

*894 Middle Street  
Concepts*

**GENERAL NOTES**

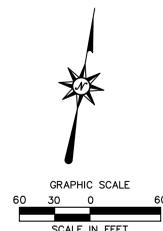
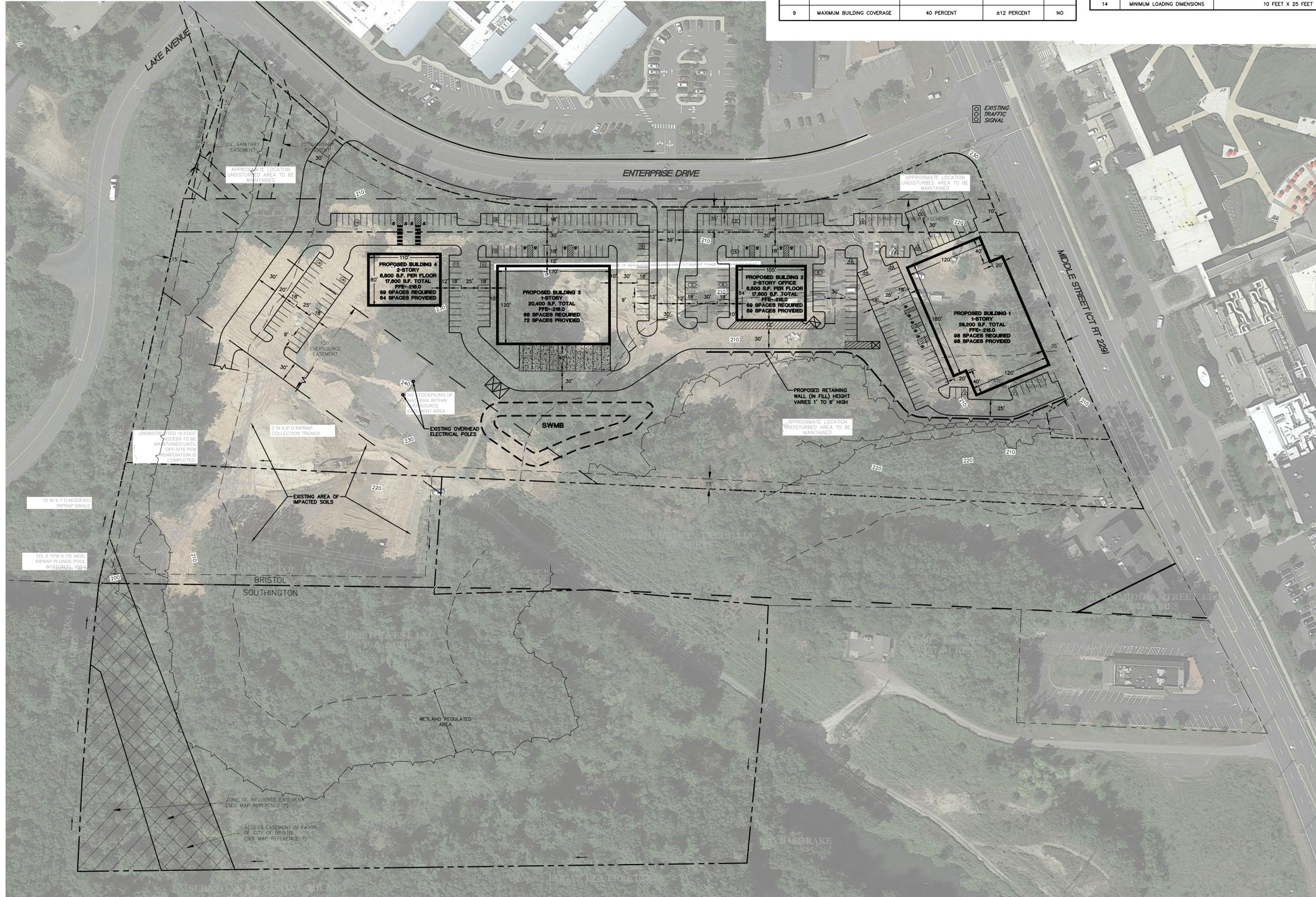
1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADINGS AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.

**BULK STANDARDS**

LOCATION: CITY OF BRISTOL, CONNECTICUT, HARTFORD COUNTY				
ZONE: IP-1 (INDUSTRIAL PARK)				
ADDITIONAL REGULATIONS: BRISTOL DEVELOPMENT AUTHORITY - 229 TECHNOLOGY PARK DESIGN GUIDELINES AND REGULATIONS				
USE: BUSINESS OR PROFESSIONAL OFFICES (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	50,000 S.F.	±720,994 S.F. (±16.55 AC.) (LAND IN BRISTOL ONLY)	NO
2	MINIMUM LOT WIDTH	160 FEET	±420 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	±1,780 FEET	NO
4	MINIMUM FRONT YARD	35 FEET (CITY STREET) 50 FEET (STATE HIGHWAY)	85 FEET	NO
5	MAXIMUM FRONT YARD	N/A	35 FEET	NO
6	MINIMUM SIDE YARD	15 FEET (NON-RESIDENTIAL) 50 FEET (RESIDENTIAL)	188 FEET	NO
7	MINIMUM REAR YARD	15 FEET (NON-RESIDENTIAL) 50 FEET (RESIDENTIAL)	N/A	NO
8	MAXIMUM BUILDING HEIGHT	40 FEET	<40 FEET	NO
9	MAXIMUM BUILDING COVERAGE	40 PERCENT	±12 PERCENT	NO

**PARKING STANDARDS**

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE (GROUND FLOOR AREA)	NONE REQUIRED	84,800 S.F.	NO
2	PARKING REQUIRED PER PROPOSED USE	BUSINESS OR PROFESSIONAL OFFICES: 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA. TOTAL REQUIRED = 283 SPACES	293 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	7 SPACES	12 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET (90 DEG.)	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH (WITH PARKING)	25 FEET - TWO-WAY (90 DEG. PARKING)	25 FEET - TWO-WAY	NO
6	MINIMUM AISLE WIDTH (WITHOUT PARKING)	15 FEET - ONE-WAY 20 FEET - TWO-WAY	25 FEET - TWO-WAY	NO
7	MAXIMUM DRIVEWAY WIDTH	30 FEET	30 FEET	NO
8	MINIMUM PARKING SETBACK FROM FRONT LOT LINE	10 FEET	10 FEET	NO
9	MINIMUM PARKING SETBACK FROM SIDE OR REAR LOT LINE	5 FEET	±100 FEET	NO
10	MINIMUM PARKING SETBACK FROM SIDE OR REAR LOT LINE ABUTTING RESIDENTIAL ZONE	10 FEET	N/A	NO
11	MINIMUM PARKING SETBACK FROM BUILDING	6 FEET	8 FEET	NO
12	MINIMUM ACCESS DRIVE SETBACK FROM BUILDING	10 FEET	10 FEET	NO
13	MINIMUM NUMBER LOADING SPACES	1 SPACES FOR EACH 15,000 S.F. GROSS FLOOR AREA, UP TO 30,000 S.F. PLUS 1 SPACE FOR EACH 30,000 S.F. GROSS FLOOR AREA EXCEEDING 30,000 S.F. REQUIRED LOADING SPACES = 4 SPACES	15 LOADING SPACES	NO
14	MINIMUM LOADING DIMENSIONS	10 FEET X 25 FEET	MIN. 13' X 40'	NO



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**GENERAL NOTES**

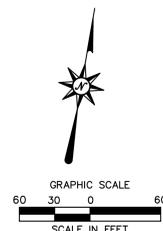
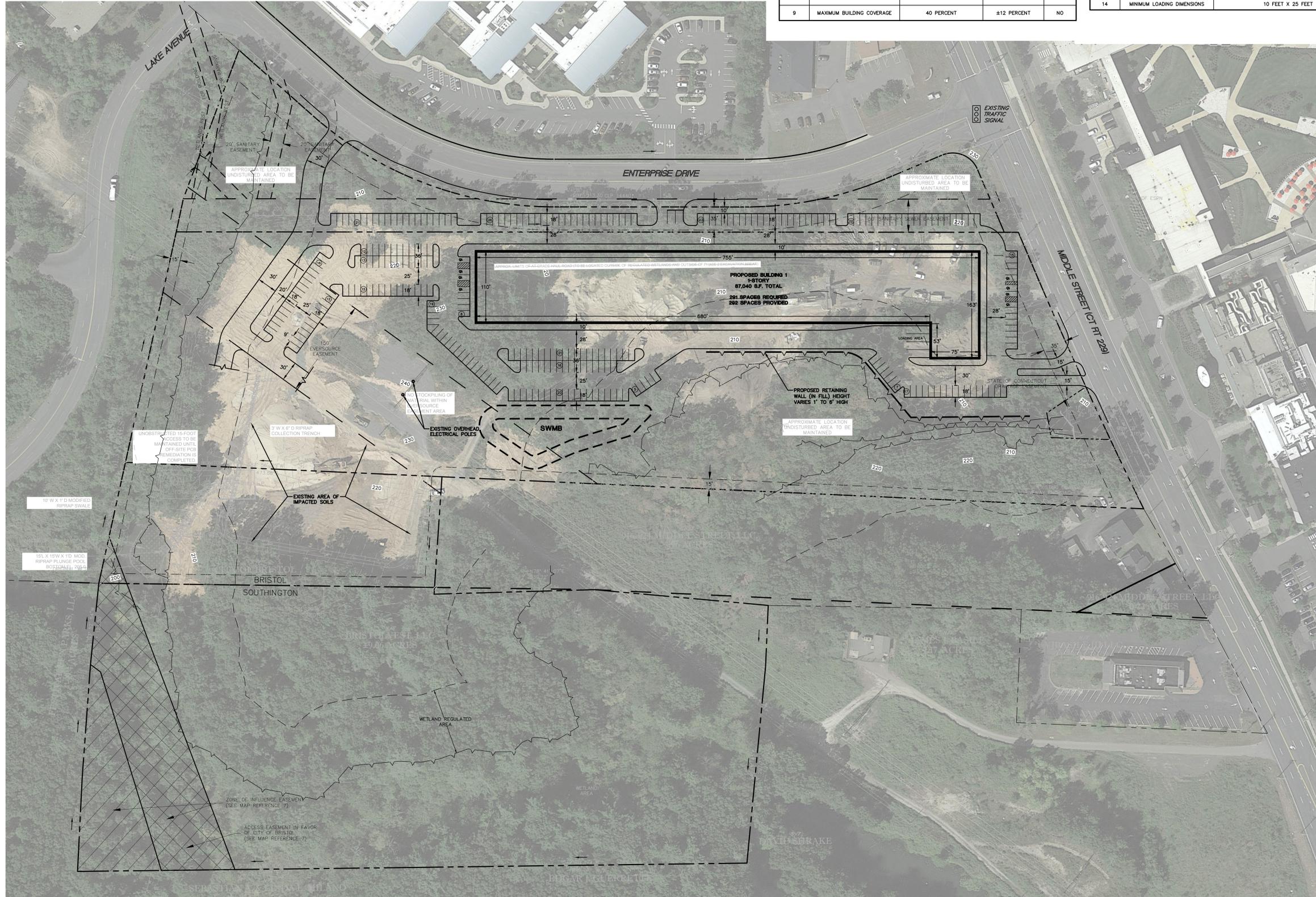
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2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
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**BULK STANDARDS**

LOCATION: CITY OF BRISTOL, CONNECTICUT, HARTFORD COUNTY				
ZONE: IP-1 (INDUSTRIAL PARK)				
ADDITIONAL REGULATIONS: BRISTOL DEVELOPMENT AUTHORITY - 229 TECHNOLOGY PARK DESIGN GUIDELINES AND REGULATIONS				
USE: BUSINESS OR PROFESSIONAL OFFICES (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	50,000 S.F.	±720,994 S.F. (±16.55 AC.) (LAND IN BRISTOL ONLY)	NO
2	MINIMUM LOT WIDTH	160 FEET	±420 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	±1,780 FEET	NO
4	MINIMUM FRONT YARD	35 FEET (CITY STREET) 50 FEET (STATE HIGHWAY)	45 FEET	NO
5	MAXIMUM FRONT YARD	N/A	N/A	NO
6	MINIMUM SIDE YARD	15 FEET (NON-RESIDENTIAL) 50 FEET (RESIDENTIAL)	211 FEET	NO
7	MINIMUM REAR YARD	15 FEET (NON-RESIDENTIAL) 50 FEET (RESIDENTIAL)	N/A	NO
8	MAXIMUM BUILDING HEIGHT	40 FEET	<40 FEET	NO
9	MAXIMUM BUILDING COVERAGE	40 PERCENT	±12 PERCENT	NO

**PARKING STANDARDS**

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE (GROUND FLOOR AREA)	NONE REQUIRED	87,040 S.F.	NO
2	PARKING REQUIRED PER PROPOSED USE	BUSINESS OR PROFESSIONAL OFFICES: 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA. TOTAL REQUIRED = 291 SPACES	292 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	7 SPACES	8 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET (90 DEG.)	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH (WITH PARKING)	25 FEET - TWO-WAY (90 DEG. PARKING)	25 FEET - TWO-WAY	NO
6	MINIMUM AISLE WIDTH (WITHOUT PARKING)	15 FEET - ONE-WAY 20 FEET - TWO-WAY	25 FEET - TWO-WAY	NO
7	MAXIMUM DRIVEWAY WIDTH	30 FEET	30 FEET	NO
8	MINIMUM PARKING SETBACK FROM FRONT LOT LINE	10 FEET	10 FEET	NO
9	MINIMUM PARKING SETBACK FROM SIDE OR REAR LOT LINE	5 FEET	±100 FEET	NO
10	MINIMUM PARKING SETBACK FROM SIDE OR REAR LOT LINE ABUTTING RESIDENTIAL ZONE	10 FEET	N/A	NO
11	MINIMUM PARKING SETBACK FROM BUILDING	6 FEET	8 FEET	NO
12	MINIMUM ACCESS DRIVE SETBACK FROM BUILDING	10 FEET	10 FEET	NO
13	MINIMUM NUMBER LOADING SPACES	1 SPACE FOR EACH 15,000 S.F. GROSS FLOOR AREA, UP TO 30,000 S.F. PLUS 1 SPACE FOR EACH 30,000 S.F. GROSS FLOOR AREA EXCEEDING 30,000 S.F. REQUIRED LOADING SPACES = 4 SPACES	4 LOADING SPACES	NO
14	MINIMUM LOADING DIMENSIONS	10 FEET X 25 FEET	MIN. 12' X 35'	NO



REVISIONS

No.	Date	Disc.

Designed	T.A.M.
Drawn	T.A.M.
Reviewed	T.A.M.
Scale	1"=40'
Project No.	2101178
Date	11/07/2022
CAD File	SK210117805

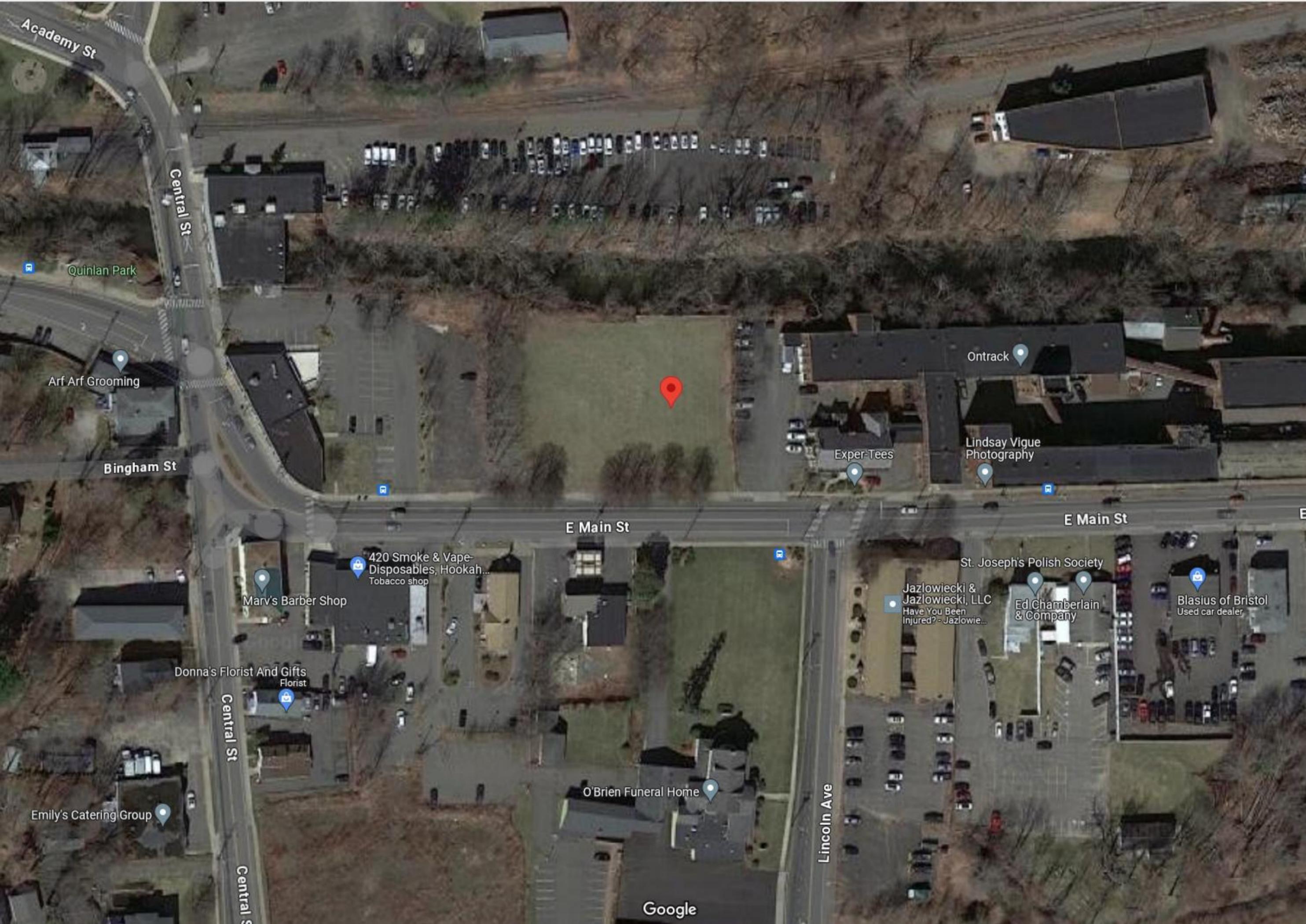
Title  
**SKETCH PLAN**

Sheet No.  
**SK-5**

*234 Riverside Avenue  
Dodge Village*



*43 East Main Street*



Academy St

Central St

Quinlan Park

Arf Arf Grooming

Bingham St

E Main St

E Main St

Lincoln Ave

Central St

Central St

Emily's Catering Group

Donna's Florist And Gifts Florist

Marv's Barber Shop

420 Smoke & Vape-Disposables, Hookah... Tobacco shop

O'Brien Funeral Home

Google

Exper-Tees

Lindsay Vigue Photography

Ontrack

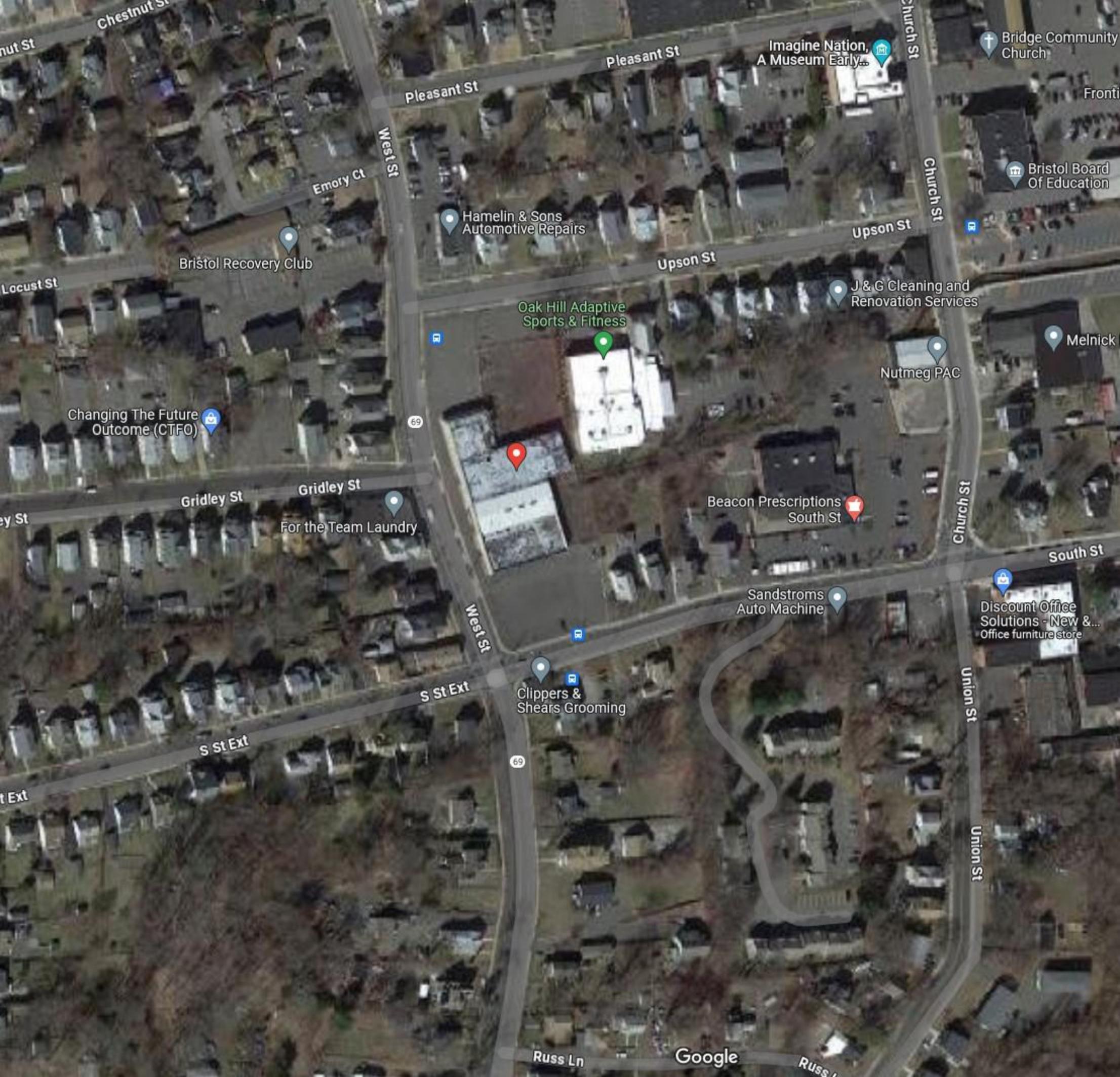
St. Joseph's Polish Society

Jazlowiecki & Jazlowiecki, LLC  
Have You Been Injured? - Jazlowie...

Ed Chamberlain & Company

Blasius of Bristol  
Used car dealer

*40 West Street*



Imagine Nation,  
A Museum Early...

Bridge Community  
Church

Pleasant St

Pleasant St

Church St

Church St

Emory Ct

West St

Hamelin & Sons  
Automotive Repairs

Upson St

Bristol Board  
Of Education

Bristol Recovery Club

Upson St

J & G Cleaning and  
Renovation Services

Locust St

Oak Hill Adaptive  
Sports & Fitness

Nutmeg PAC

Melnick

Changing The Future  
Outcome (CTFO)

Gridley St

Gridley St

For the Team Laundry

Beacon Prescriptions  
South St

Church St

South St

West St

Sandstroms  
Auto Machine

Union St

Union St

S St Ext

Clippers &  
Shears Grooming

Discount Office  
Solutions - New &...  
Office furniture store

S St Ext

69

Russ Ln

Google

Russ Ln

## *Sessions Building*

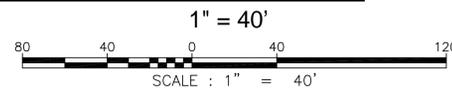


**NOTES:**

1. BASE MAP REFERENCED FROM CITY OF BRISTOL GIS
2. SCHEMATIC LAYOUT PERFORMED WITHOUT THE BENEFIT OF SURVEY.
3. PROPOSED SLOPES, AS SHOWN, ARE APPROXIMATE.



**SCHEMATIC PARKING PLAN**



**PARKING COUNT:**

NORTH LOT	57 PS, incl 4 HC
SOUTH LOT	27 PS
<b>TOTAL</b>	<b>84 PS, incl 4 HC</b>



City of Bristol  
 Department of  
 Public Works  
 111 North Main Street  
 Bristol, Connecticut 06010  
 Tel: 860-584-6725  
 Fax: 860-584-3828  
 cbristol.ct.us

PREPARED BY:

NO. DATE COMMENTS:

DESIGN BY: CSN  
 ADAPTED BY: A. J. CUTLER  
 CHECKED BY: A. J. CUTLER  
 DATE: NOV 2016  
 PROJECT NO.:

273 Riverside  
 Avenue  
 Bristol, Conne  
 cticut  
 SCHEMATIC PARKING PLAN

DRAWING NUMBER:

1