City of Bristol
Planning Commission

SPECIAL MEETING — MONDAY, DECEMBER 15, 2025
BRISTOL CITY HALL - COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:
https://bristolct-gov.zoom.us/j/83463751635?pwd=RTYxe9zbeYrONcGwqjZW3VsCDFvv9J.1

Meeting ID:
834 6375 1635

Meeting Passcode:
123456

Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Public Participation

3. Election of Officers

4. Approval of Minutes

   a. Regular Meeting - October 27, 2025

5. Receipt of New Applications

   a. Application #441 — Site Plan for reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces; additional improvements include a 45' ft. wide drive-in-door to Building A and proposed future parking; Assessor's Map 43, Lot 100; I (General Industrial) zone; 300 Broad Street Property, LLC c/o Armen Boyajian, applicant/owner.

6. New Business

   a. Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

7. Old Business

    a. Application #413 – Street Acceptance Request for: Subdivision (Laurentide Glen) — Phase 1: Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive; Phase 2: Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street; Phase 3: Stellas Way from the intersection with Pequabuck Street to the limits of finish paving near the intersection with Gino Drive; Phase 4: 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; R-15/OSD (Single-Family Residential/ Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres, LLC applicants/owners.

8. Zoning Commission Referrals

    a. *Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for:* 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 -

    b. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant.

9. Staff Reports

    a. Subdivision Status Report
    November 2025

10. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, January 26, 2026

BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY OCTOBER 27, 2025
DRAFT MINUTES

CALL TO ORDER:

By: Chairman Veits Time: 6:00 P.M. Place: City Hall
111 North Main Street
Room 3-1 (Third 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 Flanagan, AICP, City Planner	X	
	William Stango, P.E., City Engineer		X
	Andrew Armstrong, Assistant City Planner	X	

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose to vote this evening.

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

Chairman Veits called the meeting to order at 6:00 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, November 24, 2025.

1. Call to Order

2. Pledge of Allegiance

3. Public Participation – None.

4. Approval of Minutes

a. Regular Meeting - September 22, 2025

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose to vote on the September 22, 2025, regular minutes.

MOTION: Move to approve the minutes of the September 22, 2025, regular meeting.

By: Pose Seconded: Bacchus

DRAFT

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

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose to vote this evening.

a. 8-24 City Council Referral: Map 41, Lot 10 - 135 East Main Street

MOTION: Move to send a positive referral to the Real Estate Committee. The Planning Commission finds that the 8-24 referral as presented is generally consistent with the goals and policies of the 2015 Plan of Conservation of Development, amended to April 21, 2018.

By: Pose Seconded: Nardi

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

5. 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.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose to vote on Application #440.

Staff explained the application was continued from last meeting.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained there was a change of zone approximately one year ago, they developed a site plan that is consistent with the plan shown at the rezoning meeting. He highlighted the Engineering site plan review comment regarding sightline view and explained they have retained Hesketh Associates to investigate the sightline concern.

Attorney Furey provided a supplemental report verifying the sightline is safe and adequate. He reviewed the report with the Commission. He then reviewed various review comments including accessible parking locations and proximity to accessible units, landscaping, potential for conservation area and state approval for access on a State roadway is pending, limits of clearing and EV chargers.

Staff noted that due to the regulation changes for lighting and also changes that to allow this development proposal as a site plan rather than a special permit. Parking requirements were also adjusted, resulting in 19 less parking spaces for the developer to construct.

Kim Doucet, 47 Old Wolcott, inquired if the entrance shown on Wolcott Street is waiting on the State to make a decision.

Attorney Furey replied that based on the plans and reviews that they expect to take access in this location on Route 69. Though, if for some reason the State disagrees with this location then they would have to return to this Commission for additional review to evaluate and approve. The applicant does not want or intend to take access off Old Wolcott as it would be a change to all the work and plans prepared.

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

MOTION: To close the public hearing for Application #440.

By: Pose Seconded: Nardi

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

The hearing is closed.

MOTION: Move to approve 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, with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Crown Estates 525 Wolcott Street (CT. Route 69) & Old Wolcott Road Bristol, Connecticut Assessor's Map/Lot: 7/45."

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

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

By: Pose Seconded: Bacchus

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

The application is approved.

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, Lot 85 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 for Phases 5 & 6. Trademark Acquisitions, LLC, applicants/owners.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose with alternate Commissioner Rasmussen-Tuller to vote on Application #413.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, explained the project has been going for a few years now. At this point, approximately 56 lots have been completed and had 4 to be completed in Phase 1, 2 and 3. Phases 5 and 6 had only a 2-year extension period and has been completing the necessary earth removal during that time. He expects that after the earth removal is completed, estimated to be in July and based on the market, they can begin the buildout of Phases 5 and 6. He explained they have begun the process working with the City to get the roads accepted for Phases 1-3.

Staff explained the roads targeted for acceptance. A referral to the Board of Water Commissioners was sent for review.

Staff recommended a two-year extension to 2027 leaving one year left on the statutory timeline. The conditional approval would be to complete approximately 30 lots total.

Commissioner Klimek inquired about the standard period for extensions. A discussion ensued with Robert Flanagan. Commissioner Pose stated he would be comfortable with a 2-year extension.

MOTION: Move to approve a two-year extension of 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, Lot 85 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 for Phases 5 & 6. Trademark Acquisitions, LLC, applicants/owners.

By: Bacchus Seconded: Rasmussen-Tuller

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

The extension of the application is approved.

MOTION: To send a referral to the Board of Water Commissioners & the Board of Public Works for the study and report of street acceptances of Application #413 – Laurentide Glen subdivision for the following:

1. Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive (approximately STA 30+15 – STA 40+50).

2. Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street (approximately STA 50+00 – STA 56+26).

3. 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).

4. 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).

The report can be sent to the Land Use Office at City Hall.
The next Planning Commission meeting is: November 24, 2025 at 6:00 PM in the Council Chambers.

By: Bacchus Seconded: Pose

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

There was a discussion of the on-going phishing scam emails and the efforts taken by the City to alert the public.
A discussion of a new agenda item ensued for Application #431.

Request to amend the Subdivision Map for Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant.

MOTION: Add new item to the agenda, Application #431 — – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, to remove the turf paver access depicted on Lot 9.

By: Pose Seconded: Bacchus

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

Abstain: None.

The new agenda item was added to the agenda.

Rich Green, Robert Green Associates, 6 Old Waterbury Road, Terryville, representing the applicant, explained the plans and request. When the subdivision was approved the and was not part of Lot 2 but is now being merged and maintained with Lot 2. It was determined that Lot 2 has been sold and deeded to maintain it. The easement language will need to be amended and re-recorded on the land records to become effective.

MOTION: To approve an amendment for Application #431 — – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, to remove the turf paver access depicted on Lot 9. In order for the change to become effective:

1. A revised map shall be filed on the City of Bristol Land Records, showing the removal of the turf paver area.

By: Pose Seconded: Bacchus

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

The amended application change was approved.

8. Zoning Commission Referrals

a. 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 BY THE PLANNING COMMISSION AT THE NOVEMBER 24th PLANNING MEETING.

There is no vote this evening as it is an informational item only.

MOTION: Add new item to the agenda, Application #AZR-25-08 — Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

By: Nardi Seconded: Rasmussen-Tuller

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

Staff explained the request to amend the zoning map. The amendment removes the access management corridor and adds it across the entire city. It is a voluntary program that promotes the reduction of the number of curb cuts on properties. This access management option could occur within any zone.

MOTION: To send a positive referral to the Zoning Commission, Application #AZR-25-08 — Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol. The Planning Commission finds that the Zoning Map Amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose Seconded: Bacchus

For: Nardi, Bacchus, Pose and Veits.

Against: None.
Abstain: None.

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

A positive referral was sent to the Zoning Commission for Application #AZR-25-08.

9. Old Business

10. Staff Reports

a. Subdivision Status Report - October 2025.

Staff reviewed the monthly Subdivision Status report for October 2025; there were no changes since last month.

MOTION: To accept the October 2025 subdivision report.

By: Pose Seconded: Nardi

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

12. Adjournment

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose with alternate Commissioners Rasmussen-Tuller, Small and Klimek to vote on the adjournment.

Motion was made by Commissioner Nardi to adjourn.
Motion seconded by Commissioner Pose.
Motion carried 6-0.

The meeting adjourned at 7:04 P.M.

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

Respectfully submitted,
Andrew Armstrong

_____

William Veits
Chairman
City Planning Commission

Application #441

For Office Use Only
APPLICATION NO. 441
DATE FILED: 11/26/25
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:

manufactuirng facility, a [✓] permitted use [ ] Special Permit use

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

Address or Location of the Property: 300 Broad Street

Assessor's Map No.: 43 Assessor's Lot No.(s): 100

Zone of the Property: (I) Industrial Size of the Property (in acres or square feet): _____

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 10/23/25 [ ] no

Other comments: Reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces

Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed future parking.

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

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

Name: 300 Broad Street Property, LLC c/o Armen Boyajian

Address: 534 Hudson Street, Suite 3A City: New York State: NY Zip: 10014

Telephone No.: 212-686-5650 E-Mail: _____

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

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. 441

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 300 Broad Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Rock Emond - SLR

Address: 99 Realty Drive City: Cheshire State: CT Zip: 06410

Telephone No.: 203-271-1773 E-Mail: _____

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

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

Application #441

Drainage Report

SLR

Proposed Site Improvements

300 Broad Street, Bristol, Connecticut

Drainage Report

Prepared for:
Armen Boyajian

300 Broad Street Property, LLC
534 Hudson Street, Suite 3A
New York, NY 10014

Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.20363.00001

October 23, 2025

Hyperlink for Full Report

https://www.bristolct.gov/DocumentCenter/View/50532/Drainage-Report_300-Broad

Making Sustainability Happen

IWWA Approval Leter

City of Bristol

BRISTOL, CONNECTICUT 06010
Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

CERTIFIED MAIL

December 2, 2025

300 Broad Street Property, LLC
c/o Armen Boyajian
534 Hudson St., Suite 3A
New York, NY 10014

RE: Application #2062 - Wetlands application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.

Dear Applicant,

The Inland Wetlands & Watercourses Agency of the Conservation Commission at its meeting held on December 1, 2025, voted to deem the applicant a non- significant activity and approved Application #2062 with standard stipulations.

1. Standard stipulations 1 through 21 (attached.)
2. The plans were approved based on the maps dated November 26, 2025.
3. The fence shall be moved outside the floodway.

Please send two copies of the final plans to the Engineering Department, ATTN: Zachary Norton, after which one stamped approved plan will be returned to you.

The Commission also voted to recommend to the Zoning Commission to endorse the deferment of the parking if not needed would be a positive aspect for the property.

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

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

Sincerely,

William Stango, P.E.
City Engineer, Public Works Department
WS/nk

C: Armen Boyajian (via e-mail)
Robert Green Associates, LLC (via e-mail)
Zoning Commission
Raymond Rogozinski, P.E., Director of Public Works (via e-mail)
Zachary Norton, IWEO, Environmental Tech (via email)
Andrew Armstrong, Assistant City Planner (via email)
Anthony Lorenzetti, P.E. (via e-mail)
Attorney Timothy Furey

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

1. The Inland Wetlands Enforcement Officer (IWEO) shall be notified at least three days prior to the initiation of any regulated activity under this permit (584-6116) and shall be regularly informed as to the progress of all activities involved in this proposal.

2. The duration of any permit shall be five (5) years unless otherwise approved by the Commission.

3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.

4. This permit shall not be transferable without the written consent of the Department of Public Works – Engineering Division. Prior to the Transfer of the permit a new application from the applicant shall certify in writing that they are familiar with all the permit conditions and shall comply accordingly. Said transfers shall be reported to the commission by the DPW Engineering Division on a routine (monthly) basis.

5. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.

6. This permittee shall employ best management practices, consistent with the terms and conditions of this permit and current state and local guidelines, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Land Use Office, 111 North Main St., Bristol, (860) 584-6225.

7. The permittee shall immediately inform the Commission/Engineering Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.

8. No equipment or material including without limitation, fill, construction materials or debris shall be deposited, placed or stored in any wetlands, watercourse or flood plain on or off site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit.

9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the City of Bristol and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.

10. If the activity authorized by this permit also involves activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to this permit may begin until such approval is obtained.

11. Timely implementation and maintenance of sediment and erosion control measures as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control", dated May 2002 and as revised, shall be a condition of this permit.

12. All siltation and sedimentation control measures shall be removed once all upgradient site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.

13. All excess fill material shall be disposed of off-site. Off-site disposal areas within an area regulated by the Inland Wetlands Commission shall require approval from the Commission.

14. If required by the Commission, signs delineating the City of Bristol Inland Wetlands Conservation Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Division. A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" X 4" posts, set below frost, and shall read "City of Bristol Conservation Easement". Signs shall be installed prior to any activity and maintained in perpetuity.

15. Conservation easement language shall be submitted for City's review prior to recording. Conservation easement shall include provisions for restrictions of fertilizers, pesticides, and herbicide use in and adjacent to conservation easement, unless related to an approved invasive species management plan.

Adopted by: Inland Wetlands Commission effective 5-15-2025

16. The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
    a. Contact IWEO (584-6116)
    b. Clearly designate limits of construction.
    c. Install conservation easement signs (if required)
    d. Install erosion control measures
    e. Install storm drainage (At a minimum, all retention and detention areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediments must be removed from the storage area prior to final grading and stabilization.)
    f. Construct regulated activity in accordance with approved plan
    g. Once stabilized, remove erosion control measures

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

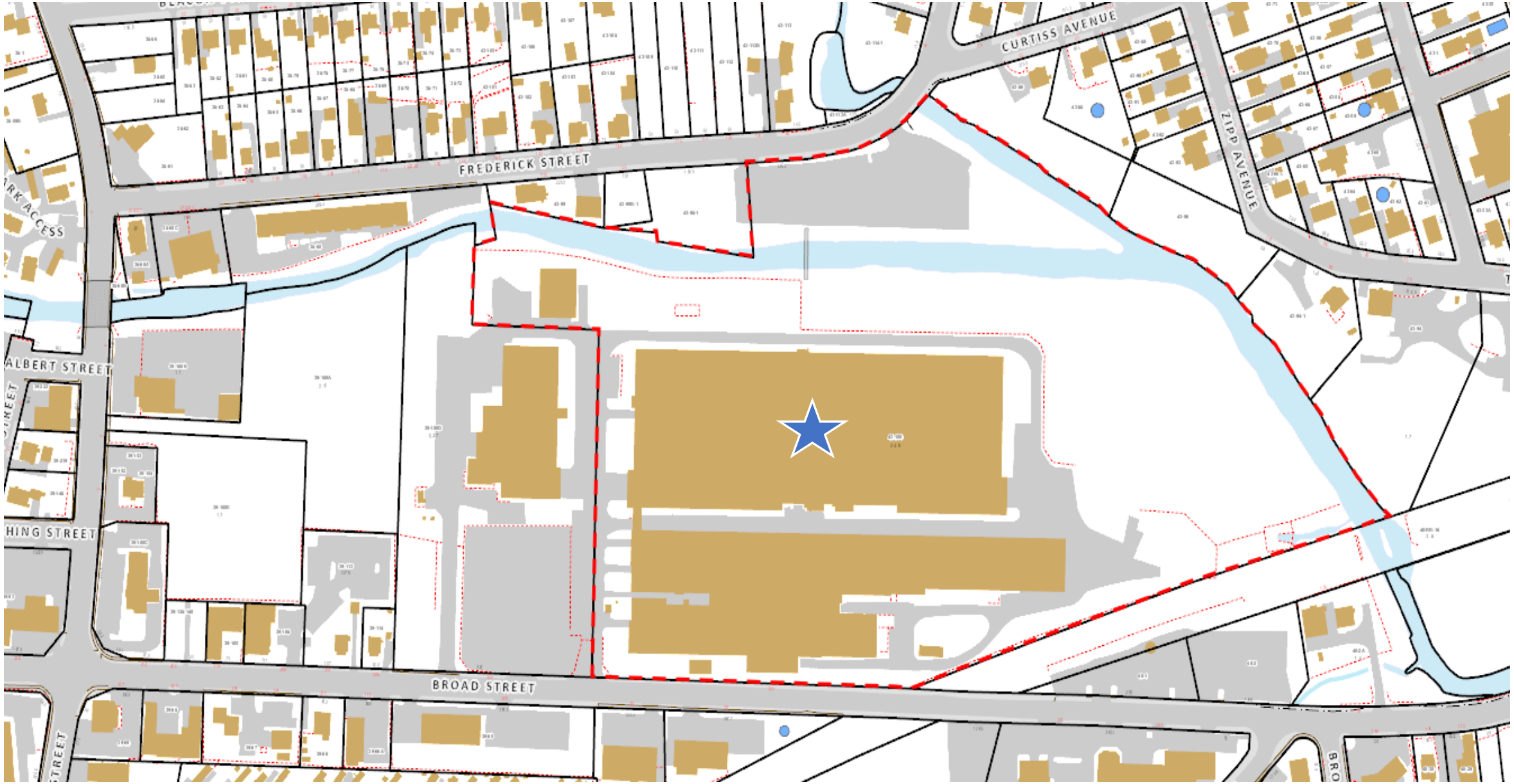
18. Stabilization shall be initiated as soon as practicable in portions of site where construction activities have temporarily or permanently ceased, but in no more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.

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

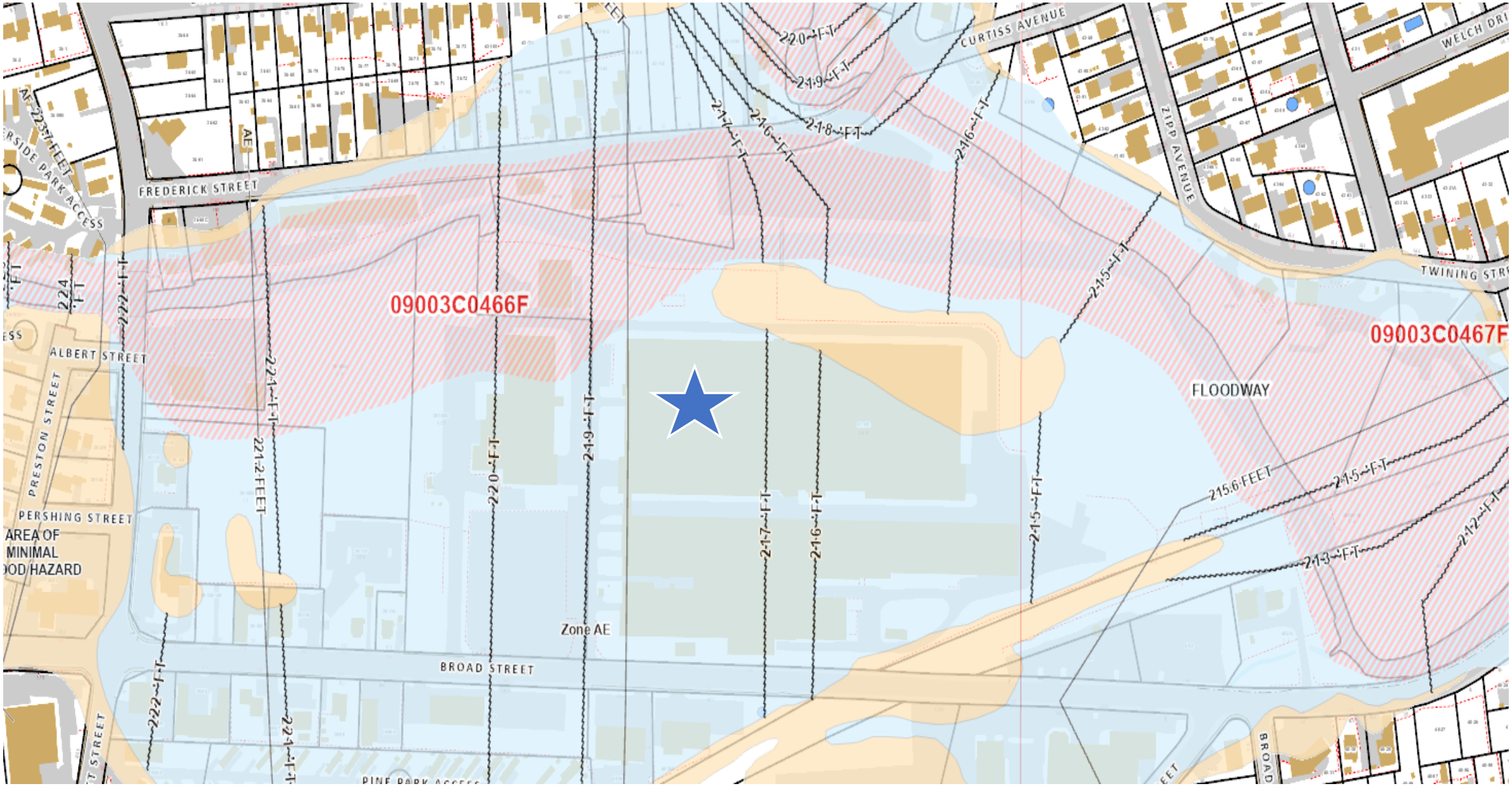
20. Each phase of independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located in the area served by that portion or phase of the system. Each phase of independent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

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

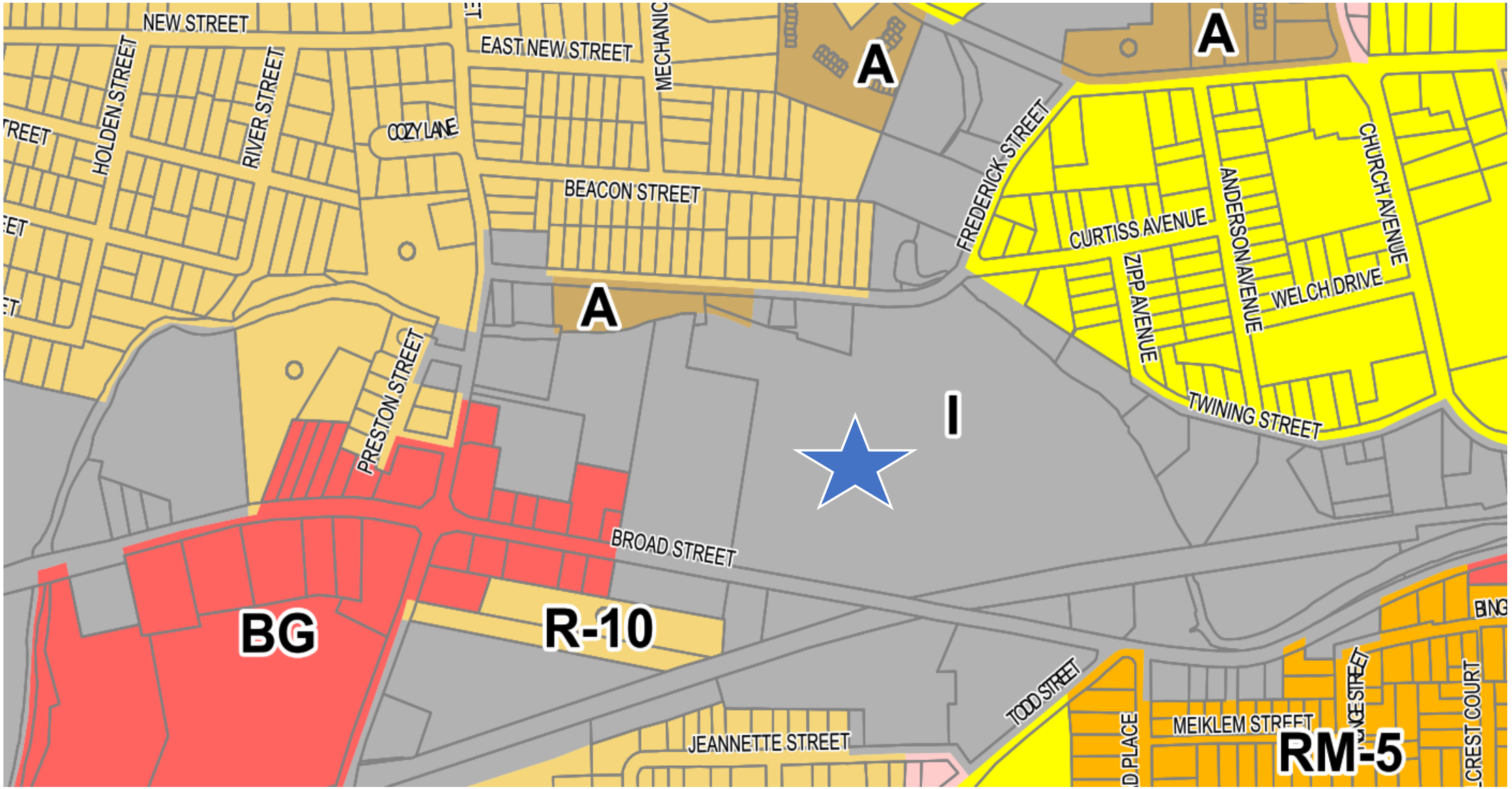
GIS Maps and Photos



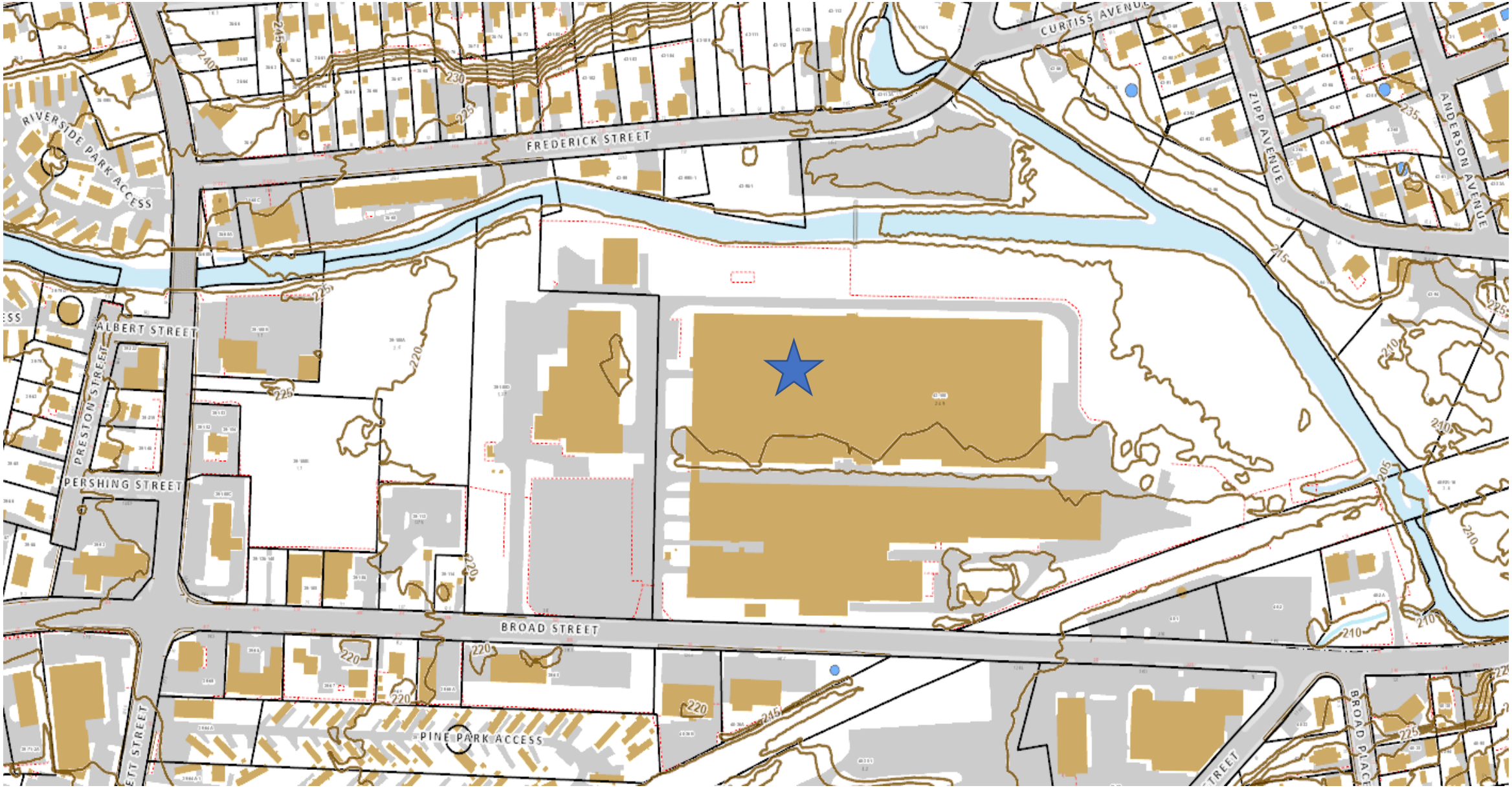
300 Broad St – Location
Map 43 Lot 100



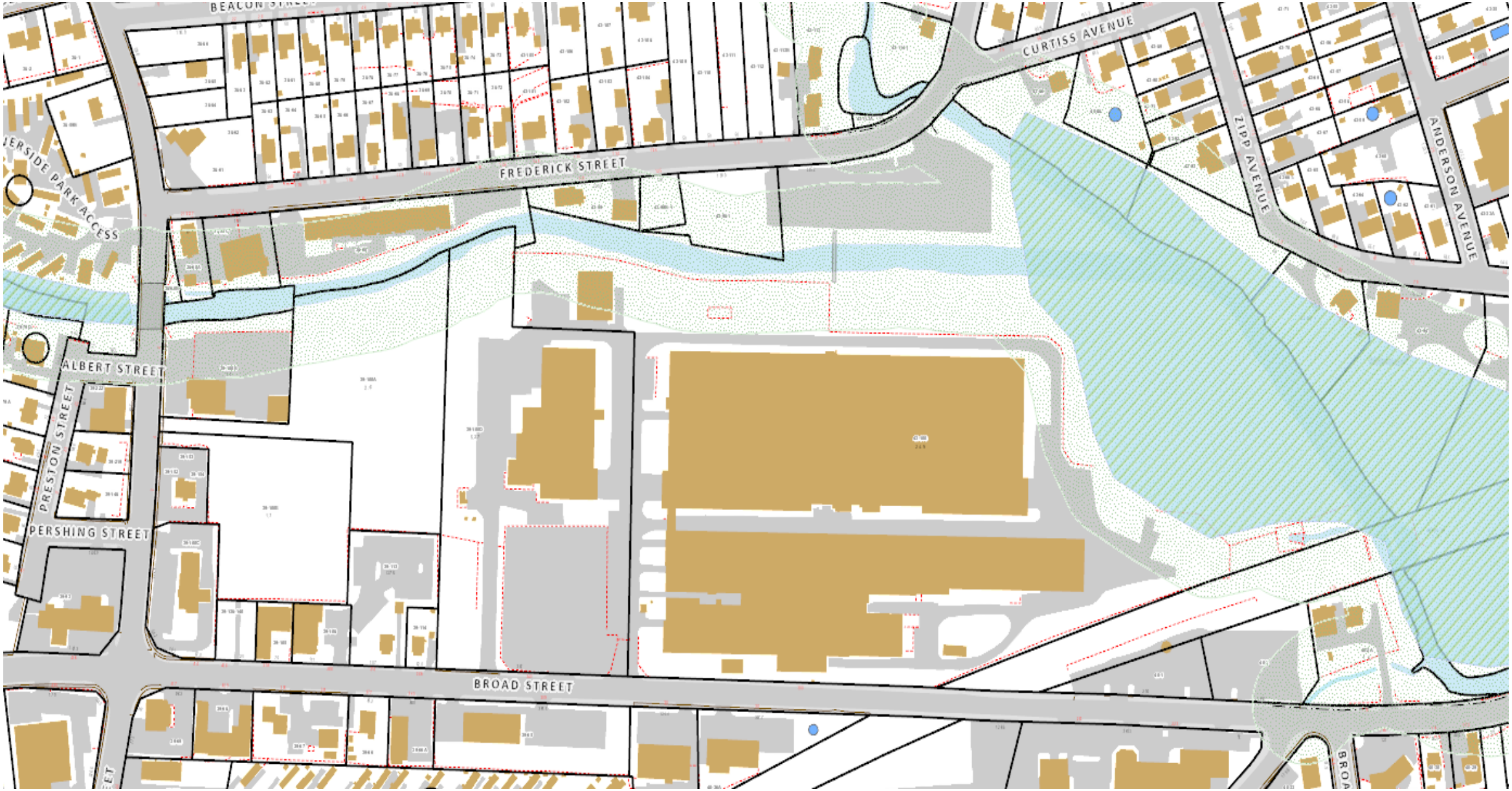
300 Broad St – Floodplain
Map 43 Lot 100



300 Broad St – Zoning
Map 43 Lot 100



300 Broad St – Topography
Map 43 Lot 100



300 Broad Street – Inland Wetlands/Upland Review
Map 43 Lot 100



300 Broad St – Aerial 2023
Map 43 Lot 100



300 Broad St – Google Earth
Map 43 Lot 100



300 Broad St – Google Earth
Map 43 Lot 100

Site Plan

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019
   SURVEY TYPE – PROPERTY & T–2 TOPOGRAPHIC
   BOUNDARY DETERMINATION – RESURVEY
   ACCURACY CLASS – A–2 HORIZONTAL, SUPPLEMENTAL T–2 TOPOGRAPHIC

   THE INTENT OF THIS MAP IS TO DEPICT A REVISED BOUNDARY LINE BETWEEN PARCELS WITHOUT CREATING ANY NEW PARCELS. ALL IMPROVEMENTS AND UNDERGROUND UTILITIES MAY ARE NOT BE DEPICTED HEREON.

2. NORTH BASED UPON THE MERIDIAN ESTABLISHED PER MAP IN NOTE 3.F. VERTICAL DATUM BASED OFF NAVD 88 ESTABLISHED BY GPS.

3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

   A. "RIGHT OF WAY MAP TOWN OF BRISTOL BROAD STREET FROM CENTRAL ST., WESTERLY TO THE PEQUABUCK RIVER BRIDGE ROUTE NO. 113" BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', DATE: APR. 30, 1929, REVISED TO FEB. 23, 1944, NUMBER 234, SHEET 2 OF 3

   B "MAP SHOWING PORTIONS OF LIBERTY PLACE AND PERSHING STREET ABANDONED" BY DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL CONNECTICUT, SCALE: 1"=40', DATE: JUNE 1980 (B.L.R. MAP 717–22)

   C. "MAP OF LOTS #95, #97, #98 & #100 BROAD AND FREDERICK STREETS BRISTOL, CONNECTICUT OWNED BY BARNES GROUP, INC." BY A.F. LEPORE, JR. & ASSOCIATES, SCALE: 1"=100', DATE: 9–29–86, REVISED TO 9–30–86 (B.L.R. MAP A–61)

   D. "MAP OF PROPERTY ANDREWS & BROAD STREETS BRISTOL, CONNECTICUT OWNED BY LAVIERO TRUCKING" BY A.F. LEPORE, JR & ASSOCIATES, SCALE:1"=40', DATE: 12–18–86 (B.L.R. MAP A–89)

   E. "MAP OF PROPERTY ANDREWS & BROAD STREETS BRISTOL, CONNECTICUT OWNED BY McDELL REALTY" BY A.F. LEPORE, JR & ASSOCIATES, SCALE:1"=40', DATE: 11–17–88, REVISED TO 3–27–89 (B.L.R. MAP 515–F)

   F. "RE–SUBDIVISION MAP FOR PROPERTY OF McDELL REALTY BROAD/ANDREWS STREET BRISTOL, CT" BY KRATZERT, JONES & ASSOCIATES, INC., SCALE: 1"=40', DATE: APRIL 22,1992 (B.L.R. MAP 748–H)

   G. "SITE PLAN – LOT #100D #340 BROAD STREET BRISTOL, CONNECTICUT OWNED BY THEIS PRECISION STEEL CORP." BY LEPORE ASSOCIATES, INC., SCALE: 1"=100;, DATE: MAR. 8, 1996, SHEET 1 OF 2, REVISED TO 11–19–96

   H. "IMPROVEMENT LOCATION SURVEY AS–BUILT PLAN LOTT 100D – #340 BROAD STREET BRISTOL, CONNECTICUT PREPARED FOR THEIS PRECISION STEEL CORP." BY LEPORE ASSOCIATES, INC., SCALE: 1"=20', DATE: FEB. 5, 1999

   I. "COMPILATION PLAN SHOWING PROPOSED SANITARY SEWER EASEMENT ACROSS LOT 100, 300 BROAD STREET, BRISTOL PREPARED FOR THE DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL, CT" BY WESTON & SAMPSON, SCALE: 1"=20', DATE: JULY 9, 2012.

   J. "GENERAL LOCATION SURVEY MAP OF LOT LINE RREVISION BROAD STREET BRISTOL, CONNCECTICUT PREPARED FOR THEIS PRECISION STEEL USA, INC." BY SLR, SCALE: 1"=80', DATED: DECEMBER 16, 2020

   K. "PROPERTY SURVEY LOTS 39–100A, 39–100E AND 39–100D #340 BROAD STREET BRISTOL, CONNECTICUT PREPARED FOR CM PROPERTIES, LLC" BY SLR, SCALE: 1"=40', DATED: JUNE 16, 2021

4. REFERENCE IS MADE TO INSTRUMENTS IN THE CITY OF BRISTOL LAND RECORDS, RECORDED AND DESCRIBED IN THE FOLLOWING:

   A. CERTIFICATE OF ATTACHMENT VOL. 2149, PAGES 723 AND 721
   B. AGREEMENT VOL. 1996, PAGE 1104
   C. EASEMENT FOR HIGHWAY PURPOSES VOL. 1965, PAGE 1090
   D. SANITARY SEWER EASEMENT VOL. 1908, PAGE 1286
   E. RE–RECORD EASEMENT VOL. 1668, PAGE 1227 (VOL.1666, PAGE 1197)
   F. VARIANCE VOL. 1171, PAGE 515
   G. TWO GAS EASEMENTS VOL. 816, PAGE 778
   H. AGREEMENT VOL. 227, PAGE 327
   I. EASEMENTS CONVEYED VOL. 224, PAGE 515

5. THE PROPERTY IS LOCATED WITHIN ZONES X (0.2 PCT. ANNUAL CHANCE FLOOD HAZARD), AE AND FLOODWAY PER THE FEMA FLOOD MAPPING, HARTFORD COUNTY,PANELS 09003C0466F AND 09003C0467F, EFFECTIVE DATES 09/26/2008

6. SHORT TERM TUNNEL EASEMENTS IN FAVOR OF LOT 40–100 TO EXTEND FROM EXISTING TUNNEL EASEMENT (LOT 39–100D) TO PROPERTY LINES. EXISTING AND SHORT TERM EASEMENTS TO BE TERMINATED UPON COMPLETION OF DECOMMISSIONING WORK OR AS NOTED IN PROPOSED EASEMENT AGREEMENT.

7. LOT 39–100D SUBJECT TO PROPOSED PARKING EASEMENT AGREEMENT TO PROVIDE UP TO 7 RE–LOCATABLE PARKING STALLS FOR USE BY LOT 40–100.

8. THE PROPERTY IS TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 2187, PAGE 803 OF THE BRISTOL LAND RECORDS.

9. PROPERTIES WILL BE SUBJECT TO AND TOGETHER WITH RIGHTS TO EXISTING, APPURTENANT, UNDERGROUND UTILITIES AND DRAINAGE PIPES WHICH MAY BE PRESENT AND ENCROACHING OVER PROPOSED REVISED PROPERTY LINE, AS WELL AS SURFACE DRAINAGE FLOW OR DISCHARGE RIGHTS.

10. REFERENCE IS MADE TO TITLE CERTIFICATE No. 83474, DATED SEPTEMBER 23, 2013 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TITLE CERTIFICATE FILE No. CT–5299420, DATED April 1, 2021 BY FIRST AMERICAN TITLE INSURANCE COMPANY.

11. INLAND–WETLANDS LIMITS PER LOCATION BY SLR SOIL SCIENTIST AS DETERMINED IN FIELD ON AUGUST 9, 2021.

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

GREGORY A. SZYSZKOWSKI CT L.S. #70095

MAP IS NOT VALID WITH OUT A LIVE SIGNATURE AND EMBOSSED SEAL. UNAUTHORIZED ALTERATIONS SHALL RENDER THIS PLAN NULL & VOID.

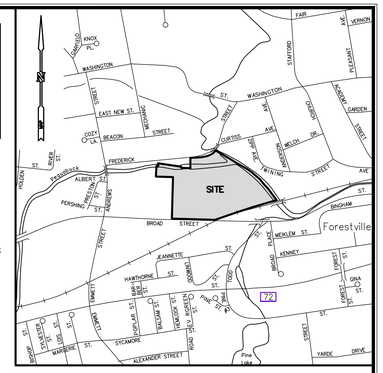
LEGEND

PROPERTY LINE	DRAINAGE MANHOLE	BOLLARD/POST
EASEMENT	SANITARY MANHOLE	GATE POST
BUILDING SETBACK LINE	TELEPHONE MANHOLE	FENCE POST
STONEWALL	ELECTRIC MANHOLE	ELECTRIC METER
WATERCOURSE	WATER MANHOLE	GAS METER
WETLAND	MANHOLE	UTILITY POLE
TREELINE	CATCH BASIN	GUY WIRE
GUIDE RAIL	DRAIN	HYDRANT
WOOD FENCE	FLARED END SECTION	LIGHT POST
CHAIN LINK FENCE	MONITOR WELL	SIGN
ELECTRIC LINE	BORING	MAILBOX
GAS LINE	WATER METER	IRON PIPE/PIN FOUND
STORMWATER PIPE	WATER VALVE	MONUMENT FOUND
OVERHEAD WIRE	GAS VALVE	
SANITARY PIPE	CLEAN OUT	
WATER LINE		

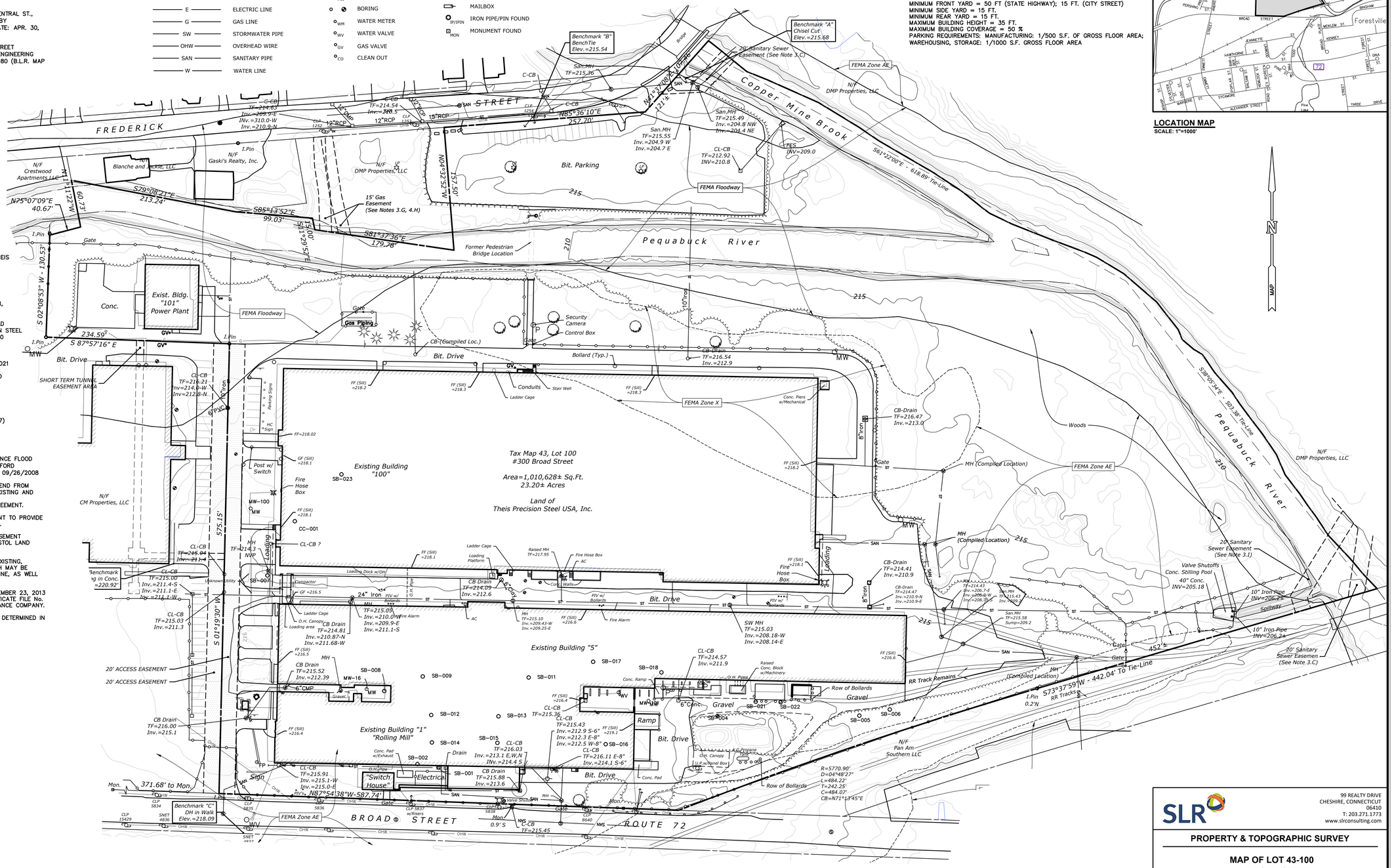
ALL UNDERGROUND UTILITIES ARE NOT BE SHOWN. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO MILONE & MACBROOM, INC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION.
"CALL BEFORE YOU DIG" DIAL 811 OR 1–800–922–4455.

ZONING DATA:

CURRENT ZONING DISTRICT: "I" (INDUSTRIAL)
MINIMUM LOT AREA = 25,000 SQ.FT.
MINIMUM FRONTAGE = 100 FT.
MINIMUM FRONT YARD = 50 FT (STATE HIGHWAY); 15 FT. (CITY STREET)
MINIMUM SIDE YARD = 15 FT.
MINIMUM REAR YARD = 15 FT.
MAXIMUM BUILDING HEIGHT = 35 FT.
MAXIMUM BUILDING COVERAGE = 50 %
PARKING REQUIREMENTS: MANUFACTURING: 1/500 S.F. OF GROSS FLOOR AREA; WAREHOUSING, STORAGE: 1/1000 S.F. GROSS FLOOR AREA



LOCATION MAP
SCALE: 1"=1000'



GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

SLR
99 REALTY DRIVE
CHESHIRE, CONNECTICUT
06410
T: 203.271.1773
www.slrconsulting.com

PROPERTY & TOPOGRAPHIC SURVEY

MAP OF LOT 43-100
#300 BROAD STREET
BRISTOL, CONNECTICUT
PREPARED FOR
300 BROAD STREET PROPERTY LLC

DATE	REVISION
12/11/2024	FEMA LINES & LABELS UPDATED
9/30/24	UPDATED UTILITIES AND SURFACE

SCALE: 1" = 60' | DATE: SEPTEMBER 28, 2021 | JOB: 20363.00001
FIELD: MC/BH | DRAWN: GAS | CHK'D: GAS | SHEET: 1 OF 1

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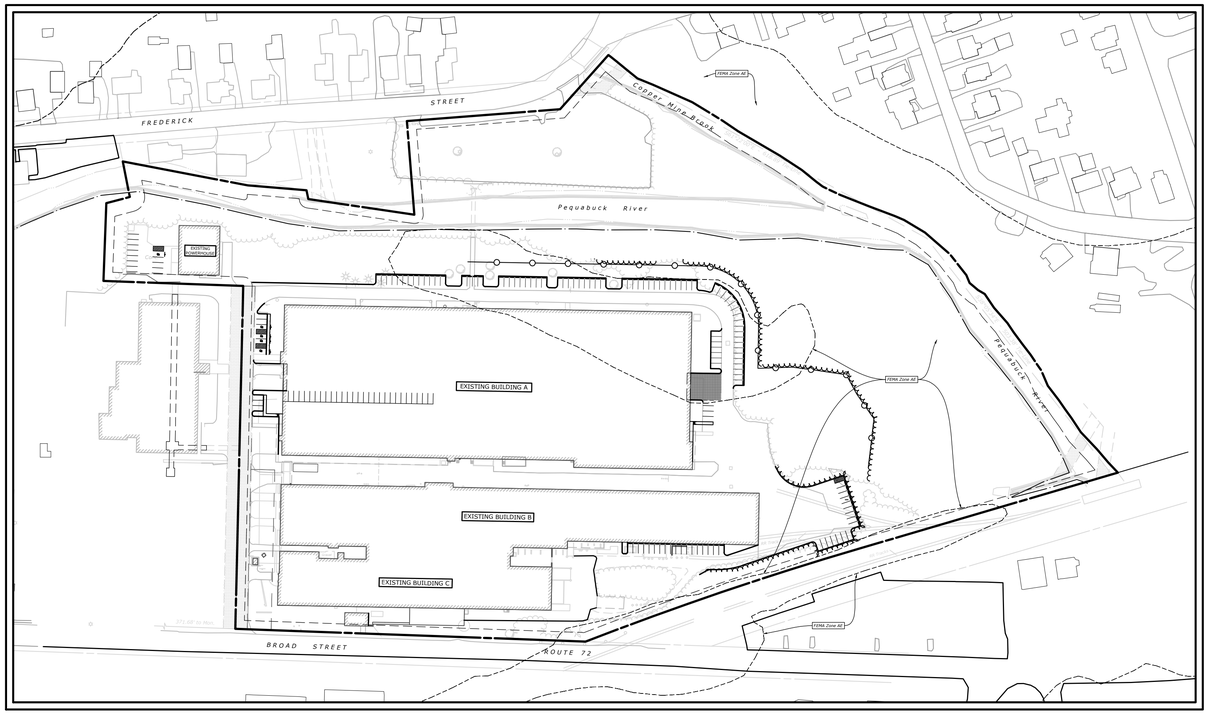
PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

20363.00001
OCTOBER 23, 2025
REVISED: NOVEMBER 26, 2025 (CITY COMMENTS)

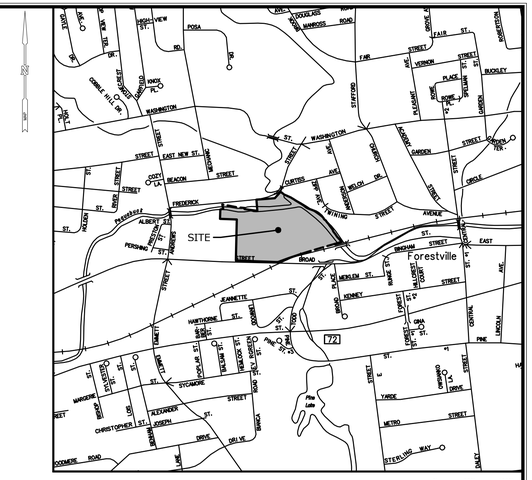
GENERAL NOTES:

1. PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED UPON A MAP ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY, MAP OF LOT 43-100, #300 BROAD STREET, BRISTOL, CONNECTICUT, PREPARED FOR: 300 BROAD STREET PROPERTY LLC", SCALE: 1"=60', DATED: JUNE 28, 2021, REVISED TO: DECEMBER 11, 2024, PREPARED BY: SLR INTERNATIONAL CORPORATION
2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988)
3. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
4. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
5. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
6. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
7. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024". AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL
8. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, OR AS SHOWN ON THE PLANS.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
10. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
11. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
12. ALL SIDEWALK RAMPS SHALL BE DESIGNED IN ACCORDANCE WITH ADA REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION. THE PLANS SHALL INCLUDE HANDICAP RAMP DETAILS, AND THE SPECIFIC RAMP TYPE SHOULD BE CALLED OUT AT EACH RAMP. SEE CONNDOT STANDARD SIDEWALK RAMP DETAILS.
13. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL,THE CITY OF BRISTOL REQUIREMENTS, THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 AND ADDENDUMS, AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL PERFORM IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
14. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL UTILITY, STATE, AND CITY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
15. CONTRACTOR TO PROVIDE AS-BUILT SURVEY BY A CT LICENSED LAND SURVEYOR TO THE CITY OF BRISTOL PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION.
16. APPLICATION #3811 - VARIANCE REQUEST FOR MINIMUM REAR YARD AND MINIMUM SIDE YARD WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.
17. APPLICATION #3812 - VARIANCE REQUEST FOR MINIMUM PARKING SPACES REQUIRED WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.
18. SITE ACTIVATES LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN PER DFIRM PANELS 09003C0466F AND 09003C0467F EFFECTIVE 9/26/2008.



PROJECT SITE VICINITY MAP:

0' 60' 120'
0 1/2" 1"



LOCATION MAP:

LEGEND

EXISTING		PROPOSED
	STREET LINE	
	PROPERTY LINE	
	SETBACK LINE	
70	MAJOR CONTOUR	100
68	MINOR CONTOUR	98
× 70.5	SPOT GRADE	+ 70.5
	TREE LINE	
	TREE/ SHRUB	
	STONEWALL	
	SITE LIGHT	
	HYDRANT	
WV	WATER VALVE	WV
GV	GAS VALVE	GV
	CATCH BASIN	
	MANHOLE/YARD DRAIN	
SAN	SANITARY SEWER W/MANHOLE	SAN
	STORM DRAIN	
W	WATER MAIN	W
G	GAS MAIN	G
E	ELECTRIC LINE	E
ETC	ELECTRIC, TELEPHONE, CABLE	ETC
	UTILITY POLE	
	TRAFFIC SIGN	
	IRON PIPE	
	MONUMENT	
	EDGE OF PAVEMENT W/CURB	
	GUARD RAIL	
	CHAIN LINK FENCE	
	WATERCOURSE	
	WETLAND	

PARKING GENERATION				
	BUILDING AREA	TOTAL REQUIRED PARKING*	TOTAL PROPOSED PARKING	PARKING RATIO
BUILDING A	174,974 SF	88 SPACES	37 SPACES	0.5 SPACES/1000 SF
BUILDING B	78,627 SF	40 SPACES	34 SPACES	0.5 SPACES/1000 SF
BUILDING C	43,173 SF	22 SPACES	0 SPACES	0.5 SPACES/1000 SF
POWERHOUSE	5,631 SF	11 SPACES	11 SPACES	1.97 SPACES/1000 SF
FUTURE PARKING SPACES		50% MAX.	75 SPACES (47%)	
TOTAL PARKING SPACES		161 SPACES	161 SPACES	
*APPLICATION #3812 - VARIANCE REQUEST FOR MINIMUM PARKING SPACES REQUIRED WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.				

GENERAL INDUSTRIAL ZONE (I)		
	REQUIRED	PROPOSED
LOT AREA (SF)	25000	1,010,600
MIN FRONTAGE (FT)	N/A	NO CHANGE
MIN LOT WIDTH (FT)	100	NO CHANGE
FRONT SETBACK (FT)	15	NO CHANGE
SIDE SETBACK (FT)	15 (25 IF ABUTTING RESIDENTIAL)	NO CHANGE
REAR SETBACK (FT)	15 (25 IF ABUTTING RESIDENTIAL)	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	90	47.2
MAX BUILDING COVERAGE (%)	50	NO CHANGE

811 Know what's below. Call before you dig. www.cbyd.com

PREPARED FOR:

ARMEN BOYAJIAN
300 BROAD STREET PROPERTY, LLC
534 HUDSON STREET, SUITE 3A
NEW YORK, NY 10014

PREPARED BY:

SLR

99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

STATE OF CONNECTICUT · THOMAS J. GULY · 31030 · LICENSED PROFESSIONAL ENGINEER

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	IN	INDEX PLAN
04-05	LA-1, LA-2	SITE PLAN - LAYOUT AND LANDSCAPING
06-07	GR-1, GR-2	SITE PLAN - GRADING
08-09	UT-1, UT-2	SITE PLAN - UTILITIES
10-11	SE-1, SE-2	SEDIMENT AND EROSION CONTROL PLAN
12	SE-3	SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS
13-14	SD-1 - SD-2	SITE DETAILS
15	--	PROPERTY & TOPOGRAPHIC SURVEY

LEGEND

FLOODPLAIN CROSSSECTION PER DFIRM PANELS 09003C0466 AND 09003C0467F

NOTES:

1. PROPERTY INFORMATION IS BASED UPON A MAP ENTITLED "SUBDIVISION MAP, MAP OF DIVISION OF LOT 43-100, #300 BROAD STREET, BRISTOL, CONNECTICUT, PREPARED FOR: 300 BROAD STREET PROPERTY LLC", SCALE: 1"=60', DATED: JUNE 20, 2023, PREPARED BY: SLR INTERNATIONAL CORPORATION

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
CITY COMMENTS	11/20/2025	LCD

EXISTING CONDITIONS
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

LCD	LCD	TD
DESIGNED	DRAWN	CHECKED

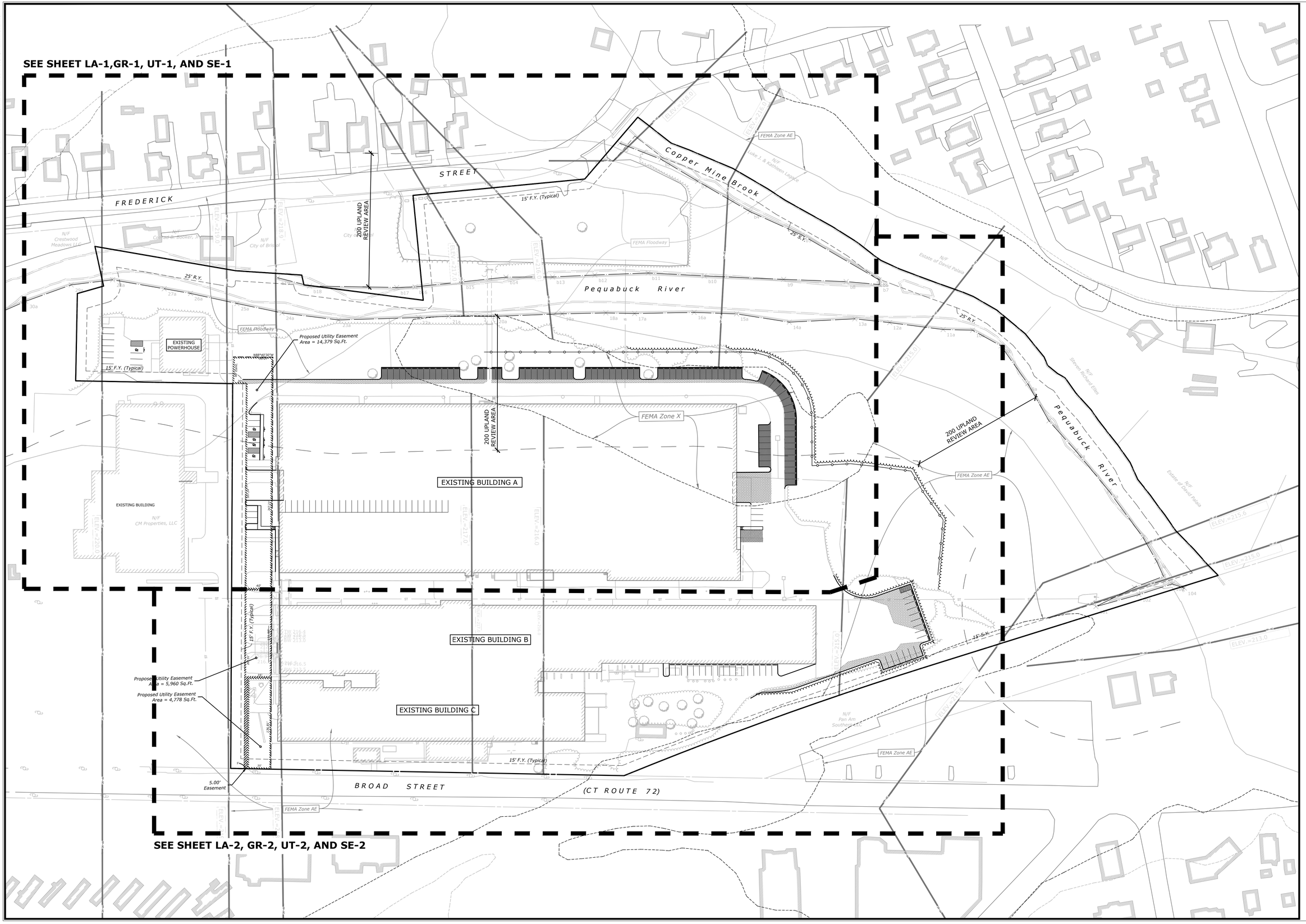
1"=60' SCALE

OCTOBER 23, 2025 DATE

20363.00001 PROJECT NO.

02 OF 14 SHEET NO.

EX SHEET NAME



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DESCRIPTION	DATE	BY
CITY COMMENTS	11/26/2025	LCD

INDEX PLAN

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=60'
SCALE

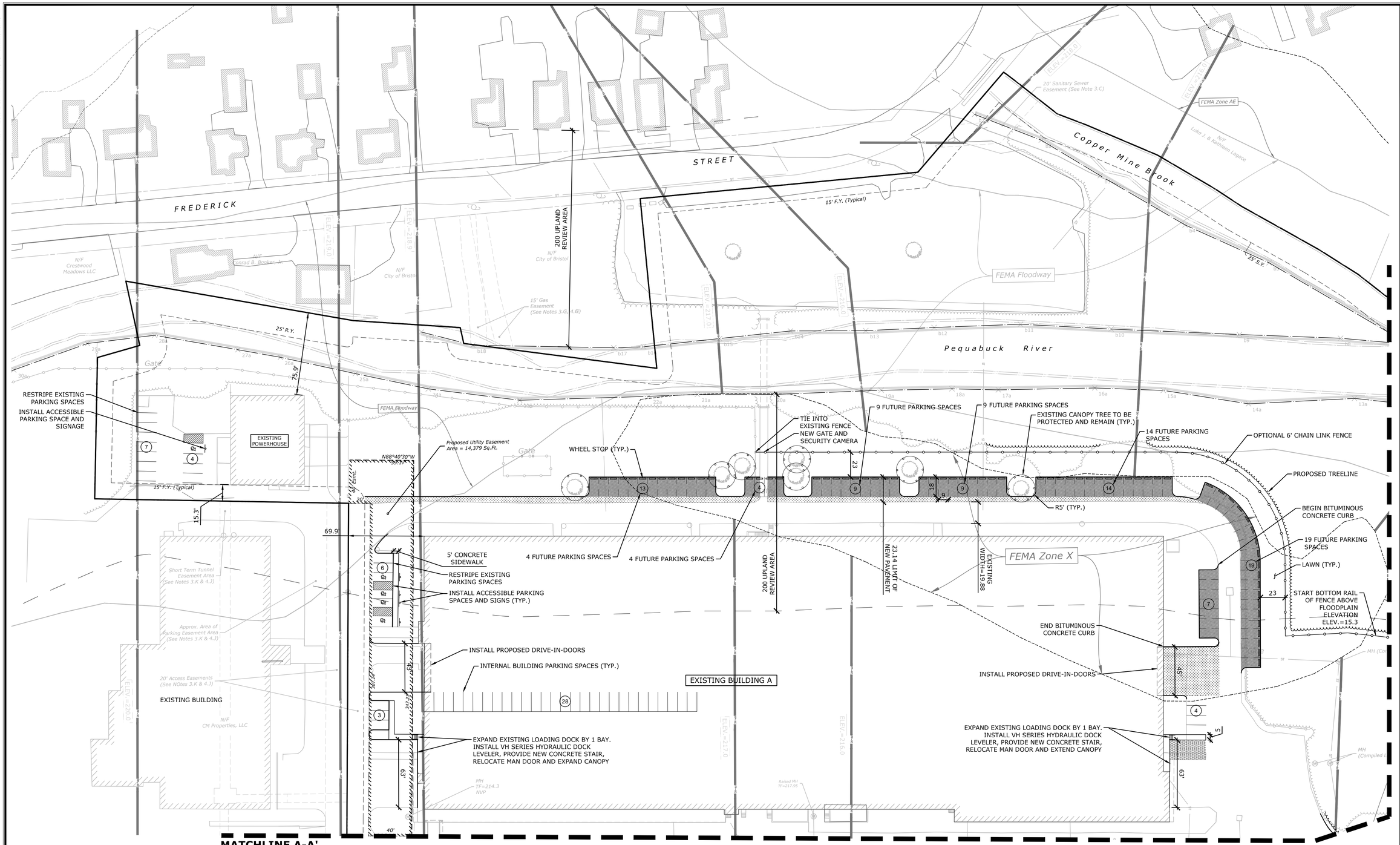
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SHEET NO.

IP
SHEET NAME

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LAYOUT NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE THE ATTENTION OF THE ENGINEER.
2. PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN WITHIN CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
5. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
6. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE. NO SUBSTITUTIONS BELOW SPECIFIED RANGE.

PAVEMENT LEGEND:

- NEW PAVEMENT AREA
- FUTURE PAVEMENT AREA

N
W E
S
0' 20' 40'
0 1/2" 1"

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SITE PLAN - LAYOUT AND LANDSCAPING
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40' SCALE
OCTOBER 23, 2025 DATE
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LA-1 SHEET NAME

LAYOUT NOTES

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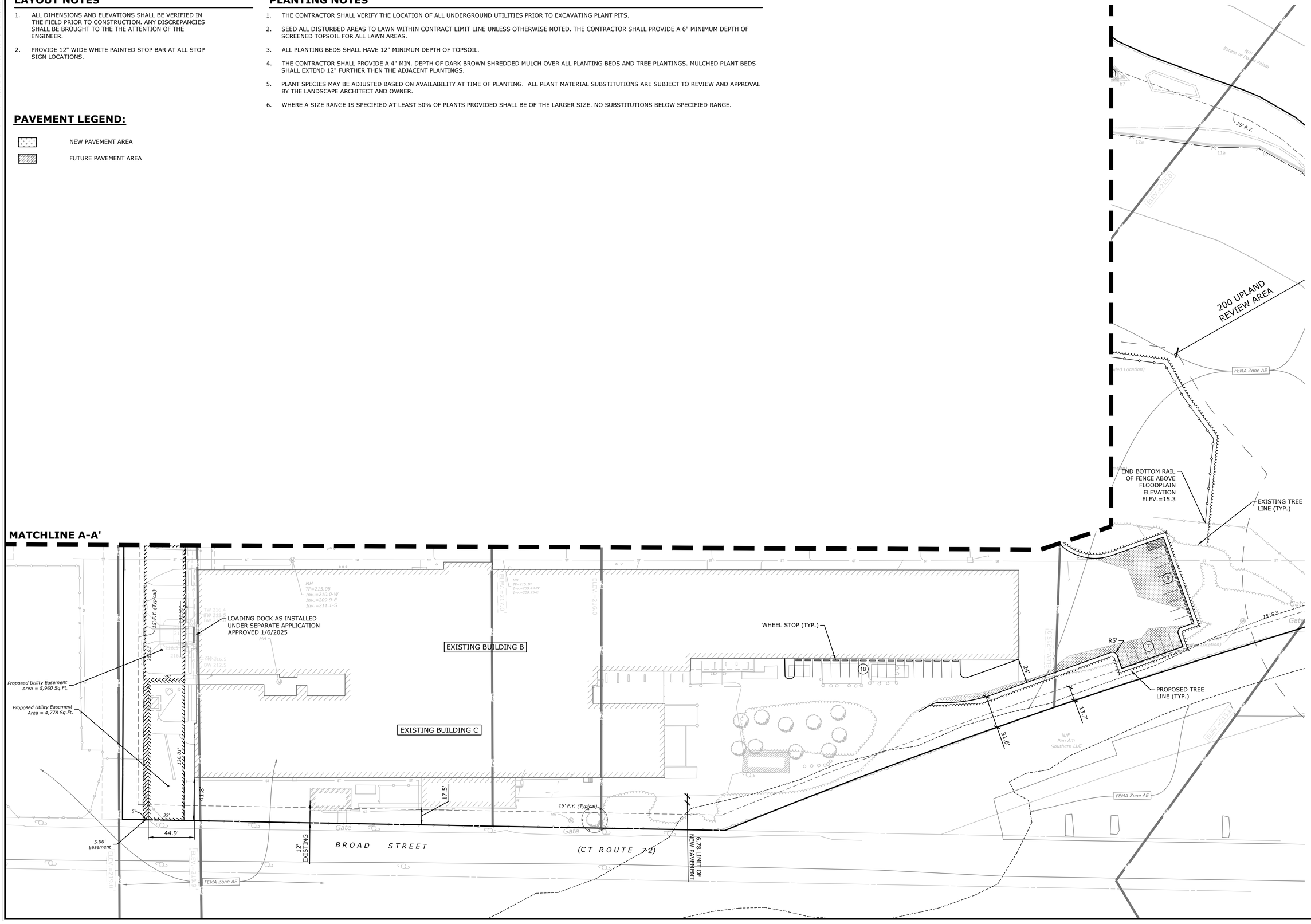
PAVEMENT LEGEND:

NEW PAVEMENT AREA

FUTURE PAVEMENT AREA

PLANTING NOTES

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SITE PLAN - LAYOUT AND LANDSCAPING

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

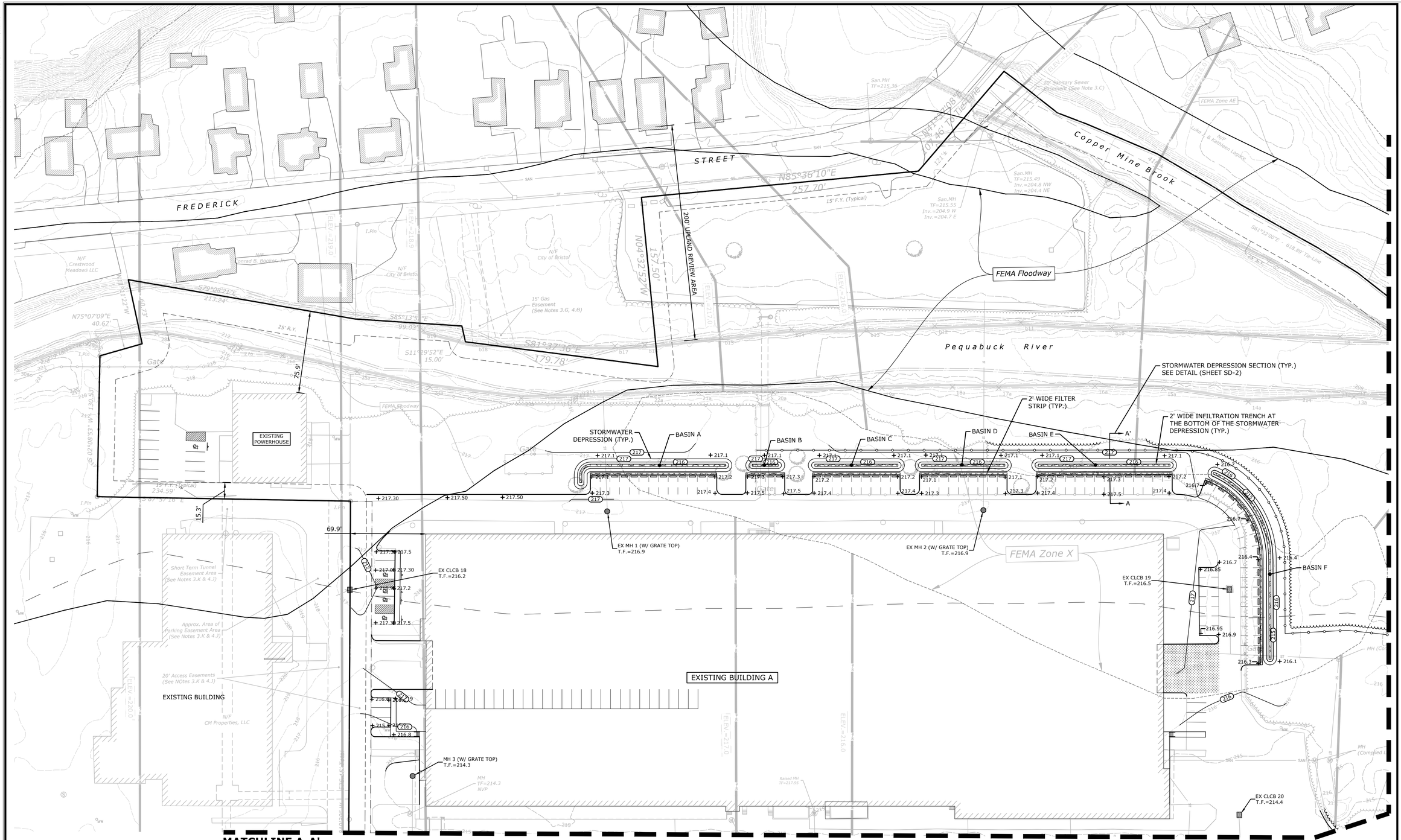
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SHEET NO.

LA-2
SHEET NAME



GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

NOTES:

1. EXISTING AND PROPOSED FINISHED GRADES COMPARED TO FEMA DFIRM PANELS 09003C0466F AND 09003C0467F CROSS SECTION CROSS SECTION AD OF 218.9 FEET, AC OF 215.6 FEET AND INTERMEDIATE DELINEATION AS MAPPED.
2. ALL VOLUMES SHOULD BE CONSIDERED APPROXIMATE.

FLOODPLAIN COMPUTATIONS	
EXISTING 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,344 CU. YDS.
PROPOSED 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,934 CU. YDS.
NET INCREASE IN FLOODPLAIN VOLUME	590 CU. YDS.

GRADING LEGEND:

× 70.5	EXISTING SPOT ELEVATION
+ 70.5	PROPOSED SPOT ELEVATION
——70——	EXISTING CONTOUR
124	PROPOSED CONTOUR
TC 120.0 / BC 119.5	TOP OF CURB / BOTTOM OF CURB
TR 120.5	TOP OF RAMP
	SIDEWALK RAMP
	DETECTABLE WARNING STRIP

N
W E
S
0' 20' 40'
0 1/2" 1"

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SITE PLAN - GRADING
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

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SHEET NO.

GR-1
SHEET NAME

GRADING NOTES:

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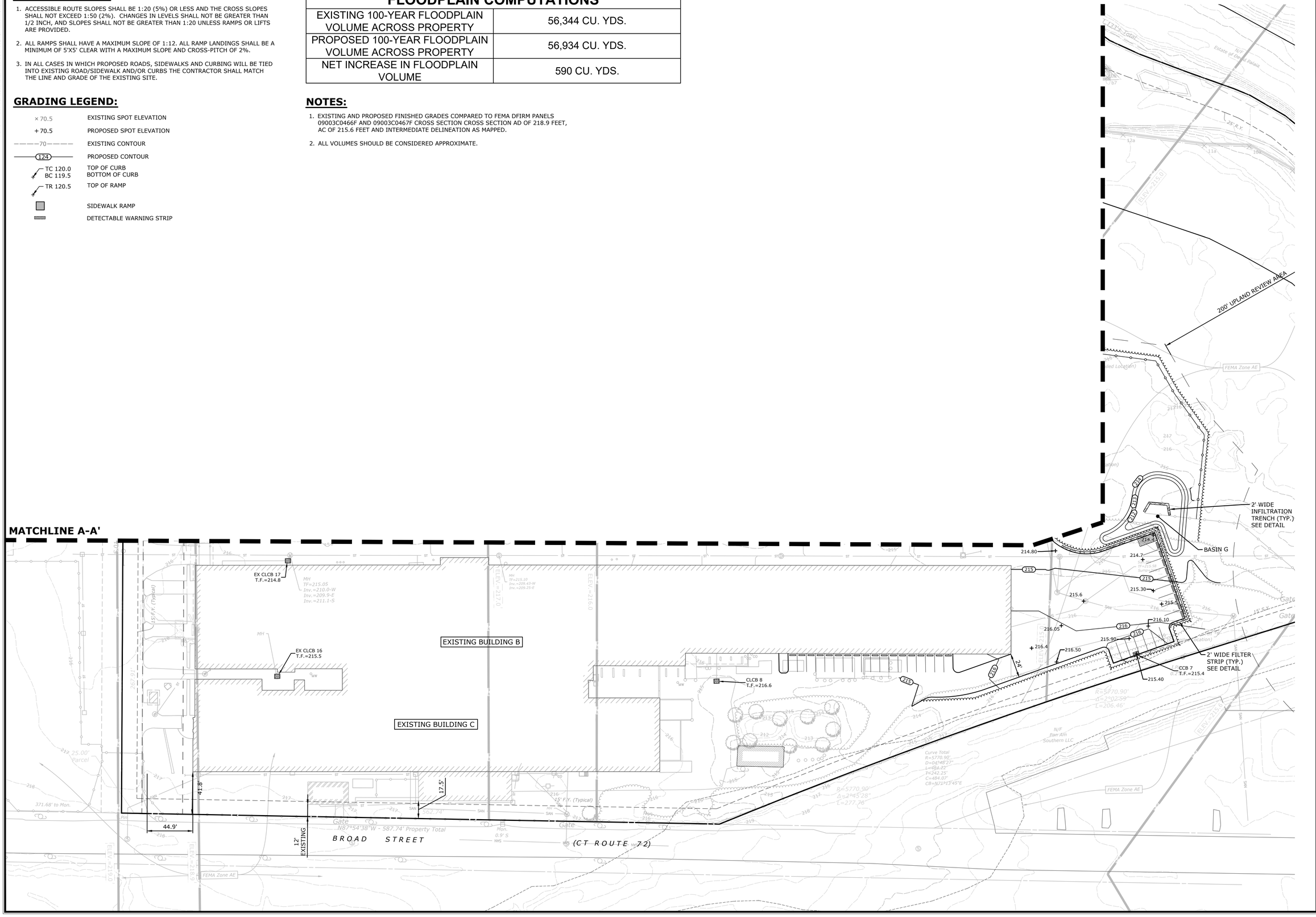
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	DETECTABLE WARNING STRIP

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SITE PLAN - GRADING

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

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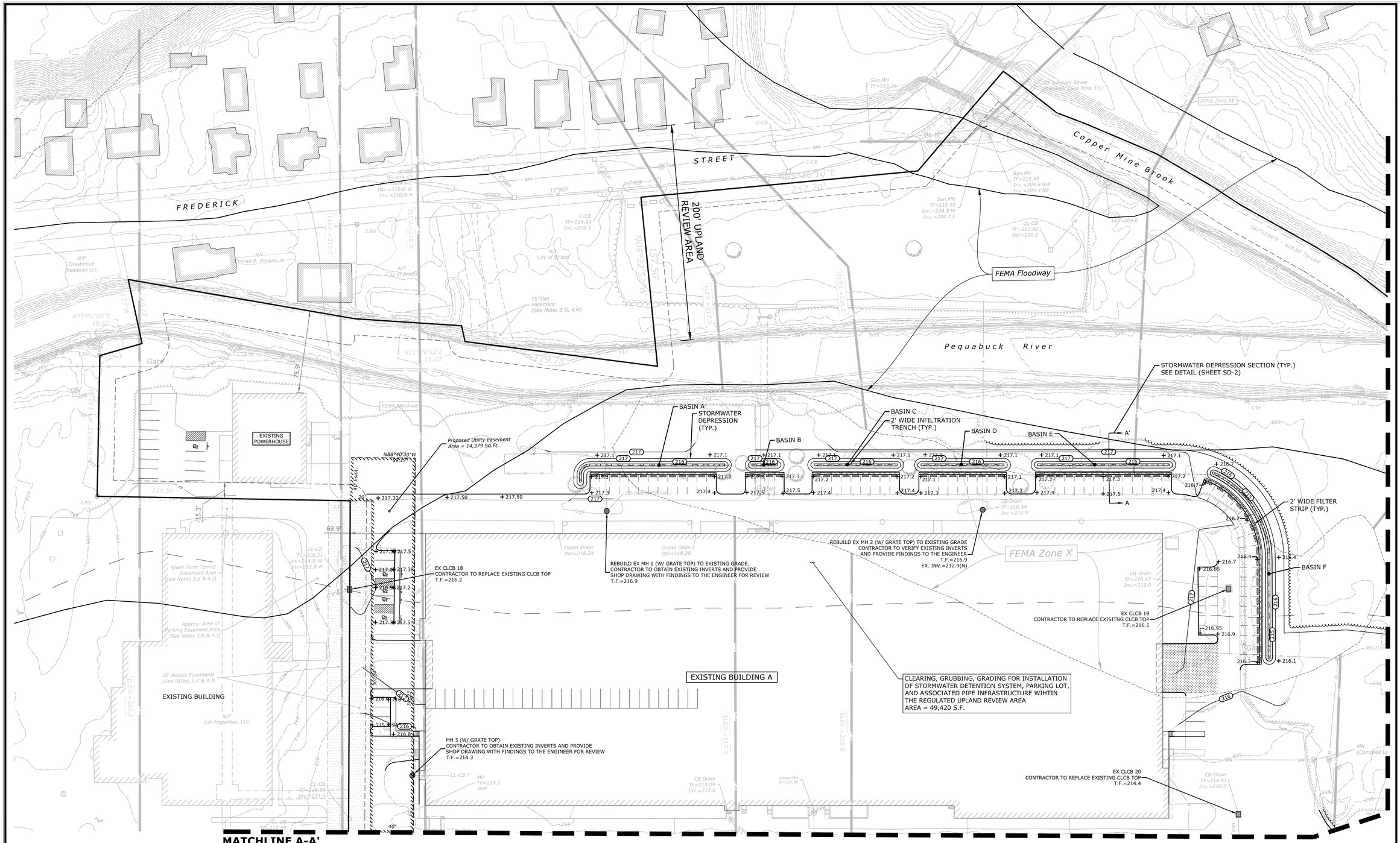
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GR-2
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UTILITY LEGEND:

- STORM MANHOLE
- STORM CATCH BASIN
- STORM DRAIN PIPE - SIZE VARIES

UTILITY NOTES

1. EXISTING STRUCTURES ARE TO ALL BE CLEANED OF ANY ACCUMULATED SEDIMENT AND DEBRIS.
2. ALL EXISTING DRAINAGE STRUCTURE INFORMATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE THE ATTENTION OF THE ENGINEER.

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SITE PLAN - UTILITIES

PROPOSED SITE IMPROVEMENTS

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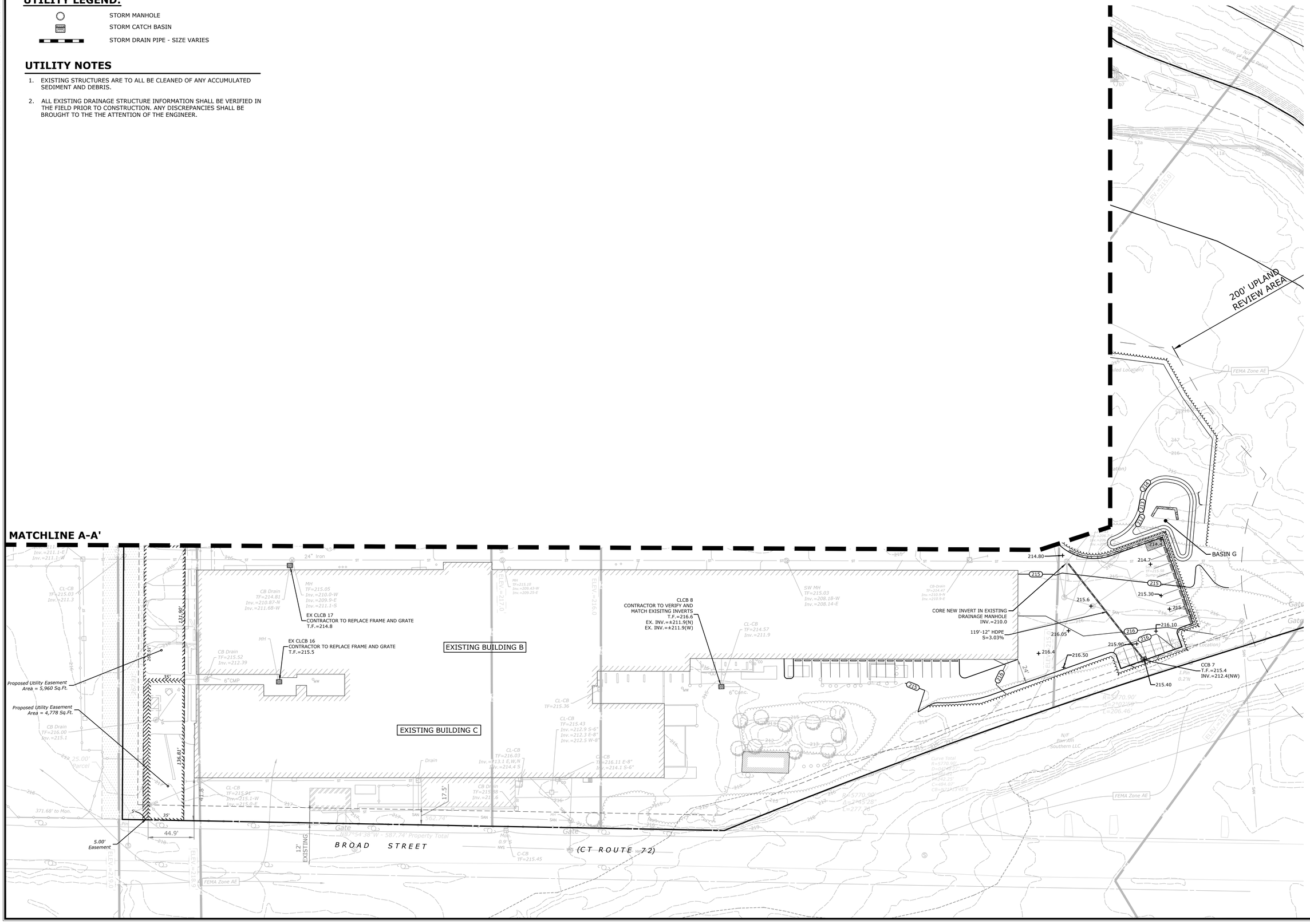
UT-1
SHEET NAME

UTILITY LEGEND:

- STORM MANHOLE
- STORM CATCH BASIN
- STORM DRAIN PIPE - SIZE VARIES

UTILITY NOTES

1. EXISTING STRUCTURES ARE TO ALL BE CLEANED OF ANY ACCUMULATED SEDIMENT AND DEBRIS.
2. ALL EXISTING DRAINAGE STRUCTURE INFORMATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE THE ATTENTION OF THE ENGINEER.



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SITE PLAN - UTILITIES

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SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

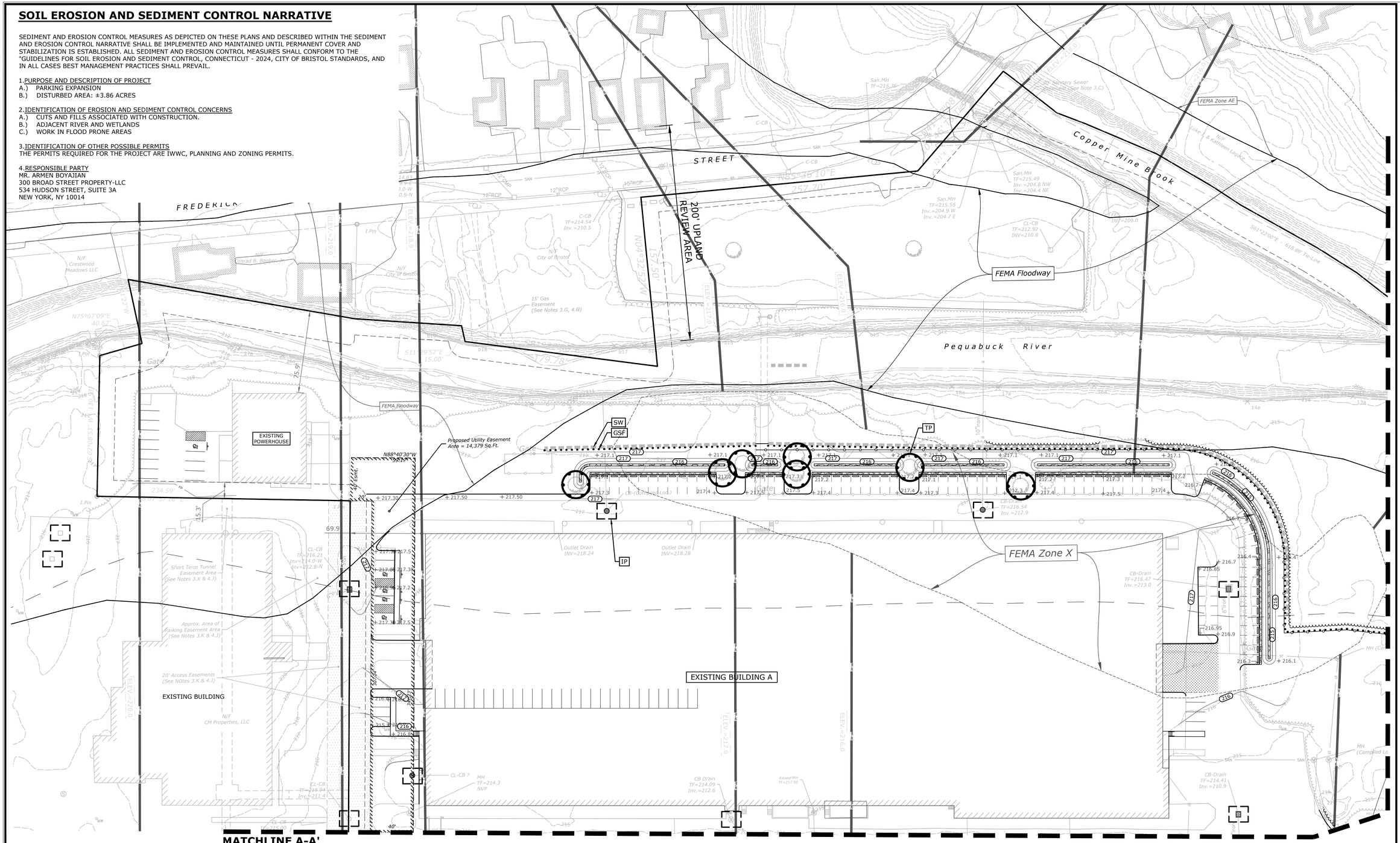
SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024, CITY OF BRISTOL STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1.PURPOSE AND DESCRIPTION OF PROJECT
A.) PARKING EXPANSION
B.) DISTURBED AREA: ±3.86 ACRES

2.IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
B.) ADJACENT RIVER AND WETLANDS
C.) WORK IN FLOOD PRONE AREAS

3.IDENTIFICATION OF OTHER POSSIBLE PERMITS
THE PERMITS REQUIRED FOR THE PROJECT ARE IWWC, PLANNING AND ZONING PERMITS.

4.RESPONSIBLE PARTY
MR. ARMEN BOYAJIAN
300 BROAD STREET PROPERTY-LLC
534 HUDSON STREET, SUITE 3A
NEW YORK, NY 10014



EROSION CONTROL NOTES
CONTRACTOR RESPONSIBILITIES

1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
3. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
4. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
5. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
6. ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

EROSION CONTROL LEGEND

- IP — INLET PROTECTION (TYP. OF ALL INLETS)
- GSF — SEDIMENT FILTER FENCE
- SW — STRAW WATTLES
- TP — TREE PROTECTION

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SEDIMENT AND EROSION CONTROL PLAN
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

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SCALE

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20363.00001
PROJECT NO.

10 OF 14
SHEET NO.

SE-1
SHEET NAME

EROSION CONTROL LEGEND

- TP — INLET PROTECTION (TYP. OF ALL INLETS)
- GSF — SEDIMENT FILTER FENCE
- SW — STRAW WATTLES
- TP — TREE PROTECTION

MATCHLINE A-A'

200' UPLAND REVIEW AREA

EXISTING BUILDING B

EXISTING BUILDING C

Proposed Utility Easement Area = 5,960 Sq.Ft.

Proposed Utility Easement Area = 4,778 Sq.Ft.

5.00' Easement

BROAD STREET

(CT ROUTE 72)

FEMA Zone AE

GSF

IP

N/F Estate of Elsie Palata

N/F Barrett Southern LLC

N/F Barrett Southern LLC

N/F Barrett Southern LLC

N/F Barrett Southern LLC

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SEDIMENT AND EROSION CONTROL PLAN

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SEDIMENT AND EROSION CONTROL SPECIFICATIONS

GENERAL:

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT. IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
   a. THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   b. THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
   d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
   e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR CRACKING.
   f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODIES.
   g. PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.
2. UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.
4. APPLY SOIL AMENDMENTS AS NECESSARY.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF LARGE STONES , LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
5. SOLUBLE SALT CONTENT OF LESS THAN 400 PPM IS REQUIRED.
6. THE TOPSOIL SHALL BE WARRANTED BY SELLER TO BE FREE OF DETECTABLE RESIDUES OF CHEMICAL PESTICIDES, HERBICIDES, PETROLEUM PRODUCTS, OR OTHER UNSUITABLE TOXINS.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX INCHES (6"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

TEMPORARY VEGETATIVE COVER

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

GENERAL:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY SOIL AMENDMENTS AS FOLLOWS:
   LIME: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE.
   ROCK DUST: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE
4. UNLESS HYDROSEEDED, WORK IN LIME TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST INTO THE SOIL - APPLY IT EVENLY TO SOIL SURFACE AS A SEED BED.
5. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

SITE PREPARATION:

1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING)
2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW AND ANCHOR TO SLOPES GREATER THAN 3%%% OR WHERE NEEDED.

PERMANENT VEGETATIVE COVER

GENERAL:

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY SOIL AMENDMENTS AS NECESSARY.
6. UNLESS HYDROSEEDED, WORK IN LIME TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST

VEGETATED COVER SELECTION AND MULCHING

TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 5 LBS./1,000 SQ.FT. (LOLIUM PERENNE)
DUTCH WHITE CLOVER (TRIFOLIUM REPENS) 1/4 LBS PER 1000 SF. OR 6LBS/AC.

* PERMANENT VEGETATIVE COVER:

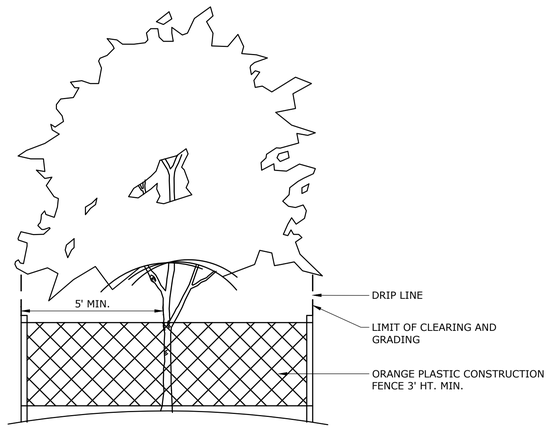
DUTCH WHITE CLOVER 30%
BARON KENTUCKY BLUEGRASS 30%
JAMESTOWN II CHEWINGS FESCUE 20%
PALMER PERENNIAL RYEGRASS 20%

* LOFTS - "TRIPLEX GENERAL" MIX OR APPROVED EQUAL. RECOMMENDED RATE/TIME SEEDING.
SPRING SEEDING: 4/1 to 5/31
FALL SEEDING: 8/16 to 10/15

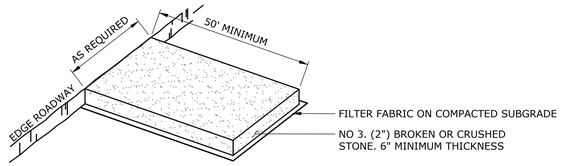
TEMPORARY MULCHING:

STRAY 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS) WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

ESTABLISHMENT:
1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
6. USE PROPER INOCULAT ON ALL LEGUME SEEDLINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
7. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.



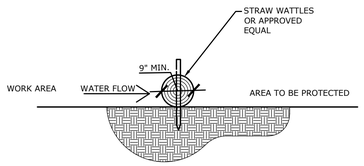
TREE PROTECTION
NOT TO SCALE



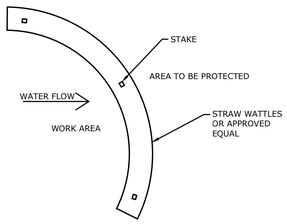
NOTES:

1. CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH GENERATE VEHICULAR TRACKING OF MUD.

CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

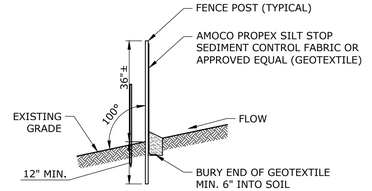


SECTION VIEW

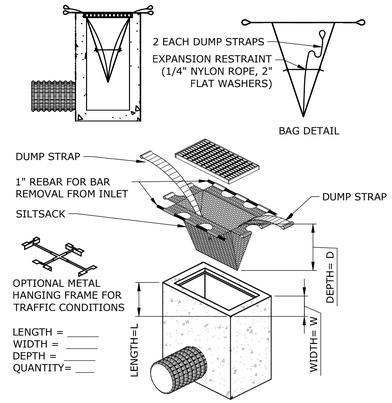


PLAN VIEW

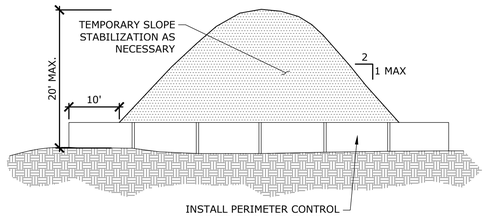
STRAW WATTLES (SW)
NOT TO SCALE



SEDIMENT FILTER FENCE
NOT TO SCALE



INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE



NOTES:
1. INSTALL A GEOTEXTILE SILT FENCE AND/OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE PROPOSED TOE OF SLOPE.
2. SIDE SLOPES SHALL NOT EXCEED A SLOPE OF 2:1. STOCKPILES THAT REMAIN INACTIVE FOR MORE THAN 30 DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION
3. DISTANCE FROM WETLANDS, WATERCOURSES, DRAINAGE WAYS AND STEEP SLOPES SHALL BE MAXIMIZED. RUNOFF SHALL BE DIVERTED AWAY FROM STOCKPILE AREA

TEMPORARY SOIL STOCKPILE
NOT TO SCALE

EROSION CONTROL MAINTENANCE INTERVALS

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
SILT FENCE (SF) (RELATED: IP, STK)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
STRAW WATTLES (SW)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE THE DEPTH OF SEDIMENT IS EQUAL TO ½ THE HEIGHT OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	STRAW WATTLES MAY BE REMOVED AFTER UPHILL AREAS HAVE BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE) / ANTI-TRACKING APRON	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION (IP)	- PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6˝ OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION (STK)	- RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED, AND REDUCE WATER-TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	- EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS - FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.
DUST PROTECTION (DC)	-TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS. WILDLIFE AND PLANT LIFE OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE. IF HEAVILY TRAFFICKED AND SEDIMENT ACCUMULATES QUICKLY. MOISTEN UNPAVED TRAVELWAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST.	-AIRBORNE DUST	REPEAT APPLICATION OF DUST CONTROL MEASURES UNTIL ALL AREAS ARE PERMANENTLY STABILIZED, VEGETATED, AND PAVED, OR AS LING AS THERE IS AIRBORNE DUST.

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CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION | DATE | BY

SEDIMENT AND EROSION CONTROL DETIALS AND SPECIFICATIONS
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

LCD	LCD	TD
DESIGNED	DRAWN	CHECKED

AS NOTED
SCALE

OCTOBER 23, 2025
DATE

20363.00001
PROJECT NO.

12 OF 14
SHEET NO.

SE-3
SHEET NAME

A Division of Systems, LLC
POWERAMP Premium Loading Dock Systems

VH Series Hydraulic Dock Leveler Specification Sheet and Submittal



VH Series, 7' x 8', 35,000 CIR, with Clean Sweep frame and stand-alone push button shown



Controller type and size vary with options

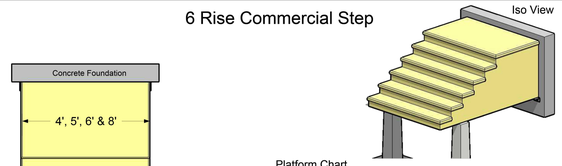
STANDARD FEATURES FOR THE VH SERIES HYDRAULIC DOCK LEVELER

- Push Button Control Box
- Structural Steel Support Members
- Fluid Logic Block
- Hollow Ram Hoist Cylinder
- Automatic Retracting Lip Cylinder
- Low Pressure Hydraulic System
- Integral Tamperproof Velocity Safety Stop
- Lockout Tagout Maintenance Strut
- Night Locks/Cross Traffic Support
- 3-wheel Fork Truck Protection
- Overhead Door Interlocks (Dry Terminal)
- Full Range Toe Guards
- B410-14 Laminated Bumpers
- Made in the USA

POWERAMP • W194 N11481 McCormick Dr. • Germantown, WI 53022
Phone: 800.643.5424 • Email: sales@poweramp.com • www.**poweramp**.com

VH SERIES HYDRAULIC DOCK LEVELER
NOT TO SCALE

6 Rise Commercial Step

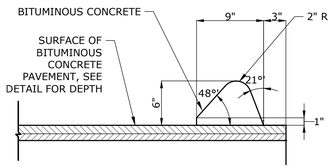


Notes
Concrete Compressive Strength - 5000 PSI at 28 Days
Reinforcement #3 Grade 60
Pipe Rails Optional

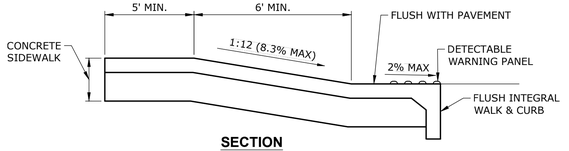
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burritt St. 800-774-1112
New Britain CT 06053 860-224-2244

ATLAS CONCRETE PRODUCTS

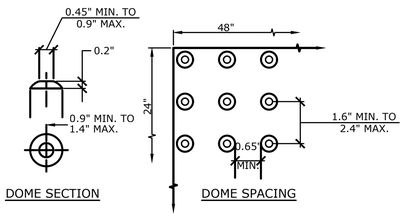
6 Rise Commercial Step Available in 4', 5', 6' & 8' Widths



BITUMINOUS CONCRETE CURB
NOT TO SCALE



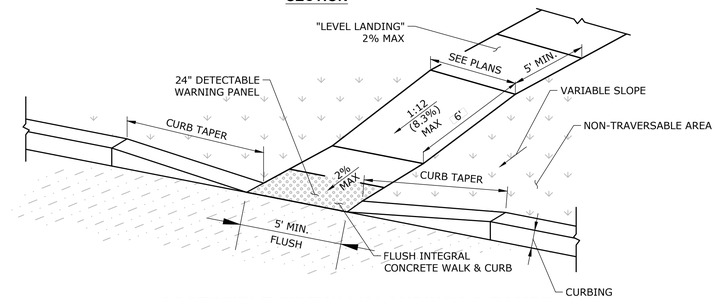
SECTION



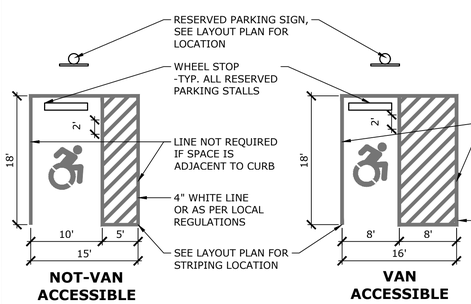
NOTES:

THE DETECTABLE WARNING STRIP SHALL BE A PREFABRICATED DETECTABLE WARNING SURFACE TILE THAT IS CAST IN PLACE AND REPLACEABLE SUCH AS MANUFACTURED FROM ALERTTILE DETECTABLE WARNING SYSTEMS, ADA SOLUTIONS, OR APPROVED EQUAL. THE TILE SHALL HAVE A BRICK RED HOMOGENEOUS COLOR IN COMPLIANCE WITH FEDERAL STANDARD 595A COLOR #2144 OR APPROVED EQUAL

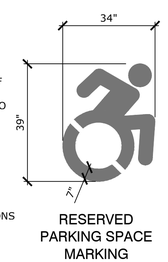
DETECTABLE WARNING STRIP

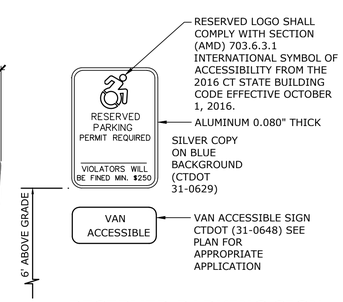


ACCESSIBLE SIDEWALK LANDINGS & RAMPS
NOT TO SCALE

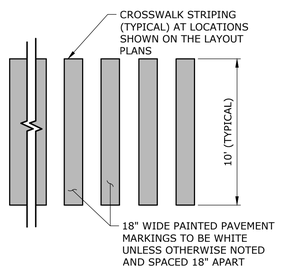


RESERVED PARKING
NOT TO SCALE

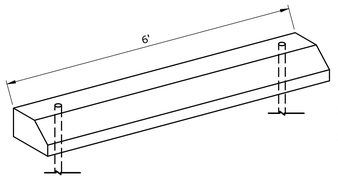


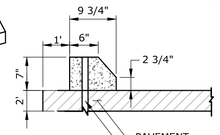


RESERVED PARKING SIGN
NOT TO SCALE



CROSSWALK PAVEMENT MARKING
NOT TO SCALE

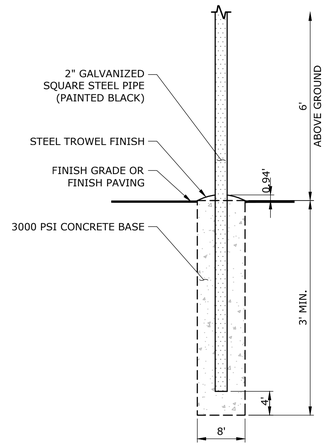




NOTES:

1. CONCRETE: 4000 PSI, 28 DAYS
2. WEIGHT, 300 LBS.
3. REINFORCEMENT, (2) #4 BARS
4. (2) 3/4" HOLES CAST IN FOR ANCHORING
5. (2) PROVIDE 5/8" x 30" REBAR FOR ANCHORING

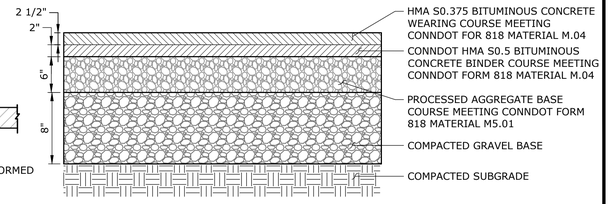
PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



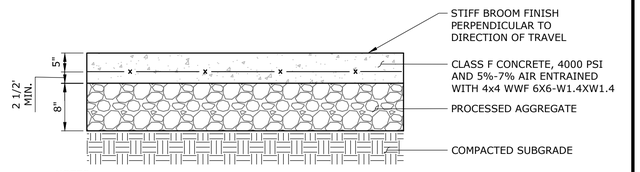
NOTES:

1. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS WITH WASHERS, 2 PER SIGN.
2. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS WITH LEAD EXPANSION SHIELD, 4 PER SIGN.
3. BOTTOM OF FOOTING TO BE 12" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.

TRAFFIC SIGN POST
NOT TO SCALE



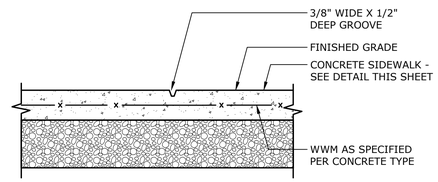
BITUMINOUS CONCRETE ROADWAY PAVEMENT
NOT TO SCALE



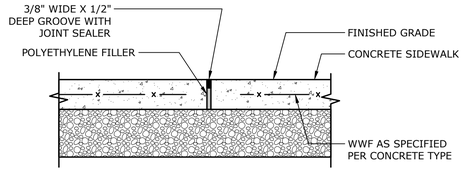
NOTES:

1. USE 5" CONCRETE OVER 8" PROCESSED AGGREGATE FOR SIDEWALKS ALONG CITY STREETS.
2. EXP. JOINTS 20' O.C. MAX CONSTRUCTION JOINTS 5' O.C. TYPICAL (SEE JOINT DETAILS)

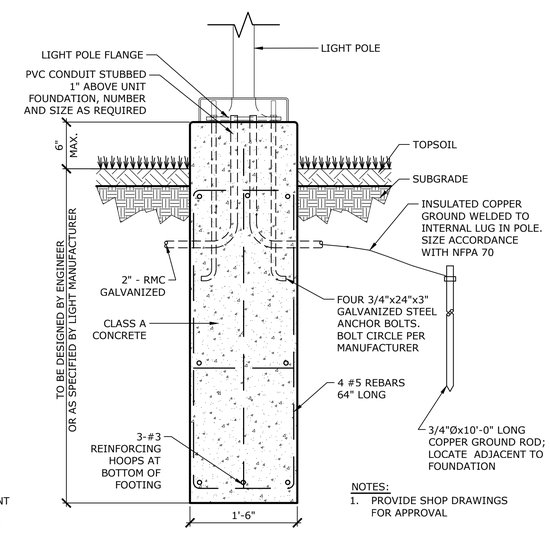
CONCRETE SIDEWALK
NOT TO SCALE



SCORE JOINT
NOT TO SCALE

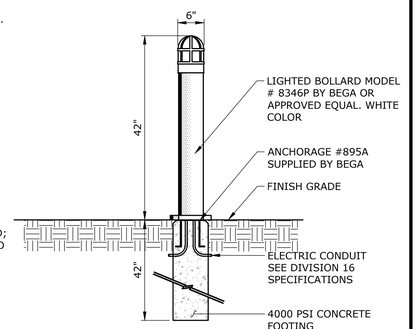


EXPANSION JOINT
NOT TO SCALE



NOTES:
1. PROVIDE SHOP DRAWINGS FOR APPROVAL

LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE



LIGHT BOLLARD
NOT TO SCALE

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CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

STATE OF CONNECTICUT — THOMAS J. CRAY — 019503 — LICENSED PROFESSIONAL ENGINEER

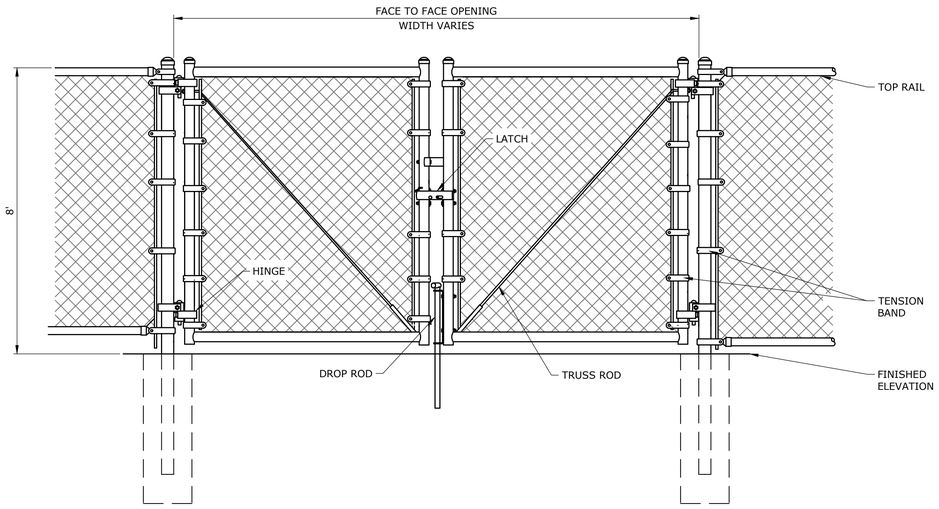
DESCRIPTION	DATE	BY

SITE DETAILS
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

LCD DESIGNED	LCD DRAWN	TD CHECKED

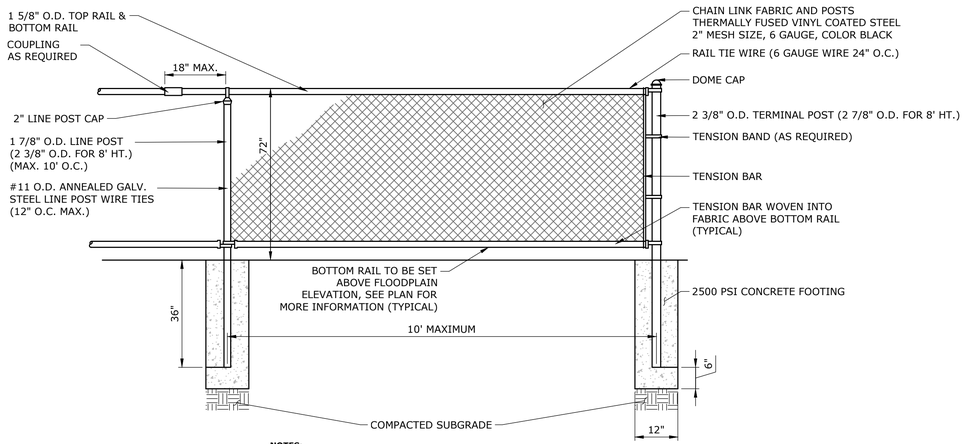
SCALE: AS NOTED
DATE: OCTOBER 23, 2025
PROJECT NO.: 20363.00001
SHEET NO.: 13 OF 14

SD-1
SHEET NAME



CHAIN LINK FENCE GATE - BASIC

NOT TO SCALE

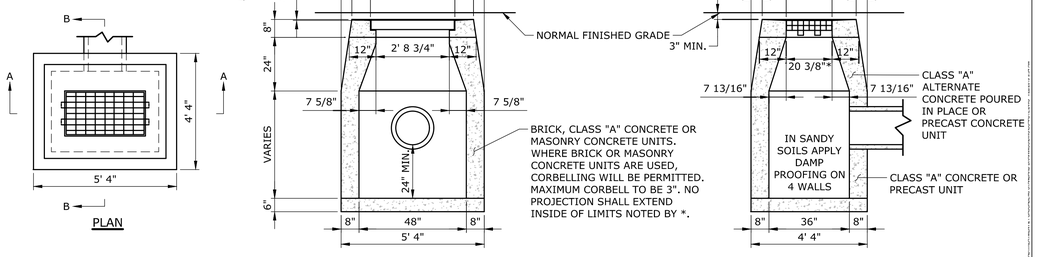


NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

CHAIN LINK FENCE

NOT TO SCALE

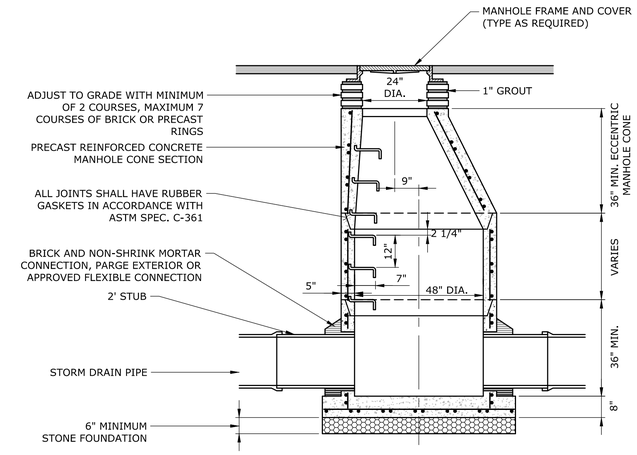


NOTES:

1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

TYPE "C-L" CATCH BASIN

NOT TO SCALE

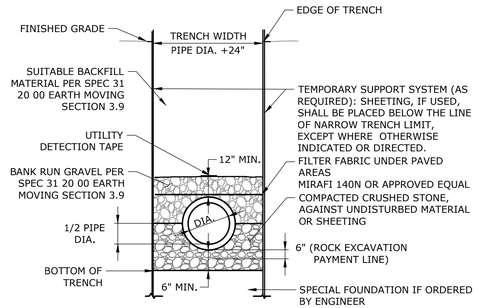


NOTES:

1. 5' OR 6' DIAMETER PRECAST BASES MAY BE REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' OR 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" OF INSIDE DIAMETER.

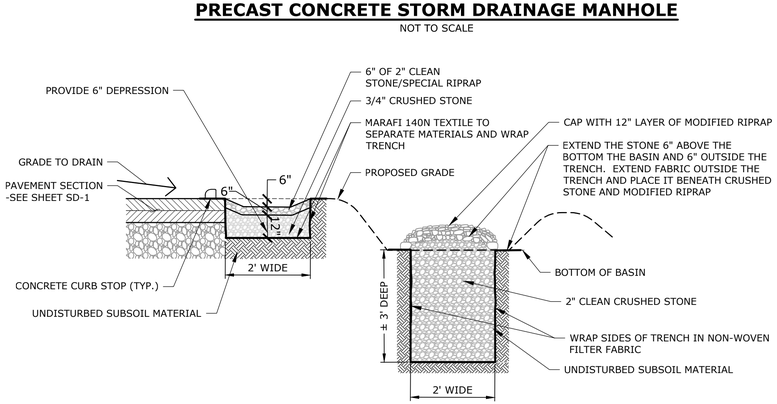
PRECAST CONCRETE STORM DRAINAGE MANHOLE

NOT TO SCALE



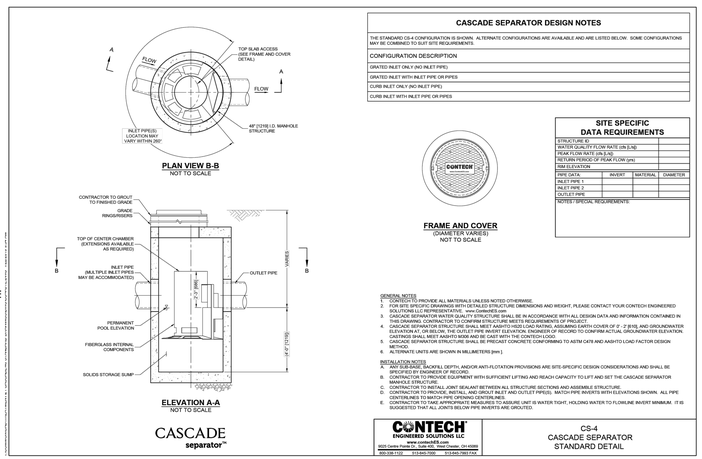
STORM DRAINAGE TRENCH

NOT TO SCALE



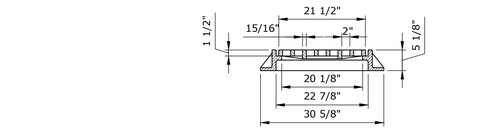
STORMWATER DEPRESSION SECTION A-A'

NOT TO SCALE



HYDRODYNAMIC SEPARATOR

NOT TO SCALE

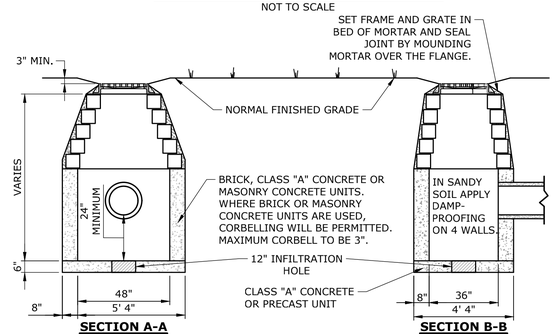


NOTES:

1. YARD DRAIN FRAMES & GRATES SHALL BE PATTERN #R-3404 AS MANUFACTURED BY THE "NEENAH FOUNDRY COMPANY" OF NEENAH, WISCONSIN, OR APPROVED EQUAL.

YARD DRAIN FRAME & GRATE

NOT TO SCALE



NOTES:

1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

YARD DRAIN

NOT TO SCALE

STATE OF CONNECTICUT · THOMAS J. CRUZ · 016020 · REGISTERED PROFESSIONAL ENGINEER

SLR

99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
CITY COMMENTS	11/26/2025	LCD

SITE DETAILS

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

LCD	LCD	TD
DESIGNED	DRAWN	CHECKED

SCALE: AS NOTED

DATE: OCTOBER 23, 2025

PROJECT NO.: 20363.00001

SHEET NO.: 14 OF 14

SHEET NAME: SD-2

Request for Street Acceptance – westerly portion of Village Street

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

November 18, 2025

City of Bristol
Planning Commission
111 North main St.
Bristol, CT 06010

Re: Village Street acceptance. application #433

Dear Mr. Chairman:

On behalf of my client Industrial Builders & Realty, LLC, we hereby request street acceptance of the extension of Village Street, Bristol, Ct. This subdivision was approved by the Planning Commission as application #433. All Public improvements have been completed in accordance with the approved plan and an As Built has been submitted to the City Planner on a previous occasion. Please process this request to the Public Works Board and the Water Department so that it may appear on your agenda as soon as possible.

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

Original Application #433

For Office Use Only	
APPLICATION NO.	433
DATE FILED:	6-14-23
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): COLD SPRINGS PHASE 4

Address or Location of the Subdivision: Village Street and Silo Road

Assessor's Map No.: 1 Assessor's Lot No.(s): 7B Zone of the Property: R-15

Size of the Property to be Subdivided (in acres or square feet): 9.74 No. of Lots in the Subdivision: 20

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 Southington

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: Industrial Builders & Realty, LLC

Address: 785 Middle Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 729 9930 E-Mail:

Signature: William Delfino *Signature – (Printed/Typed)* William Delfino

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

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

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

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

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

BPC – 08/17

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 433

Address or location of property: Village Street and Silo Road

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

this subdivision was originally by the Planning Comission and the approval was allowed to lapse due to market conditions. The Open Space required by the entire project has reviously been provided.

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

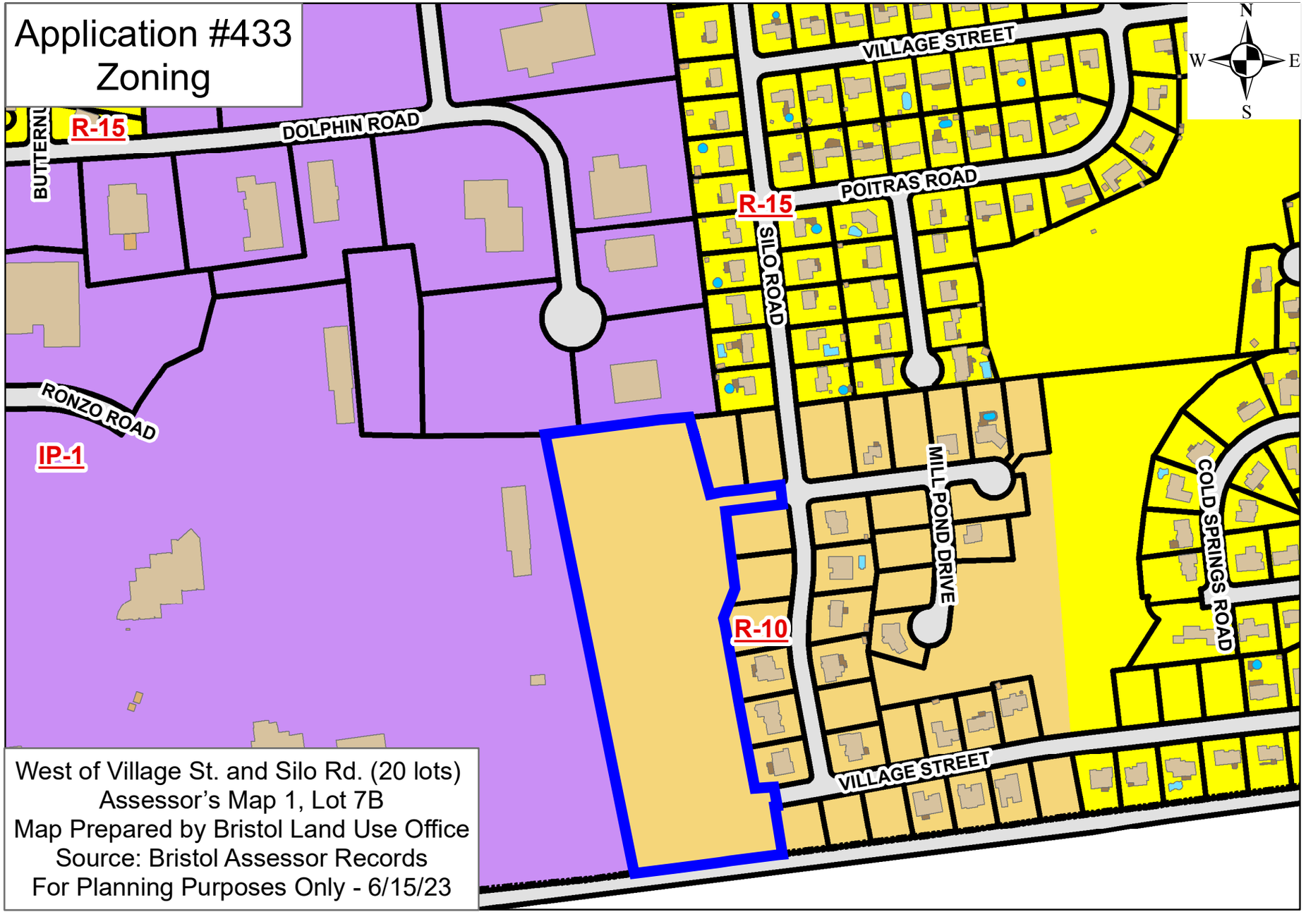
Name: j Ziogas

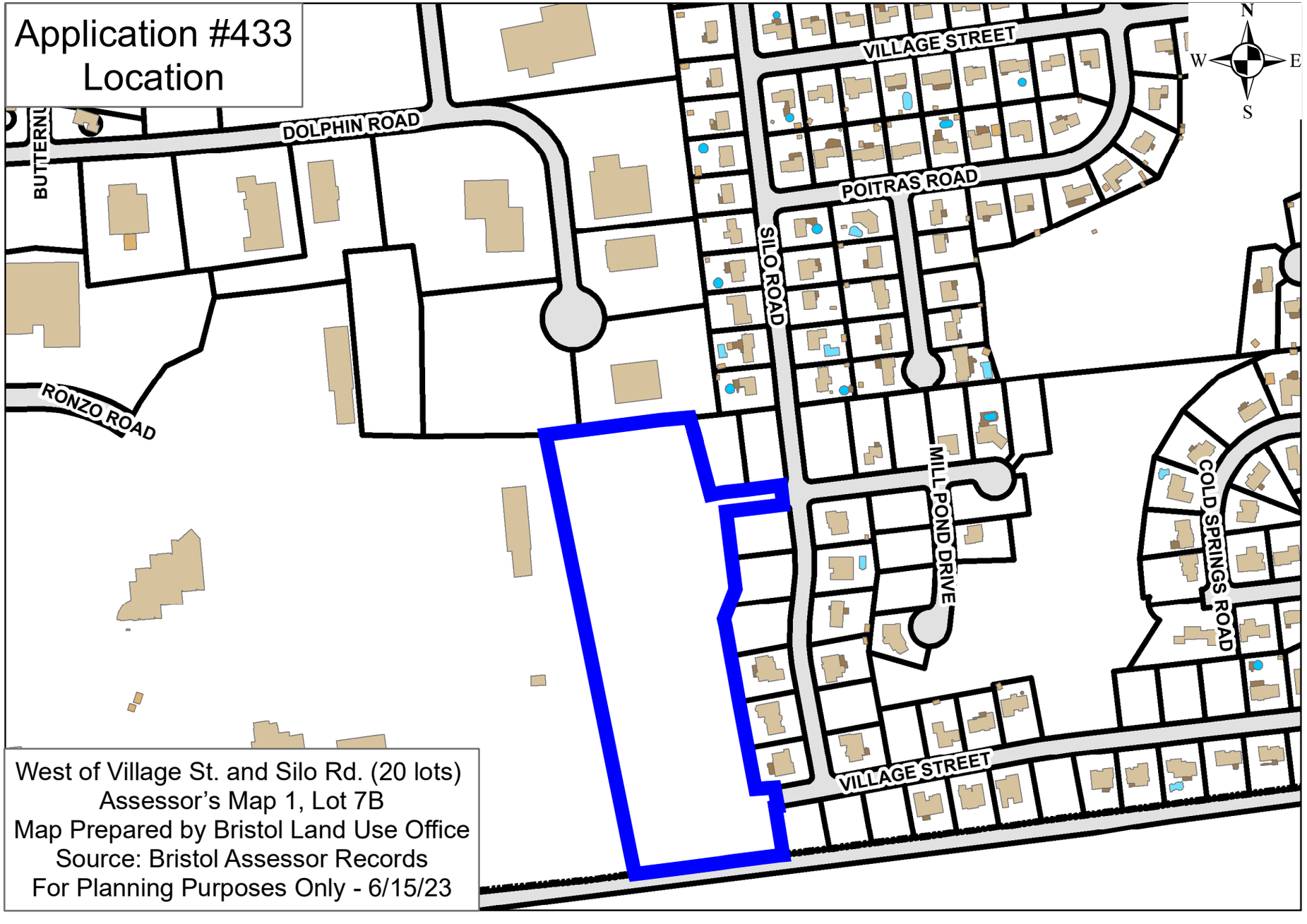
Address: _____ City: _____ State: ____ Zip: _____

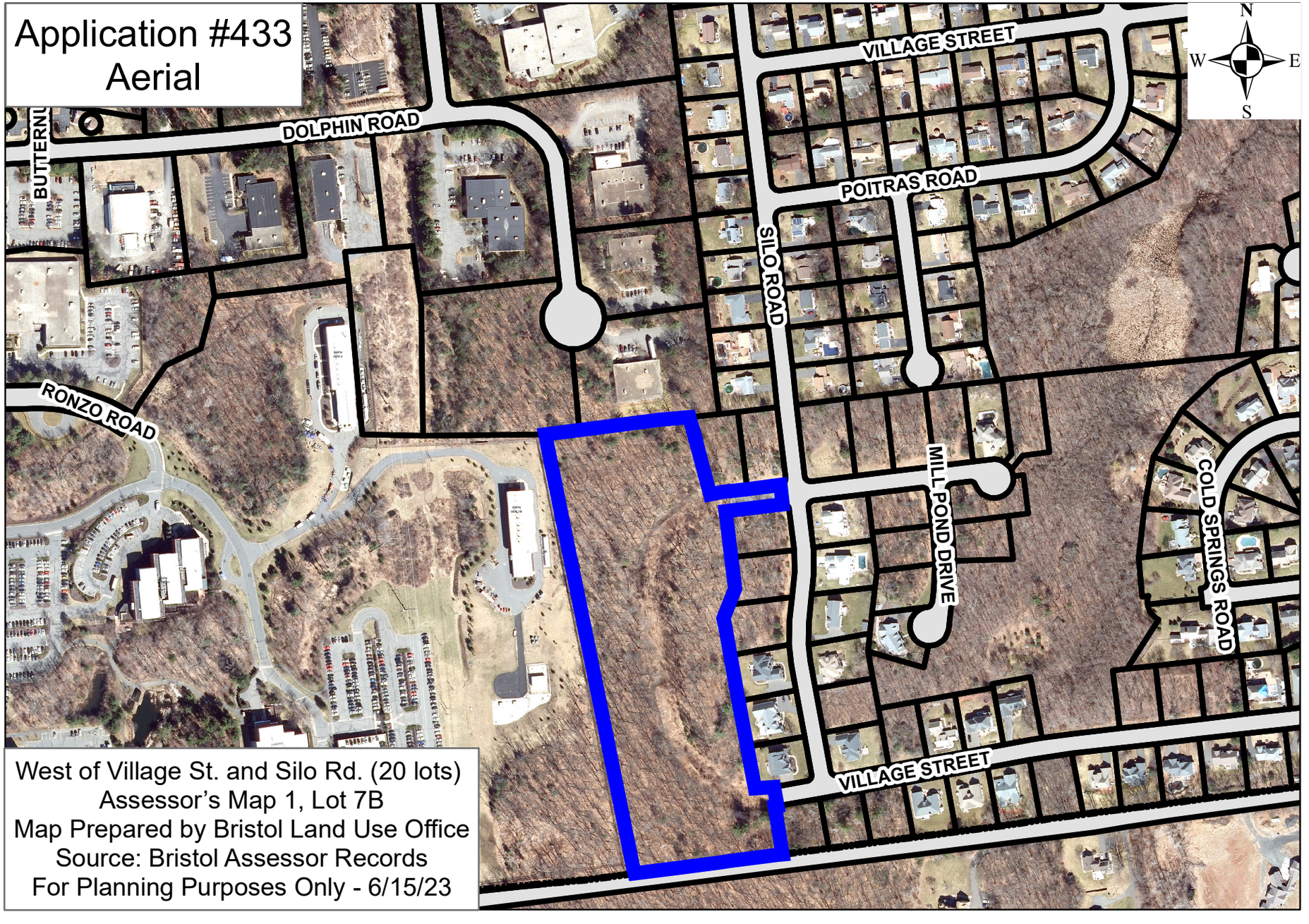
Telephone No.: _____ E-Mail: _____

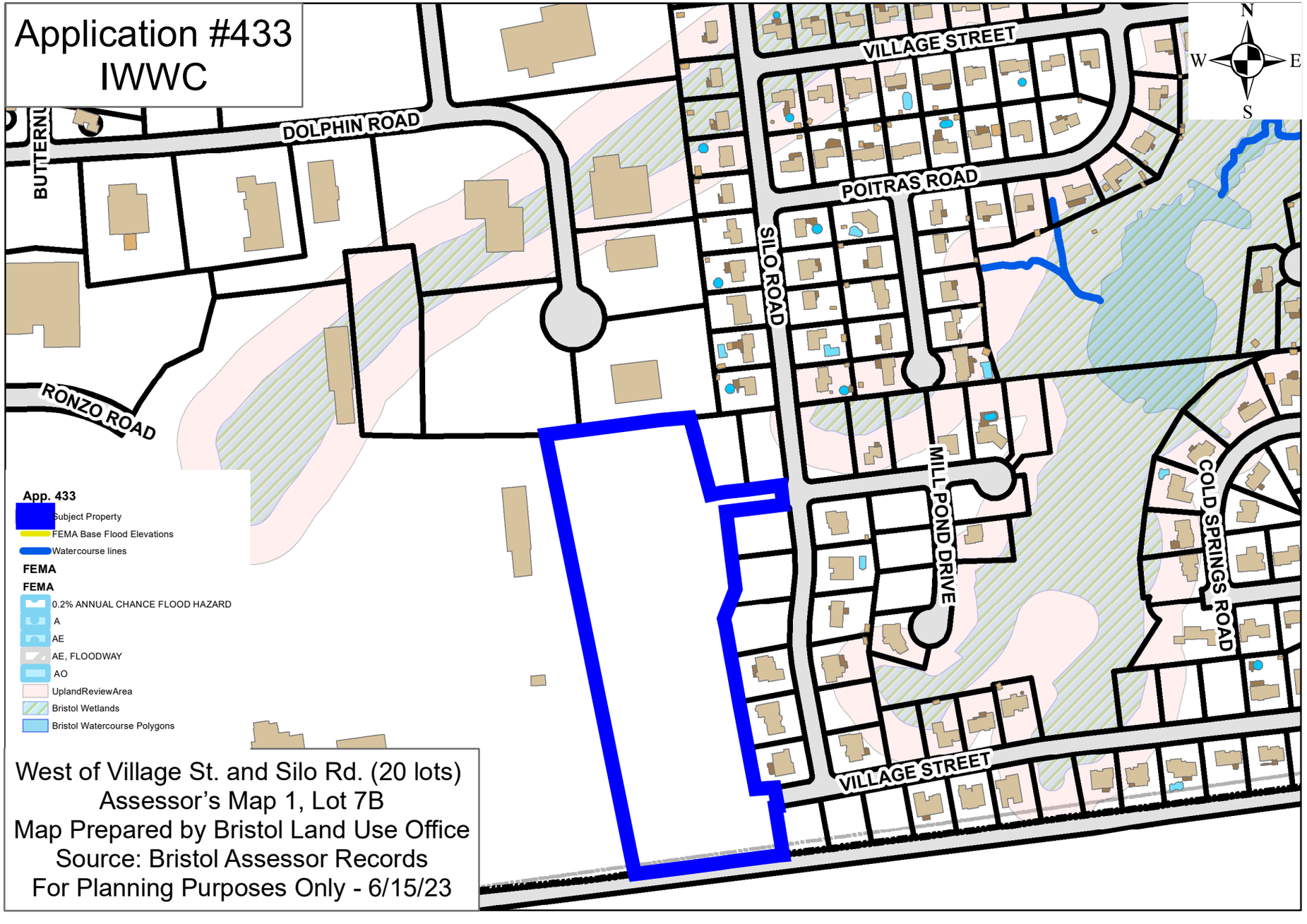
08/17 - LUO

GIS Maps


Application #433
Zoning
R-15
DOLPHIN ROAD
BUTTERNU
R-15
SILO ROAD
VILLAGE STREET
POITRAS ROAD
RONZO ROAD
IP-1
MILLPOND DRIVE
COLD SPRINGS ROAD
R-10
VILLAGE STREET
N
W
E
S
West of Village St. and Silo Rd. (20 lots)
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/15/23


Application #433
Location
DOLPHIN ROAD
BUTTERNU
VILLAGE STREET
POITRAS ROAD
SILO ROAD
RONZO ROAD
MILL POND DRIVE
COLD SPRINGS ROAD
VILLAGE STREET
N
W
E
S
West of Village St. and Silo Rd. (20 lots)
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/15/23

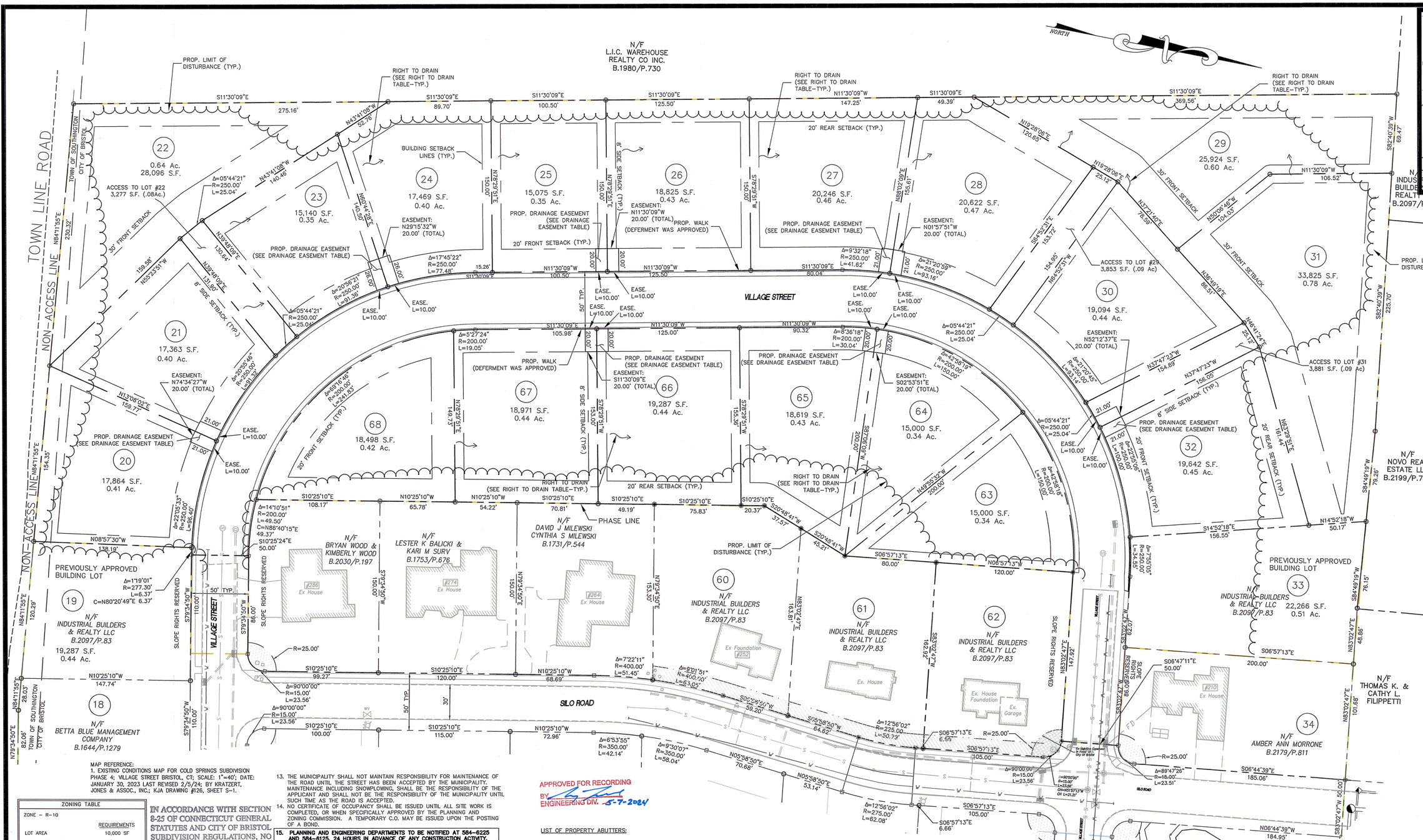

Application #433
Aerial
VILLAGE STREET
DOLPHIN ROAD
BUTTERNU
POITRAS ROAD
SILO ROAD
RONZO ROAD
MILLPOND DRIVE
COLD SPRINGS ROAD
VILLAGE STREET
N
W
E
S
West of Village St. and Silo Rd. (20 lots)
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/15/23


Application #433
IWWC
DOLPHIN ROAD
BUTTERNU
VILLAGE STREET
POITRAS ROAD
SILO ROAD
RONZO ROAD
MILL POND DRIVE
COLD SPRINGS ROAD
VILLAGE STREET
N
W
E
S
App. 433
Subject Property
FEMA Base Flood Elevations
Watercourse lines
FEMA
FEMA
0.2% ANNUAL CHANCE FLOOD HAZARD
A
AE
AE, FLOODWAY
AO
UplandReviewArea
Bristol Wetlands
Bristol Watercourse Polygons
West of Village St. and Silo Rd. (20 lots)
Assessor's Map 1, Lot 7B
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/15/23

Approved Subdivision

Recorded Mylar

August 28, 2023



MAP REFERENCE:
1. EXISTING CONDITIONS MAP FOR COLD SPRINGS SUBDIVISION PHASE 4; VILLAGE STREET BRISTOL, CT; SCALE: 1"=40'; DATE: JANUARY 30, 2023 LAST REVISED 2/5/24; BY KRATZERT, JONES & ASSOC., INC.; KJA DRAWING #126, SHEET S-1.

ZONING TABLE	
ZONE – R-10	
	REQUIREMENTS
LOT AREA	10,000 SF
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	20'
LOT FRONTAGE	85'

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

SUBDIVISION NOTES:

1. PARCEL OWNER: INDUSTRIAL BUILDERS & REALTY
2. AREA: ±10.2 Ac TOTAL
3. ADDRESS: VILLAGE STREET, BRISTOL, CT
4. ZONE: SEE ZONING TABLE
5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
6. **THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.**
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND\WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPERATE INLAND\WETLAND PERMIT.
10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
11. **INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. LIGHTING LAYOUT TO BE PER TOWN ENGINEER. LIGHTING TO BE LEDs PER CITY OF BRISTOL STANDARDS.**
12. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICE MUST BE APPROVED BE THE BRISTOL POLICE DEPARTMENT.
13. THE MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF THE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. MAINTENANCE INCLUDING SNOWPLOWING, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE MUNICIPALITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.
14. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
15. **PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 584-6225 AND 584-6125, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.**
16. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
17. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
19. PRESERVE AS MANY TREES AS POSSIBLE.
20. CITY STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
21. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER CITY OF BRISTOL REGULATIONS.
22. **PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
23. **THE APPLICANT IS RESPONSIBLE FOR ANY ADDITIONAL PERMITS THAT MAY BE REQUIRED BY THE STATE.**
24. **AN AS-BUILT OF THE ROADWAY INCLUDING UTILITIES AND LATERALS SHALL BE REQUIRED.**
25. **PLOT PLANS AND AS-BUILTS SHALL BE REQUIRED FOR ALL LOTS.**
26. **A HELCO EASEMENT WAS ABANDONED AT THE NORTH PROPERTY LINE. THE ORIGINAL EASEMENT IS FOUND IN VOLUME 84 AT PAGE 247 OF THE BRISTOL LAND RECORDS. IN THE THIRD PARAGRAPH OF THE EASEMENT, IT IS STATED "IF LINE IS ABANDONED FOR OVER THREE YEARS, THIS RIGHT OF WAY, SHALL REVERT TO THE GRANTORS." AN AFFIDAVIT WAS FILED IN VOLUME 1523 AT PAGE 765 OF THE LAND RECORDS SETTING FORTH THE FACTUAL BASIS THAT THE EASEMENT HAS BEEN ABANDONED AT LEAST SINCE 1998. BASED UPON THE FORGOING THE EASEMENT NO LONGER IS EFFECTIVE AND WAS REMOVED FROM THE PLANS.**
27. **ALL LOTS THAT HAVE RIGHTS TO FLOW OVER OTHER LOTS CUMULATIVELY IN CASE A LOT REMAINS UNDEVELOPED FOR A PERIOD OF TIME.**

APPROVED FOR RECORDING
BY _____
ENGINEERING DIV. 5-7-2024

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01-4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01-57)
#286 SILO ROAD'

LESTER K. & KARI M. BALICKI (MBL: 01-58)
#274 SILO ROAD

DAVID J. & CYNTHIA S. MILEWSKI (MBL: 01-59)
#264 SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-60)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01-34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01-09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-08)
DOLPHIN ROAD

RIGHT TO DRAIN TABLE

LOT 21 RIGHT TO DRAIN OVER AND ACROSS LOTS, 22, 23, 24, 25, 26, 27, 28 & 29.
LOT 22 RIGHT TO DRAIN OVER AND ACROSS LOTS, 23, 24, 25, 26, 27, 28 & 29.
LOT 23 RIGHT TO DRAIN OVER AND ACROSS LOTS, 24, 25, 26, 27, 28 & 29.
LOT 24 RIGHT TO DRAIN OVER AND ACROSS LOTS, 25, 26, 27, 28 & 29.
LOT 25 RIGHT TO DRAIN OVER AND ACROSS LOTS, 26, 27, 28 & 29.
LOT 26 RIGHT TO DRAIN OVER AND ACROSS LOTS, 27, 28 & 29.
LOT 27 RIGHT TO DRAIN OVER AND ACROSS LOTS, 28 & 29.
LOT 28 RIGHT TO DRAIN OVER AND ACROSS LOTS, 29.
LOT 68 RIGHT TO DRAIN OVER AND ACROSS LOTS 67,66,65&,64.
LOT 67 RIGHT TO DRAIN OVER AND ACROSS LOTS 66,65&64.
LOT 66 RIGHT TO DRAIN OVER AND ACROSS LOTS ,65&64.
LOT 65 RIGHT TO DRAIN OVER AND ACROSS LOTS 64.

DRAINAGE EASEMENT TABLE

THE GRANTOR RESERVES THE FOLLOWING PROPOSED DRAINAGE EASEMENTS FOR THE BENEFIT OF THE FUTURE OWNERS OF SAID PARCELS AS FOLLOWS:
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 23 & 24.
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 25& 26.
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 27& 28
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 29&32
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 66&67
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 64&65

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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

NOTE:
The intent of this map is to correct errors in lot dimension on map entitled "Subdivision Plan for Cold Springs Subdivision Phase 2 Bristol, CT. Scale:1"=40', Date: November 29, 2003 (Revised 8/25/04) Drawing No. 1 of 5 Kratzert & Jones Associates Inc." said map being filed in Map Dawer 111 – N. The lots affected are 5,6,22,24,41,51,52,57,60, 61,62,65,66 and 75.

SUBDIVISION

LEGEND

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

Plan Granted Conditional Approval by City Planning Commission, Bristol.
Conn August 28 2023
Attested _____ Secretary
Or
Attested _____ Chairman

M:\2013\Sub2\INDUSTR-203285-PHASE2-JB\dwg\subsec-4 (2023).dwg
LAYOUT: S-1 DATE: May 07, 2024 - 9:28am

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

REVISION: 5/2/24 – REVISIONS
REVISION: 4/29/24 – REVISIONS
REVISION: 4/12/24 – TOWN COMMENTS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
REVISION: 06/07/23 – UPDATES
PROJECT: 203\Sub2\INDUSTR-203285-PHASE2
DRAWN BY: CVZ/MBR/RB

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

THE TYPE OF SURVEY PERFORMED IS A: SUBDIVISION PLAN.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2

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

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

SUBDIVISION PLAN

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1" = 40'

DATE: JANUARY 30, 2023

HALF | ONE INCH | TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126

DRAWING NO. : S-1

Subdivision Bond

City of Bristol

BRISTOL, CONNECTICUT 06010

DATE: January 29, 2025

TO: Ryan Bodley, Deputy Treasurer

FROM: Robert M. Flanagan, City Planner

RE: Application #433 – Subdivision (Cold Spring Farm – Phase 4) west of Village St. and Silo Rd. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone.
Industrial Builders & Realty Co., LLC.

Enclosed for your safekeeping is the following Subdivision Performance Bond, in the amount of $106,066.00 that has been submitted for compliance with the Subdivision Regulations to bond for infrastructure improvements associated with the above-referenced approval for Cold Spring Farm – Phase 4 – 19-lot Subdivision, which was originally approved by the Planning Commission on August 28, 2023.

With the acceptance of this bond, Phase 4 becomes a Final Approval, with an expiration date of: August 28, 2028.

Type of Bond: check
Check Number: 1202239
Payer: Industrial Builders
Drawn on: Webster Bank
Date: January 28, 2025
Amount: $106,066.00

cc: City of Bristol Planning Commission
Richard Brown, Chief Building Inspector
Anthony Lorenzetti, Engineering Division

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

January 28, 2025

City of Bristol
111 North Main Street
Bristol, CT 06010

Re: application #433 Village Street, Cold Springs Phase 4

Dear Mr. Flanagan;

Enclosed you will find a check made payable to the City of Bristol in amount of $106,066.0. This Is the revised bond approved by the Planning Commission January 27, 2025, for the Cold Springs subdivision phase 4.

When the improvements are completed and the bond is to be released it should be returned to

Industrial Builders & Realty, LLC
785 Middle Street
Bristol, Ct 06010

We would anticipate completion of the final items referenced in our budget as soon as possible this spring.

Sincerely

James Ziogas Jr.

Phase 4

Address	Street	Map	Lot
530	Village Street	01	67
501	Village Street	01	20
507	Village Street	01	21
510	Village Street	01	68
515	Village Street	01	22
519	Village Street	01	23
527	Village Street	01	24
537	Village Street	01	25
542	Village Street	01	66
547	Village Street	01	26
554	Village Street	01	65
561	Village Street	01	27
568	Village Street	01	64
575	Village Street	01	28
581	Village Street	01	29
589	Village Street	01	30
592	Village Street	01	63
595	Village Street	01	31
603	Village Street	01	32

Subdivision Bond Estimate

Cold Springs Subdivision Phase 4 - LC Estimate

Infrastructure Costs - Phase 4			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 4	$4,000.00	$2,000.00	$2,000.00
tackcoat			$1,765.00
milling			$2,000.00
Sidewalks	$18,000.00	$0.00	$39,444.00
Light Poles & Bases	$15,000.00	$7,500.00	$7,500.00
Bit. Paving & Curbs	$65,000.00	$45,000.00	$29,523.00
Restoration	$10,000.00	$5,000.00	$5,000.00
Survey/As-Built/lot pins & monuments	$5,000.00	$2,000.00	$5,000.00
Subtotal	$117,000.00	$0.00	$92,232.00
Contingency	$17,550.00	$0.00	$13,834.00
Totals	**$134,550.00**	**$0.00**	**$106,066.00**

Bond Amount 106,066.00

Approved Subdivision

Plan Set

SUBDIVISION PLANS PREPARED FOR

COLD SPRINGS PHASE IV

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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



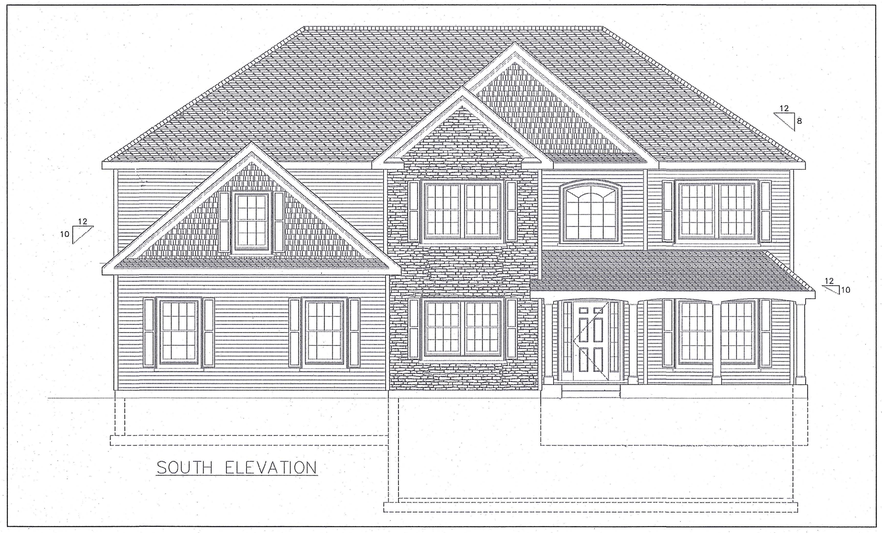
KEYMAP: SCALE: 1"=1000'

ZONING COMPLIANCE TABLE
BASED ON ZONE R-10

LOT #	REQUIRED AREA (MIN.S.F.)		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
20	10,000	17,864	85'	104.11'	85'	96.40'	20'	20'	8'	8'	20'	20'
21	10,000	17,363	85'	100.64'	85'	91.32'	20'	20'	8'	8'	20'	20'
22	15,000**	28,096	85'	301.02'	**	25.04'**	30'**	30'	8'	8'	20'	20'
23	10,000	15,140	85'	98.67'	85'	91.36'	20'	20'	8'	8'	20'	20'
24	10,000	17,469	85'	98.94'	85'	92.74'	20'	20'	8'	8'	20'	20'
25	10,000	15,075	85'	100.50'	85'	100.50'	20'	20'	8'	8'	20'	20'
26	10,000	18,825	85'	125.50'	85'	125.50'	20'	20'	8'	8'	20'	20'
27	10,000	20,246	85'	124.99'	85'	121.66'	20'	20'	8'	8'	20'	20'
28	10,000	20,622	85'	102.62'	85'	93.16'	20'	20'	8'	8'	20'	20'
29	15,000**	25,924	85'	185.07'	**	25.04'**	30'**	30'	8'	8'	20'	20'
30	10,000	19,094	85'	102.60'	85'	93.14'	20'	20'	8'	8'	20'	20'
31	15,000**	33,825	85'	291.68'	**	25.04'**	30'**	30'	8'	8'	20'	20'
32	10,000	19,642	85'	108.00'	85'	100.00'	20'	20'	8'	8'	20'	20'
63	10,000	15,000	85'	135.00'	85'	150.00'	20'	20'	8'	8'	20'	20'
64	10,000	15,000	85'	135.00'	85'	150.00'	20'	20'	8'	8'	20'	20'
65	10,000	18,619	85'	117.36'	85'	120.36'	20'	20'	8'	8'	20'	20'
66	10,000	19,287	85'	125.00'	85'	125.00'	20'	20'	8'	8'	20'	20'
67	10,000	18,971	85'	125.03'	85'	125.03	20'	20'	8'	8'	20'	20'
68	10,000	18,498	85'	210.66'	85'	241.83	20'	20'	8'	8'	20'	20'

* FRONTAGE MEASURED AT BUILDING LINE
** REAR LOT

OPEN SPACE TABLE
THE COMMISSION MAY REQUIRE THAT UP TO 15 PERCENT OF THE TOTAL AREA OF A SUBDIVISION BE SET ASIDE FOR OPEN SPACES, PARKS OR PLAYGROUNDS (5.09)
TOTAL AREA OF SUBDIVISION (ALL PHASES) = 58.8± ACRES AREA OF OPEN SPACE = 8.85 ACRES
PROVIDED OPEN SPACE PERCENT = 8.85 ACRES/58.8 ACRES = 15.1%



SOUTH ELEVATION

LIST OF DRAWINGS

C-1	COVER SHEET	AS NOTED
E-1	EXISTING CONDITIONS MAP	40' SCALE
S-1	PHASE IV SUBDIVISION MAP	40' SCALE
G-1	GRADING AND EROSION CONTROL PLAN	40' SCALE
P-1	PLAN AND PROFILE SHEETS	V:4' SCALE/H:40' SCALE
P-2	PLAN AND PROFILE SHEETS	V:4' SCALE/H:40' SCALE
D-1	SITE DETAILS	N.T.S.
D-2	SITE DETAILS	N.T.S.
D-3	SITE DETAILS	N.T.S.
D-4	SITE DETAILS	N.T.S.
D-5	SITE DETAILS	N.T.S.

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01-4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01-57)
#286 SILO ROAD

LESTER K. & KARI M. BALICKI (MBL: 01-58)
#274 SILO ROAD

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SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01-34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01-09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-08)
DOLPHIN ROAD

WETLAND APPROVAL OF OVERALL WETLAND IMPACT

OCTOBER 25, 2004 _____
DATE OF APPROVAL

SUBDIVISION APPLICATION #433
ASSESSOR'S MAP 01, LOT 7B

AUGUST 28, 2023 _____
DATE OF APPROVAL

APPLICANT

INDUSTRIAL BUILDERS & REALTY, LLC
785 MIDDLE STREET
BRISTO, CT 06010
860 583-2430

REVISION: 4/29/24 – REVISIONS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 6/07/23
REVISION: 1/20/06 CORRECTION NOTE
REVISION: 8/12/05
REVISION: 8-25-04- TOWN COMMENTS
PROJECT: 203\Sub2\INDUSTR-203285-P
DRAWN BY: CVZ/MBR/RB
SEAL:

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

kratzert, jones & associates, in
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEER
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

COVER SHEET

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: N.T.S.
DATE: JANUARY 30, 202

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : C-1

STATE INFORMATION

1. CONNECTICUT HIGHWAY DEPT.
OFFICE OF SPECIAL SERVICES & PERMITS
1107 CROMWELL AVENUE
ROCKY HILL, CT 06067
(860) 258-4541

2. STATE D.E.P.
79 ELM STREET
HARTFORD, CT 06106
(860) 424-3245

MISCELLANEOUS

1. CALL BEFORE YOU DIG
(800) 922-4455

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

App. 433
Plan Granted Conditional Approval by City Planning Commission, Bristol, Conn August 28 20 23
Attested _____ Secretary
Or
Attested _____ Chairman

SUBDIVISION

SITE CONSULTANTS

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

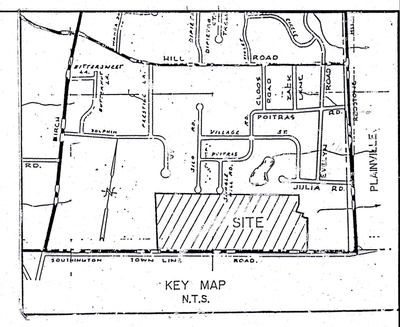
KJA
kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS
BUILDING ENGINEERS

APPROVED

M:\203\Sub2\INDUSTR-203285-PHASE2 - IBR Living Johnson-4 (2023).dwg
LAST SAVED: Wed Oct 25 08:52:12 2023 BY: CVZ

NOTE:

Building envelopes on lots within the wetland regulated area shall be five feet from the building setback lines (except for lot 35). No grading shall be conducted outside the limits of the proposed silt fence indicated in the site development plan of the approved subdivision without additional approval from the Inland Wetlands Commission.



May 5, 2004

Industrial Builders & Realty Company
785 Middle Street
Bristol, Ct. 06010

Re: 1373 – Subdivision south of Village St., shingle Mill Rd. and Silo Rd./north of Southington Town Line Rd.; Assessor's Map 1, Lots 6 and 7:

Dear Applicant:

The Inland Wetland Commission at its meeting of April 19, 2004 voted to grant final approval to the subject application, with the following stipulations:

1-17 Attached

18. Building envelopes on lots within the wetland regulated area shall be five feet from the building setback lines (except for lot 35). No grading shall be conducted outside the limits of the proposed silt fence indicated in the site development plan of the approved subdivision without additional approval from the Inland Wetlands Commission.
19. No construction on lot 35 shall be closer than twenty five feet to wetlands.
20. Conservation easements shall be established for all wetland areas within the subdivision. Prior to any activity construction fencing shall be installed to delineate the referenced conservation areas. In addition split rail fences shall be installed to indicate the limits of the easement on lot 35. Referenced easements shall be filed on City land records.
21. The mitigation plan prepared by the soil scientist shall be incorporated into the subdivision plans.
22. Provide a maintenance plan for the existing detention pond on the Chimney Crest Condominium property. The maintenance plan shall be incorporated into the subdivision plans and include a schedule for sediment removal.
23. Construct wetland mitigation area prior to issuance of building permits. Provide a temporary easement in favor of the City encompassing the mitigation area. Referenced easement shall be terminated upon acceptance of the mitigation area by the City.
24. The last drainage structure prior to an outfall shall be a sedimentation tank/structure. Final design to be approved by the Engineering Department.
25. Provide a $10,000 bond to the City for the purpose of insuring proper erosion control measures prior to any activity.
26. Record all conditions of Inland Wetland approval on the approved subdivision map filed on City land records.

Please submit five (5) copies of revised plans.

In addition, please be advised that in accordance with the Inland Wetland and Watercourse Regulations, this permit shall be valid for a period of five (5) years unless otherwise extended by the Commission.

Sincerely

Jon Guglietta, Vice Chairman
Inland Wetland Commission

GENERAL NOTE:
REFERENCE REVIEW OF OVERALL PLAN FROM ANTHONY J. TRANQUILLO, SOUTHINGTON TOWN ENGINEER, TO CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY, DATED 10-04-90 FOR COMMENTS PERTAINING TO PHASES II THRU IV.

TOTAL AREA = 58.8± Ac.
ZONE = R10 & R15
PROP. NO. OF LOTS = 73
EXIST. NO. OF LOTS = 23 PHASE ONE = 11.3 AC.

BRISTOL ZONING REQUIREMENTS

	R-10	R-15
MIN. AREA (SF)	10,000	15,000
MIN. FRONTAGE (FT)	85	100
MIN. DEPTH (FT)	90	120
MIN. SETBACK (FT)		
FRONT	25	25
REAR	25	25
SIDE	10	10

MIN. AREA, REAR LOTS (SF) = 20,000 & 30,000

APPROVED

REV. 8-27-04
REV., 2-5-04 BUFFER
REV. 01-5-04
REV. 01-10-91
REV. 12-10-90
REV. 11-27-90
REV. 11-19-90
REV. 06-19-90
REV. 04-12-90
REV. 04-06-90
REV. 2-20-90
REV. 01-30-90
REV. 01-11-90
REV. 12-08-89

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OVERALL SUBDIVISION LAYOUT

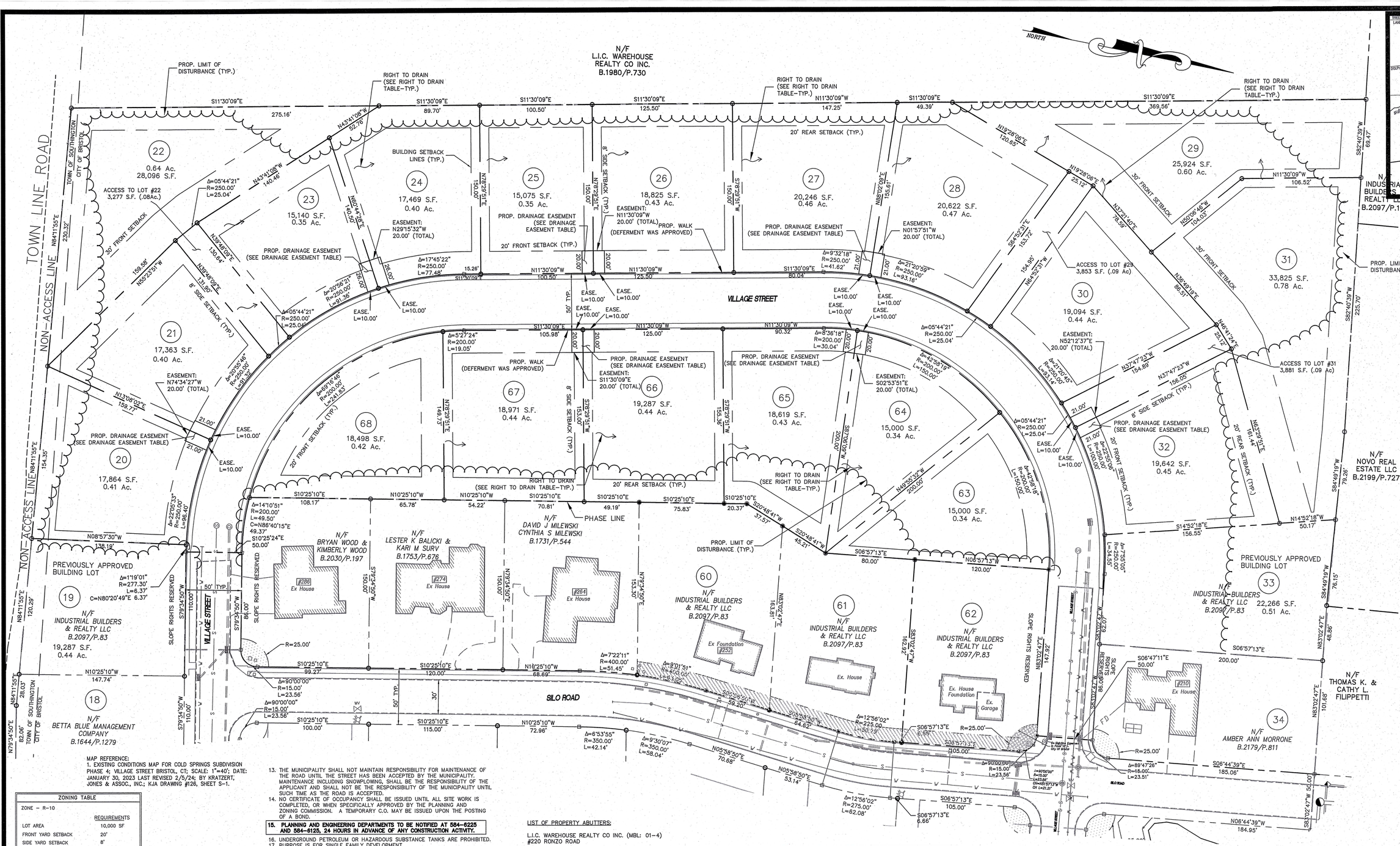
COLD SPRINGS FARM

OWNED BY
INDUSTRIAL BUILDERS, REALTY Co
BRISTOL, CONNECTICUT

SCALE: 1"= 100' OCTOBER 19, 1989

KRATZERT, JONES & ASSOC. INC.
CIVIL ENGINEERS – LAND SURVEYORS – SITE PLANNERS
1755 MERIDEN–WATERBURY TURNPIKE, MILLDALE, CT. TEL 621–3638

DR. 126



MAP REFERENCE:
1. EXISTING CONDITIONS MAP FOR COLD SPRINGS SUBDIVISION PHASE 4; VILLAGE STREET BRISTOL, CT; SCALE: 1"=40'; DATE: JANUARY 30, 2023 LAST REVISED 2/5/24; BY KRATZERT, JONES & ASSOC., INC.; KJA DRAWING #126, SHEET S-1.

ZONING TABLE	
ZONE – R-10	
	REQUIREMENTS
LOT AREA	10,000 SF
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	20'
LOT FRONTAGE	85'

SUBDIVISION NOTES:

1. PARCEL OWNER: INDUSTRIAL BUILDERS & REALTY
2. AREA: ±10.2 Ac TOTAL
3. ADDRESS: VILLAGE STREET, BRISTOL, CT
4. ZONE: SEE ZONING TABLE
5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
6. **THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.**
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND\WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPERATE INLAND\WETLAND PERMIT.
10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
11. **INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. LIGHTING LAYOUT TO BE PER TOWN ENGINEER. LIGHTING TO BE LEDs PER CITY OF BRISTOL STANDARDS.**
12. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICE MUST BE APPROVED BE THE BRISTOL POLICE DEPARTMENT.
13. THE MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF THE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. MAINTENANCE INCLUDING SNOWPLOWING, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE MUNICIPALITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.
14. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
15. **PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 584-6225 AND 584-6125, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.**
16. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
17. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
19. PRESERVE AS MANY TREES AS POSSIBLE.
20. CITY STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
21. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER CITY OF BRISTOL REGULATIONS.
22. **PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
23. **THE APPLICANT IS RESPONSIBLE FOR ANY ADDITIONAL PERMITS THAT MAY BE REQUIRED BY THE STATE.**
24. **AN AS-BUILT OF THE ROADWAY INCLUDING UTILITIES AND LATERALS SHALL BE REQUIRED.**
25. **PLOT PLANS AND AS-BUILTS SHALL BE REQUIRED FOR ALL LOTS.**
26. **A HELCO EASEMENT WAS ABANDONED AT THE NORTH PROPERTY LINE. THE ORIGINAL EASEMENT IS FOUND IN VOLUME 84 AT PAGE 247 OF THE BRISTOL LAND RECORDS. IN THE THIRD PARAGRAPH OF THE EASEMENT, IT IS STATED "IF LINE IS ABANDONED FOR OVER THREE YEARS, THIS RIGHT OF WAY, SHALL REVERT TO THE GRANTORS." AN AFFIDAVIT WAS FILED IN VOLUME 1523 AT PAGE 765 OF THE LAND RECORDS SETTING FORTH THE FACTUAL BASIS THAT THE EASEMENT HAS BEEN ABANDONED AT LEAST SINCE 1998. BASED UPON THE FORGOING THE EASEMENT NO LONGER IS EFFECTIVE AND WAS REMOVED FROM THE PLANS.**
27. **ALL LOTS THAT HAVE RIGHTS TO FLOW OVER OTHER LOTS CUMULATIVELY IN CASE A LOT REMAINS UNDEVELOPED FOR A PERIOD OF TIME.**

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01-4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01-57)
#286 SILO ROAD

LESTER K. & KARI M. BALICKI (MBL: 01-58)
#274 SILO ROAD

DAVID J. & CYNTHIA S. MILEWSKI (MBL: 01-59)
#264 SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-60)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01-34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01-09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-08)
DOLPHIN ROAD

RIGHT TO DRAIN TABLE
LOT 21 RIGHT TO DRAIN OVER AND ACROSS LOTS, 22, 23, 24, 25, 26, 27, 28 & 29.
LOT 22 RIGHT TO DRAIN OVER AND ACROSS LOTS, 23, 24, 25, 26, 27, 28 & 29.
LOT 23 RIGHT TO DRAIN OVER AND ACROSS LOTS, 24, 25, 26, 27, 28 & 29.
LOT 24 RIGHT TO DRAIN OVER AND ACROSS LOTS, 25, 26, 27, 28 & 29.
LOT 25 RIGHT TO DRAIN OVER AND ACROSS LOTS, 26, 27, 28 & 29.
LOT 26 RIGHT TO DRAIN OVER AND ACROSS LOTS, 27, 28 & 29.
LOT 27 RIGHT TO DRAIN OVER AND ACROSS LOTS, 28 & 29.
LOT 28 RIGHT TO DRAIN OVER AND ACROSS LOTS, 29.
LOT 68 RIGHT TO DRAIN OVER AND ACROSS LOTS 67,66,65&64.
LOT 67 RIGHT TO DRAIN OVER AND ACROSS LOTS 66,65&64.
LOT 66 RIGHT TO DRAIN OVER AND ACROSS LOTS ,65&64.
LOT 65 RIGHT TO DRAIN OVER AND ACROSS LOTS 64.

DRAINAGE EASEMENT TABLE
THE GRANTOR RESERVES THE FOLLOWING PROPOSED DRAINAGE EASEMENTS FOR THE BENEFIT OF THE FUTURE OWNERS OF SAID PARCELS AS FOLLOWS:
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 23 & 24.
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 25& 26.
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 27& 28
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 29&32
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 66&67
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 64&65

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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

APPROVED

NOTE:
The intent of this map is to correct errors in lot dimension on map entitled "Subdivision Plan for Cold Springs Subdivision Phase 2 Bristol, CT. Scale: 1"=40', Date: November 29, 2003 (Revised 8/25/04) Drawing No. 1 of 5 Kratzert & Jones Associates Inc." said map being filed in Map Dawer 111 – N. The lots affected are 5,6,22,24,41,51,52,57,60, 61,62,65,66 and 75.

LEGEND

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

M:\2031\Sub2\NDUSTR-203285-PHASE2 - BRI\dwt\phase2-4 (2023).dwg
LAYOUT: S-1 DATE: May 07, 2024 - 10:37am

REVISION: 5/2/24 – REVISIONS
REVISION: 4/29/24 – REVISIONS
REVISION: 4/12/24 – TOWN COMMENTS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
REVISION: 06/07/23 – UPDATES
PROJECT: 203\Sub2\NDUSTR-203285-PHASE2
DRAWN BY: CVZ/MBR/RB

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

THE TYPE OF SURVEY PERFORMED IS A: SUBDIVISION PLAN.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2

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

James N. Sokonchik
James N. Sokonchick
CT P.E. & L.S. #11302

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

SUBDIVISION PLAN

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1" = 40'

DATE: JANUARY 30, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126

DRAWING NO. : S-1



EROSION AND SEDIMENTATION CONTROL NOTES:

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. AREAS THAT ARE CLEARED AND/OR GRADED SHOULD HAVE PERMANENT SOIL STABILIZATION MEASURES APPLIED WITHIN 7 DAYS OF ESTABLISHING THE FINAL GRADE. IF GRADING IS DELAYED MORE THAN 30 DAYS AFTER SOILS ARE DISTURBED, TEMPORARY SOIL STABILIZATION MEASURES (e.g. TEMPORARY SEEDING OR A NON-VEGETATED COVER) SHOULD BE APPLIED WITHIN 7 DAYS OF SUSPENDING WORK.
2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4"MIN.) AND SEEDED OR MULCHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, THEIR APPLICATIONS, AND SPECIFIC DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED TO DATE.
5. ALL E&S CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ANY E&S CONTROL MEASURES NOT WILL BE SUBJECT TO A CITATION.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE MUNICIPALITY.
7. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, STRAW WATTLES OR STRAW BALES.
8. SEDIMENTATION BARRIERS TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION.
9. BRING ANY UNFORESEEN CONDITIONS TO THE ATTENTION OF THE MUNICIPALITY.
10. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
11. **INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430** IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
12. **INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430** IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
13. SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING STRAW BALES, STRAW MATTLES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
14. SILT FENCE AND/OR STRAW MATTLES & STRAW BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE. PERPENDICULAR WINGS SHOULD BE USED TO BREAK THE VELOCITY OF WATER FLOWING ALONG THE GEOTEXTILE SILT FENCE WHERE IT DOES NOT FOLLOW THE CONTOUR AT THE TOE OF SLOPE. FOR SLOPES OF 5:1 OR FLATTER, WINGS SHALL BE PLACED EVERY 100 FEET; FOR 3:1 TO 5:1 EVERY 75 FEET; AND FOR 2:1 TO 3:1 SLOPES, EVERY 50 FEET.
15. PURSUANT TO THE REGULATIONS; A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEEDED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
16. CATCH BASIN MAINTENANCE SCHEDULE:
SEDIMENT TO BE EXTRACTED FROM SUMP(S) TWCE YEARLY (IN THE SPRING AND FALL) AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
17. MATERIAL FROM THE TEMPORARY STOCKPILE WHICH IS NOT USED DURING CONSTRUCTION SHALL HAULED OFF-SITE.
18. **ADDITIONAL E&S MEASURES WILL BE REVIEWED AT THE TIME OF THE ZONING PERMIT APPLICATION FOR INDIVIDUAL LOTS.**
19. **PROVIDE STONE CHECK DAMS EVERY 50' ACROSS ALL TEMPORARY DIVERSION SWALES (IF NECESSARY).**
20. **ALL DEWATERING MUST BE DIRECTED INTO FILTER BAGS.**
21. **DUST CONTROL MEASURES, INCLUDING THE USE OF MULCHES, SPRAY ADHESIVES, WATER AND CALCIUM CHLORIDE SHALL BE UTILIZED WHENEVER ORDERED OR WHEN WINDS ARE FORECAST TO EXCEED 8MPH.**
PUBLIC RIGHTS-OF-WAY SHALL BE KEPT CLEAN DURING EARTH MOVING.
EROSION CONTROL MATTING TO BE USED FOR IMMEDIATE STABILIZATION ON SLOPES GREATER THAN 3:1
22. CONTACT BRISTOL ENGINEERING/PUBLIC WORKS AT (860) 584-6125

GRADING NOTES:

1. CONTOUR INTERVAL = 1'
2. ELEVATIONS BASED ON NGVD29.
3. **TOPOGRAPHY IS FROM CITY TOPOGRAPHY AUGMENTED BY FIELD SURVEY.**
4. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
5. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
6. ALL EARTH SLOPES TO BE 2' HORIZONTAL TO 1' VERTICAL MAXIMUM.
7. EROSION AND SEDIMENTATION CONTROL TO FOLLOW CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED TO DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDED.
9. DEVELOPMENT OF INDIVIDUAL LOT(S) SHOWN ON THESE PLANS IS INTENDED TO BE CONCEPTUAL IN NATURE TO FACILITATE HOUSE PLANNING. DEVELOPER SHALL NOT BE PRECLUDED FROM REVISING THIS PLAN TO ACCOMMODATE ACTUAL HOUSE STYLE CHOSEN AND FIELD CONDITIONS FOUND ON EACH LOT.
10. SEE EROSION AND SEDIMENTATION CONTROL NOTES.
11. **CONTRACTOR TO VERIFY BY TEST PIT EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.**
12. **IF NECESSARY, USE DEWATERING BAG (SEE DETAIL).**
13. **STREET LIGHTS TO BE LED's**
14. **MAXIMUM DRIVEWAY GRADE SHALL NOT EXCEED 15% WITH A TRANSITION UP TO THE STREET LINE**
15. **GENERAL CONTRACTOR TO CALL THE WATER DEPARTMENT OFFICE AND SCHEDULE A MEETING TO GO OVER THE RULES, REGULATIONS AND EXPECTATIONS**
16. **DRIVEWAY LOCATIONS MUST BE A MINIMUM OF 3' AWAY FROM CATCH BASINS**

DESIGN FOR ROOF DRAINAGE

DESIGN UNDERGROUND STORAGE FOR 1" OF WATER OVER ROOF AREA

ROOF AREA ON EACH LOT = 2,033 S.F.
REQUIRED CAPACITY = 2,033 S.F. x (1 FT/12 IN.) = 169.4 CF

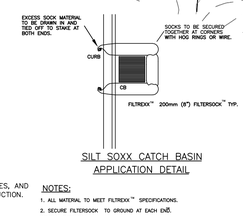
CAPACITY PROVIDED BY 6 SC-310 STORMTECH UNITS =185.98 CF

CONSTRUCTION SEQUENCE:

1. **AN ON-SITE pre MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.**
1A. **LIMITS OF CLEARING SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.**
1B. **THE STORMWATER BASIN SHOULD BE CONSTRUCTED FIRST AND IMMEDIATELY STABILIZED (SHAPED, SEEDED, AND BLANKETED). ALL SLOPES > 3:1 SHOULD BE EITHER MATTED OR HYDRO SEEDED WITH A TACKIFIER.**
2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
3. CALL BEFORE YOU DIG 1-800-922-4455.
4. CLEAR AND GRUB SITE, TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
5. STRIP AND STOCKPILE TOPSOIL FROM ROADWAY AREA. ANCHOR WITH STRAW MULCH AND AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 30 DAYS, THEN THEY SHOULD BE SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
6. ROUGH GRADE ROAD RIGHT OF WAY PURSUANT TO THE APPROVED PLAN.
7. CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH STRAW WATTLES OR STRAW BALES, AND FILTER FABRIC ON GRATES TO TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
8. PLACE AND GRADE BANKS; PROVIDE SLOPE STABILIZATION AT 3:1 BANKS AND GREATER.
9. FINISH GRADE ROADWAY AND PLACE GRAVEL BASE FOR BINDER COURSE OF PAVING.
10. PAVED APRONS TO BE CONSTRUCTED TO THE RIGHT OF WAY LINE AT ALL PROPOSED CURB CUTS.
11. ROUGH GRADE AREA BETWEEN CURB AND RIGHT OF WAY LINE.
12. PLACE FINISH COURSE OF PAVING.
13. FINISH GRADE RIGHT OF WAY; SPREAD TOPSOIL (4" MIN.) AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.

SUGGESTED SEED MIXTURE	LBS/AC	LBS/1000 SF
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS	5	0.10
	45	1.00

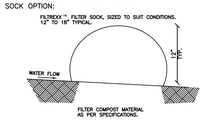
14. REMOVE SEDIMENT AND DISPOSE OF OFF SITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
15. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
16. AFTER DISTURBED AREAS HAVE HAD VEGETATION REESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.
17. KRATZERT, JONES & ASSOC., INC. DOES NOT ADVISE IN SAFETY REQUIREMENTS DURING CONSTRUCTION AND KJA IS NOT AN EXPERT ON SAFETY REQUIREMENTS DURING CONSTRUCTION. CONSTRUCTION PERSONNEL SHALL VERIFY THAT ALL OSHA REQUIREMENTS ARE MET OR RETAIN QUALIFIED OSHA EXPERTS TO ADVISE ON SAME.



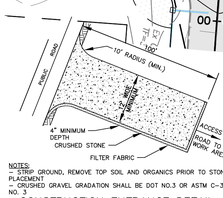
SILT SOXX CATCH BASIN APPLICATION DETAIL

NOTES:
1. ALL MATERIAL TO MEET FILTREXX™ SPECIFICATIONS.
2. SECURE FILTERSOCK TO GROUND AT EACH END.

SOCK OPTION:

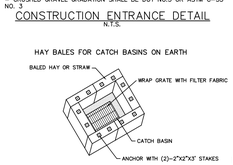


SILT SOXX DETAIL
N.T.S.

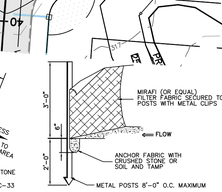


NOTES:
GREEN GROUND, REMOVE TOP SOIL AND ORGANICS PRIOR TO STONE PLACEMENT.
CRUSHED GRAVEL GRADATION SHALL BE DOT NO.3 OR ASTM C-33 NO. 3

CONSTRUCTION ENTRANCE DETAIL
N.T.S.



SEDIMENTATION BARRIER INSTALLATION
N.T.S.



SILT FENCE DETAIL
N.T.S.

SYMBOLS LEGEND

- (C) PROP. CONSTRUCTION ENTRANCE
- (S) PROP. ROOF LEADER TO 6- SC-310 STORMTECH UNITS
- (G) PROP. SILT FENCE
- (M) PROP. MULCH LOGS (SILT SOXX) AROUND CATCH BASIN
- (FC) PROP. FOOTING DRAIN OUTLET TO CATCH BASIN
- (FD) PROP. FOOTING DRAIN OUTLET TO RIP RAP AT DAYLIGHT
- (I) PROP. SUMP
- (ST) PROP. SILT STOCKPILES

LEGEND

PROPERTY LINE	PROP. PROPERTY LINE
PROPERTY CORNER	PROP. IRON PIN
EXISTING IRON PIN	PROP. MONUMENT
EXISTING MONUMENT	PROP. SANITARY MANHOLE
EXISTING SANITARY MANHOLE	PROP. STORM MANHOLE
EXISTING STORM MANHOLE	PROP. YARD DRAIN
EXISTING CATCH BASIN	PROP. CATCH BASIN
EXISTING LIGHT	PROP. LIGHT
EXISTING HYDRANT	PROP. HYDRANT
EXISTING UTILITY POLE	PROP. EDGE OF ROAD
EX. EDGE OF ROAD	PROP. EDGE OF BIT. CURB
EX. EDGE OF BIT CURB	PROP. EDGE OF CONC CURB
EX. EDGE OF CONC CURB	PROP. SANITARY SEWER LINE
EX. SANITARY SEWER LINE	PROP. WATER LINE
EX. WATER LINE	PROP. STORM PIPE
EX. CONTOUR	PROP. CONTOUR
	PROP. SPOT GRADE
	PROP. SILT FENCE
	PROP. FOOTING DRAIN

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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

REVISION:
REVISION: 8/14/23 - TOWN COMMENTS
REVISION: 7/25/23 - TOWN COMMENTS
REVISION: 06/07/23 - UPDATES
PROJECT: 203\Sub2\INDUSTR-203285-PHASE2
DRAWN BY: CVZ/MBR/RB
SEAL:

"I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE CITY OF BRISTOL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL DATED 2002, AS AMENDED."

SIGNATURE

JAMES N. SAKONCHICK CT P.E. & L.S. #11302
(NAME) (CERTIFICATION NO.)

"THE PLANNING AND ZONING COMMISSION CERTIFIES THAT THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF BRISTOL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL DATED 2002, AS AMENDED."

SIGNATURE

DATE OF APPROVAL

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

GRADING & EROSION CONTROL MAP

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

M:\2015\Sub2\INDUSTR-203285-PHASE2-#BP\dwg\DEVELOPMENT\PRESENTATION PHASE 4 G-1 8-28-23.dwg
LAYOUT: G-1 DATE: Aug 28, 2023 - 9:39am

SCALE: 1" = 40'
DATE: JANUARY 30, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

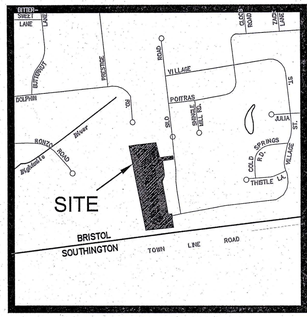
KJA FILE NO. : DRAW #126
DRAWING NO. : G-1

SUBDIVISION PLANS PREPARED FOR

COLD SPRINGS PHASE IV

Utilities Disclaimer:
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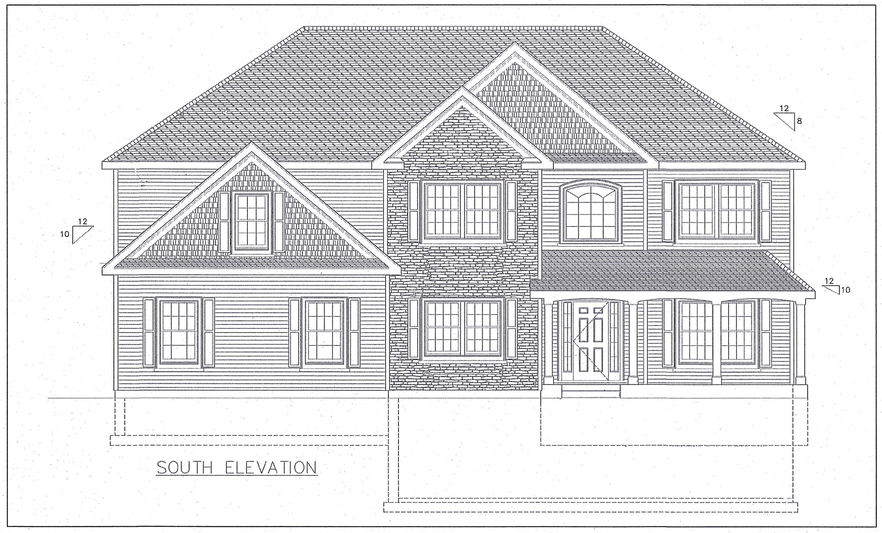
KEYMAP: SCALE: 1"=1000'

ZONING COMPLIANCE TABLE
BASED ON ZONE R-10

LOT #	REQUIRED AREA (MIN.S.F.)		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
20	10,000	17,864	85'	104.11'	85'	96.40'	20'	20'	8'	8'	20'	20'
21	10,000	17,363	85'	100.64'	85'	91.32'	20'	20'	8'	8'	20'	20'
22	15,000**	28,096	85'	301.02'	**	25.04'**	30'**	30'	8'	8'	20'	20'
23	10,000	15,140	85'	98.67'	85'	91.36'	20'	20'	8'	8'	20'	20'
24	10,000	17,469	85'	98.94'	85'	92.74'	20'	20'	8'	8'	20'	20'
25	10,000	15,075	85'	100.50'	85'	100.50'	20'	20'	8'	8'	20'	20'
26	10,000	18,825	85'	125.50'	85'	125.50'	20'	20'	8'	8'	20'	20'
27	10,000	20,246	85'	124.99'	85'	121.66'	20'	20'	8'	8'	20'	20'
28	10,000	20,622	85'	102.62'	85'	93.16'	20'	20'	8'	8'	20'	20'
29	15,000**	25,924	85'	185.07'	**	25.04'**	30'**	30'	8'	8'	20'	20'
30	10,000	19,094	85'	102.60'	85'	93.14'	20'	20'	8'	8'	20'	20'
31	15,000**	33,825	85'	291.68'	**	25.04'**	30'**	30'	8'	8'	20'	20'
32	10,000	19,642	85'	108.00'	85'	100.00'	20'	20'	8'	8'	20'	20'
63	10,000	15,000	85'	135.00'	85'	150.00'	20'	20'	8'	8'	20'	20'
64	10,000	15,000	85'	135.00'	85'	150.00'	20'	20'	8'	8'	20'	20'
65	10,000	18,619	85'	117.36'	85'	120.36'	20'	20'	8'	8'	20'	20'
66	10,000	19,287	85'	125.00'	85'	125.00'	20'	20'	8'	8'	20'	20'
67	10,000	18,971	85'	125.03'	85'	125.03	20'	20'	8'	8'	20'	20'
68	10,000	18,498	85'	210.66'	85'	241.83	20'	20'	8'	8'	20'	20'

* FRONTAGE MEASURED AT BUILDING LINE
** REAR LOT

OPEN SPACE TABLE
THE COMMISSION MAY REQUIRE THAT UP TO 15 PERCENT OF THE TOTAL AREA OF A SUBDIVISION BE SET ASIDE FOR OPEN SPACES, PARKS OR PLAYGROUNDS (5.09)
TOTAL AREA OF SUBDIVISION (ALL PHASES) = 58.8± ACRES AREA OF OPEN SPACE = 8.85 ACRES
PROVIDED OPEN SPACE PERCENT = 8.85 ACRES/58.8 ACRES = 15.1%



SOUTH ELEVATION

LIST OF DRAWINGS

C-1	COVER SHEET	AS NOTED
E-1	EXISTING CONDITIONS MAP	40' SCALE
S-1	PHASE IV SUBDIVISION MAP	40' SCALE
G-1	GRADING AND EROSION CONTROL PLAN	40' SCALE
P-1	PLAN AND PROFILE SHEETS	V:4' SCALE/H:40' SCALE
P-2	PLAN AND PROFILE SHEETS	V:4' SCALE/H:40' SCALE
D-1	SITE DETAILS	N.T.S.
D-2	SITE DETAILS	N.T.S.
D-3	SITE DETAILS	N.T.S.
D-4	SITE DETAILS	N.T.S.
D-5	SITE DETAILS	N.T.S.

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01-4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01-57)
#286 SILO ROAD

LESTER K. & KARI M. BALICKI (MBL: 01-58)
#274 SILO ROAD

DAVID J. & CYNTHIA S. MILEWSKI (MBL: 01-59)
#264 SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-60)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01-34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01-09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-08)
DOLPHIN ROAD

WETLAND APPROVAL OF OVERALL WETLAND IMPACT

OCTOBER 25, 2004 _____
DATE OF APPROVAL

SUBDIVISION APPLICATION #433
ASSESSOR'S MAP 01, LOT 7B

AUGUST 28, 2023 _____
DATE OF APPROVAL

APPLICANT

INDUSTRIAL BUILDERS & REALTY, LLC
785 MIDDLE STREET
BRISTO, CT 06010
860 583-2430

REVISION: 4/29/24 – REVISIONS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 6/07/23
REVISION: 1/20/06 CORRECTION NOTE
REVISION: 8/12/05
REVISION: 8-25-04- TOWN COMMENTS
PROJECT: 203\Sub2\INDUSTR-203285-P
DRAWN BY: CVZ/MBR/RB
SEAL:

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

kratzert, jones & associates, in
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEER
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

COVER SHEET

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: N.T.S.
DATE: JANUARY 30, 202

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : C-1

M:\203\Sub2\INDUSTR-203285-PHASE2 - IBR Living Johnson-4 (2023).dwg
LAST SAVED: Mon Oct 30 08:52:32 2023 BY: CVZ

STATE INFORMATION

1. CONNECTICUT HIGHWAY DEPT.
   OFFICE OF SPECIAL SERVICES & PERMITS
   1107 CROMWELL AVENUE
   ROCKY HILL, CT 06067
   (860) 258-4541

2. STATE D.E.P.
   79 ELM STREET
   HARTFORD, CT 06106
   (860) 424-3245

MISCELLANEOUS

1. CALL BEFORE YOU DIG
   (800) 922-4455

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

App. 433
Plan Granted Conditional Approval by City Planning Commission, Bristol, Conn August 28 20 23
Attested _____ Secretary
Or
Attested _____ Chairman

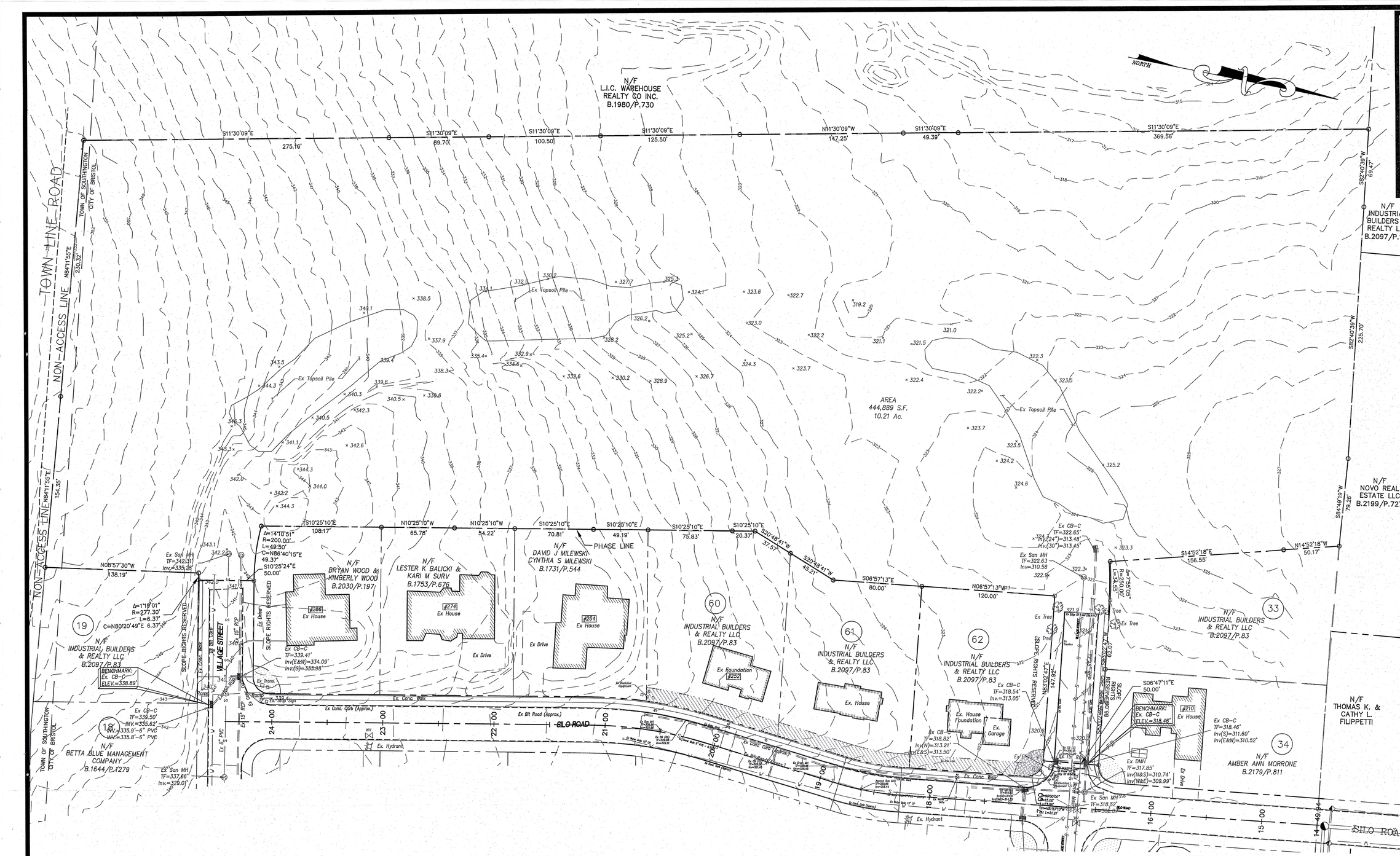
SUBDIVISION

APPROVED

SITE CONSULTANTS

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

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



REVISION:	4/29/24 – REVISIONS
REVISION:	2/5/24 – TOWN COMMENTS
REVISION:	8/14/23 – TOWN COMMENTS
REVISION:	7/25/23 – TOWN COMMENTS
PROJECT:	203\Sub2\INDUSTR–203285–PHASE2
DRAWN BY:	CVZ/MBR/RB
SEAL:	

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

THE TYPE OF SURVEY PERFORMED IS A: SUBDIVISION PLAN.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A–2/T–3

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

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

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN–WATERBURY RD.
MILLDALE, CT 06467–0337
PHONE: (860) 621–3638
FAX: (860) 621–9609
EMAIL: KJA5@AOL.COM

EXISTING CONDITIONS MAP

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1" = 40'

DATE: JANUARY 30, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126

DRAWING NO. : E-1

NOTES:

1. PARCEL OWNER: INDUSTRIAL BUILDERS & REALTY
   – SEE VOL 2097 AT PG 0083 OF TOWN OF BRISTOL LAND RECORDS
2. ADDRESS: VILLAGE STREET, BRISTOL, CT
3. AREA: 10.2± ACRES
4. ZONE: R–10
5. BEARINGS ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83).
6. ELEVATIONS BASED ON NGVD29.
7. CONTOUR INTERVAL= 1 FT.
8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY JANUARY 25, 2023. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS JANUARY 25, 2023.
9. UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON SITE. THE EXISTENCE, SIZE, AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" AT 811 OR 1–800–922–4455.
10. A HELCO EASEMENT WAS ABANDONED AT THE NORTH PROPERTY LINE. THE ORIGINAL EASEMENT IS FOUND IN VOLUME 84 AT PAGE 247 OF THE BRISTOL LAND RECORDS. IN THE THIRD PARAGRAPH OF THE EASEMENT, IT IS STATED "IF LINE IS ABANDONED FOR OVER THREE YEARS, THIS RIGHT OF WAY, SHALL REVERT TO THE GRANTORS." AN AFFIDAVIT WAS FILED IN VOLUME 1523 AT PAGE 765 OF THE LAND RECORDS SETTING FORTH THE FACTUAL BASIS THAT THE EASEMENT HAS BEEN ABANDONED AT LEAST SINCE 1998. BASED UPON THE FORGOING THE EASEMENT NO LONGER IS EFFECTIVE AND WAS REMOVED FROM THE PLANS.

ZONING TABLE	
ZONE – R–10	
	REQUIREMENTS
LOT AREA	10,000 SF
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	20'
LOT FRONTAGE	85'

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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

NOTE:
The intent of this map is to correct errors in lot dimension on map entitled "Subdivision Plan for Cold Springs Subdivision Phase 2 Bristol, CT. Scale: 1"=40', Date: November 29, 2003 (Revised 8/25/04) Drawing No. 1 of 5 Kratzert & Jones Associates Inc." said map being filed in Map Dawer 111 – N. The lots affected are 5,6,22,24,41,51,52,57,60, 61,62,65,66 and 75.

APPROVED

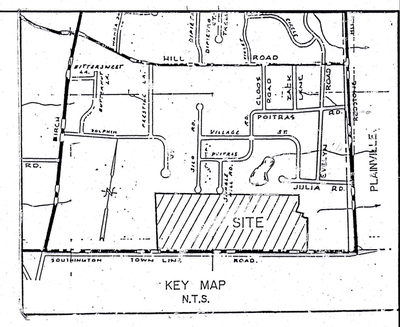
LEGEND

	PROPERTY LINE
	IRON PIN TO BE SET
Ex IP	EXISTING IRON PIN
	MONUMENT TO BE SET
	EXISTING MONUMENT
S	EXISTING SANITARY MANHOLE
D	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING LIGHT
	EXISTING HYDRANT
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EX. EDGE OF ROAD
	EX. EDGE OF ROAD (CURBED)
	EX. EDGE OF DRIVEWAY
S	EX. SANITARY SEWER LINE
W	EX. WATER LINE
	EX. GUIDE RAIL
98	EX. CONTOUR

M:\2023\Sub2\INDUSTR–203285–PHASE2–ISI\dwg\phase2–4 (2023).dwg
LAYOUT: E–1 DATE: May 07, 2024 • 12:58pm

NOTE:

Building envelopes on lots within the wetland regulated area shall be five feet from the building setback lines (except for lot 35). No grading shall be conducted outside the limits of the proposed silt fence indicated in the site development plan of the approved subdivision without additional approval from the Inland Wetlands Commission.



May 5, 2004

Industrial Builders & Realty Company
785 Middle Street
Bristol, Ct. 06010

Re: 1373 – Subdivision south of Village St., shingle Mill Rd. and Silo Rd./north of Southington Town Line Rd.; Assessor's Map 1, Lots 6 and 7:

Dear Applicant:

The Inland Wetland Commission at its meeting of April 19, 2004 voted to grant final approval to the subject application, with the following stipulations:

1-17 Attached

18. Building envelopes on lots within the wetland regulated area shall be five feet from the building setback lines (except for lot 35). No grading shall be conducted outside the limits of the proposed silt fence indicated in the site development plan of the approved subdivision without additional approval from the Inland Wetlands Commission.
19. No construction on lot 35 shall be closer than twenty five feet to wetlands.
20. Conservation easements shall be established for all wetland areas within the subdivision. Prior to any activity construction fencing shall be installed to delineate the referenced conservation areas. In addition split rail fences shall be installed to indicate the limits of the easement on lot 35. Referenced easements shall be filed on City land records.
21. The mitigation plan prepared by the soil scientist shall be incorporated into the subdivision plans.
22. Provide a maintenance plan for the existing detention pond on the Chimney Crest Condominium property. The maintenance plan shall be incorporated into the subdivision plans and include a schedule for sediment removal.
23. Construct wetland mitigation area prior to issuance of building permits. Provide a temporary easement in favor of the City encompassing the mitigation area. Referenced easement shall be terminated upon acceptance of the mitigation area by the City.
24. The last drainage structure prior to an outfall shall be a sedimentation tank/structure. Final design to be approved by the Engineering Department.
25. Provide a $10,000 bond to the City for the purpose of insuring proper erosion control measures prior to any activity.
26. Record all conditions of Inland Wetland approval on the approved subdivision map filed on City land records.

Please submit five (5) copies of revised plans.

In addition, please be advised that in accordance with the Inland Wetland and Watercourse Regulations, this permit shall be valid for a period of five (5) years unless otherwise extended by the Commission.

Sincerely

Jon Guglietta, Vice Chairman
Inland Wetland Commission

GENERAL NOTE:
REFERENCE REVIEW OF OVERALL PLAN FROM ANTHONY J. TRANQUILLO, SOUTHINGTON TOWN ENGINEER, TO CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY, DATED 10-04-90 FOR COMMENTS PERTAINING TO PHASES II THRU IV.

TOTAL AREA = 58.8± Ac.
ZONE = R10 & R15
PROP. NO. OF LOTS = 73
EXIST. NO. OF LOTS = 23 PHASE ONE = 11.3 AC.

BRISTOL ZONING REQUIREMENTS

	R-10	R-15
MIN. AREA (SF)	10,000	15,000
MIN. FRONTAGE (FT)	85	100
MIN. DEPTH (FT)	90	120
MIN. SETBACK (FT)		
FRONT	25	25
REAR	25	25
SIDE	10	10

MIN. AREA, REAR LOTS (SF) = 20,000 & 30,000

APPROVED

REV. 8-27-04
REV., 2-5-04 BUFFER
REV. 01-5-04
REV. 01-10-91
REV. 12-10-90
REV. 11-27-90
REV. 11-19-90
REV. 06-19-90
REV. 04-12-90
REV. 04-06-90
REV. 2-20-90
REV. 01-30-90
REV. 01-11-90
REV. 12-06-89

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OVERALL SUBDIVISION LAYOUT

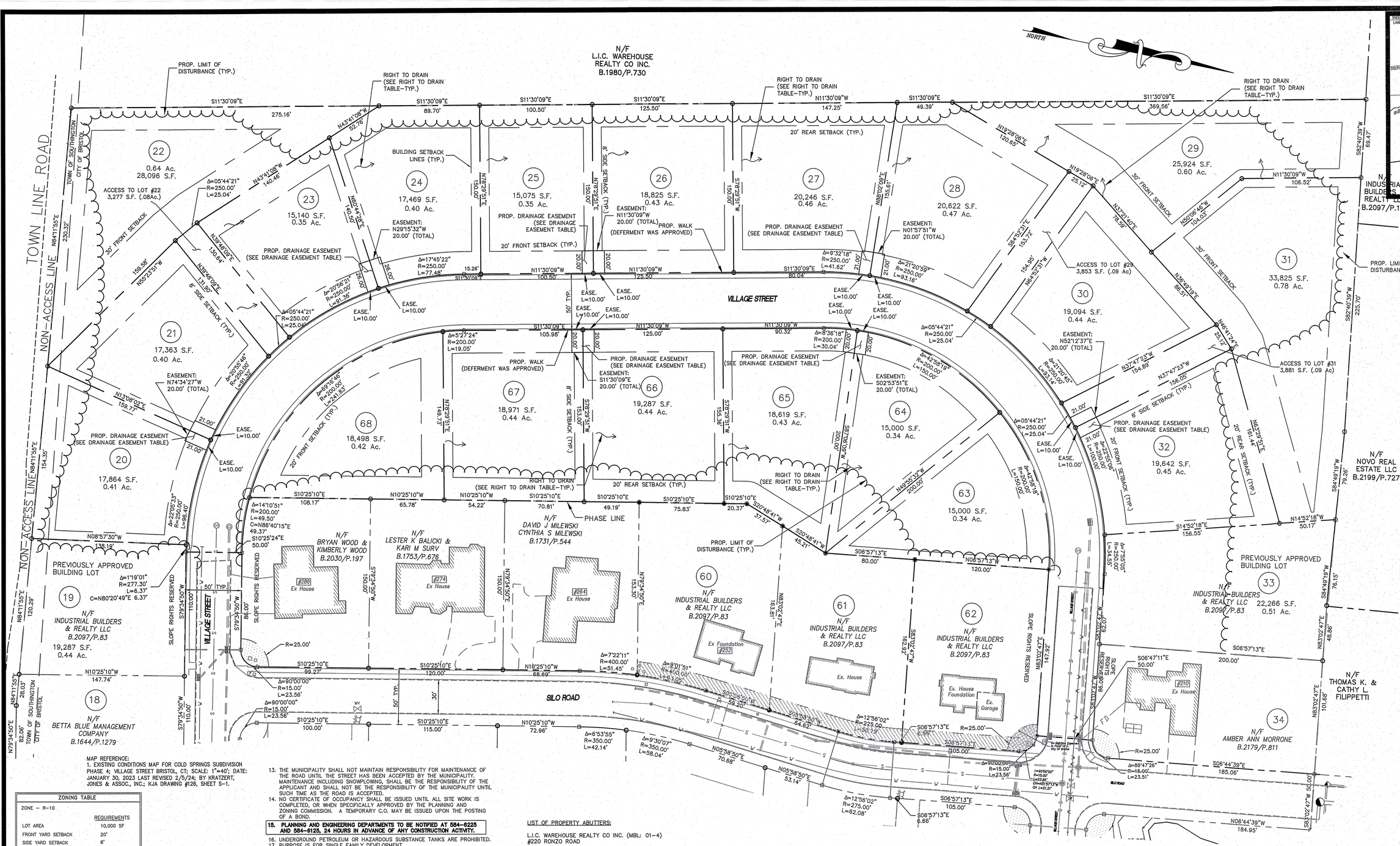
COLD SPRINGS FARM

OWNED BY
INDUSTRIAL BUILDERS, REALTY Co
BRISTOL, CONNECTICUT

SCALE: 1"= 100' OCTOBER 19, 1989

KRATZERT, JONES & ASSOC. INC.
CIVIL ENGINEERS – LAND SURVEYORS – SITE PLANNERS
1755 MERIDEN–WATERBURY TURNPIKE, MILLDALE, CT. TEL 621–3638

DR. 126



ZONING TABLE	
ZONE – R-10	
	REQUIREMENTS
LOT AREA	10,000 SF
FRONT YARD SETBACK	20'
SIDE YARD SETBACK	8'
REAR YARD SETBACK	20'
LOT FRONTAGE	85'

SUBDIVISION NOTES:

1. PARCEL OWNER: INDUSTRIAL BUILDERS & REALTY
2. AREA: ±10.2 Ac TOTAL
3. ADDRESS: VILLAGE STREET, BRISTOL, CT
4. ZONE: SEE ZONING TABLE
5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
6. **THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.**
7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND\WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPERATE INLAND\WETLAND PERMIT.
10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE MUNICIPALITY'S ENGINEER.
11. **INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. LIGHTING LAYOUT TO BE PER TOWN ENGINEER. LIGHTING TO BE LEDs PER CITY OF BRISTOL STANDARDS.**
12. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICE MUST BE APPROVED BE THE BRISTOL POLICE DEPARTMENT.

MAP REFERENCE:
1. EXISTING CONDITIONS MAP FOR COLD SPRINGS SUBDIVISION PHASE 4; VILLAGE STREET BRISTOL, CT; SCALE: 1"=40'; DATE: JANUARY 30, 2023 LAST REVISED 2/5/24; BY KRATZERT, JONES & ASSOC., INC.; KJA DRAWING #126, SHEET S-1.

13. THE MUNICIPALITY SHALL NOT MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF THE ROAD UNTIL THE STREET HAS BEEN ACCEPTED BY THE MUNICIPALITY. MAINTENANCE INCLUDING SNOWPLOWING, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE MUNICIPALITY UNTIL SUCH TIME AS THE ROAD IS ACCEPTED.
14. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
15. **PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 584-6225 AND 584-6125, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.**
16. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
17. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
19. PRESERVE AS MANY TREES AS POSSIBLE.
20. CITY STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
21. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER CITY OF BRISTOL REGULATIONS.
22. **PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
23. **THE APPLICANT IS RESPONSIBLE FOR ANY ADDITIONAL PERMITS THAT MAY BE REQUIRED BY THE STATE.**
24. **AN AS-BUILT OF THE ROADWAY INCLUDING UTILITIES AND LATERALS SHALL BE REQUIRED.**
25. **PLOT PLANS AND AS-BUILTS SHALL BE REQUIRED FOR ALL LOTS.**
26. **A HELCO EASEMENT WAS ABANDONED AT THE NORTH PROPERTY LINE. THE ORIGINAL EASEMENT IS FOUND IN VOLUME 84 AT PAGE 247 OF THE BRISTOL LAND RECORDS. IN THE THIRD PARAGRAPH OF THE EASEMENT, IT IS STATED "IF LINE IS ABANDONED FOR OVER THREE YEARS, THIS RIGHT OF WAY, SHALL REVERT TO THE GRANTORS." AN AFFIDAVIT WAS FILED IN VOLUME 1523 AT PAGE 765 OF THE LAND RECORDS SETTING FORTH THE FACTUAL BASIS THAT THE EASEMENT HAS BEEN ABANDONED AT LEAST SINCE 1998. BASED UPON THE FORGOING THE EASEMENT NO LONGER IS EFFECTIVE AND WAS REMOVED FROM THE PLANS.**
27. **ALL LOTS THAT HAVE RIGHTS TO FLOW OVER OTHER LOTS CUMULATIVELY IN CASE A LOT REMAINS UNDEVELOPED FOR A PERIOD OF TIME.**

LIST OF PROPERTY ABUTTERS:

L.I.C. WAREHOUSE REALTY CO INC. (MBL: 01-4)
#220 RONZO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-19)
VILLAGE STREET

BRYAN & KIMBERLEY WOOD (MBL: 01-57)
#286 SILO ROAD'

LESTER K. & KARI M. BALICKI (MBL: 01-58)
#274 SILO ROAD

DAVID J. & CYNTHIA S. MILEWSKI (MBL: 01-59)
#264 SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-60)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-61)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-62)
SILO ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-33)
VILLAGE STREET

AMBER ANN MORRONE (MBL: 01-34)
#210 SILO ROAD

NOVO REAL ESTATE LLC (MBL: 01-09)
#215 DOLPHIN ROAD

INDUSTRIAL BUILDERS & REALTY LLC (MBL: 01-08)
DOLPHIN ROAD

RIGHT TO DRAIN TABLE
LOT 21 RIGHT TO DRAIN OVER AND ACROSS LOTS, 22, 23, 24, 25, 26, 27, 28 & 29.
LOT 22 RIGHT TO DRAIN OVER AND ACROSS LOTS, 23, 24, 25, 26, 27, 28 & 29.
LOT 23 RIGHT TO DRAIN OVER AND ACROSS LOTS, 24, 25, 26, 27, 28 & 29.
LOT 24 RIGHT TO DRAIN OVER AND ACROSS LOTS, 25, 26, 27, 28 & 29.
LOT 25 RIGHT TO DRAIN OVER AND ACROSS LOTS, 26, 27, 28 & 29.
LOT 26 RIGHT TO DRAIN OVER AND ACROSS LOTS, 27, 28 & 29.
LOT 27 RIGHT TO DRAIN OVER AND ACROSS LOTS, 28 & 29.
LOT 28 RIGHT TO DRAIN OVER AND ACROSS LOTS, 29.
LOT 68 RIGHT TO DRAIN OVER AND ACROSS LOTS 67,66,65&64.
LOT 67 RIGHT TO DRAIN OVER AND ACROSS LOTS 66,65&64.
LOT 66 RIGHT TO DRAIN OVER AND ACROSS LOTS ,65&64.
LOT 65 RIGHT TO DRAIN OVER AND ACROSS LOTS 64.

DRAINAGE EASEMENT TABLE
THE GRANTOR RESERVES THE FOLLOWING PROPOSED DRAINAGE EASEMENTS FOR THE BENEFIT OF THE FUTURE OWNERS OF SAID PARCELS AS FOLLOWS:
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 23 & 24.
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 25& 26.
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 27& 28
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 29&32
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 66&67
PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOTS 64&65

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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

APPROVED

NOTE:
The intent of this map is to correct errors in lot dimension on map entitled "Subdivision Plan for Cold Springs Subdivision Phase 2 Bristol, CT. Scale: 1"=40', Date: November 29, 2003 (Revised 8/25/04) Drawing No. 1 of 5 Kratzert & Jones Associates Inc." said map being filed in Map Dawer 111 – N. The lots affected are 5,6,22,24,41,51,52,57,60, 61,62,65,66 and 75.

LEGEND

	PROPERTY LINE
	IRON PIN TO BE SET
Ex IP	EXISTING IRON PIN
	MONUMENT TO BE SET
	EXISTING MONUMENT
S	EXISTING SANITARY MANHOLE
D	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING LIGHT
	EXISTING HYDRANT
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
UP	EXISTING UTILITY POLE
	EX. EDGE OF ROAD
	EX. EDGE OF ROAD (CURBED)
	EX. EDGE OF DRIVEWAY
S	EX. SANITARY SEWER LINE
W	EX. WATER LINE
	EX. GUIDE RAIL
98	EX. CONTOUR

REVISION: 5/2/24 – REVISIONS
REVISION: 4/29/24 – REVISIONS
REVISION: 4/12/24 – TOWN COMMENTS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
REVISION: 06/07/23 – UPDATES
PROJECT: 203\Sub2\INDUSTR–203285–PHASE2
DRAWN BY: CVZ/MBR/RB

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

THE TYPE OF SURVEY PERFORMED IS A: SUBDIVISION PLAN.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2

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

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

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA5@AOL.COM

SUBDIVISION PLAN

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1" = 40'

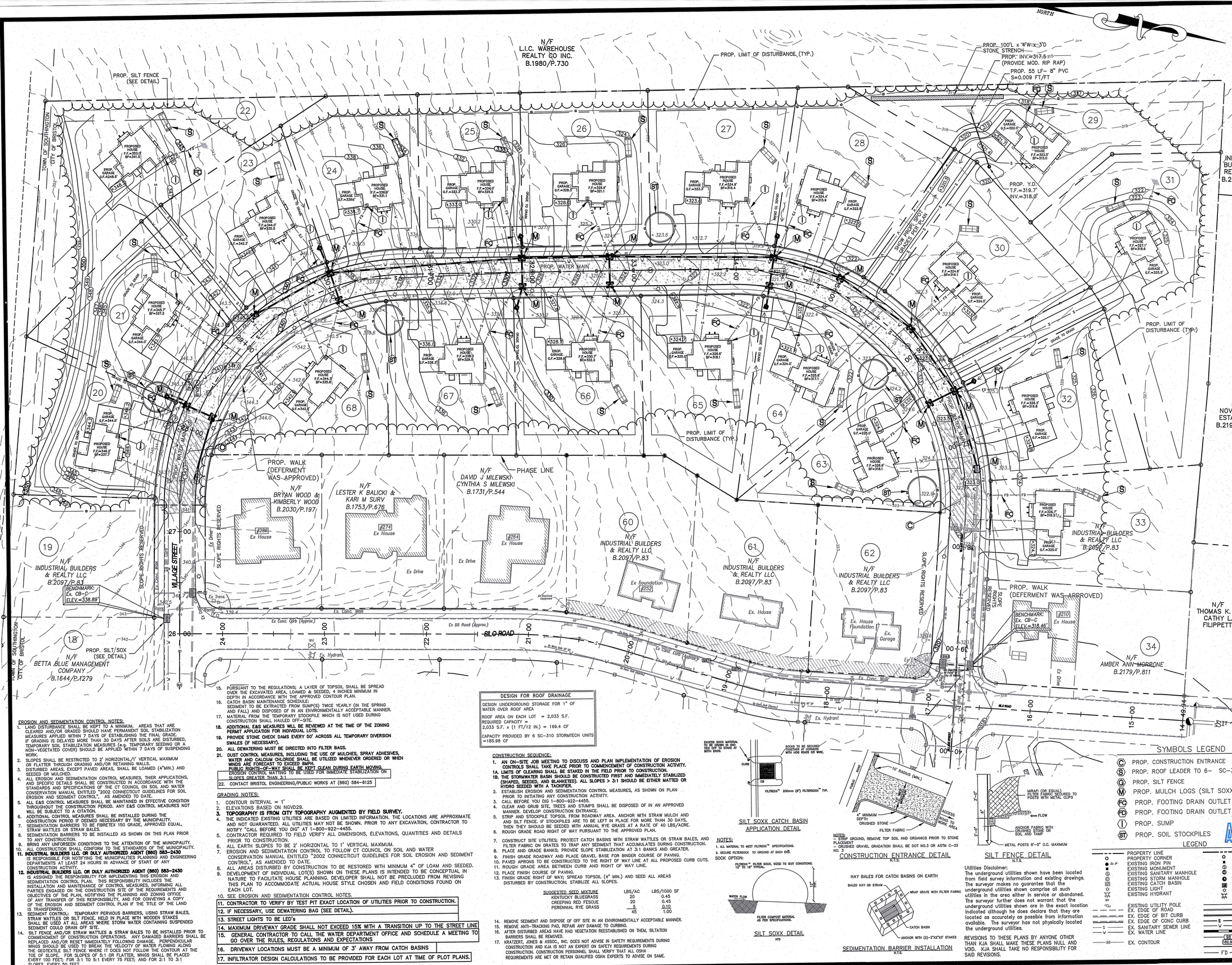
DATE: JANUARY 30, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126

DRAWING NO. : S-1

M:\2031\Sub2\INDUSTR-203285-PHASE2 - BRI\dwt\phase2-4 (2023).dwg
LAYOUT: S-1 DATE: May 07, 2024 - 10:37am



REVISION: 4/29/24 – REVISIONS
REVISION: 2/5/24 – TOWN COMMENTS
REVISION: 8/14/23 – TOWN COMMENTS
REVISION: 7/25/23 – TOWN COMMENTS
REVISION: 06/07/23 – UPDATES
PROJECT: 203\Sub2\INDUSTR-203285-PHASE2
DRAWN BY: CVZ/MBR/RB

SEAL:

"I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE CITY OF BRISTOL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL DATED 2002, AS AMENDED."

SIGNATURE

JAMES N. SAKONCHICK CT P.E. & L.S. #11302
(NAME) (CERTIFICATION NO.)

"THE PLANNING AND ZONING COMMISSION CERTIFIES THAT THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF BRISTOL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL DATED 2002, AS AMENDED."

SIGNATURE

DATE OF APPROVAL

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: KJA58A@L.COM

GRADING & EROSION CONTROL MAP

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET,
BRISTOL, CT

M:\2023\Sub2\INDUSTR-203285-PHASE2 - GEN\dwg\phase2-4 (2023).dwg Apr 01, 2024 - 2:28pm

LIGHTING PLAN NOTES
1. FINAL LIGHTING PLAN, LUMINAIRE TYPE, POLE HEIGHTS AND LAYOUT TO BE APPROVED BY EVERSOURCE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH EVERSOURCE AND REPORT ANY DISCREPANCIES IN DESIGN TO ENGINEER AND CITY STAFF.

Luminaire Schedule
(OR APPROVED EQUAL)

Symbol	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts
☼	RADPT P3 35K PATH	RADEAN Post-Top with P3 3500K Pathway distribution	5533	1	1	53.62

LEGEND
- PROPERTY LINE
- IRON PIN TO BE SET
- Ex IP EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- GV EXISTING GAS VALVE
- WV EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- S EX. SANITARY SEWER LINE
- W EX. WATER LINE
- EX. GUIDE RAIL
- 98 EX. CONTOUR
- PROP. PROPERTY LINE
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. LIGHT
- PROP. HYDRANT
- PROP. GATE VALVE
- PROP. EDGE OF ROAD
- PROP. EDGE OF ROAD (CURBED)
- PROP. EDGE OF DRIVEWAY
- S PROP. SANITARY SEWER LINE
- W PROP. WATER LINE

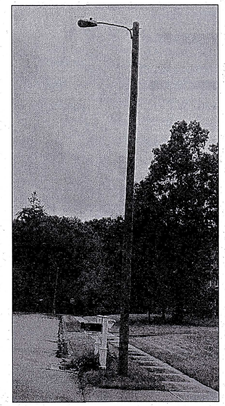
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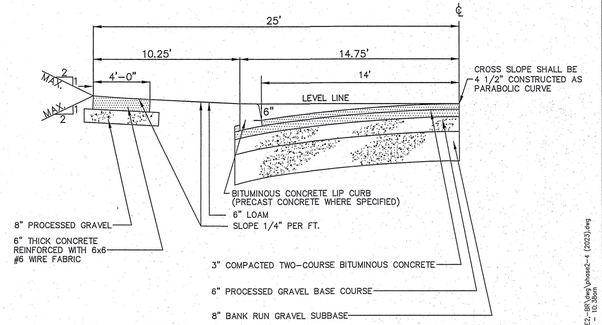
No.	Date	Description
		REVISION: 4/29/24 – REVISIONS
		REVISION: 4/12/24 – TOWN COMMENTS
		REVISION: 2/5/24 – TOWN COMMENTS
		REVISION: 8/14/23 – TOWN COMMENTS
		REVISION: 7/25/23 – TOWN COMMENTS
		REVISION: 06-07-23 – UPDATES
		REVISION: 01-07-05 – TOWN COMMENTS
		REVISION: 10-22-2004 – TOWN COMMENTS

PROJECT: 203\SUB2\INDUSTR-203285-...
DRAWN BY: TJM
SEAL:

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



LIGHT POLE
(OR APPROVED EQUAL)
(N.T.S.)



STANDARD ROAD SECTION
(N.T.S.)

NOTE: STANDARD DETAIL FOR THE CONSTRUCTION OF STREETS AND APPURTANENCES IN THE CITY OF BRISTOL, CT. EFF. 2/20/70 AND AS AMMENDED 4/10/01

APPROVED

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14.) INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
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kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILLDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

PLAN AND PROFILE FOR VILLAGE STREET

for

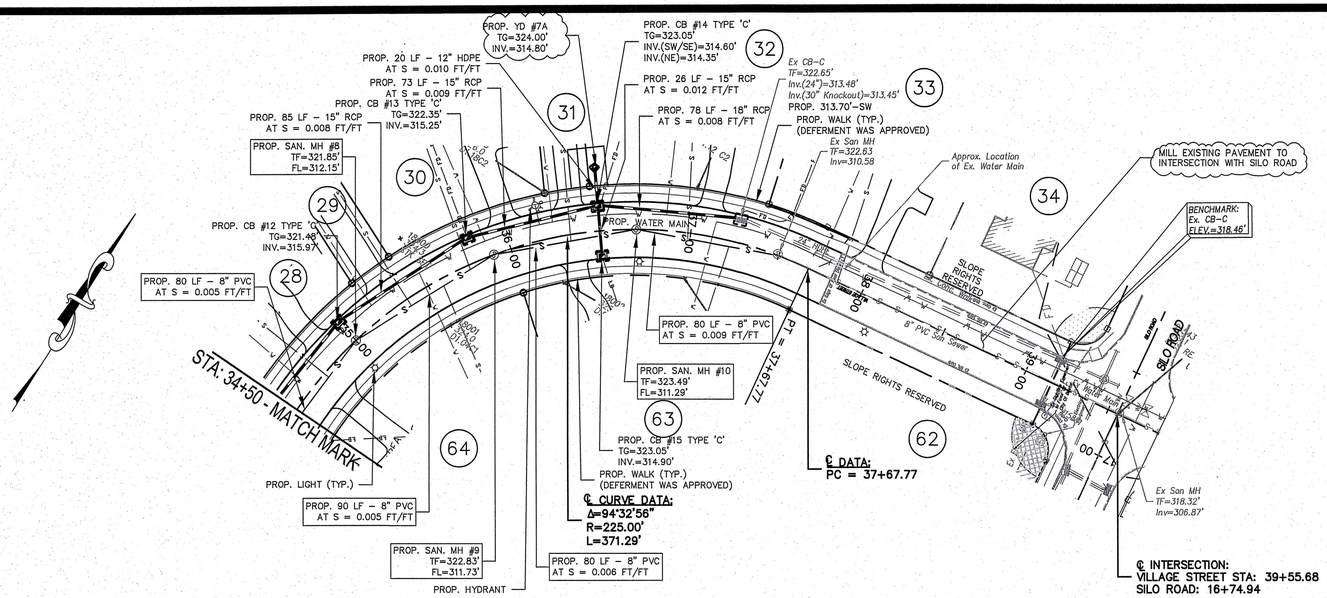
COLD SPRINGS SUBDIVISION PHASE 4

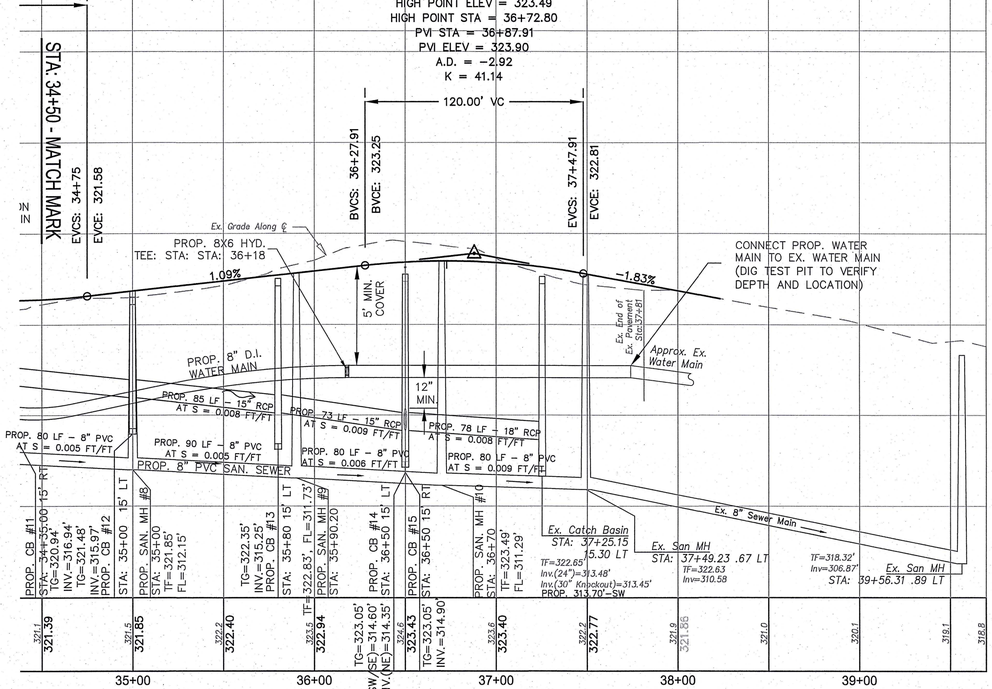
VILLAGE STREET, BRISTOL, CT

SCALE: 1"=40'(P&H)/4'(V)
DATE: FEBRUARY 14, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : P-1





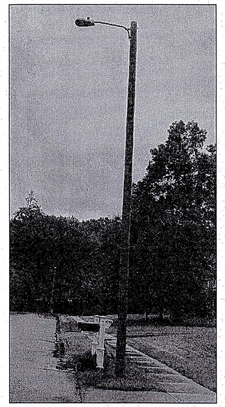
LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- Ex IP — EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- GV — EXISTING GAS VALVE
- WV — EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
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- W — EX. WATER LINE
- EX. GUIDE RAIL
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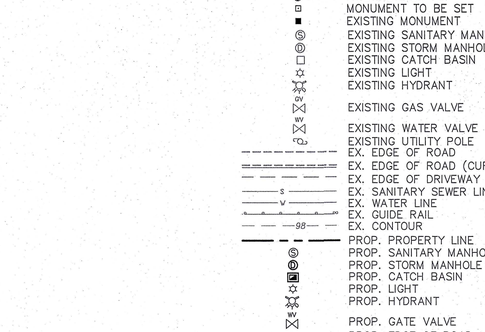
LIGHTING PLAN NOTES
1. FINAL LIGHTING PLAN, LUMINAIRE TYPE, POLE HEIGHTS AND LAYOUT TO BE APPROVED BY EVERSOURCE PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH EVERSOURCE AND REPORT ANY DISCREPANCIES IN DESIGN TO ENGINEER AND CITY STAFF.

Luminaire Schedule
(OR APPROVED EQUAL)

Symbol	Catalog Number	Description	Lamp Lumens	Lumen Multiplier	LLF	Watts
☼	RADPT P3 35K PATH	RADEAN Post-Top with P3 3500K Pathway distribution	5533	1	1	53.62



LIGHT POLE
(OR APPROVED EQUAL)
(N.T.S.)



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PLAN AND PROFILE FOR VILLAGE STREET

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: 1"=40'(P&H)/4'(V)

DATE: FEBRUARY 14, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

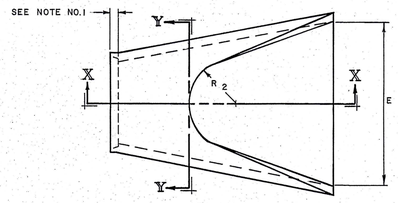
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DRAWING NO. : P-2

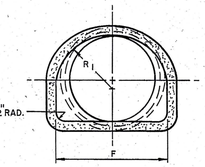
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LAYOUT: P-2 | DATE: May 20, 2024 - 10:38am | tjmeadz-4

NOTE

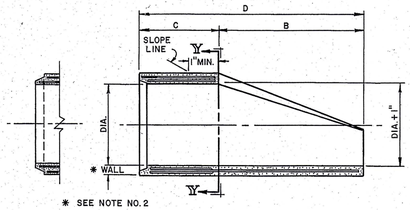
1. JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
2. WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.



PLAN

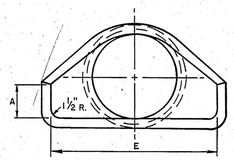


SECTION Y-Y



* SEE NOTE NO.2

SECTION X-X



END VIEW

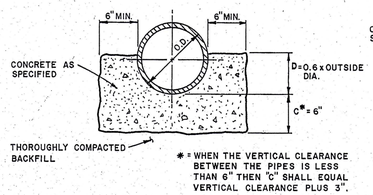
DIMENSIONS FOR REINFORCED CONCRETE CULVERT END									FLARED REINFORCEMENT ONE LAYER ONLY IN CENTER OF WALL	
DIA.	A	B	C	D	E	F	R1	R2	MIN. AREA OF LONGITUDINALS SQ.IN/FT	MIN. AREA OF TRANSVERSE STEEL SQ.IN./FT.
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0 5/16"	1'-0 1/2"	11"	0.054	0.054
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2'-5"	1'-3 1/2"	1'-0"	0.060	0.060
24"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	2'-9 7/16"	1'-4 7/16"	1'-2"	0.072	0.072
30"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3'-1"	1'-6 1/2"	1'-3"	0.084	0.084

REINFORCED CONCRETE CULVERT END

SCREENED GRAVEL PIPE SUPPORT

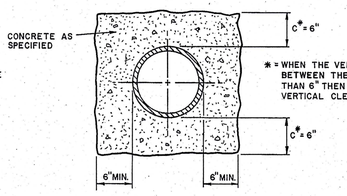
* = WHEN THE VERTICAL CLEARANCE BETWEEN THE PIPES IS LESS THAN 6" THEN "C" SHALL EQUAL VERTICAL CLEARANCE PLUS 3".

CONCRETE ARCH



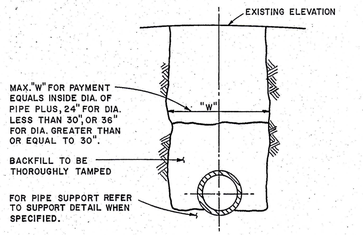
* = WHEN THE VERTICAL CLEARANCE BETWEEN THE PIPES IS LESS THAN 6" THEN "C" SHALL EQUAL VERTICAL CLEARANCE PLUS 3".

CONCRETE CRADLE

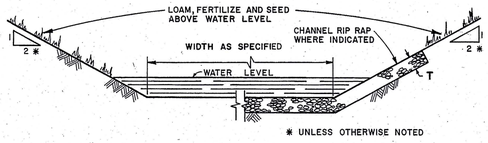


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CONCRETE ENCASEMENT



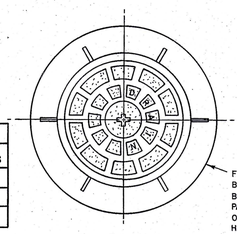
TYPICAL TRENCH DETAIL



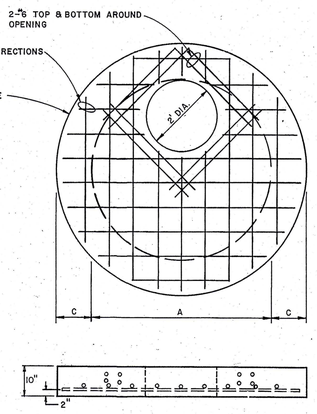
* UNLESS OTHERWISE NOTED

TYPICAL CHANNEL DETAIL

RIP RAP	
TYPE	T INCHES
STANDARD	36"
INTERMEDIATE	18"
MODIFIED	12"



FRAME AND COVER DETAIL

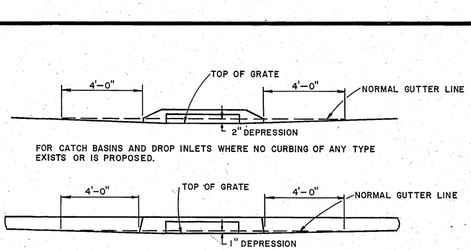


MANHOLE SLAB

TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF CONCRETE PARK CURBING OR DOWELED CONCRETE PARK CURBING, 4" HIGH.

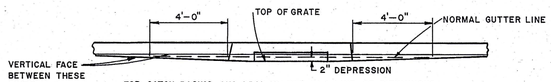
TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF BITUMINOUS CONCRETE LIP CURBING 6" HIGH.

CURB INLET — PARK CURB TYPE



FOR CATCH BASINS AND DROP INLETS WHERE NO CURBING OF ANY TYPE EXISTS OR IS PROPOSED.

FOR CATCH BASINS AND DROP INLETS IN A LINE OF PLAIN CONCRETE CURBING, DOWELED CONCRETE CURBING OR STONE CURBING 6" HIGH.

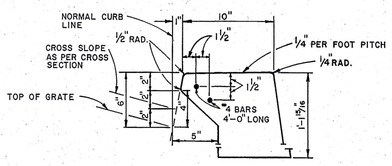


FOR CATCH BASINS AND DROP INLETS IN A LINE OF BITUMINOUS CONCRETE LIP CURBING (MACHINE FORMED) 6" HIGH.

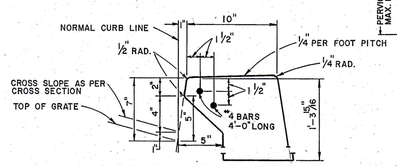
NOTE

1. GRADE 6'-0" ON UP GRADE SIDE OF CONTINUOUS GRADE, 1'-0" ON DOWNGRADE SIDE OF CONTINUOUS GRADE OR AS DIRECTED.
2. VARY CROSS SLOPE OF GUTTER TO MATCH CROSS OF GRATE.

DEPRESSED GUTTER STRIP DETAILS

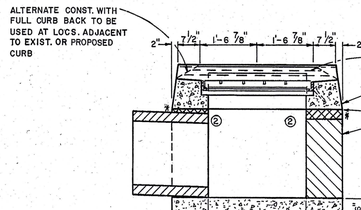


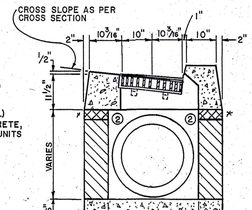
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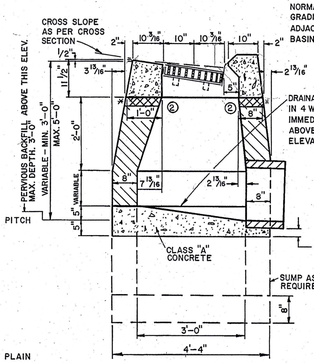
CURB INLET — PLAIN CURB TYPE





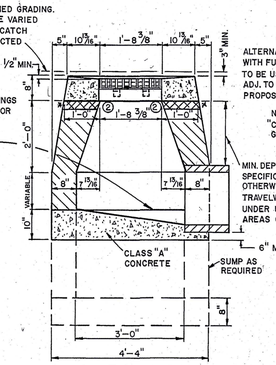
MODIFIED CATCH BASIN

TYPE "C" OR "C-L" FRAME & GRATE



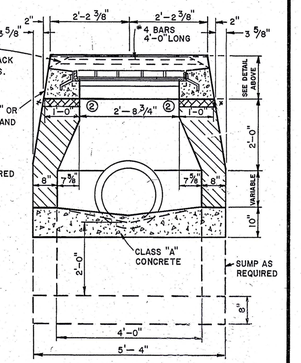
SECTION B-B

TYPE "C" CATCH BASIN



SECTION B-B

TYPE "C-L" CATCH BASIN



SECTION A-A

TYPE "C" OR "C-L" CATCH BASIN

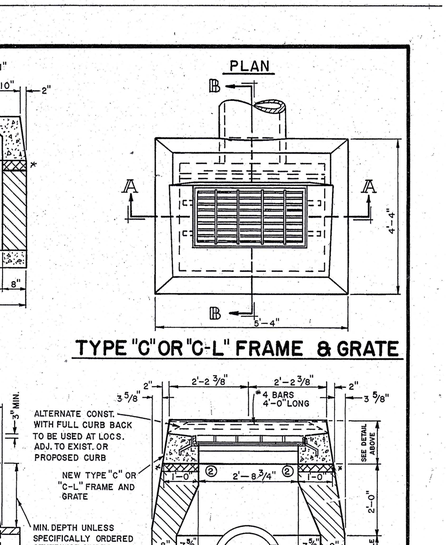
GENERAL NOTES

1. BACKFILL ALL STRUCTURES WITH BANK-RUN GRAVEL.
2. STRUCTURE BASES ARE TO BE CLASS "A" CONCRETE.
3. STRENGTH OF CLASS "A" CONCRETE SHALL BE 3,000 P.S.I. AT 28 DAYS.
4. MANHOLES WHICH ARE LOCATED IN RIGHTS-OF-WAY OFF CITY STREETS OR DEDICATED CITY STREETS SHALL HAVE BOLT DOWN MANHOLE COVERS.
5. MANHOLE FRAME & COVER TO BE SET FLUSH WITH PAVEMENT OR 6" ABOVE FINISHED GRADE IN UNPAVED AREAS.
6. FOR CHANGE OF DIRECTION OF MAIN FLOW IN MANHOLE, INVERT OF 1/2 DIA. OF PIPE MUST BE CONSTRUCTED.
7. CATCH BASIN FRAME AND GRATE SHALL CONFORM TO THE STATE OF CONN. STANDARD DRAWING NO. 228-D FOR STEEL FRAME AND GRATE - TYPE A (STANDARD).
8. ALL REINFORCEMENT SHALL BE GRADE 60 STEEL.
9. FOR PRECAST CONCRETE STRUCTURES, MINIMUM 2 COURSES OF BRICK (MAXIMUM 12") REQUIRED BETWEEN STRUCTURE AND FRAME. *

STANDARD MANHOLE		BLOCK	PRECAST
A		4'-0"	4'-0"
B	MIN.**	2'-6"	3'-0"
	MAX.	4'-0"	4'-0"
C	0-10' DEEP	8"	5"
	0-10' DEEP	12"	5"

** VERTICAL DISTANCES LESS THAN THESE WILL REQUIRE THE USE OF PRECAST CONCRETE SLABS. SEE DETAIL.

OVERSIZED MANHOLE		BLOCK	PRECAST
A		5'-0"	5'-0"
B	MIN.**	5'-0"	6'-0"
	MAX.	6'-0"	6'-0"
C	0-10' DEEP	10"	6"
	0-10' DEEP	12"	6"



STORM WATER MANHOLE

APPROVED **D-1**

REVISIONS		
NO.	DATE	BY
1	10/20/82	JEG
2	7/21/87	RJB

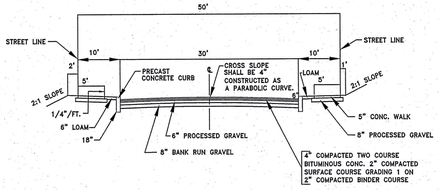
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

STORM DRAINAGE STANDARDS

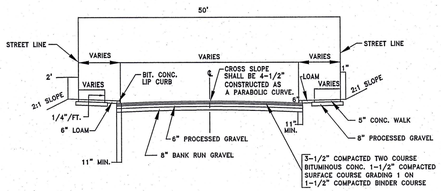
DESIGNED	G.M.W.	CONTRACT NO.	DATE JULY, 1979
DRAWN	J.E.G.	FIELD BOOK	SCALE NONE
CHECKED			SHEET 5 OF

STD-28

STD-28

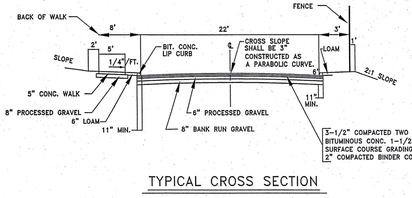


TYPICAL CROSS SECTION



TYPICAL CROSS SECTION

LOCAL RESIDENTIAL STREETS



TYPICAL CROSS SECTION



NOTE:
WHITE SIGN, RED LETTERING UNLESS OTHERWISE NOTED.

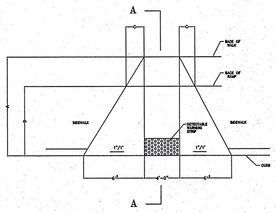
ALL LETTERING SHALL BE 2" HIGH UNLESS OTHERWISE NOTED.

HANDICAPPED SIGN DETAIL

RAMP DETAIL

D-1

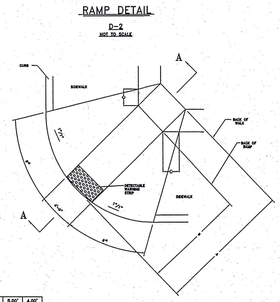
NOT TO SCALE



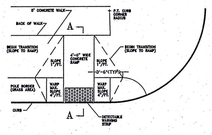
RAMP DETAIL

D-2

NOT TO SCALE

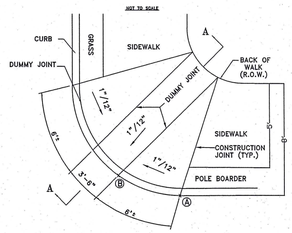


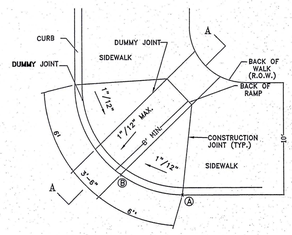
A	7.00'	6.00'	5.00'	4.00'
B	7.00'	6.00'	5.00'	4.00'
C	5.19'	1.50'	3.32'	3.00'

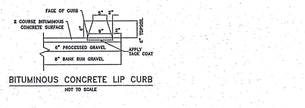


PLAN

RAMP DETAIL







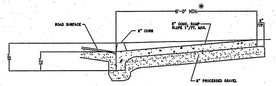
BITUMINOUS CONCRETE LIP CURB

NOT TO SCALE



BITUMINOUS CONCRETE LIP CURB

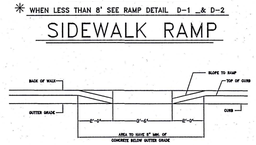
NOT TO SCALE



SECTION A – A

✳ WHEN LESS THAN 8' SEE RAMP DETAIL D-1 & D-2

SIDEWALK RAMP

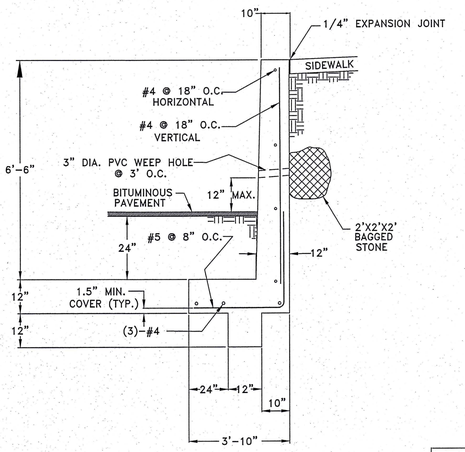


ELEVATION

1 1/2" CLASS I BITUMINOUS PAVEMENT
2" CLASS II BITUMINOUS PAVEMENT
6" PROCESSED GRAVEL
8" BANK RUN GRAVEL
COMPACTED EXISTING GROUND

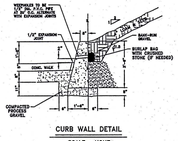
TYPICAL BITUMINOUS PAVEMENT CROSS SECTION

NOT TO SCALE



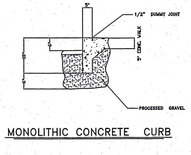
RETAINING WALL DETAIL

SCALE: NONE

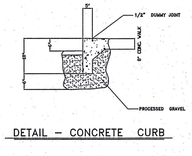


CURB WALL DETAIL

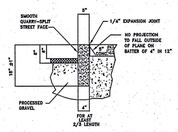
SCALE : NONE



MONOLITHIC CONCRETE CURB

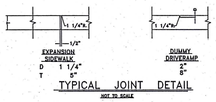


DETAIL – CONCRETE CURB



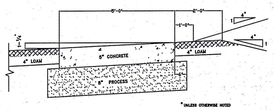
PRECAST CONCRETE CURB OR GRANITE CURB DETAIL

NTS



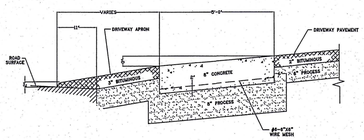
TYPICAL JOINT DETAIL

NOT TO SCALE



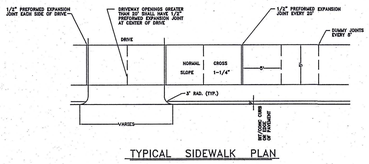
TYPICAL 5' WIDE SIDEWALK SECTION

NOT TO SCALE



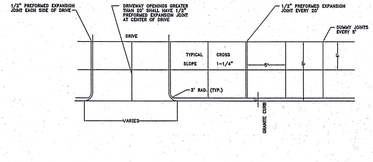
TYPICAL BITUMINOUS DRIVEWAY & SIDEWALK SECTION

NOT TO SCALE



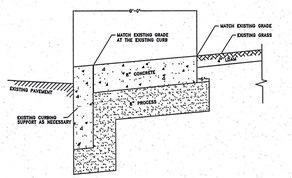
TYPICAL SIDEWALK PLAN

NOT TO SCALE



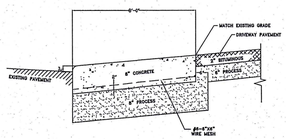
TYPICAL 8' WIDE SIDEWALK PLAN

NOT TO SCALE



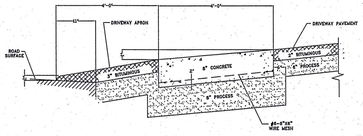
TYPICAL 8" WIDE SIDEWALK SECTION

NOT TO SCALE



TYPICAL 8' WIDE DRIVEWAY APRON CROSS SECTION

NOT TO SCALE



TYPICAL BITUMINOUS DRIVEWAY & SIDEWALK SECTION

NOT TO SCALE

APPROVED

D-2

City of Bristol
Department of Public Works
111 North Main Street
Bristol, Connecticut 06010
Tel. 860-584-6125
Fax 860-584-3838
ci.bristol.ct.us

PREPARED BY:

No.	DATE	COMMENTS:
X		

DESIGN BY: DJC
DRAFTED BY: XXX
CHECKED BY: XXX
SCALE: XXX
DATE: XXX
CONTRACT No:

PROJECT NAME LINE 1
ROADWAY STANDARDS
Bristol Connecticut

CITY STANDARD DETAILS

DRAWING NUMBER:

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a (Capital Letter) may occur concurrently:

1. Conduct a preconstruction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER.
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations.
4. After each rainstorm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location.
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6 in diameter, and not to remain, shall be chipped and stored on site for mulch.
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited.
7. Construct all temporary sedimentation and erosion control structures, including but not limited to Sedimentation Basin, swales, stone check dams and water breaks. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction.
8. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet Job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles.
9. Bring proposed site entrance surface areas to rough subgrade.
10. Install a six inch (6") deep crushed stone anti-tracking pad as detailed and dimensioned on the drawings. At the end of each working day or as required, accumulated soil is to be swept from existing streets.
11. Conduct all rough cuts and fills for proposed building, parking and swales. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials.
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having Jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted.
13. Provide temporary seeding measures on all exposed soils which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan.
14. Excavate for and construct infiltration trenches.
15. Excavate for and install storm drainage systems. Install silt soxx sediment barriers at all catch basin locations.
16. Bring proposed driveway areas to pavement subgrade with processed gravel and install binder course and curbing. Refer to details.
17. Construct all driveway entrance improvements as indicated on plans.
18. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of six inches (6") of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame.
19. Exercise final landscaping plan and permanent seeding to provide long-term stabilization.
20. Complete final paving with top course and paint surfaces with pavement markings.

21. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner.
22. Remove temporary measures once permanent measures have matured as approved by the Municipalities enforcement officer.
23. Conduct final inspection with Municipality to identify deficiencies and establish punch list; complete some to the satisfaction of the Municipality.
24. Construction Staging:
a. Stage #1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures.
b. Stage #2 - Install subsurface stormwater systems, install underground utilities.
c. Stage #3 - Erect building, complete driveway, finish grade site and loam and seed all disturbed areas.

B. REGULATORY COMPLIANCE

1. The OWNER of record or its agent shall be responsible for registering the project with the CTDEP for 'Discharge of Stormwater and Dewatering Wastewaters' per Section 22a-430b of the Connecticut General Statutes whenever five acres or more of accumulated disturbance will occur with the parcels boundaries.
2. The OWNER of record shall be responsible for retaining a licensed Professional Engineer or Certified Soil Erosion & Sediment Control Specialist to inspect the site periodically in accordance with CTDEP guidelines. Monitoring reports shall be prepared and filed with the OWNER, contractor and Inland-Wetland office of the town.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the contractor where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that contractor shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER.
2. Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.
3. Maintenance of all drainage facilities and watercourses within any subdivision or land development shall be the responsibility of the OWNER OF RECORD until they are accepted by the Municipality. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of in an environmentally acceptable manner at an approved location consistent with the plan.
4. Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the OWNER to their point of open discharge at the property line or at a communal watercourse within the property.
5. No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Municipality.
Department of Environmental Protection General Permit for Stormwater Discharges.

INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
INDUSTRIAL BUILDERS LLC. OR DULY AUTHORIZED AGENT (860) 583-2430 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY

A. INTRODUCTION

The primary function of erosion and sedimentation control management is to absorb stormwater energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area (ie) wetlands or watercourses). Soil erosion and sedimentation control principles are all formulated on the premise that it is easier, cheaper and less environmentally damaging to reduce soil detachment in the first place than it is to control its transport and deposition or to remediate the damage after it occurs. Therefore, a comprehensive soil erosion and sedimentation control plan has been prepared for the project utilizing both temporary and permanent devices to minimize impacts. The plan is based on the Connecticut Guidelines for Soil Erosion and Sediment Control as amended to date and that of the Connecticut Department of Environmental Protection General Permit for Stormwater Discharges.

B. PRINCIPLES FOR SOIL EROSION AND SEDIMENT CONTROL

1. Control erosion at its source with temporary control structures, minimize the runoff from areas of disturbance, and disperse and distribute stormwater runoff through natural vegetation before discharge to critical zones such as streams or wetlands.
2. Keep land disturbances to a minimum - The more land that is kept in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. This design approach minimizes the required earthwork, thereby lowering the erosion potential.
3. Time grading and construction to minimize soil exposure - The development will be phased to minimize the extent of cleared soil at any particular time. Within the scheduled phasing, only areas under active construction will be exposed. Residential lots, for example, will remain undisturbed until actual construction of the house is to begin.
4. Retain existing vegetation wherever feasible - Silt fencing and in some cases construction/snow fencing will be used to physically define the limit of work, thereby protecting and preserving existing vegetation from the act of construction.
5. Stabilize disturbed or unstable areas as soon as possible - In areas where work is not expected to occur for one (1) to twelve (12) months, soil stabilization by temporary seeding or mulching must be done within seven (7) days of the suspended clearing or excavation/grading operation.
6. Minimize the length and steepness or slopes - The project has engineered the steepness and length of slopes to minimize runoff velocities and to control concentrated flow. Where concentrated (aware) flow from exposed surfaces is expected to be greater than three feet per second, hay bale or stone check dams will be installed in the aware. The check dams will be placed so that unchecked flow lengths will not be greater than 100 feet.
7. Maintain low runoff velocities - To protect disturbed areas from stormwater runoff, hay bale and/or soil diversion berms will be installed wherever runoff is likely to traverse newly exposed soil. Immediately following the clearing and stripping of topsoil, rough grading for the post-construction swales will take place. The swales will direct runoff so that it can be checked or impounded. Stormwater outlets will be designed to reduce velocities and dissipate energy.
8. Trap sediment on-site and prior to reaching critical areas such as wetlands - Silt fences, haybale check dams, filter strips, sediment traps, and catch basin filters will be used to either impound sediment-laden runoff or to filter the runoff as it flows through an area. Reference is made to the Soil Erosion and Sediment Control Plan for location of silt fences, hay bales, etc. Stabilized construction entrances will be installed at all construction entrances to prevent construction vehicles from tracking sediment onto off-site roadways. All temporary erosion control devices will be installed prior to the commencement of construction.
9. Establish a thorough maintenance and repair program - Soil Erosion and Sediment Control measures will be inspected at least once weekly and within twenty four (24) hours of the end of a storm with a rainfall amount of 1/2 inch or greater, and maintained and/or repaired as needed to ensure proper function.
10. Assign responsibility for the maintenance program - The responsibility for the maintenance program will be assigned to the contractor who shall designate one of its supervisory personnel to be the liaison to the Owner's representative. The Owner will retain the services of a licensed professional who shall inspect and monitor the contractor's methods and have the authority to require modifications to the SE&S controls. The municipality will be copied on all inspection reports prepared on behalf of the project.
11. All construction equipment, when not in use, should be stored a safe distance from all inland wetlands and watercourses. All petroleum products used for operation and maintenance of construction equipment shall not be stored on-site. When fueling or maintaining equipment on-site, it shall be done at a minimum of two hundred Feet (200') from any inland wetlands or watercourses. It is required that absorbent pads be kept on-site in event of a spill, it is important that spills be avoided at all costs. In case of an emergency, the Connecticut Department of Environmental Protection emergency spill reporting hotline shall be contacted at (860) 424-3338.
12. Portable sanitary facilities shall be operational on-site throughout the duration of the construction process.

5-2 PRESERVE AND CONSERVE SOIL

TO - TOP SOILING

1. Definition
The application of topsoil to promote the growth of vegetation following the establishment of final grades.
2. Purpose
To provide a suitable growth medium for final site stabilization with vegetation.
3. Applicability
Where the texture, pH, or nutrient balance of the available soil (sands, gravels or other unconsolidated materials) cannot be modified by reasonable means to provide an adequate growth medium.

Where the existing soil material is too shallow to provide an adequate root zone and to supply necessary moisture and nutrients for plant growth.

Where high quality turf is desirable to prevent erosion and withstand intensive use and/or meet aesthetic requirements.

Where landscape plantings are planned.

Where extensive filling and cutting of slopes has occurred.
Only on slopes no steeper than 2:1.

4. Specifications:
Stockpiling
Stockpile topsoil that is stripped from the site in such a manner that natural site drainage is not
obstructed and no off-site sediment damage results. In all cases, locate stockpiles to maximize distance from wetlands and/or watercourses.
The side slopes of all stockpiles shall not exceed 2:1. Install a sediment barrier down slope to trap sediments eroding from the stockpile. Stabilize the stockpiled material if it is to remain for a period of 30 days or longer (see Temporary Soil Protection, Temporary Seeding, Permanent Seeding, and Mulch for Seed measures for application timing requirements).

Application of Topsoil
Site Preparation: Install and/or repair erosion and sediment control measures such as diversions, grade stabilization structures, waterways, silt fence and sediment basin before topsoiling. Maintain these measures during topsoiling.

Bonding: After bringing the subsoil to grade (and immediately prior to spreading the topsoil), the subgrade shall be loosened by discing, scarifying or tracking to a depth of at least 4 inches to ensure bonding of the topsoil and subsoil. For a tracking description, see Surface Roughening measure.

Applying Topsoil: Distribute the topsoil uniformly to a minimum depth of 4 inches. Maintain approved grades when spreading topsoil. Correct any irregularities in the surface resulting from topsoiling or other operations in order to prevent the formation of depressions or water pockets.

Note. Do not place topsoil if the subgrade or the topsoil is frozen or excessively wet.

Ensure good contact with the underlying soil and obtain a uniform firm seedbed for the establishment of vegetation. Avoid excessive compaction as it increases runoff velocity and volume, and inhibits seed germination.

Liming: Where the pH at the subsoil is 6.0 or less, ground agricultural limestone shall be spread in accordance with the soil test to attain a pH of 6.0 to 6.5 or to attain a pH as required by the vegetative establishment practice being used.

5. Maintenance Inspect and maintain in accordance with the surface protection measure(s) used.

LG - LAND GRADING

1. Definition
Reshaping of the ground surface by excavation or filling or both, to obtain planned grades.
2. 2. Purpose
To control surface runoff and reduce erosion potential. To prepare for the establishment of a vegetative cover on those areas where the existing land surface is to be reshaped by grading.
3. Applicability
Where grading to planned elevations is practical for the purposes set forth above. On slopes no steeper than 2:1. For slopes steeper than 2:1, see the slope stabilization measures in the Stabilization Structures Functional Group, does not apply to bedrock cuts or faces.
4. Maintenance
Inspect and maintain all erosion and sediment measures implemented during land grading operations according to their respective requirements.

SR - SURFACE ROUGHENING

1. Definition
A rough soil surface with horizontal depressions created by operating a tillage or other suitable implement on the contour) or by leveling slopes in a roughened condition by not fine-grading them.
2. Purpose
To promote the establishment of vegetative cover with seed, reduce storm water runoff velocity, increase infiltration, and to reduce sheet erosion and provide for sediment trapping.
3. Applicability
On disturbed slopes whose gradients are between 2:1 and 4:1 inclusive.

4. Specifications
For Areas Which Will Not Be Mowed
Cut Slope Applications:
Cut slopes between 2:1 and 4:1, inclusive, shall be tracked or grooved using machinery to create a series of ridges and depressions which run perpendicular to the direction of the slope (on the contour). Grooves may be made with any approximate implement which can be safely operated on the slope and which will not cause undue compaction.

Fill Slope Applications:
Fill slopes between 2:1 to 4:1, inclusive, shall be grooved or allowed to remain rough as they are constructed. As lifts of the fill are constructed, soil and rock materials may be allowed to fall naturally onto the slope surface after filling is completed if the surface is not sufficiently roughened. After filling is completed, if the surface is not sufficiently roughened, groove or track surface the same as for cut slopes. Slopes shall not be bladed or scraped to produce a smooth, hard surface, except where slopes are meant to be used as a travel way for vehicles and additional erosion and sediment controls are installed.
Areas Which Will Be Mowed
Mowed slopes should not be steeper than 3:1. Excessive roughness is undesirable where mowing is planned and surface roughening is not recommended for areas to be sodded. Areas to be seeded and mowed may be roughened with shallow depressions such as those that remain after harrowing, raking, or using a cultipacker-seeded.

Roughening With Tracked Machinery
Roughening with tracked machinery on soils with a high clay content is not recommended unless no alternatives are available. Undue compaction of surface soil results from this practice. Sandy soils do not compact severally, and may be tracked. In sandy soils tracking may not be as effective as the other roughening methods described.
When tracking is the chosen surface roughening technique, it shall be done by operating tracked machinery up and down the slope to leave horizontal depressions in the soil. As few passes as possible of the machinery should be made to minimize compaction.

5. Maintenance
Inspect and maintain in accordance with the surface protection measure(s) used.

DC - DUST CONTROL

1. Definition
The control of dust on construction sites, construction roads and other areas where dust is generated.
2. Purpose
To prevent the movement of dust from exposed soil surfaces, which may cause both off-site and on-site a health hazard to humans, wildlife and plant life, or create a safety hazard by reducing traffic visibility.
3. Applicability
On unstable soils subject to construction traffic. Where unstable soils are located on hill tops or long reaches of open ground and can be exposed to high winds.
4. Specifications
Mechanical Sweeping: Use mechanical sweeping on paved areas where dust and fine materials accumulate as a result of truck traffic, pavement saw cutting spillage, and wind or water deposition from adjacent disturbed areas. Sweep daily in heavily trafficked areas, water periodically to moisten exposed soil surfaces on unpaved travelways and to keep the travelway damp.
5. Maintenance
Repeat application of dust control measures when fugitive dust becomes evident.

5-3 VEGETATIVE SOIL COVER

PS - PERMANENT SEEDING

1. Definition
Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long term protection.
2. Purpose
To permanently stabilize the soil, to reduce damages from sediment and runoff and to enhance the environment.
3. Applicability
On exposed soils that have a potential for producing sediment and causing on or off-site damages.
4. Planning Considerations
Provisions shall be made for surface and subsurface drainage, as needed, and for disposal of runoff without causing erosion. Facilities may include diversions, grade stabilization structures, stream bank stabilization or waterways. Consider establishing permanent seeding in stages.
5. Installation Requirements
Site Preparation - Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. All grading should be done in accordance with the measure for Land Grading.

Seedbed Preparation
Apply limestone and fertilizer according to soil tests such in those offered by the University of Connecticut Soil Testing Laboratory. Soft sample mailers are available from the local Cooperative Extension Service Office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet using 10-10-10 or equivalent. In addition, 300 pounds of 38-0-0 per acre or equivalent of slow release nitrogen may be used for topdressing. Apply ground limestone (equivalent to 50 percent calcium plus magnesium oxide) as follows:

Soil Texture	Tons/Ac.	Lbs/1000 sq. ft
Clay, clay loam and high organic soil	4	180
Sandy loam, loam, silt loam	3	135
Loamy sand, sand	2	90

Refer to county soil survey report for soil textures at the site.

Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.

Remove from the surface all stones two inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, pieces of concrete, clods, lumps or other unsuitable material.

Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled and firmed as above.

Seeding Dates

Spring seedings usually give the best results. Spring seedings of all seed mixes with legumes is recommended, however late summer seedings prior to September 15 can be made. When crown vetch is seeded in late summer at least 35 percent of the seed should be hard seed (unscarified). The recommended seeding dates are:

April 15 through June 15
August 15 through September 15

With the exception of crown vetch, the final seeding date may be extended 15 days in the coastal towns of New London, Middlesex, New Haven and Fairfield counties.

Seeding

Select a mixture from reference pgs. 5-3-8 thru 11 or use mixture recommended by the Soil Conservation Service. Inoculate all legume seed with the correct type and amount of inoculant.

Apply seed uniformly by hand, cyclone seeder, drill, cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Normal seeding depth is from 1/4 to 1/2 inch. Hydroseedings which are mulched may be left on soil surface.

Where feasible, except where either a cultipacker type seeder or hydroseeder is used, the seedbed should be firmed following seeding operations with a roller, or light drag. Seeding operations should be on the contour.

Frost crack seeding is an effective way to plant seed during late or early spring. Suitable weather conditions are freezing nights and thawing days with little or no snow cover that works the seed into the soil for good contact. This method is most effective on areas that have a seedbed prepared, or areas that have been disturbed but where topsoil exists and vegetation has not been established. Frost crack seeding can be used to reseed or overseed an area already seeded, but where the catch was poor. The existing plants can remain undamaged by mechanical raking, while the frost works the seed into the soil in bare areas.

This method works particularly well with legumes, such as crown fetch and flat pea, which have a hard seed coat. The natural freezing action breaks down the seed coat to allow for germination. Seeding rates must be increased 10 percent when using frost crack seeding.

Hydraulic application (hydroseeding), is a suitable method for use on critical areas. When hydroseeding, a seedbed is prepared in the conventional way or by hand raking to loosen and smooth the soil and to remove surface stones larger than six inches in diameter. Slopes must be no steeper than 2 to 1 (2 feet horizontally to 1 foot vertically). Lime and fertilizer may be applied simultaneously with the seed. The use of fiber mulch on critical areas is not recommended. Fiber mulch does not provide adequate seedbed protection. Better protection is gained by using straw mulch and holding it with adhesive materials or 500 pounds per acre of wood fiber mulch. Seeding rates must be increased 10 percent when hydroseeding. If seeding cannot be done within the seeding dates, use the Temporary Mulching measure to protect the site and delay seeding until the next recommended seeding period.

6. Maintenance
Lime according to a soil test or at a minimum of every five years using a rate of two tons per acre (100 pounds per 1,000 square feet). Where grasses predominate, fertilize according to a soil test or broadcast biannually, 300 pounds of 10-10-10 or equivalent per acre (7.5 pounds per 1,000 square feet). Where legumes predominate, fertilize according to a soil test or broadcast every three years 300 pounds of 0-20-20 or equivalent per acre (7.5 pounds per 1,000 square feet).

LP - LANDSCAPE PLANTING

1. Definition
Planting trees, shrubs, or ground covers for stabilization of disturbed areas.
2. Purpose
To aid in protecting and stabilizing soil. To intercept precipitation and retard runoff while providing increased plant diversity, food and shelter for wildlife, and improved a?eâ^ir quality, to develop high quality riparian buffers and enhanced site aesthetics.
3. Applicability
On steep or irregular terrain, where mowing to maintain an herbaceous plant cover is not feasible. Where ornamental plantings are desired to improve site aesthetics. In shady areas where turf establishment is difficult. Where woody plants are desirable for soil conservation, plant diversity, or to create or enhance wildlife habitat. Where permanent plantings will reduce the extent of lawn and lawn maintenance requirements. Where riparian or other functional buffers needed to be extended, reestablished or created. Where wind breaks are needed.
4. Specifications

Timing of Transplanting

When plants may be transplanted depends on how they are grown and supplied. Balled and burlapped and container grown plants can be planted any time of the year, provided that the soil at the planting site is not waterlogged or frozen. Trees are normally dug and balled for the transplanting in the early spring, before flowers or leaves develop. Normally, spring flowering trees are not dug while flowering, so summer availability of field grown balled and burlapped trees is usually somewhat restricted to those dug early in the season. Depending on the species of the plant, method and time of transplanting can vary. Trees and shrubs to be planted as bare-root plants should be handled only when dormant in spring, or after leaf fall in autumn.

Handling and Setting the Plants
Set the plant in the planting site so that it is plumb, level, and centered. When the plant is properly positioned in the planting site, cut all twines and other tying material encircling the trunk.

Backfilling, Watering and Mulching
After all tying materials and wire baskets are removed as appropriate, backfill the site to original grade with original soil. Water the backfill soil allowing the water to settle the soil, removing air pockets. Do not pack thoroughly, with feet or tools. Use enough water to ensure thorough saturation of the soiln mode

Transplanting container Grown Plants
Containerized stock should have well developed roots, but pot bound, which caused roots to encircle the container, resulting in difficulties in establishment. If this has occurred either loosen the roots or slice the root ball with a sharp knife vertically three or four times, cutting about an inch deep. This will promote new roots to develop and spread out, rather than continuing to follow the circular rooting pattern.

5. Maintenance
Inspect plants until they are established or at least monthly for 1 year following planting, an inspector should check for soil moisture and general plant condition such as bud break and leaf fall. Prune to remove only dead or damaged limbs on newly planted trees unless an arborist has recommended otherwise.

5-4 NON-LIVING SOIL PROTECTION

TSP - TEMPORARY SOIL PROTECTION

1. Definition
Application of a degradable material that will protect the soil surface on a temporary basis without the intention of promoting plant growth.
2. Purpose
To prevent erosion by dissipating the erosive energy of raindrops and encourage sheet flow over the soil surface.
3. Applicability
When grading of the disturbed area will be suspended for a period of 30 or more consecutive days, but less than 5 months, stabilize the site within 7 days of the suspension of grading through the use of mulch or other materials appropriate for use as a temporary soil protector. For surfaces that are not to be reworked within 5 months but will be reworked within 1 year, use Temporary Seeding, Mulch for Seed or when slopes are less than 3:1, wood chips, bark chips or shredded bark. For surfaces that are to be reworked after 1 year, use Permanent Seeding and Mulch for Seed.
4. Application
Suggested Temporary Soft Protection Application Rates for 100% Cover ved a

Mulch Hay/Straw	Rate 2-3 Tons/acre
Wood Chips/Shredded Bark	6 cu. yds/1000 sq. ft.

5. Maintenance
Inspect temporary soil protection area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for mulch movement and root erosion. Where soil protection fails below 100%, reapply soil protection within 48 hours. If mulch failure was the result of wind, consider applying a tackifier or netting. If it is caused by concentrating water, install additional measures to control water and sediment movement, repair erosion damage, re-apply mulch with anchoring or use Temporary Erosion Control Blankets. Inspections should take place until work resumes.

LM - LANDSCAPE MULCH

1. Definition
Application of a mulch that protects the soil surface on a long term basis and promotes the growth of landscape plantings.

2. Purpose
To prevent erosion by dissipating the erosive energy of raindrops and encouraging infiltration. To promote growth of plantings and woody vegetation by reducing evaporation of water, enhancing absorption of water, controlling weeds, providing protection against extreme heat and cold and improving soil texture. To provide a temporary cover for disturbed soil.

3. Applicability
Used only with landscape plantings and existing woody vegetation.

4. Specifications

Mulch materials must be:

a.) Biodegradable over a period of several years but without substantial degradation within 1 year.
b.) Free of contaminants that pollute the air or waters of the State when applied.
c.) Free of foreign material, and any substance toxic to plant growth.
d.) Capable of being applied evenly such that it provides 100% soil coverage and still adheres to the soil surface without a mulch anchor, does not slip on slopes when it rains or is watered, does not blow off site, dissipates raindrop splash, retains soil moisture, moderates soil temperatures and inhibits the growth of herbaceous plants.

Suggested Landscape Mulch Application Rates for 100% Cover

Mulch	Rate
Wood Chips/Shredded Bark	10 cu. yds/1000 sq. ft.

5. Maintenance
Inspect 2 to 3 months after the first application and then once a year for mulch movement, rill erosion and decay. Where mulch has been moved by concentrated waters, install additional measures to control water and sediment movement, repair erosion damage, remove any unwanted vegetation and re-apply mulch. If mulch has decayed exposing underlying soil, repair any erosion damage, remove any unwanted vegetation and reapply mulch.

APPROVED

REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION: 8/14/23 - TOWN COMMENTS
REVISION: 7/25/23 - TOWN COMMENTS
DRAWN BY: MPT
SEAL:

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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

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

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EROSION CONTROL NARRATIVE & NOTES

for

COLD SPRINGS SUBDIVISION PHASE 4

VILLAGE STREET, BRISTOL, CT

SCALE: N.T.S.
DATE: FEBRUARY 14, 2023

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAW #126
DRAWING NO. : D-3

GENERAL NOTES

1) LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY, COST TO REPAIR ANY DAMAGE SHALL BE BORNE BY THE CONTRACTOR.

2) ALL GAS, TELEPHONE, ELECTRIC AND DOMESTIC WATER WORK TO BE DONE BY OTHERS THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ADJUSTMENT TO GRADE OF ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN AT NO EXPENSE TO THE CITY.

3) ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OFF THE PROJECT LIMITS.

4) EXTRA CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY ITEMS SHOWN OUTSIDE THE SLOPE LIMITS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

5) THE AREA BETWEEN THE FRONT EDGE OF WALK AND CURB LINE SHALL BE GRADED TO A UNIFORM SLOPE, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND A LAYER OF LOAM SHALL BE SPREAD THROUGHOUT. THIS AREA SHALL THEN BE SEEDED AND FERTILIZED.

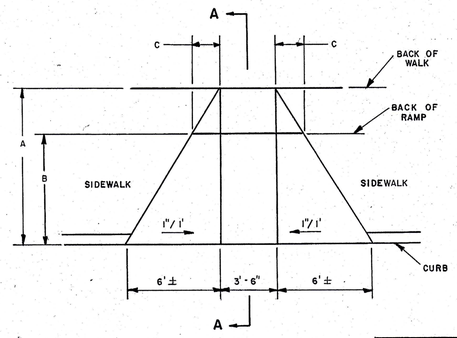
6) ALL SIGNS REMOVED DURING SIDEWALK CONSTRUCTION SHALL BE REPLACED IN APPROXIMATELY THE SAME LOCATION. REMOVAL AND REPLACEMENT OF SIGNS SHALL BE PAID FOR AS PART OF "SITE PREPARATION AND CLEAN-UP."

7) CONTRACTOR SHALL TRIM ALL OVERHANGING TREE BRANCHES TO A HEIGHT OF 7' ABOVE THE PROPOSED SIDEWALK GRADE.

8) ALL EXISTING HIGHWAY MONUMENTS TO BE RESET BY OTHERS.

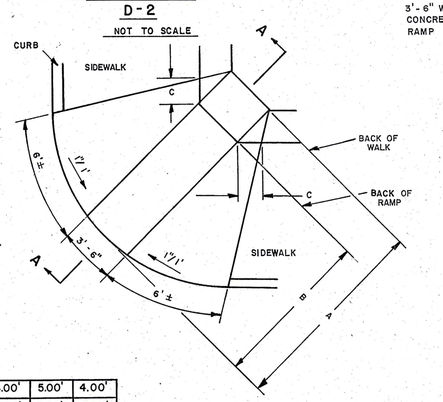
RAMP DETAIL D-1

NOT TO SCALE

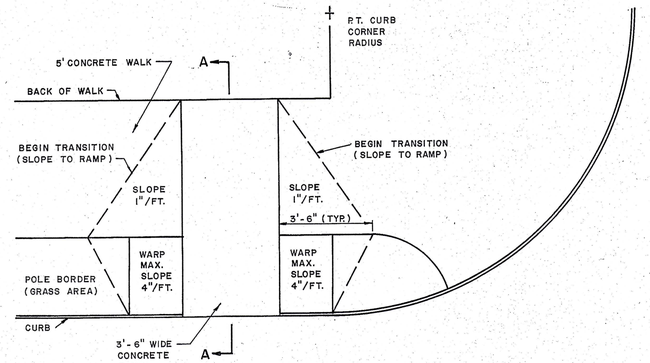


RAMP DETAIL D-2

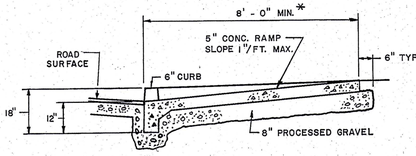
NOT TO SCALE



A	7.00'	6.00'	5.00'	4.00'
B	7.00'	6.00'	5.00'	4.00'
C	0.75'	1.50'	2.25'	3.00'



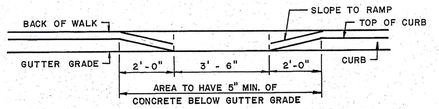
PLAN



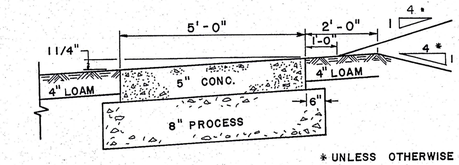
SECTION A-A

* WHEN LESS THAN 8' SEE RAMP DETAIL D-1 & D-2

SIDEWALK RAMP



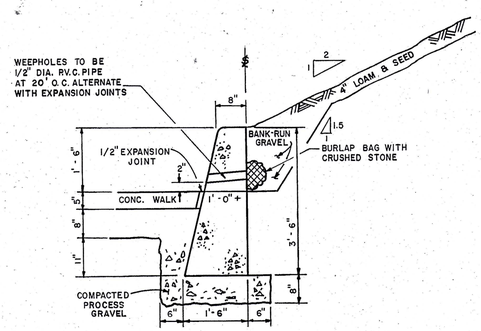
ELEVATION



* UNLESS OTHERWISE NOTED

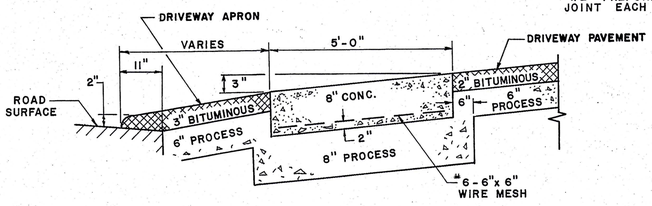
TYPICAL SIDEWALK SECTION

NOT TO SCALE



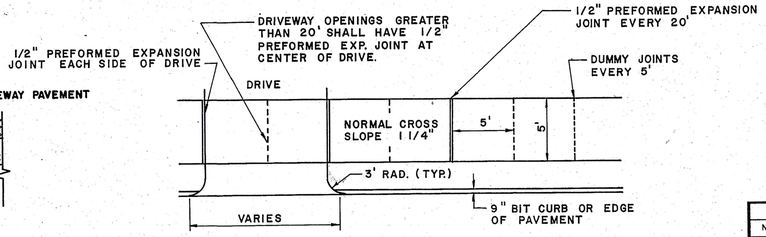
DETAIL - CURB WALL

NOT TO SCALE



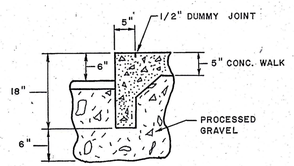
TYPICAL DRIVEWAY & SIDEWALK SECTION

NOT TO SCALE

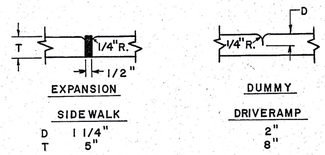


TYPICAL SIDEWALK PLAN

NOT TO SCALE



DETAIL - CONCRETE CURB



EXPANSION SIDEWALK		DUMMY DRIVERAMP	
D	1 1/4"		2"
T	5"		8"

TYPICAL JOINT DETAIL

NOT TO SCALE

APPROVED

D-4

REVISIONS		
NO.	DATE	BY

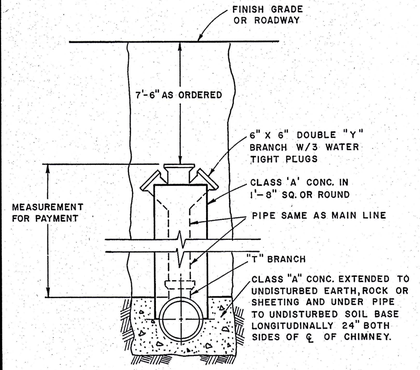
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

SIDEWALK STANDARDS

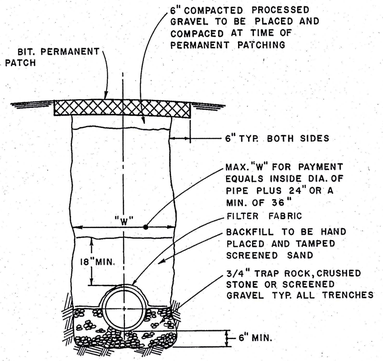
DESIGNED	CONTRACT NO.	DATE
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CHECKED		SHEET OF

STD-33

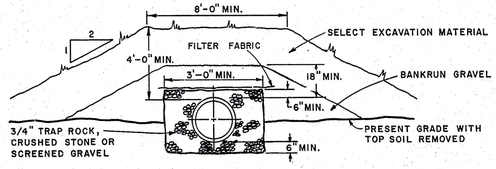
STD-33



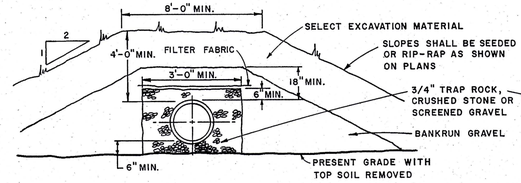
TYPICAL CHIMNEY



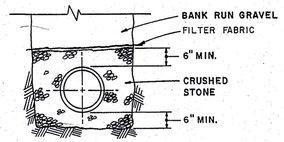
TYPICAL TRENCH



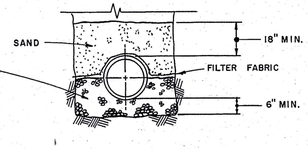
SHALLOW EARTH TRENCH



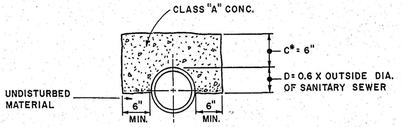
PIPE ABOVE PRESENT GRADE



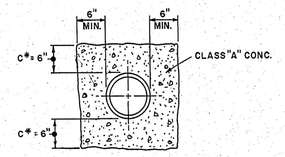
P.V.C. PIPE TRENCH



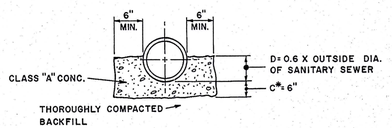
ROCK TRENCH



CONCRETE ARCH



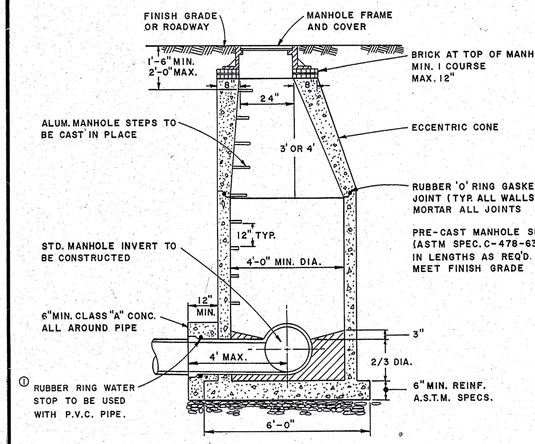
CONCRETE ENCASEMENT



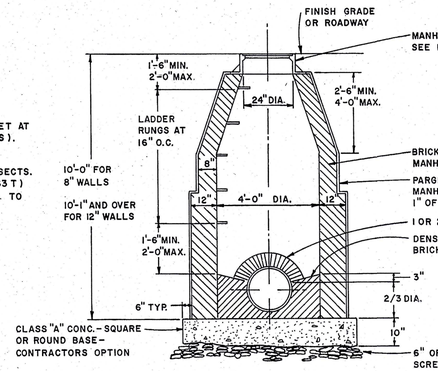
CONCRETE CRADLE

✳ WHEN THE VERTICAL CLEARANCE BETWEEN THE PIPES IS LESS THAN 6" THEN 'C' SHALL EQUAL VERTICAL CLEARANCE PLUS 3".

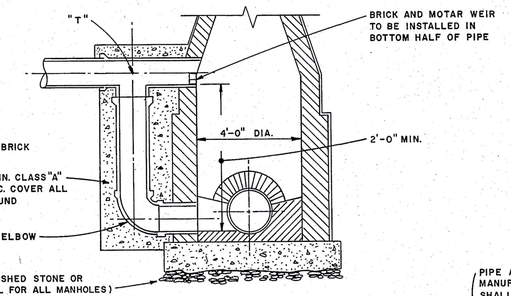
TYPICAL TRENCH DETAILS



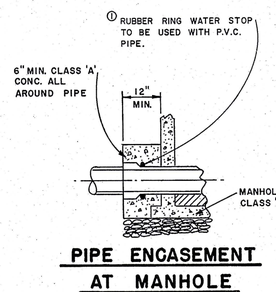
PRECAST MANHOLE DETAIL



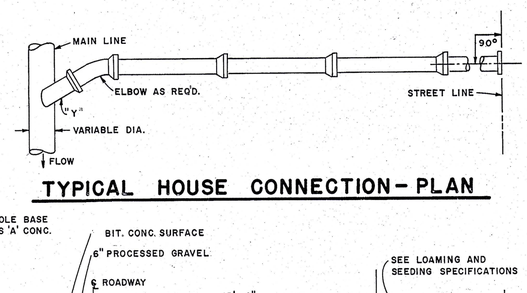
TYPICAL MANHOLE DETAIL



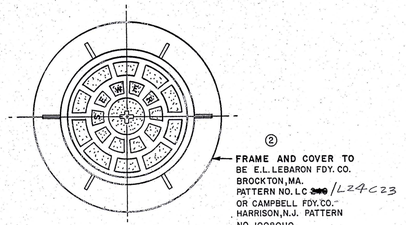
TYPICAL OUTSIDE DROP MANHOLE



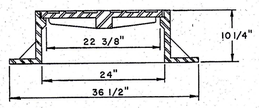
PIPE ENCASEMENT AT MANHOLE



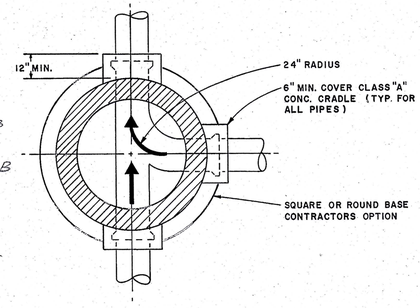
TYPICAL HOUSE CONNECTION - PLAN



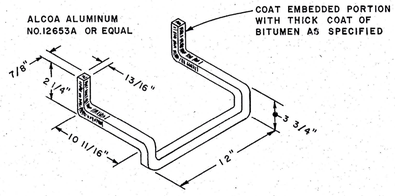
PLAN



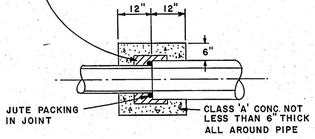
FRAME AND COVER DETAIL



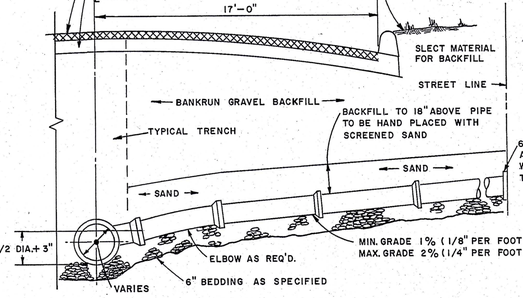
TYPICAL MANHOLE PLAN



PRECAST MANHOLE STEP



TYPICAL JOINT DETAIL



TYPICAL HOUSE CONNECTION LATERAL

GENERAL NOTES FOR MANHOLES

1. MANHOLE SHALL BE WATERTIGHT. IN LIEU OF PARGING, TWO COATS OF BITUMINOUS WATERPROOFING MAY BE BRUSHED ON OR SPRAYED ON. INERTOL, TREMCO OR APPROVED EQUAL MAY BE USED TO OBTAIN DESIRED RESULTS. DO NOT BACKFILL UNTIL LAST COAT IS DRY.
2. BACKFILL ALL MANHOLES WITH BANK-RUN GRAVEL.
3. MANHOLE BASES ARE TO BE CLASS 'A' CONC.
4. ALL PIPE, CHIMNEY, AND DROP ENCASEMENT TO BE CLASS 'A' CONC.
5. CLASS 'A' SHALL BE 3,000 P.S.I. STRENGTH AT 28 DAYS.
6. TYPICAL JOINT DETAIL TO BE USED WHEN JOINING DIFFERENT ACCEPTABLE PIPE TYPES WITH A COMMON I.D.
7. MANHOLES WHICH ARE LOCATED IN RIGHTS-OF-WAY OFF CITY STREETS OR DEDICATED CITY STREETS SHALL HAVE BOLT DOWN MANHOLE COVER.

APPROVED

TYPICAL MANHOLE DETAILS

REVISIONS		
NO.	DATE	BY
①	5-6-81	D.C.
②	10/21/82	JEG
③	1993	
④	7/25/95	DRB

DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
CITY OF BRISTOL
CONNECTICUT

SANITARY SEWER STANDARDS

DESIGNED	R.H.S.	CONTRACT NO. 01-059	DATE AUGUST, 1977
DRAWN	J.G.	FIELD BOOK	SCALE NONE
CHECKED	W.H.K.		SHEET 2 OF 2

D-5

STD-31

STD-31

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

Sidewalk Deferral Request

July 24, 2023

City of Bristol
Planning Commission
111 North Main Street
Bristol, Ct 06010

Re: Cold Spring Farm Phase 4 Application number 433

Dear Mr. Chairman:

Please be advised that my office represents Industrial Builders & Realty, LLC regarding a request for subdivision approval of 20 lots located at the proposed extension of Village Street. We have proposed sidewalks on only one side of the proposed road. This is consistent with the other 4 phases already approved and developed in this overall subdivision plan. We are requesting a waiver in accordance with the submitted plans. Under the current Subdivision Regulations the Commission has the authority to grant the deferment requested upon the consideration of the following;

1. The proximity of the subdivision to schools, parks, playgrounds or other such public facilities.

2. The proximity of the subdivision to shopping facilities.

3. The presence of other sidewalks in the area.

We will be prepared to discuss this issue at the hearing schedule for July 24, 2023.This application

Sincerely;

James Ziogas Jr.

Street Acceptance Request

App. #413

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

Planning Commission Refferals to Board of Water Commissioners and Board of Public Works

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: October 28, 2025

TO: Board of Water Commissioners

FROM: Bristol Planning Commission

RE: 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.

The Bristol Planning Commission, at its meeting of October 27, 2025, approved the following motion with respect to the above captioned item:

"Move to make a referral the to the Board of Water Commissioners for *a report on the proposed street acceptances for Application #413 – the Laurentide Glen subdivision, for the following:*

1. *Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive (approximately STA 30+15 – STA 40+50).*

2. *Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street (approximately STA 50+00 – STA 56+26).*

3. *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).*

4. *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)."*

The report can be sent to the Land Use Office at City Hall.
The next Planning Commission meeting is: November 24, 2025 at 6:00 PM in the Council Chamber.

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

cc: Raymond Rogozinski, P.E., Director of Public Works
Attorney Mark Ziogas (via e-mail)

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: October 28, 2025

TO: Board of Public Works

FROM: Bristol Planning Commission

RE: 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.

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cc: Raymond Rogozinski, P.E., Director of Public Works
Attorney Mark Ziogas (via e-mail)

Bristol Water and Sewer Department

Email

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

Bristol Water and Sewer Department

Response

Response

November 20, 2025

City of Bristol
Bristol Planning Commission
Attn: Robert Flanagan
111 North Main Street
Bristol, CT 06011-1659

Subject: Application #413 – Subdivision – Laurentide Glen – Street Acceptance

Dear Planning Commissioners,

On Tuesday November 18, 2025, the Board of Water Commissioners met at their regularly scheduled meeting and discussed the request for the City to accept streets within the above subdivision. The Board voted to request that the City not accept any streets within the subdivision until the following conditions have been met:

1. Water Main Extension Applications for Phases 2, 3 and 4 are submitted to the Bristol Water and Sewer Department.

2. Water Main Extension Applications for Phases 2, 3 and 4 are reviewed and approved by the Board of Water Commissioners.

3. Water Main Extension Application for the remainder of Phase 1 to include the 8" diameter water main on Barlow Street as depicted on the approved site plan from the lot line of Nicholas Santullo southerly to the lot line of Thomas and Mary Ann Bryda is submitted to the Bristol Water and Sewer Department.

4. Water Main Extension Application for the remainder of Phase 1 to include the 8" diameter water main on Barlow Street as depicted on the approved site plan from the lot line of Nicholas Santullo southerly to the lot line of Thomas and Mary Ann Bryda is reviewed and approved by the Board of Water Commissioners.

5. The 8" water main for the remainder of Phase 1 on Barlow Street as depicted on the approved site plan approved site plan from the lot line of Nicholas Santullo southerly to the lot line of Thomas and Mary Ann Bryda is installed, inspected and put into service by the Bristol Water and Sewer Department.

Upon completion of the above conditions, the Bristol Water and Sewer Department staff will perform final inspections of all water and sewer infrastructure in the streets for final department approval. Once final department approval is made, the Board of Water Commissioners will notify the Bristol Planning Commission that the Board has no further objection to the City's acceptance of said streets.

If you have any questions or need any additional information, please feel free to contact me at (860) 582-7431.

Sincerely,

Robert J. Longo, Superintendent
Bristol Water and Sewer Department

Cc: Board of Water Commissioners
Raymond Rogozinski, P.E., Director of Public Works
Attorney Mark Ziogas
File

Memo

Bristol Department of Public Works

Department of Public Works | 860.584.6125

MEMORANDUM

DATE: November 8, 2025

TO: Mayor Ellen Zoppo-Sassu
Board of Public Works
FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: PLANNING COMMISSION REFERAL – STREET ACCEPTANCE OF PEQUABUCK ST (BARLOW TO CUL-DE-SAC), WIEGERT DRIVE , STALLAS WAY, AND GINO DRIVE (CUL-DE-SAC TO STALLAS WAY)

The City's Planning Commission has received a request from the developers of the Laurentide Glen Subdivision (Planning Application #413) to accept the following roads.

A. Pequabuck St from the intersection of Barlow St to the intersection of Gino Drive (approximately 1,035 ft Sta 30+15 to Sta 40+50)
B. Wiegert Way from the intersection of Barlow St to the intersection with Pequabuck St (approximately 626 ft Sta 50+00 to Sta 56+26)
C. Stellas Way from the intersection with Pequabuck St to the limits of finish pavement near the intersection of Gino Dr. (approximately 800 ft, Sta 60+00 to Sta 68+00)
D. 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 Dr (approximately 1,005 ft, Sta 11+55 to Sta 21+60)

The Department of Public Works Engineering Division has inspected construction of the referenced roads including but not limited, formation of rough grades, stormwater utilities, gravel and process base, street lights along with asphalt pavement installation of the binder and finish course and sidewalk construction. Installation of potable water and sanitary sewer utilities is not part of DPW oversight and review.

The Planning Commission has referred this matter to the Board of Public Works to confirm that the referenced roadways comply with and were constructed in accordance with the approved subdivision plan and City street roadway ordinance. Based on DPW inspections the roadway is in

City of Bristol
Public Work Department
111 North Main Street
Bristol, CT 06010
www.bristolct.gov

general compliance with the plans and City street ordinance. With that said, DPW requires the submittal of formal as-builts prepared by a licensed land surveyor, deposit into the storm water trust for constructed detention pond south west of Stellas Way, and cleaning of catch basin. In addition, DPW is concerned with the construction of the Gino Dr southern cul-de-sac. As indicated in the attached, it does not appear that the cul-de-sac was constructed within the proposed right of way and confirms with City standards. The cul-de-sac **IS NOT** part of the street acceptance request, however DPW is concerned that accepting the portion of Gino Dr to the north will lower the probability of a resolution addressing the cul-de-sac in question.

Under the current roadway status, the roadways are not excepted City Streets and remain the responsibility of the developer. DPW provide solid waste collection services, however the developer performs snow removal operations. **The roads will not be classified as City Streets until City Council approves a formal motion to accept**. The roads have remained in the current status for approximately 2-3 years, and has resulted in questions pertaining o Police enforcement of vehicle violations.

The formal recommendation for Street acceptance will be forwarded to City Council by the Planning Commission once the Planning Commission receives a positive referral from both the Board of Public Works and Water/ Sewer Commission. Once accepted, the current subdivision bond provided by the developer for construction of the road will be converted to maintenance bond that will be retained by the City to cover any roadway defects observed within the first year of City Council Street acceptance.

Based on the roadway inspection performed by the Department of Public Works, Engineering Division, DPW recommends the following BPW action accepting all requested roads except Gino Drive:

Forward a positive referral to the Planning Commission accepting the following roads:

A. Pequabuck St from the intersection of Barlow St to the intersection of Gino Drive (approximately 1,035 ft Sta 30+15 to Sta 40+50)
B. Wiegert Way from the intersection of Barlow St to the intersection with Pequabuck St (approximately 626 ft Sta 50+00 to Sta 56+26)

City of Bristol
Public Work Department
111 North Main Street
Bristol, CT 06010
www.bristolct.gov

C. Stellas Way from the intersection with Pequabuck St to the limits of finish pavement near the intersection of Gino Dr. (approximately 800 ft, Sta 60+00 to Sta 68+00)

Said approval shall be subject to the following conditions:

1. **Submittal of as-built surveys indicating compliance with approved subdivision plans and City Street Ordinance.**
2. **Sediment removal from all catch basins**
3. **Deposit to the Storm water trust in the amount of $65,000 for the long-term maintenance of the detention pond located south west of Stallas Way.**

DPW recommendation of street acceptance DOES NOT include Gino Dr from the northern cul-de-sac to the intersection of Stellas Way. Approval of Gino Dr shall be deferred pending verification of the southern cul-de-sac construction in accordance with subdivision plans and City Street Ordinance. The DPW shall continue to provide solid waste collection on Gino Dr and provide snow removal operation on the roadway sections.

As indicated, DPW recommended Board action does not include the acceptance of Gino Drive due to concerns with the southern cul-de-sac. However, **the proposed Board action does include DPW snow operations of the road**. DPW snow operations are proposed to eliminate confusion associated with contractor & DPW plowing operations and to ensure that current residents on Gino Dr are provided with snow removal services. In accordance with the proposed action, the City will retain a subdivision bond for Gino Dr.

Please feel free to contact me with any questions or concerns at 860-584-6113.

City of Bristol
Public Work Department
111 North Main Street
Bristol, CT 06010
www.bristolct.gov

Board of Public Works

Response

BPW Response

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Sent: Thursday, December 11, 2025 12:28 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Robert Longo <RobertLongo@bristolct.gov>; Gino Troiano Jr. <gino@trademark-contractors-llc.com>
Subject: BPW - Request for Street Acceptance (Laurentide Glen Subdivision Phase 5 & 6) Application 413

The Board of Public Works, voted at its November 18, 2025 meeting, to table action of the request to recommend street acceptance of the roadways subject of Application 413 (referenced in the Planning Commission's, October 28, 2025 correspondence to the Board of Public Works).

The Board of Public Works took this action due to the lack of the watermain installation on Barlow St. Once the water main is installed or the DPW is notified by the Bristol Water Department that the concern has been addressed the item will remain tabled.

Please feel free to contact me to discuss 860-584-6113.

Applicant

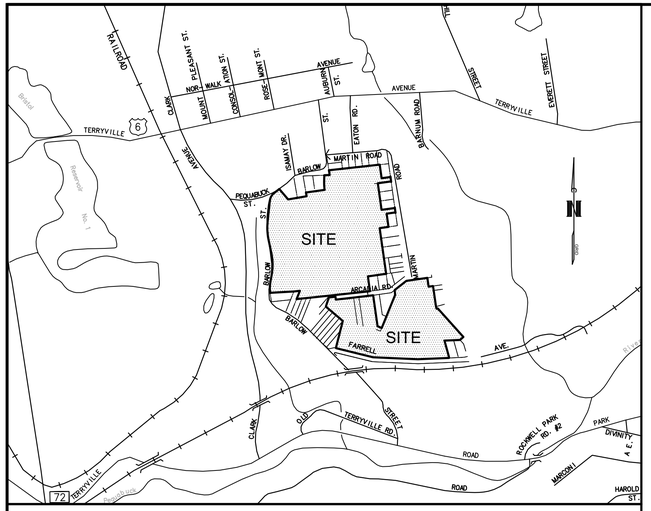
Proposed Street Acceptance Plan

"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

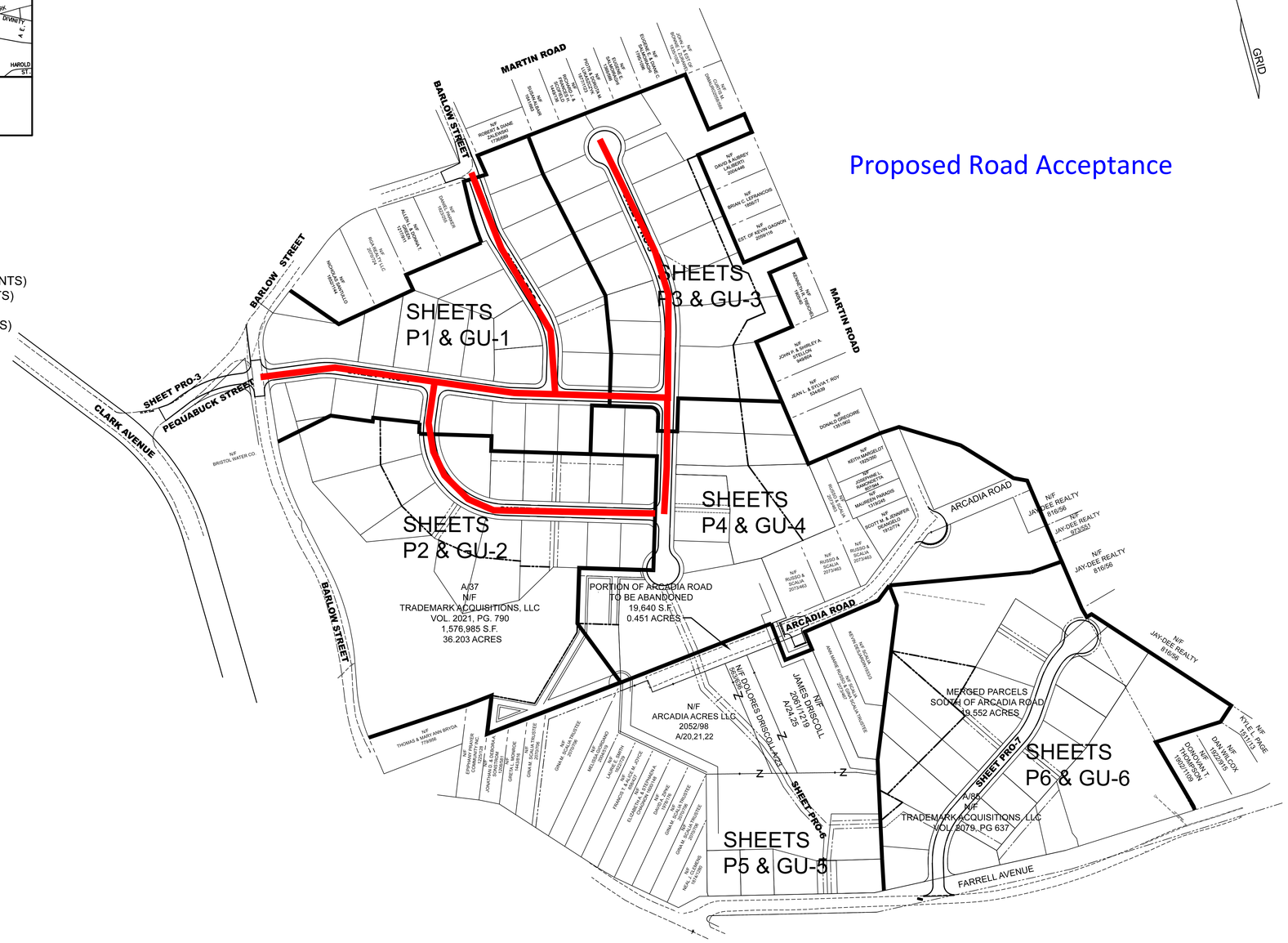
TOTAL AREA - 55.755 AC. (OWNED) + 0.451 AC. (ARCADIA) = 56.206AC
OPEN SPACE REQUIRED - 25% - 14.051 ACRES
OPEN SPACE/CONSERVATION EASEMENT PROVIDED - 25.1% -14.086 ACRES
TOTAL NUMBER OF PROPOSED LOTS - 92 (LOTS 64 & 67 DELETED, LOT 72 MOVED)
REAR LOTS PROPOSED - 5 (LOTS 49, 59, 66, 68 & 71)

	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
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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
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67-37A	300 BARLOW ST	RGA REALTY LLC	23 BETHEL ST	BRISTOL	CT	06010
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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
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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


MARTIN ROAD
BARLOW STREET
SHEETS P1 & GU-1
SHEETS P2 & GU-2
SHEETS P3 & GU-3
SHEETS P4 & GU-4
SHEETS P5 & GU-5
SHEETS P6 & GU-6
SHEET PRO-3
SHEET PRO-6
SHEET PRO-7
PEQUABUCK STREET
CLARK AVENUE
ARCADIA ROAD
FARRELL AVENUE
A/37
N/F
TRADEMARK ACQUISITIONS, LLC
VOL. 2021, PG. 790
1,576,985 S.F.
36.203 ACRES
PORTION OF ARCADIA ROAD
TO BE ABANDONED
19,640 S.F.
0.451 ACRES
N/F
ARCADIA ACRES LLC
2052/98
A/20,21,22
MERGED PARCELS
SOUTH OF ARCADIA ROAD
19,552 ACRES
A/66
N/F
TRADEMARK ACQUISITIONS, LLC
VOL. 2079, PG 637
N/F BRISTOL WATER CO.
N/F JAY-DEE REALTY 816/56
N/F JAY-DEE REALTY 873/351
N/F JAY-DEE REALTY 816/56
N/F JAY-DEE REALTY 816/56
N/F JAMES DRISCOL 2067/219 A34-25
N/F DOLORES DRISCOLL 1981/83
N/F KYLE L. PAGE 1011/13
N/F DAN WILCOX 1602/278
N/F DONOVAN T THOMPSON 1602/1169
N/F THOMAS & MARY ANN BRYDA 778/66
N/F EPIPHANY PRAYER COMMUNITY INC 134/3
N/F JONATHAN D SONSTROM & DEBORA A SURV 7/1
N/F GRETA L MONROE 124/5
N/F GINA M. SCALIA TRUSTEE 1602/278
N/F MELISSA GIORDANO 2052/98
N/F LAURIE E. SMITH 106/9
N/F FRANCIS T & ALICE M JOYCE 100/10
N/F ELIZABETH A. & STEPHANIE A. CHAGNON 94/11
N/F DAVID A ZIPKE 88/12
N/F GINA M. SCALIA TRUSTEE 84/13
N/F GINA M. SCALIA TRUSTEE 80/14
N/F NEAL J. CLEMENS 76/15
N/F BRISTOL WATER CO.
N/F JOHN P. & SHIRLEY A STELLON 1/48/68
N/F JEAN L. & SYLVIA T ROY 53/48/68
N/F DONALD GREGOIRE 130/1/48/68
N/F KEITH MARGELOT 1782/260
TM CHRISTOPHER T RANDAZZO 527/284
N/F MAUREEN PARKINS 1219/240
N/F SCOTT M. & JENNIFER DEMARCO 1913/173
N/F RUSSO & SCALIA 2073/463
N/F RUSSO & SCALIA 2073/463
N/F RUSSO & SCALIA 2073/463
N/F RUSSO & SCALIA 2073/463
N/F DAVID & AUBREY LALIBERTE 110/6
N/F BRIAN C. LEFRANCOIS 120/5
N/F EST. OF KEVIN GAGNON 2059/116
N/F KEVIN DESJARDIN 1602/279

Original Application (2018) #413

Original Application - 2018

For Office Use Only
APPLICATION NO. 4/3
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:

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: _____

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: _____

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) _____

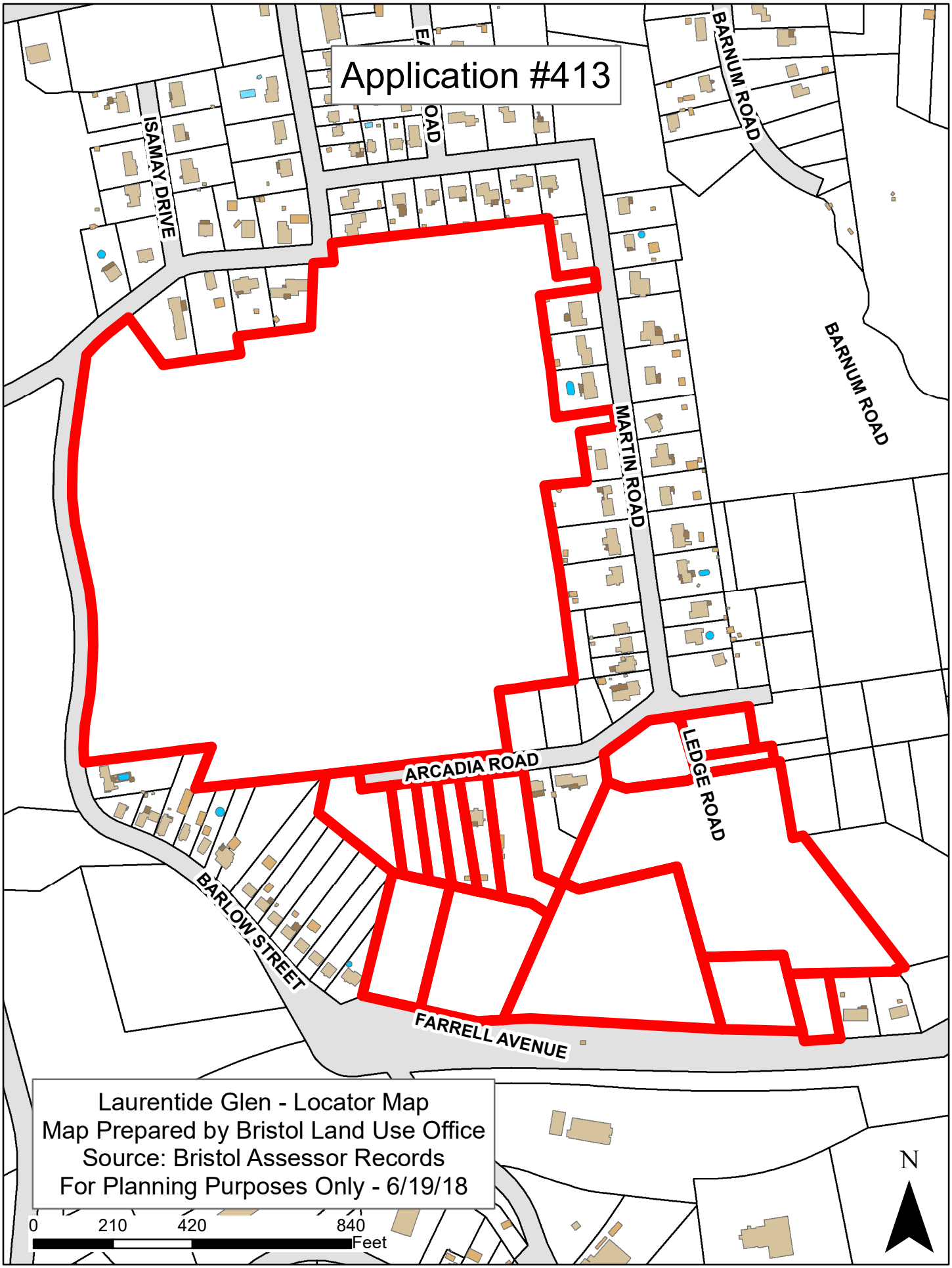
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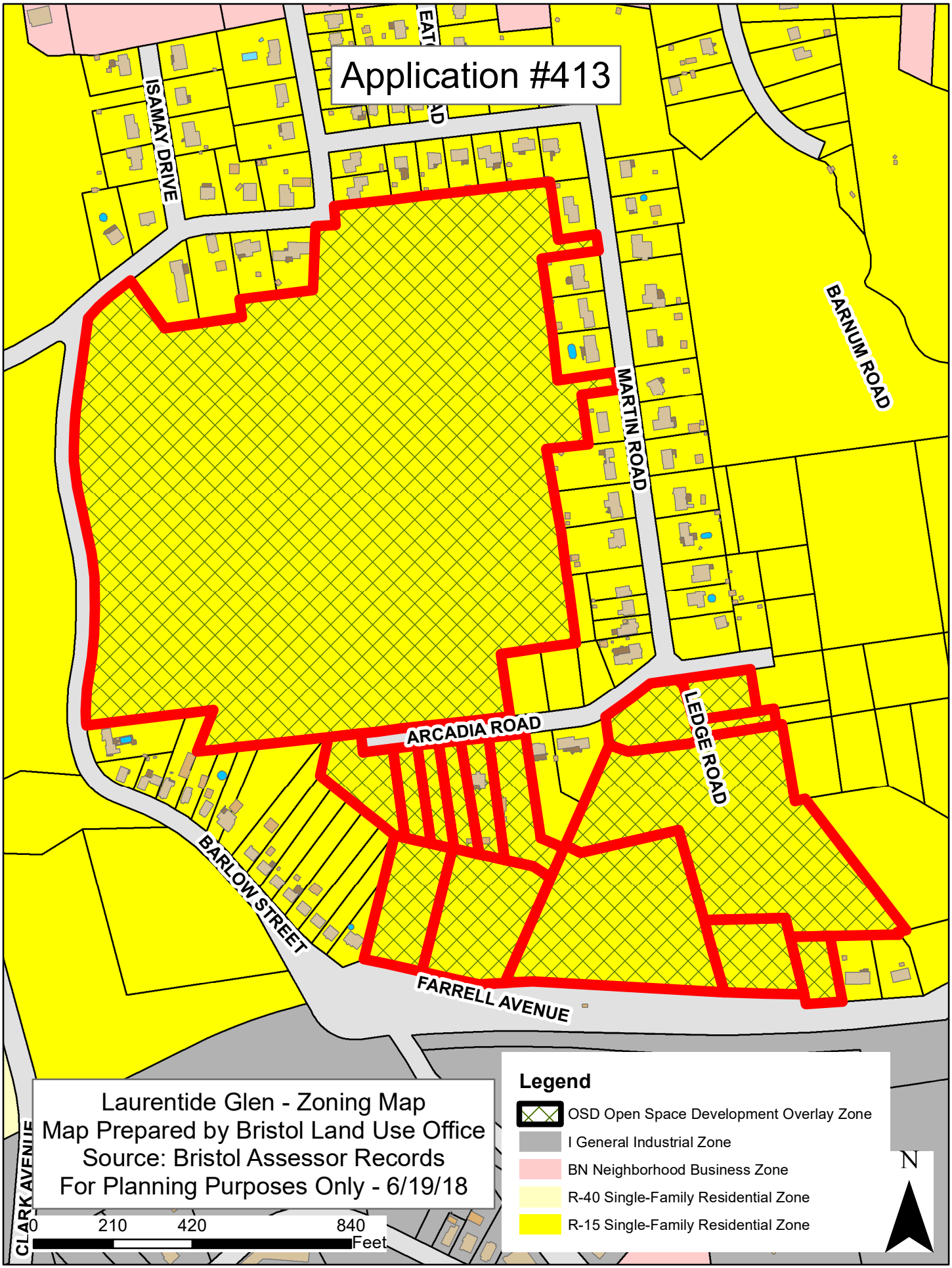
Name: _____

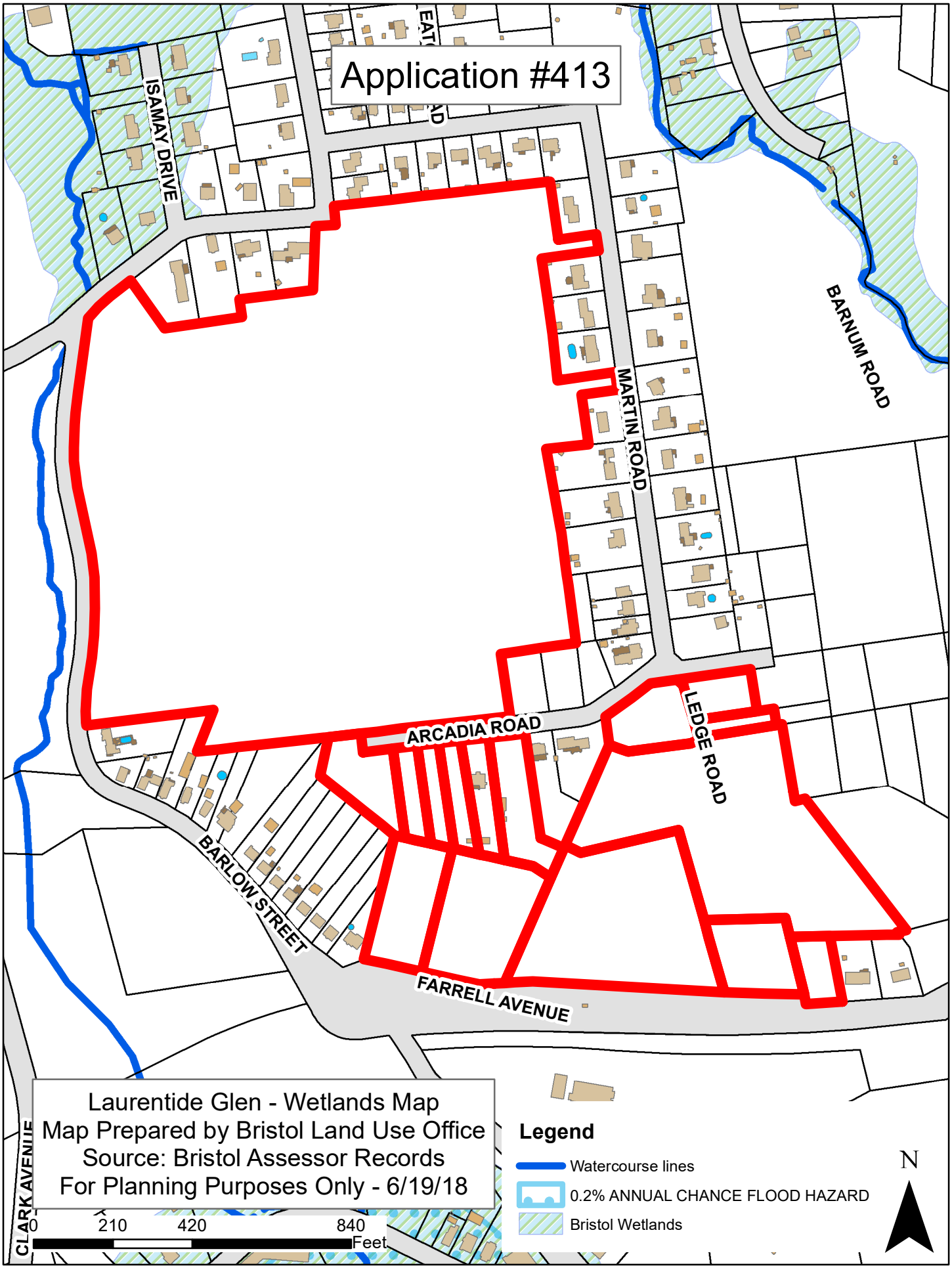
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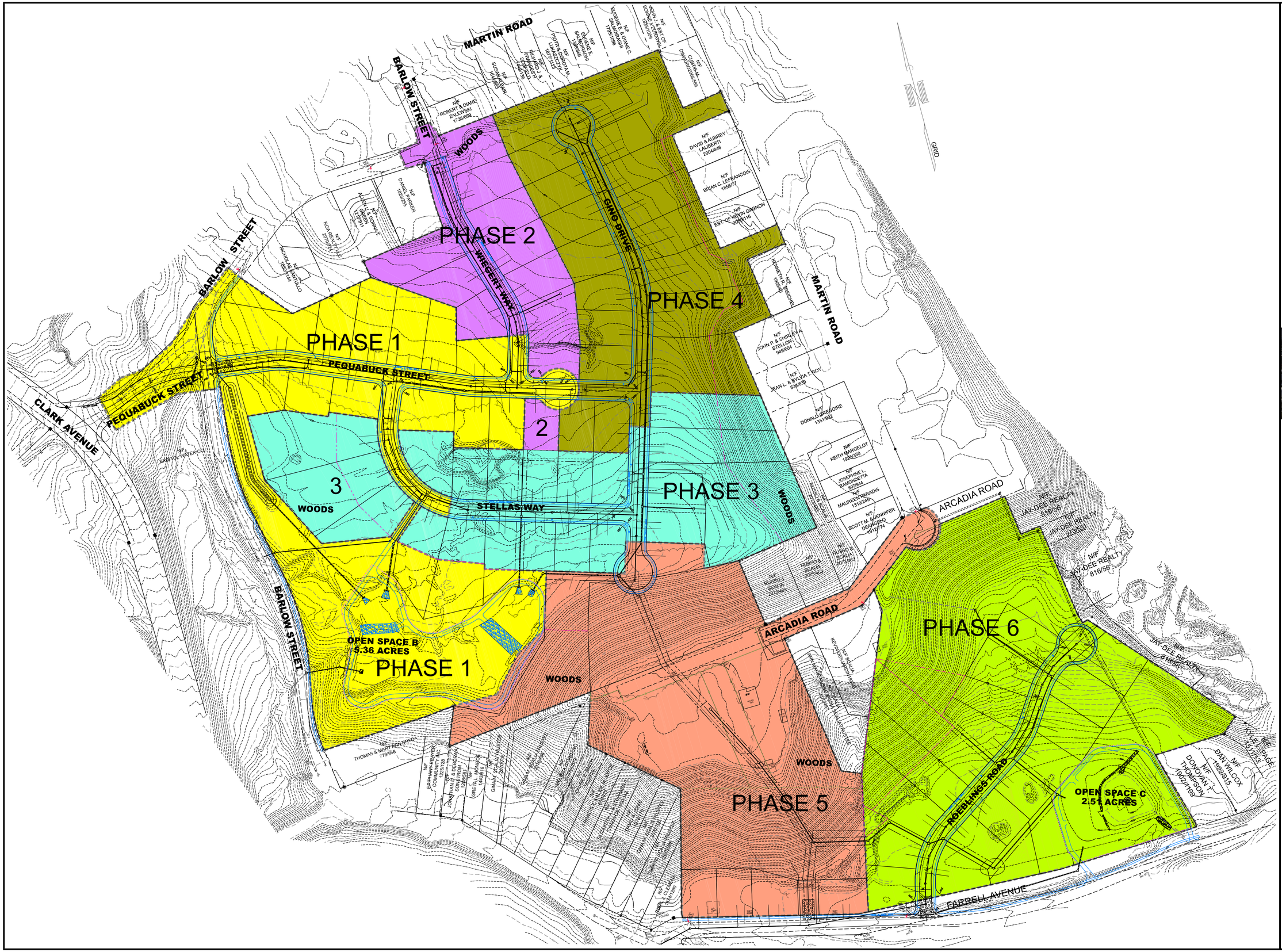
08/17 - LUO


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

Phasing Plan



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

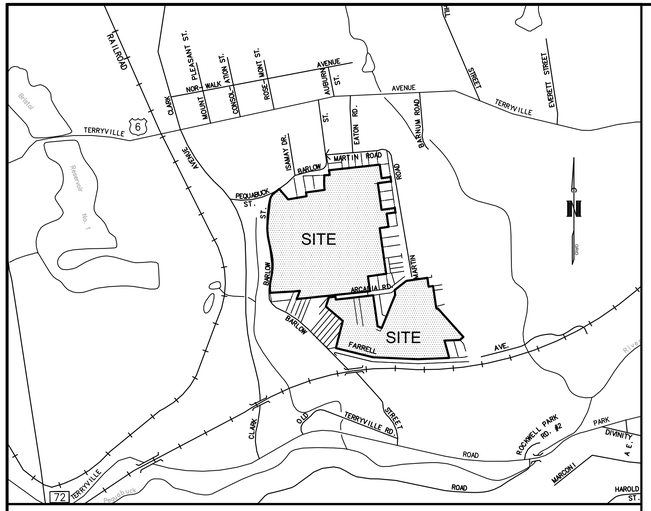
Approved Mylar Sheets

"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

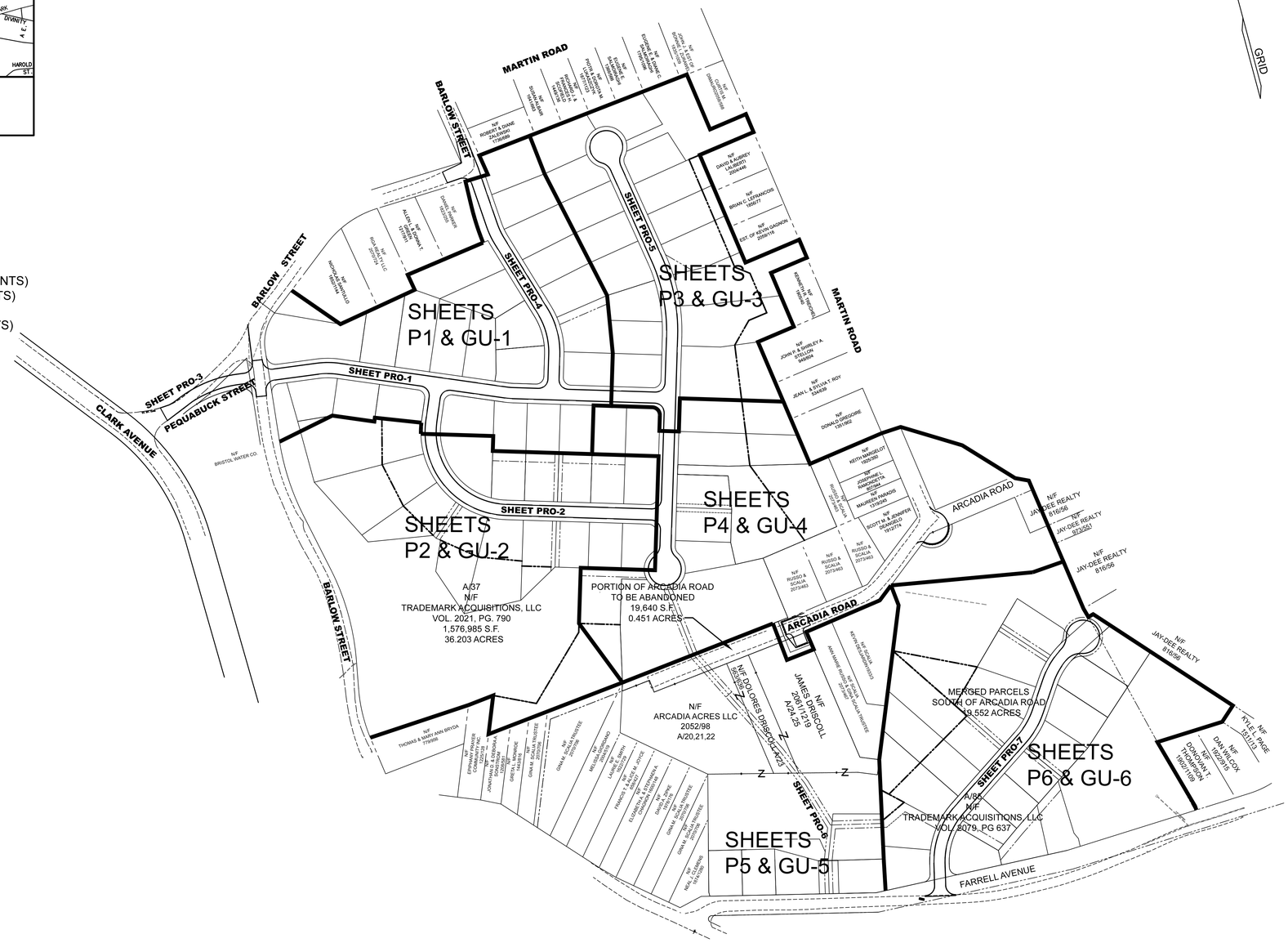
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67-37-4	42 MARTIN RD	SALMOIRAGHI EUGENE E	42 MARTIN RD	BRISTOL	CT	06010
67-37	BARLOW ST	TRADEMARK ACQUISITIONS LLC	72 COLD SPRINGS RD	BRISTOL	CT	06010
67-8	62 MARTIN RD	ZURAWEL JOHN J + BONNIE I ESTATE OF	62 MARTIN RD	BRISTOL	CT	06010
67-37-2	32 MARTIN 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'

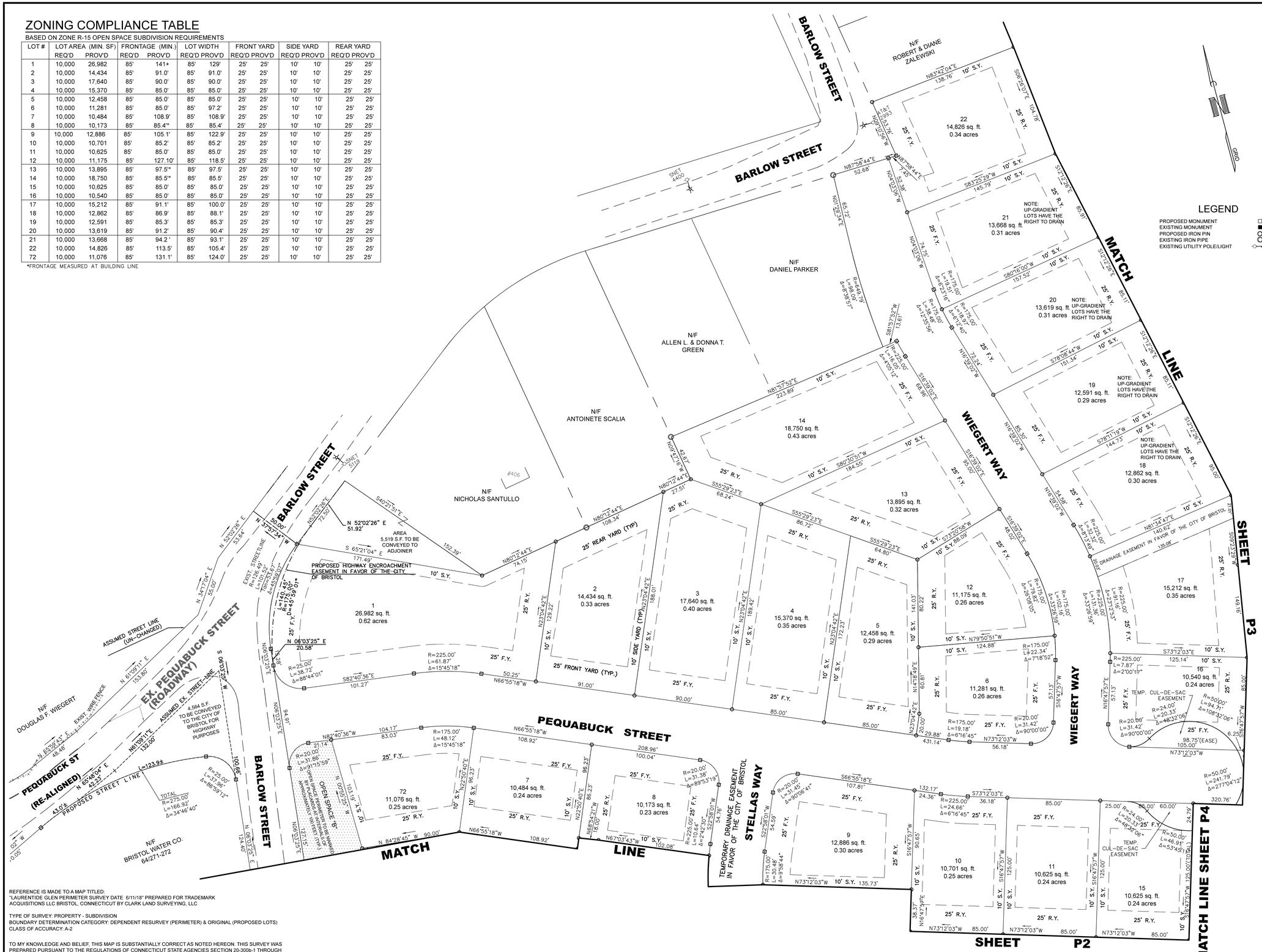
DRAWING NO. **COVER**

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



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

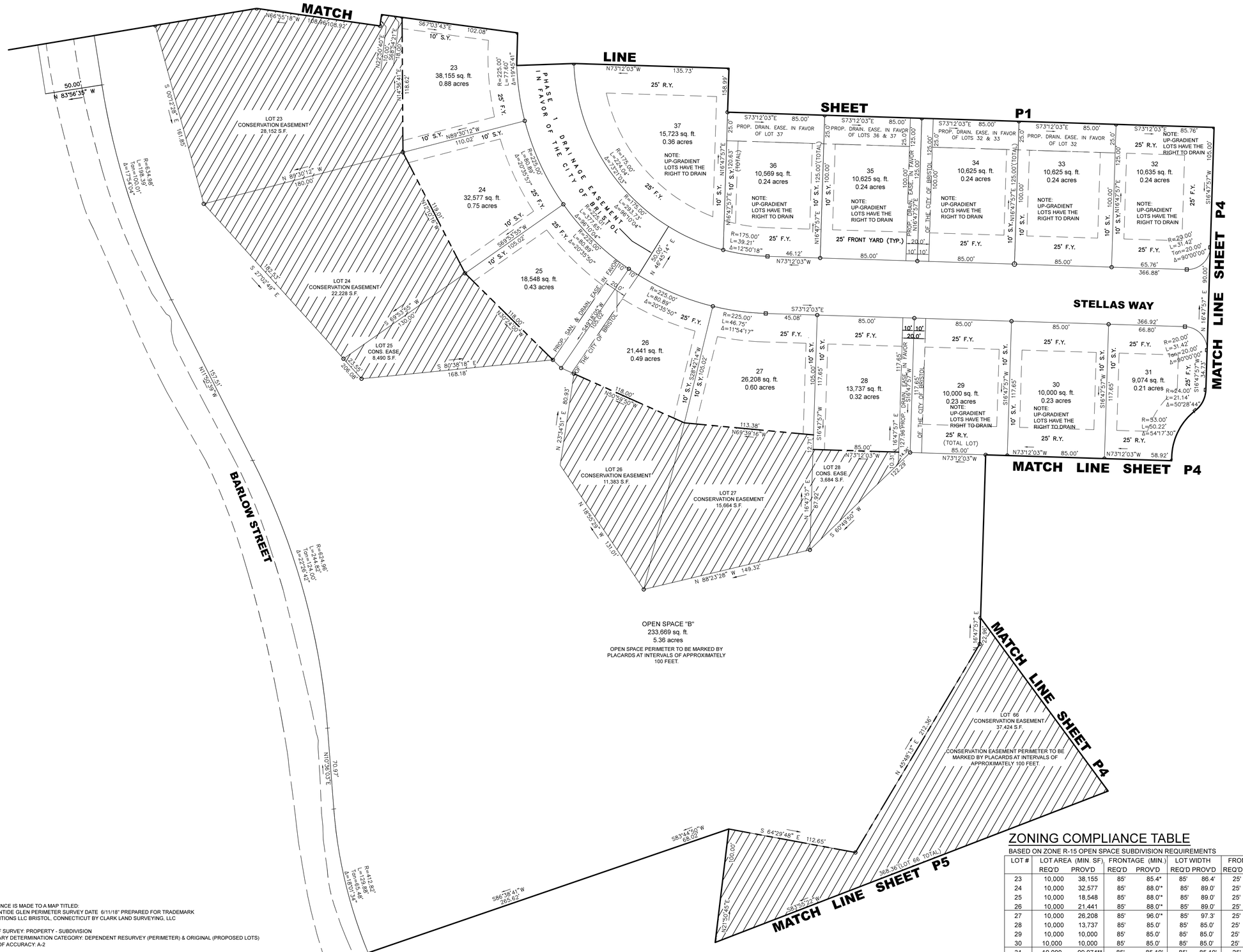
NO.	DATE	ISSUE
7	4–18–20	SETBACK ADJUSTMENT
4	7–30–19	APPROVAL COMMENTS
3	10–15–18	STAFF COMMENTS
2	9–18–18	STAFF COMMENTS
1	7–31–18	STAFF COMMENTS

DATE **6/11/18**

PROJECT NO.

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

DRAWING NO. **P1**



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

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

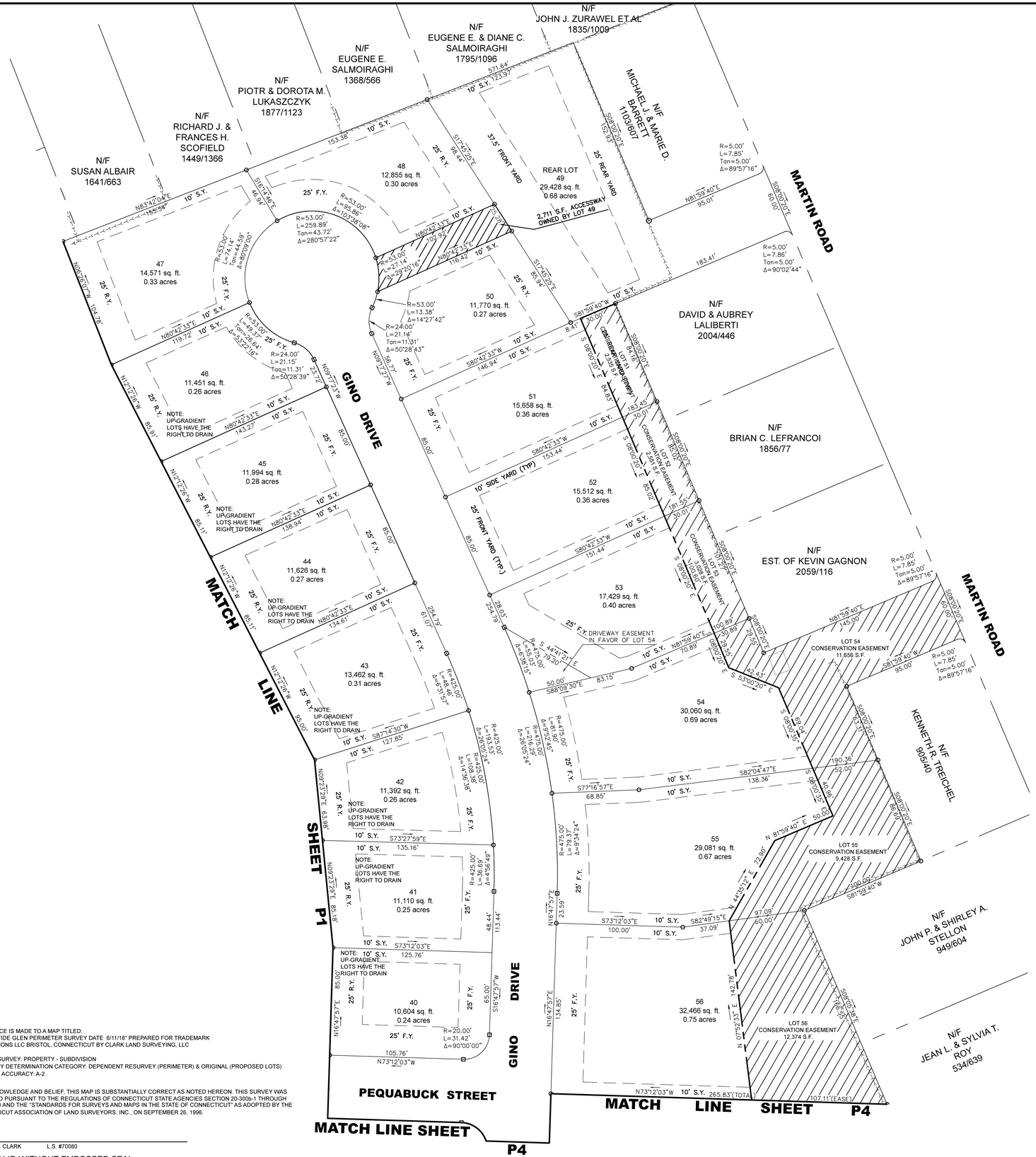
NO.	DATE	ISSUE
7	4–18–20	SETBACK ADJUSTMENT
4	7–30–19	APPROVAL COMMENTS
3	10–15–18	STAFF COMMENTS
2	9–18–18	STAFF COMMENTS
1	7–31–18	STAFF COMMENTS

DATE: **6/11/18**

PROJECT NO.

SCALE: 0 10' 20' 40' 80' — **1"=40'**

DRAWING NO.: **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

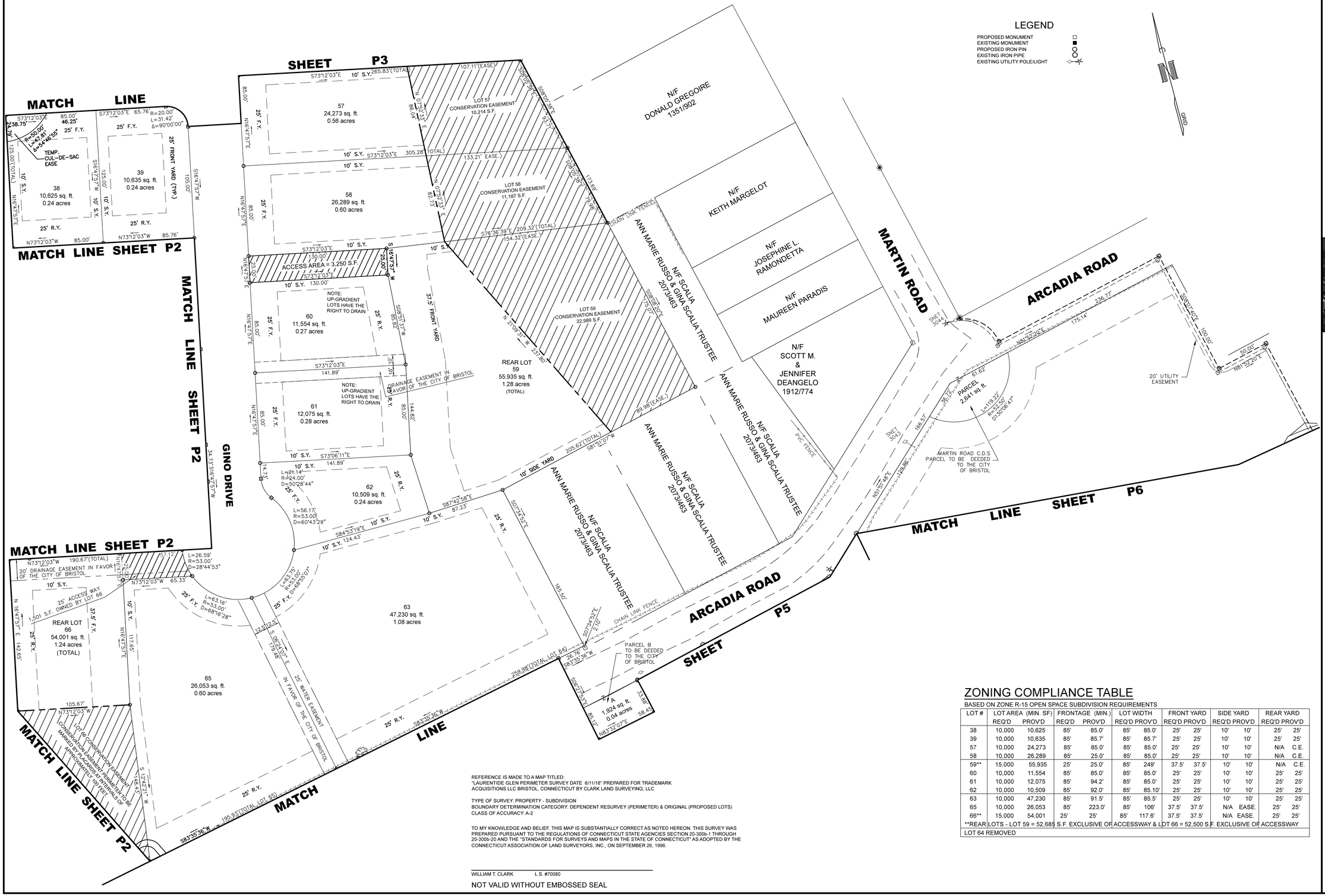
NO.	DATE	ISSUE
7	4–18–20	SETBACK ADJUSTMENT
4	7–30–19	APPROVAL COMMENTS
3	10–15–18	STAFF COMMENTS
2	9–18–18	STAFF COMMENTS
1	7–31–18	STAFF COMMENTS

DATE **6/11/18**

PROJECT NO.

SCALE 0 10' 20' 40' 80' — 1"=40'

DRAWING NO. **P3**



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
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

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**

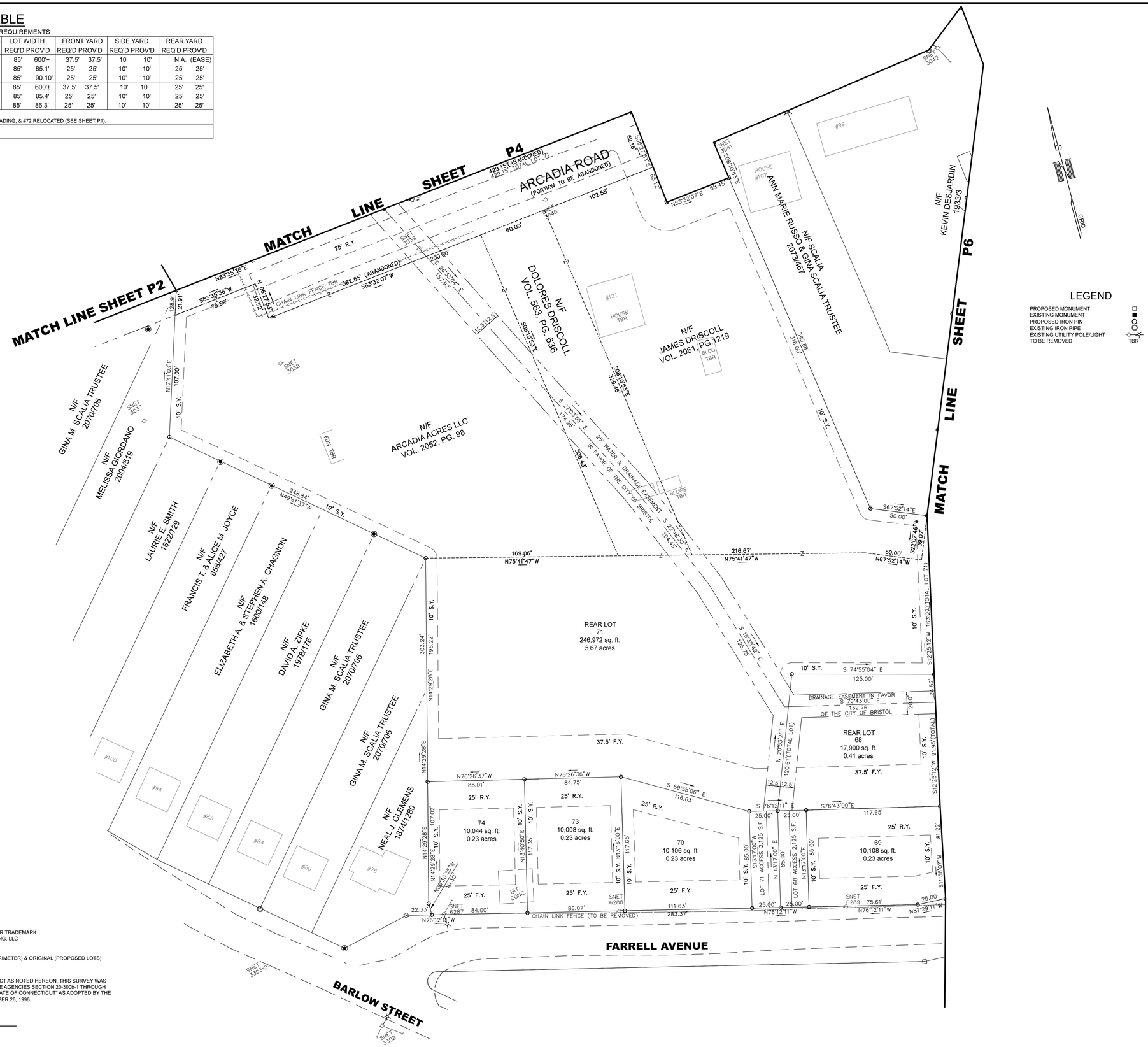
ZONING COMPLIANCE TABLE

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'

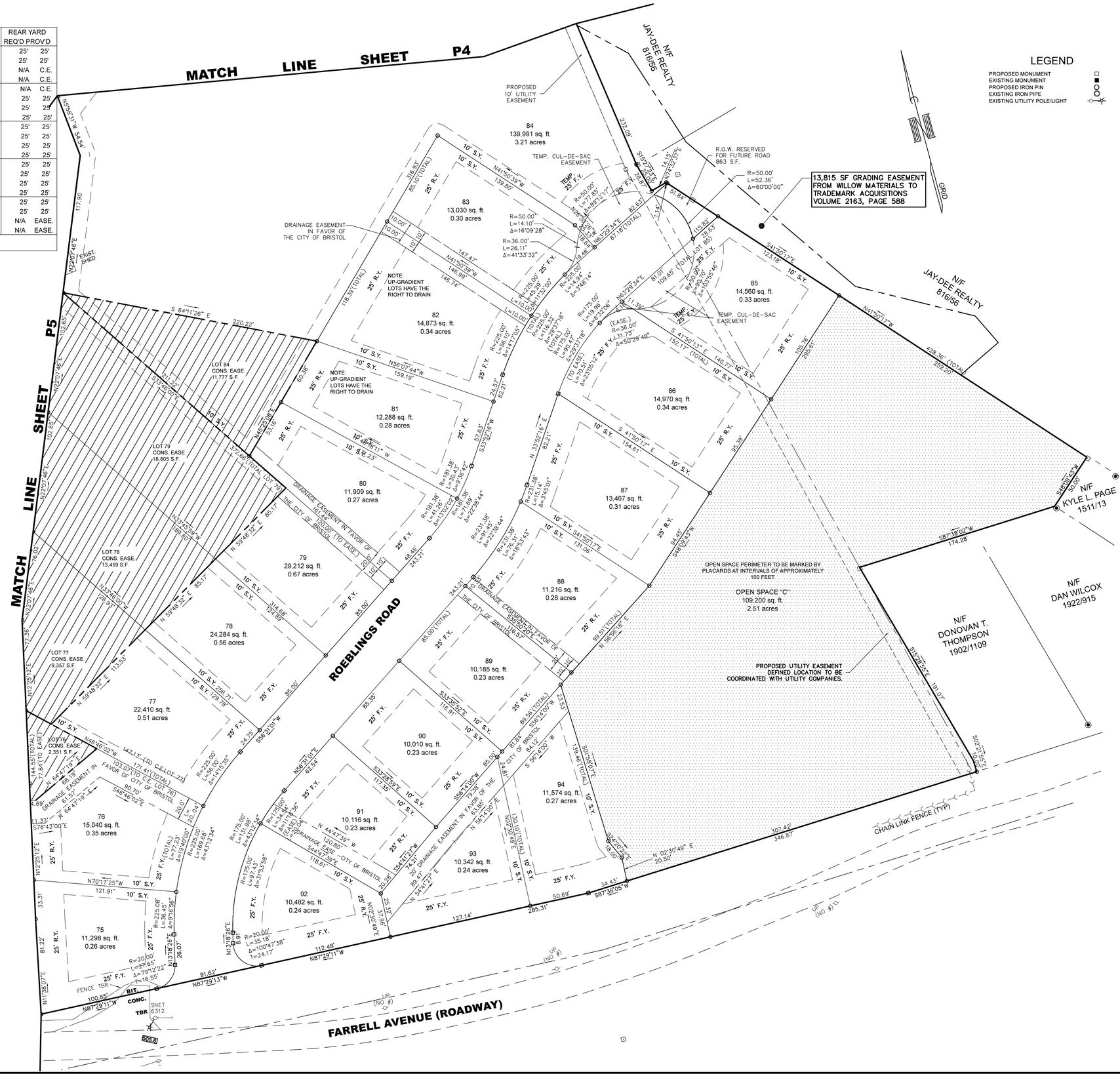
DRAWING NO.: **P5**

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

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BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
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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

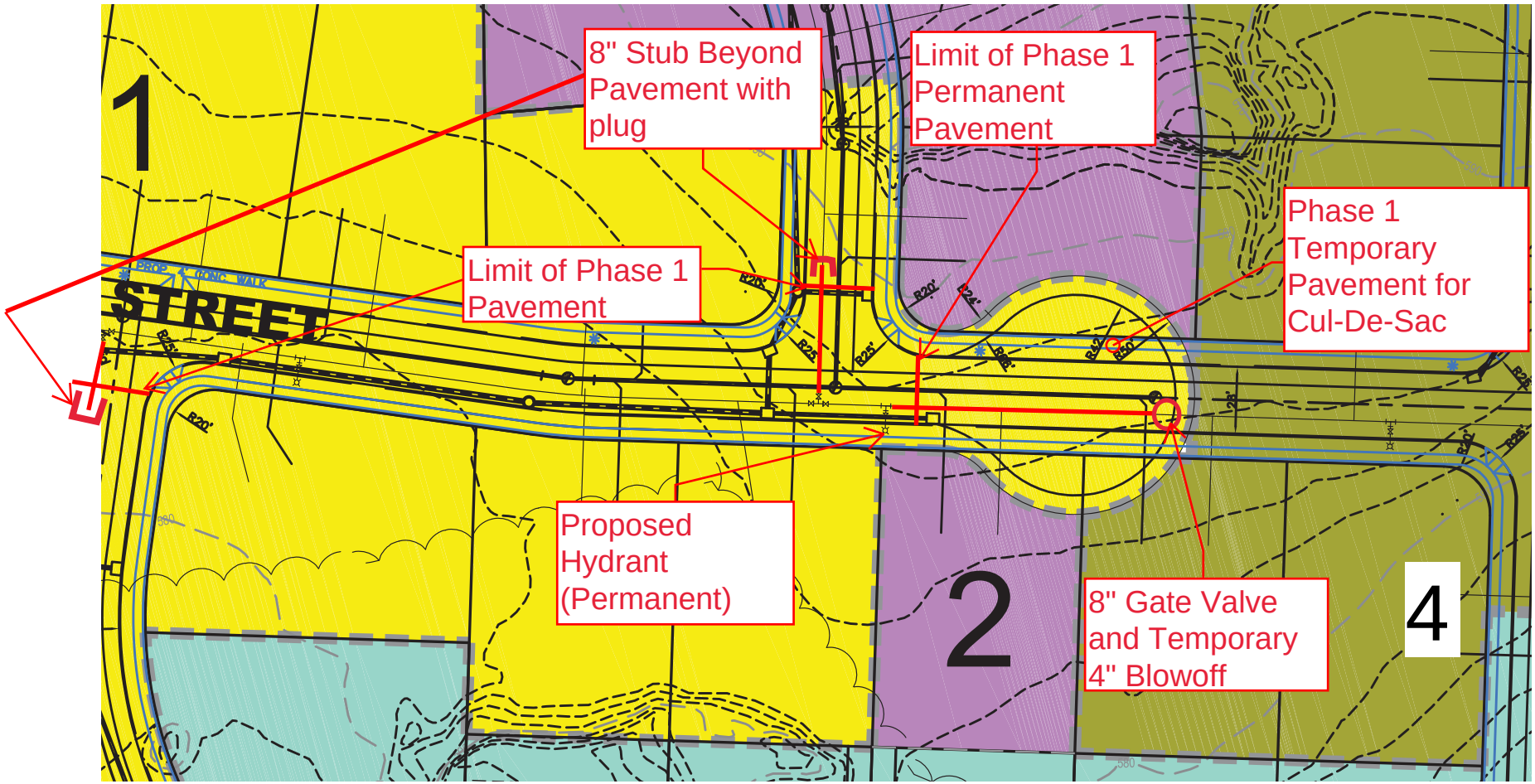
NO.	DATE	ISSUE
8	2-4-21	GRADING EASEMENT
7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

DATE: **6/11/18**

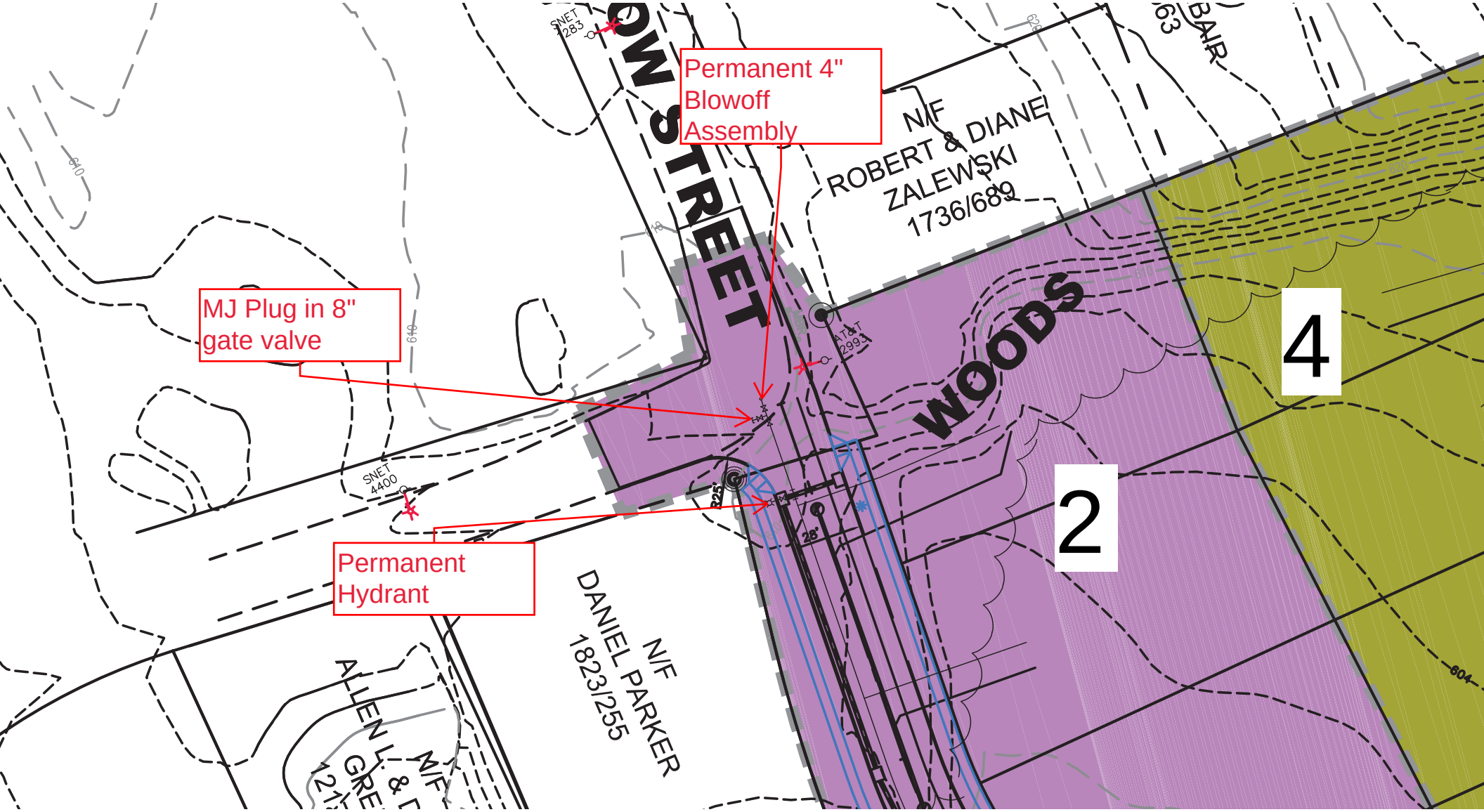
PROJECT NO.

SCALE: 0 10' 20' 40' 80'

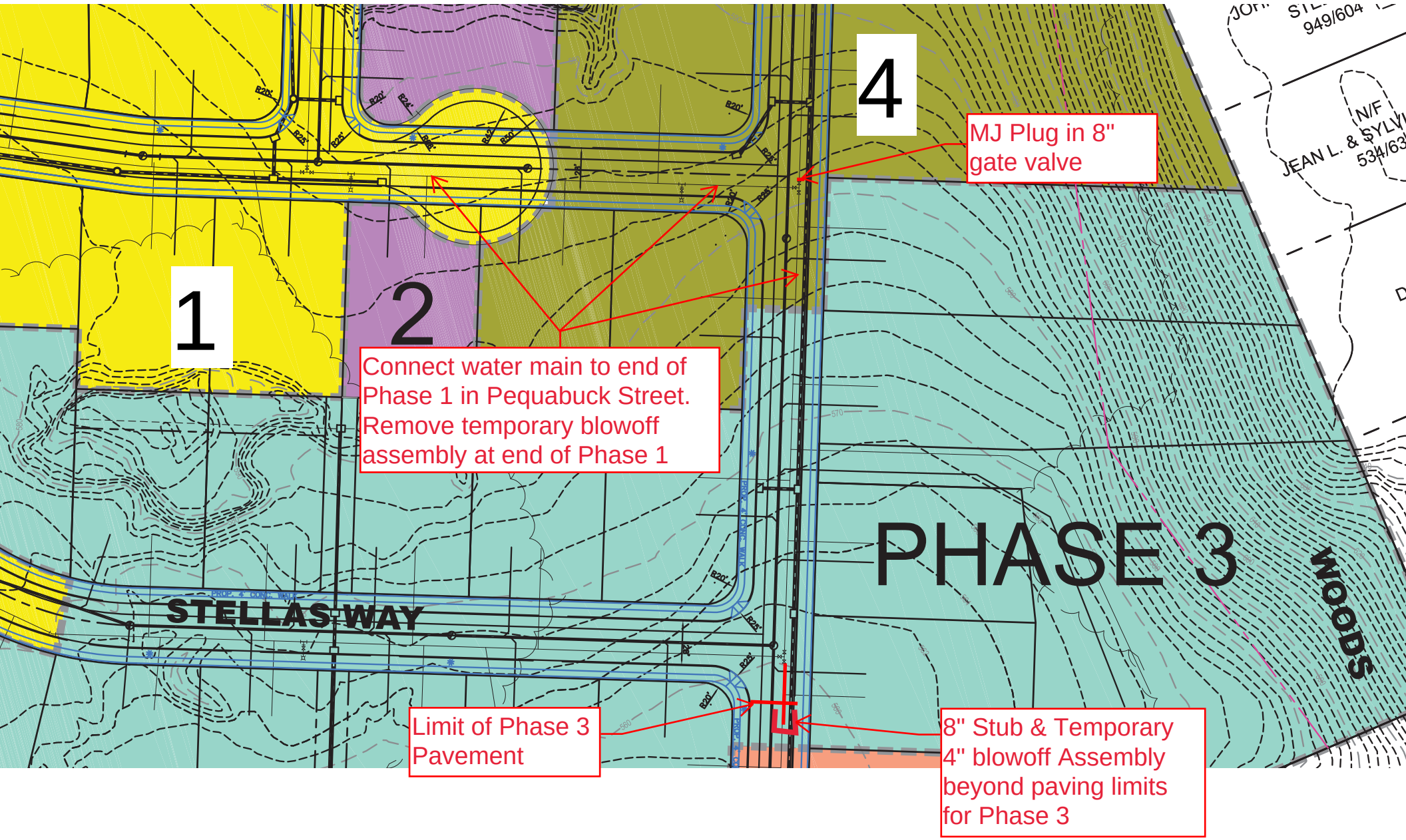
DRAWING NO.: **P6**



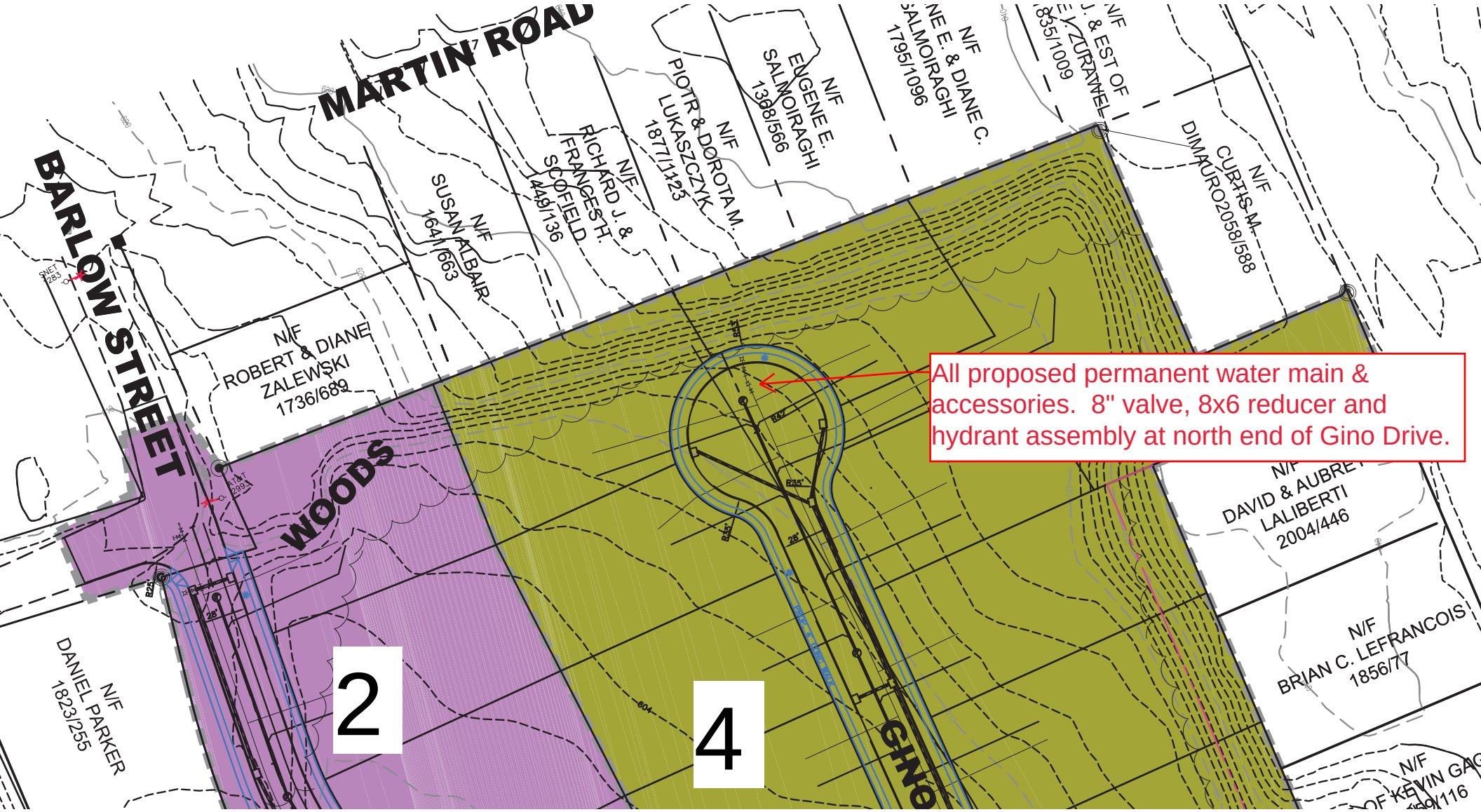
Phase 1 Water Main Termination



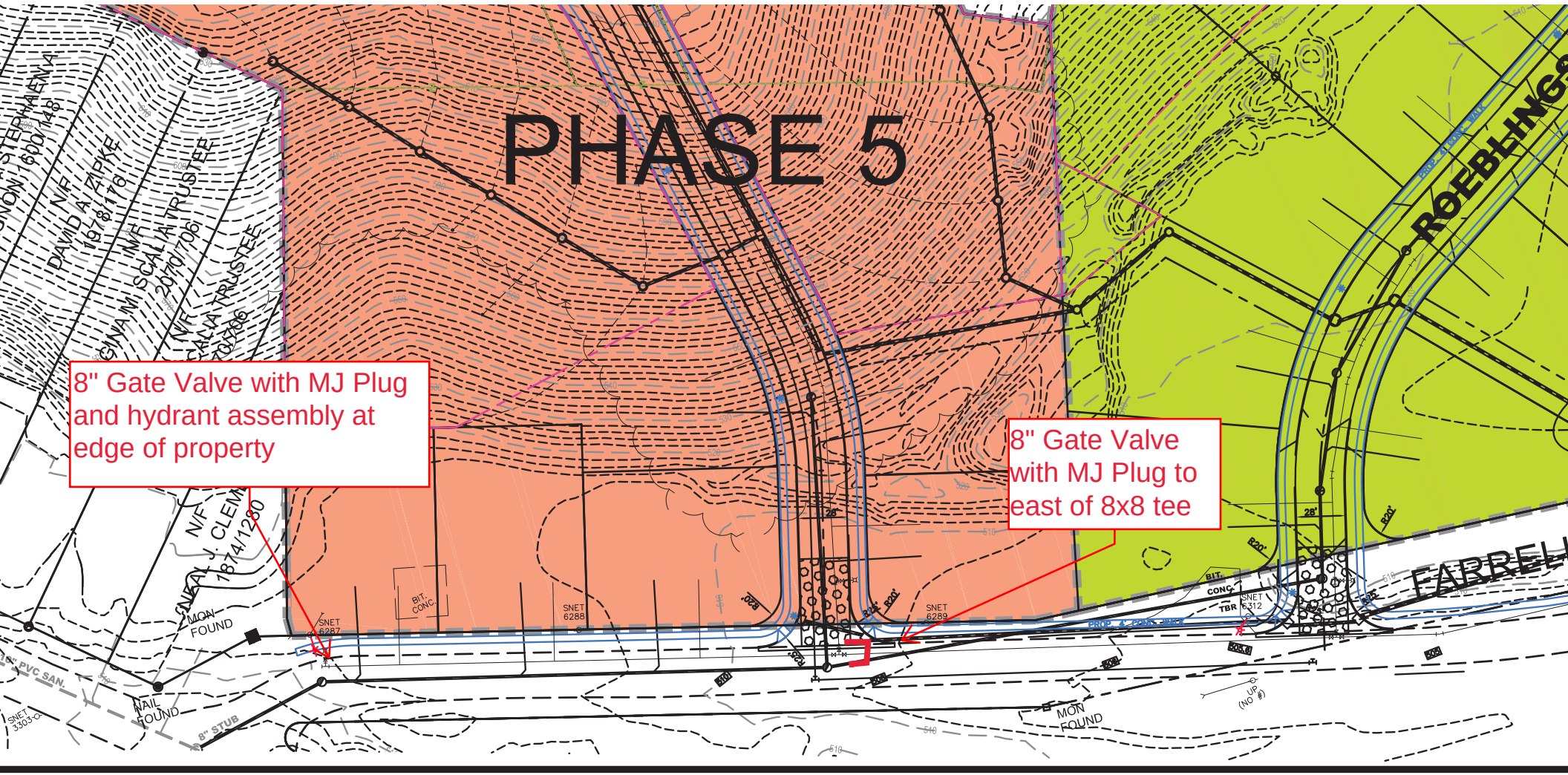
Phase 2 Water Main Termination



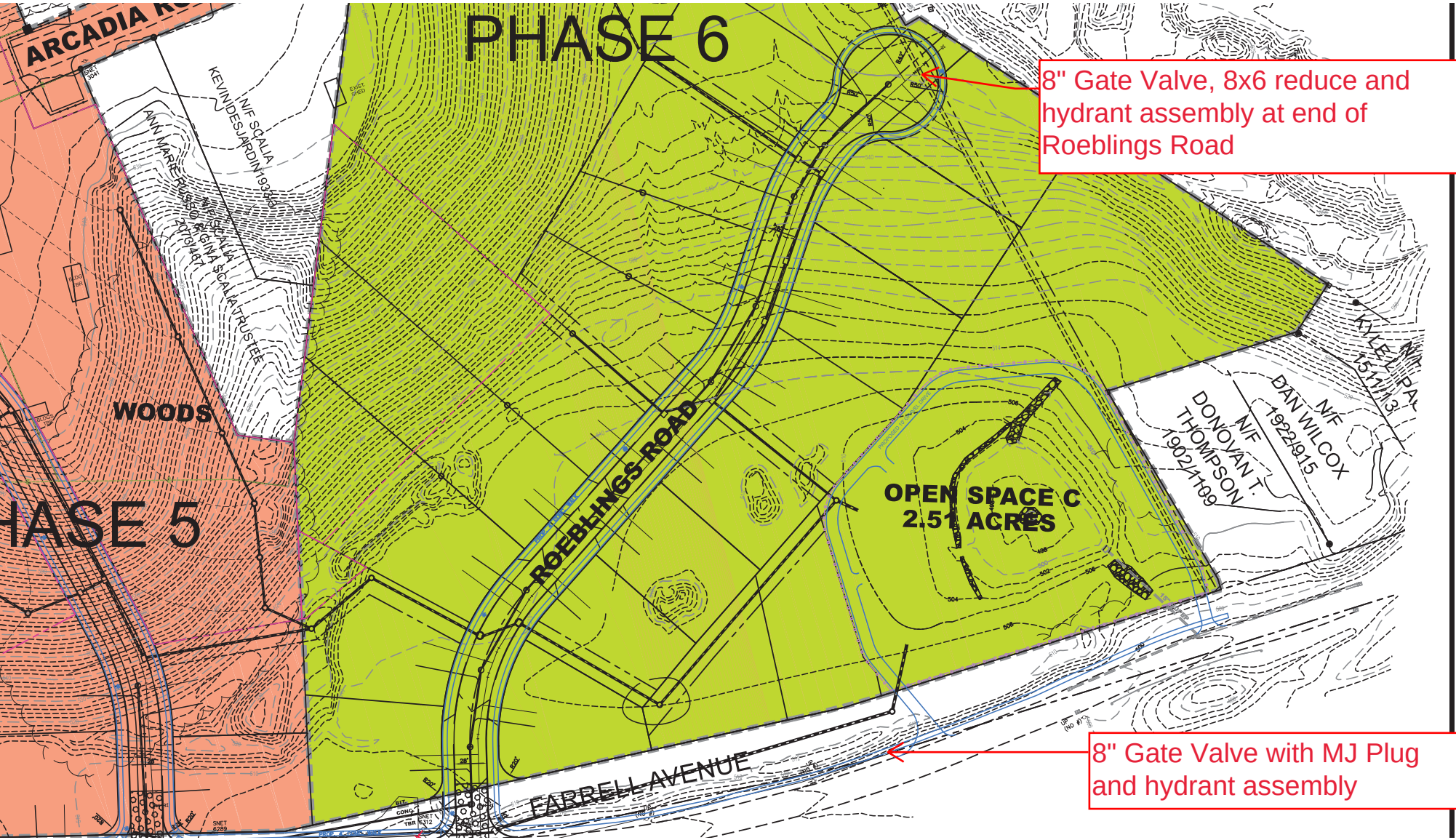
Phase 3 Water Main Termination



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:

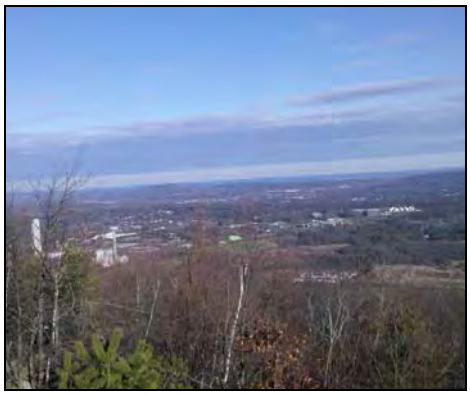
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators 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

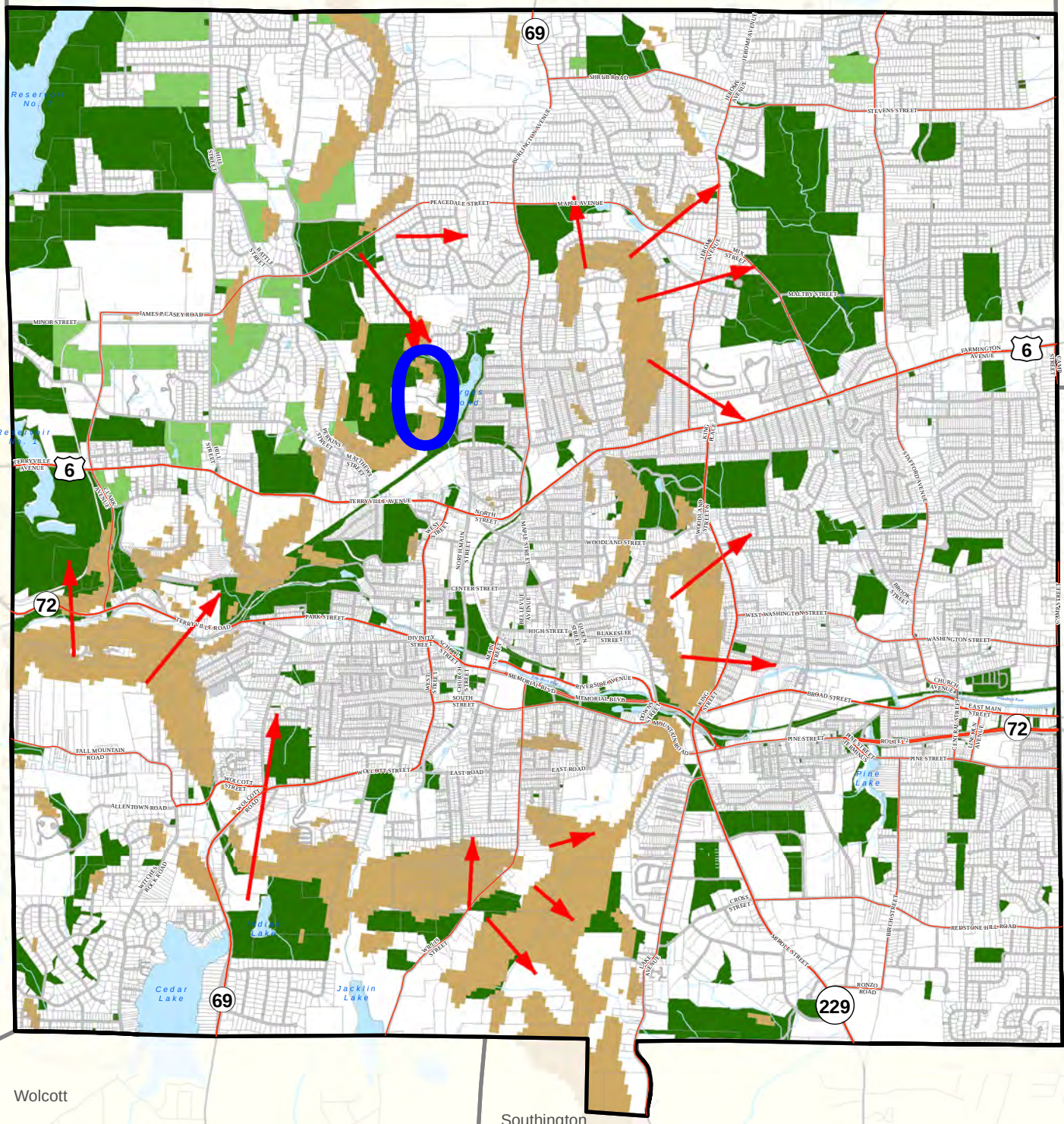
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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.

Report from DPW Engineering

November 26, 2025

1. Purpose

This report has been prepared to summarize field observations and assess the relevance of potential scenic and recreational impacts associated with Applications #2547 and #2548, which seek municipal permits for earth excavation and removal exceeding 400 cubic yards. The purpose of this report is not to support or oppose the applications, but to provide an objective review in relation to concerns outlined in the 2018 Plan of Conservation and Development (POCD), Section 6: Enhanced Community Character, with specific attention to Section 6.1.5: Scenic Resources.

2. Background

Applications #2547 and #2548 propose earth removal activities on properties located along Grassy Road and Ambler Road, containing three parcels. Two of the three parcels contain remnants of two former residences and accessory structures; these structures have either been fully demolished and removed or demolished with debris remaining for future removal.

Adjacent to the subject properties is City-owned land containing several hiking trails, including higher-elevation "Kame" formations (glacial knobs). These areas were assessed to determine:

- Whether open scenic views exist from nearby elevated trails.
- Whether the subject properties, including the former house locations, are visible from these vantage points.
- Whether the proposed excavation could alter scenic quality or views from the trails.

3. Existing Site Conditions

3.1 Elevations on the Subject Property

- Current peak elevation within the proposed excavation area: 533'±
- Lowest elevation within the site: 430'±

3.2 Proposed Final Grades

- Proposed peak elevation after excavation: 524'±
- Proposed minimum elevation: 440'±
- The proposed work would primarily remove the upper portion ("top knob") of the hillside and regrade the slope to meet existing surrounding elevations removing roughly 140,000 cubic yards of material from the site.

3.3 Adjacent Property Elevations

- Highest hiking point reached during field assessment: 573'±
- This location corresponds to a convergence of the "Kame Trails" and connecting feeder trails.

4. Field Observations

4.1 Scenic Views

- At the 573'± vantage point, no open scenic views are present during leaf-on conditions.
- During leaf-off conditions, limited views become available through the trees; however, these do not constitute clear, expansive, or designated scenic vistas.

4.2 Visibility of Subject Properties

- The former houses and associated structural remnants on the properties under application are not visible from the high point or from other nearby elevated trail segments.
- Vegetation density and topography effectively obscure all sightlines to the subject parcels.
- Leaf-off portions of the year may result in partially unobstructed views of active earth-removal operations and, following cessation of mining, the exposed slope lacking tree cover.
- Views from Grassy Road during the duration of earth-removal activities will be characteristic of an active mining operation.
- The nature of views from Grassy Road following completion of mining activities will depend on the effectiveness and execution of the applicant's restoration plan.

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

- Section 6.1.5 of the POCD emphasizes protection of scenic areas, especially views from elevated landforms and public trails. Based on field evaluation:
- The proposed earth removal is unlikely to create new adverse views from the adjacent trails.
- Because the earthwork would remove only the uppermost portion of the knob and regrade to elevations consistent with surrounding slopes, the overall landform will remain generally consistent in appearance from trail elevations with the exception of the mined land void of tree coverage.
- The back (north and west) sides of the knob, which interface most directly with the trail system, will remain in their natural state.

5.2 Forest and Trail Experience

- No existing scenic overlooks or trail viewpoints appear dependent on the current topography of the subject property.
- Given the lack of visibility of the site from the trails, changes to the crest elevation (533'± to 524'±) are unlikely to materially affect the hiking experience or the perceived natural character of the forest.

5.3 Uncertainties

- Vegetation removal on the subject property could create new partial sightlines during leaf-off seasons; however, based on current elevation differences and distance, significant new views or visual impacts appear unlikely.
- Predicting the exact visual outcome is difficult without 3-D modeling, but field conditions suggest that any change would be minimal.
- The degree to which the restoration plan will improve or diminish future views from Grassy Road and the trail system remains uncertain.

6. Conclusion

Although subjective; based on trail-level observation, elevation comparison, and review of existing conditions, the proposed earth removal under Applications #2547 and #2548 does not appear likely to negatively impact scenic resources or the recreational experience on the adjacent City-owned forest and trail system.

- No designated scenic vistas are present.
- The subject property is not visible from existing trail high points.
- The proposed grading will generally harmonize with surrounding topography, altering only the topmost portion of the hillside.
- Potential visibility during leaf-off periods is difficult to characterize with precision and will depend substantially on the final restored condition of the site.
- Views from Grassy Road will reflect active mining during operations and, after completion, will be influenced by the applicant's restoration plan.
- No comment made regarding potential traffic implications.
- No comment made regarding potential noise implications.

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

App. 2547 & 2548

Earth Removal Special Permit & Site Plan Applications

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:

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: _____

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: _____

08/17 - LUO

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.

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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: _____

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)

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Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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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: _____

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.

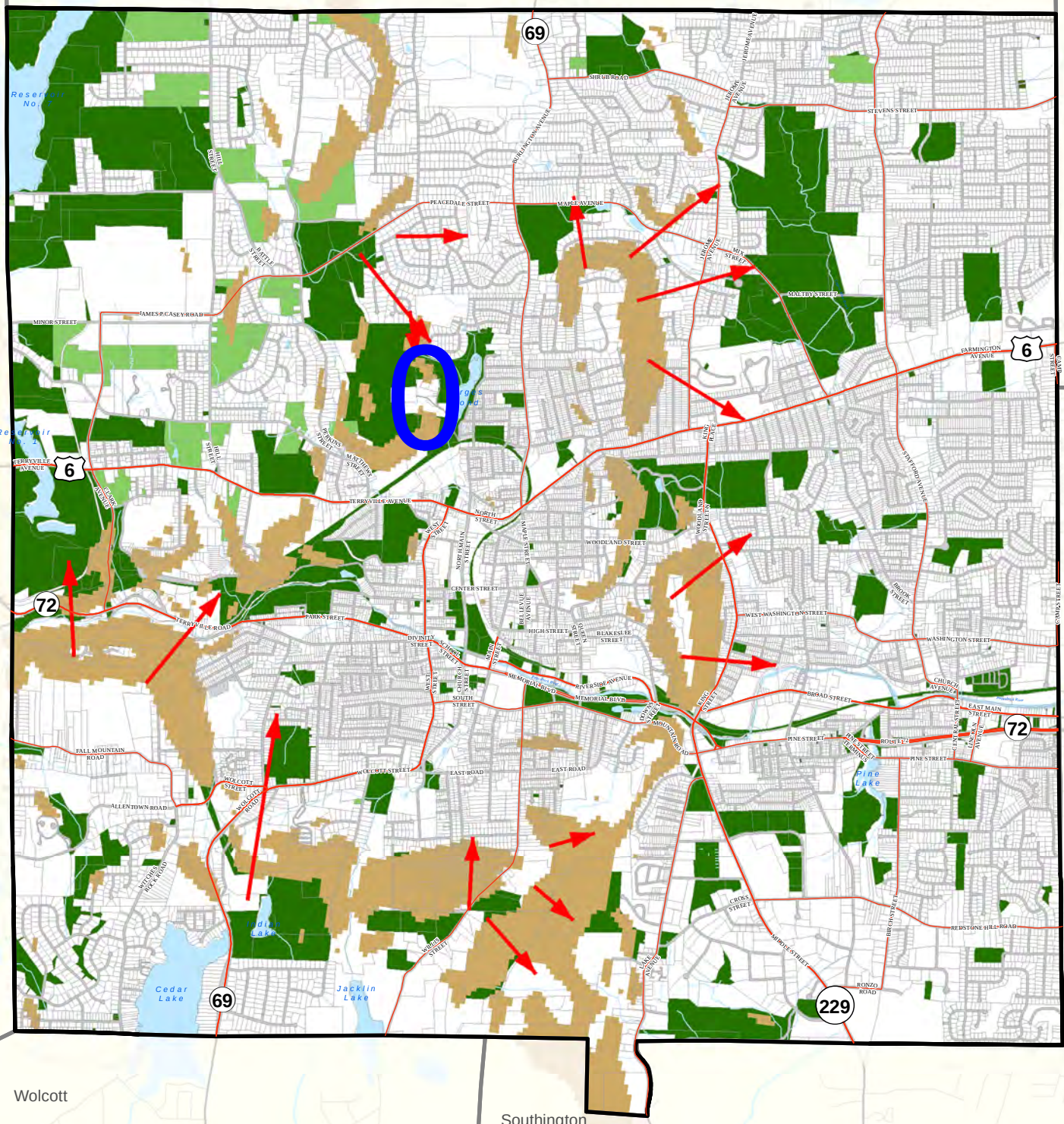
To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

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

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

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

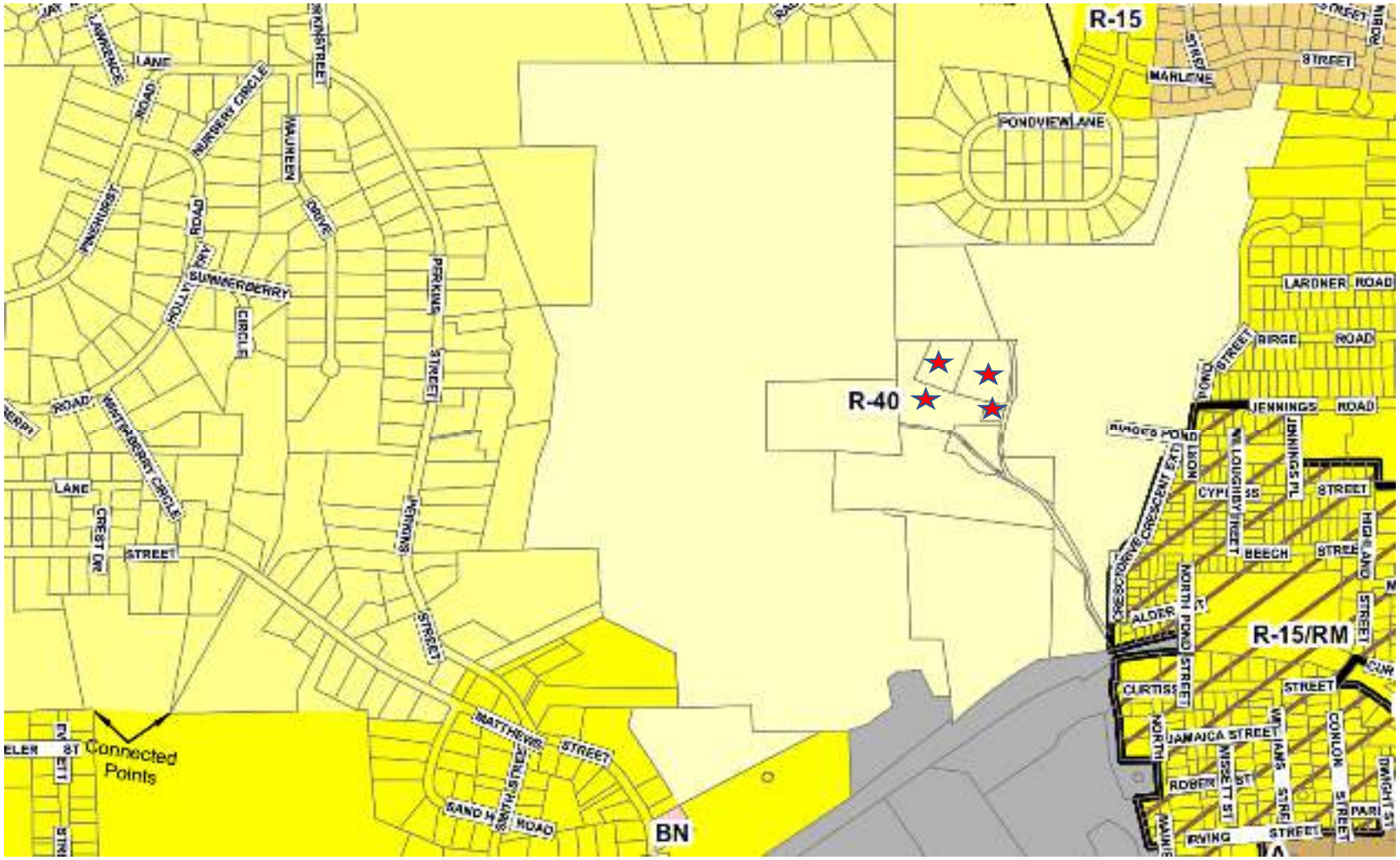
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

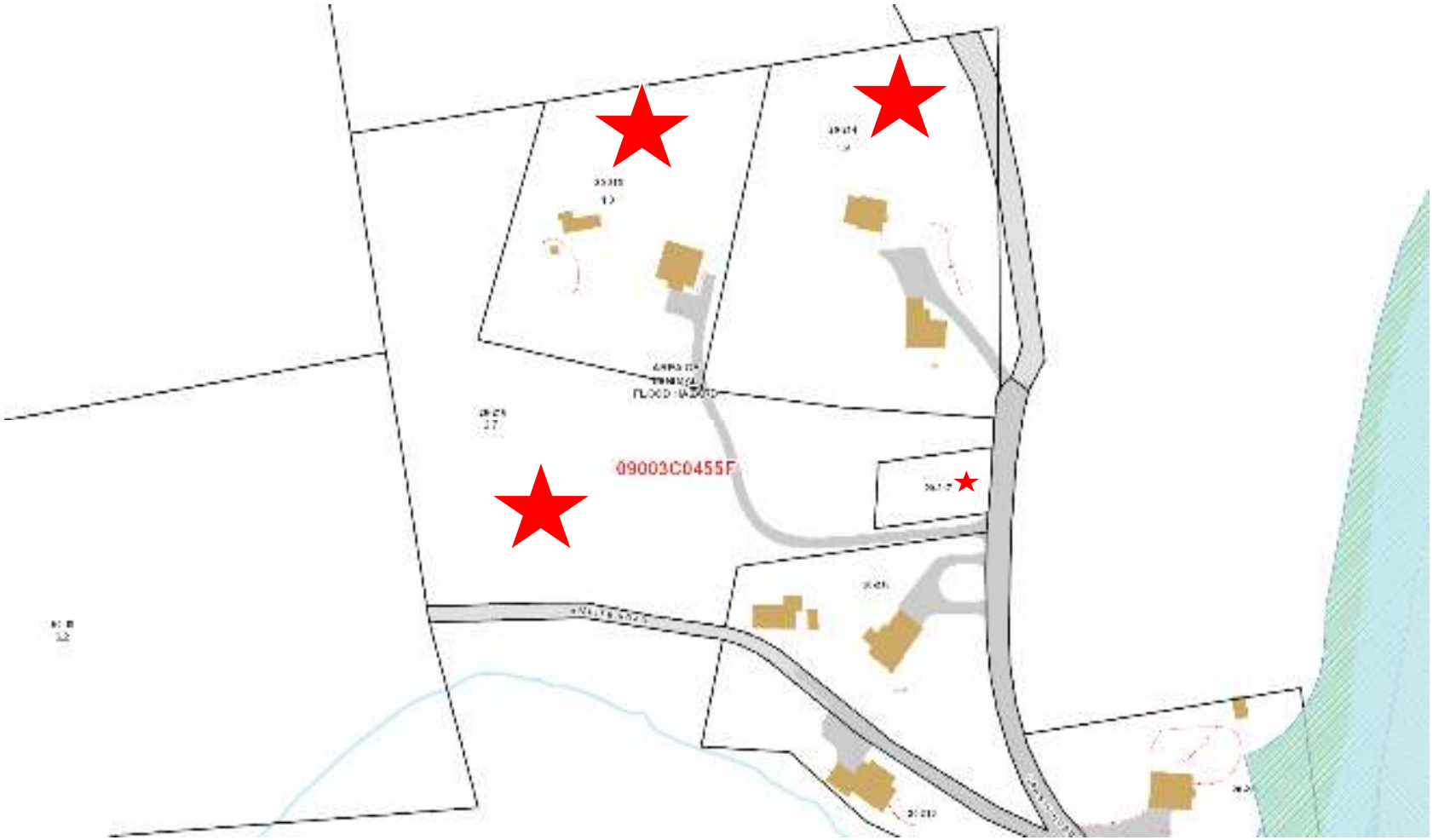
GIS
and
Google



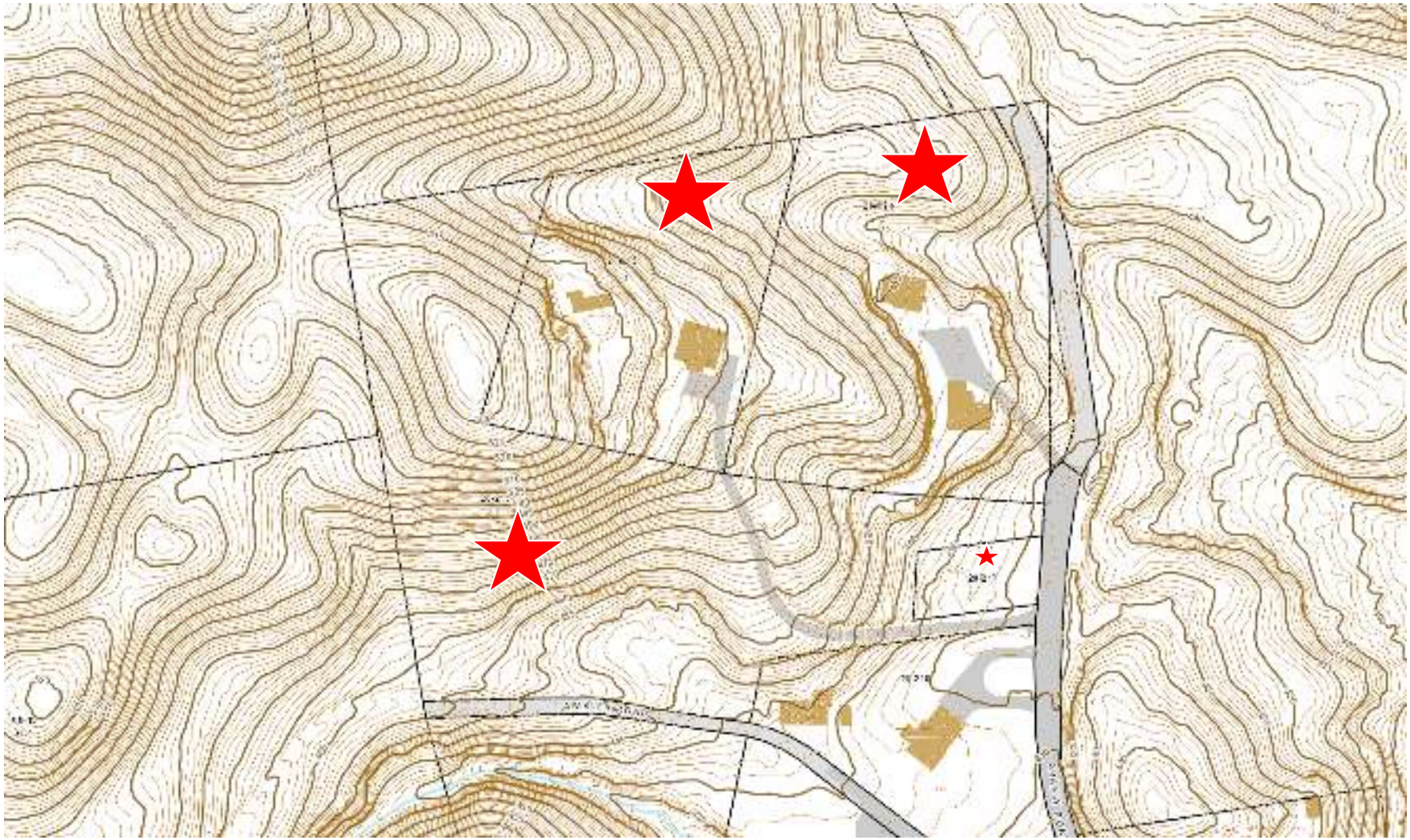
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



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



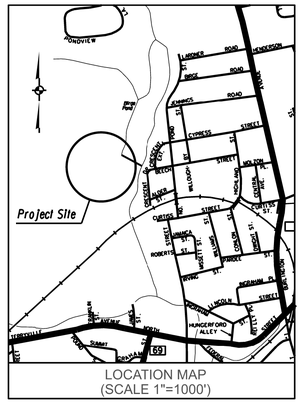
App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

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*



LOCATION MAP
(SCALE 1"=1000')

LEGEND

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

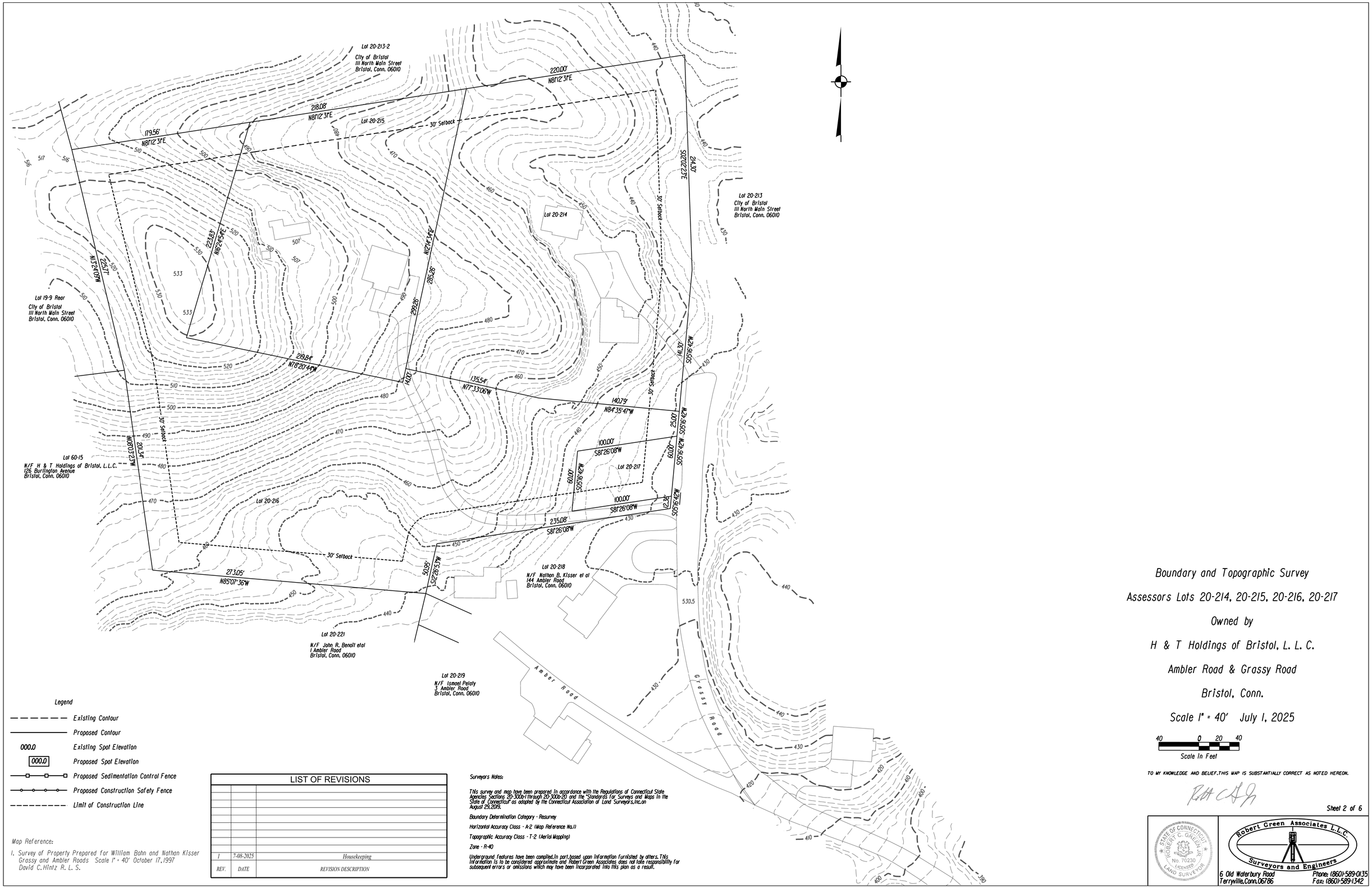
Applicant:

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

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

Surveyor/Civil Engineer:

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



Legend

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

Map Reference:

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

LIST OF REVISIONS

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

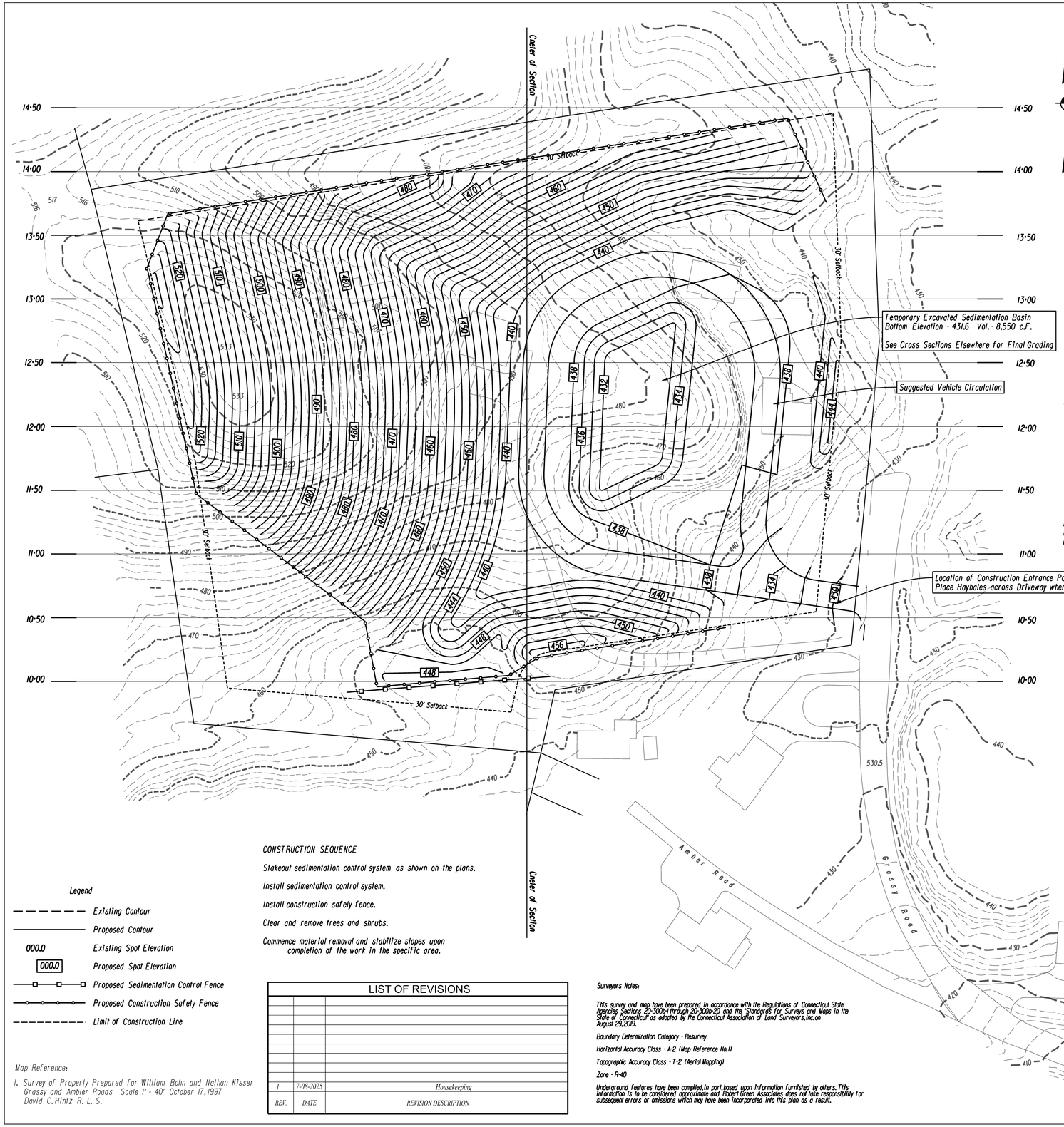
Scale In Feet

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:

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Site Grading Plan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

Joseph M. Green

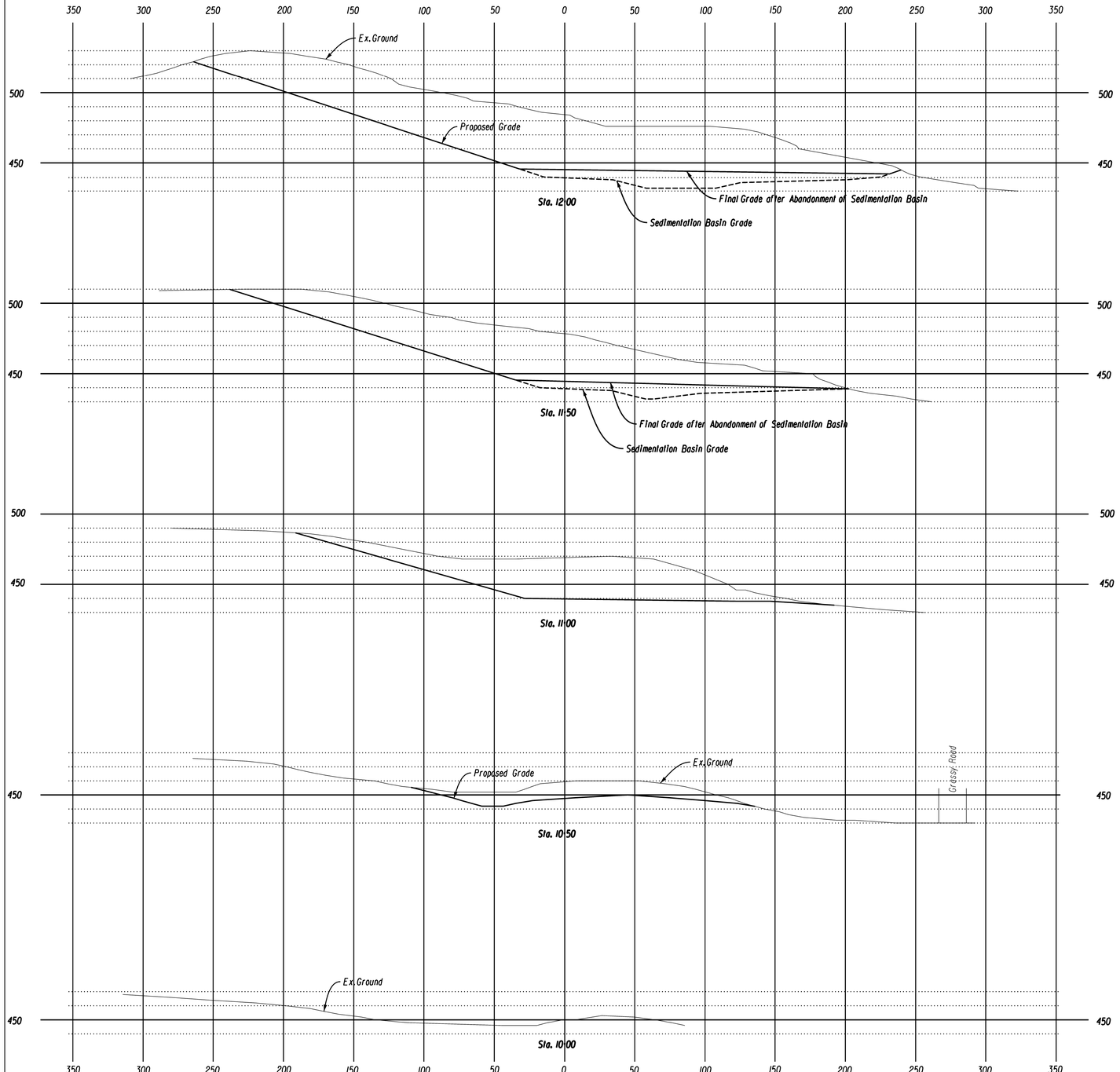
JOSEPH M. GREEN P.E.
REG.NO.0026292

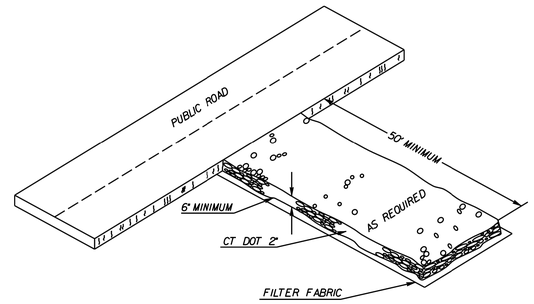
Sheet 3 of 6

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

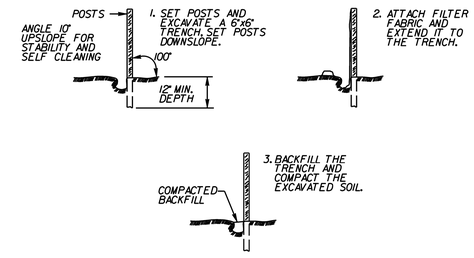
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Robert Green Associates L.L.C.
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6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342





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

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Scale In Feet

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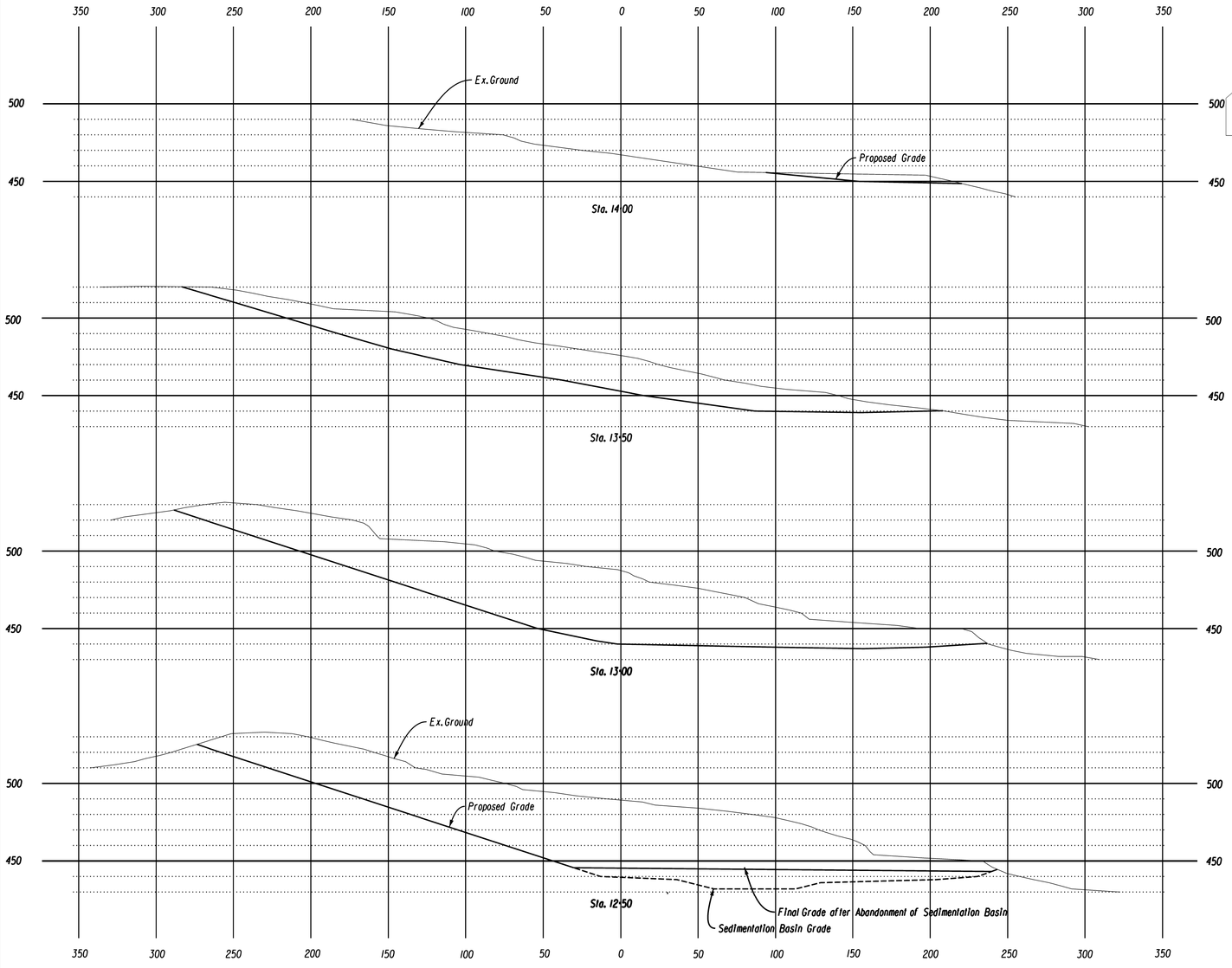
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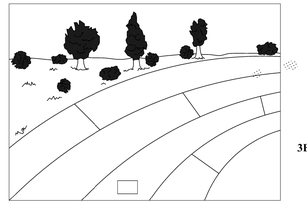
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

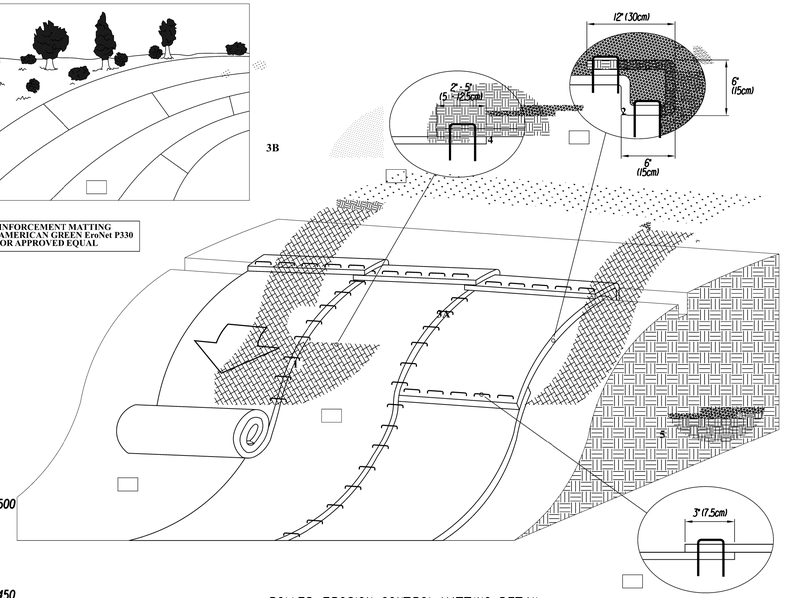
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

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

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6"(15cm) DEEP x 6"(15cm)WIDE TRENCH WITH APPROXIMATELY 12"(30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH.ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFIL 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 -125cm) OVERLAP DEPENDING ON THE RECPs TYPE.

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

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

Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

LIST OF REVISIONS

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

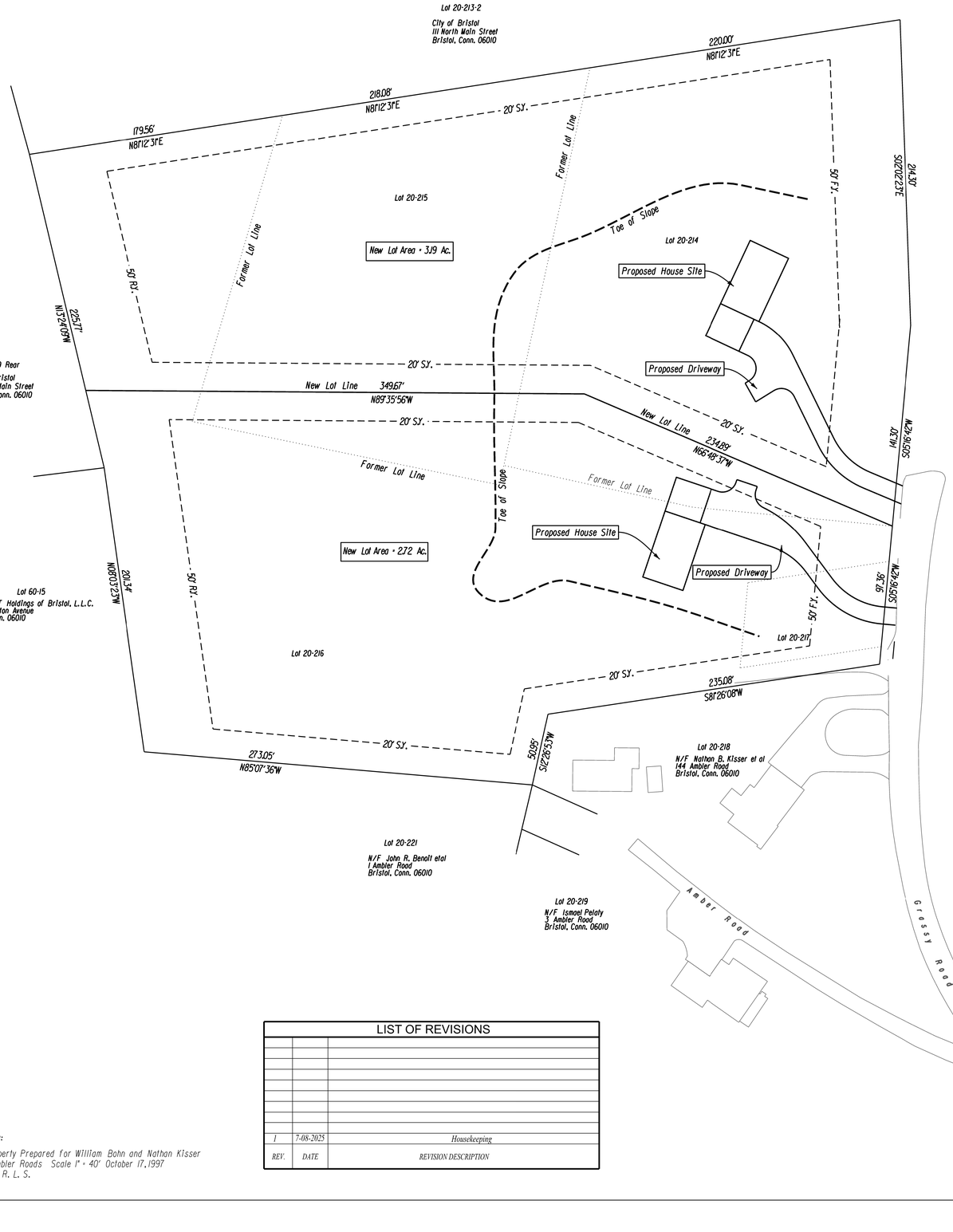
TO MY KNOWLEDGE AND BELIEF.THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

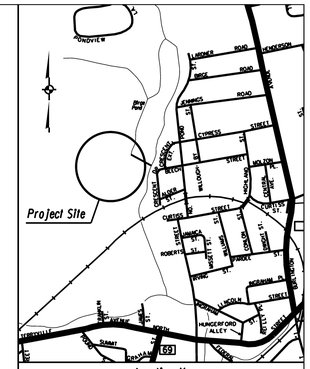
JOSEPH M. GREEN P.E.
REG.NO.0026292

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

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

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

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

Referral to Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: November 12, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

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

Application #2549

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee, applicant.

Tentative Hearing Date: January 12, 2026

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

Application #2549 Zone Change

From: R-40 Residential

To: IP-3 Industrial Park Zone

For Office Use Only	
APPLICATION NO.	2549
DATE FILED:	10/29/25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: IP-3 & R-40 Proposed zone of the Property: IP-3

Address or Location of the Property: CLARK AVENUE

Assessor's Map No.: 66 Assessor's Lot No.(s): LOTS 261 A-1 + 261 A-2

Size of the Property (in acres or square feet): 21.07 Extension of a like zone? [X] yes [ ] no

Minimum lot area requirement of the proposed zone: 3 ACRES

Reason for the proposed zone change:

PROPERTY HAS TWO ZONING DISTRICTS. THE IP ZONES HAVE FRONTAGE ON CLARK AVENUE AND MINOR ROAD, THE R-40 SECTION DOES NOT HAVE FROTNAGE AND IS BISECTED BY RAIL ROAD TRACKS..

Other comments:

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

Name: Stephen O Allaire, Trustee

Address: 271 Farmington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860584 2384 E-Mail:

Signature: Stephen O Allaire Signature – (Printed/Typed) Stephen O. Allaire

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

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

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

*not applicable for zone changes initiated by the Zoning Commission itself

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. 2549

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicants Narrative

Zone Change Narrative: R-40 to IP-3

1. Introduction

The applicant respectfully requests a zone change from R-40 to IP-3 for the above-referenced parcel. This change is proposed to facilitate future industrial development consistent with the City of Bristol's economic development goals and land use planning objectives.

2. Existing Conditions

The subject parcel is currently zoned a combination of IP-3 and R-40, which permits low-density single-family residential development with a minimum lot size of 40,000 square feet. The property is presently vacant and is located in proximity to existing industrial uses.

The portion of the property that is zoned IP-3 consists of 12.47 acres and the R- 40 is 8.6 acres.

While the IP-3 parcels have direct access to Minor Rd and Clark Avenue, the R-40 parcel has no access to a city street. In addition, the R-40 parcel is bisected by a railroad that would better serve an Industrial use rather than crate a noise nuisance for residential uses.

3. Proposed Use and Justification

The proposed IP-3 zoning will allow for light industrial, warehousing, office, and research uses, which are appropriate given the site's location, infrastructure, and surrounding land use context.

This zone change will:

- Promote economic development by enabling new industrial space.
- Support job creation and expand the city's industrial tax base.
- Utilize existing infrastructure efficiently.
- Reduce land use conflicts by aligning zoning with adjacent industrial uses.

4. Consistency with the Plan of Conservation and Development (POCD)

The Bristol POCD identifies industrial development as a priority in designated growth areas. The subject parcel lies within or adjacent to a targeted industrial corridor. The proposed zone change aligns with the POCD's goals to:

- Encourage industrial development in appropriate areas.
- Promote land use transitions that support economic vitality.

- Preserve residential neighborhoods by concentrating industrial uses in designated zones.

5. Public Interest

This zone change serves the public interest by:

- Advancing Bristol's economic development strategy.
- Supporting land use efficiency and infrastructure investment.
- Enhancing the city's ability to attract and retain industrial tenants.

7. Conclusion

The applicant respectfully requests approval of the proposed zone change from R-40 to IP-3. This change is consistent with Bristol's zoning framework, POCD, and long-term development goals. We welcome the opportunity to present this application and address any questions from the Commission or the public.

Referrals

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: November 12, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

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

Application #2549

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee, applicant.

Tentative Hearing Date: January 12, 2026

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: December 11, 2025

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

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

Application #2549

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee, applicant.

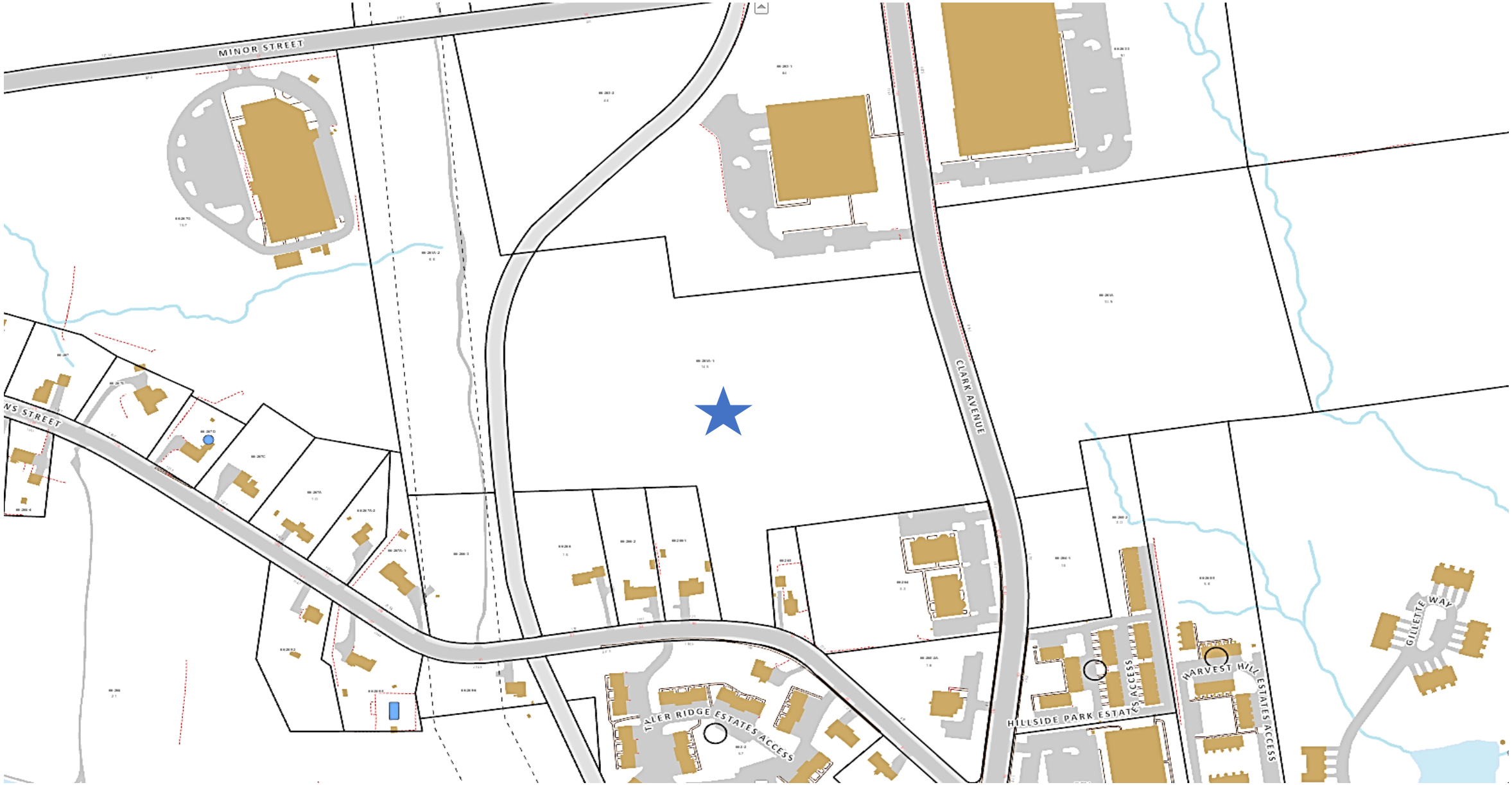
Tentative Hearing Date: January 12, 2026

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

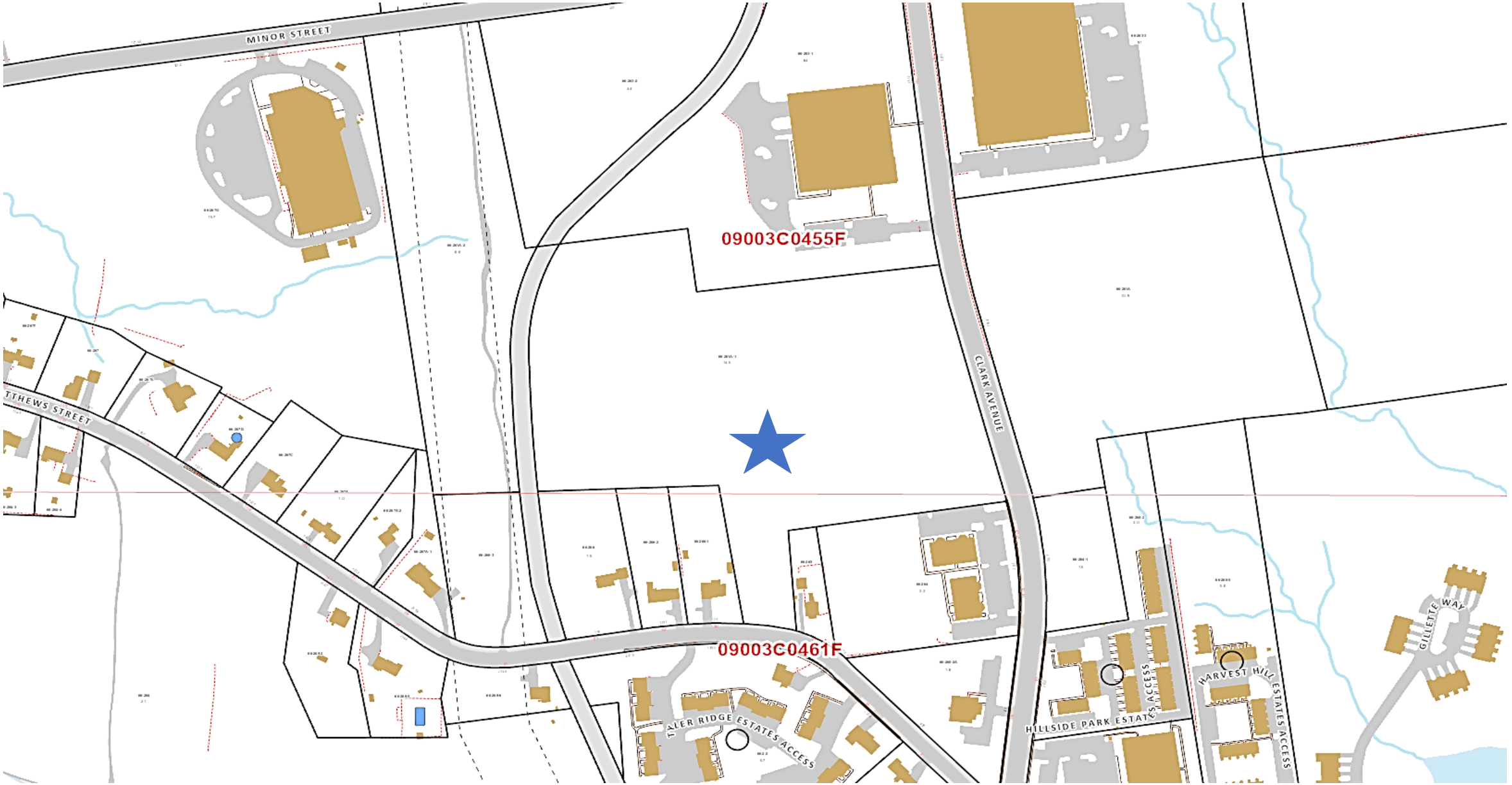
Enclosure

Various
GIS and Aerial Maps

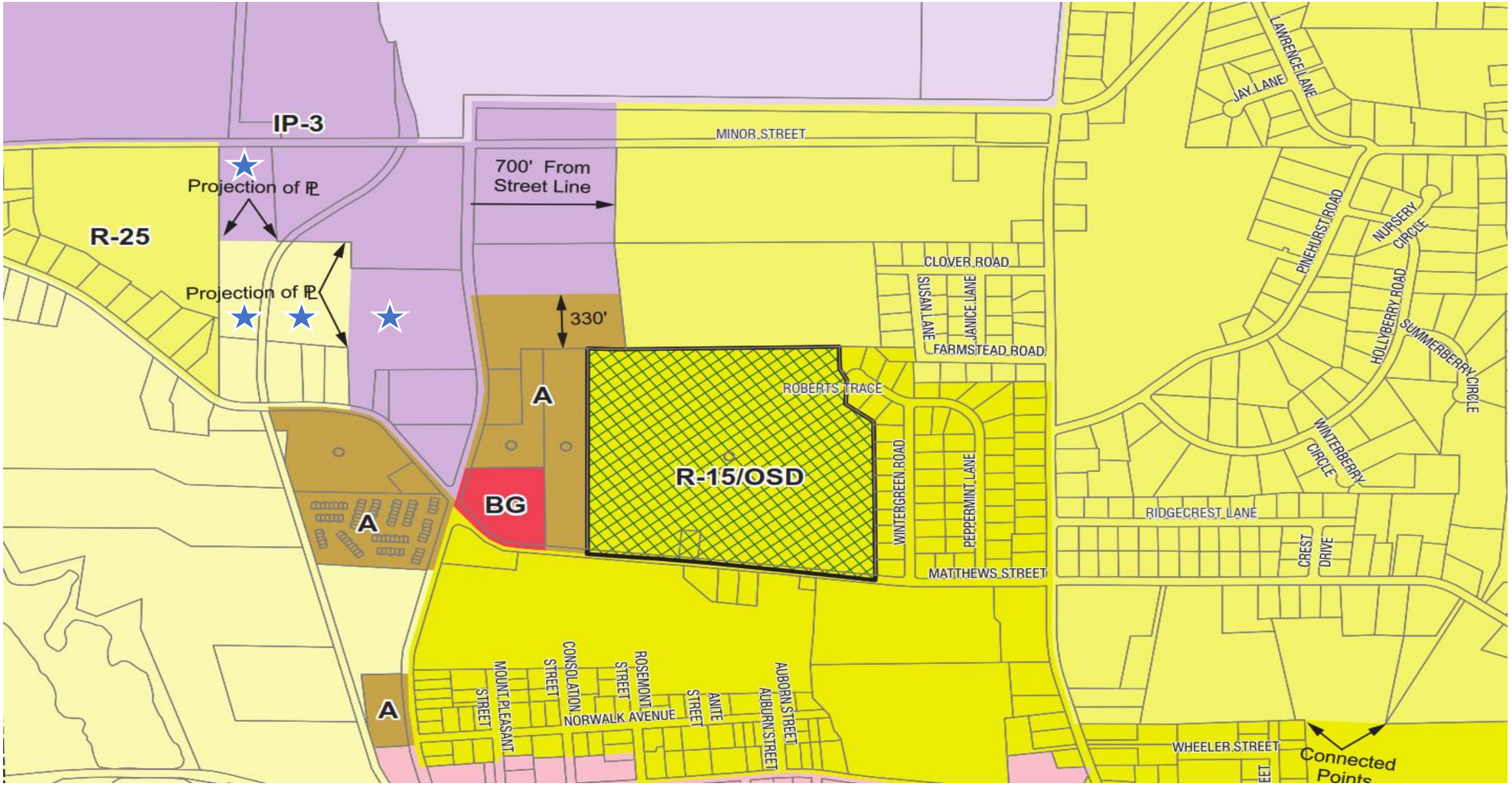
Matthews Street
and
Clark Avenue



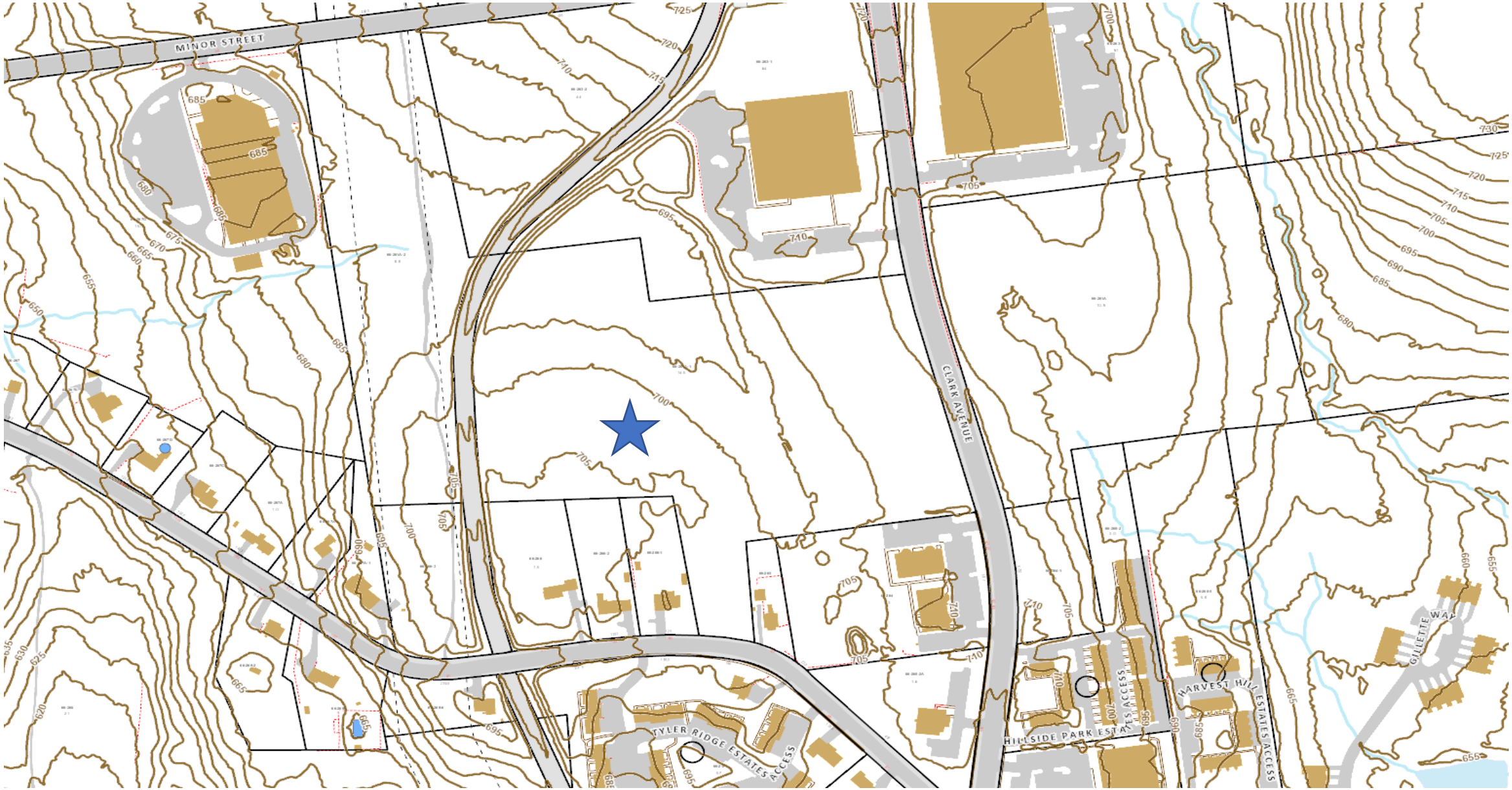
Matthews Street and Clark Avenue – Location
Map 66 Lot 261A-1 & 261A-2



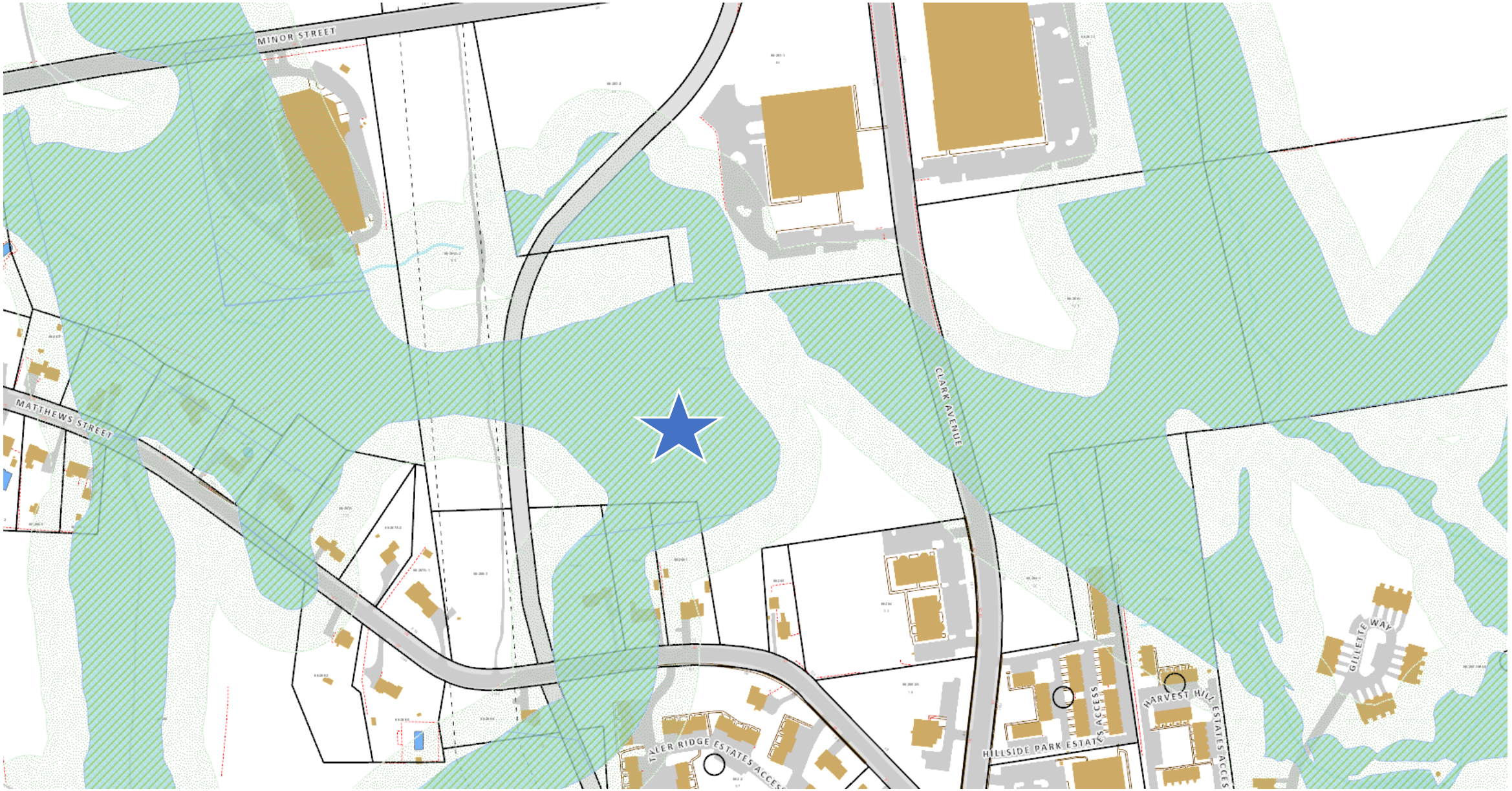
Matthews Street and Clark Avenue – Floodplain
Map 66 Lot 261A-1 & 261A-2



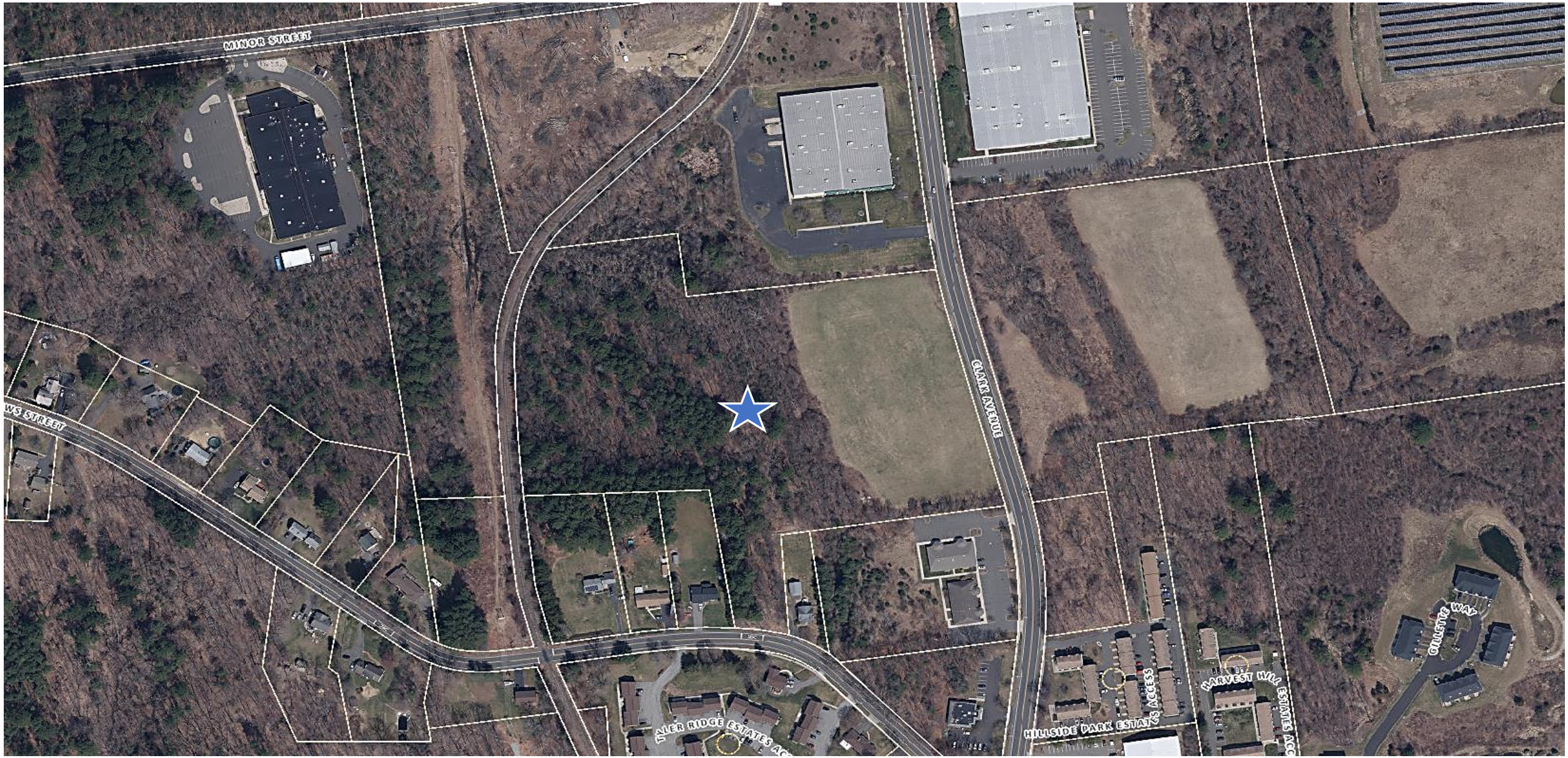
Matthews Street and Clark Avenue – Zoning
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Topography
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Wetlands & Upland Review Area
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Aerial 2023
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Streetside on Clark
Map 66 Lot 261A-1 & 261A-2

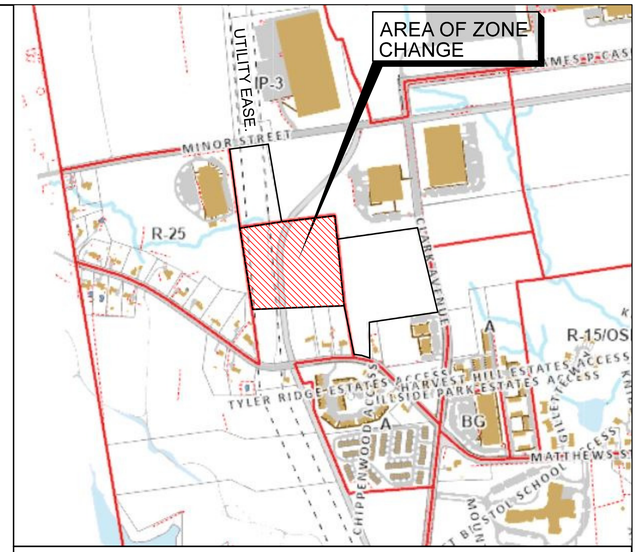


Matthews Street and Clark Avenue – Streetside on Matthews
Map 66 Lot 261A-1 & 261A-2

Zone Map

Proposed Zone Change

N/F SUNNYCREST ASSOCIATES
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-5
MINOR STREET
ZONE LINE
R 25
ZONE LINE
IP-3
(3.5± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE
1803/137
5th PARCEL
N/F CHRISTOPHER ARMSTRONG
2113/912
IP-3
RAILROAD
IP-3
N/F THE ARTHUR G RUSSELL CO INC
IP-3
ASSUMED
N/F MCINTIRE CO
1255/122
IP-3
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
ZONE LINE
A
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
A
CLARK AVENUE
ZONE LINE
N/F STATE OF CONNECTICUT 685/946
R 25
ZONE LINE
N/F CITY OF BRISTOL
ZONE LINE
R 40
AREA OF PROPOSED ZONE CHANGE FROM R-40 TO IP-3
8.6± ACRES
(INCLUDING RAILROAD)
R 40
ZONE LINE
IP-3
(8.6± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE
1803/137
5th PARCEL
R 40
N/F CITY OF BRISTOL 1413/1034
N/F JONATHAN SORIANO + ROSARIO SORIANO 2179/404
N/F CRAIG FLETCHER 2315/682
N/F JAMES H HACKBARTH 1981/116
N/F SHANE BAILLARGEON + EMILY SHARCOTT 2235/203
IP-3
N/F CHIPPEN'S HILL OFFICE PARK LLC 1417/944
A
N/F EMILE + JOANNE M GUIMOND 1323/36
R 25
ZONE LINE
R 40
R 40
ZONE LINE
MATTHEWS STREET
A
A
IP-3



LOCATION MAP
SCALE: 1" = 500'

"THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION
BOUNDARY DETERMINATION CATEGORY: N/A
CLASS OF ACCURACY: D*

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

WILLIAM T. CLARK L.S. #70080

STATE OF CONNECTICUT WILLIAM T. CLARK #70080 LICENSED LAND SURVEYOR

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

ZONE CHANGE MAP
MBL : 66-261A-1--261A-2
PROPERTY OF
STEPHAN O. ALLAIRE, ESQUIRE
BRISTOL, CONNECTICUT

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

DATE: 10-27-2025	SCALE: 1" = 100'	MAP NO. 2025-94

Updated as of: **12/10/2025**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding			Construction Status**												Notes
												Performance Bond[4]		Maintenance Bond													
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres) / 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, 2027																
									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