

AGENDA
Regular Hybrid Meeting
Town of Granby
Planning & Zoning Commission
Tuesday, June 24, 2025, at 7:00 pm
Town Hall Meeting Room

Live Stream under “Shows and Spotlight”: www.gctv16.org

Zoom: <https://us02web.zoom.us/j/88505695688?pwd=V618cweWWP1ah86ba72W3RjMp5bw73.1>

Call-In: 1-929-205-6099

Meeting ID: 885 0569 5688

Passcode: 074772

1. Call to Order
2. Pledge of Allegiance
3. Seating of Alternates, if applicable
4. Public session
5. Action on the minutes of June 10, 2025
6. Public Hearings
 - a. Application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3, 8.6.14 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with an illuminated freestanding directory sign and outdoor storage, for property located at 14 Mill Pond Drive, C2 Zone: File Z-7-25. (Opened and continued from 6/10/2025)
 - b. Application seeking a Site Plan Modification to allow access to abutting lot, for property located at 18 Mill Pond Drive, C2 Zone: File Z-8-25. (Opened and continued from 6/10/2025)
7. Receive applications and schedule public hearing (if applicable)
 - a. Application seeking a Site Plan Modification to install a 160 square foot recycling station for property located at 124 Salmon Brook Street, Stop and Shop, C2 Zone: File Z-12-25.
 - b. Application seeking a Special Permit under Zoning Regulations Sections 8.3 and 8.16 for a restaurant serving alcoholic beverages for property located at 9 Bank Street, Unit H, COCE Zone: File Z-13-25.
8. Consideration of applications, where the Commission has concluded the public hearing
9. Staff Report and Correspondence
10. Commissioner Reports and Correspondence
11. Adjourn

Please note: The Town of Granby invites any resident who wishes to provide materials to this Commission to provide them to the Office of Community Development by noon on the prior Thursday of the scheduled meeting. In the event you are unable to meet that deadline but still wish to provide the Commission with materials, the Town of Granby respectfully asks that you provide sufficient copies of your materials to the Office prior to the meeting so the materials may be distributed to the Commission. Thank you in advance for your cooperation.

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, June 10, 2025, at 7:00 pm

Present: Eric Lukingbeal, Eric Myers, Robert Lavitt, Steve Muller, Meg Jabaily, Christine Chinni (via Zoom) and Mark Lockwood (via Zoom)

Absent: Brennan Sheahan and Paula Johnson

Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

1. Call to Order

Vice Chair Myers called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

M. Jabaily was seated for B. Sheahan.

4. Public Session

None

5. Action on the minutes of May 27, 2025

ON A MOTION by R. Lavitt seconded by S. Muller, the Commission voted (5-0-2) to approve the May 27, 2025, minutes as presented. M. Jabaily and C. Chinni abstained.

6. Public Hearings

- a. **Application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3, 8.6.14 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with an illuminated freestanding directory sign and outdoor storage, for property located at 14 Mill Pond Drive, C2 Zone: File Z-7-25.**

Applicant and Landscape Architect Biff Schechinger was present to discuss the application, along with property owner Steve Briggs. The owner is seeking permission to construct a new commercial building just under 5,000 square feet on the vacant parcel at 14 Mill Pond Drive. The structure will be divided into three separate units, each consisting of a pedestrian entrance door and one large overhead garage door on the eastern side. The proposed site plan indicates 26 parking spaces, a dumpster enclosure, a covered storage bin for landscaping material, and a dry basin in front of the building. The fabricated steel building will be connected to sewer and public water, have no interior floor drains and will have LED full cut-off exterior lighting.

It is the property owner's intent to occupy the larger unit in addition to his current space at 18 Mill Pond and rent out the other two units at a later date. The space will store small lawn equipment and tools associated with his landscaping business. A. Kenyon noted for the record, that Special Permit approval is required prior to occupancy for the other two units. B. Schechinger indicated a 411 square foot reduction in landscaping coverage for 18 Mill Pond due to the creation of an access driveway to the adjacent property and ran through the landscaping plan. A. Kenyon asked for clarification regarding outdoor storage, outdoor vehicular parking, and stated that the proposed signage conforms with the regulations. There was no public comment, and the public hearing was continued to the next regular meeting.

- b. **Application seeking a Site Plan Modification to allow access to abutting lot, for property located at 18 Mill Pond Drive, C2 Zone: File Z-8-25.**

This application was discussed as part of the above application: File Z-7-25.

- c. **Application seeking a Special Permit modification for an existing farm store under Zoning Regulations Section 8.15.17, to allow a tent for property located at 130 Lost Acres Road, R2A Zone: File Z-9-25.**

Applicant and property owner Greg Bennett is seeking permission to erect a 10'x10' tent on the property as part of the Farm Store operation to provide outdoor donut production and sales. The tent will be utilized only on the weekends during the fall season and will be located near the existing barn. Although minor in nature, A. Kenyon noted that the location of the tent does require Commission review as the area was not previously approved for farm store activities under prior special permits. There as no public comment and the public hearing closed at 7:36 p.m.

- d. **Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 518 Salmon Brook Street, Las Potras Mexican Restaurant, I Zone: File Z-10-25.**

Applicant and restaurant owner Yoelin Sanchez is seeking permission to add outdoor dining in front of the Las Potras Mexican Restaurant. She would like to place three tables on the sidewalk to the right of the main entrance door and two tables on the sidewalk to the left of the door, under the existing overhang. The proposed seating will not impede pedestrian traffic due to an existing outer sidewalk. It was noted that all outdoor dining tables/chairs will be removed from the sidewalk at the end of the outdoor dining season and will be stored inside. In response to a question, the applicant stated that there are no plans for any additional lighting. The Commission noted that should that change, lighting could be submitted for staff review and approval. A. Kenyon provided an overview of her staff memo, noting that the applicant's proposal meets the regulations, and she had no concerns. Based on guidance and conversation with the Commission, the applicant requested outdoor seating from April 1st to November 30th. There was no public comment, and the public hearing closed at 7:51 p.m.

7. Receive applications and schedule public hearing

- a. **Application seeking a 7-lot subdivision, Breezy Meadow, for property located at 188 Day Street, R30 and R50 Zones: File P-1-25.**
- b. **Application seeking to renew a Special Permit under Zoning Regulations Section 9 for earth excavation for properties located at 67/87/95B Notch Road, R50 Zone: File Z-11-25.**

The above applications were scheduled for a public hearing on July 8, 2025, at 7pm.

8. Consideration of applications, where the Commission has concluded the public hearing

- a. **Application seeking a Special Permit modification for an existing farm store under Zoning Regulations Section 8.15.17, to allow a tent for property located at 130 Lost Acres Road, R2A Zone: File Z-9-25.**

ON A MOTION by R. Lavitt seconded by E. Lukingbeal, the Commission voted (7-0-0) to approve an application seeking a Special Permit modification for an existing farm store under Zoning Regulations Section 8.15.17, to allow a tent for property located at 130 Lost Acres Road, R2A Zone: File Z-9-25.

- b. **Application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 518 Salmon Brook Street, Las Potras Mexican Restaurant, I Zone: File Z-10-25.**

ON A MOTION by E. Myers seconded by E. Lukingbeal, the Commission voted (7-0-0) to approve an application seeking a Site Plan Modification under Zoning Regulations 8.16.10 for outdoor dining for property located at 518 Salmon Brook Street, Las Potras Mexican Restaurant, I Zone: File Z-10-25; subject to the following conditions:

1. Requirement for separation from parking has been waived.
2. Hours are consistent with the outdoor dining regulations.
3. Outdoor furniture may be in place from April 1st to November 30th and must be removed for off-season storage.
4. Minor lighting modifications may be reviewed and approved by staff.
5. There shall be no public address or outdoor music.

9. **Connecticut General Statutes Section 8-24 Referral: Sale of Town Property, 83 Salmon Brook Street**

A. Kenyon explained that the Town purchased 83 Salmon Brook Street in 2011 and until recently, it was leased and a restaurant operated from it. The lease terminated and a request for proposals was issued for either a sale or lease. Two responses were received, and the Town engaged in further discussion with one of the respondents. After several months of discussion, the respondent did not respond to a final offer by the Town. Therefore, the Board of Selectmen will now be considering a sale of the property, and it has been referred to this Commission under Section 8-24. In response to a question, it was noted that the apartment development to the rear has an easement over the Town property for Murtha's Way.

ON A MOTION by E. Lukingbeal seconded by R. Lavitt, the Commission voted (7-0-0) to issue a positive report to the Board of Selectmen under CGS§8-24 for the sale of Town Property known as 83 Salmon Brook Street.

10. **Staff Report and Correspondence**

A. Kenyon stated that the parking issues at Julien's Farm Store have been corrected, and notice was published in the Granby Drummer and on the town website regarding the POCD Subcommittee.

11. **Commissioner Reports and Correspondence**

None

12. **Adjourn**

ON A MOTION by E. Lukingbeal seconded by S. Muller, the Commission voted (7-0-0) to adjourn the meeting at 8:06 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

The public hearings for 14 and 18 Mill Pond Drive opened at the Commission's meeting on June 10th and were continued to June 25th. The public hearing notice is below and was already read into the record.

TOWN OF GRANBY
Public Hearing
Planning & Zoning Commission (PZC)

There will be a public hearing conducted by the PZC on Tuesday, June 10, 2025, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following items:

- Application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3, 8.6.14 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with an illuminated freestanding directory sign and outdoor storage, for property located at 14 Mill Pond Drive, C2 Zone: File Z-7-25.
- Application seeking a Site Plan Modification to allow access to abutting lot, for property located at 18 Mill Pond Drive, C2 Zone: File Z-8-25.

At the hearing interested persons may appear and be heard and written communications will be received. Copies of the proposals are on file in the Community Development Office.

The following staff memo was sent to the applicant on June 11th. The revised plans included in the meeting packet have not yet been reviewed. Staff will provide updated comments at the meeting.

TOWN OF GRANBY

MEMORANDUM

TO: Biff Schechinger, Steven Briggs

FROM: Abby Kenyon, Director of Community Development

DATE: June 11, 2025

RE: Application seeking a Site Plan and Special Permit under Zoning Regulations Sections 3.5.4.3, 8.6.14 and 8.21.4 for a commercial building in the Aquifer Protection Overlay Zone with an illuminated freestanding directory sign and outdoor storage, for property located at 14 Mill Pond Drive, C2 Zone: File Z-7-25.

The public hearing for the subject application opened at the Commission's June 10th meeting. Below is a summary of items that were discussed during the hearing:

- 1) Provide the updated building elevation showing the pedestrian door and location of the sidewalk. It is understood that the pedestrian door will face Mill Pond Drive.
- 2) Consider adding an awning or roof over the pedestrian door or some other feature on the south building elevation visible from Mill Pond Drive. Another window closer to the peak was mentioned as well. Below are pictures of nearby buildings.





- 3) Additional information to show compliance with the Aquifer Protection Overlay Zoning Regulations Section 8.21.5 is needed. Specifically, the following:

8.21.5.1.2: The application shall include a complete list of the types, composition and volumes of all hazardous materials (including fuels) used, stored, processed, handled or disposed, other than those volumes and types associated with normal household use, together with a copy of the manufacturer's recommendations or requirements for the use, storage, processing, handling and disposal of the materials.

- Sheet L.4 B “A few 5 gallon containers of vehicle and equipment oil and lubricant will be stored to accommodate minor regular equipment and vehicle maintenance, all substantive maintenance will be done off site in certified repair facility.”
- This should be more detailed to outline the specific type(s) and volume(s).

8.21.5.1.3: The application shall include the estimated amounts, types and description of the wastes, which will be generated by the use or activity, and the proposed method of disposing of these wastes. Included within this report are any solid wastes, hazardous wastes, sewage and non-sewage wastewater discharges.

- I do not see this addressed. When there is an oil change for example, how will that waste be stored? How will it be disposed of?

8.21.5.1.5 The application shall include a site plan and building plan showing: hazardous materials loading, storage, handling and process areas; floor drains; process vents; sewage disposal; and waste storage or disposal areas.

- I do not see this addressed.
- Include a note where the oil and lubricant will be stored prior to use.

- Where will it be stored prior to disposal?
- 4) The outdoor storage bin shown on the site plan is currently the only area considered by the Commission for outdoor storage. If there will be any work vehicles, trailers, etc. parked outside on the site, that area should be marked/designated on the site plan.

If the above items are addressed, along with any additional Town Engineer comments, below is a draft list of conditions of approval for Commission consideration. This may change after revised plans are received and reviewed.

- 1) Erosion and sedimentation control measures must be installed as depicted on the subject plans and maintained during the construction period and until such time that the soil is permanently stabilized. An erosion and sediment control bond of \$2,000 in the form of cash or check shall be deposited with the Town of Granby prior to the execution of the mylars.
- 2) The applicant shall reimburse the Town of Granby for all payments made to the Town Engineer for monitoring the development for compliance with this approval. The applicant shall reimburse the Town at a rate of \$120 per hour for the services of the Town Engineer. The applicant shall deposit with the Town of Granby the sum of \$1,500 in the form of cash or check to be applied to the costs as described herein prior to the execution of the mylars. Should the costs exceed this amount, the applicant will be billed the difference. Any funds not used for this project will be remitted to the applicant at the conclusion of the project. The term Town Engineer includes any person or firm so designated by the Town Engineer or the Director of Community Development.
- 3) Prior to the start of construction, the applicant shall attend a pre-construction meeting with the Town Engineer and Director of Community Development to review the process.
- 4) Due to the close proximity of the building to the side yard setback, prior to pouring the foundation, its location shall be staked in the field by a licensed surveyor. The Building Official shall be notified when this is complete for inspection.
- 5) Upon completion of the development and prior to Certificate of Occupancy, an Improvement Location Survey (as-built) shall be prepared, approved by the Town Engineer, and filed with the Town Clerk. The design professional shall also provide a letter stating that the site was constructed in accordance with the approved plans.
- 6) All outstanding site work must be completed or bonded prior to Certificate of Occupancy.
- 7) The development is within the Town's sewer service area and the Town has sufficient capacity to accommodate the proposal. However, the final mylars shall not be filed until such time that the Granby Water Pollution Control Authority approves the sewer allocation.

8) There shall be no outside storage beyond the materials storage bin and area designated as storage (*modify this as applicable in response to vehicle/trailer parking*) as shown on the approved plans. All other equipment and vehicles shall be stored and parked inside the building.

9) The illuminated freestanding sign is approved as presented.

10) Special Permit approval may be required for the building units prior to occupancy by tenants.

11) Easements for shared parking per Zoning Regulation Section 7.3.1, access, utilities, and any other applicable items between 14 and 18 Mill Pond Drive must be filed on the Land Records and shown on the plan prior to filing the mylars.

Kevin Clark, PEL
Town Engineer
Town of Granby
15 North Granby Road
Granby, CT 06035

(860) 844-5318
Cell: (860) 559-1902
townengineer@granby-ct.gov

Site Plan Review

Date: June 17, 2025

Plan: "Proposed Commercial Facility, #14 Mill Pond Drive, Granby, Connecticut 06035, May 2, 2025, Biff Schechinger, Landscape Architect, Revised 4 June 2025, marked up copy revised 6/18/2025."

General:

- ✓ I do not have a clean copy of sheet L.4 revised 6/18/2025(?). The copy that I have revised 6/4/2025 does not address all my comments. Comment numbers refer to the original review.

Survey S.1

4. Show a benchmark with datum.

Sheet L.4

- ✓ 23. Sanitary sewer has been re-routed as requested. Suggest moving proposed pump station close to the building with a force main to the street.
- ✓ 26. Regarding the Water Quality Basin Preparation Notes, compacted fill is not to be placed in the infiltration portion of the basin. In the "Water Quality Basin Preparation Note," remove reference to placing compacted fill in the basin.
- ✓ 28. A project narrative is required for erosion and sediment control plans. See chapter 3 page 44 of Connecticut Guidelines for the information required. For this project include items i through vii. Refer to the latest manual effective March 30, 2024.

30. Reference the current Connecticut Guidelines for Soil Erosion and Sediment Control.

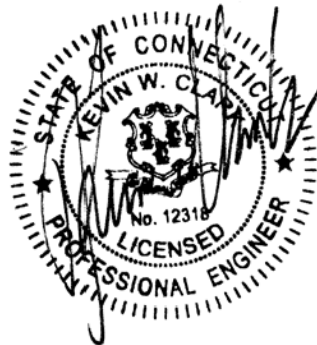
sheet L.3 - E&S Control note #1

Stormwater Management

35. I am not clear as to what is stated in paragraph six of the drainage report dated June 3, 2025. My computations indicate that the infiltration system needs a total of six chambers in two rows to accommodate the 100-yr storm event.

waiting
for Skip

By: Kevin Clark PEL – Town Engineer



**Kevin Clark, PEL
Town Engineer
Town of Granby
15 North Granby Road
Granby, CT 06035**

**(860) 844-5318
Cell: (860) 559-1902
townengineer@granby-ct.gov**

Date: June 17, 2025

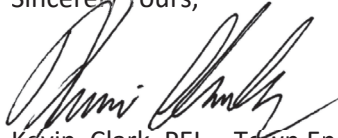
Wilson M. Alford PE, LS
200 Pigeon Hill Road
P.O. Box 484
Windsor, CT 06095

Re: Sanitary Sewer Allocation
14 Mill Pond Road
Granby, CT

Dear Mr. Alford,

We have reviewed the information dated June 4, 2025, regarding the proposed sanitary sewer flows for this project. Based on that information, there is sufficient capacity in the existing sanitary sewer system for the proposed development as shown on the plan entitled, "Proposed Commercial Facility, 14 Mill Pond Drive, Granby Connecticut, 06035, Revised 4 June 2025."

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Kevin Clark", written over a horizontal line.

Kevin, Clark. PEL – Town Engineer

By: email

Cc: Abigail Kenyon – Community Development Director

PROPOSED COMMERCIAL FACILITY
#14 MILL POND DRIVE; GRANBY, CONNECTICUT 06035

SUBMISSION TO PLANNING & ZONING COMMISSION FOR SPECIAL PERMIT / SITE PLAN APPROVAL -
#14 MILL POND DRIVE: PROPOSED NEW COMMERCIAL BUILDING AND
RELATED SITE IMPROVEMENTS IN COMMERCIAL C-2 ZONE & AQUIFER OVERLAY ZONE

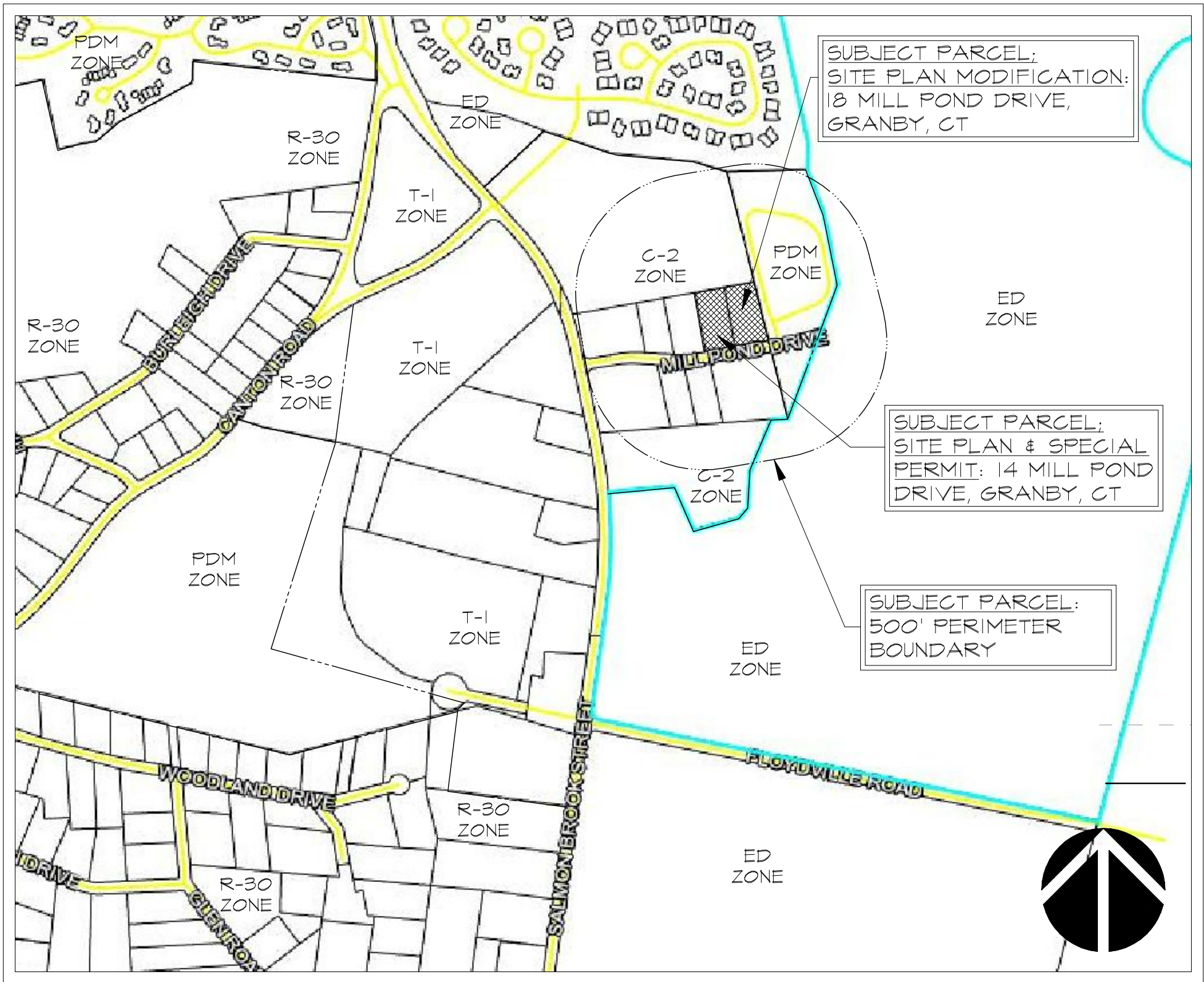
PROJECT CONSULTANTS:

LANDSCAPE ARCHITECT: BIFF SCHECHINGER, ASLA
ROBERT SCHECHINGER, JR. ASLA
772 FARMINGTON AVENUE
FARMINGTON, CT 06032
TEL: 860-478-7839
EMAIL: BIFF.DESIGN@SBCGLOBAL.NET

BUILDING MANUFACTURER: MARK SHAWARYN
LANCASTER POLE BUILDINGS
138 RANCK CHURCH ROAD
NEW HOLLAND, PA 17557
TEL: 717-572-2266 EXT: 4000
EMAIL: MARK@LANCASTERPOLEBUILDINGS.COM

CIVIL ENGINEER: SKIP ALFORD, L.S., P.E.
ALFORD ASSOCIATES, INC.
200 PIGEON HILL ROAD
WINDSOR, CT 06095
TEL: 860-688-7288
FAX: 860-688-3485
EMAIL: ALFORD@SNET.NET

SURVEYOR: JERRY P. MAHER, JR. L.S.
MERIANI LAND SURVEYING, L.L.C.
56 HILLCREST DRIVE
BARKHAMSTED, CONNECTICUT 06063
PHONE: (860) 677-7732
EMAIL: JERRY@MERIANISURVEYING.COM



LOCATION MAP:
SCALE: 1" = 500'

ZONING & DEVELOPMENT DATA:

ZONING SCHEDULE: C-2 COMMNERCIAL BUSINESS ZONE PARCEL #14 MILL POND DRIVE:

ZONING REQUIREMENTS:	PROPOSED:
Min. Lot Area = 20,000 Sq. Ft.; 0.459 Ac.	32,130 Sq. Ft.; 0.738 Ac.
Max. Lot Coverage = 40% Lot Area, (12,852 Sq. Ft.)	19.24%, (6,184 Sq. Ft.)
Min. Landscape Area = 20% Lot Area, (6,426 Sq. Ft.)	30.36%, (9,755 Sq. Ft.)
Max. Main Building Height / Stories = 45'; 3 Stories	+/- 28.50'; 1 Story
Min. Lot Frontage = 100 L.F.	126.00 L.F.
Min. Lot Depth = 150 L.F.	205.00 L.F.
Min. Building Front Yard Setback = 50 L.F.	85.50 L.F.
Min. Building Side Yard Setback, = 10 L.F.	10.00 L.F.
Min. Building Rear Yard Setback = 20 L.F.	79.50 L.F.
Min. Parking Front Yard Setback = 20 L.F.	39.50 L.F.
Min. Parking Side Yard Setback = 15 L.F.	0.50 L.F. *

(*Section 7, Article 3 – Location of Parking Spaces, Item 1 – Commercial Parking Areas May Be Paved To Common Property Line With Cross-Easements For Shared Parking)

Min. Parking Rear Yard Setback = 10 L.F.	10.50 L.F.
PARKING REQUIREMENTS:	PROPOSED:
Min. Retail / Office Parking – 6 Space / 1,000 Sq. Ft.	1,200 Sq. Ft. = 7.20 Spaces, (#7 Spaces)
Min. Storage Retail Parking – 5 Space / 1,000 Sq. Ft.	3,750 Sq. Ft. = 18.75 Spaces, (#19 Spaces)
Min. Total Parking = #26	#26 Spaces
Min. Handicap Parking Spaces- 1 Space / 25 Spaces = #2 Spaces	#2 Spaces*

(*1 Standard Handicap Space Parking @ 10' x 18', #1 Handicap Van Parking Space @ 8' x 18', #1 Shared Access Aisle @ 8' x 18')

Min. Standard 90 Degree Parking Space = 9' x 18'	9' x 18'
Min. Two Way Driveway Width W/ Single Loaded Parking Bay = 22 L.F.	22.00 L.F.
Min. Two Way Driveway Width W/ Double Loaded Parking Bays = 24 L.F.	24.00 L.F.
Min. Pedestrian Sidewalk Width = 4 L.F.	5.00 L.F.

LANDSCAPE REQUIREMENTS:	PROPOSED:
Min. Landscape Front Yard Buffer Width = 20 L.F.	20.00 L.F.
Min. Landscape Front Yard Buffer Trees - #1 Tree / 25 L.F. = #6 Trees	#6 Trees
Min. Parking Lot Trees - #1 Tree / #15 Spaces = #2 Trees	#4 Trees

ZONING SCHEDULE: C-2 COMMNERCIAL BUSINESS ZONE PARCEL #18 MILL POND DRIVE:

ZONING REQUIREMENTS:	EXISTING:	PROPOSED:
Min. Lot Area = 20,000 Sq. Ft.; 0.459 Ac.	35,125 Sq. Ft.; 0.806 Ac.	35,125 Sq. Ft.; 0.806 Ac.
Max. Lot Coverage = 40% Lot Area, (14,050 Sq. Ft.)	14.86%, (5,220 Sq. Ft.)	14.86%, (5,220 Sq. Ft.)
Min. Landscape Area = 20% Lot Area, (7,025 Sq. Ft.)	38.11%, (13,386 Sq. Ft.)	36.93%, (12,975 Sq. Ft.)*
(*Added 411 Sq. Ft. of 24' Wide Driveway Connector to Lot #14 - Section 7, Article 3 – Location of Parking Spaces, Item 1 – Commercial Parking Areas May Be Paved To Common Property Line With Cross-Easements For Shared Parking)		
PARKING REQUIREMENTS:	PROPOSED:	
Min. Storage Retail Parking – 5 Space / 1,000 Sq. Ft.	3,000 Sq. Ft. = #15 Spaces	
Min. Retail Stores Parking – 6 Space / 1,000 Sq. Ft.	1,800 Sq. Ft. = #11 Spaces	
Min. Total Parking = #26	#26 Spaces	
Min. Handicap Parking Spaces- 1 Space / #25 Spaces = #2 Spaces	#2 Spaces	
(#1 Standard Handicap Space Parking @ 10' x 18', #1 Handicap Van Parking Space @ 8' x 18', #1 Shared Access Aisle @ 8' x 18')		
Min. Standard 90 Degree Parking Space = 9' x 18'	9' x 18'	
Min. Two Way Driveway Width Without Parking = 22 L.F.	22.00 L.F.	
Min. Two Way Driveway Width With Parking = 24 L.F.	24.00 L.F.	
Min. Pedestrian Sidewalk Width = 4 L.F.	5.00 L.F.	

DATE: 2 MAY 2025
REVISED: 4 JUNE 2025,
18 JUNE 2025

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SHEET L.3: GRADING / DRAINAGE PLAN
SHEET L.4: S & E CONTROL / UTILITY PLAN
SHEET L.5: LANDSCAPE / SIGNAGE PLAN
SHEET L.6: LIGHTING / PHOTOMETRIC PLAN
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SHEET 7: BUILDING CROSS SECTION DETAIL
SHEET 8: INTERIOR TRUSS STRUCTURAL DETAIL
SHEET 9: GABLE END TRUSS STRUCTURAL DETAIL

SITE PLAN & SPECIAL PERMIT APPLICATIONS
APPROVED BY THE TOWN OF GRANBY PLANNING
AND ZONING COMMISSION ON MAY 10, 2025

CHAIRMAN'S SIGNATURE _____ DATE _____

INFORMATION LOCATION REFERENCE NOTES:
1.) AQUIFER OVERLY PROTECTION ZONE NARRATIVE
LOCATED ON "DETAILS & GENERAL NOTES", SHEET L.10
2.) SITE PLAN AND SPECIAL PERMIT APPROVAL
LETTERS ARE LOCATED ON "LAYOUT PLAN", SHEET L.2

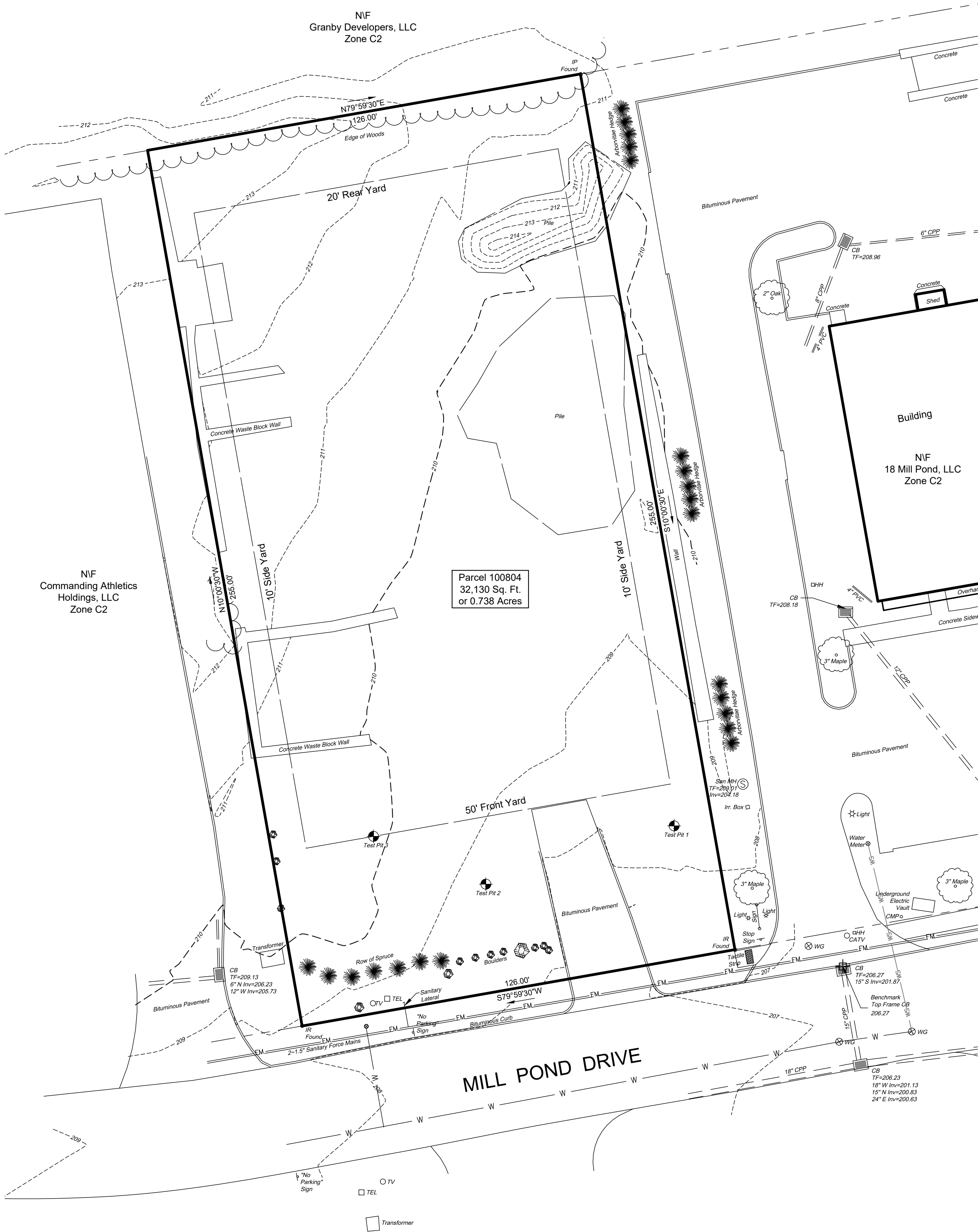
18 Mill Pond, LLC
161 NOTCH ROAD; GRANBY, CT 06035

Map References:

1. "Subdivision Prepared For Michael B. and Eileen K. Guarco, Salmon Brook Street, Granby, Connecticut, Scale: 1 In. = 40 Ft., Date: 3/23/98", Alford Associates, Inc.

Notes:

1. Parcel is located in Zone C2 - Commercial
2. Existing sanitary force main and water main locations are approximate only and were not field located by this office.



CGS NAD83 — Horizontal
NAVD88 — Vertical

Map Showing Land of
18 Mill Pond Drive
18 Mill Pond Drive

Granby Connecticut
Scale: 1"=20' January 21, 2025

Prepared By
Neriani Land Surveying, LLC
56 Hillcrest Drive - Barkhamsted, Connecticut 06063
(860) 677-7732

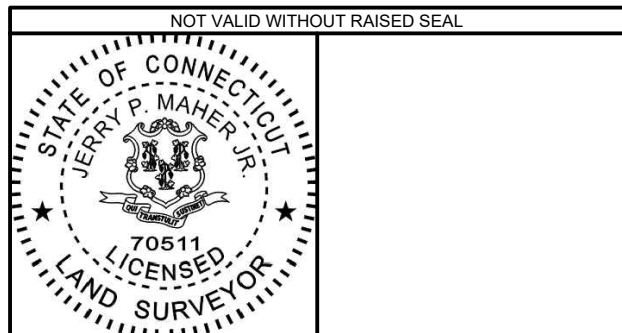
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS IS A PROPERTY SURVEY BASED UPON A DEPENDENT RESURVEY.

CLASS OF ACCURACY: CLASS A-2 / T-2.

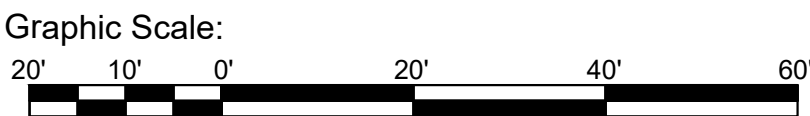
TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.


JERRY P. MAHER JR. - LAND SURVEYOR
CT LSX.0070511



These drawings are the property of the Surveyor and have been prepared specifically for the Owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

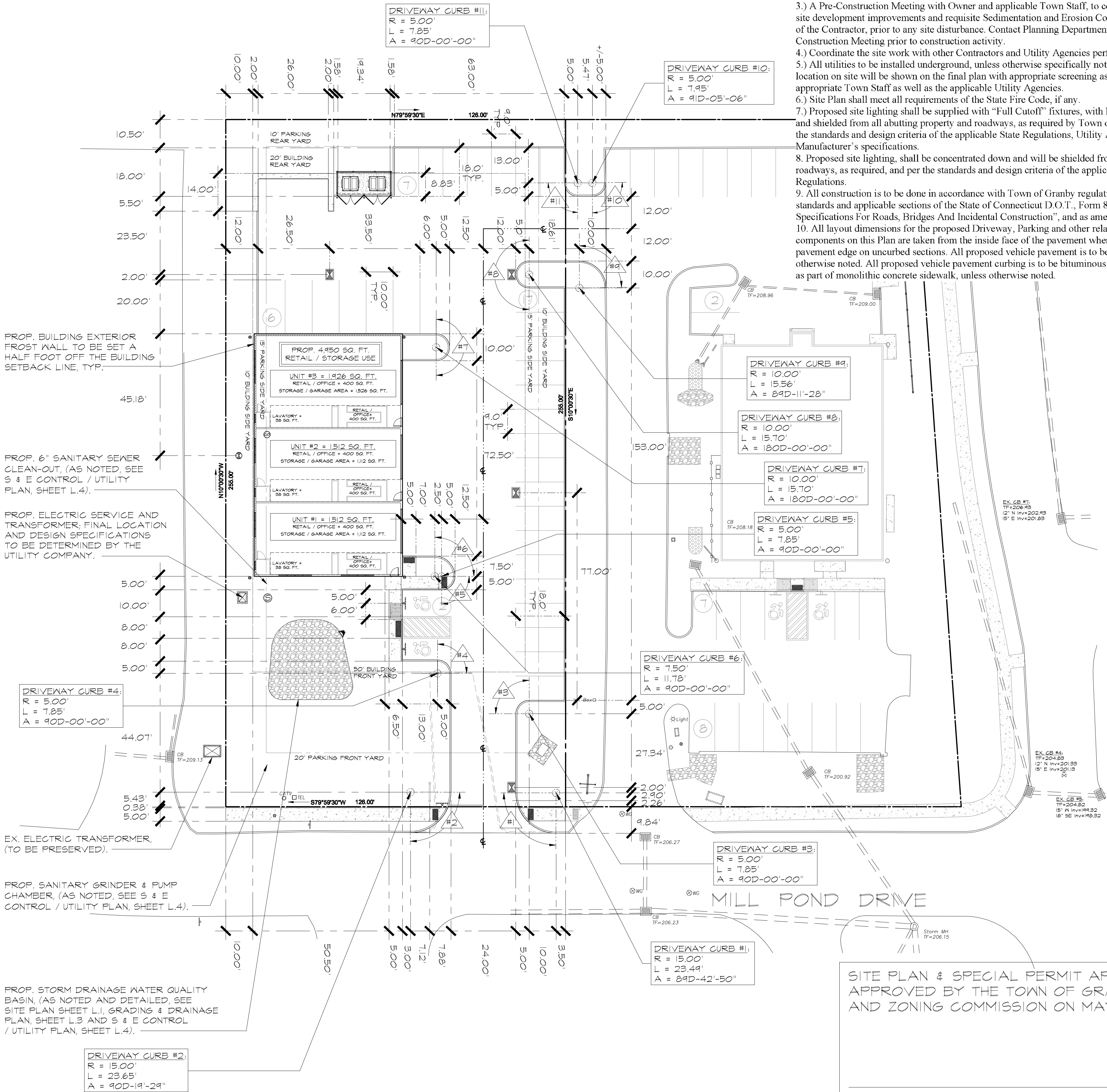
No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.



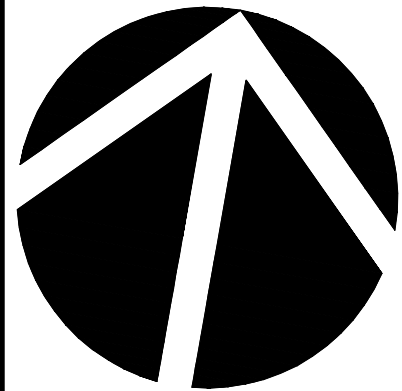
Revisions:
1. June 3, 2025: Town staff comments

DRAWN BY:	CHECKED BY:	JOB NO.	SHEET No.
GRA	JPM	21-14	S.1

PROPOSED UNIT USE VERIFICATION NOTE:
THE COMMISSION SHALL CONSIDER REQUIRING THE TENANTS OF THE MIDDLE AND REAR UNITS TO APPLY TO THE COMMISSION BEFORE OCCUPYING THE BUILDING, SO THE COMMISSION CAN RECEIVE INFORMATION SPECIFICALLY RELATED TO THESE BUSINESS' ABOUT THE SCOPE AND NATURE OF THEIR OPERATION TO ENSURE COMPLIANCE WITH THE AQUIFER PROTECTION OVERLAY REGULATIONS.



- GENERAL LAYOUT NOTES:**
- 1.) Existing Site Area Property Survey, Existing Topography, Structures, Site Improvements, Storm Drainage, Utilities, substantive Vegetation Masses taken from Field Survey Map prepared and certified by Mr. Jerry P. Maher, Jr., L.S.; Neriani Land Surveying, LLC.; 56 Hillcrest Drive, Barkhamsted, CT 06063; entitled "Map Showing Land of 18 Mill Pond, LLC; 14 Mill Pond Drive; Granby, Connecticut"; prepared for: 18 Mill Pond, LLC; 16 Notch Road, Granby, Connecticut; Dated: January 21, 2025; Scale: 1" = 20'; Sheet S.1; certified to A - 2 / T - 2 accuracy, as noted.
 - 2.) The Contractor shall check and verify all dimensions and other existing conditions. Any discrepancies shall be reported to the Owner or designated Engineer or Landscape Architect before proceeding with any work. Any work started before acceptance by the Owner, or designated representative shall be the sole responsibility of the Contractor and shall be the subject to correction without additional compensation.
 - 3.) A Pre-Construction Meeting with Owner and applicable Town Staff, to confirm activities for approved site development improvements and requisite Sedimentation and Erosion Control Measures, shall be required of the Contractor, prior to any site disturbance. Contact Planning Department to schedule requisite Pre-Construction Meeting prior to construction activity.
 - 4.) Coordinate the site work with other Contractors and Utility Agencies performing work on site.
 - 5.) All utilities to be installed underground, unless otherwise specifically noted. Any transformer pad location on site will be shown on the final plan with appropriate screening as deemed necessary by the appropriate Town Staff as well as the applicable Utility Agencies.
 - 6.) Site Plan shall meet all requirements of the State Fire Code, if any.
 - 7.) Proposed site lighting shall be supplied with "Full Cutoff" fixtures, with light source concentrated down and shielded from all abutting property and roadways, as required by Town of Granby Regulations and per the standards and design criteria of the applicable State Regulations, Utility Agencies and / or Product Manufacturer's specifications.
 - 8.) Proposed site lighting, shall be concentrated down and will be shielded from all abutting property and roadways, as required, and per the standards and design criteria of the applicable Town and State Regulations.
 - 9.) All construction is to be done in accordance with Town of Granby regulations, specifications and standards and applicable sections of the State of Connecticut D.O.T., Form 818-2022, "The Standard Specifications For Roads, Bridges And Incidental Construction", and as amended.
 - 10.) All layout dimensions for the proposed Driveway, Parking and other related site improvement components on this Plan are taken from the inside face of the pavement where curbs are proposed and from pavement edge on uncurbed sections. All proposed vehicle pavement is to be bituminous pavement, unless otherwise noted. All proposed vehicle pavement curbing is to be bituminous curb, or integral concrete curb as part of monolithic concrete sidewalk, unless otherwise noted.



Drawing Title:
Proposed Commercial Facility:
#14 MILL POND DRIVE; GRANBY, CT
LAYOUT PLAN

18 Mill Pond, LLC
161 NOTCH ROAD; GRANBY, CT 06035

Prepared For:
1" = 20'
Scale:
0' 10' 20' 30' 40' 60'
Date:
2 May 2025
Revisions: 6/4/2025, 6/18/2025



Prepared By:
Robert C. Schechinger, Jr. ASLA
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Email: BiffDesign@bcbglobal.net
Website: BiffLandDesign.com

Sheet No.

L.2

CHAIRMAN'S SIGNATURE _____ DATE _____

Storm Drain Line ID	Line Length (FT)	Pipe Size (INCH)	Pipe Slope (%)	Inv. Elev. Up (FT)	Inv. Elev. Dn (FT)
CB #1 TO INFILTRATOR	15	4	0.98	205.42	205.27
CB #2 TO FE #1	84	12	0.59	207.44	207.00
CB #3 TO CB #2	81	10	0.51	208.07	207.66
CB #4 TO CB #3	67	10	0.50	208.41	208.07
RL #1 TO FE #2	28	6	4.46	208.25	207.00
YD #1 TO RL #1	46	6	0.60	208.53	208.25
RL #2 TO YD #1	45	4	1.07	209.18	208.70
RL #3 TO FE #3	31	6	4.20	208.30	207.00
RL #4 TO RL #3	90	4	0.59	209.00	208.47

LEGEND:
EX. SPOT ELEVATIONS
PROP. SPOT ELEVATIONS
TOP OF RAMP ELEV. /
BOTTOM OF RAMP ELEV.
EXISTING CONTOUR
PROPOSED CONTOUR
LIMIT OF DISTURBANCE
EXISTING TREE LINE
PROPOSED TREE LINE
EX. CATCH BASIN
PROP. CATCH BASIN
PROP. YARD DRAIN
PROP. FLARED END
PROP. ROOF DRAIN
EX. STORM MANHOLE
PROP. STORM MANHOLE
EX. SEWER MANHOLE
PROP. SEWER MANHOLE
PROP. SEWER LINE
PROP. SEWER FORCE MAIN

208.42X
369.04
T.O.R. 370.69
B.O.R. 370.19
-375-
363-
PROP. TYPE "C-L" STORM CATCH BASIN,
(AS DETAILED, SEE DETAIL SHEET L.8).
PROP. STORM DRAIN PIPE, (AS
DETAILED, SEE DETAIL SHEET L.8).
PROPOSED DISTURBANCE WITHIN THE #14
MILL POND PROPERTY = 29,714 SQ. FT.

TOTAL PROPOSED PROJECT SITE
DISTURBANCE = 32,716 SQ. FT.

SITE PLAN & SPECIAL PERMIT APPLICATIONS
APPROVED BY THE TOWN OF GRANBY PLANNING
AND ZONING COMMISSION ON MAY 10, 2025

CHAIRMAN'S SIGNATURE _____ DATE _____

GENERAL GRADING NOTES:

1. The Contractor shall check and verify all contract documents and dimensions and all existing site conditions. Any discrepancies shall be reported to the Owner, Engineer, Landscape Architect and / or appropriate Town Staff, as required, before proceeding with any work. Any work started before notification to the Owner and /or appropriate Town Staff shall be the sole responsibility of the Contractor and shall be subject to corrections without additional compensation.
2. All items or work shall be laid out and grades established with stakes for approval by the Owner, Engineer, Landscape Architect and / or appropriate Town Staff prior to beginning work. Any discrepancies noted in the field from the drawings shall be brought to their attention prior to commencement of any work.
3. All finish grades shall be subject to final approval by the Owner, Engineer, Landscape Architect and / or appropriate Town Staff prior to finish grading.
4. Proposed grades shall be feathered and blended to meet existing terrain conditions following acceptable standard procedures according to the grade contours, as shown on the Drawings.
5. Fill material shall be clean excavated earth, sand, bank run gravel or other appropriate material. Under no circumstances shall rubbish, construction debris or boulders more than 6" in largest dimension, or other unsuitable material be contained within the fill material.
6. All construction debris remaining after construction work is completed shall be removed from the site and properly disposed of in a legal manner by the Contractor.
7. Any surplus materials shall be redistributed on-site as approved, unless otherwise directed by the appropriate Town Staff prior to its removal off site.
8. Prior to any excavation, Contractor shall verify all underground utilities by calling "Call Before You Dig", 1-800-922-4455, (or 811), at least 72 hours in advance.
9. Prior to construction the limits of construction shall be flagged in the field by the Surveyor and certified as consistent with delineated development envelopes on approved Plans and as approved by the Owner and appropriate Town Staff, as required.
10. All areas of existing vegetation to be preserved shall be flagged and protected with the appropriate specified structures and methods prior to any construction activity. Failure by the Contractor to adequately protect this vegetation shall require suitable replacement of destroyed and / or damaged plant material at no additional cost to the Owner. The Owner and / or appropriate Town Staff shall be the sole judge of the type, size and quantity of all replacement plant material.
11. All proposed Sedimentation and Erosion Control measures shall be implemented and structures installed prior to any earth disturbing construction activity, as detailed on the Drawings. The Contractor shall be responsible for the maintenance and preservation of functional viability of all measures for the duration of the project, or until specific sections of the project are successfully stabilized and approved by the Owner and / or appropriate Town Staff.
12. Additional Sedimentation and Erosion Controls measures may be required during construction, due to un-foreseen site and/or weather conditions. The Owner and/or appropriate Town Staff shall direct the Contractor in the installation of these additional measures, as needed.

Seal:

Prepared By:
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P.O. Box #484
Windsor, CT 06095
Telephone: (860) 688 - 7288
Facsimile: (860) 688 - 3485

**ENGINEER NOTE: SEALED
FOR STORM DRAINAGE,
SANITARY SEWER AND
RELATED DETAILS ONLY.**

Drawing Title:
Proposed Commercial Facility:
#14 MILL POND DRIVE, GRANBY, CT
**GRADING &
DRAINAGE PLAN**

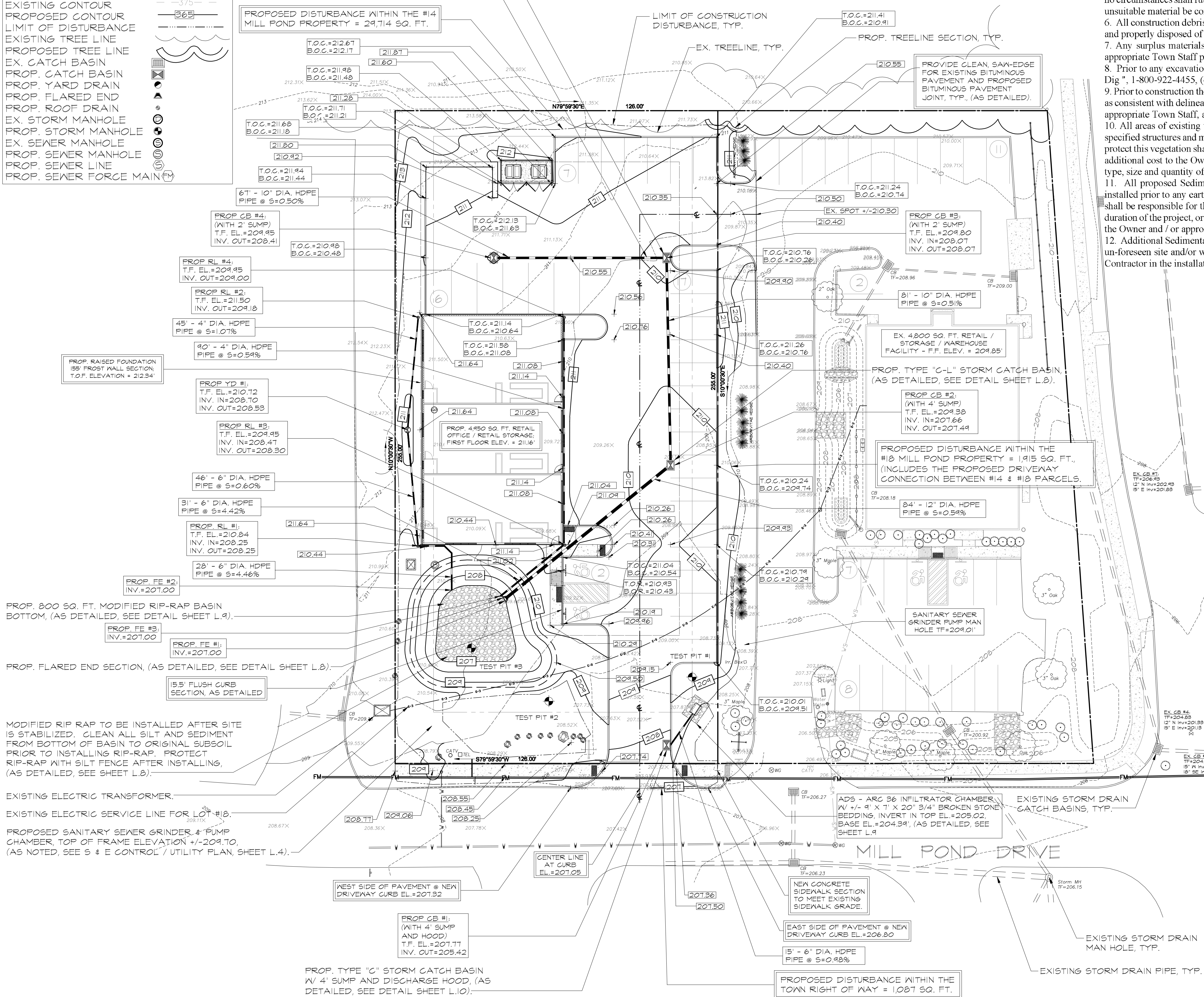
18 Mill Pond, LLC
161 NOTCH ROAD, GRANBY, CT 06035

Scale: 1" = 20'
0' 10' 20' 30' 40' 60'
Date: 2 May 2025
Revisions: 6/4/2025, 6/18/2025

Seal:

Prepared By:
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Farmington, CT 06032
Telephone: (860) 478 - 7839
Email: Biff.Design@boglolal.net
Website: Biff.Design.com
Sheet No.

L.3



SUMMARY OF CONSERVATION PRACTICES -

- TEMPORARY MEASURES DURING CONSTRUCTION**
1. CONSTRUCTION ENTRANCE PADS
 2. MIRAFI FABRIC FENCE TO BE PLACED IN AREAS AS SHOWN ON THE PLAN
 3. DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER
 4. ALL LITTER AND DEBRIS TO BE PICKED UP ON A REGULAR BASIS
 5. ANY DISCARDED CONSTRUCTION MATERIALS SHALL BE DISPOSED OF IN A PROPER MANNER
 6. DISTURBED SURFACE WATER WILL BE COLLECTED IN A TEMPORARY SWALE AND COLLECTED IN A TEMPORARY SEDIMENT BASIN
 7. LEAVE THE BOTTOM FOOT OF THE WATER QUALITY / DETENTION BASIN UNEXCAVATED UNTIL THE UPSTREAM DRAINAGE AREAS ARE STABILIZED.
- PERMANENT MEASURES ONCE SITE IS DEVELOPED**
1. ALL DISTURBED AREAS WITHOUT PAVEMENT SHALL BE LOAMED AND SEEDED TO ESTABLISH PERMANENT GRASS COVER.
 2. ALL LITTER AND DEBRIS TO BE PICKED UP ON A REGULAR BASIS
 3. THERE WILL BE A PERMANENT WATER QUALITY / DETENTION BASIN.

EROSION AND SEDIMENTATION CONTROL NOTES -

1. ALL CONSTRUCTION, STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROLS SHALL COMPLY WITH THE TOWN OF GRANBY REGULATIONS AND SPECIFICATIONS.
EROSION AND SEDIMENTATION CONTROLS SHALL ALSO BE IN ACCORDANCE WITH THE 30 MARCH 2024 CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENTATION CONTROL, DEP BULLETIN 34.
2. AFTER A RAIN STORM, EROSION CONTROL MEASURES AND VEGETATIVE COVER SHALL BE INSPECTED FOR POSSIBLE DAMAGE OR WASHOUT. REPAIR AS NECESSARY.
3. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. THE TOWN RESERVES THE RIGHT TO AMEND THE EROSION AND SEDIMENTATION CONTROL MEASURES AS FIELD CONDITIONS WARRANT.
THE CONTRACTOR AND/OR OWNER SHALL BE CONTACTED IN THE EVENT OF AN EMERGENCY EROSION OR SEDIMENTATION FAILURE.
STOCKPILE MATERIALS SHALL BE KEPT ON THE SITE FOR THE DURATION OF THE CONSTRUCTION.
5. MAINTAIN DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER DURING CONSTRUCTION.

POST-CONSTRUCTION STORM DRAINAGE MAINTENANCE SCHEDULE:

- MAINTENANCE OF THE ON-SITE STORM DRAINAGE IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY, (STEVEN BRIGGS, 860.817.4368).
- MAINTENANCE SCHEDULE:**
- PARKING AREA SURFACE CLEANING; ALL PAVED AREAS SHALL BE SWEEPED ANNUALLY BETWEEN APRIL 1st AND JULY 1st.
 - CATCH BASINS; ALL BASIN RIM AREAS AND SUMPS SHALL BE KEPT CLEAR OF SEDIMENT, TRASH AND DEBRIS. ALL CATCH BASINS SHALL BE INSPECTED ANNUALLY BETWEEN MAY 1st AND SEPTEMBER 15th AND SUMPS SHALL BE CLEANED WHEN THE DEPTH OF ACCUMULATED MATERIAL EXCEEDS 1 FOOT. ACCUMULATED SAND, DIRT AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN A PROPER MANNER.
 - SILT SACKS; SILT SACKS SHALL BE EMPTIED WHEN 6 INCHES TO 12 INCHES OF SEDIMENT HAS COLLECTED, BE INSPECTED EVERY 1 TO 2 WEEKS AND AFTER EVERY MAJOR RAIN EVENT.
 - STORM DRAINAGE PIPES AND STRUCTURES; ALL STORM DRAINAGE STRUCTURES AND PIPES SHALL BE KEPT IN PROPER WORKING CONDITION.
 - WATER QUALITY/DETENTION BASIN SHALL BE INSPECTED ANNUALLY FOR EVIDENCE OF EROSION, UNDERCUT OR ERODED AREAS SHALL BE REPAIRED WITHIN 30 DAYS OF DOCUMENTATION.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. THE TOWN RESERVES THE RIGHT TO AMEND THE EROSION AND SEDIMENTATION CONTROL MEASURES AS FIELD CONDITIONS WARRANT.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "2024 CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL".
- MAINTENANCE NOTE:** DRY-BOTTOM WATER QUALITY BASIN SIDES SHALL BE MAINTAINED BY SEASONAL PERIODIC MOWING DOWN TO A HEIGHT OF +/- 3" UNDER DRY CONDITIONS.

PRIVATE & PUBLIC WELL LOCATION PROXIMITY NOTE: THERE ARE NO PRIVATE WELLS WITHIN 200' AND NO PUBLIC WELLS WITHIN 1,000' OF EITHER SITE.

PROP. +/-18' TREE LINE SECTION TO BE PROTECTED WITH TREE BARRIER FENCING, AS NOTED AND DETAILED, (SEE DETAIL SHEET L.7).

EXISTING TREE LINE / VEGETATION TO BE PROTECTED WITH TREE BARRIER FENCING, AS NOTED AND DETAILED, (SEE DETAIL SHEET L.7).

PROP. SEDIMENT LOG SILT SOCK CHECK DAM, (AS DETAILED, SEE SHEET L.8).

PROP. TOP SOIL STOCK PILE ENCLOSED IN SILT FENCE, (AS DETAILED, SEE DETAIL SHEET L.8).

SEDIMENT LOG SILT SOCK AROUND EXTERIOR & SILT SACK INSIDE CATCH BASINS, TYP., (AS DETAILED, SEE SHEET L.8)

SILT FENCE, TYP., (AS DETAILED, SEE SHEET L.8)

LEGEND:
EX. SPOT ELEVATIONS 208.42X
PROP. SPOT ELEVATIONS 209.04
TOP OF RAMP ELEV. / BOTTOM OF RAMP ELEV. T.O.R. 310.69
EXISTING CONTOUR B.O.R. 310.19
PROPOSED CONTOUR 375
LIMIT OF DISTURBANCE 365
EXISTING TREE LINE
PROPOSED TREE LINE
EX. CATCH BASIN
PROP. CATCH BASIN
PROP. YARD DRAIN
PROP. FLARED END
PROP. ROOF DRAIN
EX. STORM MANHOLE
PROP. STORM MANHOLE
EX. SEWER MANHOLE
PROP. SEWER MANHOLE
PROP. SEWER LINE
PROP. SEWER FORCE MAIN

PROP. EROSION & SEDIMENTATION CONTROLS LEGEND:

50' DEEP CONSTRUCTION ENTRY PAD.
BIODEGRADABLE SLOPE STABILIZATION MAT.
STAKED SEDIMENT LOG SILT SOCK AROUND EXTERIOR & SILT SACK INSIDE CATCH BASINS
STAKED SEDIMENT LOG SILT SOCK.
STAKED SEDIMENT LOG SILT CHECK DAM.
TREE BARRIER FENCING
SILT FENCE
TOP SOIL STOCK PILE ENCLOSED IN SILT FENCE.

PROP. SANITARY SEWER CLEAN OUT, FL.=+/-209.29' (AS DETAILED, SEE SHEET L.8 AND / OR AS SPECIFIED BY APPROVED BY TOWN STAFF).

STAKED SEDIMENT LOGS AROUND EXTERIOR & SILT SACK INSIDE YARD DRAIN, TYP., (AS DETAILED, SEE SHEET L.8)

SEDIMENT LOG SILT SOCK CHECK DAM, TYP., (AS DETAILED, SEE DETAIL SHEET L.8).

PROP. 6" SDR-35 SANITARY SEWER GRAVITY PIPE @ S=4.00%, (AS DETAILED & SPECIFIED BY INSTALLATION CONTRACTOR & APPROVED BY TOWN).

PROP. SANITARY SEWER LATERAL, FL.=+/-207.20' AT THE BUILDING.

PROP. ELECTRIC SERVICE LINE AND TRANSFORMER; FINAL LOCATION AND DESIGN SPECIFICATIONS TO BE DETERMINED BY THE UTILITY COMPANY.

PROP. SANITARY SEWER GRINDER PUMP UNIT, TOP OF FRAME ELEV.=+/-209.85, FLOW LINE IN = +/-206.88', (AS DETAILED & SPECIFIED BY INSTALLATION CONTRACTOR & APPROVED BY TOWN).

PROP. 1" COPPER DOMESTIC WATER SERVICE LINE; FINAL LOCATION AND DESIGN SPECIFICATIONS TO BE DETERMINED BY THE UTILITY COMPANY.

STAKED SILT SOCKS OR STONE CHECK DAMS AROUND AT MOUTH OF FLARED END SECTION OUTLETS TYP., (AS DETAILED, SEE SHEET L.8)

PROPOSED WATER QUALITY BASIN SIDE SLOPE STABILIZATION, (AS NOTED, SEE LANDSCAPE PLAN SHEET L.5 & AS DETAILED SHEET L.10).

PROP. MAIN ELECTRIC SERVICE CONDUIT; SERVICE LINE & VOLTAGE AS SPECIFIED BY UTILITY COMPANY, TYP.)

EX. ELECTRIC TRANSFORMER, (TO BE PRESERVED).

PROP. WATER QUALITY BASIN BOTTOM TO BE MODIFIED RIP RAP, (AS DETAILED, SEE SHEET L.9). RIP-RAP TO BE INSTALLED AFTER SITE IS STABILIZED. CLEAN ALL SILT AND SEDIMENT FROM BOTTOM OF BASIN TO ORIGINAL SUBSOIL PRIOR TO INSTALLING RIP-RAP. PROTECT RIP-RAP WITH SILT FENCE AFTER INSTALLING, (AS DETAILED, SEE SHEET L.8).

PROP. MIN. 1-1/4" MIN. PVC SANITARY SEWER FORCE MAIN SECTION, (CONNECT TO EXISTING STUBBED LATERAL PER TOWN STANDARDS FOR CONSTRUCTION & REPAIR OF SEWER LATERAL CONNECTION; AUG. 2024)

PROP. TELECOMMUNICATIONS SERVICE CONDUIT, (FINAL LOCATION & DESIGN SPECIFICATIONS TO BE DETERMINED BY THE UTILITY COMPANY).

PROP. PROPERTY WATER SERVICE METER, (FINAL LOCATION & DESIGN SPECIFICATIONS TO BE DETERMINED BY THE UTILITY COMPANY).

EX. TELECOMMUNICATIONS CABINET, (TO BE PRESERVED).

EX. TELEVISION / CABLE CABINET, (TO BE PRESERVED).

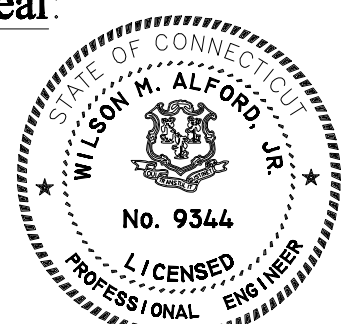
WATER QUALITY BASIN PREPARATION NOTE:

1.) REMOVE NATIVE, WELL-DRAINING SANDY GRAVEL SOILS AROUND WATER QUALITY BASIN TO A A DEPTH OF 18" BELOW BASIN BOTTOM FINISH GRADE.
2.) INSTALL ALL SEDIMENTATION AND EROSION CONTROLS AS NOTED ON THE DRAWINGS AND AS DETAILED.
3.) INSTALL THE STORM DRAINAGE SYSTEM DISCHARGE PIPES & SEDIMENTATION AND EROSION CONTROLS AT DISCHARGE, AS NOTED ON THE DRAWINGS AND AS DETAILED.
4.) UPON SITE STABILIZATION, THE ACCUMULATED SILT SHALL BE REMOVED, SPREAD OUT WITHIN THE LAWN AREA, FINE-GRADED AND SEEDED, AS NOTED.
5.) INSTALL 18" OF INTERMEDIATE RIP-RAP IN BASIN BOTTOM, AS DETAILED.
6.) WORK SHALL BE DONE WHEN THE GROUND IS DRY.

STAKED SEDIMENT LOG SILT SOCK AROUND EXTERIOR & SILT SACK INSIDE CATCH BASINS, TYP., (AS DETAILED, SEE SHEET L.8)

GENERAL NOTE: ALL WORK AND CONTROL MEASURES NOTED ON THIS PLAN SHALL CONFORM TO THE CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL; DATED 30 MARCH 2024.

Seal:



Prepared By:
Wilson M. Alford, Jr., L.S., P.E.
Alford Associates, Inc.
200 Pigeon Hill Road,
P.O. Box #484
Windsor, CT 06095
Telephone: (860) 688 - 7288
Facsimile: (860) 688 - 3485

ENGINEER NOTE: SEALED FOR STORM DRAINAGE, SANITARY SEWER AND RELATED DETAILS ONLY.

GENERAL SITE CONSTRUCTION SEQUENCING OUTLINE:

1. A Pre-Construction Meeting with applicable Town Staff, for approved site development improvements, shall be required of the Contractor, (Summer 2025).
2. Stake limits of Disturbance and install all peripheral Sedimentation and Erosion Controls as proposed, and as directed by Owner, applicable Town Staff and / or Landscape Architect in response to unanticipated / evolved site conditions; (#2 Days).
3. Commence clearing, grubbing and topsoil stripping and stock piling, in designated areas; (#1 Week).
4. Field stake of all Water Quality Renovation Basin, Driveway, Parking Lots, Storm Drainage System, and all other proposed Site Improvements; install all specified internal Sedimentation and Erosion Controls; (#2 Days).
5. Construct Water Quality Renovation Basin and stabilize as specified. Install the permanent Basin discharge controls as noted on the Drawings and as site conditions warrant; (#1 Week).
6. Commence excavation for Driveways, Parking Lots, Storm Drainage System, Utilities, and all other proposed Site Improvements; (#1 Week).
7. Install Roadway, Parking Lots, and related Storm Drainage and Utilities, as detailed on the Drawings. Silt Sacks to be installed in all Catch Basins and maintained throughout project; remove upon stabilization of functional area(s), the duration of construction and / or as directed by applicable Town Staff; (#1 Week).
8. Carefully back fill and compact, as specified, around all site improvements and utilities, until sub-grade is reached below topsoil course in lawn and planting areas, or sub-base course is reached under paved areas; (#1 Week).
9. Complete installation of all specified base course material, surface paving, site improvements and site utilities, and back fill with appropriate materials as specified, and as detailed on the Drawings; (#1 Week).
10. Stabilize all remaining disturbed areas to finish grades with the appropriate materials, to the lines and grades detailed on the Drawings, and as specified; (#1 Day).
11. Maintain and/or augment Sedimentation and Erosion Control Measures throughout the duration of the construction activity. Aggressive Sedimentation and Erosion Control Measures and stabilization techniques will be applied on site, particularly within Water Quality Basin, around permanent storm water structures and along Roadway and associated storm water control measures. Additional Sedimentation & Erosion Control Measures may be required throughout the duration of construction activity by the Owner, Engineer, Town Staff and / or Landscape Architect, due to evolving site / weather conditions; (Summer 2025 to Spring 2026).
12. Upon complete stabilization of disturbed areas, carefully remove any accumulated silt and temporary discharge control measures from the Water Quality Detention Basin and all remaining site Sedimentation and Erosion Control Measures. Spread out accumulated silt within the adjacent lawn area, fine-graded and seed, as noted; (#1 Day).
13. Install 18" of intermediate Rip-Rap in Water Quality Detention Basin bottom, as detailed; (#1 Day).
14. Stabilize as specified all remaining disturbance created by that activity, to the lines and grades detailed in the Drawings; (#1 Day).

GENERAL SITE STABILIZATION NOTES AND SPECIFICATIONS:

1. The Contractor shall supply all grass seed mixes, erosion control blankets and other related stabilization materials in quantities sufficient to complete the work shown on the drawings and specified herein.
2. The Contractor shall submit Seed Producer's Product Sheets for all approved specified grass mixes for the Landscape Architect's review prior to on-site material delivery.
3. The Contractor shall provide product verification tags of the approved grass seed mixes Owner's construction supervisor or designated representative prior to installation.
4. All specified plant material shall be located on site by the Contractor for approval by the Owner, Landscape Architect and / or appropriate Town Staff, as directed. Any installation of material not by the Owner, Landscape Architect and / or appropriate Town Staff or the Owner's designated representative, and subsequently requested to be removed, will be done so at the Contractors expense.
5. Precise location of items not dimensioned on the plan to be scaled off the plan and field staked by the Contractor, for approval, as per Item Note # 4 above.
6. The Contractor is responsible for the prompt replacement of any damaged and / or unviable installed vegetation during the stipulated warranty period at his own expense. Unless otherwise specified, all plant material shall be under guarantee for a minimum of one year from formal acceptance by the Owner, Landscape Architect and / or appropriate Town Staff or the Owner's designated representative.
7. All rill, gully and or channel erosion within the Project shall be filled with appropriate specified topsoil backfill material, fine raked, scarified and stabilized with appropriate vegetative material and/or appropriate sedimentation and erosion control measures, as directed by the Owner, Landscape Architect and / or appropriate Town Staff or the Owner's designated representative.
8. Adjustments in the location of proposed plant material as a result of existing vegetation to remain shall be approved by the Owner, Landscape Architect and / or appropriate Town Staff or the Owner's designated representative prior to installation.

GENERAL SEDIMENTATION & EROSION CONTROL NARRATIVE:

1. The undeveloped 32,130 Sq. Ft. Project Lot lies within the C-2 Commercial Zone, north of Floydville Road and south of the Stop & Shop complex, on the north side of Mill Pond Drive. A 4,950 Sq. Ft. Commercial Building is to be erected to house #2 - 1,512 Sq. Ft. and #1 - 1,926 Sq. Ft. General Retail Office / Stores and Warehouse Storage Units. The Site is served by underground electric, sewer and water utility services within the abutting street Right of Way. Bulk landscape materials will be stored in the outdoor, three-sided, roofed Materials Storage Bin. In addition, there will be a driveway system supporting #26 requisite parking spaces, spread out over the site, along with a proposed 24' x 15' Access Driveway connection with the #18 Mill Pond Road Parking Lot. Lot #14 Disturbance Area = 29, 714 Sq. Ft., Lot #18 Disturbance Area = 1,916 Sq. Ft., Town R.O.W. Disturbance Area = 1,0874 Sq. Ft., Total Project Disturbance Area = 32,716 Sq. Ft.
2. The estimated average runoff coefficient of the site after completed construction activities is a Curve Number of 80.4, (see Alford Associates' Drainage Summary Report).
3. The Site's storm drainage system primarily is contained on site with the Water Quality Detention Basin and Subsurface Infiltrator Unit that support on-site ground water recharge. Any storm water not contained in our Recharge System is captured in the existing street storm water collection system. This discharges to the east into an unnamed irrigation pond and eventually discharges further east into the East Branch of Salmon Brook.
4. Aside from obtaining requisite Zero Post-Development increase in storm water run-off, the site possesses no erosion or sediment control concerns and issues given that the site is relatively flat, has been previously disturbed and has free-draining sandy gravel soils.
5. The site will be developed as a single phase, (see General Site Construction Sequencing Outline, Sheet L.4).
6. The approximate anticipated start of the Project is the Summer of 2025 and completion of the Project is Spring of 2026.
7. A. The design criteria and construction details are represented in our Drawing Package; Design Development Drawings - Sheets L.1 through L.6.; Details and General Notes - Sheets L.7 through L.10.
B. Maintenance program for the erosion and sediment control measures to be used is noted under the "Summary of Conservation Practices - Erosion And Sedimentation Control Notes - Post Construction Maintenance Schedule" and the "General Grading Notes", Sheet L.3; the "General Slope Stabilization Notes And Specifications", Sheet L.4.
C. The sequence of major operations for the Project and their approximate duration (in calendar days), is presented in the "General Site Construction Sequencing Outline", Sheet L.4.

SEWER ALLOTMENT CAPACITY CALCULATIONS: THERE IS 4950 SQ. FT. OF RETAIL & COMMERCIAL STORAGE, WITH WITH SEWER FLOW OF 0.1 GALLONS PER DAY / PER SQ. FT. OF RETAIL USE, (PUBLIC HEALTH CODE), THERE WOULD BE AN EXPECTED FLOW VOLUME OF 495 GALLONS PER DAY FOR OUR REQUESTED SEWER ALLOTMENT.

RIP-RAP INSTALLATION NOTE: INSTALL RIP-RAP SO THAT IT ENTERS THE EXISTING NATIVE WELL-DRAINING GRAVEL SOIL STRATA AT APPROXIMATELY 2' BELOW EXISTING GRADES.

SITE PLAN & SPECIAL PERMIT APPLICATIONS APPROVED BY THE TOWN OF GRANBY PLANNING AND ZONING COMMISSION ON MAY 10, 2025

CHAIRMAN'S SIGNATURE

DATE



Proposed Commercial Facility:
#14 MILL POND DRIVE, GRANBY, CT
S & E CONTROL & UTILITIES PLAN

18 Mill Pond, LLC
161 NOTCH ROAD; GRANBY, CT 06035

Prepared For:

Scale:

1" = 20'

0' 10' 20' 30' 40' 60'

Date:

2 May 2025

Revisions: 6/4/2025, 6/18/2025

Seal:



Prepared By:
Robert C. Schoechinger, Jr. ASLA
772 Farmington Avenue
Farmington, CT 06032
Telephone: (860) 478 - 7839
Email: Biff.Design@sbglobal.net
Website: BiffLandDesign.com

Sheet No.

L.4

PHOTOMETRIC LIGHTING PLAN NOTES:
1. ALL FIXTURES SHALL HAVE FULL CUT OFF LIGHTING AND PROVIDED WITH REAR AND SIDE SHIELDING, AS NECESSARY TO AVOID LIGHT TRESPASS OFF SITE.
2. VERIFY ANY AND ALL DIMMING COMPATIBILITIES WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
3. VERIFY FINAL VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
4. PHOTOMETRY IS BASED OFF MANUFACTURER'S I.E.S. FILES.
ACTUAL LIGHT LEVELS MAY VARY SLIGHTLY. FOOT-CANDLES CALCULATED AT GRADE.
5. ANY POLE LOCATIONS AND SPECIFIED HEIGHTS TO BE VERIFIED IN THE FIELDS.
6. ALL MOUNTING DETAILS AND HARDWARE TO BE DETERMINED BY OTHERS.
7. MAXIMUM POLE-MOUNTED FIXTURE HEIGHT - 16.5'.
8. MAXIMUM WALL-MOUNTED FIXTURE HEIGHT - 9.0'.
9. ALL FIXTURES, POLES, COVERS AND HARDWARE TO BE FINISHED POWER-COATED BLACK.
10. LIGHTING SYSTEM FIXTURES TO BE ON TIMERS; FACILITY OPERATIONAL BUSINESS HOURS ARE 7:30 AM TO 5:30 PM; LIGHTING SYSTEM OPERATIONAL HOURS ARE 7:00 AM TO 7:00 PM.
11. OFF-HOUR LIGHTING PROGRAM: LIGHT FIXTURES TO HAVE MOTION DETECTOR ACTIVATION AFTER SYSTEM OPERATIONAL HOURS.

POLE SCHEDULE:
(10) 555-124-11-12-CN-B5-ID-C-BK (14' X 4" X 11GA STEEL SQUARE POLE, SINGLE, SET ON 24" CONC. BASE)
PROPOSED POLES MEET 140MPH SUSTAINED WINDS.
FIXTURE MOUNTING HEIGHT: 16.5', (16' POLE + 6" BASE)

ADDITIONAL EQUIPMENT:
CONDOR HP MOUNTING "SP" - (SQUARE POLE ARM MOUNT)

CONCRETE POLE FOOTING NOTE:
RAISED CONCRETE LIGHT POLE BASE, 6" ABOVE GRADE MAXIMUM, AS DETAILED.

8" X 9.75" FLAT FC-LINE, FULL CUT-OFF WALL PACK, AS MANUFACTURED BY ENVISION LED LIGHTING, INC., OR APPROVED EQUAL.

4" REGRESSED DOWNLIGHT; SNAPTRIM LINE, AS MANUFACTURED BY ENVISION LED LIGHTING, INC., OR APPROVED EQUAL.

4" O.D. X 0.120" WALL THICKNESS, SQUARE TUBE, HOT-ROLLED CARBON STEEL POLE AND SQUARE BASE, MODEL 555-4-12, W/ ALL COMPONENTS' TO HAVE POWDER COATED BLACK FINISH. MANUFACTURED BY AV POLES & LIGHTING, OR APPROVED EQUAL.

CAST ALUMINUM LED FIXTURE - CONDOR HP SERIES AREA LUMINAIRES, WITH ALL COMPONENTS TO HAVE POWDER COATED BLACK FINISH. MANUFACTURED BY SUNLED INDUSTRIES LIGHTING, OR APPROVED EQUAL.

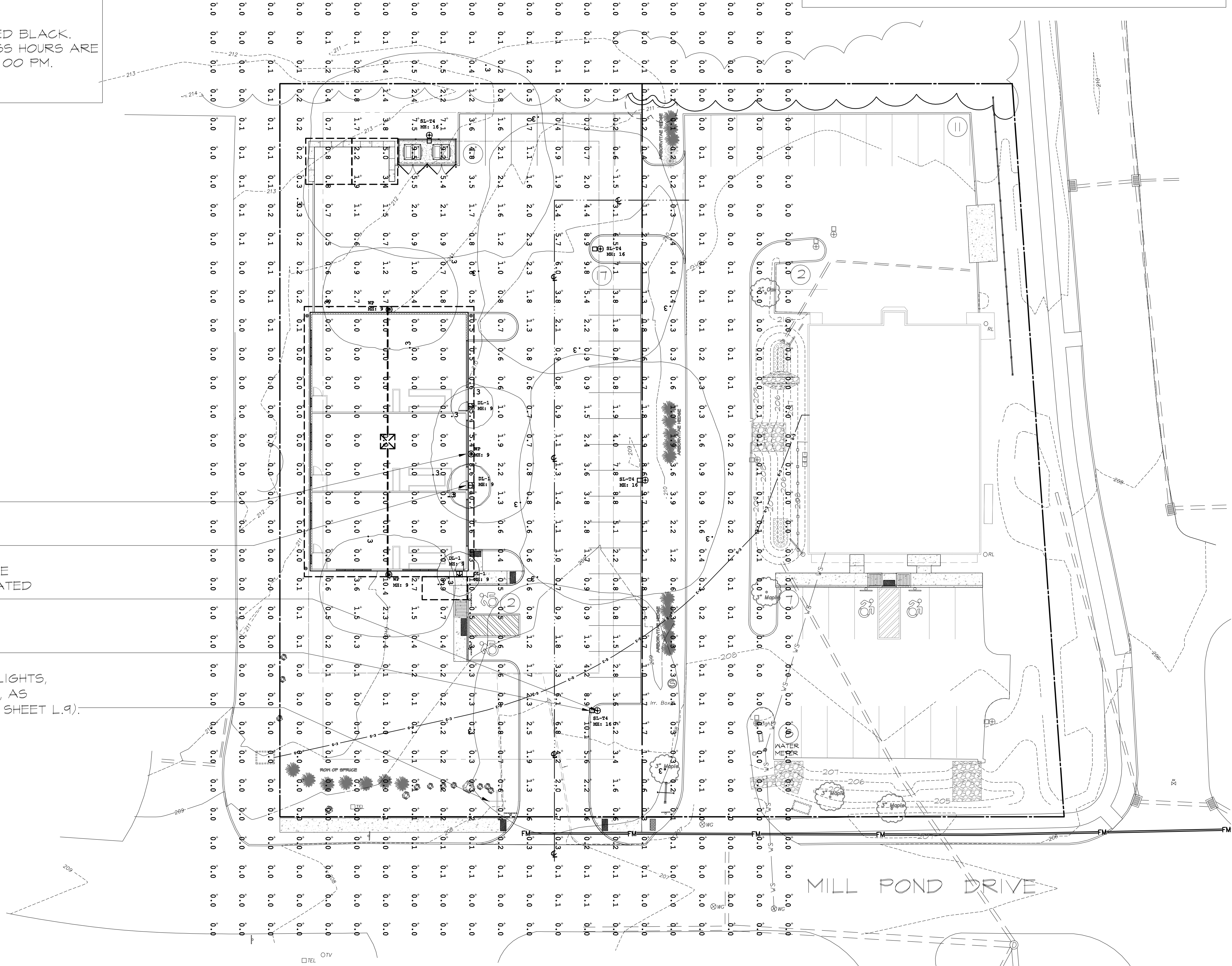
#4 ARM-MOUNTED, ACCENTURE 120 VOLT, LED, ALUMINUM FACADE MINI-SPOT SIGN LIGHTS, (TWO PER SIGN FACE); ACCENTURE MODEL # 11-120-CAT-30-DMX-O-C15-45-A5-B-O, AS MANUFACTURED BY SUNLED INDUSTRIES, OR APPROVED EQUAL, (AS DETAILED, SEE SHEET L.9).

PHOTOMETRIC PLAN PREPARED BY:
LANGLAIS GROUP INC.
11 SEA PAVE ROAD
SOUTH WINDSOR, CT. 06074
E: GLENN@LANGLAISGROUP.COM
O: 860.648.2480
C: 860.805.5701

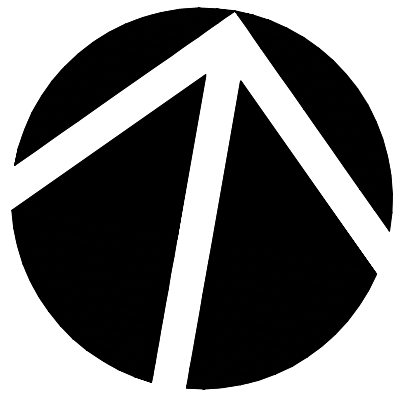
SITE PLAN & SPECIAL PERMIT APPLICATIONS
APPROVED BY THE TOWN OF GRANBY PLANNING
AND ZONING COMMISSION ON MAY 10, 2025

CHAIRMAN'S SIGNATURE

DATE



Luminaire Schedule								Calculation Summary							
Symbol	Qty	Label	Description	LMF	Lum. Lumens	Lum. Watts	Total Watts	LABLE	CALCTYPE	UNITS	AVG.	MAX.	MIN.	AVG. MIN.	MAX / MIN
	3	WP	LED-WPFC-FL-5P60W-TRI-BK-PC	1.000	2,900	20.0	60.000	CALCPTS	ILLUMINANCE	FC	0.50	15.40	0.0	N / A	N / A
	4	SL-T4	CONDOR HP 80W T4	1.000	12,286	80.0	320.000	PARKING LOT	ILLUMINANCE	FC	2.08	15.40	0.2	10.40	77.00
	3	DL-1	LED-DLJBX-4-15W-5CCT	1.000	975	13.1146	39.344								



Drawing Title:
Proposed Commercial Facility:
#14 MILL POND DRIVE, GRANBY, CT
LIGHTING & PHOTOMETRIC PLAN

Prepared For:
18 Mill Pond, LLC
161 NOTCH ROAD, GRANBY, CT 06035

Scale: 1" = 20'
0' 10' 20' 30' 40' 60'
Date: 2 May 2025
Revisions: 6/4/2025, 6/18/2025

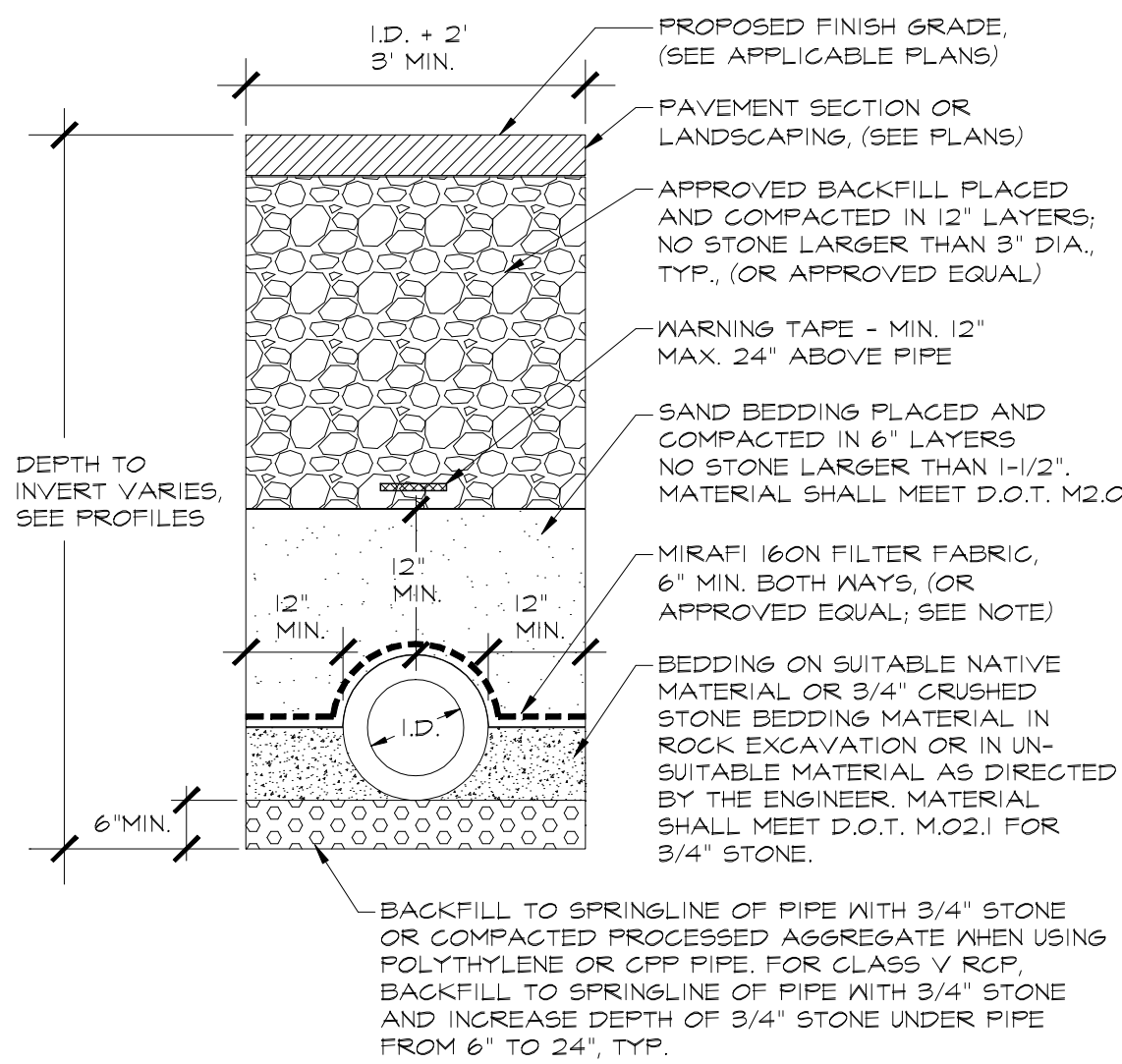


Prepared By:
Robert C. Schechinger, Jr. ASLA
772 Farmington Avenue
Farmington, CT 06032
Telephone: (860) 478 - 7839
Email: Biff.Design@sbcdglobal.net
Website: BiffLandDesign.com

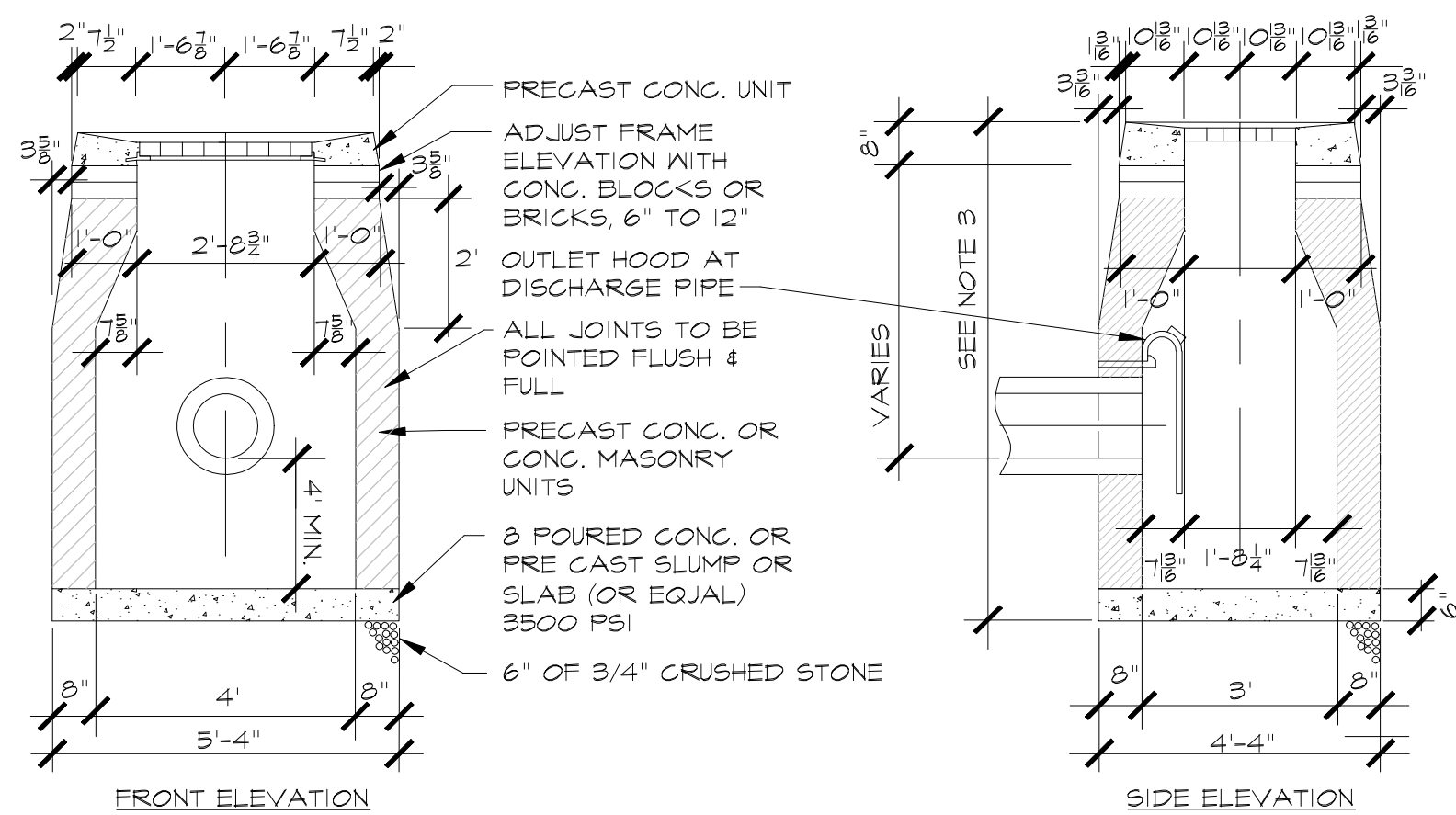
Sheet No.

L.6

8" 2'-6" MIN. 1'-1 5/8"



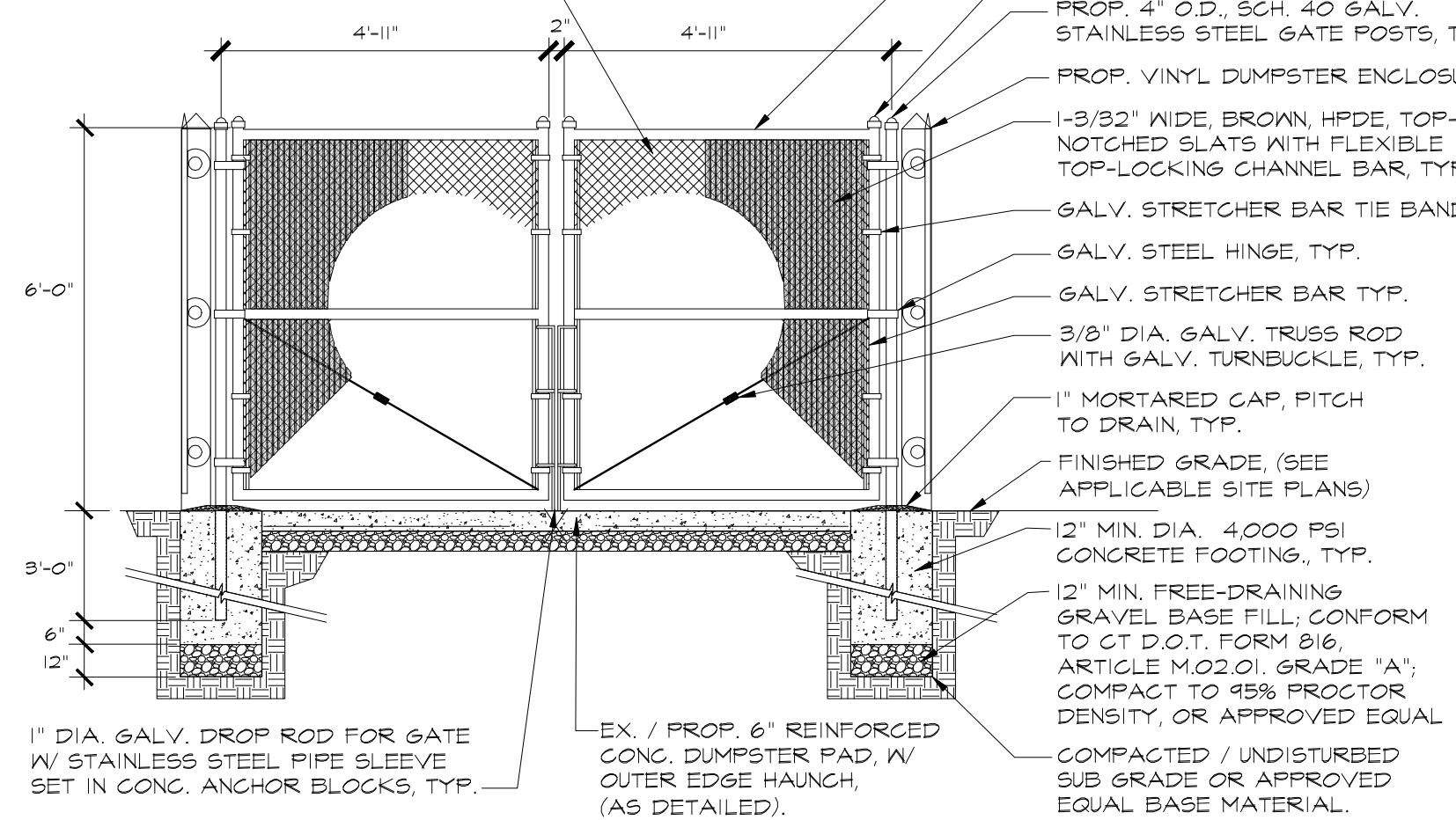
Storm Pipe Trench Detail:
Scale: N.T.S



GENERAL NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS-20 LOADING.
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME.
4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
5. ALL BRICKS SHALL BE CONCRETE.
6. ALL OUTLET PIPES SHALL HAVE PROTECTIVE METAL HOODS, AS DETAILED.
7. INSIDE WALLS OF STRUCTURE TO BE SMOOTH. NO SHELVES ALLOWED.
8. IF 4' SUMP IS NOT POSSIBLE DUE TO UTILITY CONFLICTS OR SITE CONSTRAINTS, A 2' SUMP MAY BE SUBMITTED FOR THE TOWN ENGINEERS APPROVAL.
9. FRAME AND GRATE SHALL BE GALVANIZED.
6. ALL PIPE PENETRATIONS SHALL BE PARGED SMOOTH TO PROVIDE A WATER-TIGHT SEAL BOTH INSIDE AND OUTSIDE THE BASIN.

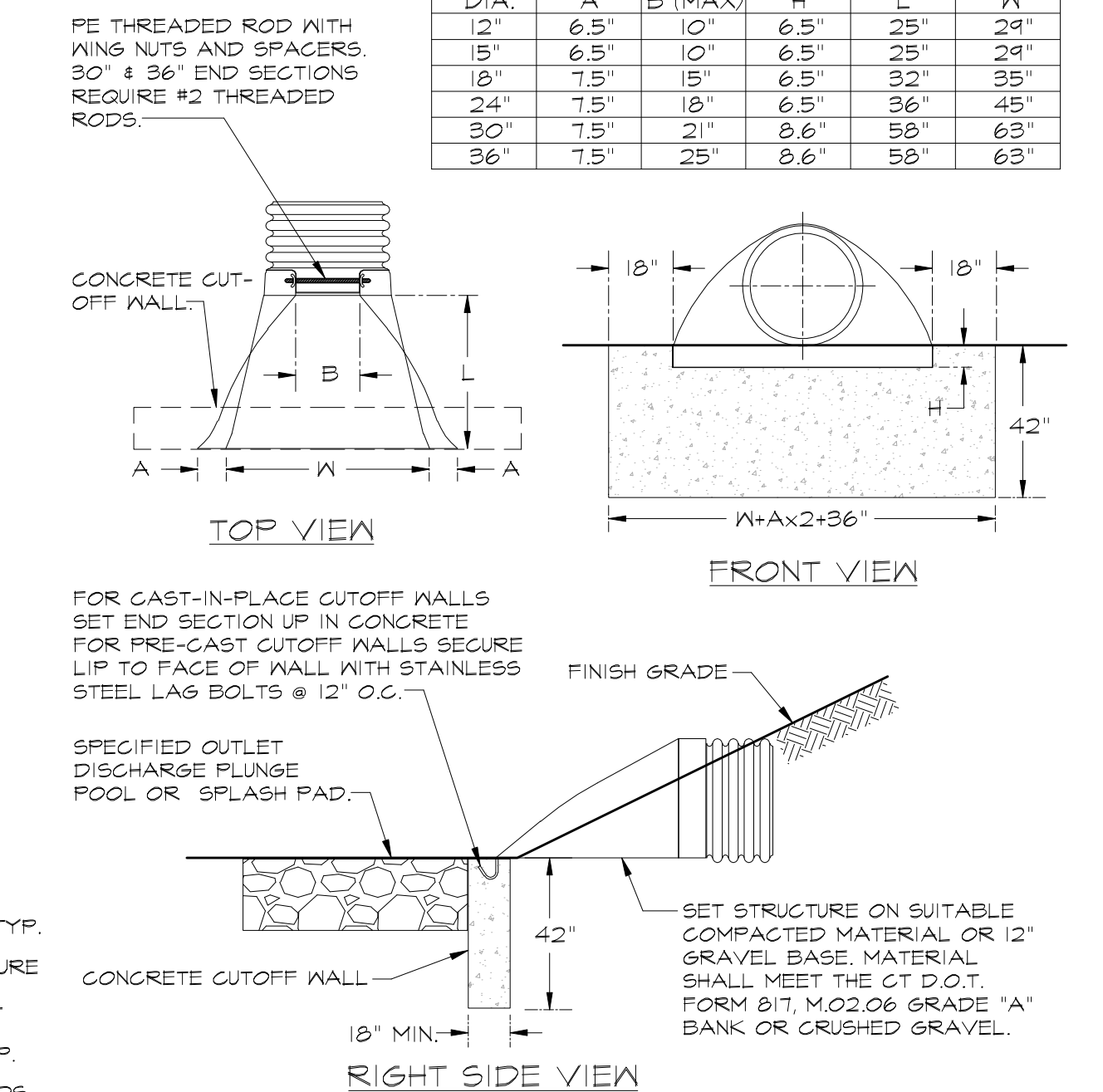
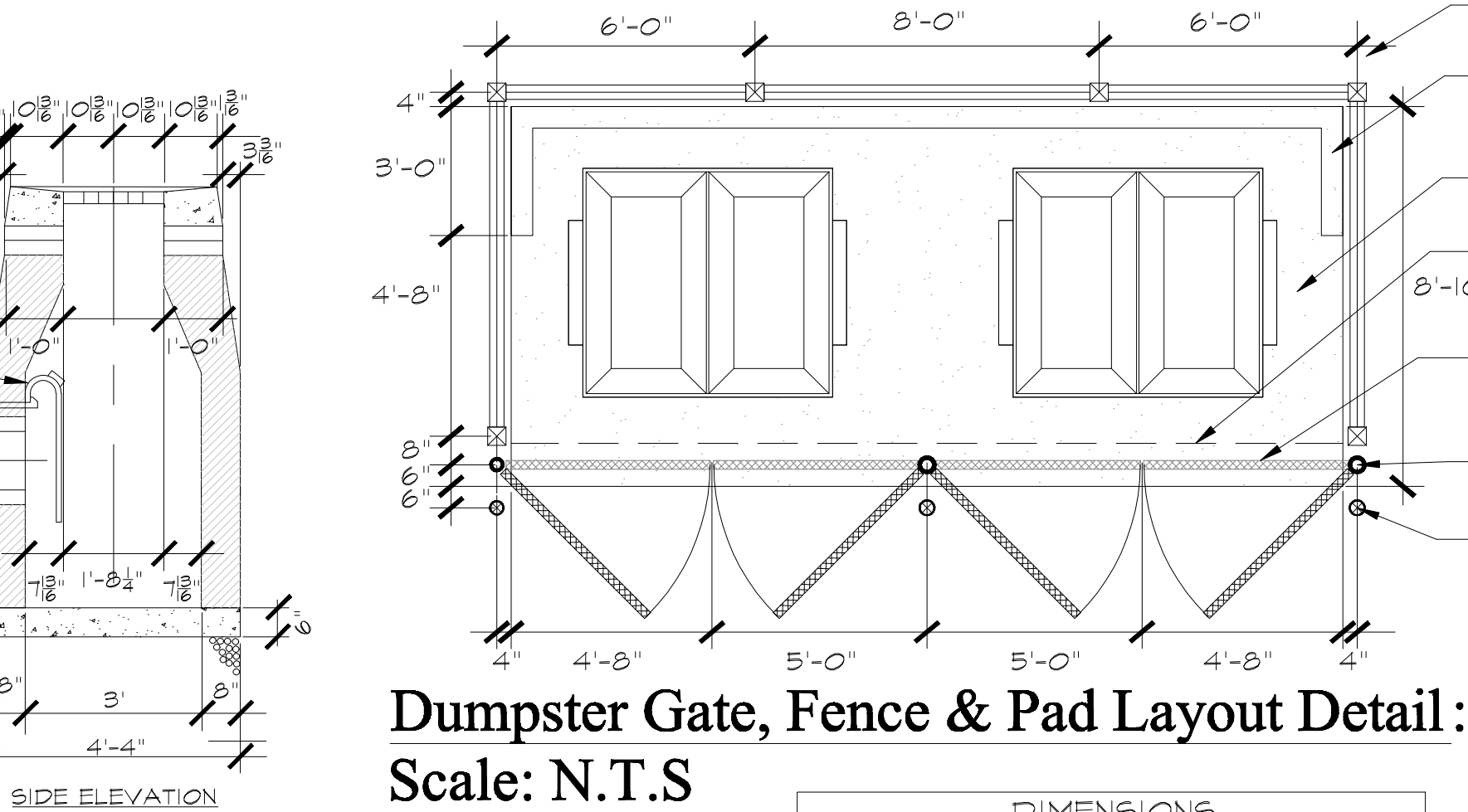
Type "C-L" Catch Basin:
Scale: N.T.S

GENERAL NOTES:
1. ALL GATE FRAME WORK, RAILS, POSTS FABRIC, AND ACCESSORIES SHALL BE STANDARD WEIGHT SCHEDULE #40 HOT-DIPPED GALVANIZED DOMESTIC STEEL PIPE, UNLESS OTHERWISE SPECIFIED.
2. CHAIN LINK FABRIC SHALL BE GALVANIZED AFTER HEAVING AND FINISHED AS SPECIFIED.
3. KNUCKLE BOTH SELVAGES, SO THAT FABRIC IS EVEN WITH THE TOP OF THE RAIL AND EXTENDS NO MORE THAN 1" BELOW THE BOTTOM EDGE OF BOTTOM RAIL.
4. ATTACH FABRIC TO FRAME WORK AND ADD APPROPRIATE TRUSS RODS PER MANUFACTURER'S SPECIFICATIONS.
5. POST FOOTINGS TO BE SET AS DETAILED IN SOILS FREE OF ROCK, CONSTRUCTION DEBRIS AND / OR LEDGE. POSTS CAN BE DIRECTLY ANCHORED TO LEDGE OR ADJACENT STRUCTURES PER MANUFACTURER'S SPECIFICATIONS.
2" MESH, #8 GAUGE SCH. 40 GALV. STEEL, AS NOTED (SELVAGES ON TOP & BOTTOM), TYP.

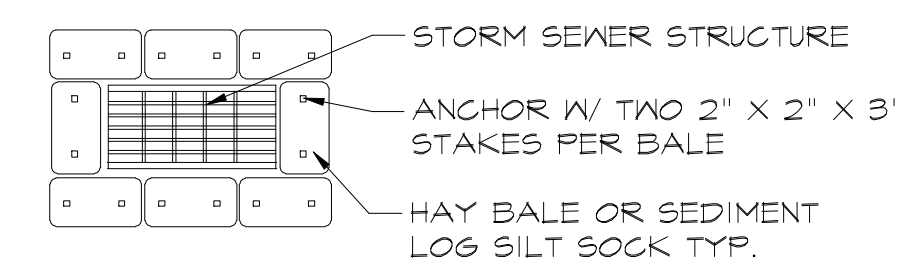


Double-Hung Chain Link Dumpster Gate W/ Slats:
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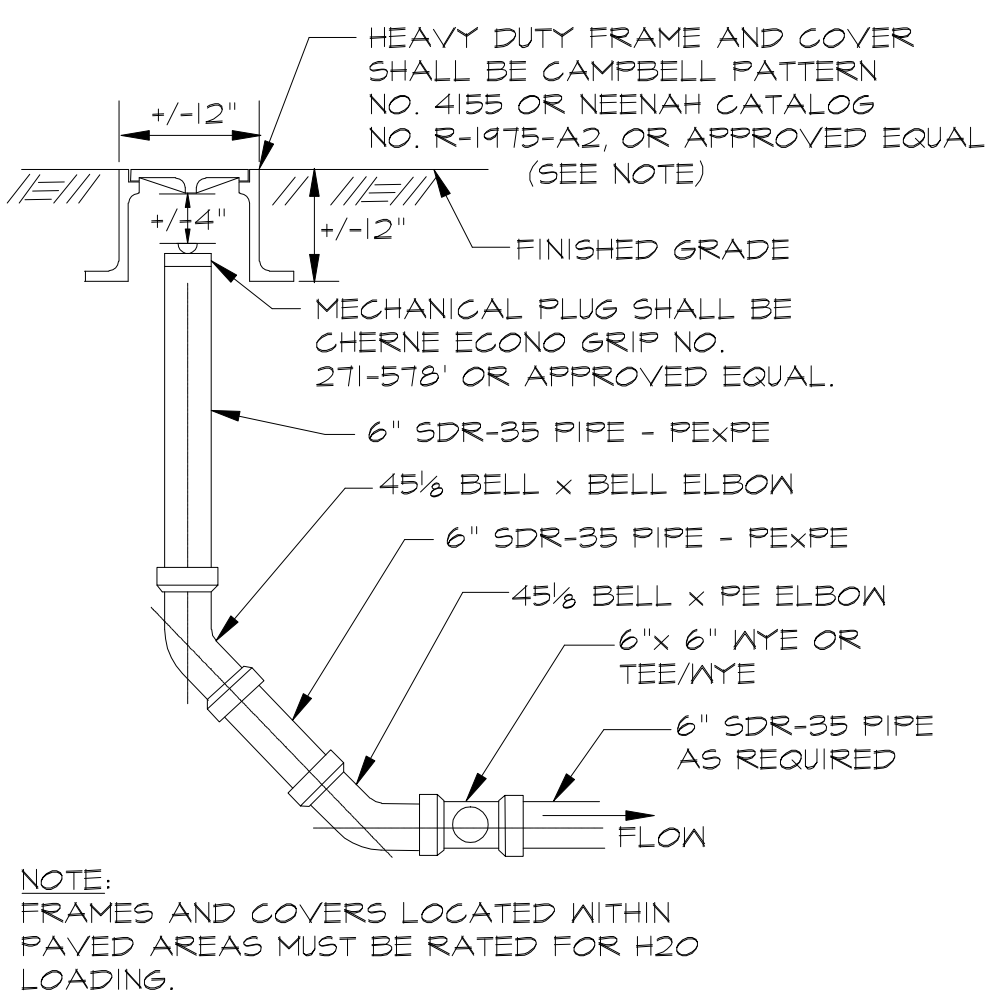
Silt Sack Yard Drain Inlet Protection:
Scale: N.T.S



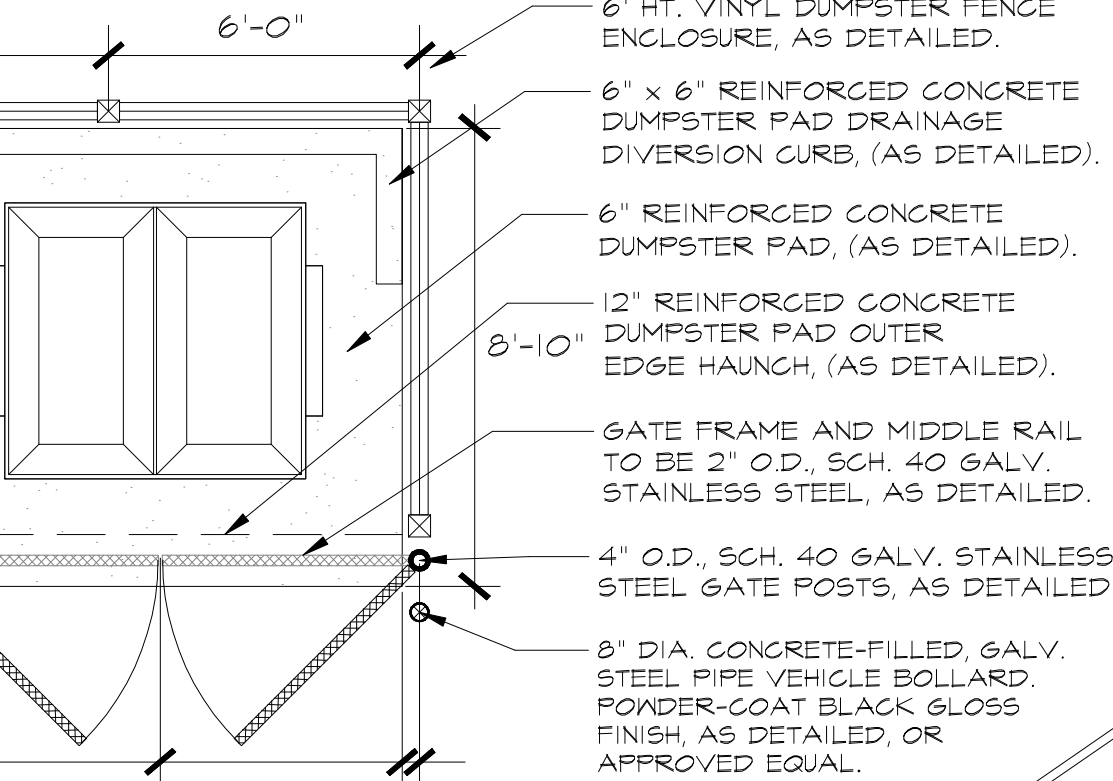
Corrugated HDPE Flared End Section:
Scale: N.T.S



Sediment Log @ Catch Basin:
Scale: N.T.S

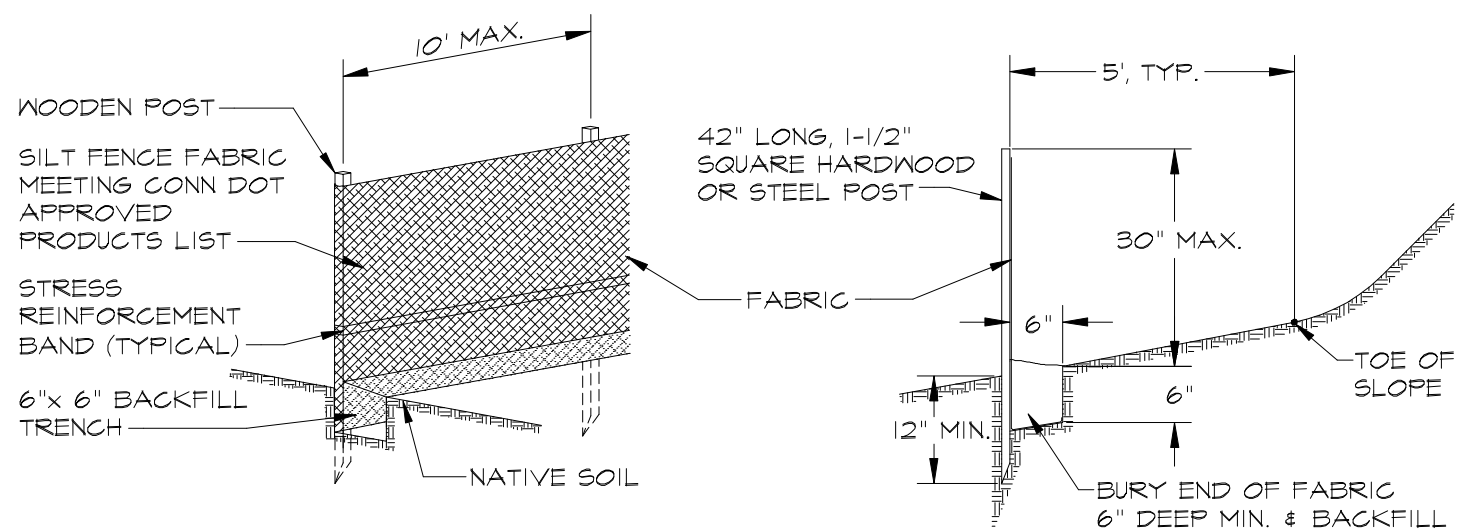


Proposed Sanitary Sewer Clean-Out:
Scale: N.T.S.

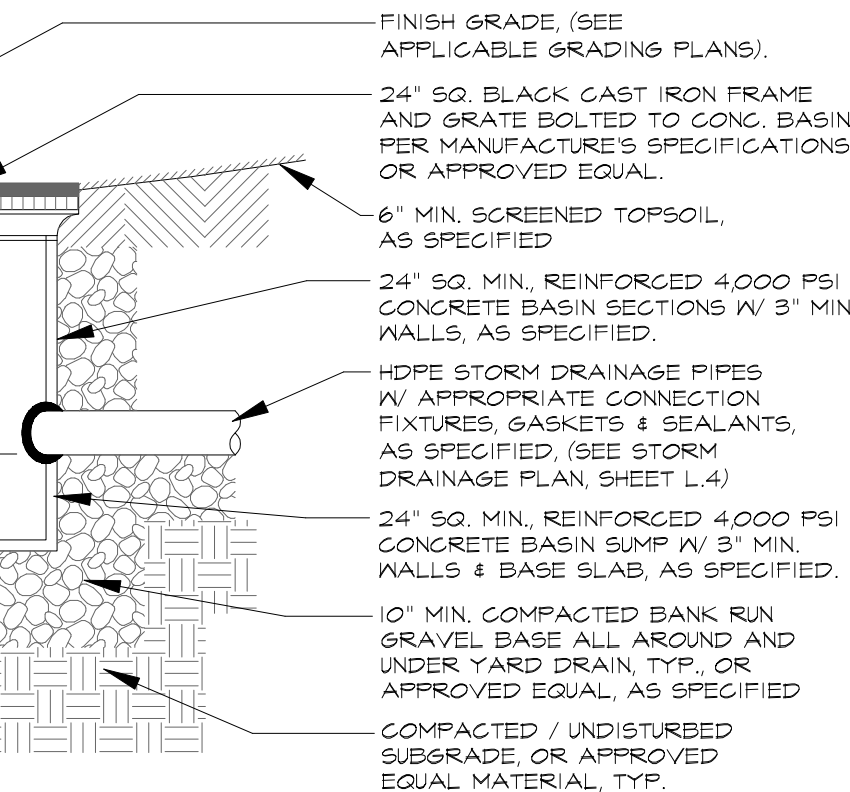


Steel Vehicle Protection Bollard:
N.T.S.

CONSTRUCTION TRACKING PAD:
SCALE: N.T.S



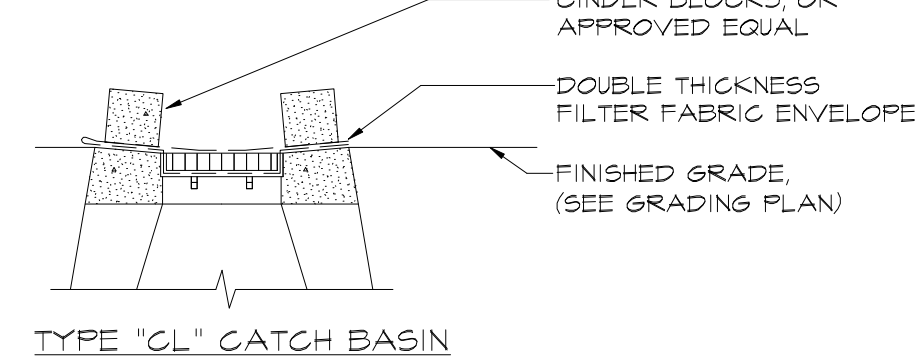
Silt Fence Barrier Detail:
Scale: N.T.S



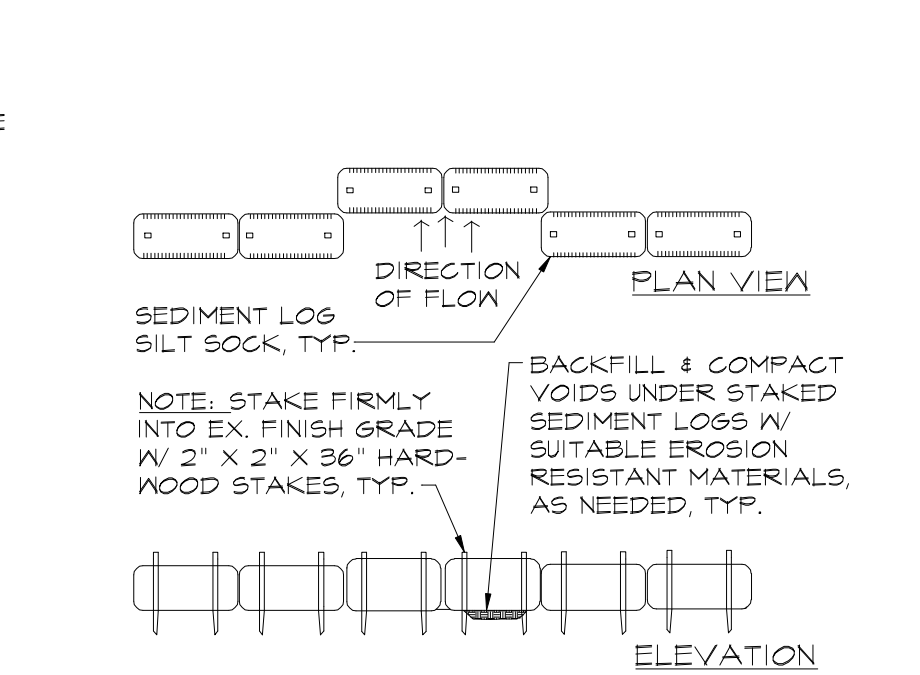
Pre-Cast Concrete Yard Drain:
Scale: N.T.S

SITE PLAN & SPECIAL PERMIT APPLICATIONS
APPROVED BY THE TOWN OF GRANBY PLANNING
AND ZONING COMMISSION ON MAY 10, 2025

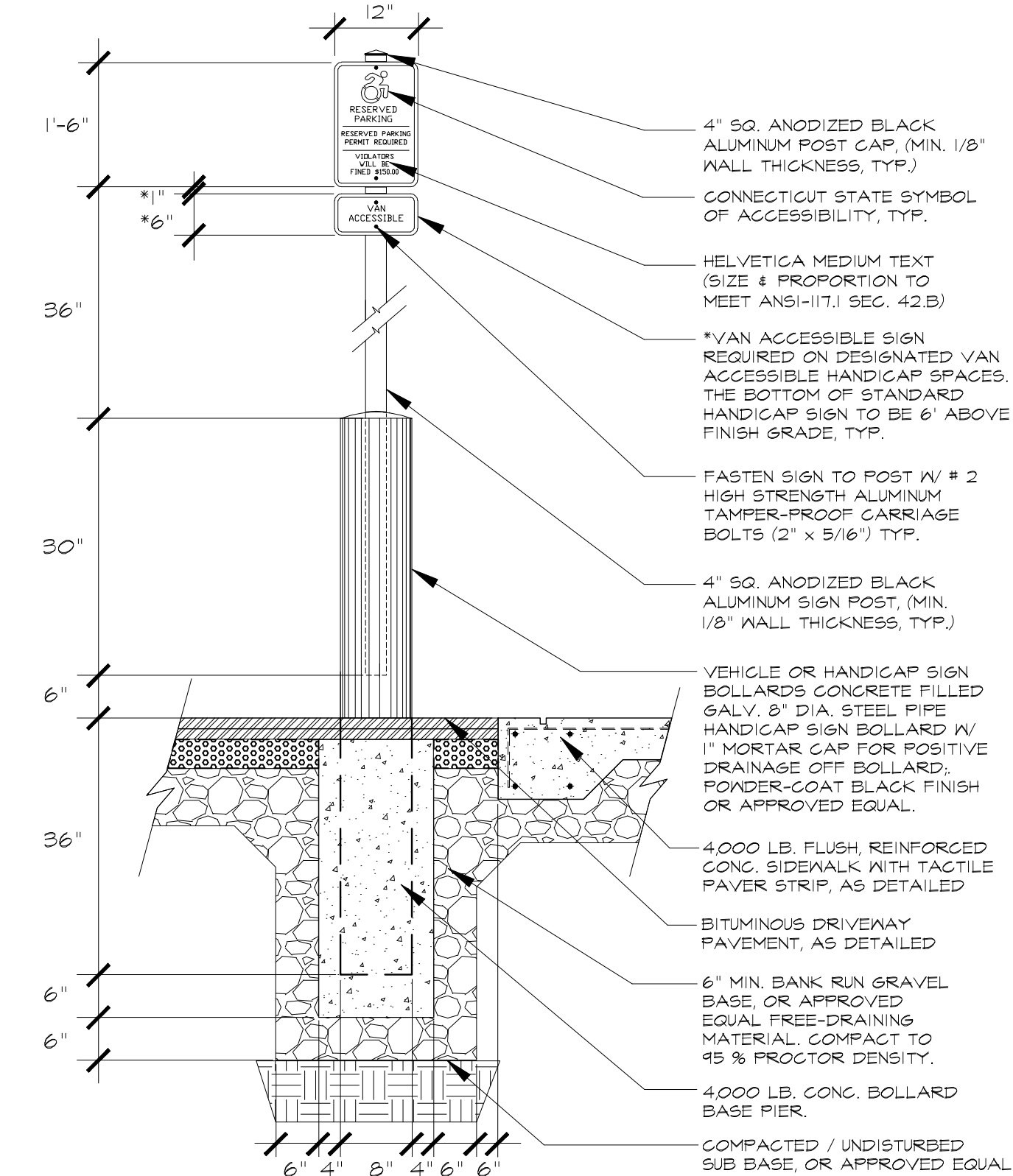
CHAIRMAN'S SIGNATURE _____ DATE _____



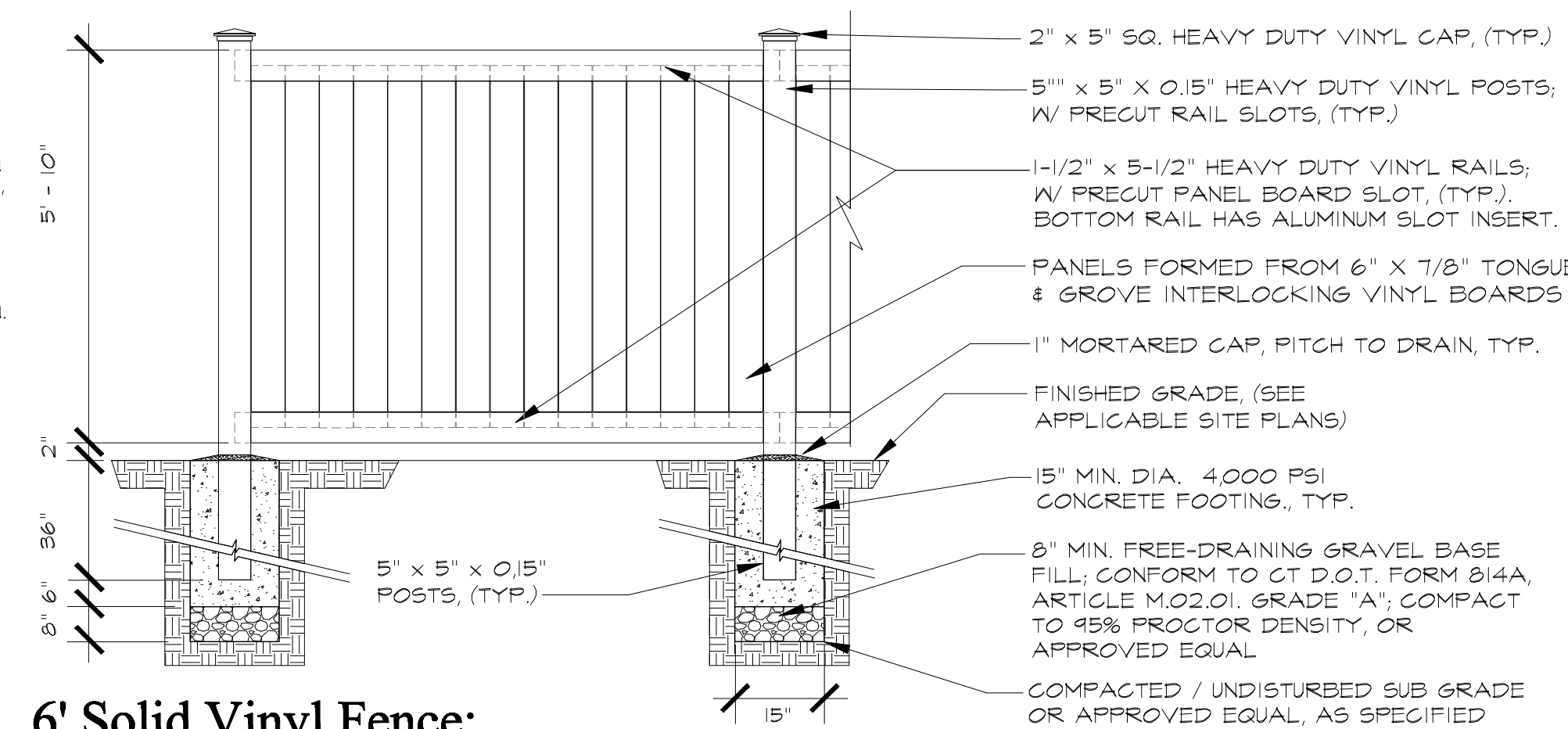
Yard Drain Protection Detail:
Scale: N.T.S



Sediment Log Silt Check Dam:
Scale: N.T.S



Handicap Parking Sign & Bollard:
N.T.S.



6' Solid Vinyl Fence:
Scale: N.T.S

Seal:
WILSON M. ALFORD, JR.
No. 9344
LICENSED PROFESSIONAL ENGINEER

Prepared By:
Wilson M. Alford, Jr., L.S., P.E.
Alford Associates, Inc.
200 Pigeon Hill Road,
P.O. Box #484
Windsor, CT 06095
Telephone: (860) 688 - 7288
Facsimile: (860) 688 - 3485

ENGINEER NOTE: SEALED
FOR STORM DRAINAGE,
SANITARY SEWER AND
RELATED DETAILS ONLY.



Proposed Commercial Facility:
#14 MILL POND DRIVE, GRANBY, CT

DETAILS & NOTES

18 Mill Pond, LLC
161 NOTCH ROAD, GRANBY, CT 06035

As Noted
Scale: 0' 10' 20' 30' 40' 60'

Date: 2 May 2025

Revisions: 6/4/2025, 6/18/2025

Seal:
ROBERT C. SCHECHINGER, JR.
No. 550
LICENSED PROFESSIONAL ENGINEER

Prepared By:
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Farmington, CT 06032
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Email: Biff.Design@bcbglobal.net
Website: BiffAndDesign.com

Sheet No.

L.8



Water Quality ARC 36 Infiltrator Chamber & End Cap:
Scale: N.T.S



Free-Standing Facility Sign:

Scale: N.T.S

Scale: N.I.S



Diagram illustrating the components and dimensions of a pole base assembly:

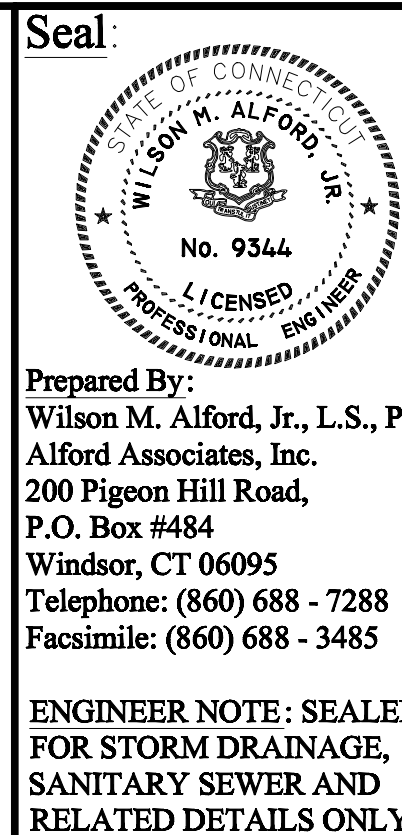
- GROUND LUG
- POLE BASE
- #3 HORIZONTAL TIES @ 4' O.C.
- 8" COMPACTED 3/8" CRUSHED STONE BASE AND BACKFILL
- SCHEDULE 40 PVC CONDUIT
- #6 COPPER WIRE GROUND LUG CONNECTION
- GROUND CLAMP
- 3/4" X 12'-0" COPPER FIELD GROUND ROD
- LONG RADIUS ELBOWS
- 2" MINIMUM COVER
- ANCHOR "J" BOLTS SET IN/TEMPLORE & BASE PLATE FROM POLE MANUFACTURER
- 1" FOOTING CHAMFER EDGE
- FINISH GRADE
- 6"
- SCHEDULE 40 PVC CONDUIT
- 30" MIN.
- 8'-0" MIN.
- #3 HORIZONTAL TIES @ 12" O.C.
- 4 - #4 VERTICAL DOWELS IN/ HOOKED TOP AND BOTTOM
- 15" DIA. OR SQUARE CONC. POLE BASE

Concrete Light Pole Base:
N.T.S.



CHAIRMAN'S SIGNATURE _____

DATE _____



Proposed Commercial Facility:

DETAILS & NOTES

18 Mill Pond, LLC
161 NOTCH ROAD; GRANBY, CT 06035

Prepared For:

Scale: As Noted

Scale:

Se



Prepared By:
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Website: BiffLandDesign.com

Sheet No.

L.9

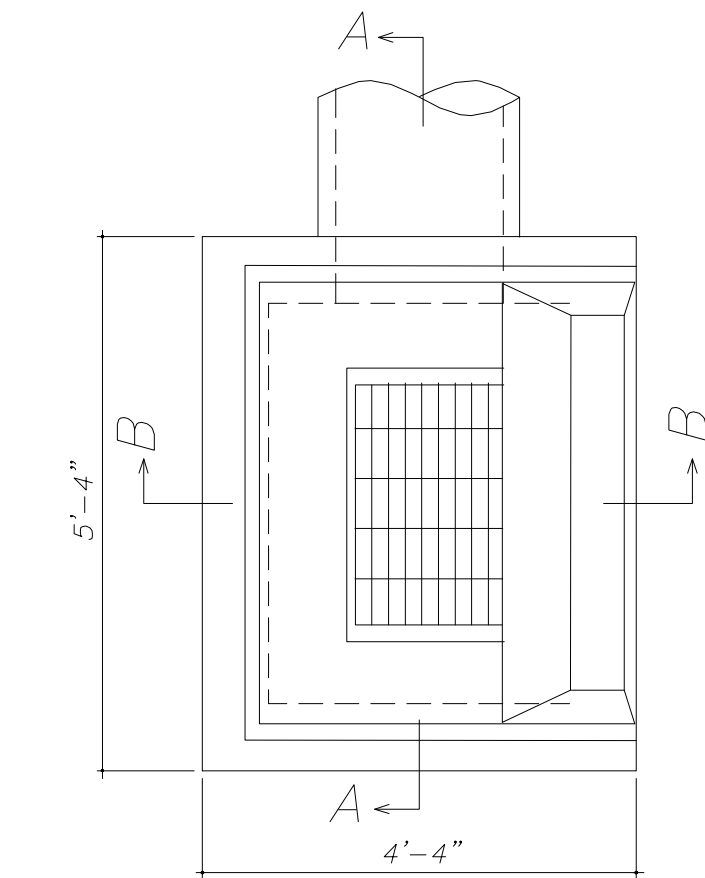
AQUIFER ZONE PROJECT NOTES AND SAFETY PROTOCOL OUTLINE:

I. FACILITY PROGRAM NOTES:

- A.) The Units Retail Spaces are for General Retail Shops. The Garden and Lawn Retail Store will focus on Tools and General Hardware, with storage of inventory in the rear space. Herbicides, Pesticides, and other related Chemicals will not be stored or sold.
- B.) The Retail Storage space will house several vehicles and lawn care equipment, along with Lawn and Garden Tools and Hardware inventory and Landscape Materials Displays.
- C.) Stored Equipment anticipated includes a Backhoe and Small Dump Truck for bulk movement of Topsoil and Bark Mulch, and sundry small Lawn Maintenance Equipment. This Storage area will not have floor drains, nor will there be any vehicle lifts installed.
- D.) The materials anticipated to be stored in the facility that would qualify as hazardous waste are limited to the following items. A single 5 Gallon Container of Vehicle / Equipment Hydraulic Fluid, #1 Case of Motor Oil Quarts and #1 Case of +/- 14 Ounce Lubricant Grease Tubes will be stored to accommodate minor regular equipment and vehicle maintenance. These materials shall be stored in a locked cabinet along the western wall of the Unit. Use of these materials will be restricted to the western half of the indoor floor area of the Unit, away from all access doors and garage doors.
- E.) All substantive maintenance of Vehicles and Equipment, other than sundry refill of Oil, Fluid or Grease, will be done off-site in certified Repair Facility.
- F.) There will be basic Spill Clean Up Protocols and Materials kept in each Unit, commiserative with small quantity of stored Vehicle and Equipment Oil, Fluid and Grease Lubricants anticipated by the individual Tenants.

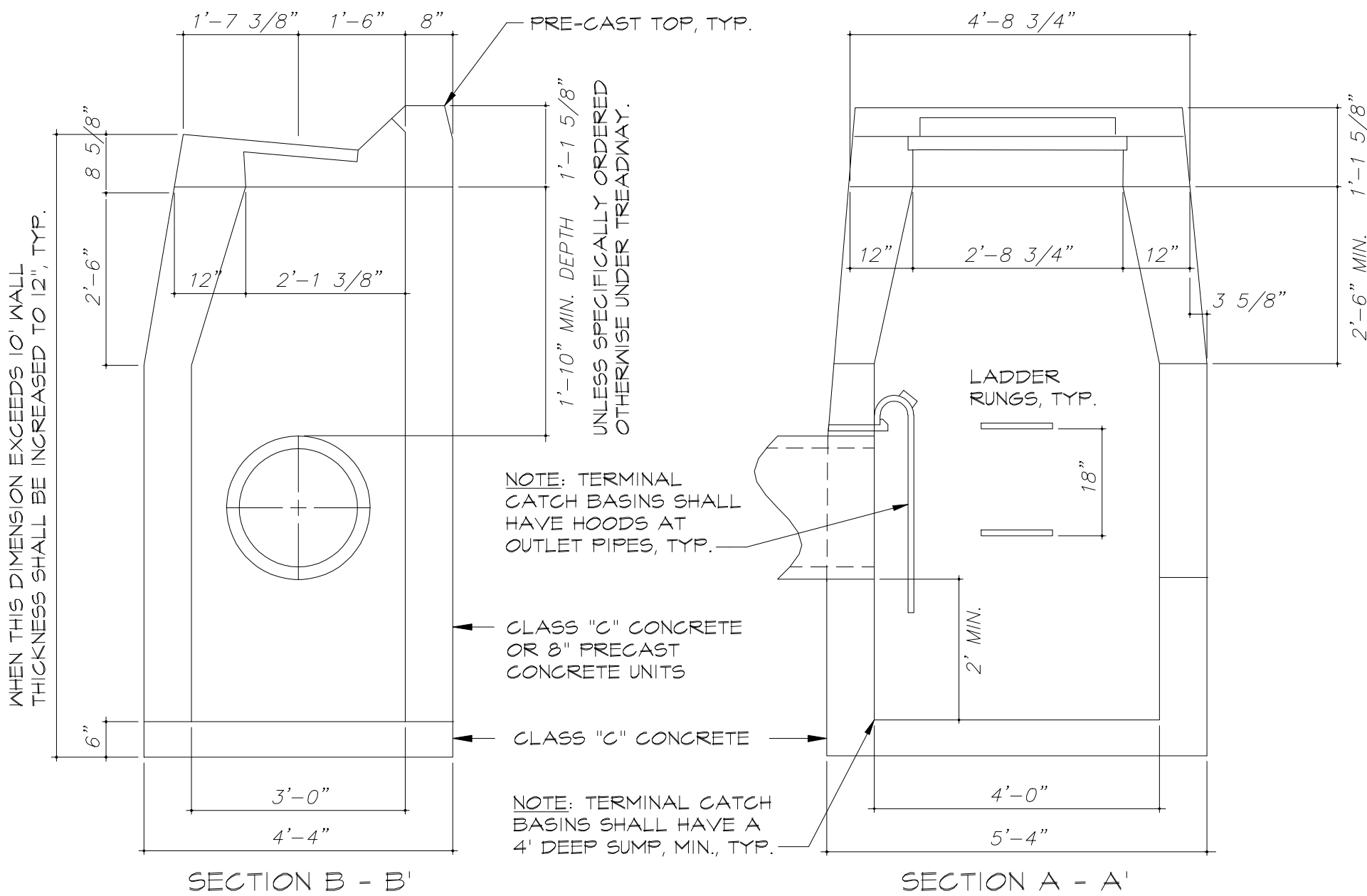
II. FACILITY SPILL RESPONSE CLEAN UP PROTOCOL:

- A.) The Staff will be properly trained and certified for handling the anticipated Vehicle and Equipment Oil and Lubricants, as well as their containment and clean up, in the event of a spill.
- B.) Emergency Numbers Log: shall be posted that lists all the appropriate contact numbers for the local Fire Department, Ambulance, Name And Phone Number of Spill Response Staff Members, as well as a comprehensive list of the stored Vehicle and Equipment Oil and Lubricants.
- C.) WYK Universal Spill Kits, or approved equal, shall be readily available to Staff, in the event of a spill.
- C.) Isolate The Area: Identify spilled liquid and verify compatibility of spill cleanup material with the liquid to be absorbed.
- D.) Protect Yourself: Open spill kit and put on appropriate Personal Protective Equipment (PPE) before proceeding. At a minimum it is recommended you use chemical resistant gloves and goggles.
- E.) Immediately Place Socks around the spill to contain the liquid from spreading.
- F.) Cordon Off Spill Area to prevent guest or other employees from slipping on the liquids. Cautions triangles, warning cones, empty drums or pails, trash cans and caution tape are commonly used to secure and cordon off the spill area.
- G.) Cover The Spill with sorbent pads, pillows and/or SUPER SORBENT particulate to reduce vapors and soak up the liquid. Always maintain at least 150% the number of Pads needed to absorb the stored volume.
- H.) Remove Saturated Sorbent media and place in temporary disposal bags and label. If liquid remains, place new pads or pillows on the spill to soak up any remaining liquids. Place all pads, pillows and containment socks into temporary disposal bags provided.
- I.) Re-Cover Spill area with SAFETY SORBENT and work in with stiff broom. Sweep up SAFETY SORBENT and place in temporary disposal bags. Repeat this procedure if floor surface is wet or damp. Floor should be completely dry when cleanup is finished. Properly remove PPE in order and place in disposal bags and seal. Always maintain at least 150% of the material needed to absorb the stored volume, and 150% of the containment volume of maximum potential materials spills.
- J.) It is the intent of the Owner to dispose of materials spills and their respective clean-up materials and containment vessels immediately after the spill and remediation action, or the next possible day, and dispose of these in a timely and legal manner at the closest certified facility.
- K.) Disposal of debris spills must comply with local, state, and federal regulations. It is the Owner's responsibility to determine suitability of sorbents to be used on specific liquids to meet these requirements.



CATCH BASIN NOTES:

1. END OF PIPE SHALL BE CUT FLUSH WITH INSIDE WAL OF CATCH BASIN & ALL PIPES SHALL EXTEND TO INSIDE WALLS OF CATCH BASIN.
2. RED BRICK IS NOT TO BE USED.
3. WHERE CONCRETE UNITS ARE USED, CORRELLING WILL BE ALLOWED AT A MAXIMUM OF 1" PER BLOCK ON LAST 3 COURSE, TURN TOP COURSE FRONT AND SIDE ONLY.
4. ALL EXTERIOR WALLS OF CATCH BASIN WILL BE FACED, PAINTED AND GROUTED WITH CONCRETE.
5. LADDER RUNGS SHALL BE PROVIDED IN CATCH BASIN WHEN TOTAL DEPTH OF STRUCTURE EXCEEDS 6 FEET.
6. ANY OVER-EXCAVATION SHALL BE REPLACED WITH PROCESSED AGGREGATE OR NO. 6 STONE.
7. WRAP STRUCTURE WITH MIRAFI FABRIC OR EQUIVALENT MAINTAINING A 6 INCH OVERLAP.
8. ALL PRECAST CONCRETE PRODUCTS MUST HAVE THE CASTING DATE CLEARLY LABELED ON EACH PRODUCT. NO PRECAST CONCRETE PRODUCT SHALL BE DELIVERED TO THE SITE WITHIN THE SEVEN DAY PERIOD FOLLOWING THE CASTING DATE.

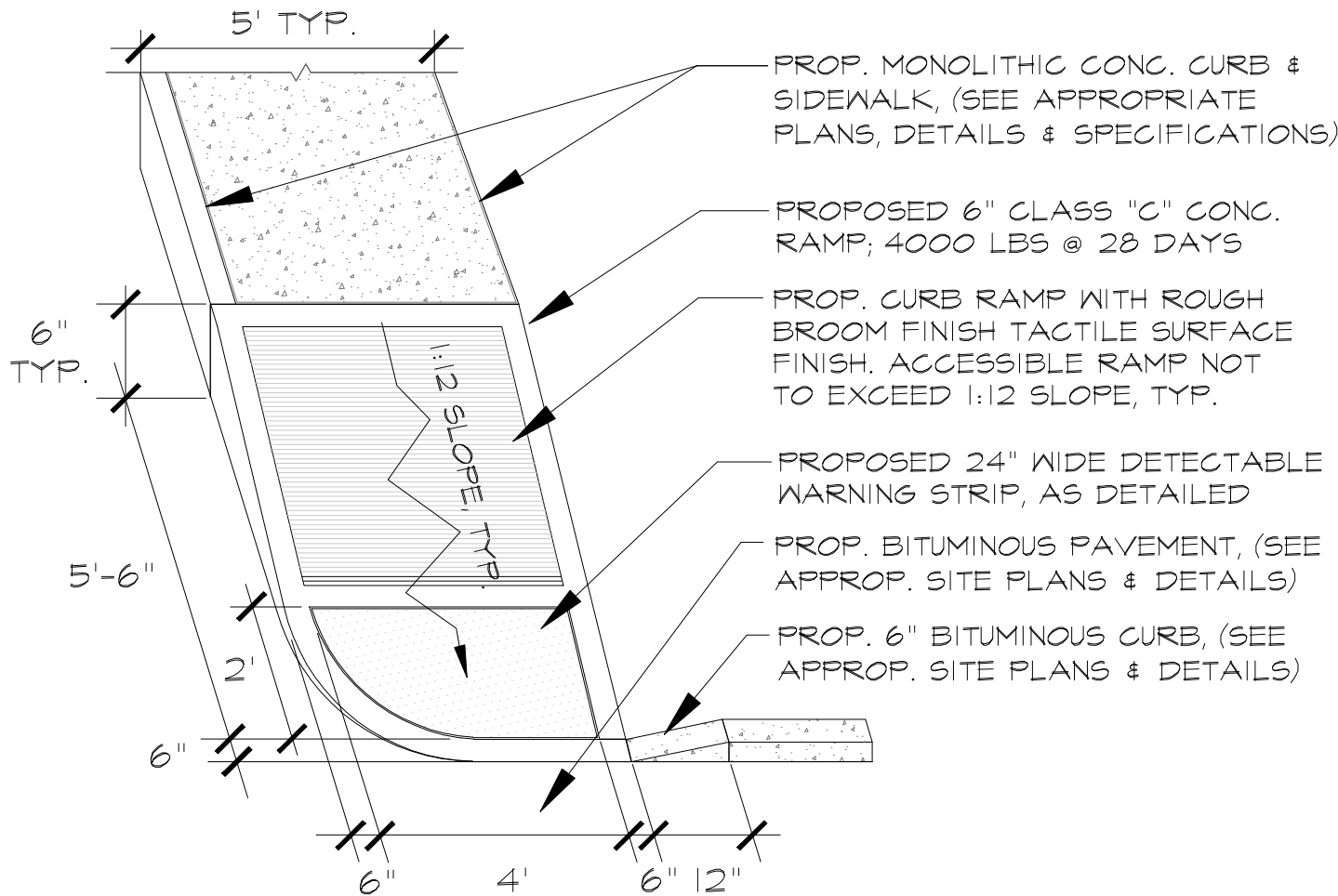


Type "C" Precast Concrete Catch Basin:
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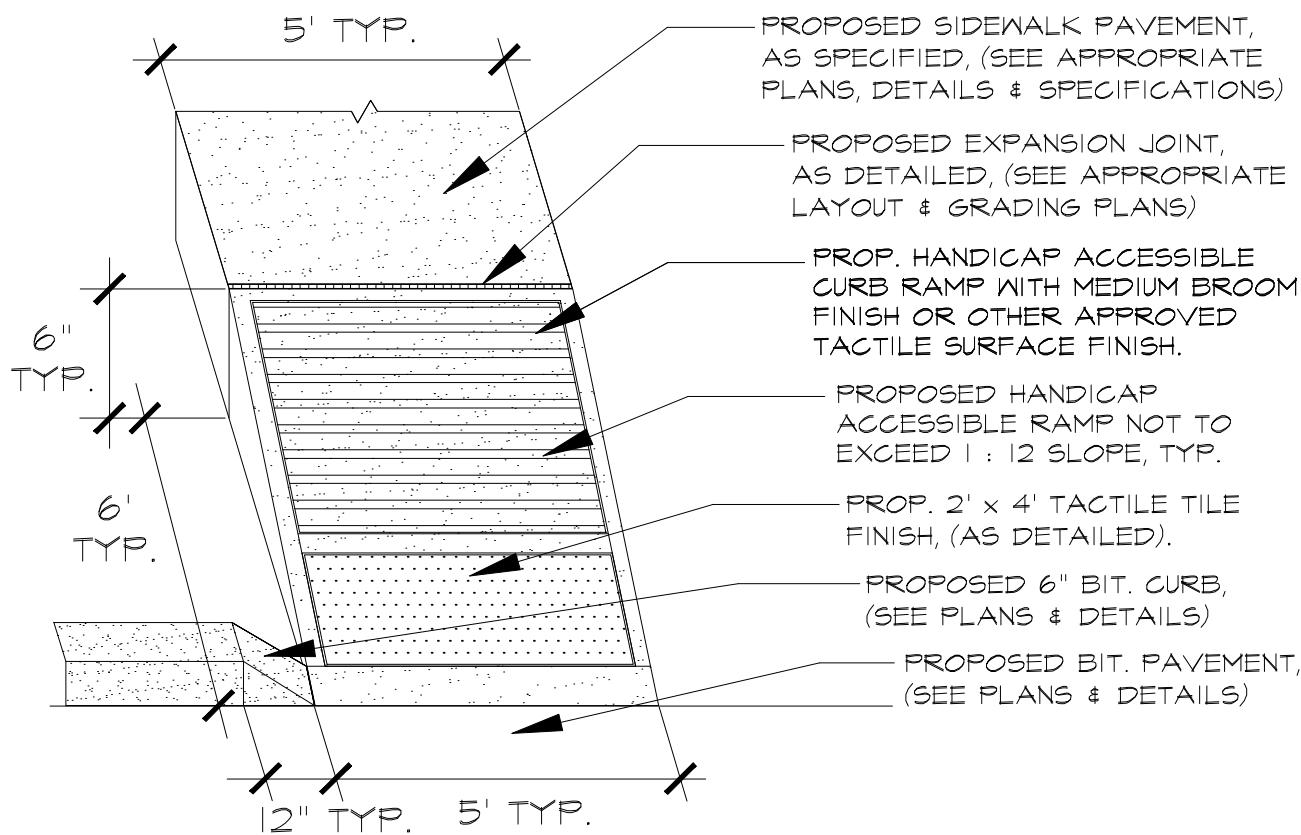
SITE PLAN & SPECIAL PERMIT APPLICATIONS
APPROVED BY THE TOWN OF GRANBY PLANNING
AND ZONING COMMISSION ON MAY 10, 2025

CHAIRMAN'S SIGNATURE

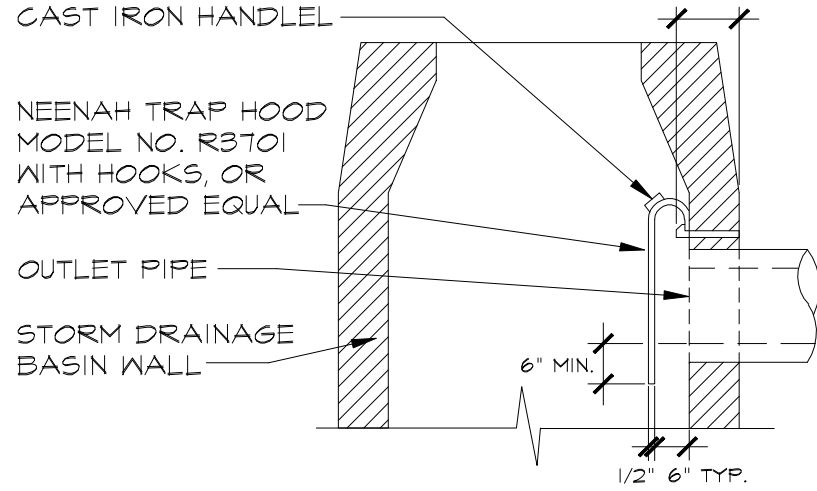
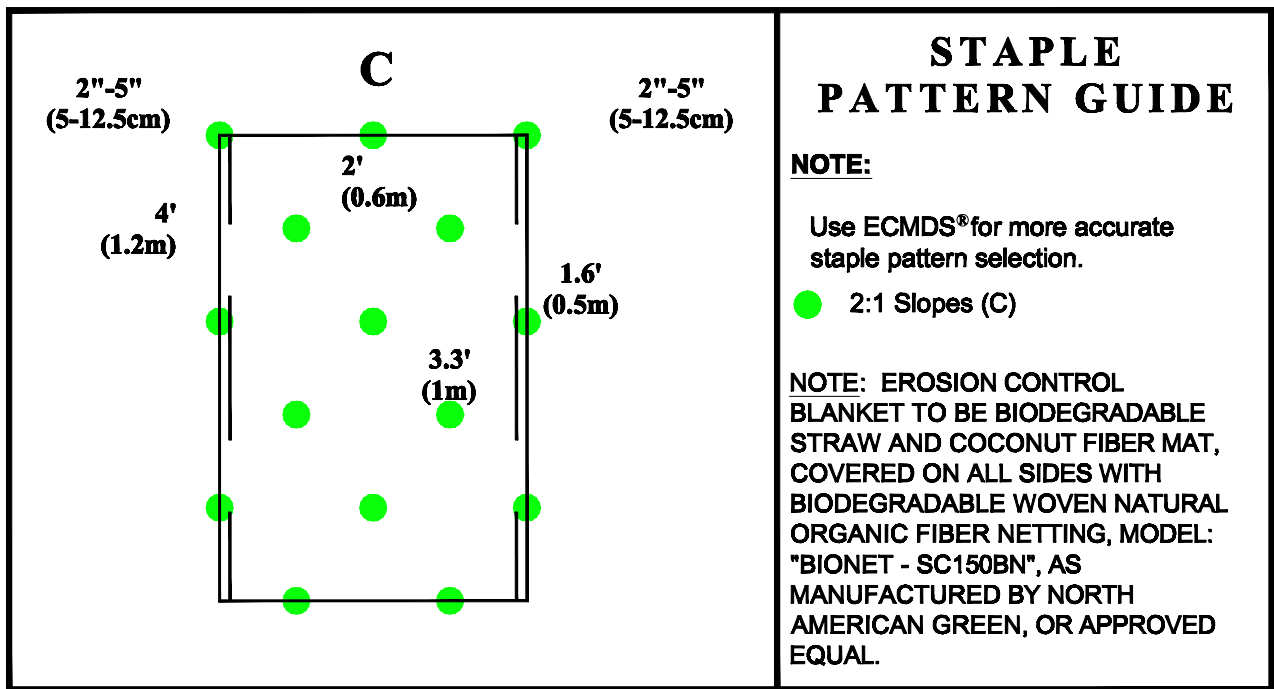
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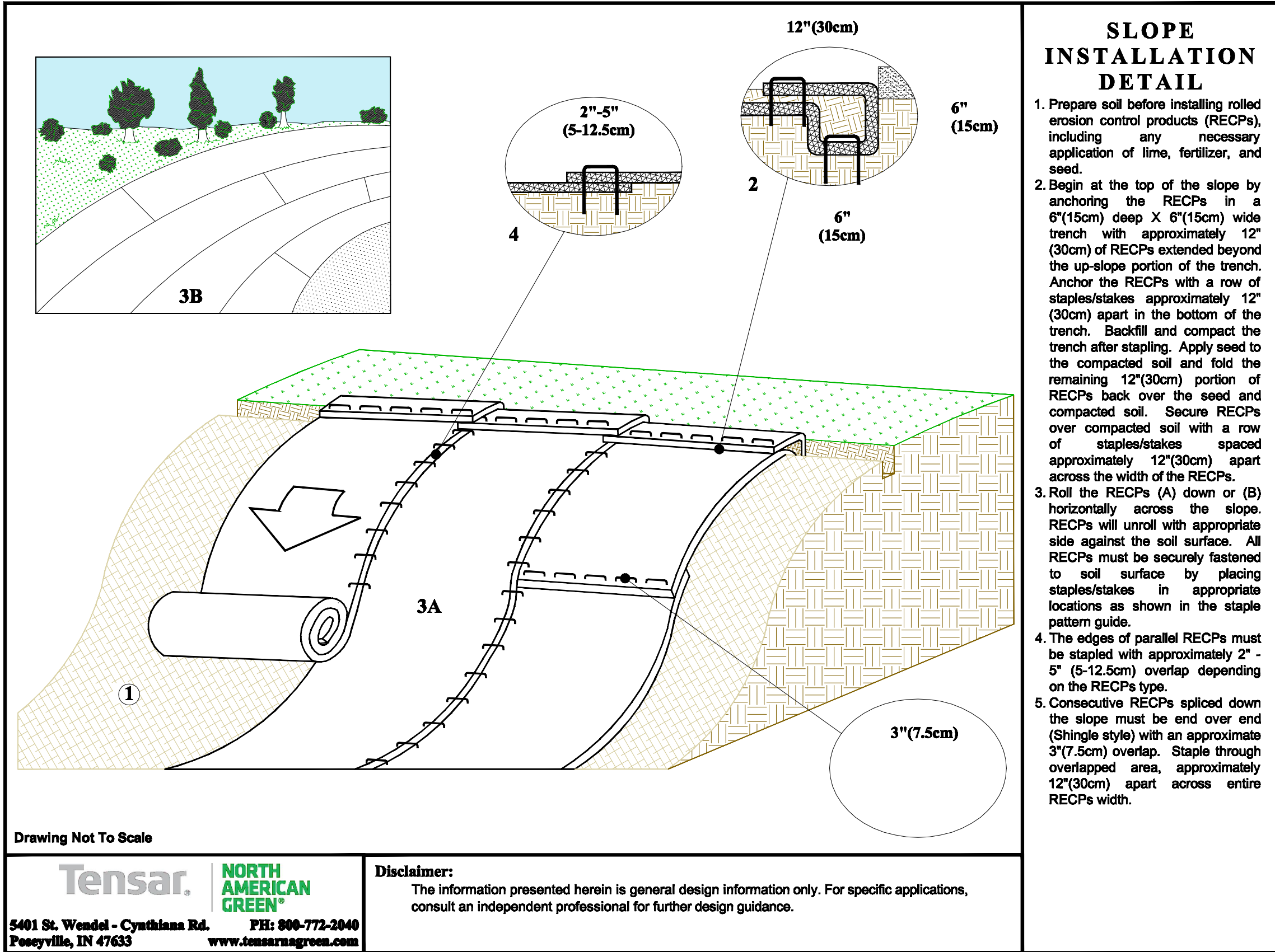
Accessible Concrete Curb Ramp #2 Detail:
Scale: N.T.S



Accessible Concrete Curb Ramp #3 Detail:
Scale: N.T.S



Drain Basin Trap Hood Detail:
Scale: N.T.S



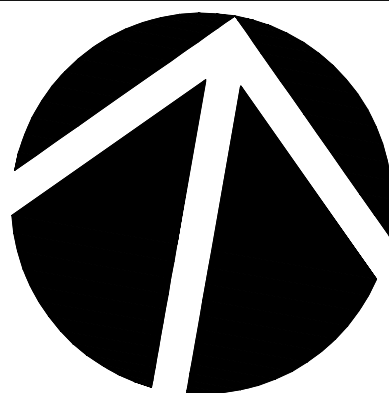
Biodegradable Slope Stabilization Mat:
Scale: N.T.S

Seal:



Prepared By:
Wilson M. Alford, Jr., L.S., P.E.
Alford Associates, Inc.
200 Pigeon Hill Road,
P.O. Box #484
Windsor, CT 06095
Telephone: (860) 688 - 7288
Facsimile: (860) 688 - 3485

ENGINEER NOTE: SEALED
FOR STORM DRAINAGE,
SANITARY SEWER AND
RELATED DETAILS ONLY.



Proposed Commercial Facility:

#14 MILL POND DRIVE; GRANBY, CT

DETAILS & NOTES

Drawing Title:

18 Mill Pond, LLC

161 NOTCH ROAD; GRANBY, CT 06035

Prepared For:

As Noted

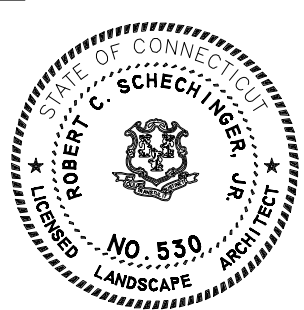
Scale:

0' 10' 20' 30' 40' 60'

Date: 4 June 2025

Revisions: 6/4/2025, 6/18/2025

Seal:



Prepared By:
Robert C. Schechinger, Jr. ASLA
772 Farmington Avenue
Farmington, CT 06032
Telephone: (860) 478 - 7839
Email: Biff.Design@bcglobal.net
Website: BiffLandDesign.com

Sheet No.

L.10

FOR:

Steve Briggs
161 Notch Rd
Granby, CT 06035
860-817-4368

CONTACT:

Matt Shawaryn
Lancaster Pole Buildings
138 Ranck Church Rd.
New Holland, PA. 17557
717-572-2266

CONSTRUCTION:

Post Frame

DIMENSIONS:

55' X 90' X 18'

SPECIFICATIONS FOR 55' X 90' X 18' POST FRAME PACKAGE:

• **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (4/12 Pitch, 4' O/C)
- 4.5 x 5.25 Glulam 3 Ply Eave Posts (8' O/C) w/ Perma Column Bases
- 4.5 x 5.25 Glulam 3 Ply Gable Posts (8' O/C) w/ Perma Column Bases
- 2 x 8 Treated Skirt Boards (1 Row)
- 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
- 2 x 12 MSR Double Top Girt Truss Carriers
- Ash Gray 28 Gauge Steel Siding
- Evergreen 28 Gauge Steel Roof
- 10" x 18" Concrete Footers w/ 8" Concrete Collars - 8" x 18" on Gables

• **DOORS & WINDOWS**

- Three 16 X 14 Insulated Overhead Doors w/ Hi-Lift Tracks
- Three 3' Steel Entry Doors w/ Steel Jambs, Panic Bars, Closers
- Three 3' x 3' Fixed Windows w/ Grids
- Three 3' x 5' TWIN UNIT Double Hung Windows w/ Grids

• **24" OVERHANG ON ALL SIDES W/ VENTED SOFFIT**

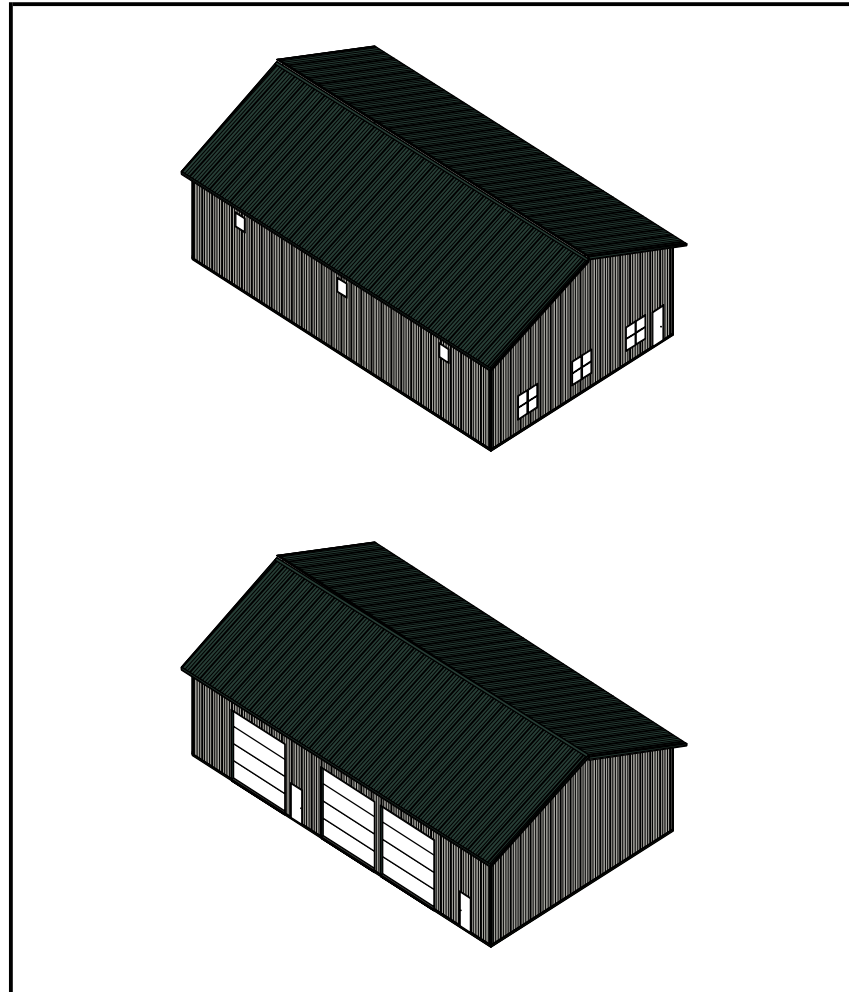
• **2 ROWS OF SNOW GUARDS ON BOTH EAVES @ 18" O/C**

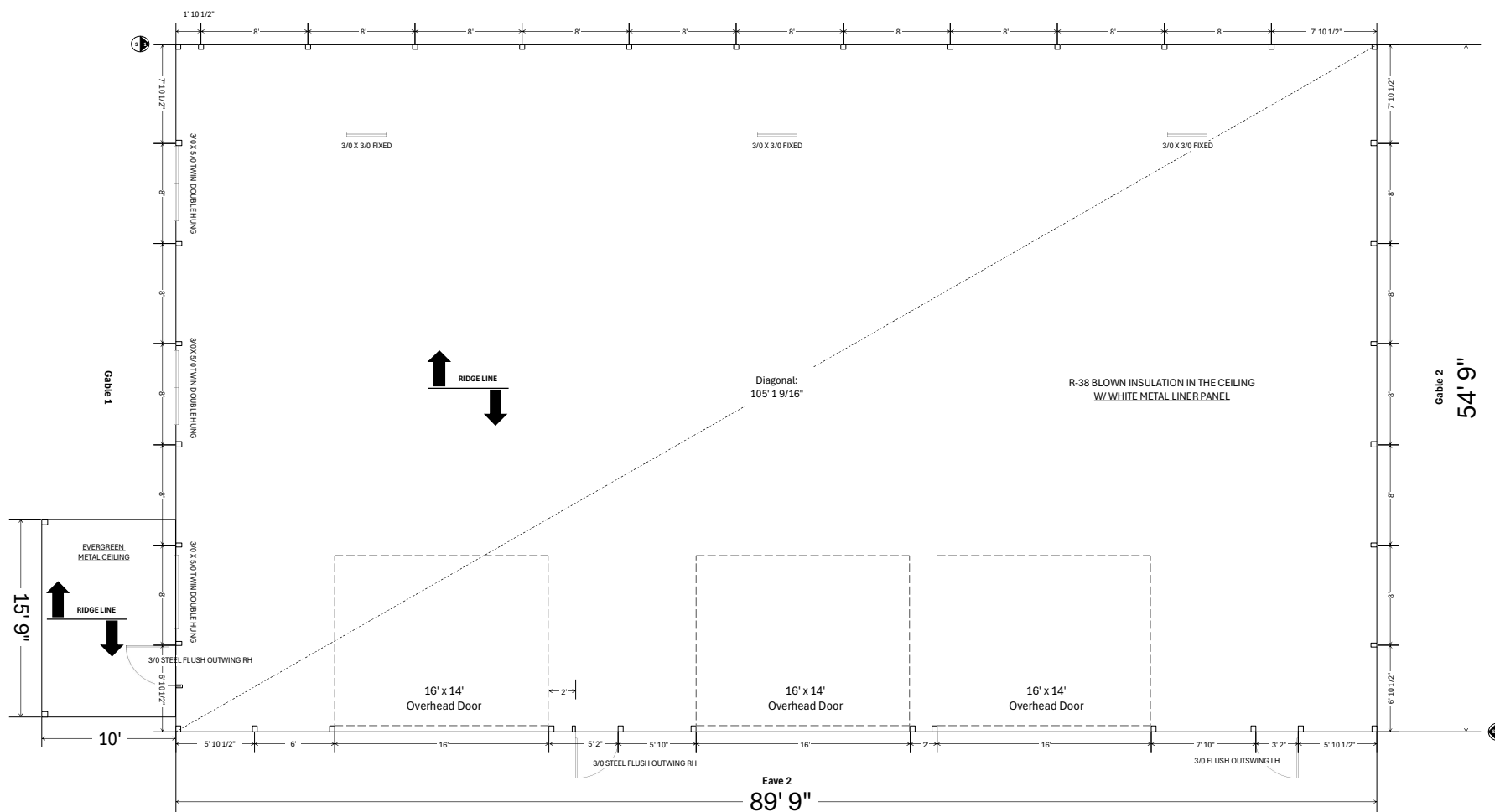
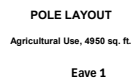
• **R-38 BLOWN INSULATION IN CEILING W/ LINER PANEL STEEL**

• **16' X 8' X 10' REVERSE GABLE PORCH ROOF, 7/12 PITCH
EVERGREEN METAL CEILING FOLLOWS RAFTER, POSTS WRAPPED
12" OVERHANGS & SNOW GUARDS, 2 X 10 RAFTERS**

• **FASTENERS**

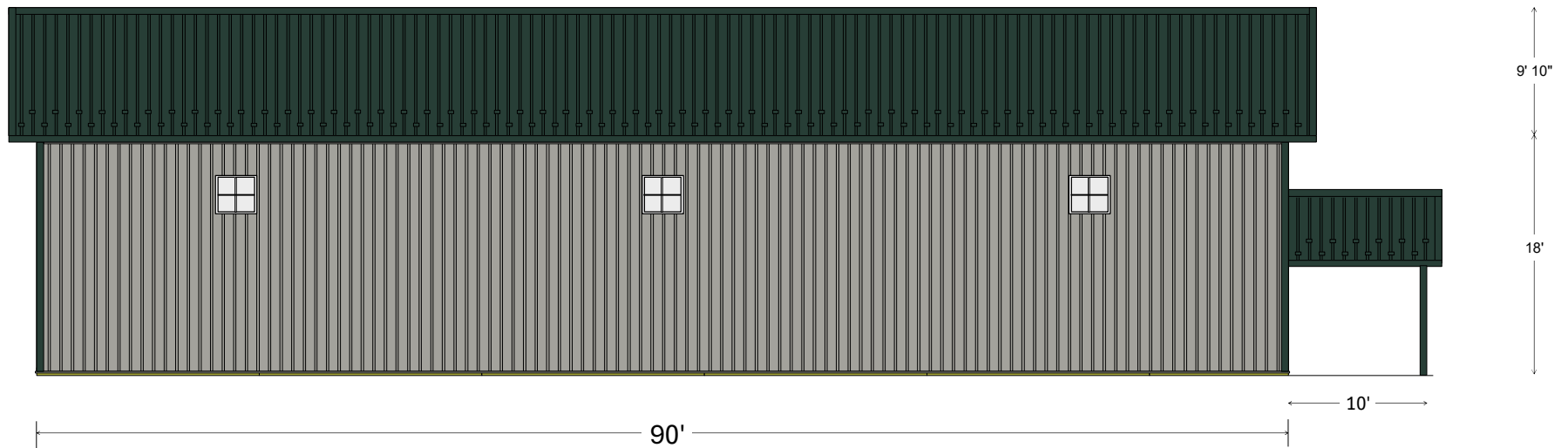
• **DETAILED BUILDING PLANS**







EAVE SIDE 1 ELEVATION

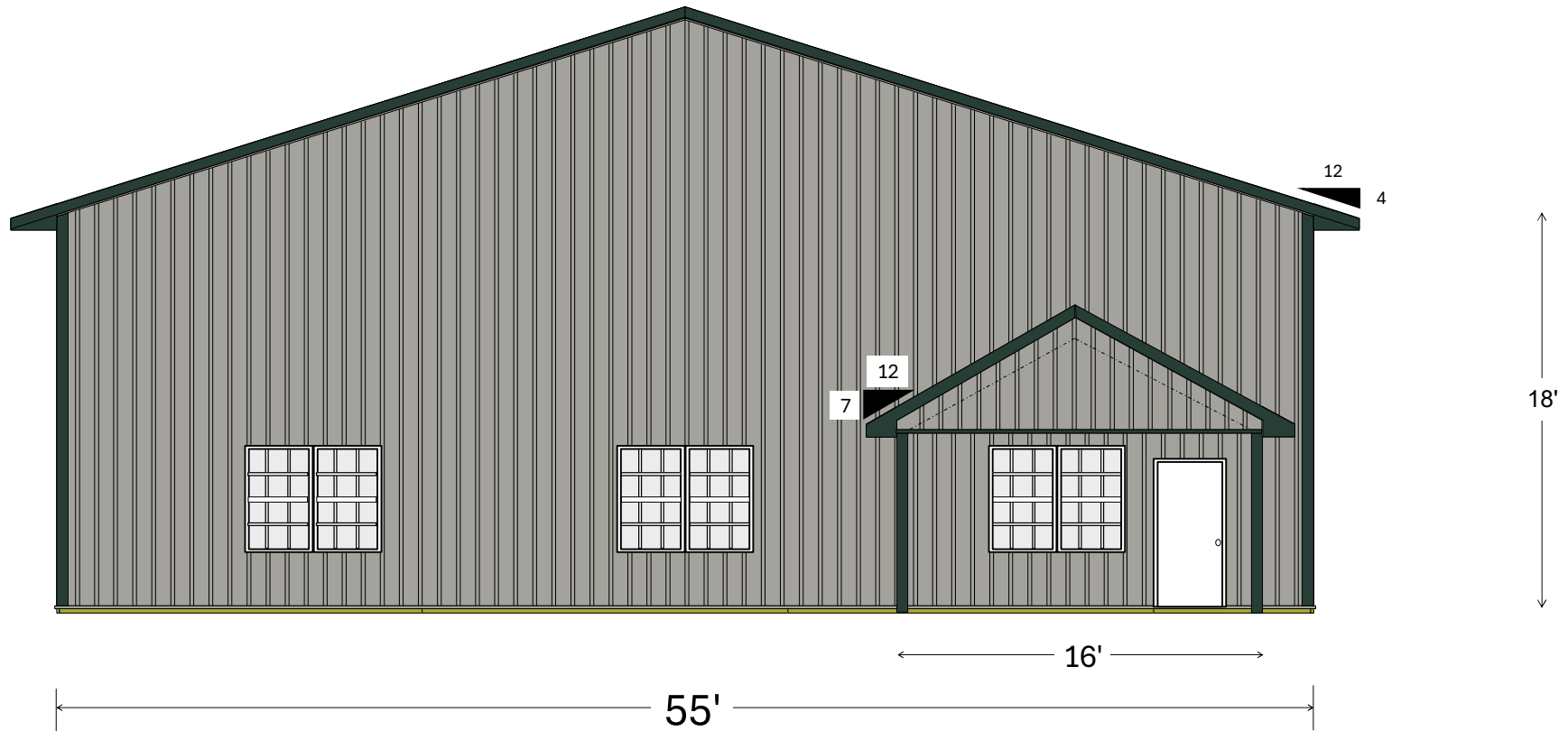




EAVE SIDE 2 ELEVATION

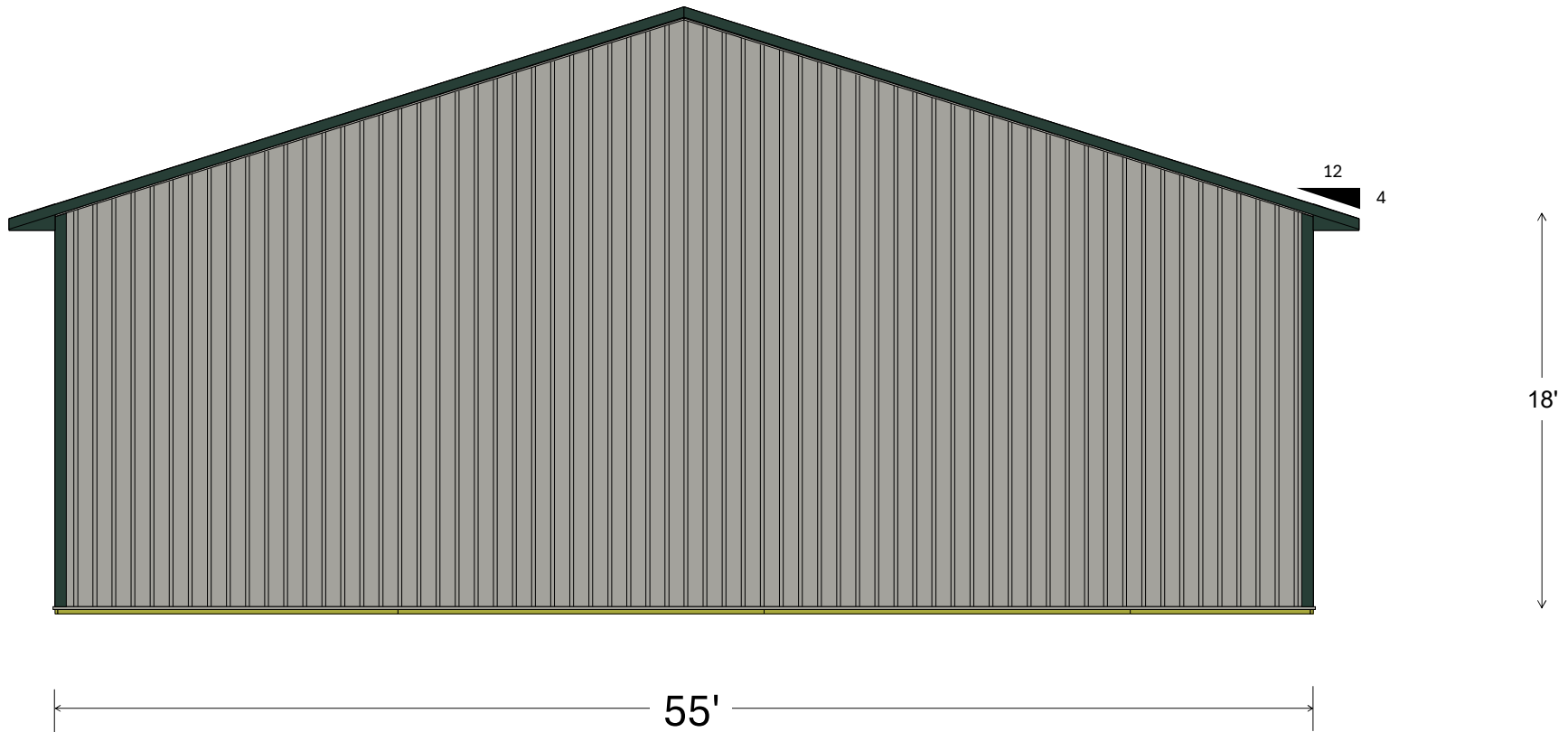


GABLE SIDE 1 ELEVATION





GABLE SIDE 2 ELEVATION





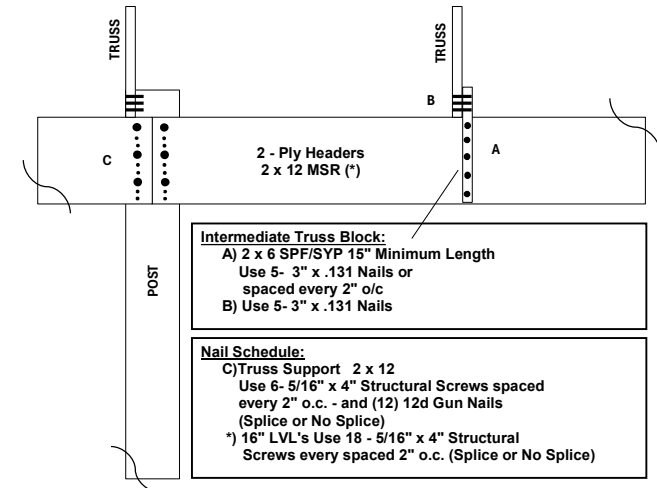
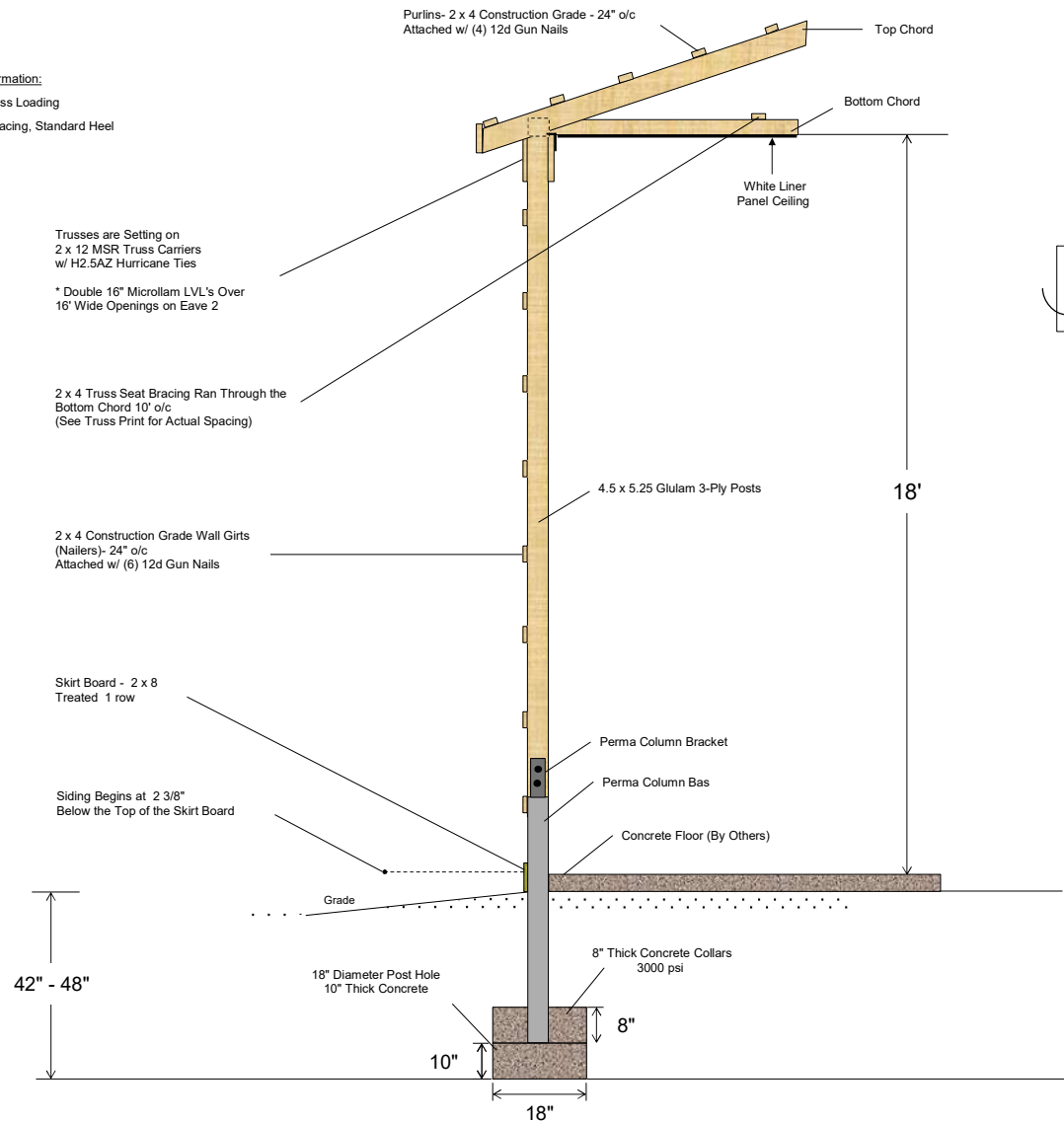
Cross Section Detail



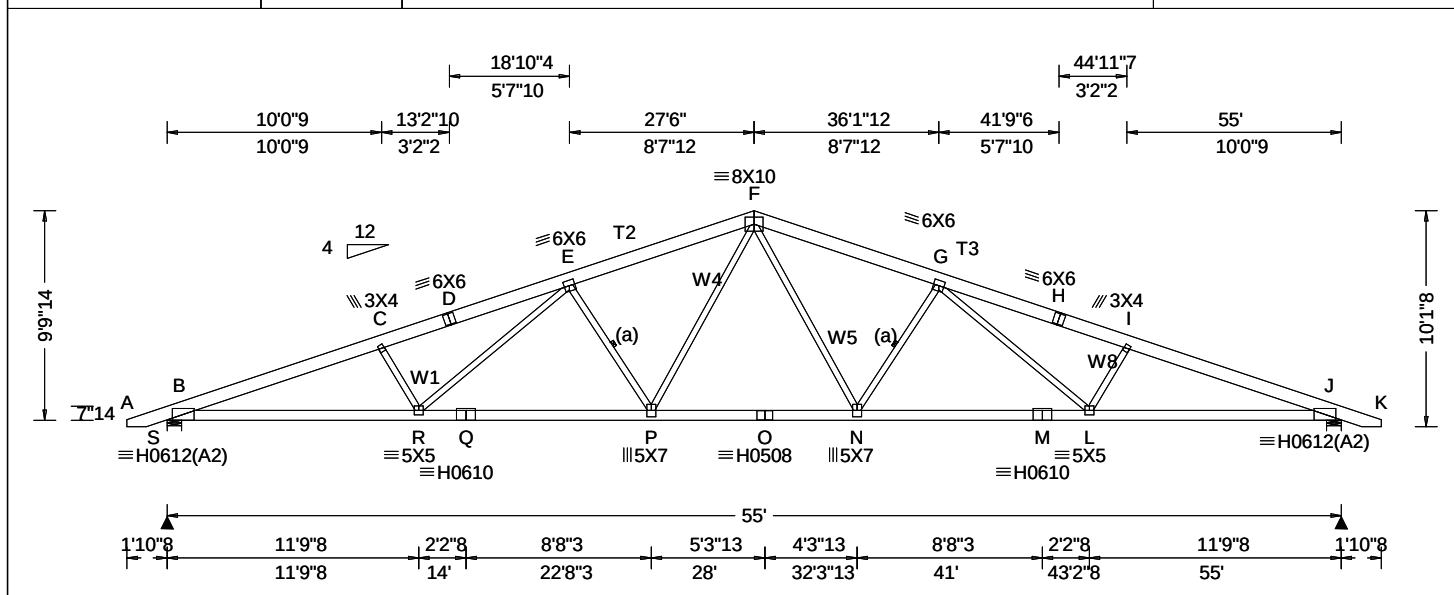
Truss Information:

30-5-5 Truss Loading

48" o/c Spacing, Standard Heel



SEQN: 267276 FROM:	COMN Ply: 1 Qty: 22	Job Number: 35649 /35649 /Lanc Pole/Briggs Lawn Car Truss Label: 35A/Com/55/412	Cust: R 6697 JRef: 1Y9M66970007 T264 DrwNo: 121.25.1347.51877 / FK 05/01/2025
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Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg, Pf in PSF)	Defl/CSI Criteria	Maximum Reactions (lbs)
TCLL: 30.00 TCDL: 5.00 BCLL: 0.00 BCDL: 5.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.15 Spacing: 48.0 "	Wind Std: ASCE 7-16 Speed: 115 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 15.00 ft TCDL: 3.0 psf BCDL: 3.0 psf MWFRS Parallel Dist: h/2 to h C&C Dist a: 5.50 ft Loc. from endwall: Any GCp: 0.18 Wind Duration: 1.60	Pg: 35.0 Ct: 1.2 CAT: II Pf: 29.4 Ce: 1.0 Lu: - Cs: 1.00 Snow Duration: 1.15 Building Code: IBC 2021 TPI Std: 2014 Rep Fac: No FT/RT/PT: 2(0)/2(0)/2(0) Plate Type(s): HS, WAVE	PP Deflection in loc L/def L/# VERT(LL): 0.785 P 836 240 VERT(CL): 1.053 N 623 240 HORZ(LL): 0.275 J - - HORZ(TL): 0.368 J - - Creep Factor: 2.0 Max TC CSI: 0.714 Max BC CSI: 0.959 Max Web CSI: 0.838 VIEW Ver: 24.02.00D.0114.11	Gravity Loc R+ / R- / Rh / Rw / U / RL S 4710 /- /- /1297 /901 /310 J 4710 /- /- /1297 /901 /- Wind reactions based on MWFRS S Brg Wid = 8.2 Min Req = 4.8 (Truss) J Brg Wid = 8.2 Min Req = 4.8 (Truss) Bearings S & J are a rigid surface. Members not listed have forces less than 375# Maximum Top Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp. B - C 3484 -11103 F - G 2861 -8141 C - D 3399 -10528 G - H 3421 -10382 D - E 3422 -10382 H - I 3399 -10528 E - F 2861 -8141 I - J 3484 -11103

Lumber
Top chord: 2x8 SP 2400F-2.0E; T2,
T3 2x8 SP SS Dense;
Bot chord: 2x6 SP SS Dense;
Webs: 2x4 SPF #1/#2; W1, W8 2x4 SPF Stud; W4,
W5 2x4 SPF 2100F-1.8E;

Bracing
(a) Continuous lateral restraint, equally spaced on member.

Purlins
In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:
Chord Spacing(in oc) Start(ft) End(ft)
TC 24 -1.88 27.50
TC 24 27.50 56.88
BC 71 0.15 54.85
Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading
Bottom chord checked for 10.00 psf non-concurrent live load.
Truss designed for unbalanced snow loads.

Wind
Wind loads based on MWFRS with additional C&C member design.
Wind loading based on both gable and hip roof types.
Bottom chord bracing may be spaced on 120" centers when truss is used in post-frame construction.

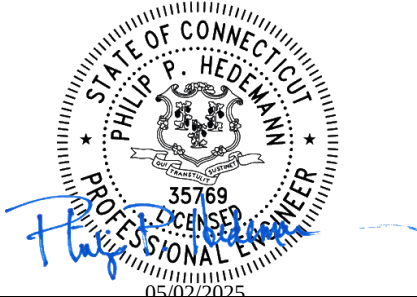
Additional Notes
WARNING: Furnish a copy of this DWG to the installation contractor. Special care must be taken during handling, shipping and installation of trusses. See "WARNING" note below.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B - R	10334 -3152	O - N	6551 -1852
R - Q	8570 -2607	N - M	8570 -2535
Q - P	8570 -2607	M - L	8570 -2535
P - O	6551 -1852	L - J	10334 -3102

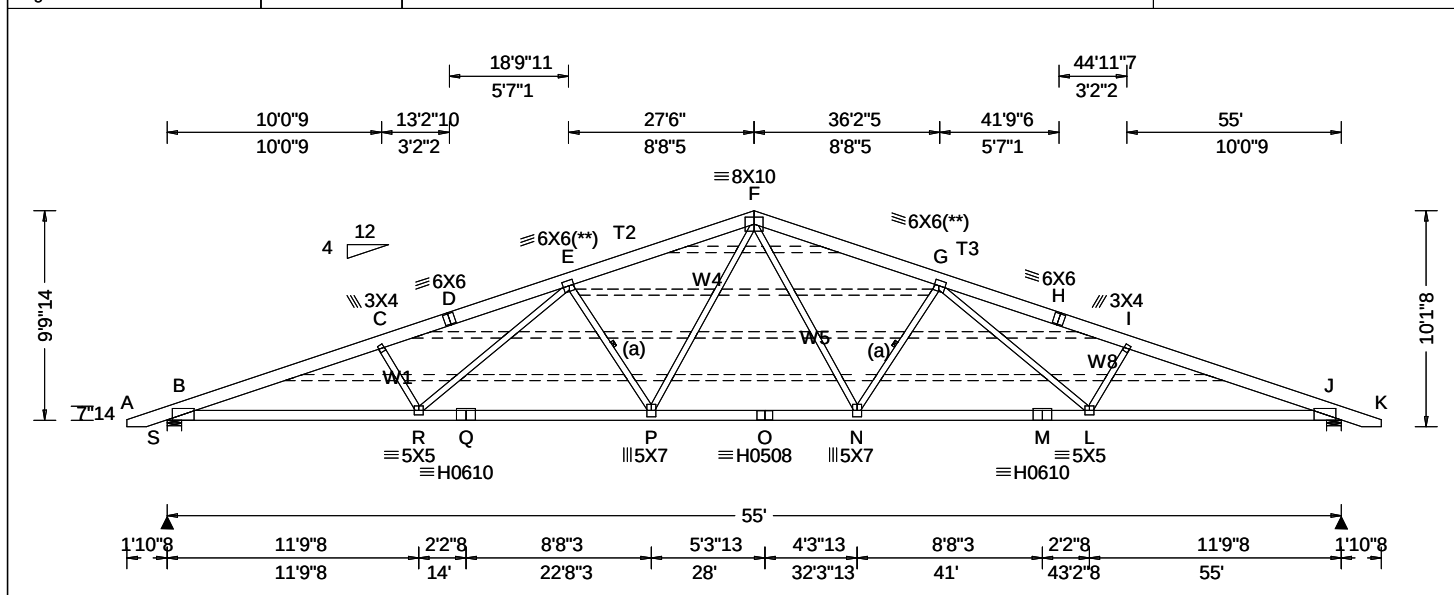
Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
C - R	574 -1089	F - N	2519 -680
R - E	1690 -529	N - G	843 -2368
E - P	843 -2368	G - L	1690 -529
P - F	2519 -680	L - I	573 -1089



****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have continuous lateral restraint (CLR), installed with diagonal bracing installed on the CLR per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to job's General Notes page for additional information.
Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org





Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria	▲ Maximum Reactions (lbs)
TCLL: 30.00 TCDL: 5.00 BCLL: 0.00 BCDL: 5.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.15 Spacing: 48.0 "	Wind Std: ASCE 7-16 Speed: 115 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 15.00 ft TCDL: 3.0 psf BCDL: 3.0 psf MWFRS Parallel Dist: h/2 to h C&C Dist a: 5.50 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.60	Pg: 35.0 Ct: 1.2 CAT: II Pf: 29.4 Ce: 1.0 Lu: - Cs: 1.00 Snow Duration: 1.15 Building Code: IBC 2021 TPI Std: 2014 Rep Fac: No FT/RT/PT: 2(0)/2(0)/2(0) Plate Type(s): HS, WAVE	PP Deflection in loc L/def L/# VERT(LL): 0.892 N 735 240 VERT(CL): 1.053 N 623 240 HORZ(LL): 0.312 J - - HORZ(TL): 0.368 J - - Creep Factor: 2.0 Max TC CSI: 0.714 Max BC CSI: 0.959 Max Web CSI: 0.838 VIEW Ver: 24.02.00D.0114.11	Gravity Loc R+ / R- / Rh / Rw / U / RL S 4710 /- /- /1297 /901 /310 J 4710 /- /- /1297 /901 /- Wind reactions based on MWFRS S Brg Wid = 8.2 Min Req = 4.8 (Truss) J Brg Wid = 8.2 Min Req = 4.8 (Truss) Bearings S & J are a rigid surface. Members not listed have forces less than 375# Maximum Top Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp. B - C 3484 -11103 F - G 2861 -8141 C - D 3399 -10528 G - H 3421 -10382 D - E 3422 -10382 H - I 3399 -10528 E - F 2861 -8141 I - J 3484 -11103

Lumber
Top chord: 2x8 SP 2400F-2.0E; T2,
T3 2x8 SP SS Dense;
Bot chord: 2x6 SP SS Dense;
Webs: 2x4 SPF #1/#2; W1,W8 2x4 SPF Stud; W4,
W5 2x4 SPF 2100F-1.8E;

Bracing
(a) Continuous lateral restraint, equally spaced on member.

Plating Notes
All plates are H0612(A2) except as noted.
(**) 2 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

Purlins
In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing(in oc)	Start(ft)	End(ft)
TC	24	-1.88	27.50
TC	24	27.50	56.88
BC	71	0.15	54.85

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading
Bottom chord checked for 10.00 psf non-concurrent live load.
Truss designed for unbalanced snow loads.

Wind
Wind loads based on MWFRS with additional C&C member design.
Wind loading based on both gable and hip roof types.

Gable Studs
Dashed pieces are not analyzed and are optional; and may be attached at each end to adjacent pieces and members with connector plates, staples, nails, or other fasteners.
Bottom chord bracing may be spaced on 120" centers when truss is used in post-frame construction.

Maximum Bot Chord Forces Per Ply (lbs)
Chords Tens.Comp. Chords Tens. Comp.
B - R 10334 -3152 O - N 6551 -1852
R - Q 8570 -2607 N - M 8570 -2535
Q - P 8570 -2607 M - L 8570 -2535
P - O 6551 -1852 L - J 10334 -3102

Maximum Web Forces Per Ply (lbs)
Webs Tens.Comp. Webs Tens. Comp.
C - R 574 -1089 F - N 2519 -680
R - E 1690 -529 N - G 843 -2368
E - P 843 -2368 G - L 1690 -529
P - F 2519 -680 L - I 573 -1089



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For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org

Robert C. Schechinger, Jr. ASLA

772 Farmington Avenue
Farmington, CT 06032
Telephone: (860) 478 - 7839
Email: biff.design@sbcglobal.net

Landscape Architect
Master Planning
Urban Design
Construction Administration

Ms. Abigail Kenyon
Community Development Director
Granby Town Hall
15 North Granby Road
Granby, CT 06035

18 June 2025

Re: Proposed Revised Project Narrative: New Commercial Building and Related Site Improvements;
14 Mill Pond Drive; Granby, CT 06035

The underdeveloped 32,130 Sq. Ft. Project Lot lies within the C-2 Commercial Zone, north of Floydville Road and south of the Stop & Shop complex, on the north side of Mill Pond Drive. The site has been primarily cleared of vegetation and has been surfaced with a mixture of native soils, gravel, and process material, compacted over the years by vehicle and equipment traffic. For many years the site has been used as a materials storage in several uncovered concrete block storage bins and as a staging area for landscape materials and soils stockpiles. Except for the stubbed Street Utility Laterals, the site has no other site improvements, or storm drainage systems.

A 4,950 Sq. Ft. Commercial Building is proposed consisting of #2 - 1,512 Sq. Ft. and #1 - 1,926 Sq. Ft. General Retail Office / Stores and Warehouse Storage Units. Briggs Lawn and Garden Store will occupy the southern / front 1,512 Sq. Ft. Unit with 400 Sq. Ft. of Retail / Office space and 1,112 Sq. Ft. Warehouse Storage area in the rear, that will include Landscape Materials Displays and Vehicle / Equipment Storage. The proposed middle and rear Units will be occupied by similar uses. There are underground electric, sewer and water utility services within the abutting street Right of Way. The Building will have a prefabricated metal sheathing, similar in color, scale and materials to the commercial / retail facilities on this road, particularly the adjacent building on #18 Mill Pond Drive, (see Architecture Drawings attached).

The Lawn and Garden Store will focus on Tools and General Hardware. Herbicides, Pesticides, and other related Chemicals will not be stored or sold in any of the Units. A maximum of one #5 Gallon Container of Vehicle and Equipment Oil and one of Lubricant will be stored in that space to service minor equipment and vehicle maintenance; all substantive maintenance will be done off-site in a certified Vehicle Repair Facility. Stored Equipment anticipated includes a Backhoe and Small Dump Truck for bulk movement of Topsoil and Bark Mulch, and sundry small Lawn Maintenance Equipment for site use. These bulk landscape materials will be stored in the outdoor, three-sided, roofed Materials Storage Bin.

In addition, there will be #26 requisite parking spaces, spread out over the site. Portions of the proposed Parking Lot are located just off the eastern property line. A proposed 24' Access Driveway, located in the northeast corner of the Lot, will connect with the #18 Mill Pond Road Parking Lot. This will enable our application for Shared Access & Parking pursuant to Zoning Section 7, Article 3, Item 1., (both Parcels are under the same ownership). A Use / Access Easement will be provided prior to our first Hearing that codifies the shared driveway and parking areas, (see attached Easement Sketch).

All landscape requirements have been met, or exceeded, by the proposed development plan and significant screening plantings. Lighting for the project will be provided by LED, full cutoff fixtures

The property is outside any Wetlands / Watercourses Upland Review Area, but will require Site Plan Approval, as well as a Special Permit, since the Parcel is within the Aquifer Protection Overlay Zone. There are no interior drains proposed for the Retail Service area and an Aquifer Zone Project Notes And Safety Protocol Outline has been included to provide a guide for Aquifer protection tailored to the Facility's size and expected level of Vehicle and Equipment maintenance activities. In addition, there are no Private Wells within 200' and Public Wells within 1,000' of either parcel.

TOWN OF GRANBY

MEMORANDUM

TO: Biff Schechinger, Steven Briggs

FROM: Abby Kenyon, Director of Community Development

DATE: June 16, 2025

RE: Application seeking a Site Plan Modification to allow access to abutting lot, for property located at 18 Mill Pond Drive, C2 Zone: File Z-8-25.

Below is the proposed condition of approval for the Commission's consideration:

- 1) Easements for shared parking per Zoning Regulation Section 7.3.1, access, utilities, and any other applicable items between 14 and 18 Mill Pond Drive must be filed on the Land Records and shown on the plan prior to filing the mylars.

EXISTING COMMERCIAL FACILITY

#18 MILL POND DRIVE; GRANBY, CONNECTICUT 06035

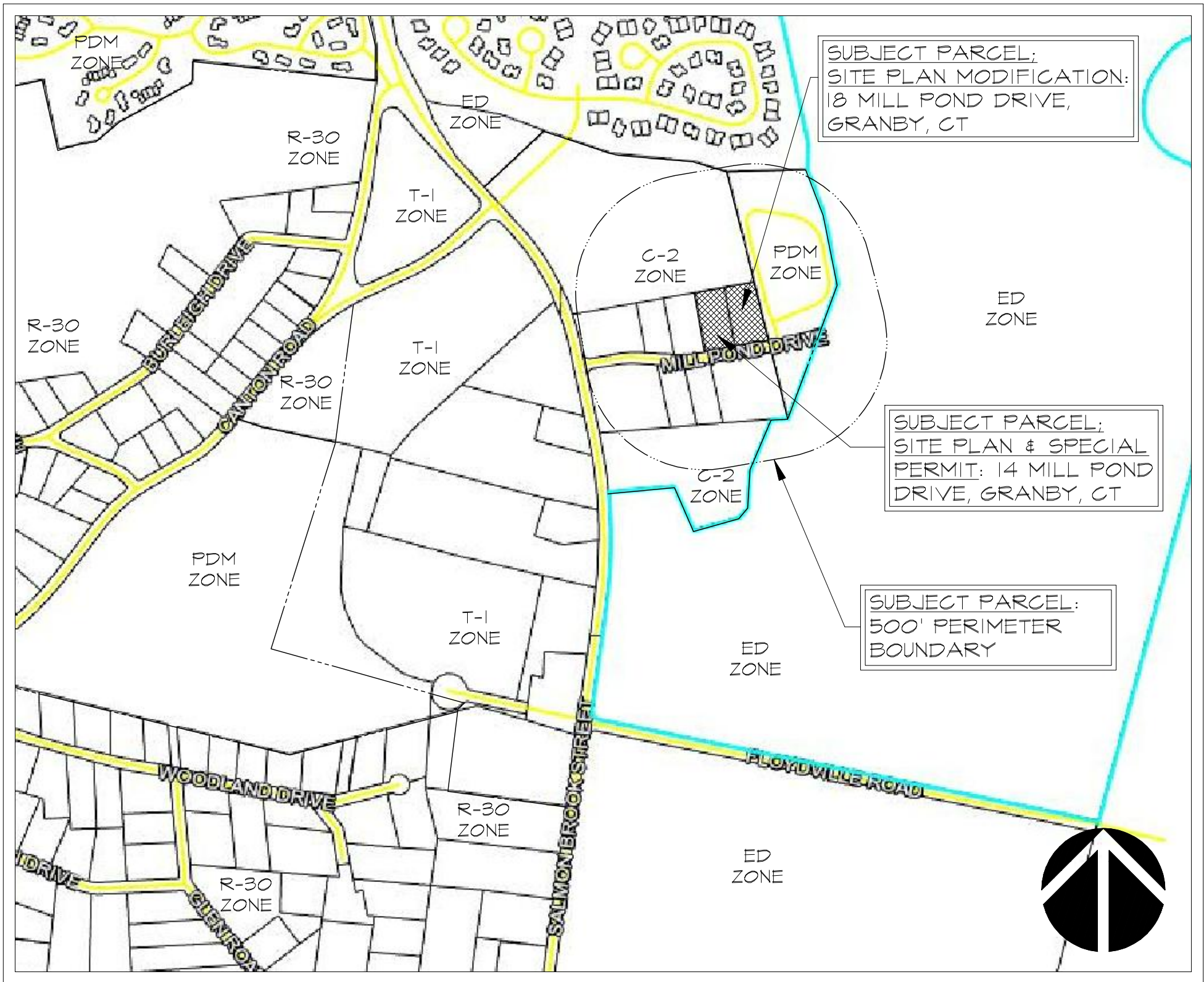
SUBMISSION TO PLANNING & ZONING COMMISSION FOR SITE PLAN MODIFICATION:
PROPOSED NEW BITUMINOUS PAVEMENT & CURB SECTION
WITHIN COMMERCIAL C-2 ZONE & AQUIFER OVERLAY ZONE

PROJECT CONSULTANTS:

LANDSCAPE ARCHITECT:
BIFF SCHECHINGER, ASLA
ROBERT SCHECHINGER, JR. ASLA
712 FARMINGTON AVENUE
FARMINGTON, CT 06032
TEL: 860-478-7839
EMAIL: BIFF.DESIGN@SBCGLOBAL.NET

CIVIL ENGINEER:
SKIP ALFORD, L.S., P.E.
ALFORD ASSOCIATES, INC.
200 PIGEON HILL ROAD
WINDSOR, CT 06095
TEL: 860-688-7288
FAX: 860-688-3485
EMAIL: ALFORD@SNET.NET

SURVEYOR:
JERRY P. MAHER, JR. L.S.
MERIANI LAND SURVEYING, L.L.C.
56 HILLCREST DRIVE
BARKHAMSTED, CONNECTICUT 06063
PHONE: (860) 677-7732
EMAIL: JERRY@MERIANISURVEYING.COM



LOCATION MAP:
SCALE: 1" = 500'

ZONING & DEVELOPMENT DATA:

ZONING SCHEDULE: C-2 COMMERCIAL BUSINESS ZONE PARCEL #18 MILL POND DRIVE:

ZONING REQUIREMENTS:	EXISTING:	PROPOSED:
Min. Lot Area = 20,000 Sq. Ft.; 0.459 Ac.	35,125 Sq. Ft.; 0.806 Ac.	35,125 Sq. Ft.; 0.806 Ac.
Max. Lot Coverage = 40% Lot Area, (14,050 Sq. Ft.)	14.86%, (5,220 Sq. Ft.)	16.03%, (5,631 Sq. Ft.)*
Min. Landscape Area = 20% Lot Area, (7,025 Sq. Ft.)	38.11%, (13,386 Sq. Ft.)	36.93%, (12,975 Sq. Ft.)*

(*Added 411 Sq. Ft. of 24' Wide Driveway Connector to Lot #14 - Section 7, Article 3 - Location of Parking Spaces, Item 1 - Commercial Parking Areas May Be Paved To Common Property Line With Cross-Easements For Shared Parking)

PARKING REQUIREMENTS:	PROPOSED:
Min. Storage Retail Parking - 5 Space / 1,000 Sq. Ft.	3,000 Sq. Ft. = #15 Spaces
Min. Retail Stores Parking - 6 Space / 1,000 Sq. Ft.	1,800 Sq. Ft. = #11 Spaces
Min. Total Parking = #26	#26 Spaces
Min. Handicap Parking Spaces- 1 Space / #25 Spaces = #2 Spaces	#2 Spaces
(#1 Standard Handicap Space Parking @ 10' x 18'; #1 Handicap Van Parking Space @ 8' x 18'; #1 Shared Access Aisle @ 8' x 18')	
Min. Standard 90 Degree Parking Space = 9' x 18'	9' x 18'
Min. Two Way Driveway Width Without Parking = 22 L.F.	22.00 L.F.
Min. Two Way Driveway Width With Parking = 24 L.F.	24.00 L.F.
Min. Pedestrian Sidewalk Width = 4 L.F.	5.00 L.F.

DATE: 2 MAY 2025
REVISED: 4 JUNE 2025

DRAWING TABLE OF CONTENTS:

SITE DRAWINGS:
SHEET C: COVER SHEET
SHEET S.I.: PROPERTY & TOPOGRAPHIC SURVEY
SHEET L.I.: SITE PLAN

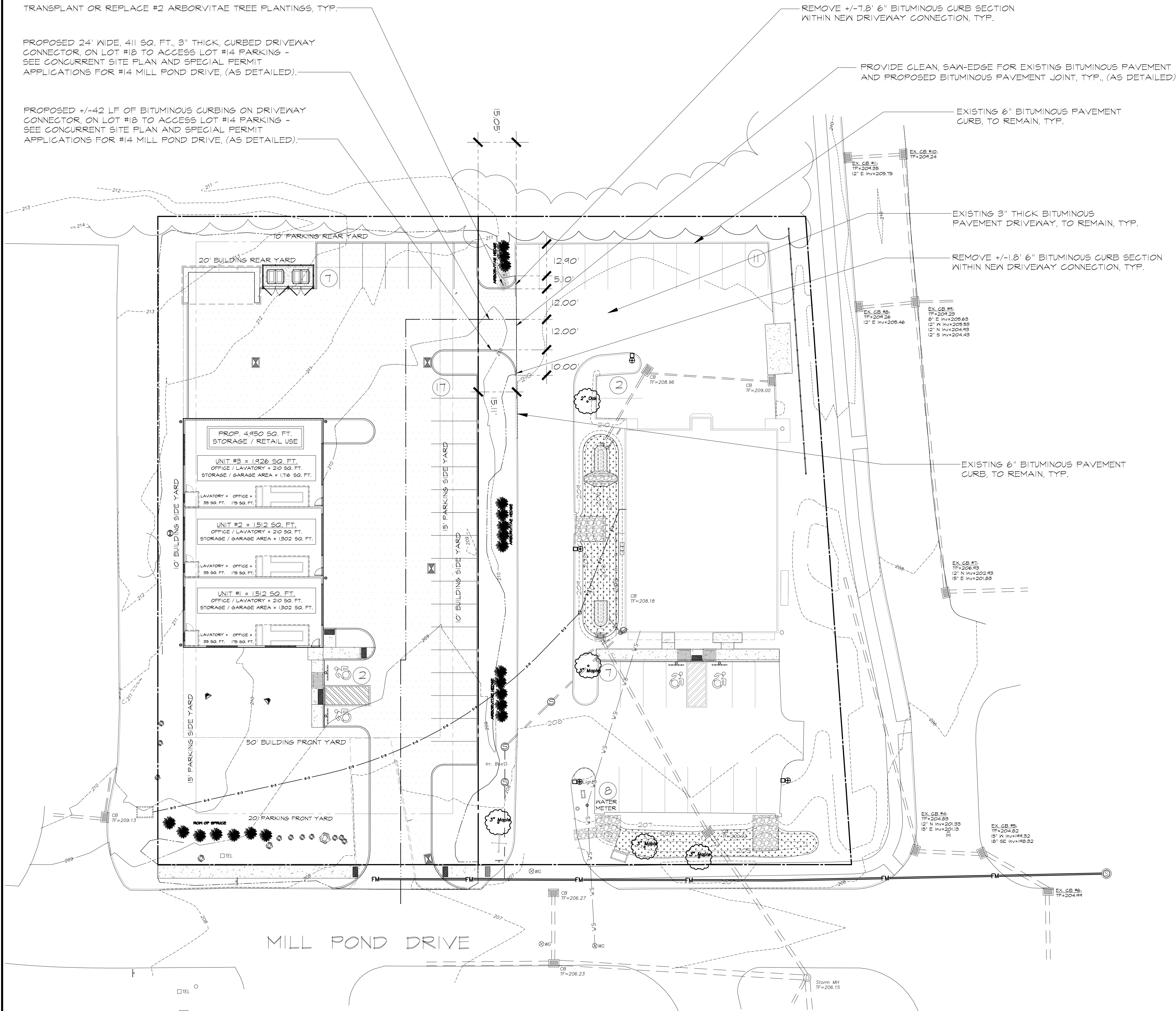
SITE PLAN MODIFICATION APPLICATION
APPROVED BY THE TOWN OF GRANBY PLANNING
AND ZONING COMMISSION ON MAY 10, 2025

CHAIRMAN'S SIGNATURE

DATE

18 Mill Pond, LLC

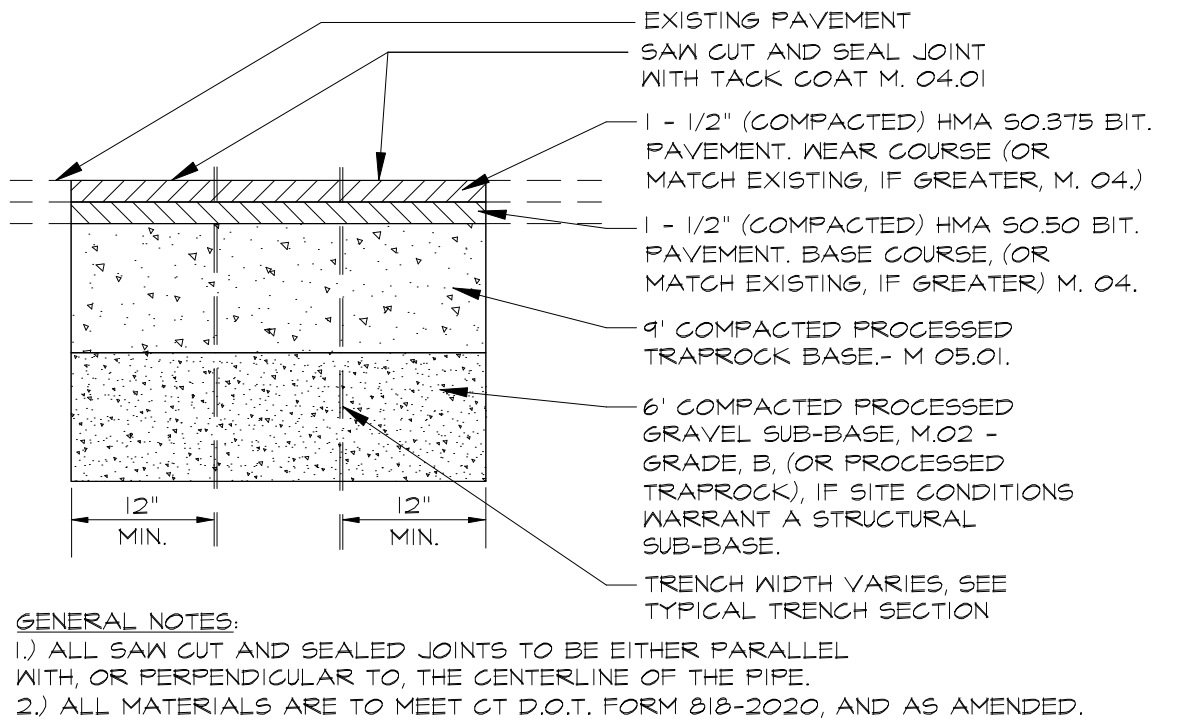
161 NOTCH ROAD; GRANBY, CT 06035



SITE DEVELOPMENT / APPLICATION REFERENCE NOTES:
1.) SPOT ELEVATIONS, GRADING & DRAINAGE, LAYOUT DIMENSIONS, EROSION & SEDIMENTATION CONTROLS, LANDSCAPE PLANS AND RELATED DETAILS FOR THE PROPOSED 24' DRIVEWAY CONNECTION ARE INCLUDED IN THE CONCURRENT SITE PLAN & SPECIAL PERMIT APPLICATIONS FOR 14 MILL POND DRIVE.

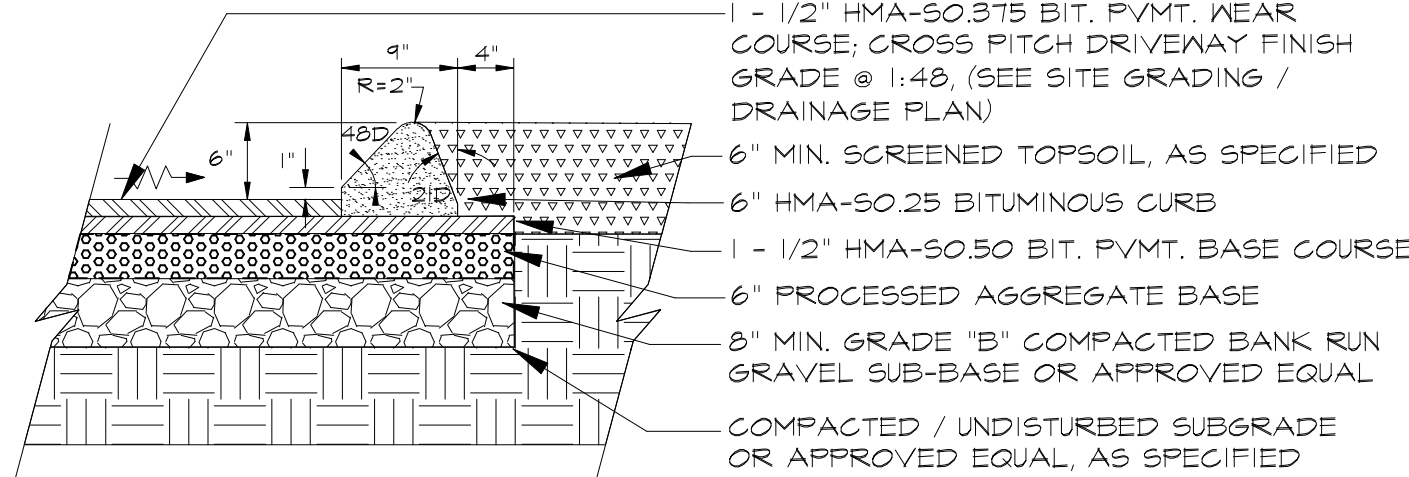
SITE DEVELOPMENT: SHARED ACCESS & PARKING REFERENCE NOTE:
A SHARED PARKING / ACCESS AGREEMENT FOR BOTH # 14 & #18 MILL POND DRIVE WILL HAVE TO BE EXECUTED AND FILED ON THE TOWN'S LAND RECORDS, AS A CONDITION OF APPROVAL FOR THIS SITE PLAN / SPECIAL PERMIT, (PER ZONING SECTION 7, ARTICLE 3, ITEM 1.)

- GENERAL LAYOUT NOTES:**
- Existing Site Area Property Survey, Existing Topography, Structures, Site Improvements, Storm Drainage, Utilities, substantive Vegetation Masses taken from Field Survey Map prepared and certified by Mr. Jerry P. Maher, Jr., L.S.; Neriani Land Surveying, LLC.; 56 Hillcrest Drive, Barkhamsted, CT 06063; entitled "Asbuilt Prepared For 18 Mill Pond, LLC; 18 Mill Pond Drive; Granby, Connecticut"; prepared for: 18 Mill Pond, LLC; 16 Notch Road, Granby, Connecticut; Dated: September 13, 2024; Scale: 1" = 20'; Sheet S.1; certified to A - 2 / T - 2 accuracy, as noted.
 - The Contractor shall check and verify all dimensions and other existing conditions. Any discrepancies shall be reported to the Owner or designated Engineer or Landscape Architect before proceeding with any work. Any work started before acceptance by the Owner, or designated representative shall be the sole responsibility of the Contractor and shall be the subject to correction without additional compensation.
 - A Pre-Construction Meeting with Owner and applicable Town Staff, to confirm activities for approved site development improvements and requisite Sedimentation and Erosion Control Measures, shall be required of the Contractor, prior to any site disturbance. Contact Planning Department to schedule requisite Pre-Construction Meeting prior to construction activity.
 - Coordinate the site work with other Contractors and Utility Agencies performing work on site.
 - All construction is to be done in accordance with Town of Granby regulations, specifications and standards and applicable sections of the State of Connecticut D.O.T., Form 818-2020, "The Standard Specifications For Roads, Bridges And Incidental Construction", and as amended.
 - All layout dimensions for the proposed Driveway, Parking and other related site improvement components on this Plan are taken from the inside face of the pavement where curbs are proposed and from pavement edge on uncurbed sections. All proposed vehicle pavement is to be bituminous pavement, unless otherwise noted. All proposed vehicle pavement curbing is to be bituminous curb, or integral concrete curb as part of monolithic concrete sidewalk, unless otherwise noted.



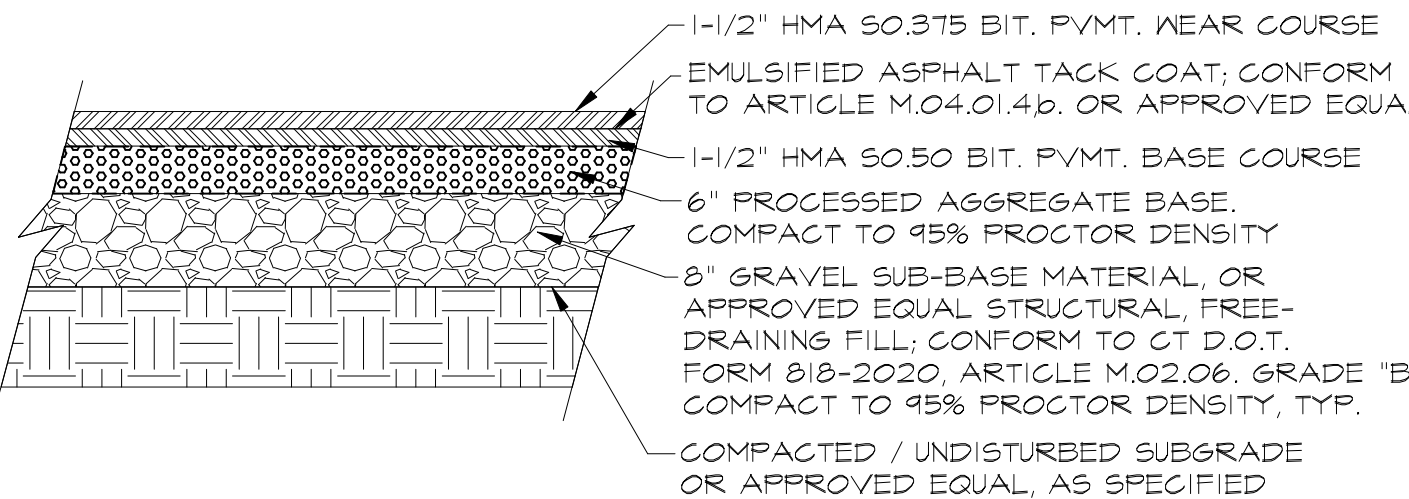
Bituminous Pavement Patch Detail:
Scale: N.T.S

NOTES: 1) CURBING MATERIAL TO BE HMA-SO.25 BITUMINOUS CONCRETE, PER CONN. D.O.T. FORM 818 - 2020, AS AMENDED, SECTION 8.15 & ARTICLE M.04.03. 2) CURBING TO BE LAID ON TOP OF BITUMINOUS BASE COURSE. 3) TACK COAT TO BE PG 645-22, APPLIED PRIOR TO CURB PLACEMENT AS REQUIRED. COATING TO BE APPLIED PER CONN. D.O.T. FORM 818 - 2020, AS AMENDED, ARTICLE M. 04.02.2, AS SPECIFIED.



Bituminous Vehicle Pavement Curb:
N.T.S.

NOTE: MATERIALS TO CONFORM TO THE CONN. D.O.T. FORM 818-2020 CRITERIA, AND AS AMENDED, (OR APPROVED EQUAL, AS SPECIFIED), BITUMINOUS PAVEMENT SECTION 4.06, & ARTICLE M.04.01 - M.04.03; PROCESS AGGREGATE SECTION 3.04, & ARTICLE M.05.01-1.2 & 3; COMPACTED GRAVEL SUB-BASE SECTION 2.12; ARTICLE M.02.06.



Bituminous Vehicle Pavement:
Scale: N.T.S.

SITE PLAN MODIFICATION APPLICATION
APPROVED BY THE TOWN OF GRANBY PLANNING
AND ZONING COMMISSION ON MAY 10, 2025

CHAIRMAN'S SIGNATURE

DATE



Drawing Title:
Proposed Commercial Facility:
#18 MILL POND DRIVE; GRANBY, CT
SITE PLAN
MODIFICATION

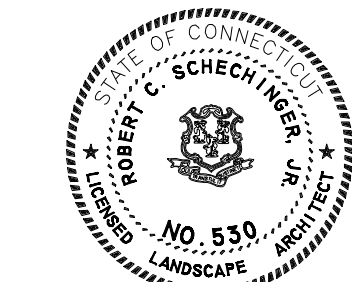
18 Mill Pond, LLC
161 NOTCH ROAD; GRANBY, CT 06035

Prepared For:

1" = 20'

Scale:

Seal:



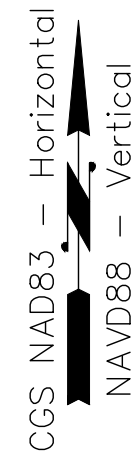
Prepared By:
Robert C. Schochinger, Jr. ASLA
772 Farmington Avenue
Farmington, CT 06032
Telephone: (860) 478 - 7839
Email: Biff.Design@sbcgloba.net
Website: BiffLandDesign.com

Sheet No.

L.1

1. "Subdivision Prepared For Michael B. and Eileen K. Guarco,
Salmon Brook Street, Granby, Connecticut, Scale: 1 In. = 40 Ft.
Date: 3/23/98", Alford Associates, Inc.

1. Parcel is located in Zone C2 - Commercial
2. Underground utility locations were provided by others.



JERRY P. MAHER JR. - LAND SURVEYOR
CT LSX.0070511

Prepared By
Neriani Land Surveying, LLC
56 Hillcrest Drive - Barkhamsted, Connecticut 06063
(860) 677-7732

DRAWN BY:	CHECKED BY:	JOB NO.	SHEET No.
GRA	JPM	21-14	S.1