

**CONNECTICUT SITING COUNCIL**

RE: : DOCKET NO. 516  
:  
Application submitted by the United :  
Illuminating Company for a Certificate of :  
Environmental Compatibility and Public Need :  
for the Fairfield to Congress Railroad :  
Transmission Line 115-kV Rebuild Project that :  
consists of the relocation and rebuild of its :  
existing 115- kilovolt (kV) electric transmission :  
lines from the railroad catenary structures to :  
new steel monopole structures and related :  
modifications along approximately 7.3 :  
miles of the Connecticut Department of :  
Transportation's Metro-North Railroad :  
corridor between Structure B648S located :  
east of Sasco Creek in Fairfield and UI's :  
Congress Street Substation in Bridgeport, :  
and the rebuild of two existing 115-kV :  
transmission lines along 0.23 mile of existing :  
UI right-of-way to facilitate interconnection :  
of the rebuilt 115-kV electric transmission :  
lines at UI's existing Ash Creek, Resco, :  
Pequonnock and Congress Street Substations :  
traversing the municipalities of Bridgeport :  
and Fairfield :

OCTOBER 3, 2023

**BJ'S WHOLESALE CLUB, INC.'S PRE-FILED TESTIMONY OF**  
**PATRICK NETREBA**

Q.

[REDACTED]

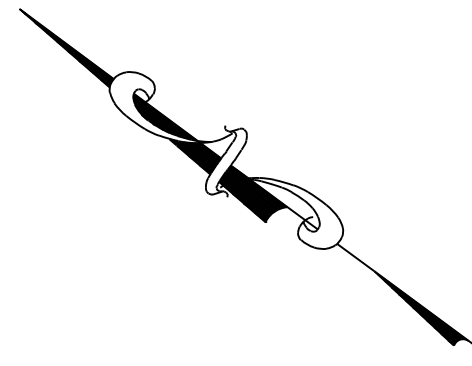
A.

[REDACTED]

[Redacted]

Q: [Redacted]

A: [Redacted]



**GENERAL NOTES**

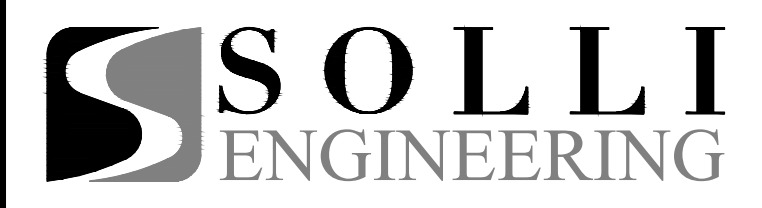
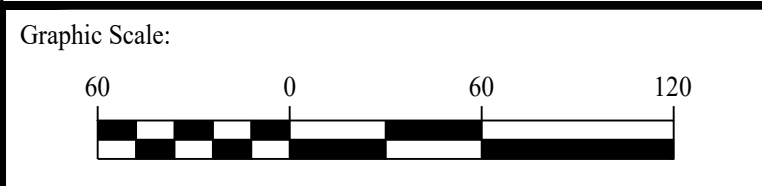
- EXISTING BOUNDARY INFORMATION INTERPOLATED FROM A PLAN ENTITLED "PLANS OF BULLARD SQUARE, FAIRFIELD, CT", SITE PLAN, DATED 4-17-2000, SCALE 1" = 80'.
- EXISTING SITE CONDITIONS TAKEN FROM AERIAL PHOTOGRAPHY PRODUCED BY GOOGLE EARTH PRO, DATED: 04/19/2016.
- THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 15.4 ACRES, LOCATED IN THE DESIGNATED INDUSTRIAL DISTRICT (DID) OF FAIRFIELD, CONNECTICUT. GASOLINE FILLING STATIONS ARE PERMITTED BY SPECIAL EXCEPTION WITHIN THE DESIGNATED INDUSTRIAL DISTRICT.
- THIS PLAN WAS CREATED WITH LIMITED REGARD TO SITE GRADING, AS DETAILED TOPOGRAPHIC INFORMATION IS UNKNOWN AT THIS TIME. PERFORMING AN ALTA/ACSM SURVEY IS RECOMMENDED. SIGNIFICANT EARTHWORK AND RETAINING WALLS MAY BE REQUIRED PENDING A DETAILED EARTHWORK ANALYSIS.
- ASH CREEK IS LOCATED ON THE SOUTH SIDE OF THE PARCEL. A WETLANDS DELINEATION BY A CERTIFIED SOIL SCIENTIST WILL BE REQUIRED.
- ON-SITE ENVIRONMENTAL CONDITIONS ARE CURRENTLY UNKNOWN AT THIS TIME. A PHASE I ENVIRONMENTAL SITE ASSESSMENT IS RECOMMENDED.
- PORTIONS OF THE SITE LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS. THE EASTERN PORTION OF THE SITE LIES WITHIN ZONE AE WITH A BASE FLOOD ELEVATION OF 12 FEET. THE WESTERN PORTION OF THE SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X). FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 09001C0436G, DATED 7/8/2013.
- COMPENSATORY STORAGE WILL BE PROVIDED IF IT IS DETERMINED TO BE REQUIRED BASED ON A DETAILED FLOODPLAIN STUDY. ANY ALTERATION OF THE FLOODPLAIN WILL REQUIRE PERMITTING FROM THE FAIRFIELD PLANNING AND ZONING COMMISSION.
- ASH CREEK IS WITHIN THE ROOSTER RIVER WATERSHED AND THEREFORE REQUIRES A SETBACK OF 90 FEET.

**PARKING SUMMARY**

BUILDING LEVEL	EXISTING PARKING COUNT	PROPOSED PARKING COUNT
FIRST LEVEL	732 ± PARKING SPACES	732 ± PARKING SPACES
SECOND LEVEL	608 ± PARKING SPACES	502 ± PARKING SPACES
TOTAL	1,340 ± PARKING SPACES	1,234 ± PARKING SPACES

- NOTES:
- EXISTING PARKING COUNTS ARE BASED ON FIELD VERIFICATION PERFORMED BY SOLLI ENGINEERING ON 5/26/2020. PARKING TOTALS ARE TO BE CONSIDERED APPROXIMATE.
  - FIRST LEVEL PARKING COUNTS INCLUDE SPACES UNDER THE FRONT PARKING DECK AND ALONG THE SOUTH AND EAST SIDES OF THE BUILDING.
  - SECOND LEVEL PARKING COUNTS INCLUDE SPACES ON TOP OF THE FRONT PARKING DECK AND IN THE NORTH WEST CORNER OF THE PROPERTY.
  - PROPOSED PARKING COUNTS AND PARKING REQUIREMENTS WILL NEED TO BE VERIFIED DURING DETAILED DESIGN.

Rev. #:	Date	Description



501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695  
 11 Vanderbilt Ave., Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By:	ABS	Kevin Solli, P.E. CT 25759
Checked By:	LAM	
Approved By:	KMS	
Project #:	22106501	
Plan Date:	12/08/22	
Scale:	1" = 60'	

Project:  
**PROPOSED DEVELOPMENT**  
 40 BLACK ROCK TURNPIKE  
 FAIRFIELD, CONNECTICUT

Sheet Title:	Sheet #:
CONCEPTUAL LAYOUT	CP-1