOL	CT	06010
67-27	99 ARCADIA RD	DESJARDIN KEVIN R	99 ARCADIA RD	BRISTOL	CT	06010
67-72	LEDGE RD	JAY-DEE REALTY+DEVELOPMENT INC	395 BROAD ST	BRISTOL	CT	06010
67-69	REAR MARTIN RD	JAY-DEE REALTY+DEVELOPMENT INC	395 BROAD ST	BRISTOL	CT	06010
67-78	LEDGE RD	JAY-DEE REALTY+DEVELOPMENT INC	395 BROAD ST	BRISTOL	CT	06010
67-79	133 FARRELL AVE	THOMPSON DONOVAN T	133 FARRELL AVE	BRISTOL	CT	06010
67-85	FARRELL AVE	TRADEMARK ACQUISITIONS LLC	175 LAKE AVE	BRISTOL	CT	06010
67-9	106 BARLOW ST	LAURIE E SMITH	106 BARLOW ST	BRISTOL	CT	06010
67-10	100 BARLOW ST	FRANCIS T. & ALICE M. JOYCE	100 BARLOW ST	BRISTOL	CT	06010
67-11	94 BARLOW ST	ELIZABETH A. & STEPHANIE A. CHAGNON	94 BARLOW ST	BRISTOL	CT	06010
67-12	88 BARLOW ST	DAVID A ZIPKE	88 BARLOW ST	BRISTOL	CT	06010
67-13	84 BARLOW ST	SCALIA GINA TRUSTEE U/T GINA M SCALIA	41 WOODBINE ST	BRISTOL	CT	06010
67-14	80 BARLOW ST	SCALIA GINA TRUSTEE U/T GINA M SCALIA	41 WOODBINE ST	BRISTOL	CT	06010
67-15	76 BARLOW ST	CLEMENS NEAL J	76 BARLOW ST	BRISTOL	CT	06010
67-22	ARCADIA RD	ARCADIA ACRES LLC	106 NORTH ST	BRISTOL	CT	06010
67-21	149 ARCADIA RD	ARCADIA ACRES LLC	106 NORTH ST	BRISTOL	CT	06010
67-20	ARCADIA RD	ARCADIA ACRES LLC	106 NORTH ST	BRISTOL	CT	06010



ENGINEER OF RECORD **GPT**

PROJECT ENGINEER **GPT/WTC**

CADD **GPT/WTC**



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

COVER SHEET & SHEET INDEX

REVISIONS

NO.	DATE	ISSUE
3	10–15–18	STAFF COMMENTS
2	9–18–18	STAFF COMMENTS
1	7–31–18	STAFF COMMENTS

DATE **6/11/18**

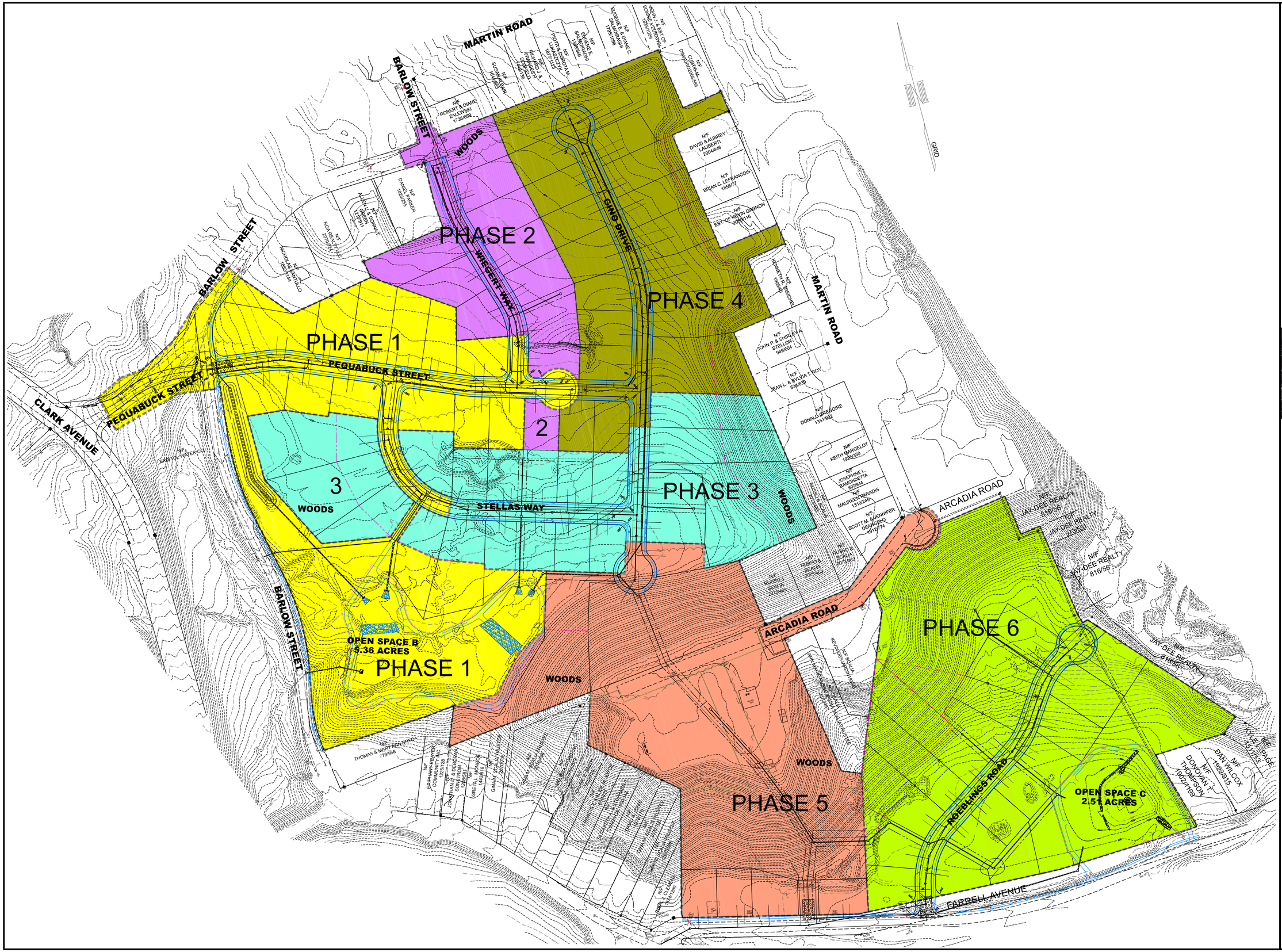
PROJECT NO.

SCALE

0 75' 150

1"=150'

DRAWING NO. **COVER**



ENGINEER OF RECORD **GPT**

PROJECT ENGINEER **GPT/WTC**

CADD **GPT/WTC**



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

CONCEPT PLAN & PHASING

REVISIONS

NO.	DATE	ISSUE
4	7–30–19	APPROVAL COMMENTS
3	10–15–18	STAFF COMMENTS
2	9–18–18	STAFF COMMENTS
1	7–31–18	STAFF COMMENTS

DATE **6/11/18**

PROJECT NO.

SCALE 0 25' 50' 100' 200' 1"=100'

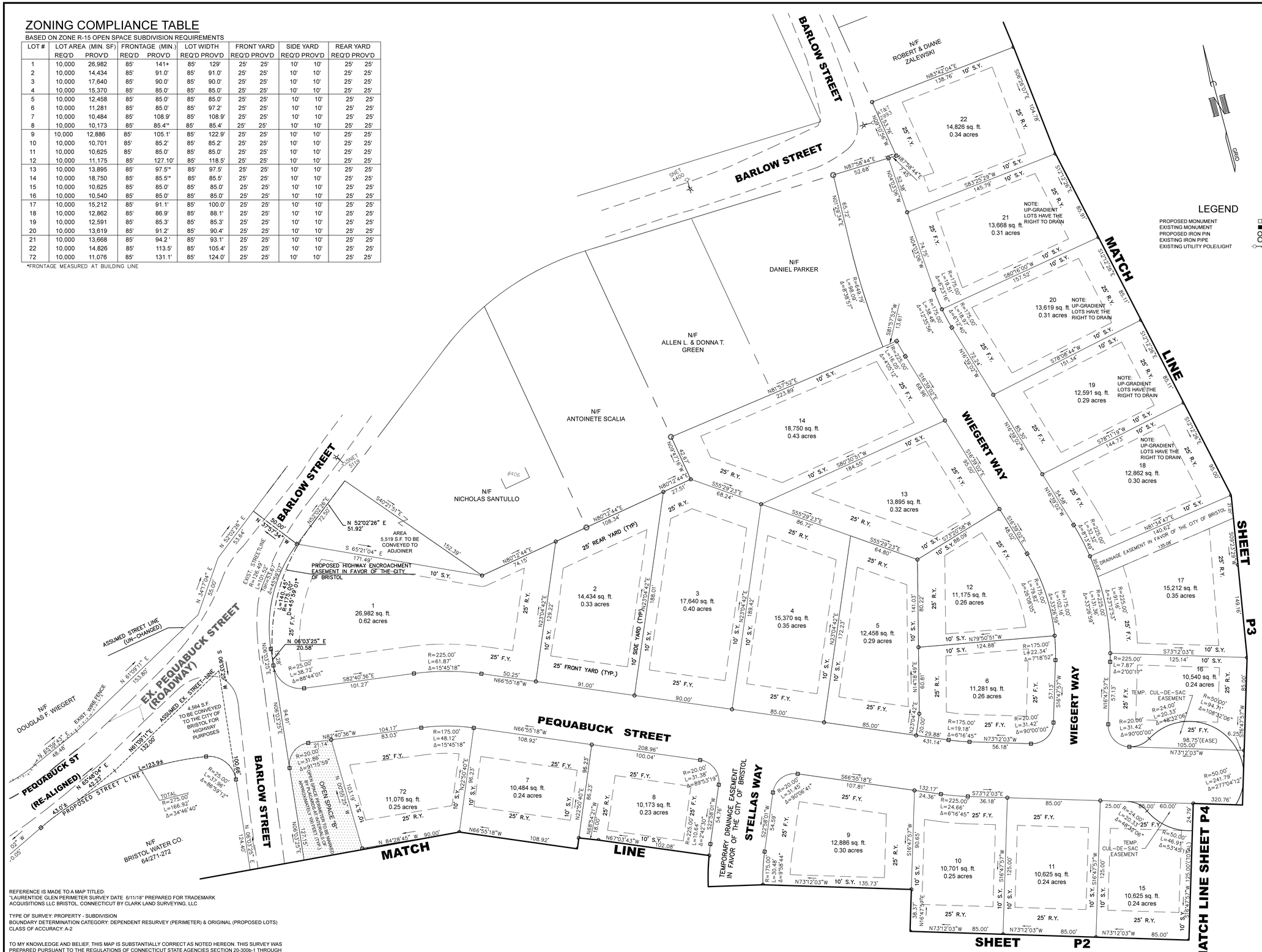
DRAWING NO. **CONCEPT**

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
1	10,000	26,982	85'	141+	85'	129'	25'	25'	10'	10'	25'	25'
2	10,000	14,434	85'	91.0'	85'	91.0'	25'	25'	10'	10'	25'	25'
3	10,000	17,640	85'	90.0'	85'	90.0'	25'	25'	10'	10'	25'	25'
4	10,000	15,370	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
5	10,000	12,458	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
6	10,000	11,281	85'	85.0'	85'	97.2'	25'	25'	10'	10'	25'	25'
7	10,000	10,484	85'	108.9'	85'	108.9'	25'	25'	10'	10'	25'	25'
8	10,000	10,173	85'	85.4'*	85'	85.4'	25'	25'	10'	10'	25'	25'
9	10,000	12,886	85'	105.1'	85'	122.9'	25'	25'	10'	10'	25'	25'
10	10,000	10,701	85'	85.2'	85'	85.2'	25'	25'	10'	10'	25'	25'
11	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
12	10,000	11,175	85'	127.10'	85'	118.5'	25'	25'	10'	10'	25'	25'
13	10,000	13,895	85'	97.5'*	85'	97.5'	25'	25'	10'	10'	25'	25'
14	10,000	18,750	85'	85.5'*	85'	85.5'	25'	25'	10'	10'	25'	25'
15	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
16	10,000	10,540	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
17	10,000	15,212	85'	91.1'	85'	100.0'	25'	25'	10'	10'	25'	25'
18	10,000	12,862	85'	86.9'	85'	88.1'	25'	25'	10'	10'	25'	25'
19	10,000	12,591	85'	85.3'	85'	85.3'	25'	25'	10'	10'	25'	25'
20	10,000	13,619	85'	91.2'	85'	90.4'	25'	25'	10'	10'	25'	25'
21	10,000	13,668	85'	94.2 '	85'	93.1'	25'	25'	10'	10'	25'	25'
22	10,000	14,826	85'	113.5'	85'	105.4'	25'	25'	10'	10'	25'	25'
72	10,000	11,076	85'	131.1'	85'	124.0'	25'	25'	10'	10'	25'	25'

*FRONTAGE MEASURED AT BUILDING LINE



LEGEND

- PROPOSED MONUMENT
- EXISTING MONUMENT
- PROPOSED IRON PIN
- EXISTING IRON PIPE
- EXISTING UTILITY POLE/LIGHT

REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD **GPT**

PROJECT ENGINEER **GPT/WTC**

CADD **GPT/WTC**



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

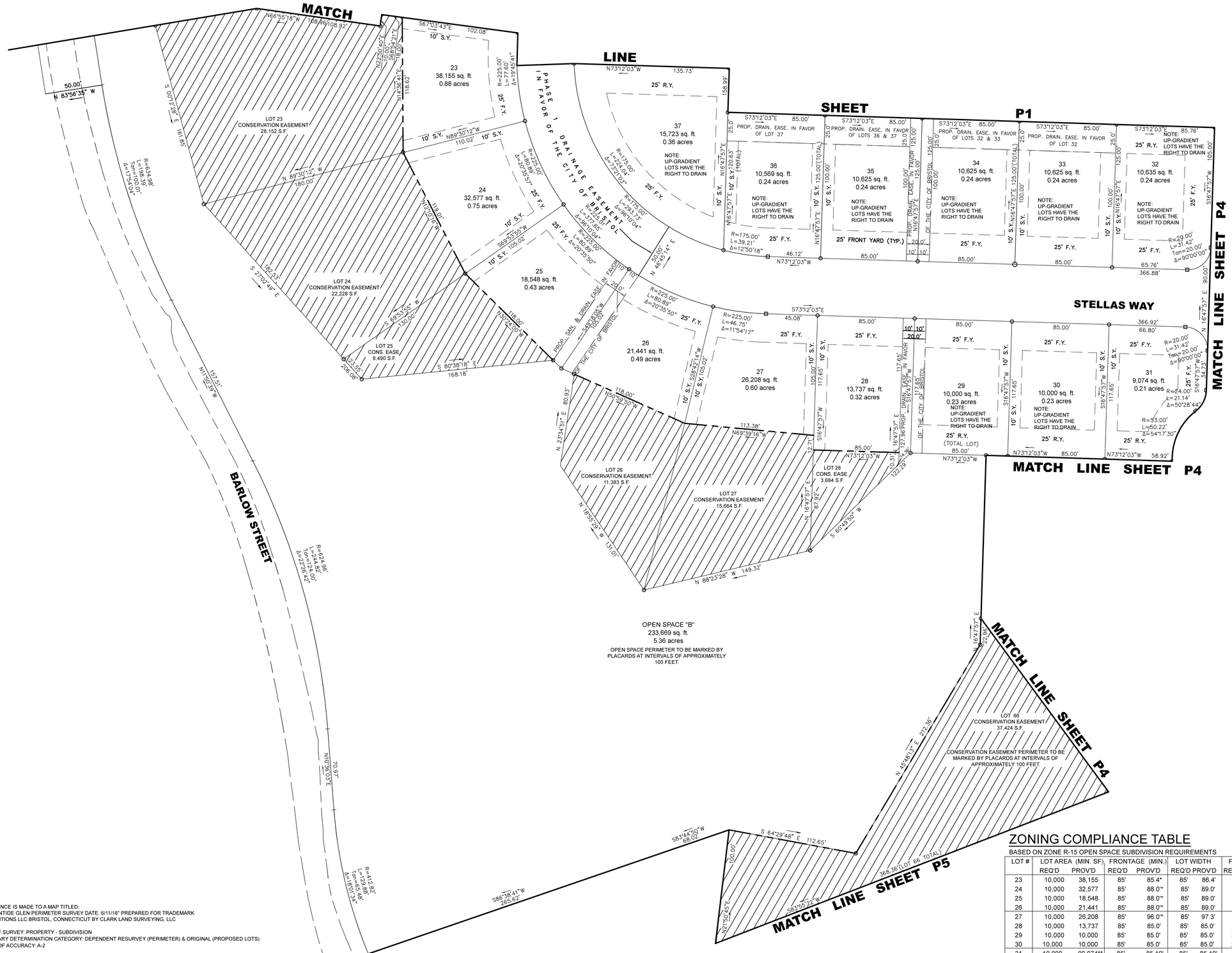
NO.	DATE	ISSUE
7	4–18–20	SETBACK ADJUSTMENT
4	7–30–19	APPROVAL COMMENTS
3	10–15–18	STAFF COMMENTS
2	9–18–18	STAFF COMMENTS
1	7–31–18	STAFF COMMENTS

DATE **6/11/18**

PROJECT NO.

SCALE 0 10' 20' 40' 80' — 1"=40'

DRAWING NO. **P1**



REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
23	10,000	38,155	85'	85.4*	85'	86.4'	25'	25'	10'	10'	N/A	C.E.
24	10,000	32,577	85'	88.0'*	85'	89.0'	25'	25'	10'	10'	N/A	C.E.
25	10,000	18,548	85'	88.0'*	85'	89.0'	25'	25'	10'	10'	N/A	C.E.
26	10,000	21,441	85'	88.0'*	85'	89.0'	25'	25'	10'	10'	N/A	C.E.
27	10,000	26,208	85'	96.0'*	85'	97.3'	25'	25'	10'	10'	N/A	C.E.
28	10,000	13,737	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
29	10,000	10,000	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
30	10,000	10,000	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
31	10,000	09,074**	85'	85.10'	85'	85.10'	25'	25'	10'	10'	25'	25'
32	10,000	10,635	85'	85.7'	85'	85.7'	25'	25'	10'	10'	25'	25'
33	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	(EASE)
34	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	(EASE)
35	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	(EASE)
36	10,000	10,569	85'	85.4'*	85'	85.4'	25'	25'	10'	10'	N/A	(EASE)
37	10,000	15,723	85'	224.0'	85'	192.5'	25'	25'	10'	10'	25'	25'

*FRONTAGE MEASURED AT STREETLINE
**10% REDUCTION ALLOWANCE UTILIZED

LEGEND

PROPOSED MONUMENT
EXISTING MONUMENT
PROPOSED IRON PIN
EXISTING IRON PIPE
EXISTING UTILITY POLE/LIGHT

ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

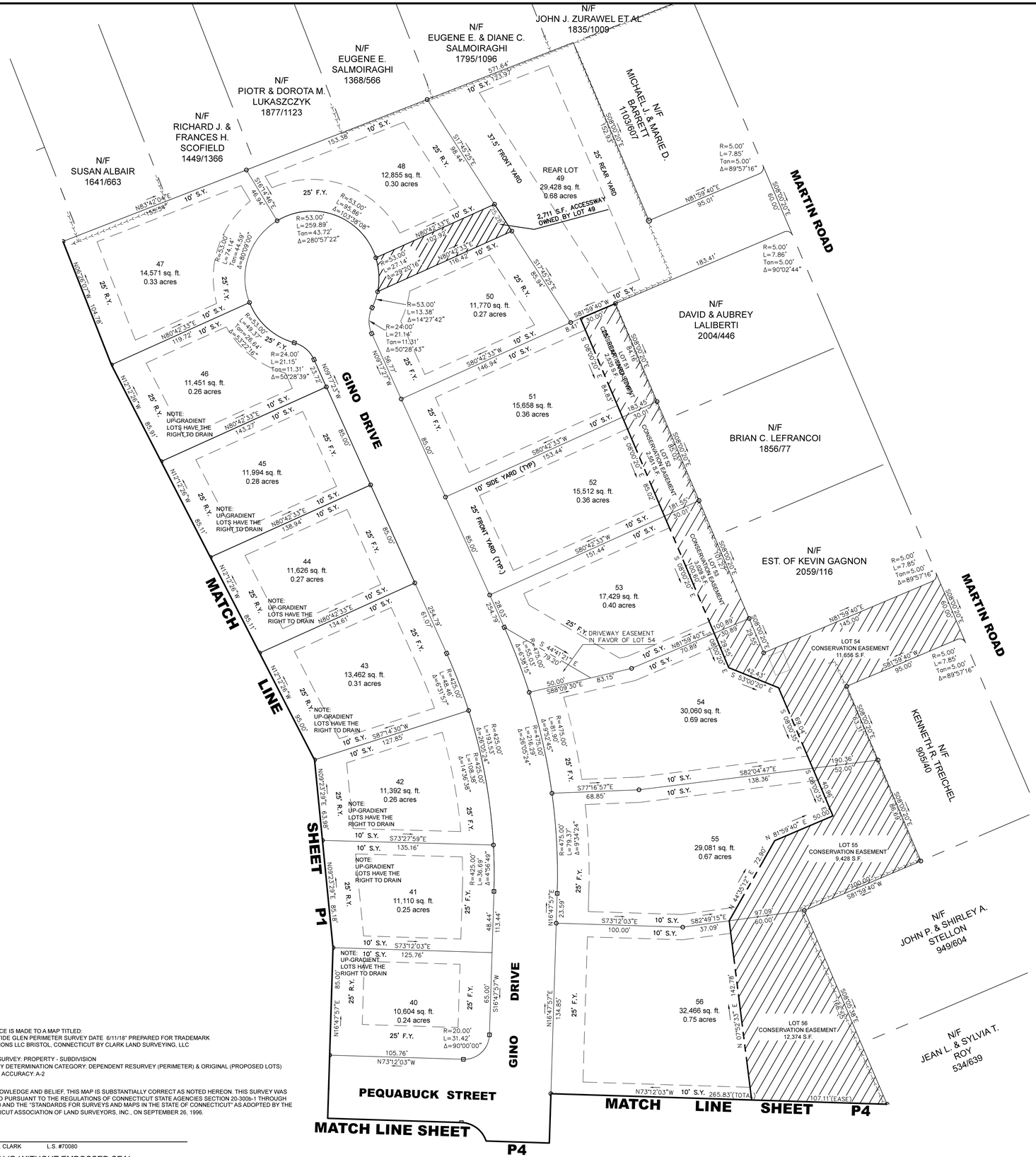
NO.	DATE	ISSUE
7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

DATE: 6/11/18

PROJECT NO.

SCALE: 0 10' 20' 40' 80' — 1"=40'

DRAWING NO.: P2



LEGEND

- PROPOSED MONUMENT
- EXISTING MONUMENT
- PROPOSED IRON PIN
- EXISTING IRON PIPE
- EXISTING UTILITY POLE/LIGHT

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
40	10,000	10,604	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
41	10,000	11,110	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
42	10,000	11,392	85'	108.4'	85'	101.6'	25'	25'	10'	10'	25'	25'
43	10,000	13,462	85'	109.5'	85'	107.2'	25'	25'	10'	10'	25'	25'
44	10,000	11,626	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
45	10,000	11,994	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
46	10,000	11,451	85'	94.2'	85'	85.0'	25'	25'	10'	10'	25'	25'
47	10,000	14,571	85'	103.1'*	85'	99.5'	25'	25'	10'	10'	25'	25'
48	10,000	12,885	85'	129.7'*	85'	100.0'	25'	25'	10'	10'	25'	25'
49**	15,000	26,717	25'	25.0'	85'	2010'	37.5'	37.5'	10'	10'	25'	25'
50	10,000	11,770	85'	91.2'	85'	85.0'	25'	25'	10'	10'	25'	25'
51	10,000	15,658	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N.A.	C.E.
52	10,000	15,512	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N.A.	C.E.
53	10,000	17,429	85'	86.9'*	85'	87.1'	25'	25'	10'	10'	N.A.	C.E.
54	10,000	30,060	85'	85.6'*	85'	85.7'	25'	25'	10'	10'	N.A.	C.E.
55	10,000	29,081	85'	104.2'*	85'	104.2'	25'	25'	10'	10'	N.A.	C.E.
56	10,000	32,466	85'	134.10'	85'	134.10'	25'	25'	10'	10'	N.A.	C.E.

*FRONTAGE MEASURED AT BUILDING LINE

**REAR LOT 26,717 S.F. EXCLUSIVE OF ACCESSWAY

REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD **GPT**

PROJECT ENGINEER **GPT/WTC**

CADD **GPT/WTC**



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

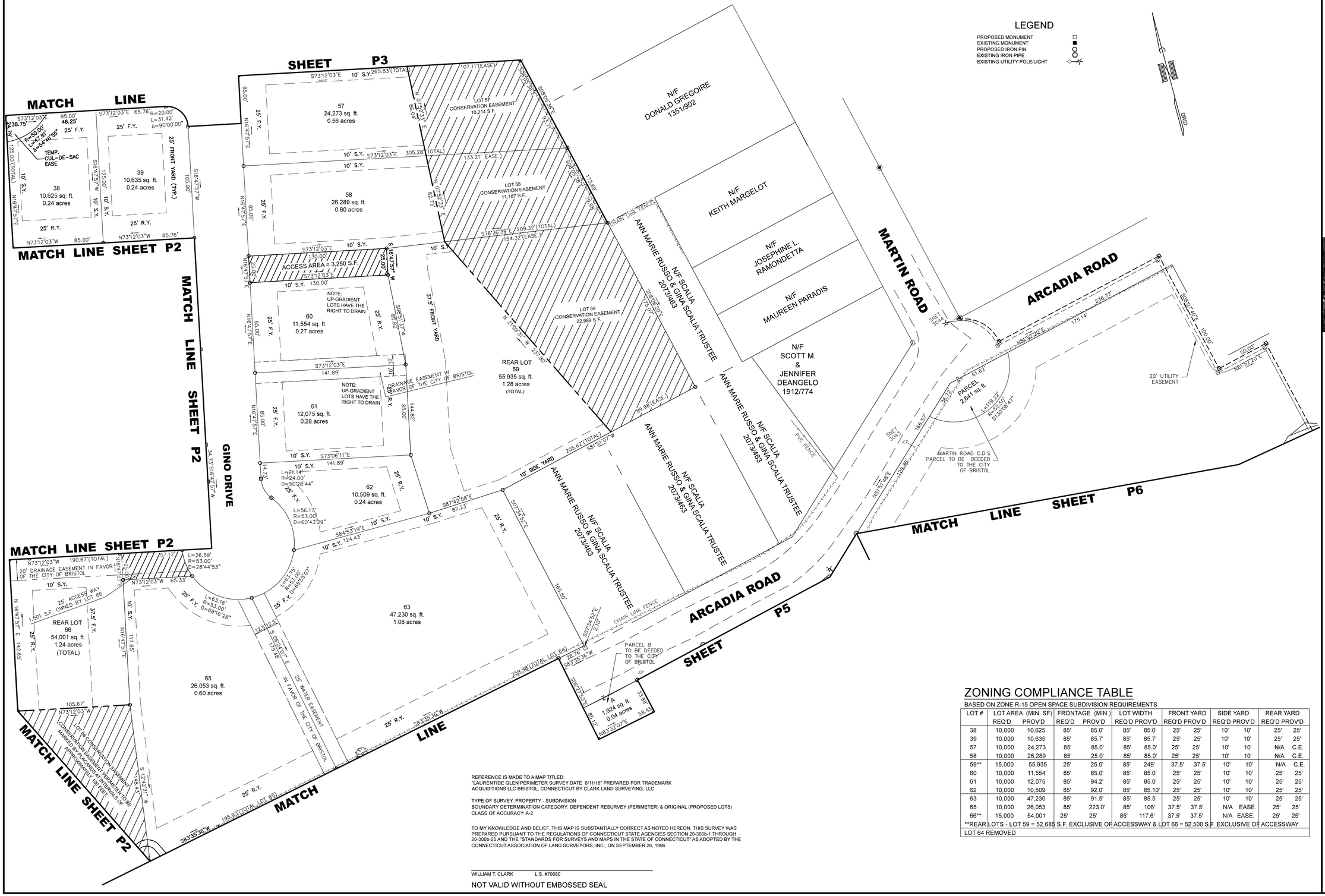
NO.	DATE	ISSUE
7	4–18–20	SETBACK ADJUSTMENT
6	7–30–19	APPROVAL COMMENTS
5	10–15–18	STAFF COMMENTS
4	9–18–18	STAFF COMMENTS
3	7–31–18	STAFF COMMENTS

DATE **6/11/18**

PROJECT NO.

SCALE 0 10' 20' 40' 80' — 1"=40'

DRAWING NO. **P3**



ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
38	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
39	10,000	10,635	85'	85.7'	85'	85.7'	25'	25'	10'	10'	25'	25'
57	10,000	24,273	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
58	10,000	26,289	85'	25.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
59**	15,000	55,935	25'	25.0'	85'	249'	37.5'	37.5'	10'	10'	N/A	C.E.
60	10,000	11,554	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
61	10,000	12,075	85'	94.2'	85'	85.0'	25'	25'	10'	10'	25'	25'
62	10,000	10,509	85'	92.0'	85'	85.10'	25'	25'	10'	10'	25'	25'
63	10,000	47,230	85'	91.5'	85'	85.5'	25'	25'	10'	10'	25'	25'
65	10,000	26,053	85'	223.0'	85'	106'	37.5'	37.5'	N/A	EASE.	25'	25'
66**	15,000	54,001	25'	25'	85'	117.6'	37.5'	37.5'	N/A	EASE.	25'	25'

**REAR LOTS - LOT 59 = 52,685 S.F. EXCLUSIVE OF ACCESSWAY & LOT 66 = 52,500 S.F. EXCLUSIVE OF ACCESSWAY

LOT 64 REMOVED

REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

NO.	DATE	ISSUE
7	4–18–20	SETBACK ADJUSTMENT
5	7–30–19	APPROVAL COMMENTS
4	10–22–18	WATER DEPT. COMMENT
3	10–15–18	STAFF COMMENTS
2	9–18–18	STAFF COMMENTS
1	7–31–18	STAFF COMMENTS

DATE
6/11/18

PROJECT NO.

SCALE
0 10' 20' 40' 80'
1"=40'

DRAWING NO.
P4

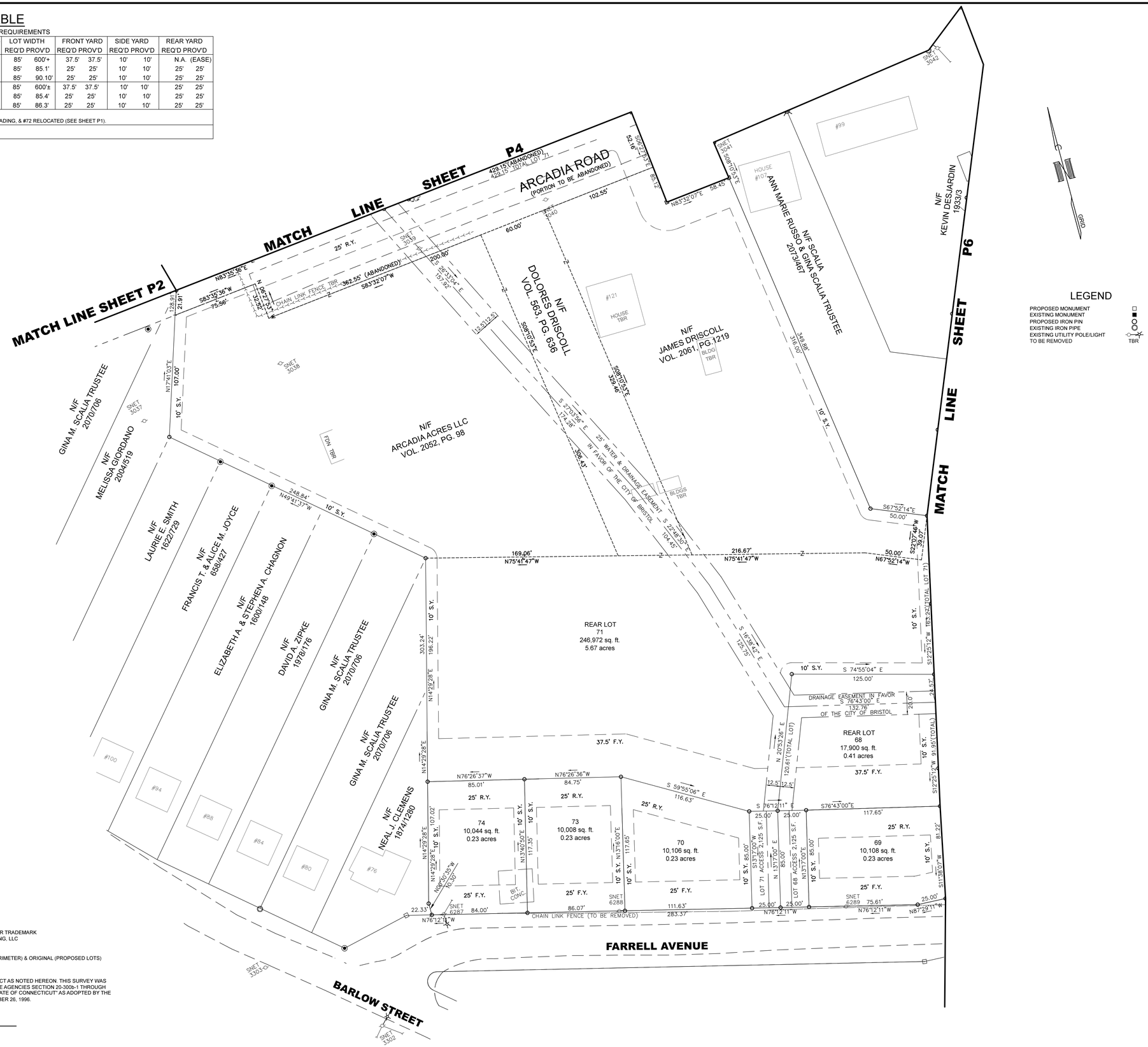
ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
68*	10,000	17,900	85'	651.1'	85'	600'+	37.5'	37.5'	10'	10'	N.A.	(EASE)
69	10,000	10,108	85'	85.1'	85'	85.1'	25'	25'	10'	10'	25'	25'
70	10,000	10,106	85'	90.10'	85'	90.10'	25'	25'	10'	10'	25'	25'
71 **	10,000	246,972	85'	628.9'	85'	600'±	37.5'	37.5'	10'	10'	25'	25'
73	10,000	10,008	85'	86.0'	85'	85.4'	25'	25'	10'	10'	25'	25'
74	10,000	10,044	85'	84.0'^	85'	86.3'	25'	25'	10'	10'	25'	25'

*PERMITTED REDUCTION WITIN 10% OF 85'
***LOT #67 REMOVED FROM SUBDIVISION DUE TO REVISED GRADING, & #72 RELOCATED (SEE SHEET P1).

*LOT 68 AREA EXCLUSIVE OF ACCESSWAY IS 15,775 S.F.
**LOT 71 AREA EXCLUSIVE OF ACCESSWAY IS 244,847 S.F.



REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD: **GPT**
PROJECT ENGINEER: **GPT/WTC**
CADD: **GPT/WTC**



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

NO.	DATE	ISSUE
7	4–18–20	SETBACK ADJUSTMENT
5	7–30–19	APPROVAL COMMENTS
4	10–22–18	WATER DEPT. COMMENT
3	10–15–18	STAFF COMMENTS
2	9–18–18	STAFF COMMENTS
1	7–31–18	STAFF COMMENTS

DATE: **6/11/18**

PROJECT NO.

SCALE: 0 10' 20' 40' 80' — 1"=40'

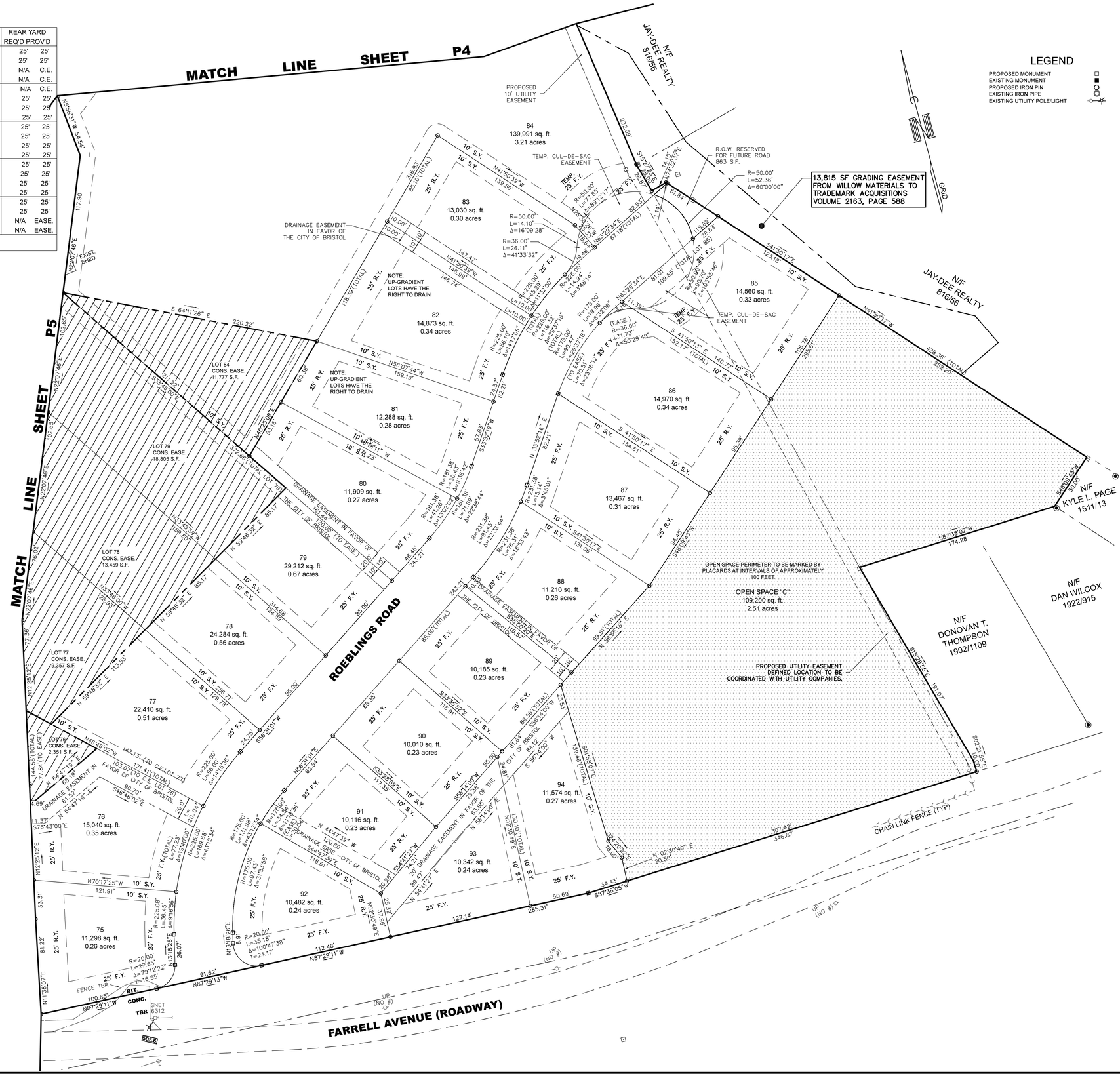
DRAWING NO.: **P5**

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
75	10,000	11,298	85'	85.0'*	85'	85.0'*	25'	25'	10'	10'	25'	25'
76	10,000	15,040	85'	89.3'*	85'	88.10'	25'	25'	10'	10'	25'	25'
77	10,000	22,410	85'	89.5'	85'	89.3'	25'	25'	10'	10'	N/A	C.E.
78	10,000	24,284	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
79	10,000	29,212	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
80	10,000	11,909	85'	89.7'	85'	85.0'	25'	25'	10'	10'	25'	25'
81	10,000	12,288	85'	88.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
82	10,000	14,873	85'	85.3'*	85'	85.5'	25'	25'	10'	10'	25'	25'
83	10,000	13,030	85'	85.0'*	85'	85.6	25'	25'	10'	10'	25'	25'
84	10,000	139,991	85'	82.6'^	85'	87.2'	25'	25'	10'	10'	25'	25'
85	10,000	14,560	85'	109.6'	85'	109.6'	25'	25'	10'	10'	25'	25'
86	10,000	14,970	85'	96.10'	85'	95.5'	25'	25'	10'	10'	25'	25'
87	10,000	13,467	85'	97.2'	85'	97.2'	25'	25'	10'	10'	25'	25'
88	10,000	11,216	85'	88.7'*	85'	88.7'	25'	25'	10'	10'	25'	25'
89	10,000	10,185	85'	85.0'	85'	85.7'	25'	25'	10'	10'	25'	25'
90	10,000	10,010	85'	85.3'	85'	85.4'	25'	25'	10'	10'	25'	25'
91	10,000	10,116	85'	97.0'	85'	93.1'	25'	25'	10'	10'	25'	25'
92	10,000	10,482	85'	130.5'	85'	114'	25'	25'	10'	10'	25'	25'
93	10,000	10,342	85'	122.1'	85'	122'	25'	25'	10'	10'	N/A	EASE.
94	10,000	11,574	85'	85.1'	85'	85.1'	25'	25'	10'	10'	N/A	EASE.

*FRONTAGE MEASURED AT BUILDING LINE
*PERMITTED REDUCTION WITHIN 10% OF 85'



LEGEND

- PROPOSED MONUMENT
- EXISTING MONUMENT
- PROPOSED IRON PIN
- EXISTING IRON PIPE
- EXISTING UTILITY POLE/LIGHT

REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

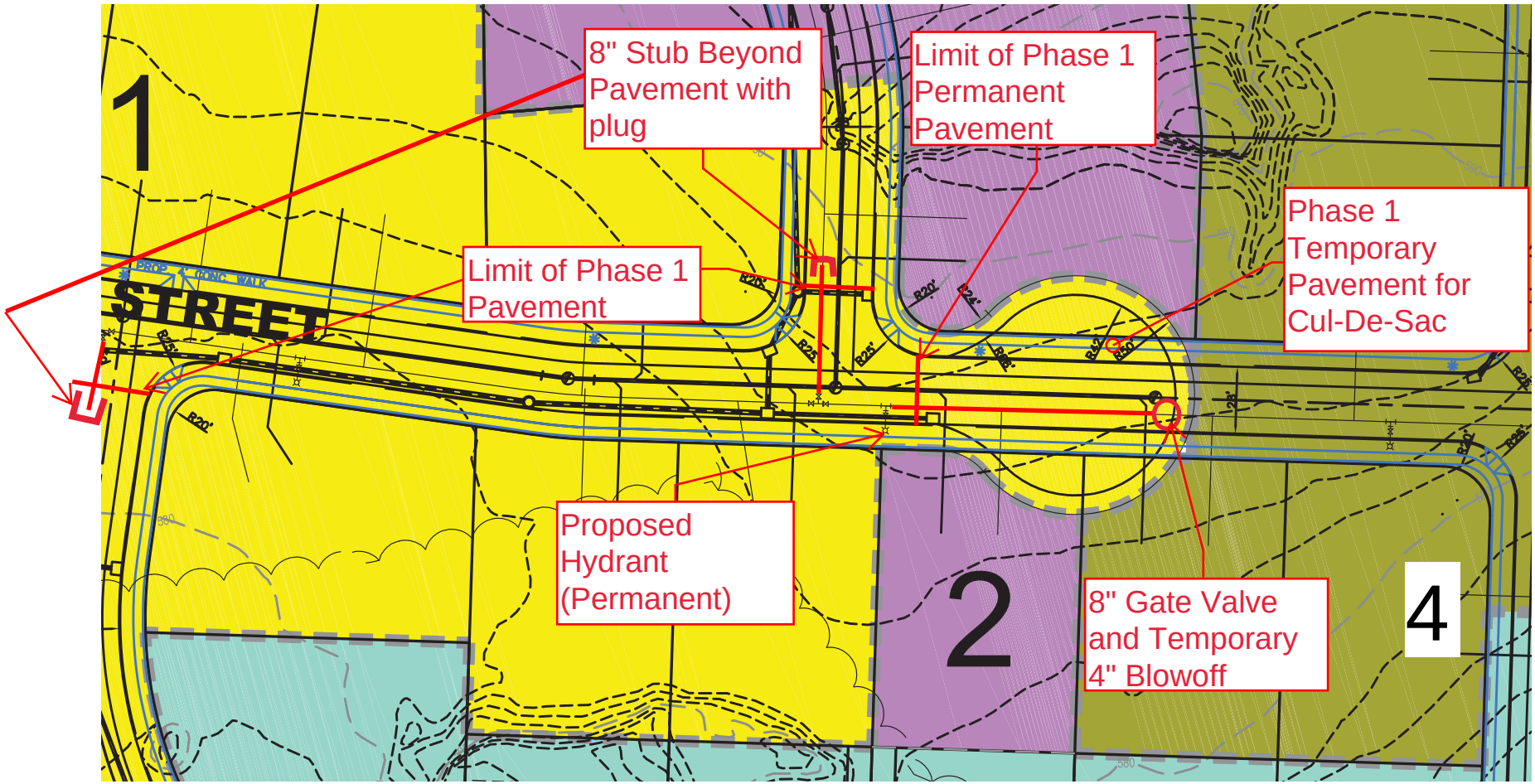
NO.	DATE	ISSUE
8	2-4-21	GRADING EASEMENT
7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

DATE: **6/11/18**

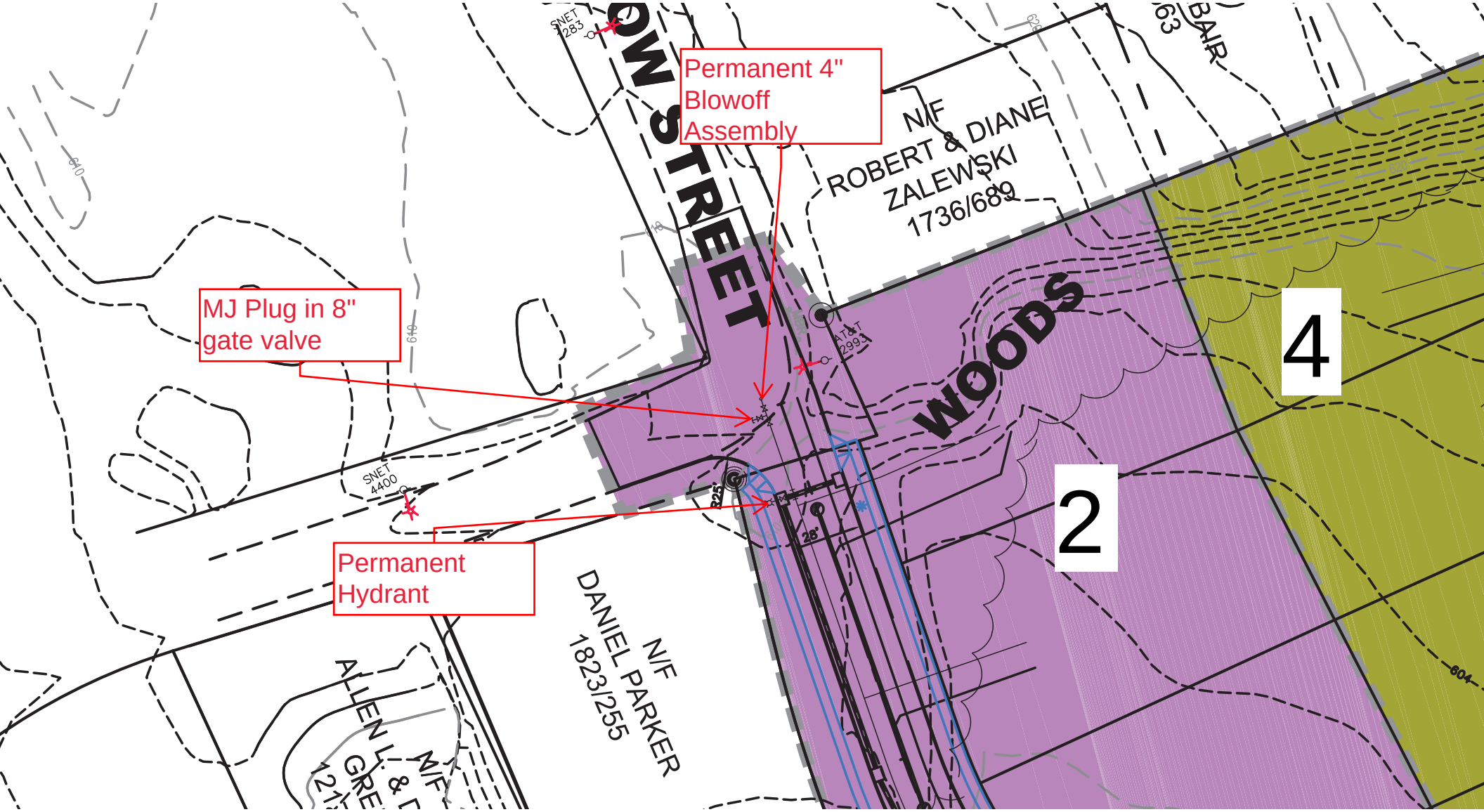
PROJECT NO.

SCALE: 0 10' 20' 40' 80'

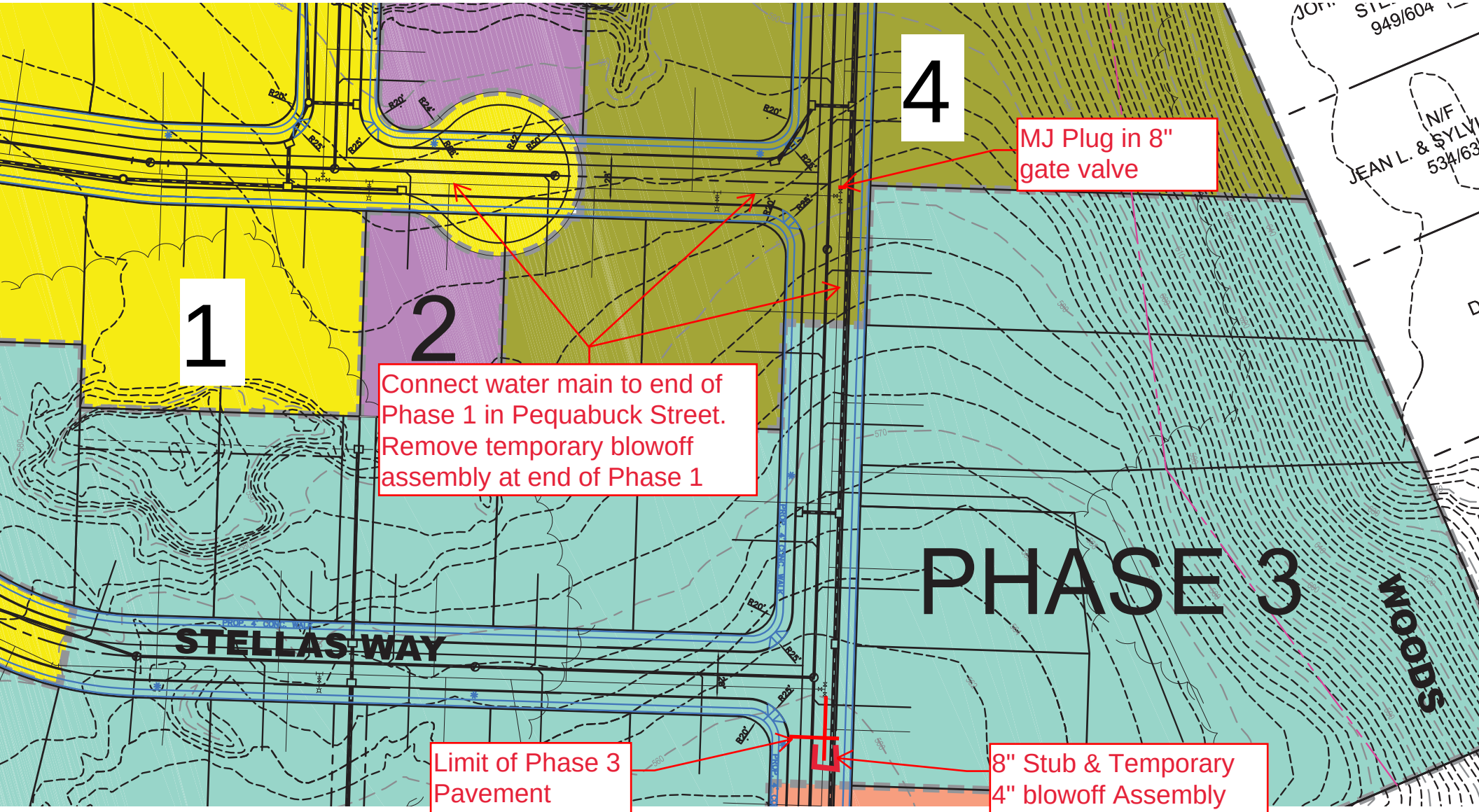
DRAWING NO.: **P6**



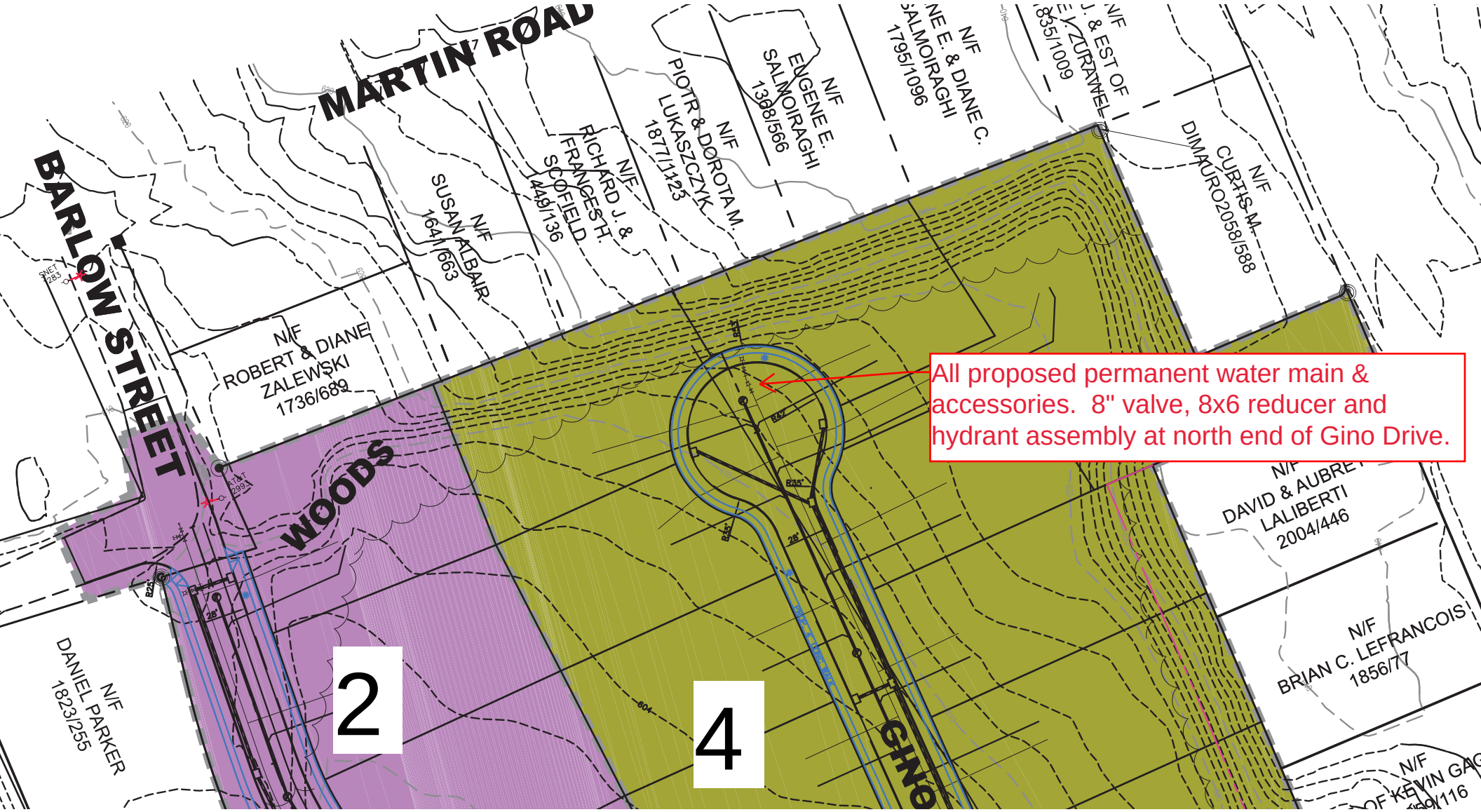
Phase 1 Water Main Termination



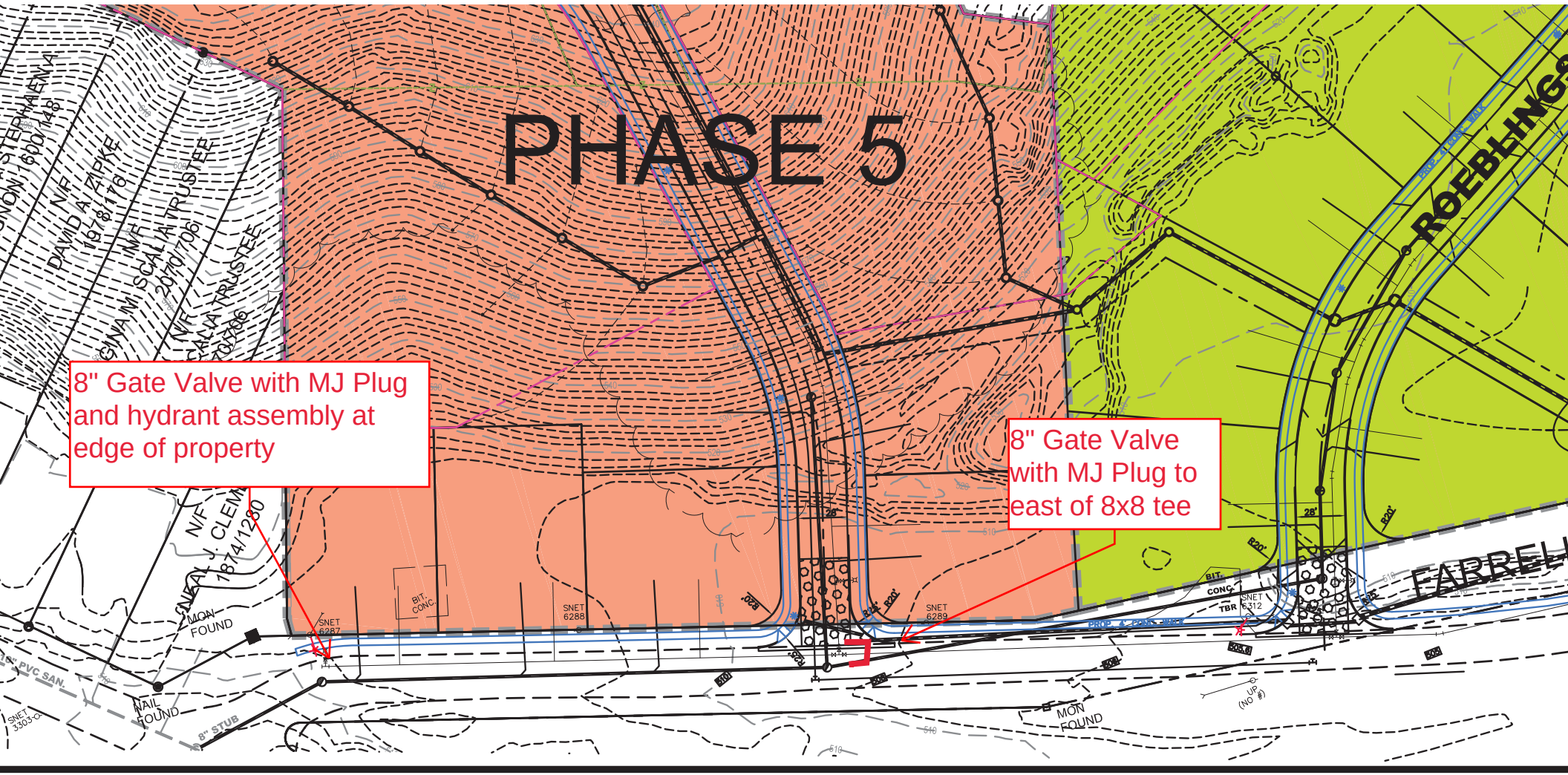
Phase 2 Water Main Termination



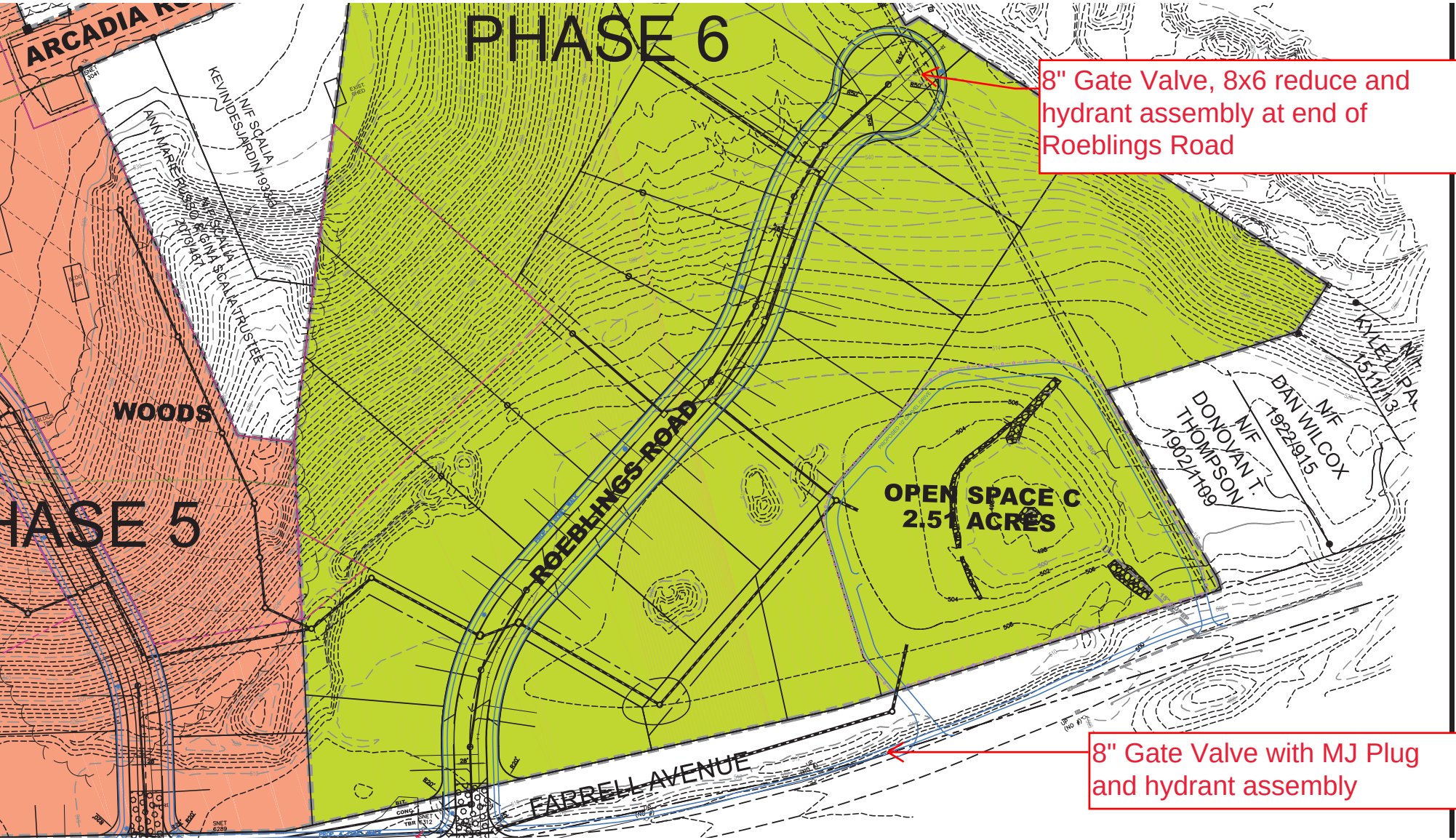
Phase 3 Water Main Termination



Phase 4 Water Main Termination



Phase 5 Water Main Termination



Phase 6 Water Main Termination

App. 2547 & App. 2548

Zoning Commission Referral to the Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2547 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

Application #2547 - Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units 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.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2548 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

Application #2548 – Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units 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.

Public Hearing Date: December 8, 2025

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

2018
POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

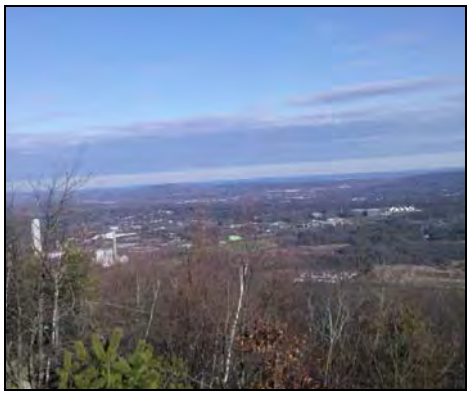
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

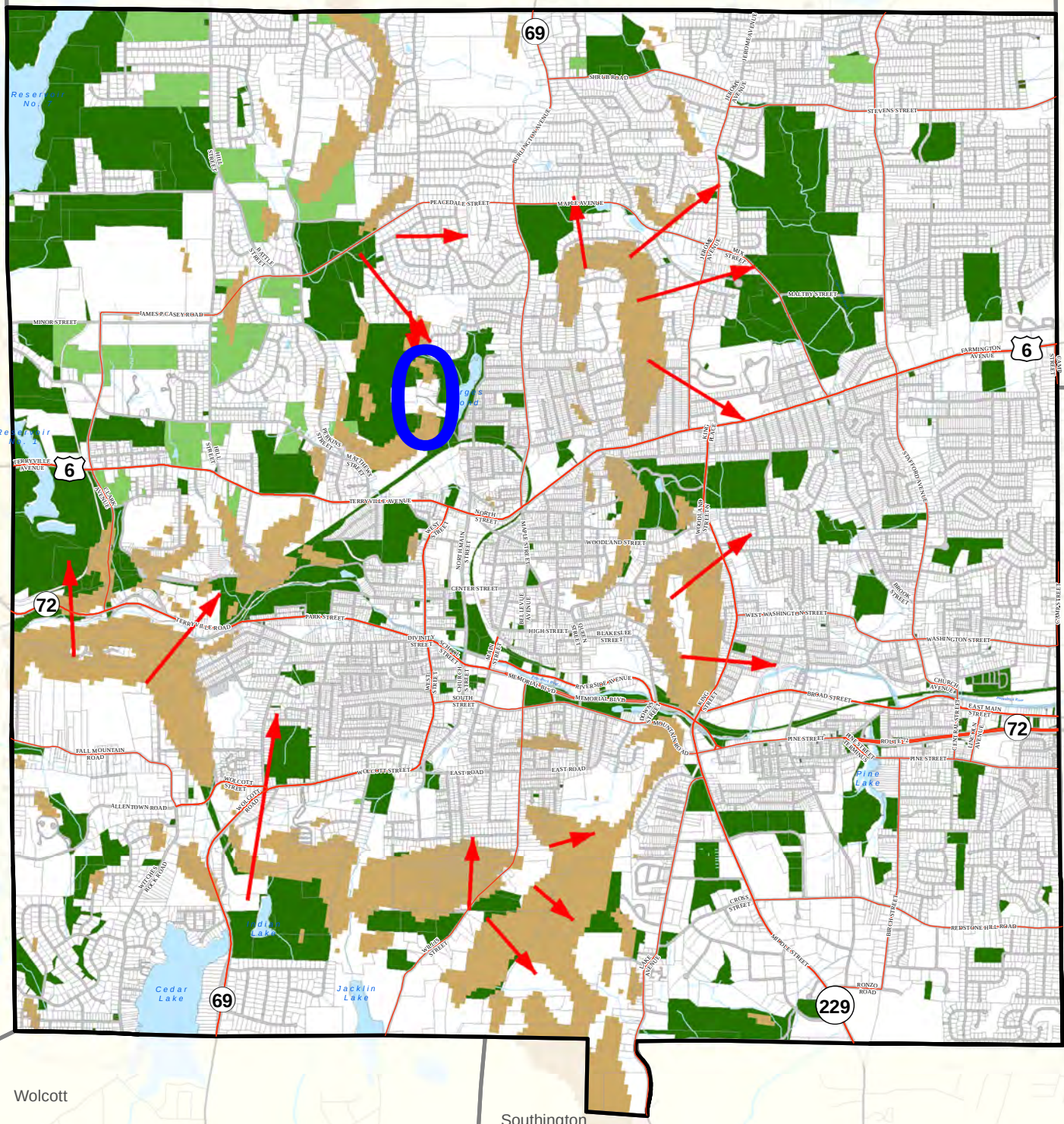
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

Encourage buildings and sites to be designed to reflect the overall character of Bristol.

App. 2547

Earth Removal Special Permit Application

For Office Use Only
APPLICATION NO. 2547
DATE FILED: 10/2/25
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 216 Ambler Rd; Lot 217 Grassy 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: residential construction on-site.

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 9/24/25 [ ] 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: tom@tabaccoconstruction.com

Signature: Tom Tabacco *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. 2547

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. 2547

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

Applicant's Narrative

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.

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50164/Traffic-Evaluation-Bristol-Earth-Removal-2025-10-05

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Applicant's Stormwater Report

Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50111/2025_09_02_Report

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOTS 20-214, 20-215, 20-216, AND 20-217

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786

Joseph M. Green P.E.
Reg. No. 0026292

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

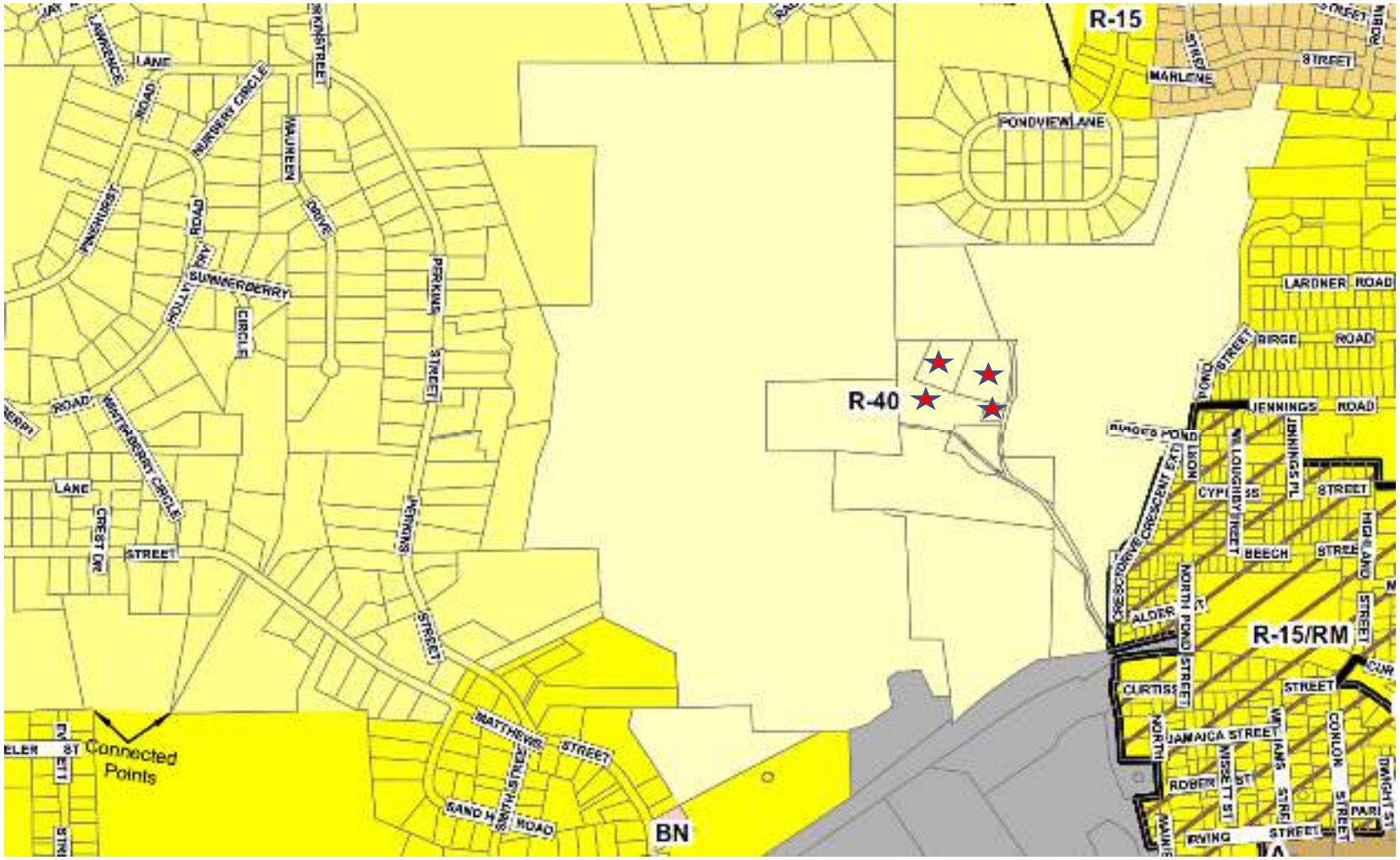
Accredited Health Department
PHAB
Advancing public health performance
Public Health Accreditation Board

Various Maps:

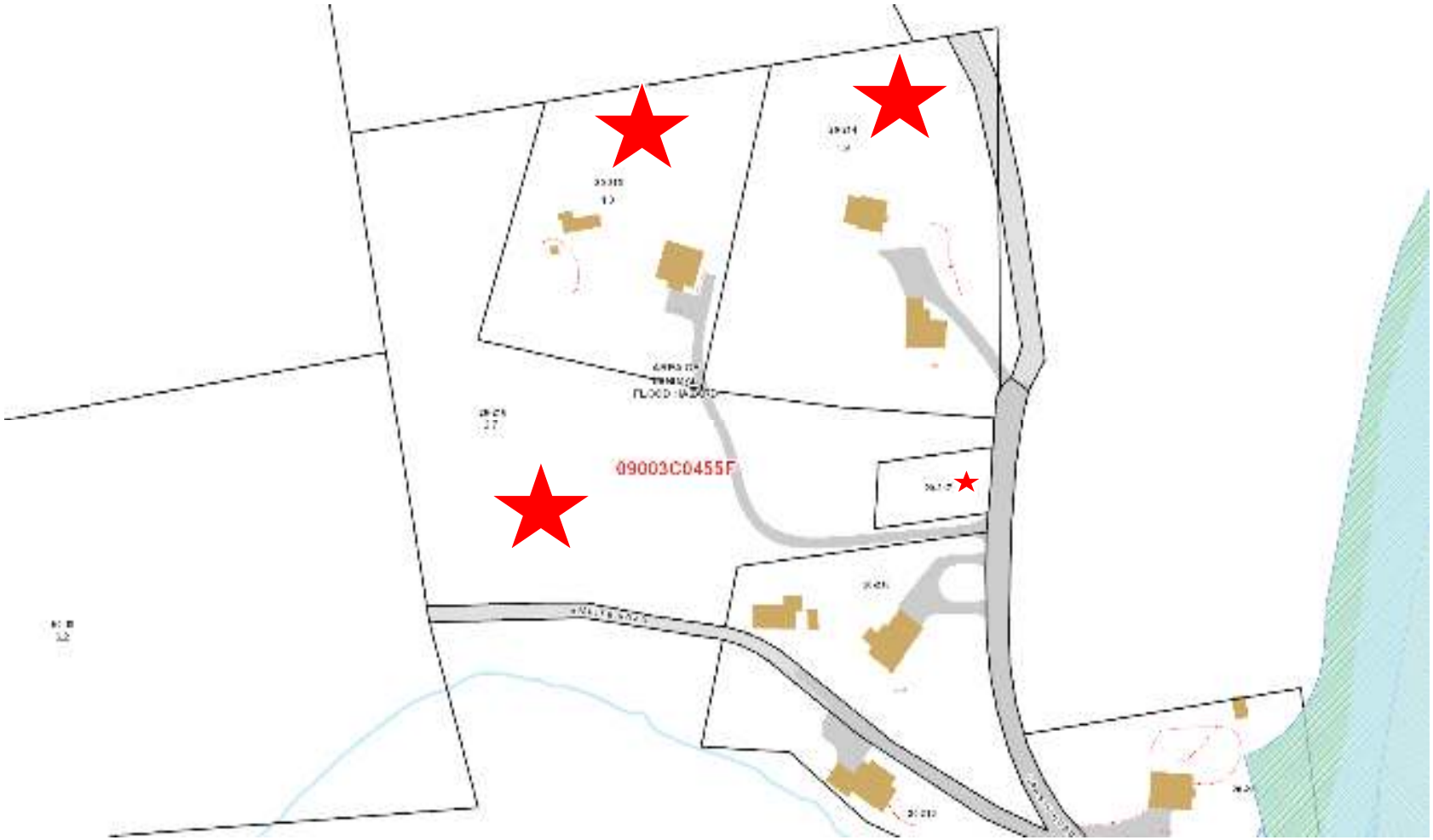
GIS
and
Google



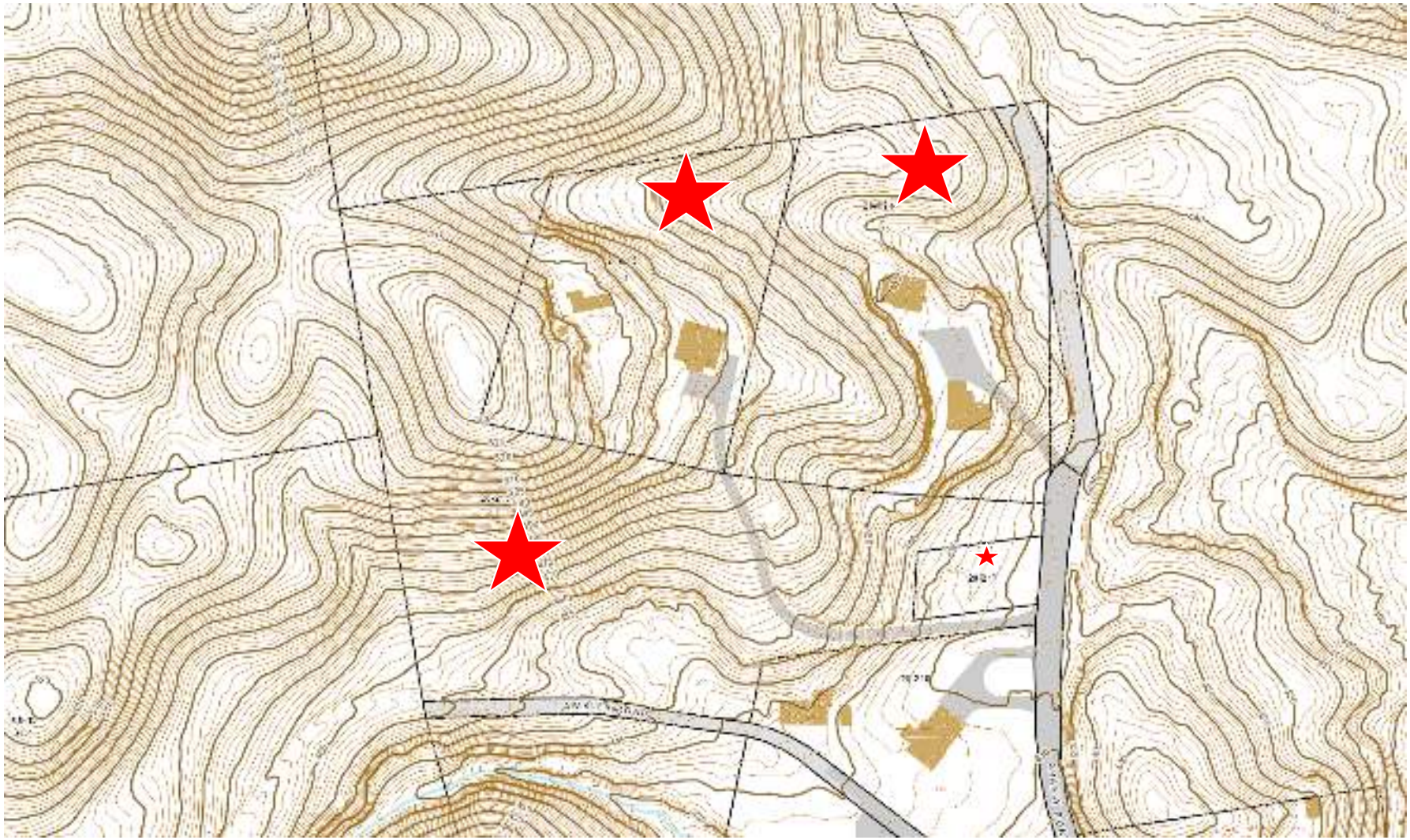
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 - Existing Topography
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

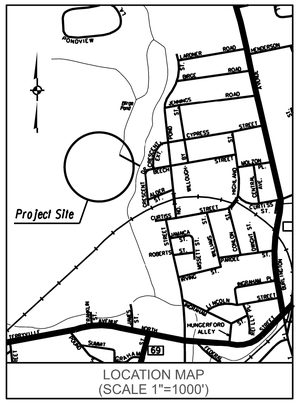


App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

Plan Set

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

JULY 1, 2025



LOCATION MAP
(SCALE 1"=1000')

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

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +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

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

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

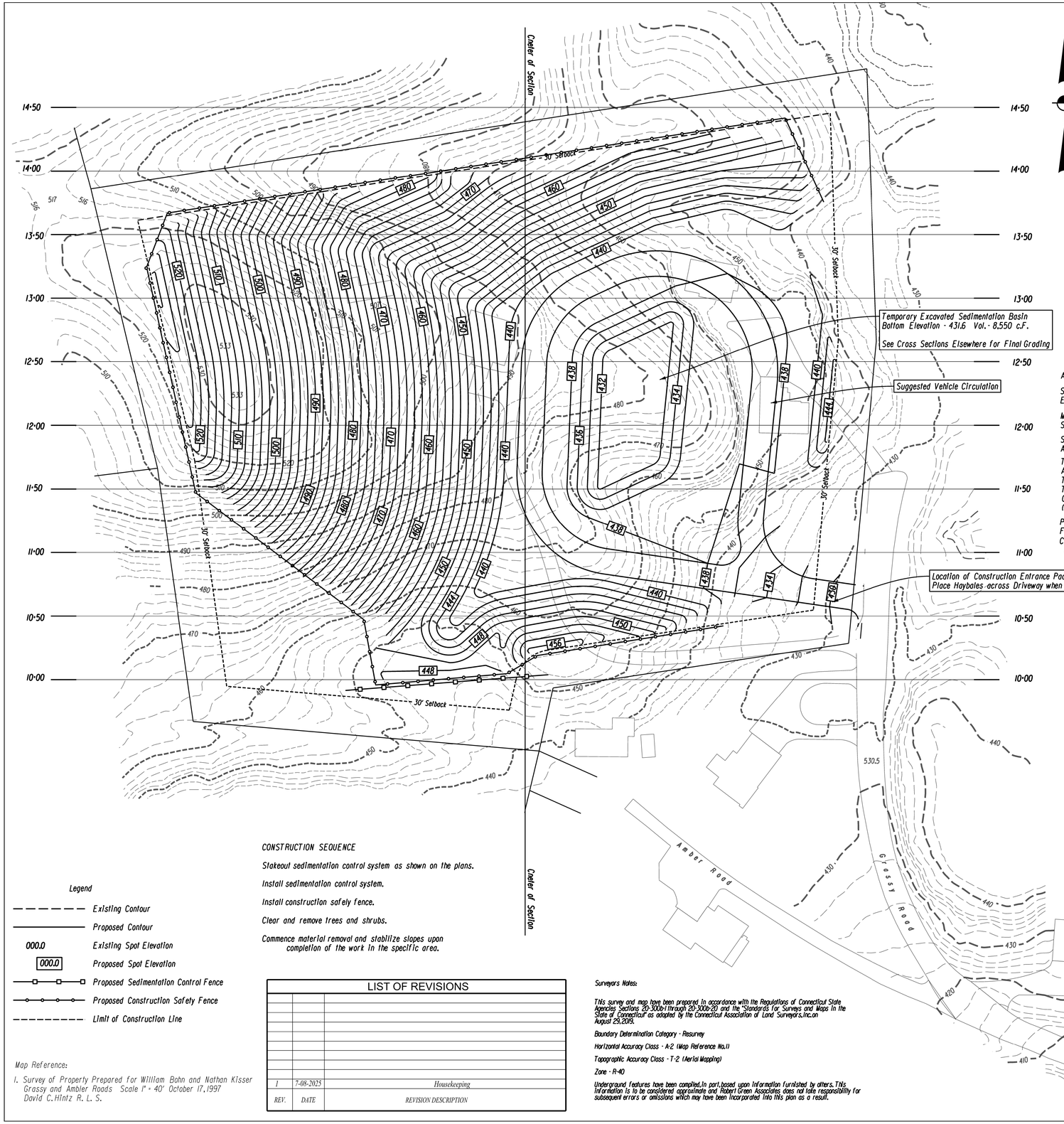
Scale In Feet

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 instqllation 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) 230-6160,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:

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.

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.

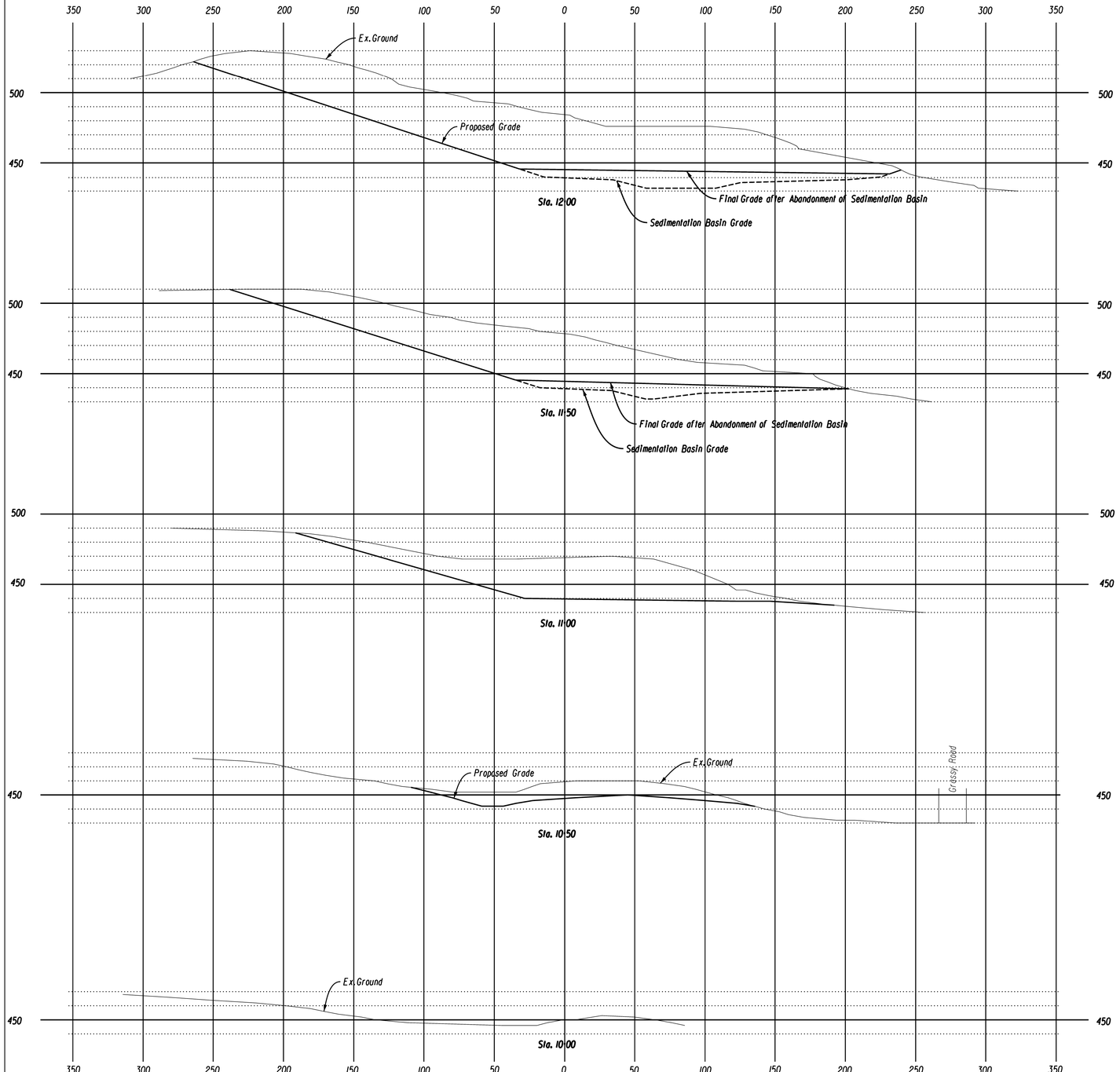
JOSEPH M. GREEN P.E.
REG.NO.0026292

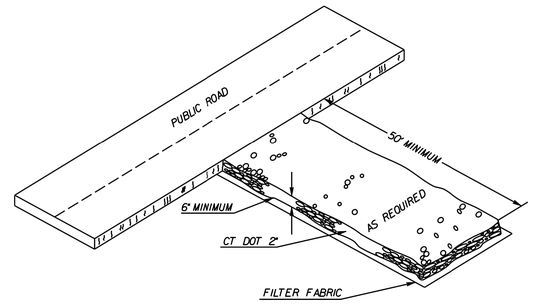
Sheet 3 of 6

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

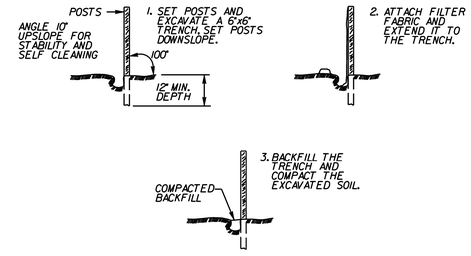
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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.

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

40 0 20 40
Scale In Feet

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

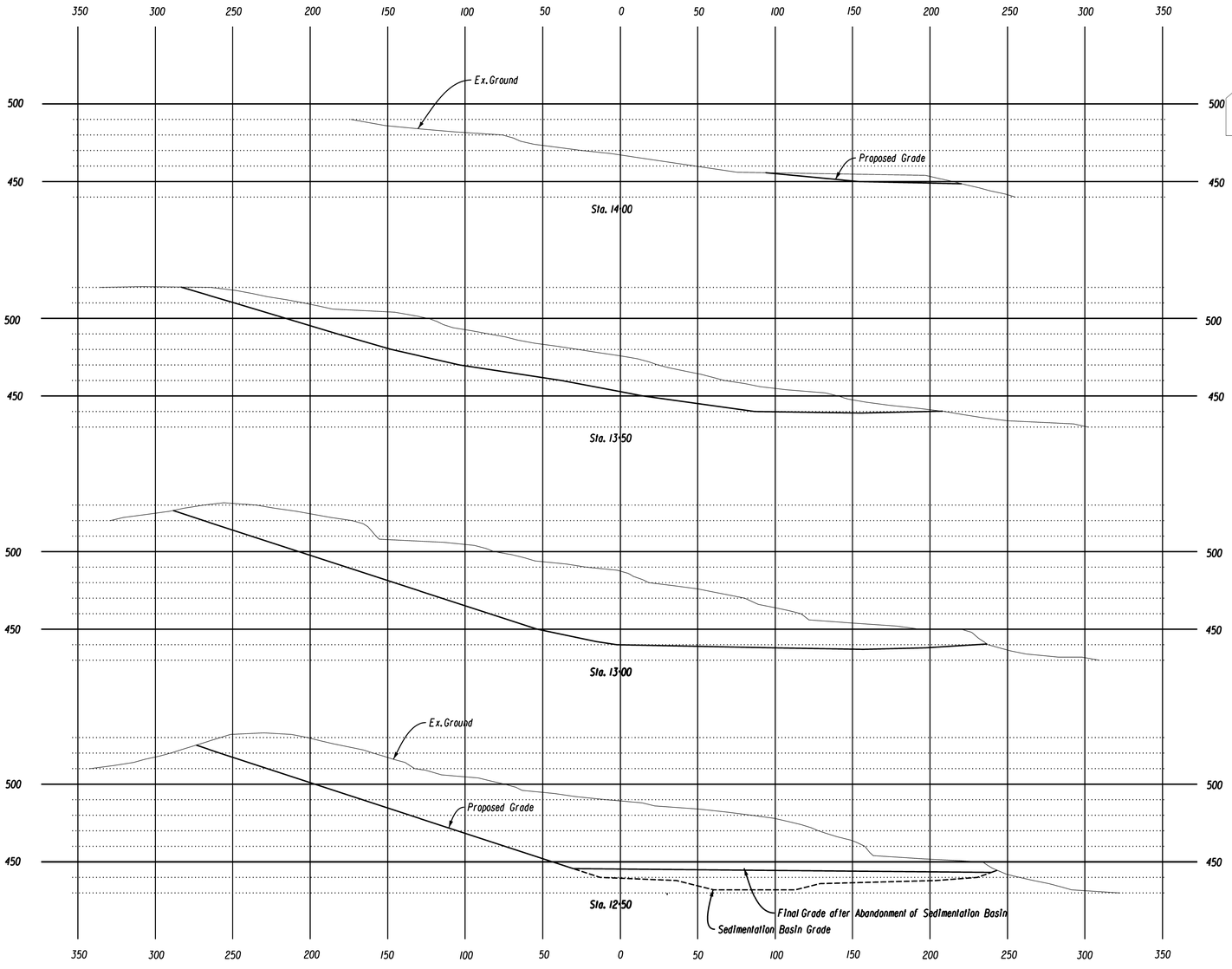
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

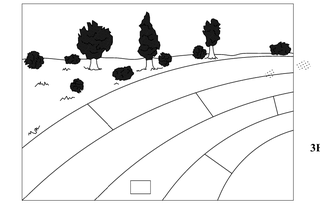
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

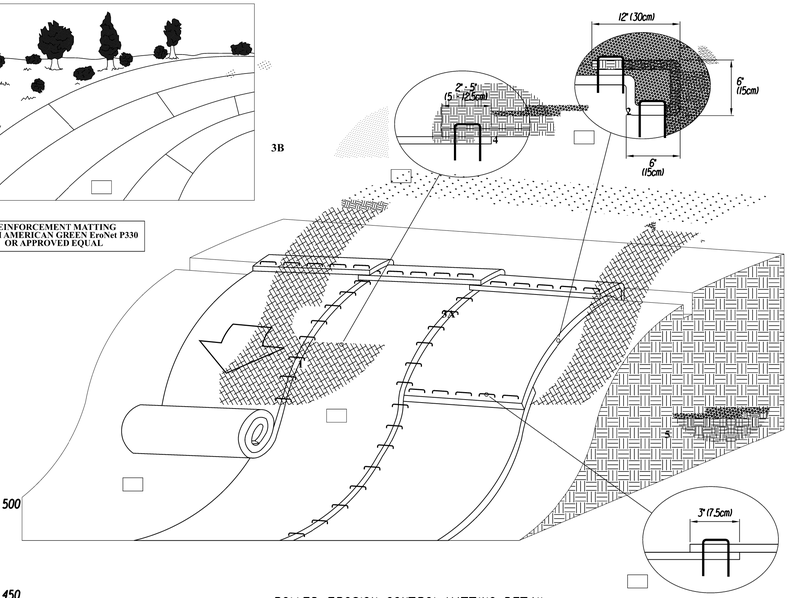
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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
1	7-08-2025	Housekeeping

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

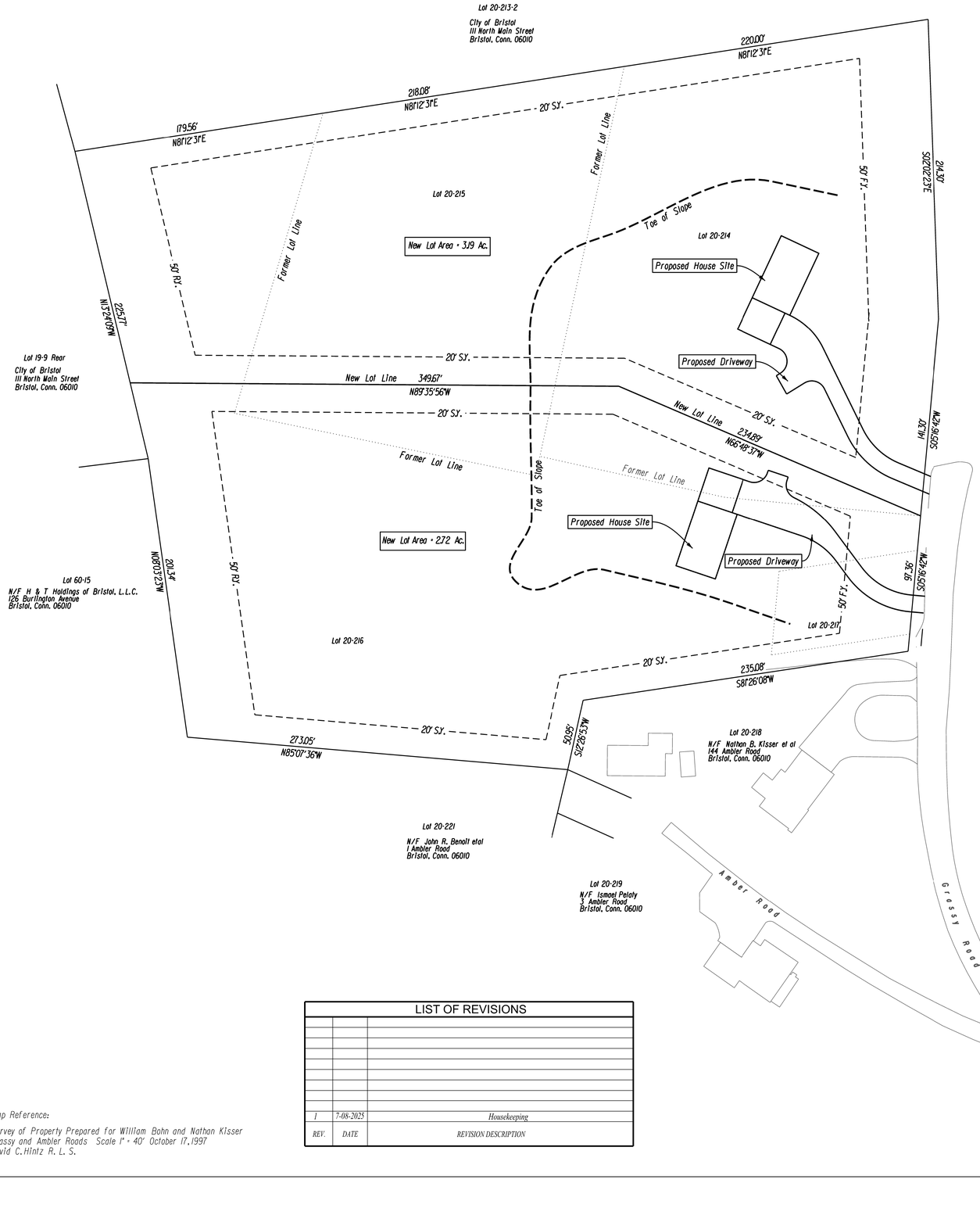
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

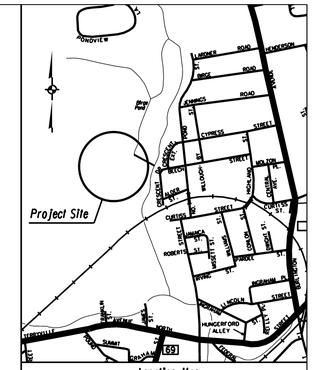
JOSEPH M. GREEN P.E.
REG. NO. 0026292

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

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

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

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.

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

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

Sheet 6 of 6

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

App. 2547 & App. 2548

Zoning Commission Referral to the Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2547 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

Application #2547 - Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units 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.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2548 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

Application #2548 – Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units 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.

Public Hearing Date: December 8, 2025

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

2018
POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

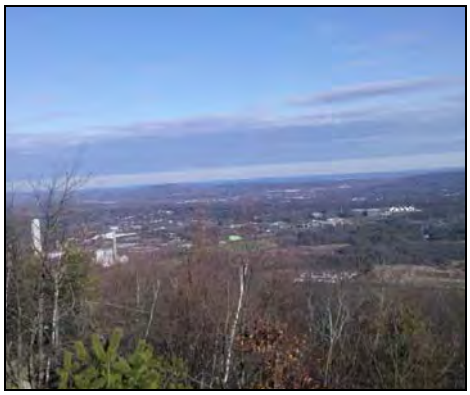
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

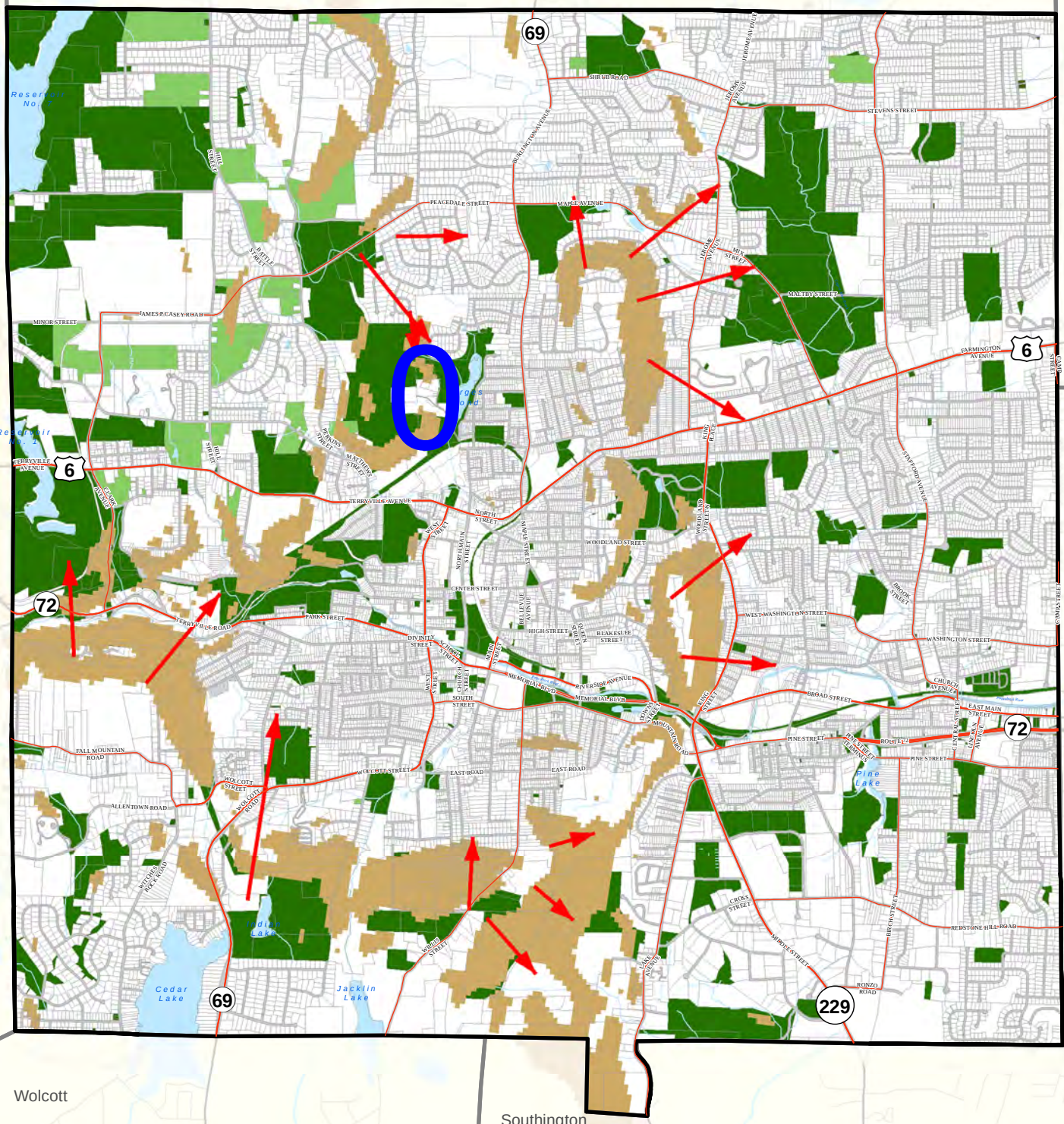
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

Encourage buildings and sites to be designed to reflect the overall character of Bristol.

App. 2548

Earth Removal Site Plan Application

For Office Use Only
APPLICATION NO. 2548
DATE FILED: 10/2/25
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 216 Ambler Rd; Lot 217 Grassy 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

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 9/24/2025 [ ] no

Other comments: residential construction on-site.

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: tom@tabaccoconstruction.com

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

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. 2548

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. 2548

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

Applicant's Narrative

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.

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50164/Traffic-Evaluation-Bristol-Earth-Removal-2025-10-05

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Applicant's Stormwater Report

Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50111/2025_09_02_Report

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOTS 20-214, 20-215, 20-216, AND 20-217

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786

Joseph M. Green P.E.
Reg. No. 0026292

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

2018
POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

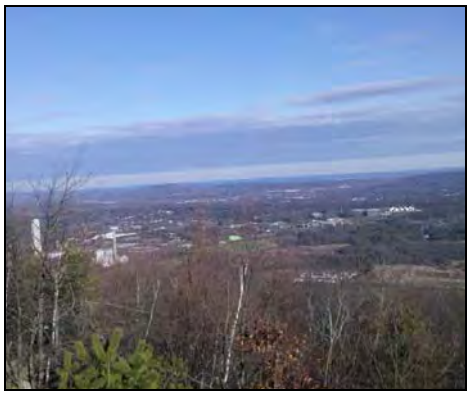
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

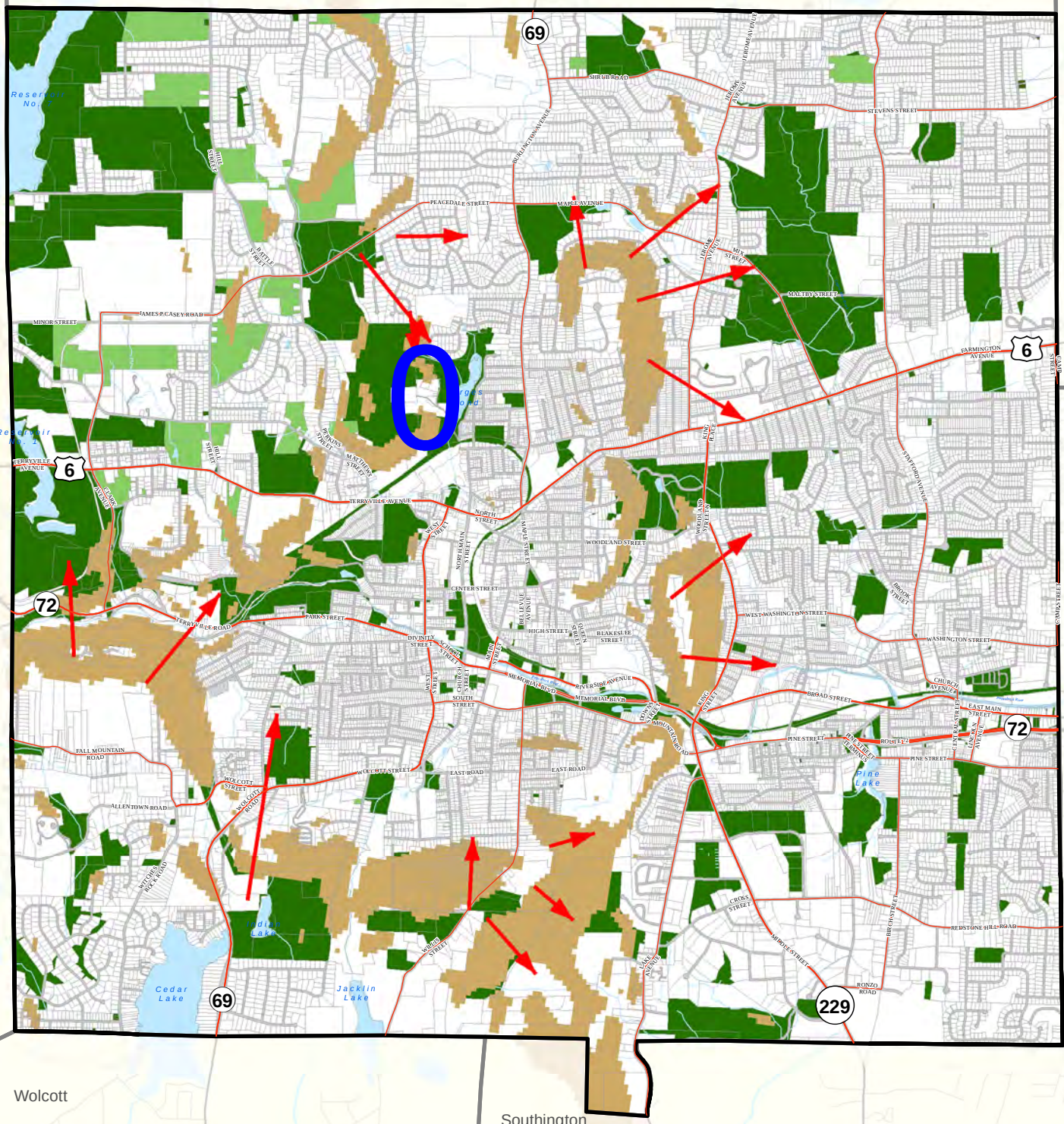
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

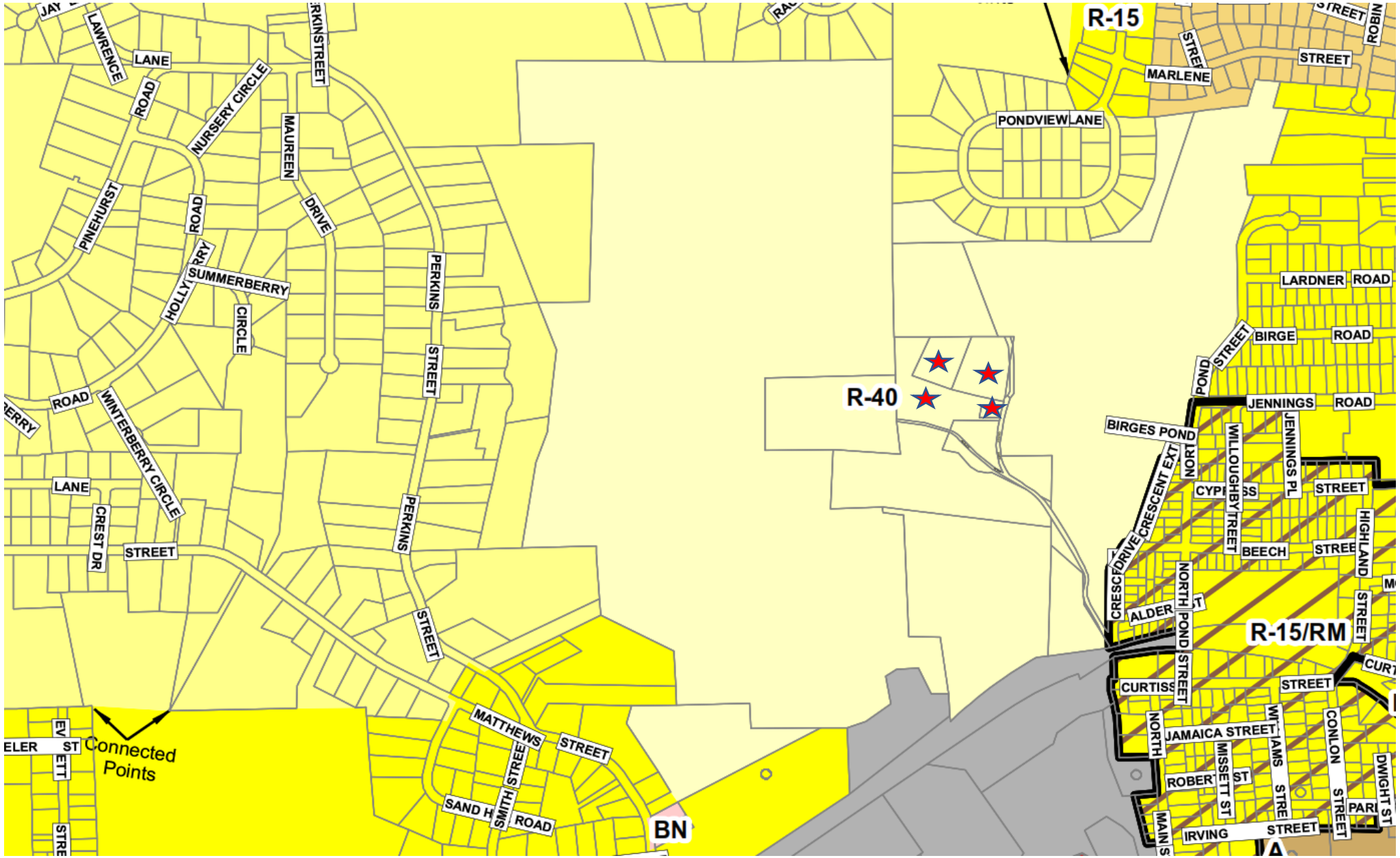
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

GIS
and
Google



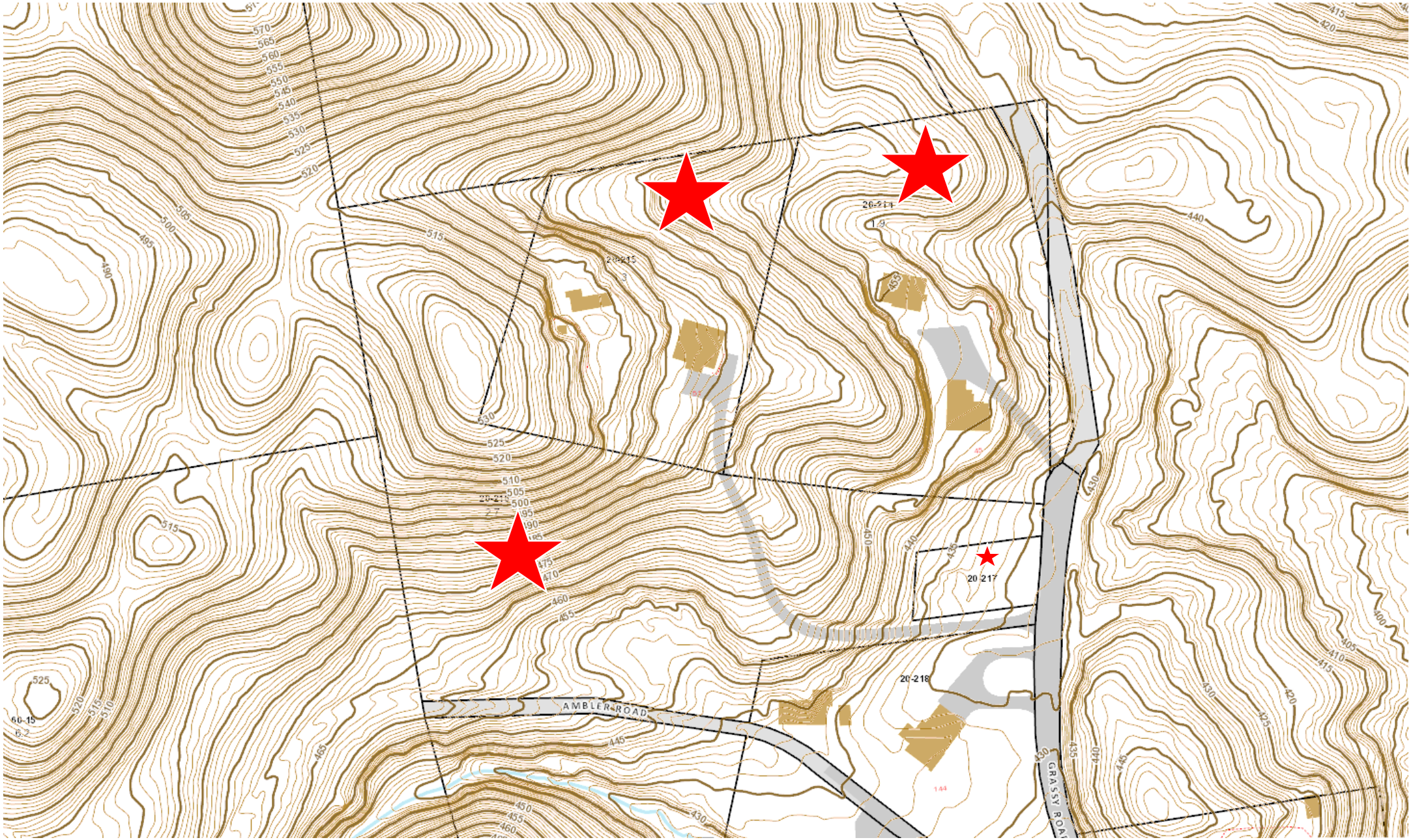
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



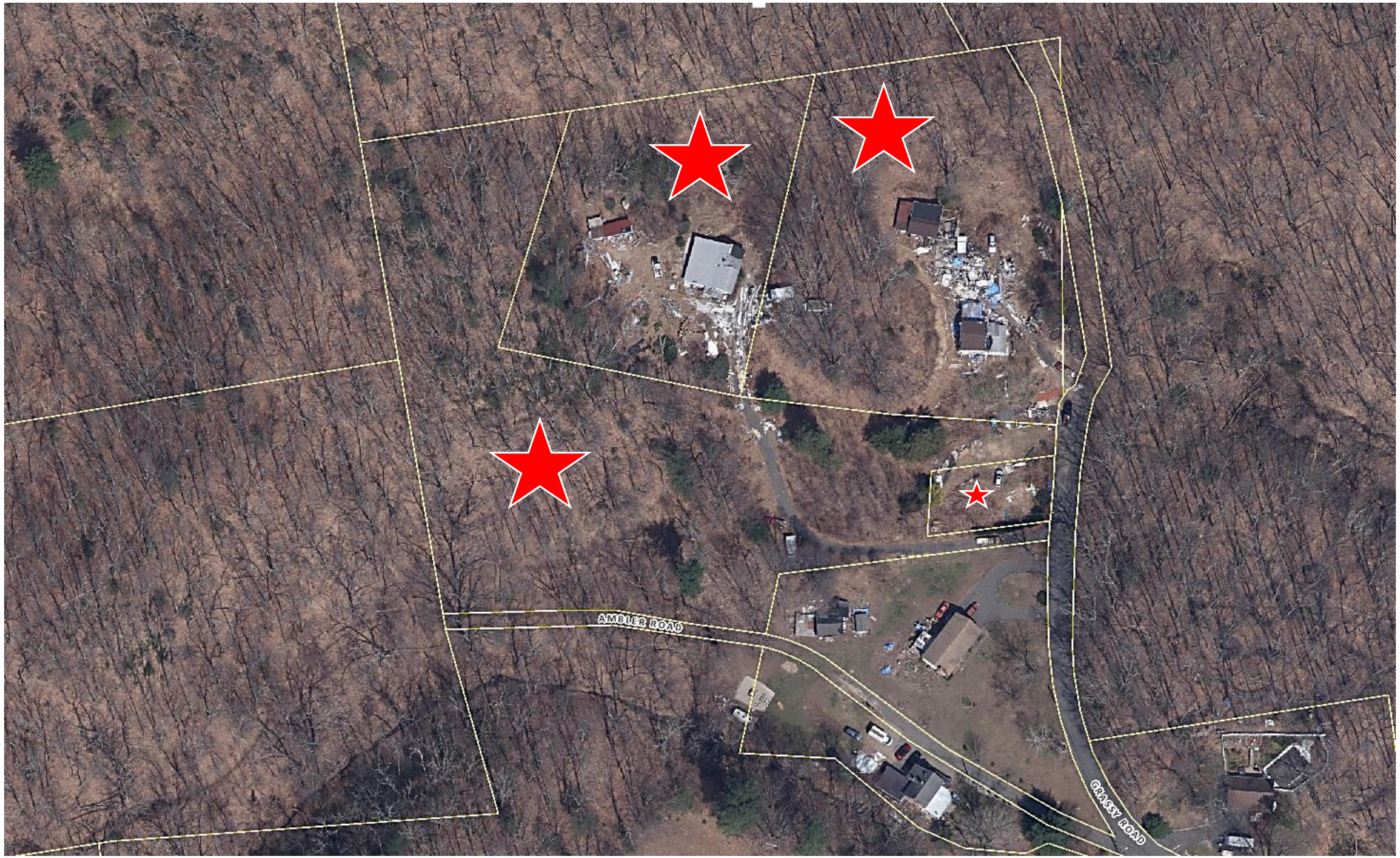
App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



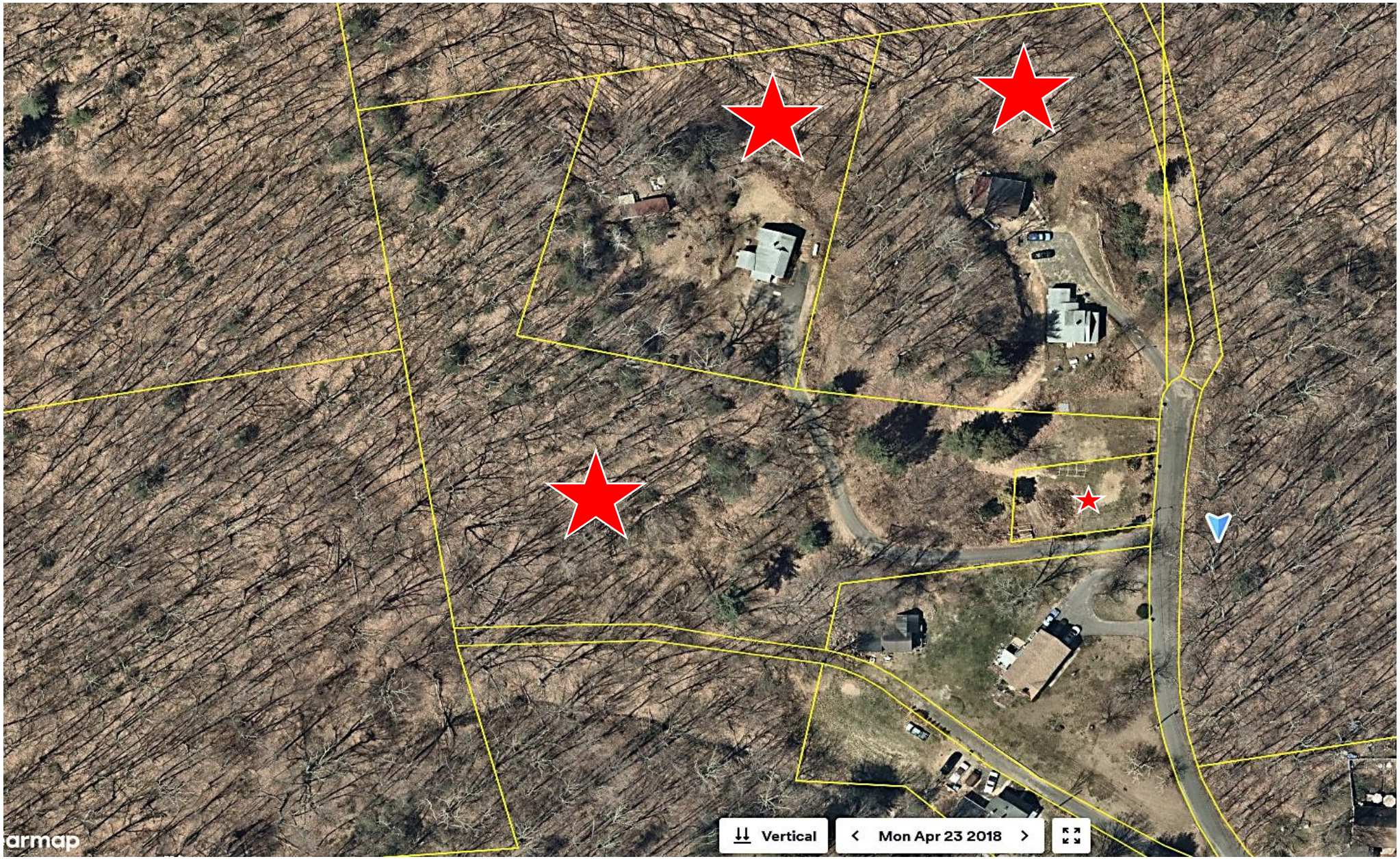
App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 - Existing Topography
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

Plan Set

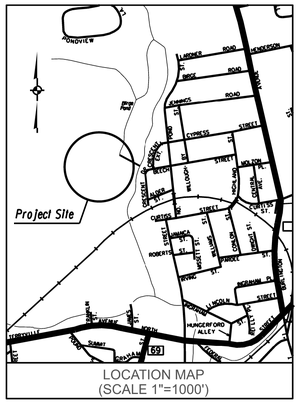
SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

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

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



LOCATION MAP
(SCALE 1"=1000')

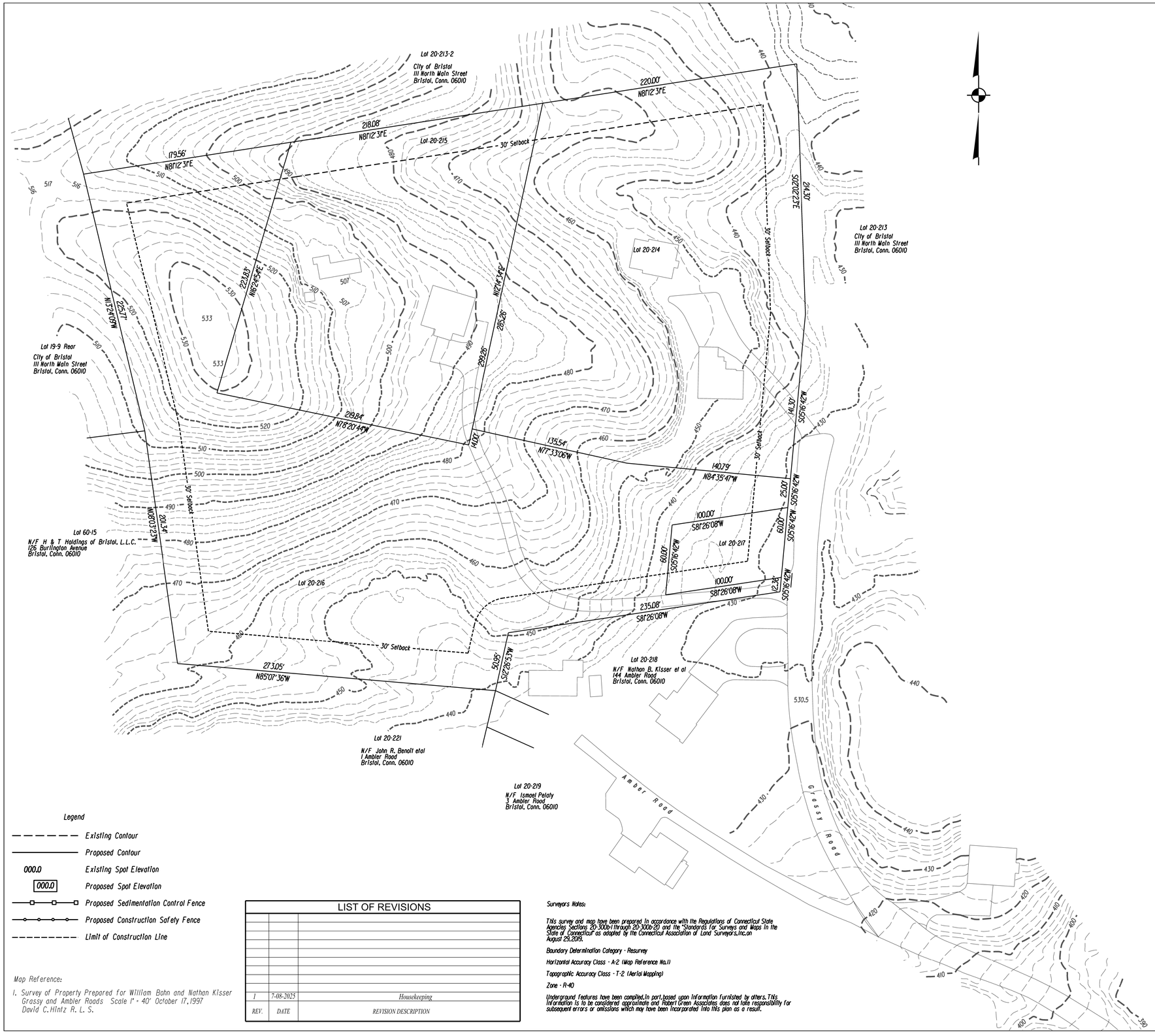
Applicant:

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

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

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

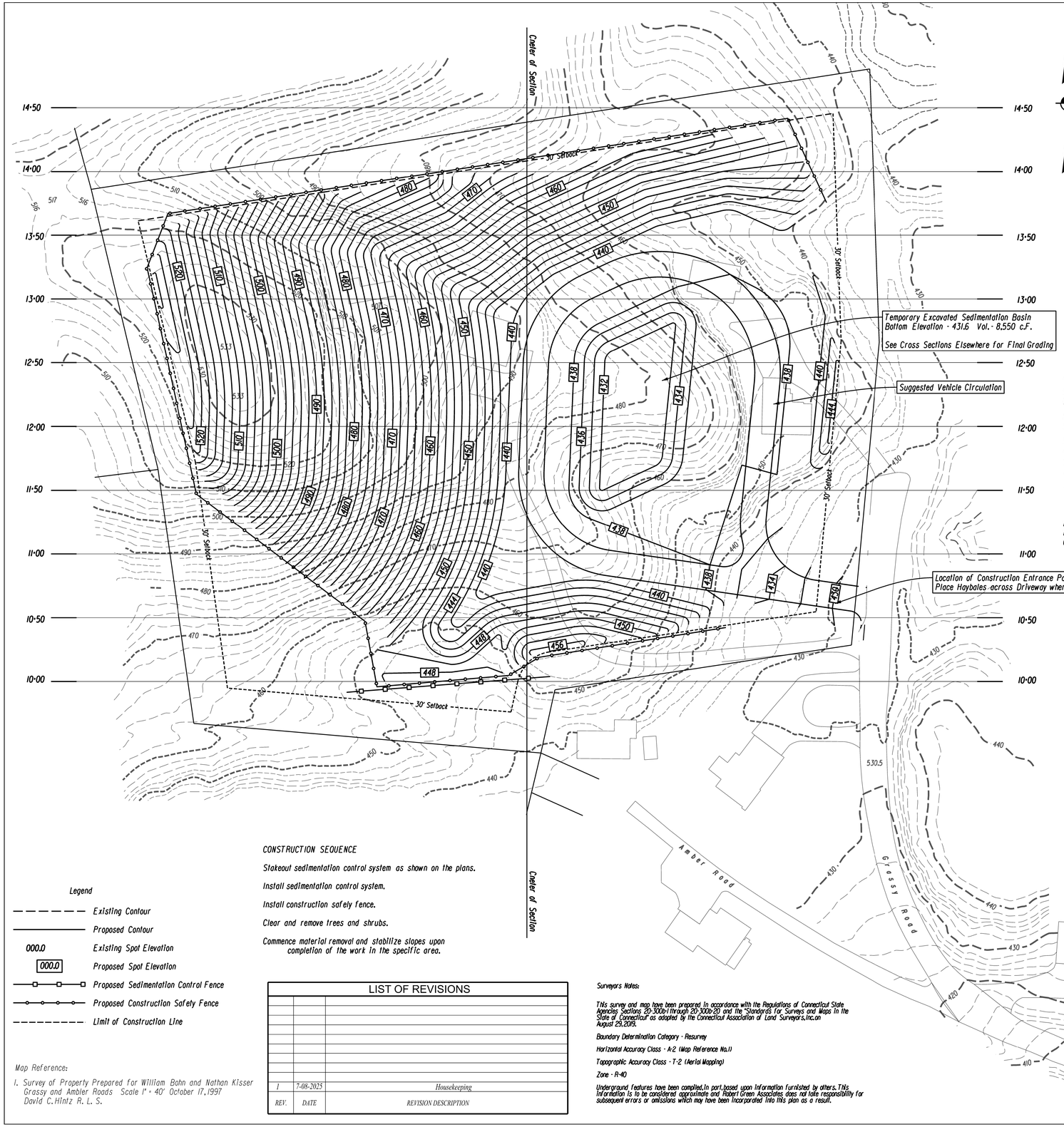
Scale In Feet

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:

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.

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.

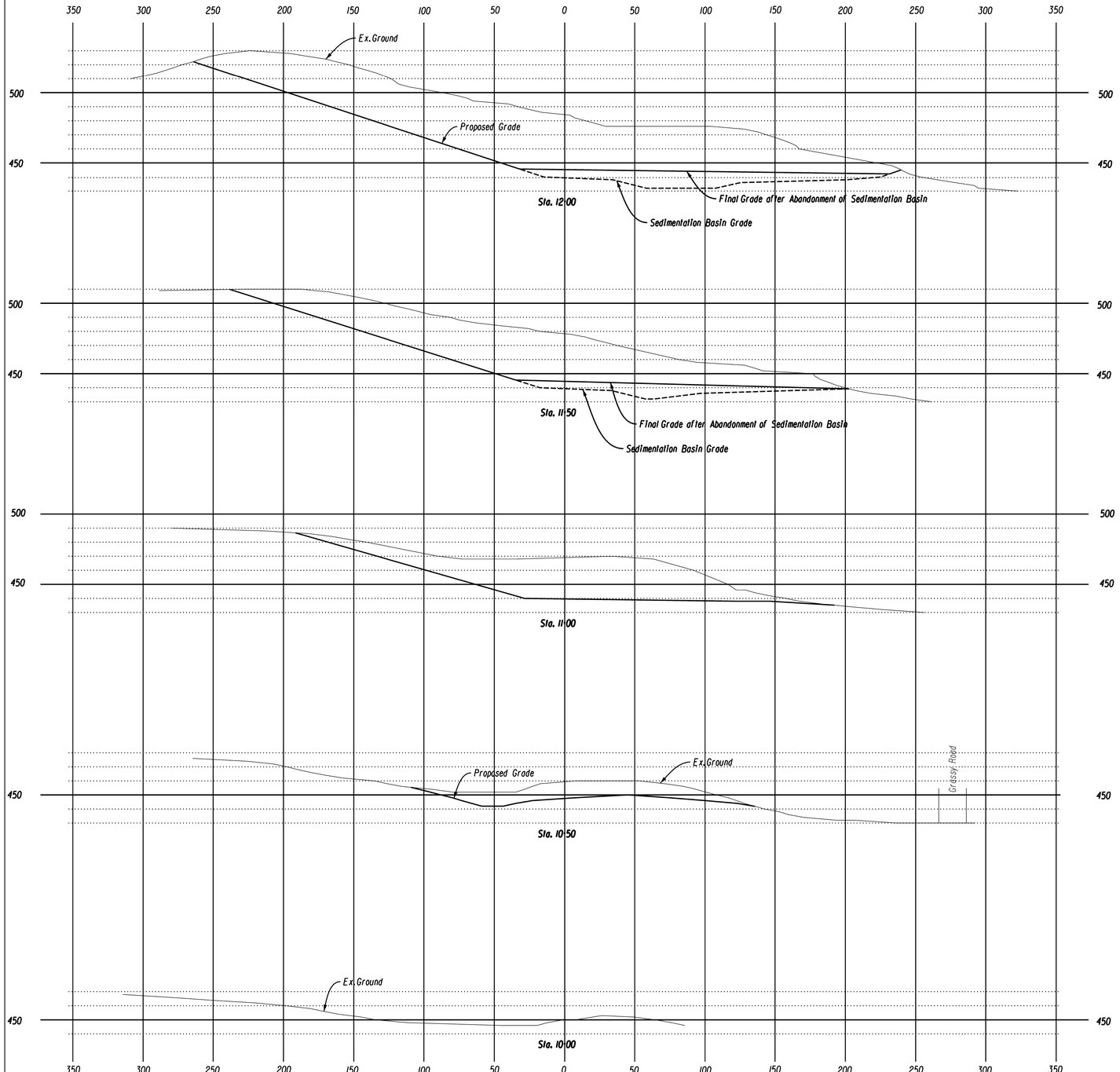
JOSEPH M. GREEN P.E.
REG.NO.0026292

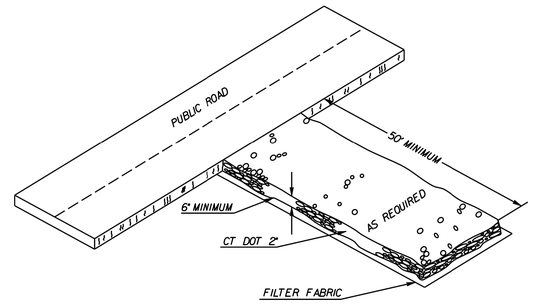
Sheet 3 of 6

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

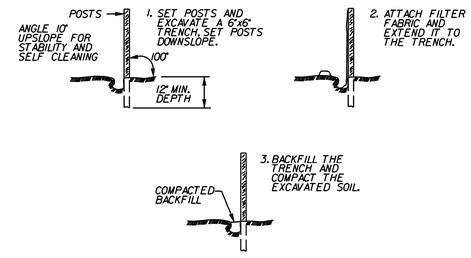
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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.

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

40 0 20 40
Scale In Feet

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

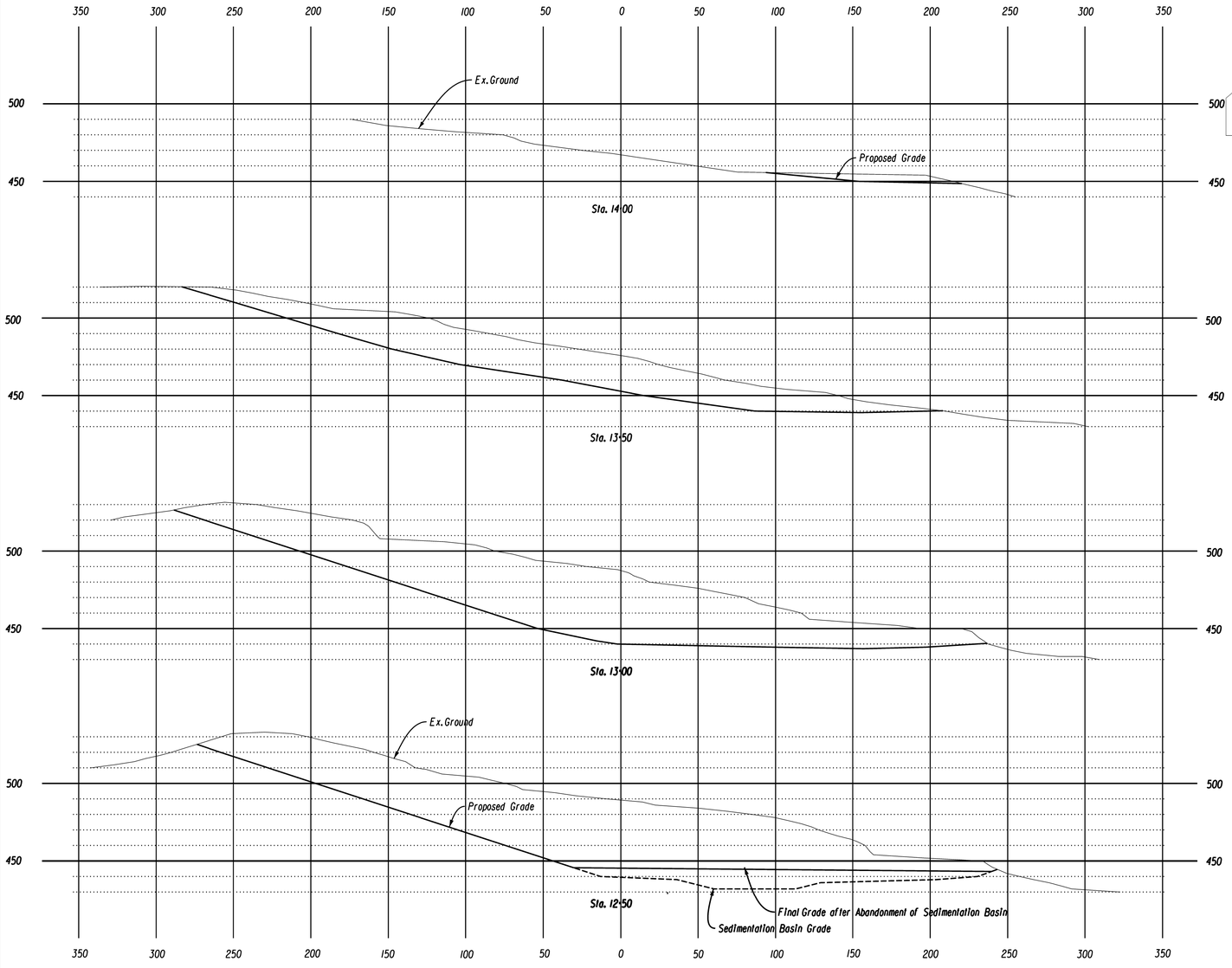
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

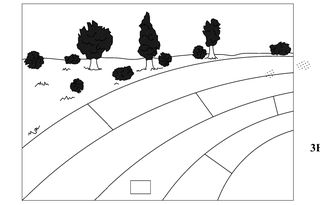
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

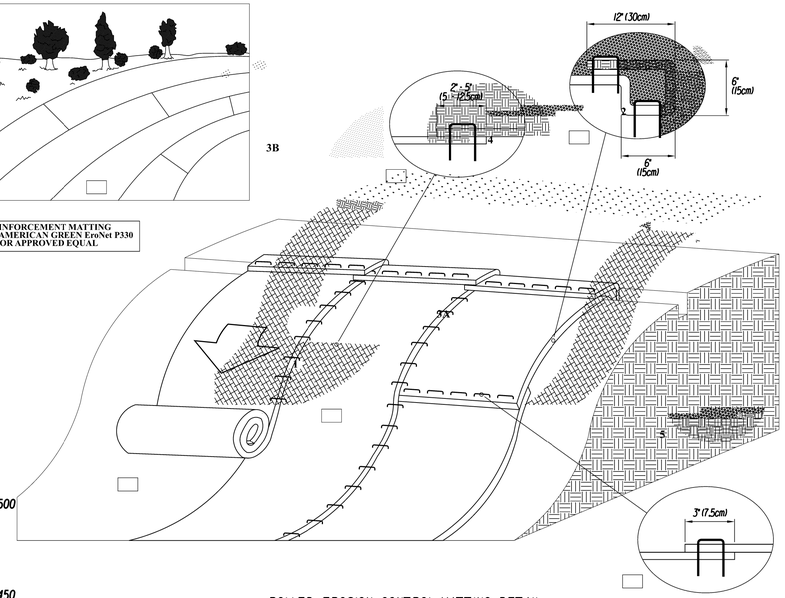
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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
1	7-08-2025	Housekeeping

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

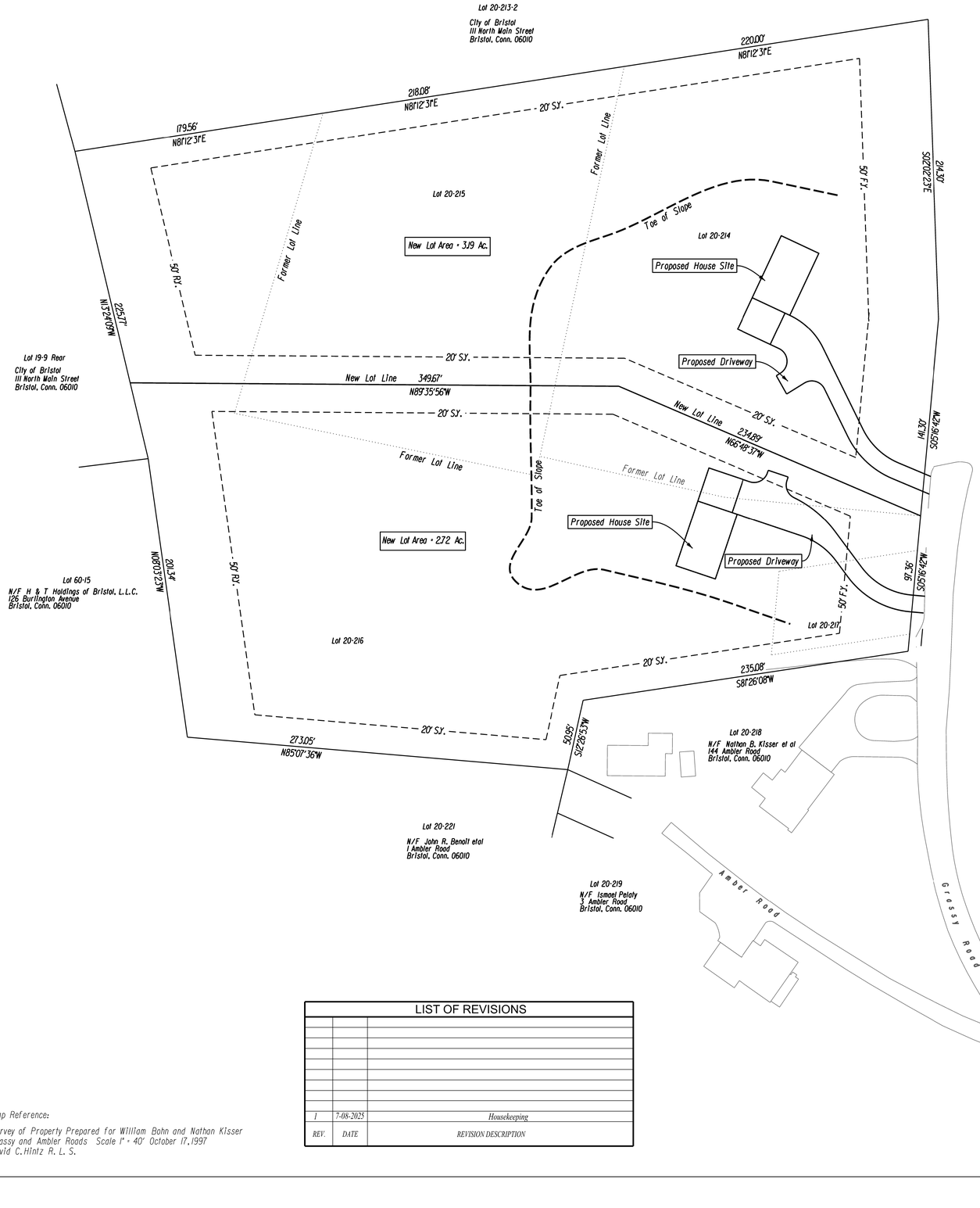
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

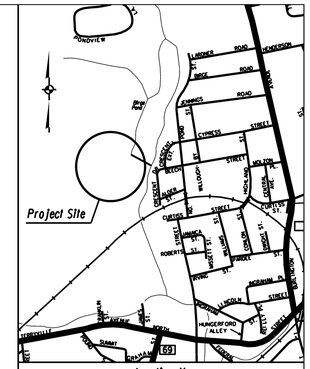
JOSEPH M. GREEN P.E.
REG. NO. 0026292

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

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 6 of 6

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

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.

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

Updated as of: **9/30/2025**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding			Construction Status**													Notes
													Performance Bond[4]															
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres) / Ownership	Transaction Complete (x)	Date Approved by Planning Comm. / Expiration Date of Subdivision[1]	Due Date for Filing on Land Records / Date Filed on Land Records	Expiration Date of Conditional Approval[2] / Date of Final Approval[3]	Not Required (x)	Original Bond Amount ($) / Current Bond Amount ($)	Date Bond Expires / Date Bond Released	Maintenance Bond Amount ($) / Current Maint. Bond Amount ($)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other	
324[6]	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				$583,660	May 18, 2026							x							
									Jun 25, 2027	Feb 20, 2009	Mar 08, 2019		$583,660															
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				$59,370	Apr 01, 2026		x	x	x		x	x	x	x	x				
									May 30, 2028	Aug 06, 2018	May 30, 2020		$59,370															
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x		x	x	
									Oct 24, 2028	Aug 06, 2019	Apr 01, 2021		$127,075															
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x			x	
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		$1,725															
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x				
									Oct 24, 2028	Aug 06, 2019	Mar 24, 2022		$4,025															
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x				Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		$34,500															
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2025																	
									Oct 24, 2025	Aug 06, 2019																		
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				$202,075	n/a													x	
									Aug 29, 2028	Jun 11, 2019	Aug 26, 2020		$202,075															
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				$9,600						x	x								
									Aug 25, 2026	May 04, 2022	Jul 18, 2022		$9,600															
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				$175,052			x	x	x	x		x	x	x					
									Aug 25, 2026	May 04, 2022	Feb 24, 2025		$175,052															
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a														
									Feb 23, 2027	Apr 05, 2022	Feb 23, 2022		n/a	n/a														
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a														
									Apr 27, 2027	May 25, 2022	Apr 27, 2024		n/a	n/a														
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023																			
									Aug 28, 2028	May 09, 2024	Jan 29, 2025		$106,066			x	x	x		x	x	x	x	x				

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