

AGENDA
Regular Hybrid Meeting
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, April 9, 2025, at 7:00 pm
Town Hall Meeting Room

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

Zoom: <https://us02web.zoom.us/j/88250926058?pwd=ZeaLyCgsfoQFLYbNjp1OXZzgdhGaGa.1>

Call In: 929-205-6099

Meeting ID: 882 5092 6058

Passcode: 467275

1. Call to Order
2. Action on the minutes of March 12, 2025
3. Permit Requests
 - a. 160 Granville Road – M. Deardorff c/o Valley Brook Community Church – Permit application to install a 75’x85’ playground and associated site work within a regulated area. (To be received 4/9/25)
4. Public Hearing
 - a. 188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area. (Hearing opened and continued from 2/13/25 and 3/12/25)
 - b. 15 Peck Orchard Road – R. Marr – Permit application to construct a brook crossing, driveway and associated improvements within a regulated area. (Received 3/12/25)
5. Agent Report and Correspondence
 - a. 10 Godard Road – C. Morganson – Permit application to locate two prefabricated structures and associated site work within a regulated area. (Authorized Agent Approval 3/25/25)
 - b. 175 Salmon Brook Street – A. Schulz – RFR for a prescribed burn on three acres of cleared land within a regulated area in association with the Granby Wildflower Meadow organization. (Nonregulated Use Determination 3/31/25)
 - c. 15 Peck Orchard Road – R. Marr – RFR for the removal of dead trees and installation of a sedimentation fence within a regulated area. (Nonregulated Use Determination 4/1/25)
6. Commissioner Reports and Correspondence
7. 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
Inland Wetlands and Watercourses Commission
Wednesday, March 12, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, John Laudati, Sue Okie, Fred Jones, and Aurelle Locke

ALSO PRESENT: IWWC Agent Kate Bednaz and Land Use Coordinator Renee Deltenre

1. Call to Order

Chair J. Laudati called the meeting to order at 7:02 p.m.

2. Action on the minutes of February 13, 2025

ON A MOTION by A. Locke seconded by F. Jones, the Commission voted 5-0-0 to approve the February 13, 2025, minutes as presented.

3. Permit Requests

- a. **29 Canton Road – E. Geusic – Permit application to remove an existing shed and place a new 12’x16’ prefabricated shed in the back yard within a regulated area.**

K. Bednaz stated that she conducted a site visit with the owners and had no concerns with the proposed location of the structure. The shed will be located outside of the wetlands system within an existing and maintained lawn area. The Commission reviewed the draft approval letter and had no comments/concerns.

ON A MOTION by S. Okie seconded by F. Jones, the Commission voted 5-0-0 to approve the application and approval letter as presented.

- b. **15 Peck Orchard Road – R. Marr – Permit application to construct a brook crossing, driveway and associated improvements within a regulated area.**

Applicant representative and Professional Engineer Guy Hesketh was present to discuss the application and answer any questions the Commission had. The property owner is looking to gain access to his land on the western side of Fox Brook; thus, requiring the installation of a crossing and driveway. The existing watershed is 1.8-1.9 acres and approvals are also required from CT DEEP for a Water Diversion Permit and Army Corps of Engineers for a General Permit. The proposed crossing is a 30’x16’x12’ concrete arch span that would be installed along an old logging road and is meant to preserve the natural bottom of the watercourse.

G. Hesketh ran through the wetland delineations, construction sequence, timeframe, etc. Roughly 250 square feet of direct impact to the wetlands/watercourse would occur and there is no NDDB presence at the site of disturbance. J. Laudati and K. Bednaz questioned feasible and prudent alternatives and would like documentation regarding other options to support the use of an arch span. K. Bednaz also questioned the high-water line and why it was not located on the plans since a hydrologic analysis was performed by Soil Scientists George Logan and Bill Jackson. The Commission discussed the need for a public hearing due to the nature of the proposed activities.

ON A MOTION by F. Jones seconded by A. Locke, the Commission voted 5-0-0 to receive the application and schedule a public hearing for the next regular meeting due to public interest and significant impact.

4. Public Hearing

- a. **188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area.**

Applicant Kirk MacNaughton of Peak Mountain Development, LLC was present and stated that on March 1st, he met Kate on site to dig more test holes. Based on the field observations, additional testing was requested and a continuation of the public hearing to the next regular meeting was requested by the applicant. K. Bednaz indicated that the wetlands area is larger than originally indicated and the plans will need to be revised. There was no public comment, and the Commission discussed the continuation request.

ON A MOTION by S. Okie seconded by A. Locke, the Commission voted 5-0-0 to approve a 30-day extension of the public hearing.

5. Agent Report and Correspondence

K. Bednaz informed the Commission that 310R Salmon Brook Street recently sold, and the new owners will be contacted regarding the outstanding Enforcement Order.

6. Commissioner Reports and Correspondence

S. Okie stated that she walked the farm access road at 16 Barn Door Hills Road and had concerns regarding erosion of the bank based on field observations.

7. Adjourn

ON A MOTION by F. Jones seconded by A. Locke, the Commission voted 5-0-0 to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

TOWN OF GRANBY

MEMORANDUM

TO: Inland Wetlands and Watercourses Commission

FROM: Abby Kenyon, Director of Community Development

DATE: April 3, 2025

RE: Overview and Status of IWWC Applications

The following provides an overview and status of applications pending before the IWWC.

Permit Requests

160 Granville Road – M. Deardorff c/o Valley Brook Community Church – Permit application to install a 75'x85' playground and associated site work within a regulated area. (To be received 4/9/25)

This application is for a playground at Valley Brook Community Church. As shown in the application materials, the playground would measure 75 feet by 85 feet and would be located just off the parking lot, which is an area regulated by the IWWC.

The application will be received at the Commission's April 9, 2025 meeting.

Public Hearings

188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area.

This application is for a 7-lot residential subdivision and associated site work at 188 Day Street. It was received by the Commission at its meeting on January 8, 2025, the public hearing opened on February 13, 2025, and was continued to March 12, 2025. At the March meeting, the applicant granted an extension of the hearing to April 9, 2025. The public hearing must close on April 9th unless the applicant grants an extension to the Special Meeting on May 22, 2025. That will be the last extension permitted and then the public hearing must close. A decision must be rendered on the application within 35 days after conclusion of the public hearing.

The Wetlands Agent met the applicant on site to assess the wetland area. The wetland area was determined to be larger than what was originally shown on the plans. The plans were required to be updated to reflect that change, as well as show other proposed changes to the proposed development.

15 Peck Orchard Road –R. Marr—Permit application to construct a brook crossing, driveway and associated improvements within a regulated area.

The applicant purchased 15 Peck Orchard Road with the plan of constructing a single-family house on the property. However, to access the building area, a bridge must be installed to cross the brook, which is located on the eastern side of the property. This application has been submitted to the Commission for the construction of the brook crossing, driveway, and associated improvements within a regulated area. It should be noted that the house itself would be located outside the upland review area.

This application was received on March 13, 2025 and a public hearing was scheduled for April 9, 2025. Once the public hearing opens, it must close within 35 days, unless the applicant grants an extension. If the Commission would like to keep the public hearing open to May, the applicant must grant an extension to continue the hearing to May 22, 2025, as that is beyond 35 days. Otherwise, the Commission can decide to close the hearing and a decision could be made at May 22, 2025; an extension for this decision would be needed as it is beyond 35 days.

Agent Report and Correspondence

10 Godard Road – C. Morganson – Permit application to locate two prefabricated structures and associated site work within a regulated area. (Authorized Agent Approval 3/25/25)

The Wetlands Agent approved the location of two pre-fabricated garages/sheds in the upland area. This also required the removal of trees within the vicinity. Refer to the application materials.

175 Salmon Brook Street – A. Schulz – RFR for a prescribed burn on three acres of cleared land within a regulated area in association with the Granby Wildflower Meadow organization. (Nonregulated Use Determination 3/31/25)

The property, 175 Salmon Brook Street, is owned by the Town of Granby and is used by the Granby Wildflower Meadow organization for a pollinator pathway. The group has been working to eliminate invasive species from the property and is proposing a prescribed burn to achieve this. The group has been in communication with Town Staff, including the Fire Marshal, Town Manager, and others, and has received approval for the proposed burn. Refer to the application materials.

15 Peck Orchard Road – R. Marr – RFR for the removal of dead trees and installation of a sedimentation fence within a regulated area. (Nonregulated Use Determination 4/1/25)

As outlined in the application, the applicant removed dead trees and installed sediment fence on the property. No live trees are to be removed and stumps are to remain in place. Refer to the application materials.

Next Meeting

Due to quorum issues, the next regularly scheduled IWWC meeting on May 14, 2025 is cancelled. There will be a Special Meeting on Thursday May 22, 2025 at 7 PM in the Town Hall Meeting Room.



TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, www.granby-ct.gov

RECEIVED
APR 02 2025
 Granby Building
 Department

Application for Inland Wetlands & Watercourses Activity

Application For: ☒ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): _____
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: _____

Property Location and Nearest Intersection: 160 Granville Rd - Loveland Rd
 Size of Parcel: 79.45A Zone: R2A Map/Lot: 8-30/9/14 Current Use: SO(3)C - Religious Non-profit

Applicant's Name: Matthew Deardorff
 Complete Address: 10 Massaco Ln Granby CT 06035
 Daytime Phone: 540-230-8742 Evening Phone: 540-230-8742 Fax: _____
 Email: deardorff916@gmail.com

Owner's Name: Valley Brook Community Church - Clark Pfaar
If the owner is a corporation, or other non-individual entity, include the primary contact information
 Complete Address: 160 Granville Rd, P.O. Box 68, North Granby, CT, 06060
 Phone Daytime Phone: 860-844-0000 Evening Phone: 860-214-3448 Fax: _____

Applicant's Representative: _____
 Complete Address: _____
 Daytime Phone: _____ Evening Phone: _____ Fax: _____

*****PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY*****

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): Valley Brook Community Church Playground. A 4 Piece, Commercial grade playground available for community use. 75' x 85' footprint on the South field of the VSCC plot.

Is any portion of the property located within 500 feet of an adjoining municipality? NO
 Wetlands Located on Property (in square feet (sq. ft.)): 37,000 Wetlands to be impacted (sq. ft.): 2,512 sq ft
 Watercourses Located on Property? Yes Name or Type of Watercourse: East Branch Salmon Brook
 Are Proposed Activities Located within the 100-Year Floodplain? NO Floodway? NO
 Are there slopes with grades in excess of 15% located on the property? Yes
 Do Proposed Activities Require Review by the PZC? Yes

*****SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS*****

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: [Signature] Date: 1 Apr 25
 Owner's Signature: [Signature] Date: 3/31/25

FOR OFFICE USE

Application #: n/a Date Submitted: 4/2/25
 Fee amt./Check or Cash: \$360.48 Date of Receipt: 4/9/25
 Agent Ruling: _____ Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial

Granby Inland Wetlands and Watercourses Commission Application Checklist

N/A Appl.

Documents Required

- ☐ ☐ Applications and revised materials must be submitted to the Office of Community Development no later than 5 pm eight (8) days prior to the IWWC meeting to be fully reviewed by the IWWC, otherwise applications may only be received.
- ☐ ☐ An original of the completed application form and site plan and two (2) full size copies of the set of site plans and any reports.
- ☐ ☐ Seven (7) 11X17 (or full size) sets copies of site plans and complete application, including one (1) complete digital copy of submission.
- ☐ ☐ Application Fee (see following page for calculation)
- ☐ ☐ Pre and post development stormwater drainage calculations, with drainage area map, except for single-family homes, etc.
- ☐ ☐ Report on soil types and characteristics from Professional Soil Scientist who delineated wetlands. Report shall include a minimum of one field soil profile for each wetland soil type within project area. Profile shall be presented in data sheet format.
- ☐ ☐ The applicant must certify whether any portion of the property is within 500 feet of an adjoining municipality, whether streets from an adjoining municipality will be used for entering or exiting the site, whether sewer or water drainage will flow through or impact an adjoining municipality or whether water run-off will impact streets or adjoining municipal or private property within an adjoining municipality. If the project falls within any of the above mentioned definitions, then a letter must be sent by certified mail to the adjoining municipalities Inland Wetlands Agency along with a copy of the application and site plan being submitted to this Commission. Evidence of submission shall be submitted to the Granby IWWC.
- ☐ ☐ For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual. Mitigation activities shall also be described.

N/A Appl.

Site Plan Requirements

- ☐ ☐ Stamped by a Professional Engineer registered in the State of Connecticut.
- ☐ ☐ Property boundaries, north arrow, name of project, date and type of drawing, subsequent dates of revision with description, names and addresses of engineers and surveyors (when appropriate), location map, property owners(s) and adjacent property owners.
- ☐ ☐ Existing and proposed topography, structures, utilities, roadways and buildings. Plan/profile sheets shall be included for roads and all off road pipelines.
- ☐ ☐ Soil types as mapped by the National Resource Conservation Service.
- ☐ ☐ Wetlands or watercourses located on adjacent properties when proposed activities may be located in the Upland Review Area.
- ☐ ☐ Alternatives considered and rejected to be either shown on a site plan or explained in narrative form.
- ☐ ☐ Soil and Erosion Control Measures including Narrative, per 2002 CT E&S Control Guidelines at a minimum.
- ☐ ☐ Wetland boundaries delineated by a Professional Soil Scientist whose signatures is required on site plan.
- ☐ ☐ Limits of Upland Review Areas.
- ☐ ☐ Cuts and fill volumes indicating source and type of fill, destination of removed fill, except for single-family homes or similar.
- ☐ ☐ Limits of woody vegetation clearing.
- ☐ ☐ Well locations and setbacks from septic systems and drainage swales.
- ☐ ☐ Septic system locations including reserve areas, existing and proposed grading, spot grades and setbacks from wetland areas.
- ☐ ☐ Stormwater drainage systems.
- ☐ ☐ All existing and proposed pipe sizes, lengths and inverts.
- ☐ ☐ Test pit and soil profile locations.
- ☐ ☐ Acreages of wetlands/watercourses on the site and the acreages presented separately of wetlands, watercourses or upland review areas to be altered.
- ☐ ☐ Boundaries of 100-year floodplain or floodways as determined by FEMA.
- ☐ ☐ Erosion and sediment control details along with a sequence plan.
- ☐ ☐ Test pit logs
- ☐ ☐ Details of all proposed site improvements (i.e. drainage structures, pipes, footing drains, curtain drains, dewatering, cross section of septic system or sewer connection, cross section of detention, retention, or sediment basins, etc.)
- ☐ ☐ Construction sequence specifications.

N/A Appl.

Public Hearing (If Required)

- ☐ ☐ The Town of Granby Office of Community Development is responsible for publishing the legal notice.
THE GRANBY IWWC MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.

SECTION 19 FEES

19.5 Fee Schedule. Application fees shall be based on the following schedule.

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
State of Connecticut Land Use Fee	\$60.00	\$ 60.00 +
Permitted Uses As-of-Right & Non-Regulated Uses	None	None

CATEGORY 1 - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-LOT SUBDIVISIONS)

I. Base Fee		
a. General Application	\$150.00 + II	\$ _____ +
b. Accessory to Existing Primary Structure	\$80.00 + II	\$ _____ +
c. Modification to Existing Approval	\$30.00 + II	\$ _____ +
II. Activity Fee		
a. \$100.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.02 per sq. ft. of Wetland Disturbance	_____ SF	\$ _____ +
Within Upland Review Area...		
c. \$100.00 per Structure (greater than 200 sq. ft.)	_____ (#)	\$ _____ +
d. \$0.01 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.01 per sq. ft. of Steep Slope Disturbance	_____ SF	\$ _____ +
(Slopes Greater than 2:1 – Define Area on Plan)		
h. \$0.005 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ TOTAL FEE – CATEGORY 1		\$ _____

CATEGORY 2 - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL

I. Base Fee		
a. General Application Per Primary Structure (up to 5)	\$300.00/(+II)	\$ _____ +
i. Fee Per Each Primary Structure Beyond 5	\$20.00 (+II)	\$ _____ +
b. Accessory to Existing Primary Structure	\$150.00 (+II)	\$ _____ +
c. Modification to Existing Approval	\$60.00 (+II)	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance	_____ SF	\$ _____ +
Within Upland Review Area...		
c. \$100.00 per Structure	_____ (#)	\$ _____ +
d. \$0.02 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance	_____ SF	\$ _____ +
(Slopes Greater than 2:1 – Defined Area on Plan)		
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ TOTAL FEE – CATEGORY 2		\$ _____

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
CATEGORY 3 – <u>ALL OTHER APPLICATIONS</u>		
I. Base Fee		
a. General Application	\$200.00 (+II)	\$ <u>200.00</u> +
b. Modification to Existing Approval	\$60.00 (+II)	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance	_____ SF	\$ <u>100.48</u> +
Within Upland Review Area...		
c. \$100.00 per Structure	_____ (#)	\$ _____ +
d. \$0.02 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance	_____ SF	\$ _____ +
(Slopes Greater than 2:1 – Defined Area on Plan)		
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ TOTAL FEE – CATEGORY 3		\$ _____
III. Significant Activity Fee	\$300.00	\$ _____ +
IV. Permit Extension Fee		
a. Residential Uses	\$40.00	\$ _____ +
b. Commercial/Industrial/Other Uses	\$80.00	\$ _____ +
V. Map and Regulation Amendments	\$250.00	\$ _____ +
➤ APPLICATION FEE SUBTOTAL		\$ _____ +
VI. Post Activity Application Fee	20% of Fee Subtotal	\$ _____ +
➤ TOTAL APPLICATION FEE:		\$ <u>360.48</u>

Boards, Commissions, Agencies and Departments of the Town of Granby are exempt from all fee requirements.

- VII. Complex Application Fee – Section 22a-42a of the Connecticut General Statutes states that an applicant shall pay a fee equal to the Town's expenditures in hiring outside consultants and experts to analyze, review and report on issues requiring such experts. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts. The Commission or the duly authorized agent shall estimate the complex application fee which shall be paid pursuant to section 19.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the Commission's decision.

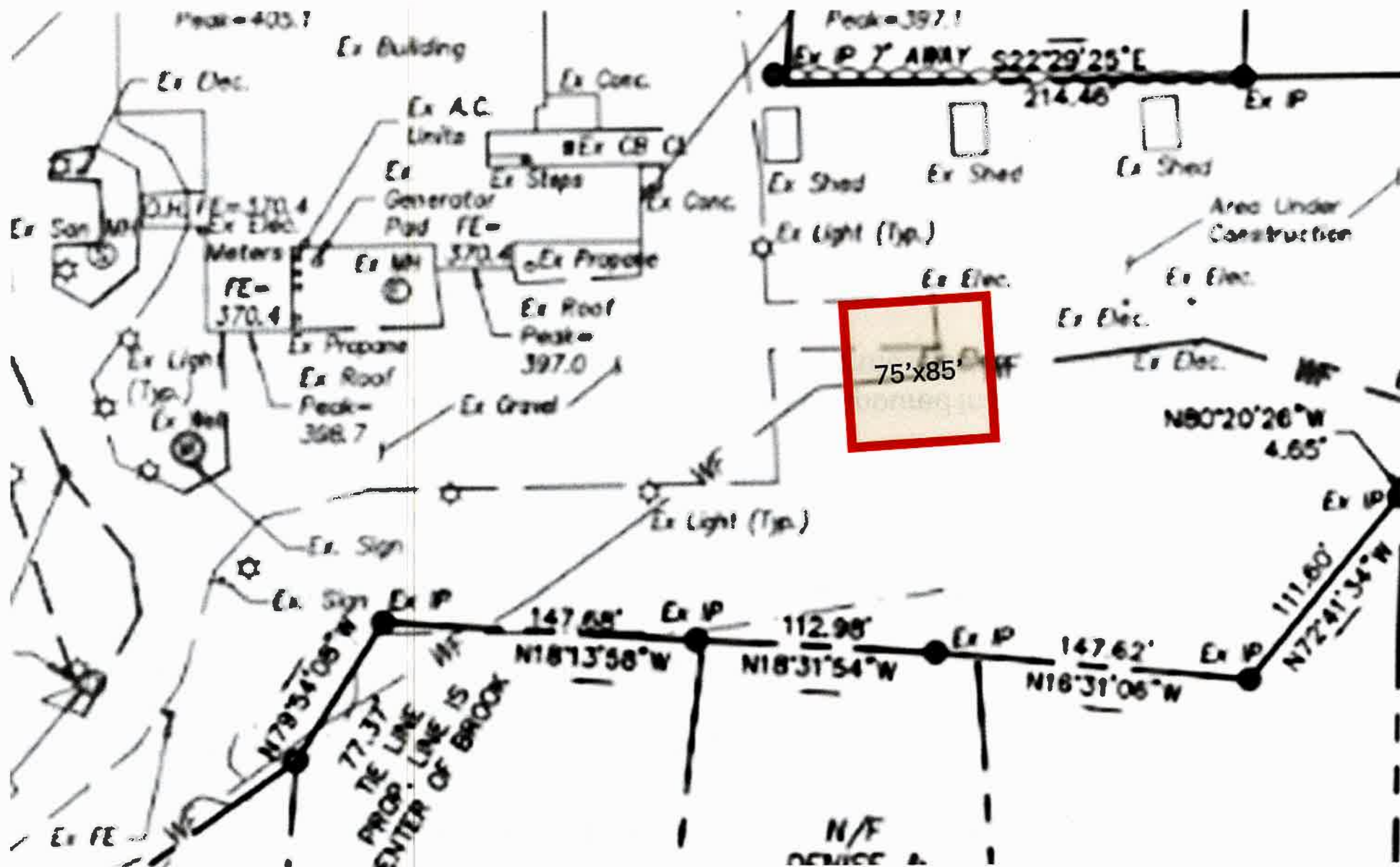
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Playground Initiative Valley Brook Community Church



Location

- South side field
 - Mulch area size 75x85
 - Playground area size 65x70
- Approximately 2512 sq/ft (29.5' x 85'), 40% of mulch area on wetlands
- Desire is center the playground between the ends of the parking lot, 40' from the edge of the parking lot.
- Paddocks are used for storage and firewood supply
 - Would not like playground any closer to these for safety
- No mulch containment border (i.e. no concrete/metal)
- Flat field area from parking lot. Flat grass or playground mulch (outside of wetlands) leading to playground
- **Orange** designated areas were considered for playground location. Areas are too small and have considerable drainage, septic, and irrigation challenges
- Large circular field north of church building is considered too far from church building along with pedestrians having to traverse more of the high traffic parking lots
- Used Salmon Brook park playground for research and example playground within wetlands



Sequence of Events for project build

Gain approval from the IWWC for excavation of soil and the playground build

Gain approval from Planning and Zoning for the playground build

Apply for a permit through the town of Granby

Purchase playground equipment and establish shipping date

Mark off exact site perimeter for excavation

Establish straw waddle to protect the wetland area and runoff water flow towards the brook.

Excavate 12 inches of topsoil from the 75'x85' for mulch area

Topsoil will be removed to compost pile location on property outside of any wetlands area

59 (12" diameter, 18" deep [30" total from original ground level]) footing holes will be drilled per the install instructions from Playgroundboss.com

Playground equipment will be installed fully before concrete is poured in place

Playground will be leveled and temporarily secured while concrete is poured into footings

4' fencing will be installed inside the 75'x85' area

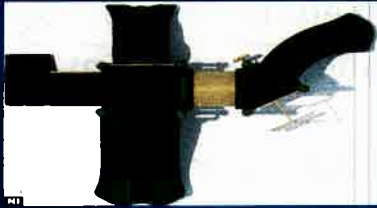
Landscaping fabric will be laid across 75'x85' area

Landscape shrubbery and bushes will be planted outside the fence, but inside the 75'x85' area

12" of playground quality wood mulch will be spread throughout area (provides sufficient fall protection for the highest 6' fall height from equipment)

Benches and picnic tables will be placed at the entrance to the playground and on top of the mulch

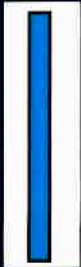
Simon-Says



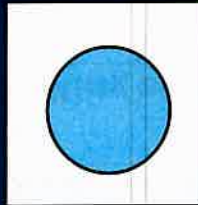
King Kong



Balance Beam



Spinner



Bench

Picnic
Table

Bench

Parking lot side

Notes:

- Playground will be fully-fenced or be fenced on four sides with a large opening (similar to Salmon Brook parks)
- Budgeting \$55K for equipment
- 2" of mulch will be added to the playground annually to maintain protection
- Blue area denotes a 6' safety zone for the designated equipment (65'x70' total)
- Tan area is projected 75'x85' playground quality wood mulch area
- Black line is expected fence line

Playground budget		
Expenses	Projected cost	Percentage of Budget
Playground equipment	\$55,000	68.75%
Site preparation -Excavation (in house labor, tools and skill)	\$0	0.00%
Flooring - 12" Wood playground mulch for fall safety	\$7,000	8.75%
Decorations -Create an inviting environment	\$500	0.63%
Fencing - Security fencing surrounding area	\$8,000	10.00%
Playground extras - Benches, tables, Shade, landscape	\$4,000	5.00%
Signage - Insurance, policy, guidance	\$500	0.63%
Labor - Playground equipment install (in house)	\$0	0.00%
Security equipment - Cameras, install	\$2,000	2.50%
Tools and equipment - Install, site prep, concrete, silt fence	\$3,000	3.75%

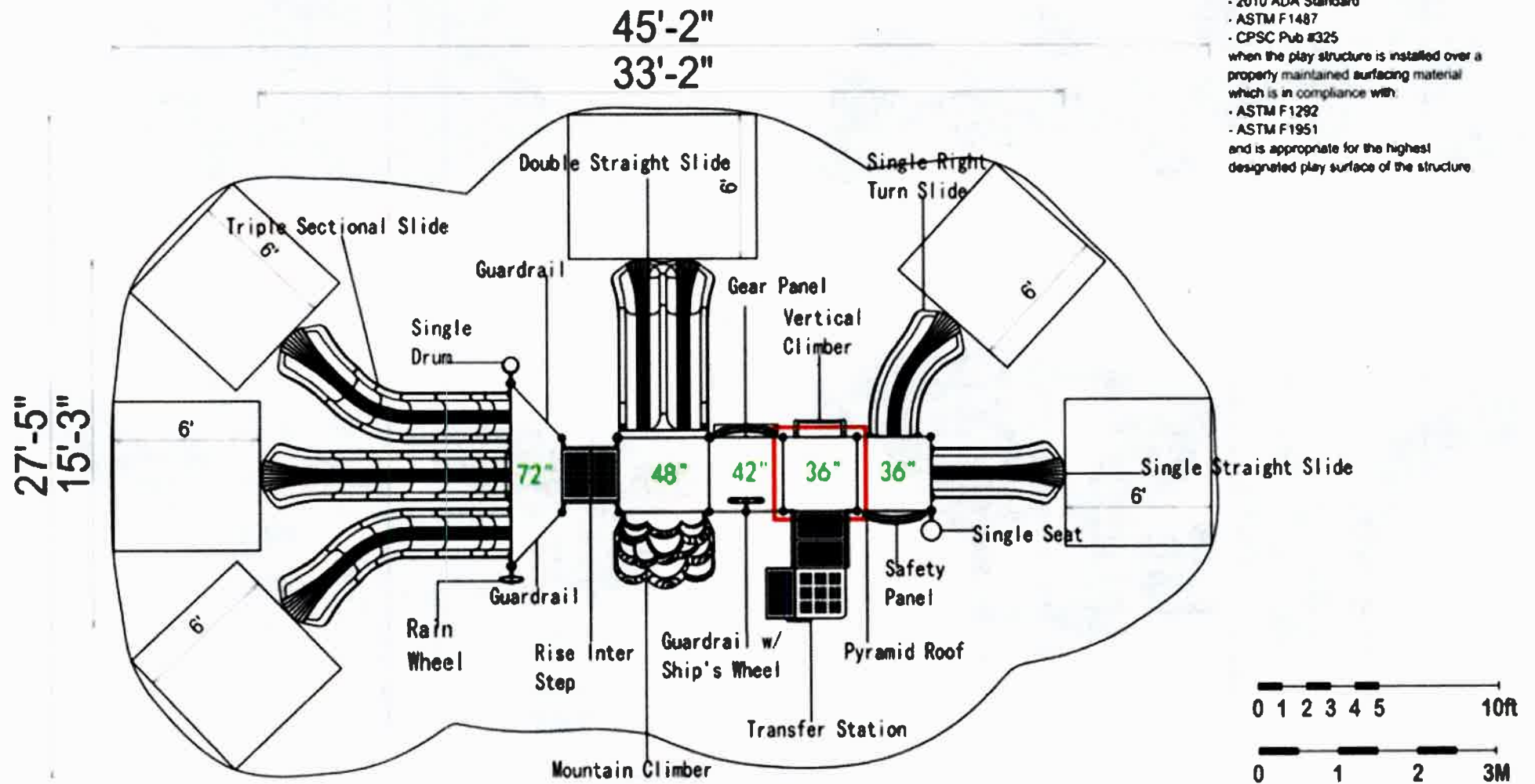
IN STOCK
FREE SHIPPING

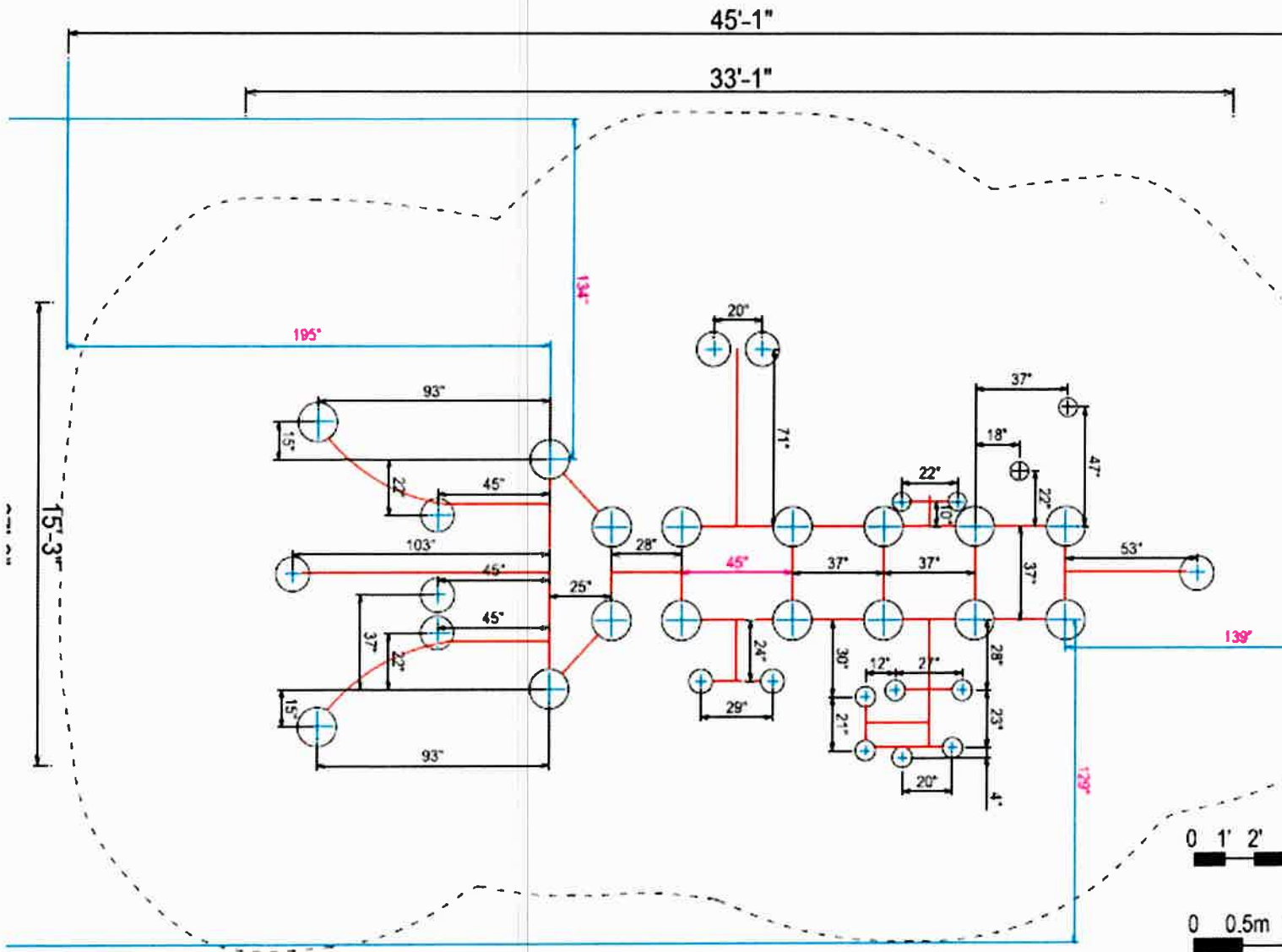


IN STOCK
FREE SHIPPING



King Kong equipment

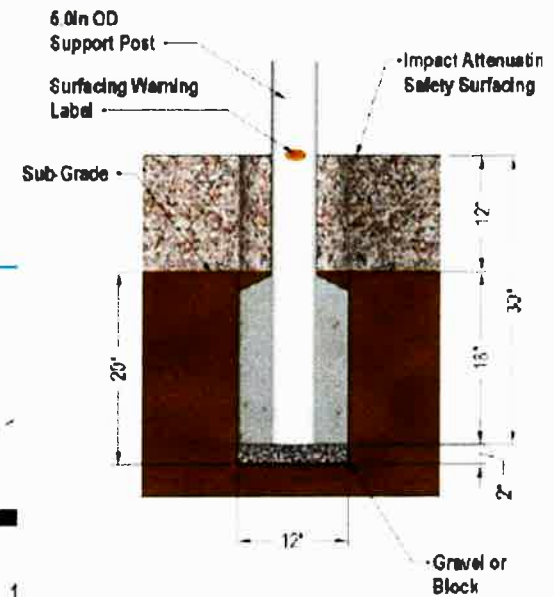




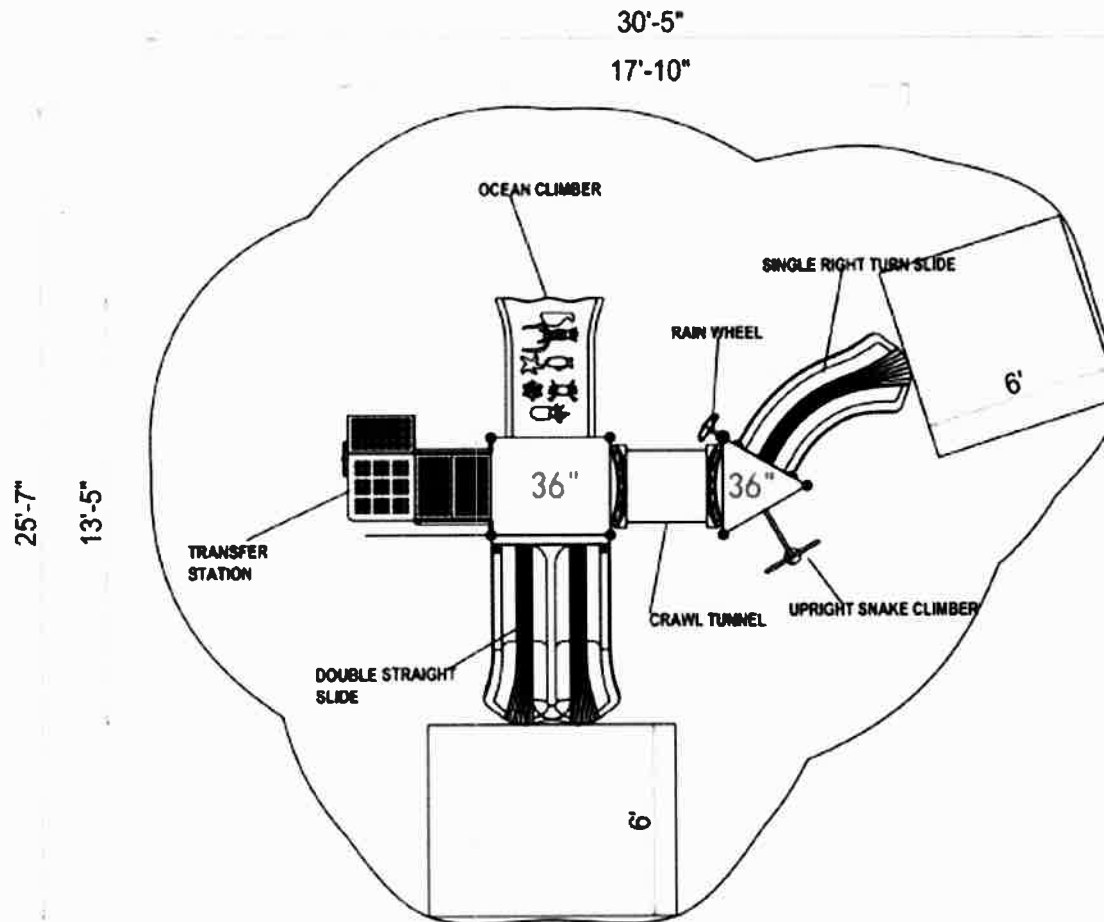
Footing details:

- 33 footings
- All
 - 12in diameter
 - 30in total depth
 - Bottom 18in of concret
 - Top 12in wood mulch

5.0in OD Standard Post Footing Detail



Simon-Says equipment



Compliance:

This play structure has been designed to meet the safety requirements established in:

- 2010 ADA Standard
- ASTM F1487
- CPSC Pub #325

when the play structure is installed over a properly maintained surfacing material which is in compliance with:

- ASTM F1292
- ASTM F1951

and is appropriate for the highest designated play surface of the structure.

0 1' 2' 7'

0 0.5m 1m 2m

Technical drawing showing a mechanical layout with dimensions and labels. The drawing includes a large irregular boundary and a central assembly of components.

Labels:

- PGB-20210P** (Red text, top left)

Dimensions:

- Overall Dimensions:**
 - Top: 30'6"
 - Top: 17'11"
 - Left: 256"
 - Left: 136"
 - Right: 163"
 - Right: 119"
- Internal Dimensions and Angles:**
 - Top: 15"
 - Top: 51"
 - Top: 21"
 - Top: 30"
 - Top: 12"
 - Top: 27"
 - Top: 20"
 - Top: 4"
 - Top: 23"
 - Top: 28"
 - Top: 45°
 - Top: 43"
 - Top: 37"
 - Top: 18°
 - Top: 37"
 - Top: 47"
 - Top: 120°
 - Top: 55"
 - Top: 13"
 - Top: 144"

- 20 footings
- All
 - 12in diameter
 - 30in total depth
 - Bottom 18in of concret
 - Top 12in wood mulch

The diagram illustrates the installation of a 6.0in OD Support Post. Key components and dimensions are labeled:

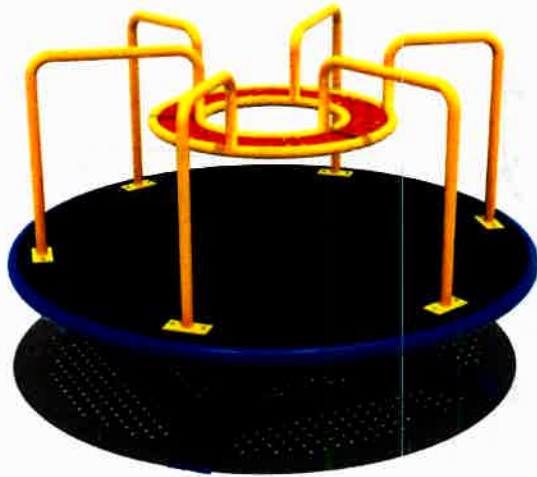
- 6.0in OD Support Post**: The central vertical post.
- Surfacing Warning Label**: A label on the post.
- Impact Attenuation Safety Surfacing**: The material surrounding the post.
- Sub-Grade**: The ground level.
- Hole Dimensions**: The hole is 20" wide and 30" deep.
- Gravel or Block**: The material at the bottom of the hole.
- Dimensions**: The hole is 20" wide and 30" deep. The gravel or block layer is 2" thick. The surfacing depth is 20".

Hole Depth = (30in + Gravel/Block Thickness) - Surfacing Depth
 $20\text{in} = (30\text{in} + 2\text{in}) - 12\text{in}$

Additional Equipment

Time Traveler Merry Go Round

Safety use zone = 24'x24'

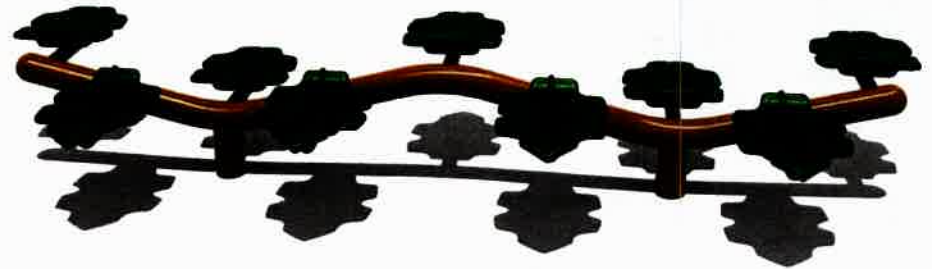


Footing details:

- 4 footings
- All
 - 12in diameter
 - 30in total depth
 - Bottom 18in of concrete
 - Top 12in wood mulch

Leaf Balance Beam

Safety use zone = 21'x16'



Footing details:

- 2 footings
- All
 - 12in diameter
 - 30in total depth
 - Bottom 18in of concrete
 - Top 12in wood mulch

ZONING TABLE	
ZONE - 1-1 (INDUSTRIAL) SEWER AND WATER SERVICE AVAILABLE	REQUIRED
LOT AREA	2 ACRES
LOT COVERAGE	15%
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	50'

NOTES:

1. PARCEL OWNER: VALLEY BROOK COMMUNITY CHURCH
2. AREA: SEE MAP
3. ADDRESS: #160 GRANVILLE ROAD
4. ZONE: R2A (SEE ZONING TABLE)
5. SITE IS SERVICED BY PRIVATE WELL & PRIVATE SEPTIC
6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455
7. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGEND

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

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

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

REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:		
REVISION-2:		
REVISION-1:		
PROJECT:	DB: MPT	SR: AQ DR: SB
SCALE:		

TO VALLEY BROOK COMMUNITY CHURCH AND CATIC

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

THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2

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

James M. Schuchman
James M. Schuchman
CT P.E. & L.S. #11302

kratzer, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

**ALTA/ACSM LAND
TITLE SURVEY**

for
**VALLEY BROOK
COMMUNITY CHURCH**

**#160 GRANVILLE ROAD
GRANBY, CT**

SCALE: 1"= 100'

DATE: MAY 14, 2015

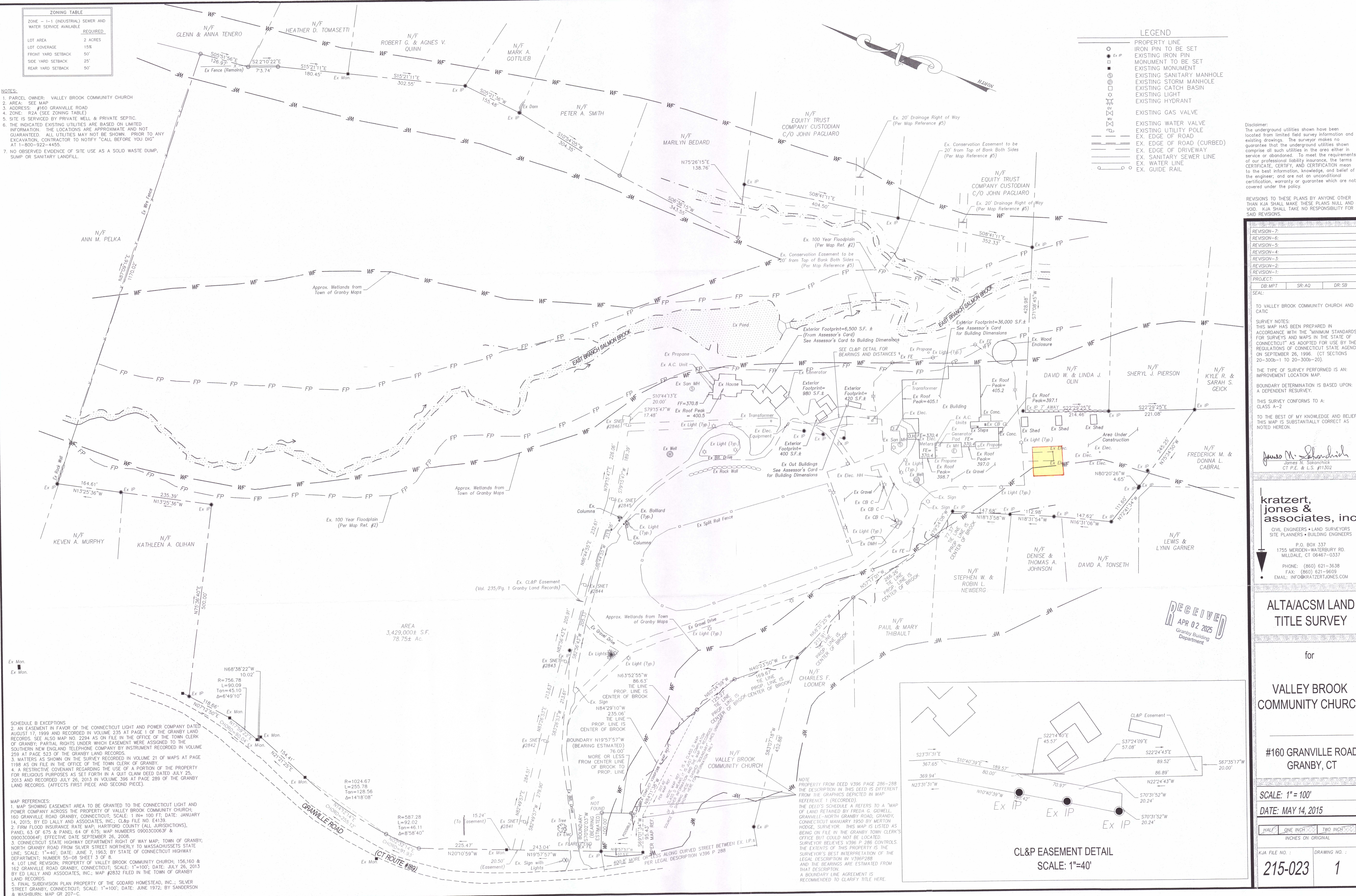
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

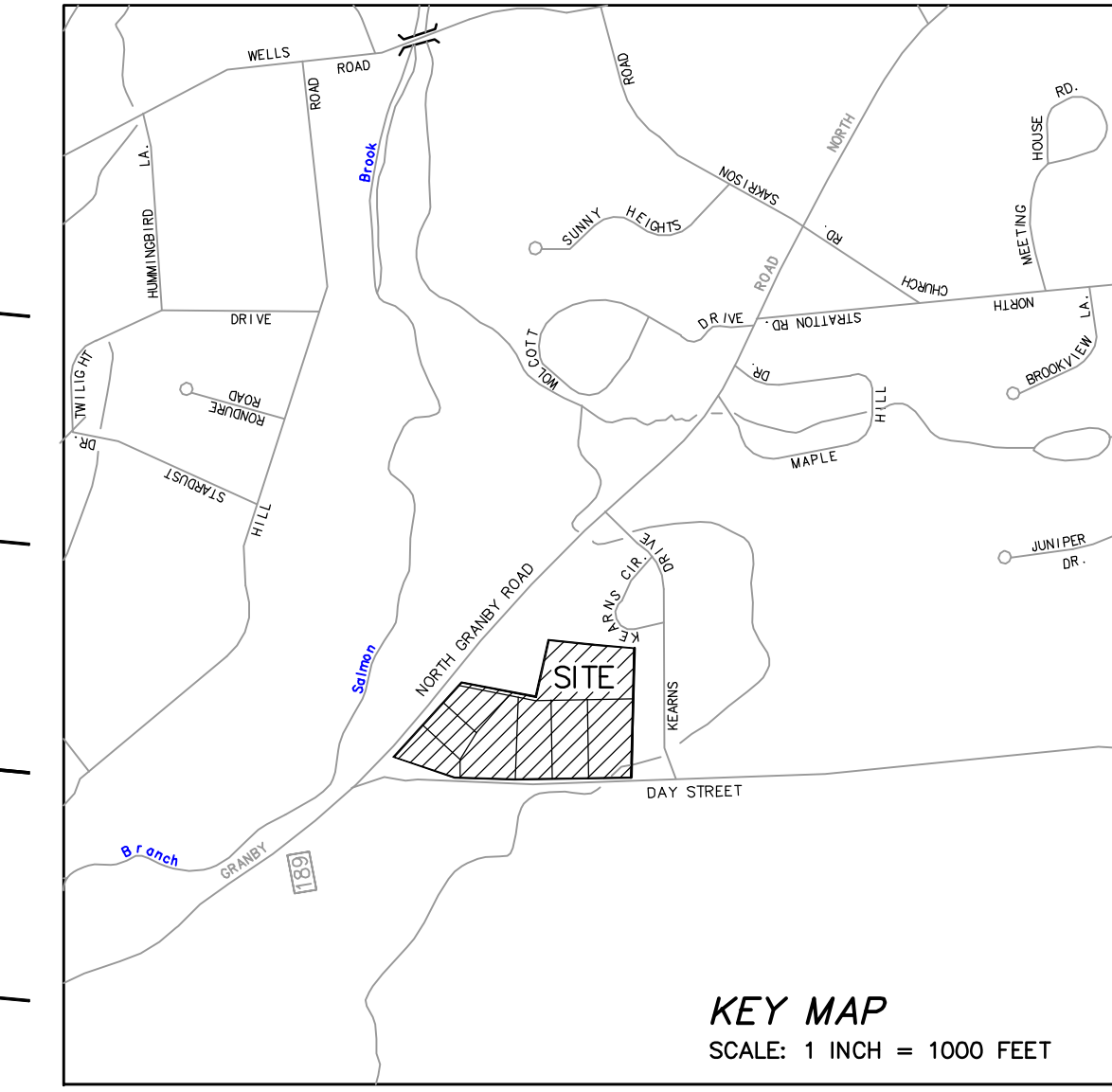
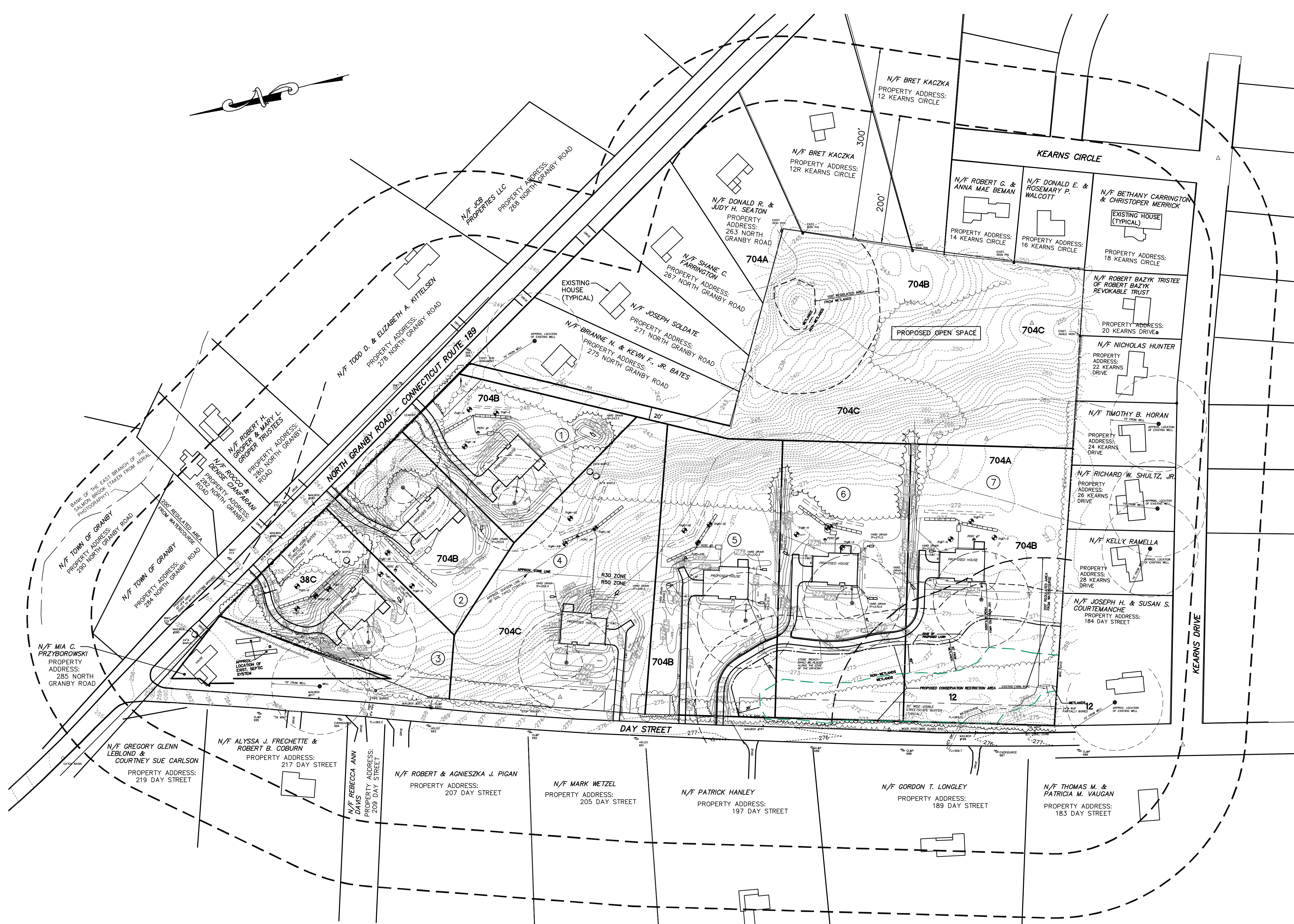
KJA FILE NO. : DRAWING NO. :

215-023 1

SCHEDULE B EXCEPTIONS
2. AN EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED AUGUST 17, 1999 AND RECORDED IN VOLUME 235 AT PAGE 1 OF THE GRANBY LAND RECORDS. SEE ALSO MAP NO. 2294 AS ON FILE IN THE OFFICE OF THE TOWN CLERK OF GRANBY; PARTIAL RIGHTS UNDER WHICH EASEMENT WERE ASSIGNED TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY BY INSTRUMENT RECORDED IN VOLUME 259 AT PAGE 523 OF THE GRANBY LAND RECORDS.
3. MATTERS AS SHOWN ON THE SURVEY RECORDED IN VOLUME 21 OF MAPS AT PAGE 1198 AS ON FILE IN THE OFFICE OF THE TOWN CLERK OF GRANBY.
4. A RESTRICTIVE COVENANT REGARDING THE USE OF A PORTION OF THE PROPERTY FOR RELIGIOUS PURPOSES AS SET FORTH IN A QUIT CLAIM DEED DATED JULY 25, 2013 AND RECORDED JULY 26, 2013 IN VOLUME 398 AT PAGE 289 OF THE GRANBY LAND RECORDS. (AFFECTS FIRST PIECE AND SECOND PIECE).

MAP REFERENCES:
1. MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF VALLEY BROOK COMMUNITY CHURCH; 160 GRANVILLE ROAD GRANBY, CONNECTICUT; SCALE: 1 IN= 100 FT; DATE: JANUARY 14, 2015; BY ED LALLY AND ASSOCIATES, INC.; CL&P FILE NO. E4139.
2. FIRM FLOOD INSURANCE RATE MAP; HARTFORD COUNTY (ALL JURISDICTIONS), PANEL 63 OF 675 & PANEL 64 OF 675; MAP NUMBERS 09003C0063F & 09003C0064F; EFFECTIVE DATE SEPTEMBER 26, 2008.
3. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP; TOWN OF GRANBY; NORTH GRANBY ROAD FROM SILVER STREET NORTHERLY TO MASSACHUSETTS STATE DEPARTMENT; NUMBER 55-08 SHEET 3 OF 8.
4. LOT LINE REVISION; PROPERTY OF VALLEY BROOK COMMUNITY CHURCH; 156.160 & 162 GRANVILLE ROAD GRANBY, CONNECTICUT; SCALE: 1"=100'; DATE: JULY 26, 2013 BY ED LALLY AND ASSOCIATES, INC.; MAP #2832 FILED IN THE TOWN OF GRANBY LAND RECORDS.
5. FINAL SUBDIVISION PLAN PROPERTY OF THE GODDARD HOMESTEAD, INC.; SILVER STREET GRANBY, CONNECTICUT; SCALE: 1"=100'; DATE: JUNE 1972; BY SANDERSON & WASHBURN; MAP GR 207-C.





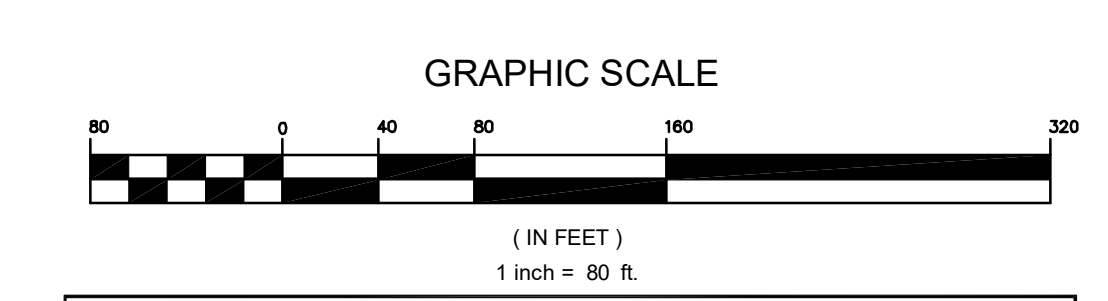
PROJECT SUMMARY
AREA OF SUBJECT PROPERTY = 15.63± ACRES
TOTAL NUMBER OF LOTS PROPOSED = 7
(NO REAR LOTS ARE PROPOSED)
TOTAL AREA OF OPEN SPACE PROVIDED = 3.7± ACRES
TOTAL AREA OF WETLANDS = 0.52 ACRES
PROPOSED DISTURBANCE TO WETLANDS = 0 ACRES

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
SITE DEVELOPMENT PLAN	SD-1
GRADING AND UTILITIES PLAN	GR-1 & GR-2
GRADING PLAN	GR-3
FOR AREA ADJACENT TO WETLANDS ON LOTS 6 AND 7	
EROSION AND SEDIMENTATION CONTROL PLAN	E&SC-1 & E&SC-2
NOTES AND DETAILS	NOTES-1

SOIL TYPES -
SOIL TYPES ARE TAKEN FROM THE WEB SOIL SURVEY, PREPARED BY USDA NATURAL RESOURCES CONSERVATION SERVICE

Map Unit Symbol	Map Unit Name
12	Rappol silt loam, 0 to 3 percent slopes
38C	Hinkley loamy sand, 3 to 15 percent slopes
704A	Enfield silt loam, 0 to 3 percent slopes
704B	Enfield silt loam, 3 to 8 percent slopes
704C	Enfield silt loam, 8 to 15 percent slopes

LEGEND:
38C SOIL TYPE
APPROX. DIVISION LINE OF SOIL TYPES



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OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707
APPLICANT
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: KIRK@macbuilds.com

WILSON H. ALFORD, JR.
No. 9344
LICENSED PROFESSIONAL ENGINEER

WILSON H. ALFORD, JR.
No. 9344
LICENSED LAND SURVEYOR

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Alford
ASSOCIATES, INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 80 FT.

BREEZY MEADOW SUBDIVISION
SITE DEVELOPMENT PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
SD-1

REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7 AND TO INCORPORATE COMMENTS FROM INHC WETLANDS AGENT DATED 2-9-25
4-2-25
2-10-25
DATE
REVISION

LEGEND —

EXISTING CONDITIONS:

— 274 — CONTOUR
+ 274.0 SPOT ELEVATION
— — — — — EDGE OF CLEARING

PROPOSED CONDITIONS:

— [274] — CONTOUR
+ [274.0] SPOT ELEVATION
→ GRADE TO DRAIN
⊙ WELL
— W — WATER SERVICE LINE
— FD — FOOTING DRAIN
— E&C — ELECTRIC AND COMMUNICATIONS SERVICE LINES
— — — — — DOWNSPOUT
— — — — — ROOF LEADER LINE
— — — — — INFILTRATOR UNIT
— — — — — YARD DRAIN
— — — — — EDGE OF CLEARING

PROPOSED CONDITIONS:

POSSIBLE DECK OR PATIO
PROPOSED HOUSE
FF=276.0
TW=275.0
GAR=274.0
BAS=267.3
WALK
10' WIDE (MIN.) BITUMINOUS CONCRETE DRIVEWAY
FINISHED FLOOR ELEVATION
TOP OF FOUNDATION ELEVATION
GARAGE FLOOR ELEVATION
BASEMENT FLOOR ELEVATION
PROPOSED HOUSE SIZE AND SHAPE OF HOUSE IS SCHEMATIC AND ARE ONLY TO SHOW SUITABILITY OF THE LOTS

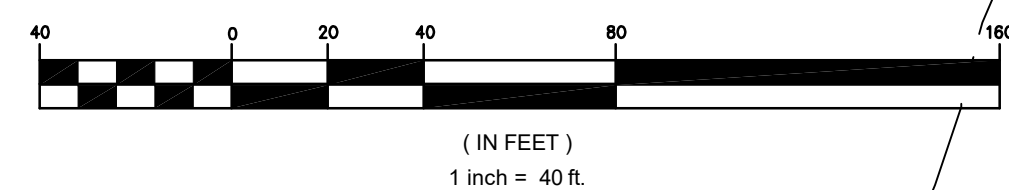
OWNER OF RECORD

BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

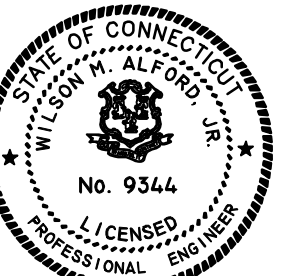
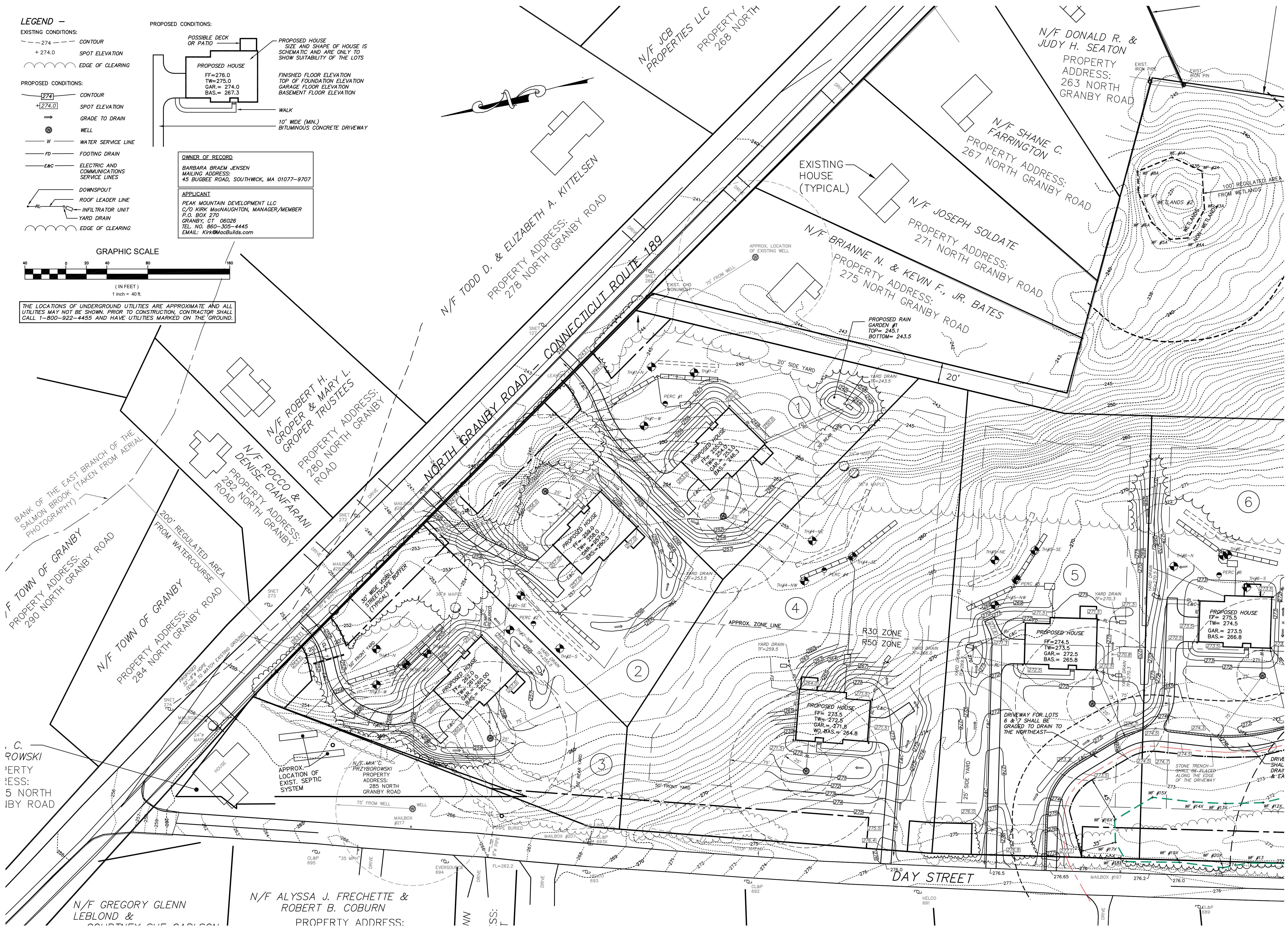
APPLICANT

PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK McNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: KIRK@McBuilds.com

GRAPHIC SCALE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR., P.E. & L.S.

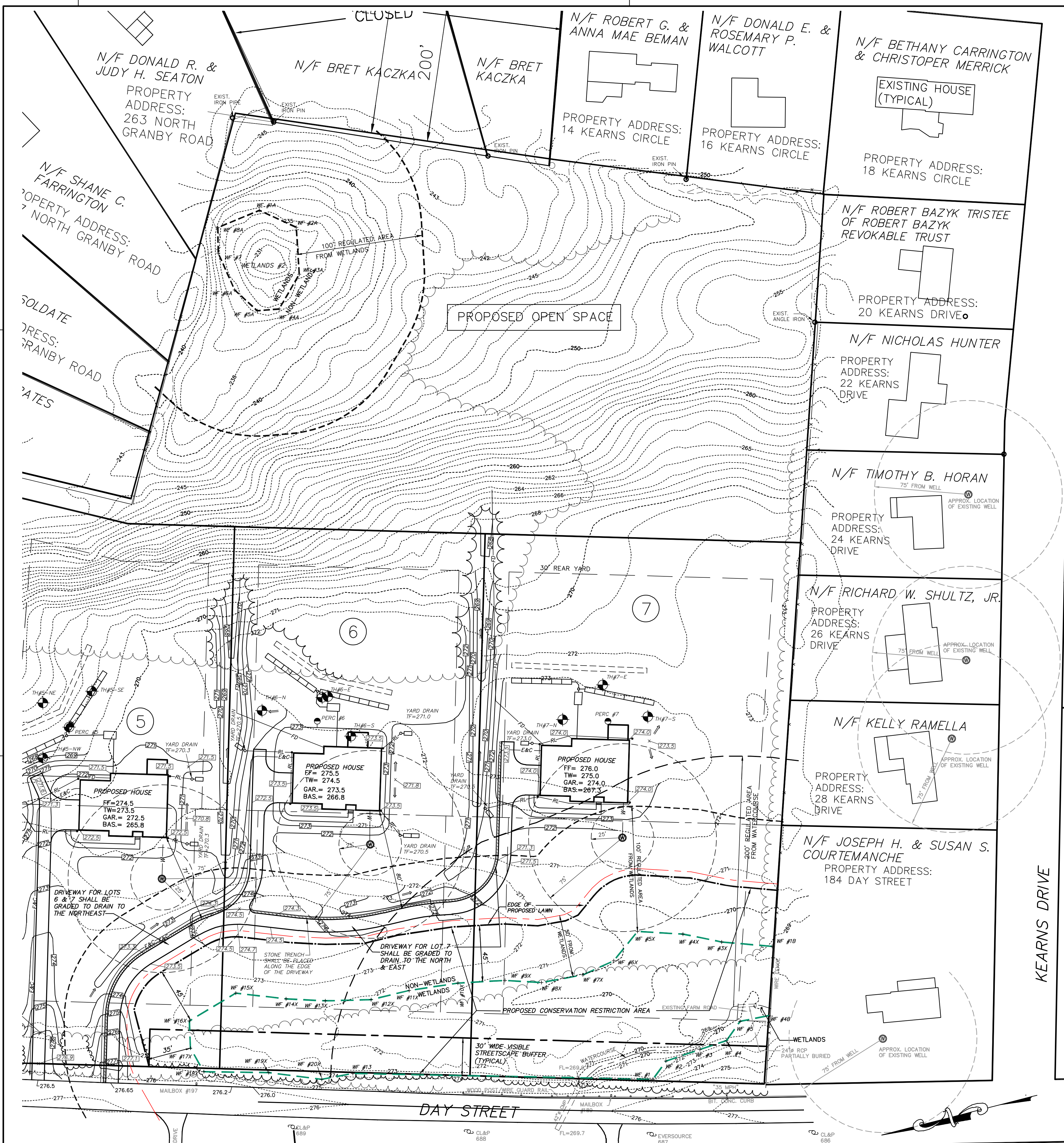
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION
GRADING AND UTILITIES PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT

188 DAY STREET

Sheet
GR-1



TEST HOLE DATA

NOTE - TEST HOLES AND PERCOLATION TESTS WERE PERFORMED BY WILSON M. ALFORD, JR. FROM ALFORD ASSOCIATES, INC. AND WITNESSED BY KRISTIN KULA, FROM FARMINGTON VALLEY HEALTH DISTRICT ON OCTOBER 23, 2024.

LOT 1	LOT 4	LOT 6
TH #1-W DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #4-W DEPTH: 0" - 12" 12"-22" 22"-84" MATERIAL: TOPSOIL BROWN SILTY SANDY LOAM BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #6-N DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
TH #1-N DEPTH: 0" - 12" 12"-86" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #4-NE DEPTH: 0" - 8" 8"-42" MATERIAL: TOPSOIL BROWN SAND WITH COBBLES BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #6-E DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
TH #1-E DEPTH: 0" - 8" 8"-32" 32"-84" MATERIAL: TOPSOIL BROWN SILTY SANDY LOAM BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL	TH #4-SE DEPTH: 0" - 15" 15"-48" 48"-84" MATERIAL: TOPSOIL BROWN SILTY SANDY LOAM BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #6-S DEPTH: 0" - 12" 12"-24" 24"-84" MATERIAL: TOPSOIL BROWN SILTY SANDY LOAM BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL

PERCOLATION TEST #1
TOP OF TEST IS 18" BELOW THE SURFACE
RATE: LESS THAN 10.1 MIN./INCH

PERCOLATION TEST #4
TOP OF TEST IS 18" BELOW THE SURFACE
RATE: LESS THAN 10.1 MIN./INCH

PERCOLATION TEST #6
TOP OF TEST IS 18" BELOW THE SURFACE
RATE: LESS THAN 10.1 MIN./INCH

LOT 2	LOT 5	LOT 7
TH #2-S DEPTH: 0" - 12" 12"-32" 32"-84" MATERIAL: TOPSOIL BROWN SILTY SANDY LOAM BROWN FINE SAND ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #5-NW DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #7-N DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
TH #2-NW DEPTH: 0" - 24" 24"-48" 48"-84" MATERIAL: TOPSOIL BROWN SILTY SANDY LOAM BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #5-NE DEPTH: 0" - 12" 12"-25" 25"-84" MATERIAL: TOPSOIL BROWN SILTY SANDY LOAM BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #7-E DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
TH #2-SE SOUTH FACE DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #5-SE DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	TH #7-S DEPTH: 0" - 12" 12"-84" MATERIAL: TOPSOIL BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL

PERCOLATION TEST #2
TOP OF TEST IS 18" BELOW THE SURFACE
RATE: LESS THAN 10.1 MIN./INCH

PERCOLATION TEST #5
TOP OF TEST IS 18" BELOW THE SURFACE
RATE: LESS THAN 1 MINUTE / INCH

PERCOLATION TEST #7
TOP OF TEST IS 15" BELOW THE SURFACE
RATE: LESS THAN 10.1 MIN./INCH

DATA DESIGN FOR PROPOSED SEPTIC SYSTEMS

FOR ALL LOTS:
PERCOLATION TEST RATE:
ALL LOTS ARE LESS THAN 10.1 MIN./INCH
NUMBER OF BEDROOMS = 4
SQUARE FEET OF EFFECTIVE LEACHING AREA REQUIRED = 577.5
MINIMUM LEACHING SYSTEM SPREAD:
NEED NOT TO BE CONSIDERED. DEPTH TO RESTRICTIVE LAYER > 60"
USE: 8' LONG x 4' WIDE x 12" HIGH CONCRETE GALLERIES = 5.9 SF/LF
577.5 S.F. / 5.9 SF/LF = 98 LINEAR FEET REQUIRED

NOTE - WHERE A SHORTER RESERVE AREA IS SHOWN, THE UNITS ARE "ELIJAH MANTIS 536-8" AT AN 11.0 SF/LF EFFECTIVE LEACHING AREA.

OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANDY, CT 06026
TEL. NO. 860-305-4445
EMAIL: KIRK@MacBuilds.com

NOTE PERTAINING TO PROPOSED CONSERVATION RESTRICTION AREA

CONSERVATION RESTRICTION AREA SHALL BE MARKED BY MEDALLIONS OR PLACARDS MOUNTED TO A 4"x4" WOOD POST AT 3 FEET HIGH. POSTS TO BE PLACED APPROXIMATELY 50 FEET APART AROUND THE ENTIRE PERIMETER OF THE RESTRICTION AREA. MEDALLIONS OR PLACARDS SHALL BE WATERPROOF.

GRAPHIC SCALE

(1 INCH = 40 FEET)

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

WILSON M. ALFORD, JR.

NO. 9344

LICENSED PROFESSIONAL ENGINEER

WILSON M. ALFORD, JR.

NO. 9344

LICENSED LAND SURVEYOR

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

L.S. NO. 9344

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Alford

ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

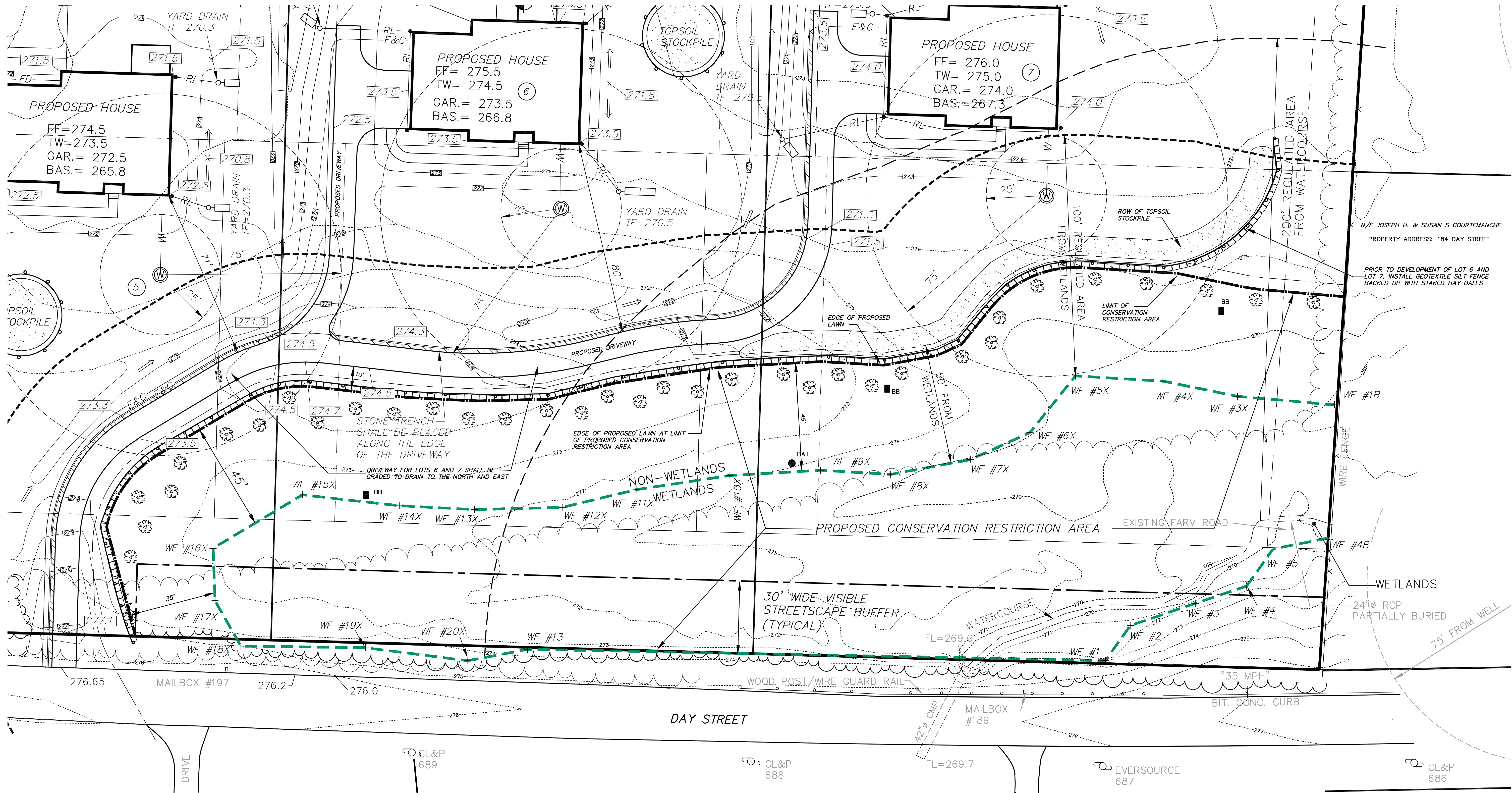
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION
GRADING AND UTILITIES PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANDY, CONNECTICUT
188 DAY STREET

Sheet
GR-2

SS: PR-GRADING PLAN P: B24054 D: B240545S FOLDER: BLUE SKY



NOTE PERTAINING TO PROPOSED CONSERVATION RESTRICTION AREA

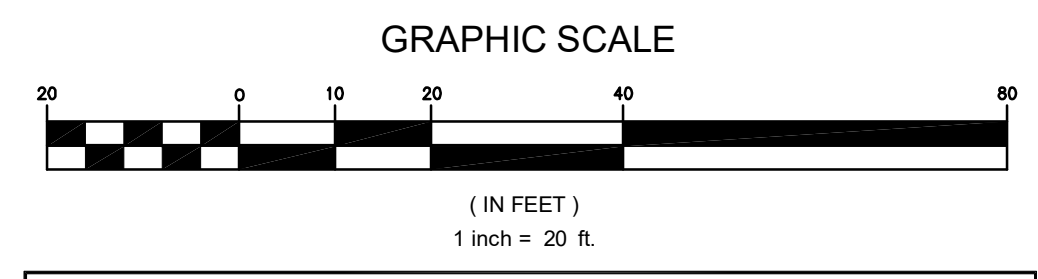
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PROPOSED PLANTS ADJACENT TO RAIN GARDENS

TO BE A MIXTURE OF:
ILEX VERTICILLATA / WINTERBERRY
(INCLUDE AT LEAST ONE MALE PLANT)
MYRTICA PENNSYLVANICA / BAYBERRY
VACCINIUM CORYMBOSUM / Highbush Blueberry
VIBURNUM LENTAGO / NANNYBERRY VIBURNUM
QUANTITY: 35 PLANTS
SIZE: 18" HIGH (MINIMUM)

LEGEND -

- PROPOSED IMPROVEMENTS:
- BB BLUE BIRD HOUSE
 - BAT BAT HOUSE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-522-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

DATE	REVISION
4-2-25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7

STATE OF CONNECTICUT
WILSON M. ALFORD, JR.
No. 9344
LICENSED PROFESSIONAL ENGINEER

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CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: FEBRUARY 10, 2025
SCALE: 1 IN. = 20 FT.

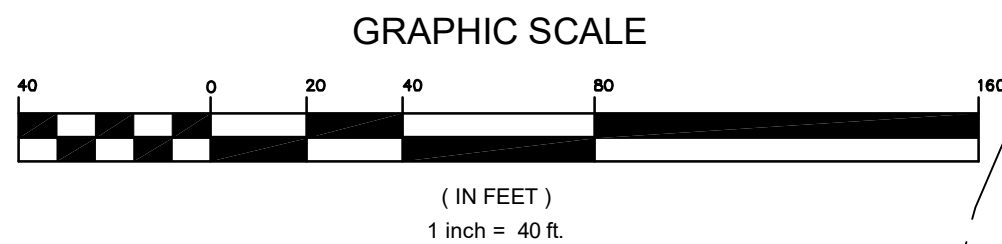
BREEZY MEADOW SUBDIVISION
GRADING PLAN
FOR AREA ADJACENT TO WETLANDS ON LOTS 5, 6 AND 7
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
GR-3

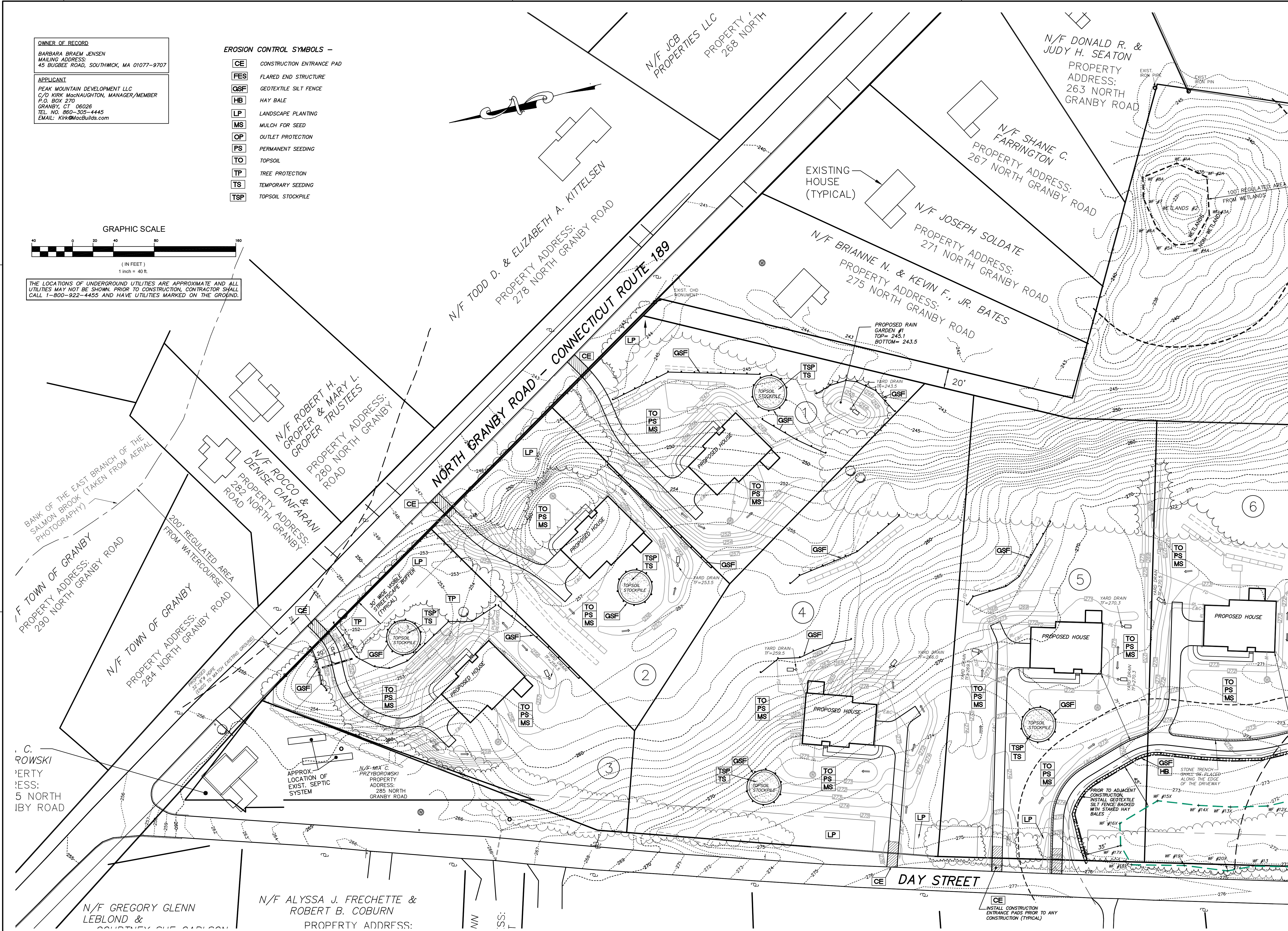
OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT
PEAK MOUNTAIN DEVELOPMENT LLC
C/O KIRK MacNAUGHTON, MANAGER/MEMBER
P.O. BOX 270
GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: Kirk@MacBuilds.com

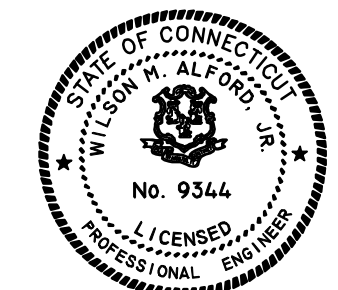
- EROSION CONTROL SYMBOLS -
- CE CONSTRUCTION ENTRANCE PAD
 - FES FLARED END STRUCTURE
 - GSF GEOTEXTILE SILT FENCE
 - HB HAY BALE
 - LP LANDSCAPE PLANTING
 - MS MULCH FOR SEED
 - OP OUTLET PROTECTION
 - PS PERMANENT SEEDING
 - TO TOPSOIL
 - TP TREE PROTECTION
 - TS TEMPORARY SEEDING
 - TSP TOPSOIL STOCKPILE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



REVISION	DATE	DESCRIPTION
4-2-25		REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7.
2-10-25		AGENT TO INCORPORATE COMMENTS FROM HWM WETLANDS AGENT DATED 2-5-25



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

L.S. No. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



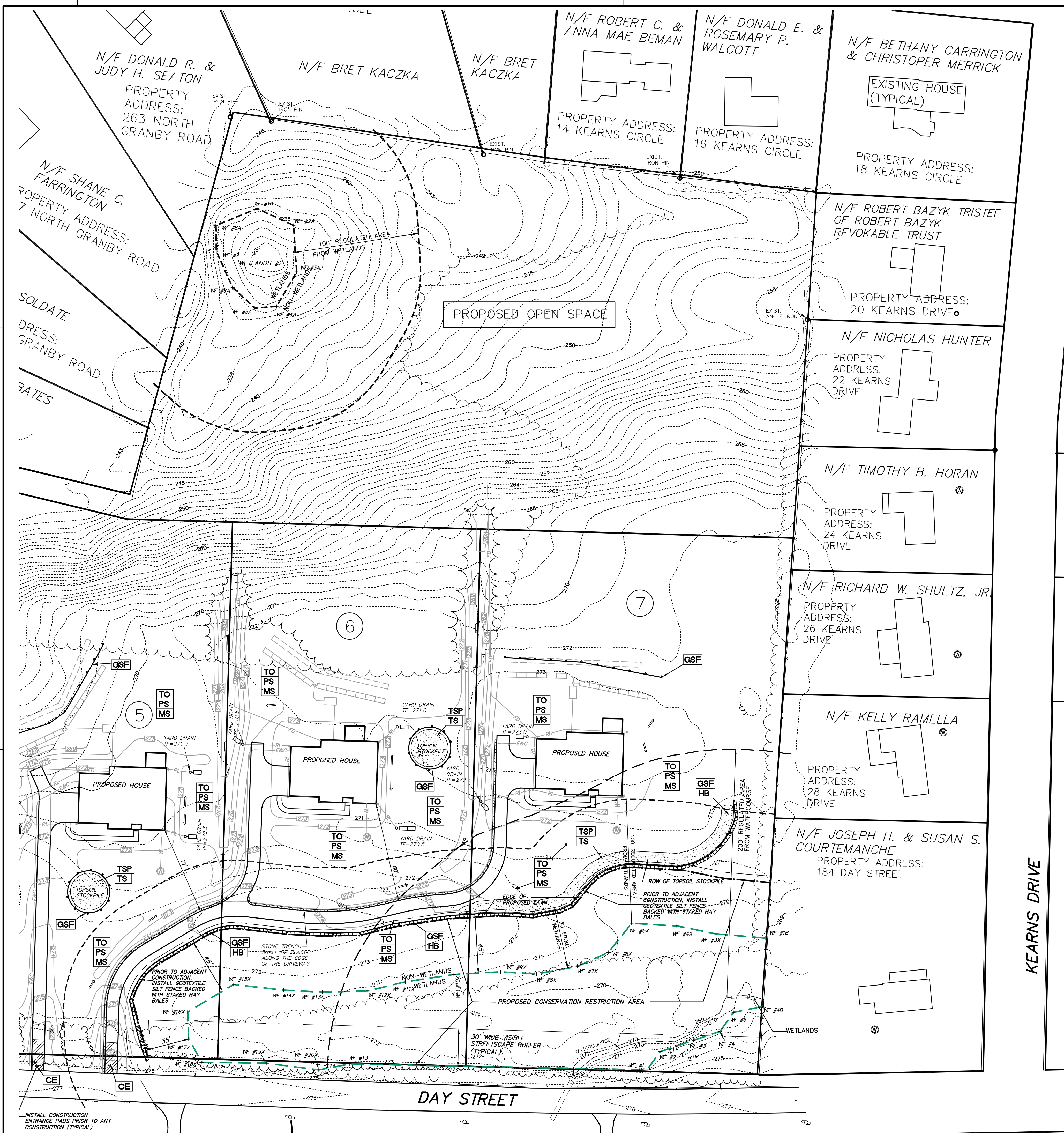
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION
EROSION AND SEDIMENTATION CONTROL PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
E&SC-1



EROSION AND SEDIMENTATION CONTROL NARRATIVE -

- 1. THE PROPERTY IS A 15.63± ACRE PARCEL LOCATED AT 188 DAY STREET BEING ON THE EAST SIDE OF DAY STREET AND THE SOUTH SIDE OF NORTH GRANBY ROAD, IN GRANBY, CONNECTICUT. THERE ARE SOME WETLANDS LOCATED AT THE SOUTHWEST CORNER AND THE EASTERLY SIDE OF THE PARCEL. THE PARCEL IS VACANT AND PREVIOUSLY USED FOR AGRICULTURAL PURPOSES. THE PARCEL IS ZONED "R50" AND "R30".
- 2. THE PROPOSAL IS TO DEVELOP SEVEN (7) RESIDENTIAL LOTS, EACH ONE WITH A SINGLE FAMILY HOME WITH A PRIVATE WELL AND SEPTIC SYSTEM AND RELATED UTILITIES AND IMPROVEMENTS. EACH LOT WILL HAVE FRONTAGE AND ACCESS OFF OF AN EXISTING PUBLIC ROAD. NO NEW ROAD IS PROPOSED.
- 3. THE ANTICIPATED START OF CONSTRUCTION IS PLANNED FOR THE SPRING OF 2025 WITH FINAL COMPLETION DEPENDING ON DEMAND.

NARRATIVE FOR INDIVIDUAL HOUSE CONSTRUCTION -

- A. INSTALL CONSTRUCTION ENTRANCE.
- B. INSTALL FILTER FABRIC FENCE AND/OR FILTER FABRIC FENCE WITH HAYBALE BACK-UP WHERE SHOWN ON THE PLANS.
- C. CLEAR AND STUMP LOT IN AREA OF PROPOSED HOUSE AND DRIVEWAY.
- D. ON LOTS WHERE A RAIN GARDEN IS PROPOSED, THE RAIN GARDEN SHALL BE CONSTRUCTED AND SEEDING PRIOR TO ANY OTHER SITE IMPROVEMENT.
- E. STRIP TOPSOIL AND STOCKPILE WHERE SHOWN ON THE PLAN.
- F. EXCAVATE FOR FOUNDATION. GRADE AND PREPARE DRIVEWAY BASE. STOCKPILE EXCESS MATERIAL.
- G. CONSTRUCT HOUSE AND DRIVEWAY. INSTALL ASSOCIATED UTILITIES. INSTALL SEPTIC SYSTEM.
- H. FINE GRADE LOT. REMOVE EXCESS MATERIAL.
- I. LOAM AND SEED FOR PERMANENT COVER.
IF PERMANENT COVER IS NOT DESIRED AT TIME OF OF THE SEEDING, USE TEMPORARY SEEDING PER VEGETATIVE COVER SCHEDULE.
- J. AT TIME OF DEVELOPMENT OF LOTS 6 AND 7, WHICH EVER IS FIRST, IMPROVEMENTS WITHIN THE CONSERVATION RESTRICTION AREA, INCLUDING PLANTINGS, BAT HOUSES AND BLUE BIRD HOUSES SHALL BE INSTALLED.

GENERAL NOTES-

- 1. MAINTAIN DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER AT ALL TIMES DURING CONSTRUCTION.
- 2. ANY DISCARDED LITTER, DEBRIS AND DISCARDED CONSTRUCTION MATERIALS SHALL BE DISCARDED IN A PROPER MANNER.
- 3. THROUGHOUT CONSTRUCTION, INSPECT GEOTEXTILE SILT FENCE AND/OR TEMPORARY VEGETATIVE COVER. IF REQUIRED, PERFORM MAINTENANCE AND REPAIRS TO INSURE PROPER WORKING ORDER. GEOTEXTILE SILT FENCE IS TO REMAIN IN PROPER WORKING ORDER UNTIL ALL VEGETATIVE COVER HAS BEEN ESTABLISHED. BEFORE REMOVAL OF ANY SILT FENCE, EXISTING ACCUMULATED SILT IS TO BE REMOVED AND DISPOSED OF PROPERLY. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDING TO ESTABLISH PERMANENT COVER.
- 4. THE OWNER OF THE PROPERTY AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION/MAINTENANCE/REPAIR/REPLACEMENT OF ALL EROSION CONTROL MEASURES UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN ESTABLISHED.
- 5. 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.
- 6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL", CONNECTICUT DEP BULLETIN 34.

VEGETATIVE COVER SCHEDULE -

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH 6" MINIMUM OF TOPSOIL. SEED AS INDICATED BELOW. CONDITION SOIL WITH FERTILIZER AND LIMESTONE AS INDICATED BY SOIL TEST.

PERMANENT VEGETATIVE COVER:
SEEDING DATES: APRIL 1 TO JUNE 15 & SEPTEMBER 1 TO OCTOBER 15
OR AT OTHER TIMES, WEATHER PERMITTING

LAWN AREAS:
USE THE FOLLOWING MIXTURE OR EQUAL AS APPROVED BY DESIGN ENGINEER:
KENTUCKY BLUEGRASS 45%
CREEPING RED FESCUE 45%
PERENNIAL RYEGRASS 10%
APPLY 1-3 LBS./1000 S.F.

TEMPORARY VEGETATIVE COVER:
SEEDING DATES: MARCH 1 TO JUNE 15 & AUGUST 1 TO OCTOBER 15
OR AT OTHER TIMES, WEATHER PERMITTING
USE THE FOLLOWING SEED OR EQUAL AS APPROVED BY DESIGN ENGINEER -
ANNUAL RYEGRASS 100%
APPLY 1 LB./1000 S.F.

EROSION CONTROL SYMBOLS -

- CE CONSTRUCTION ENTRANCE PAD
- FES FLARED END STRUCTURE
- GSF GEOTEXTILE SILT FENCE
- HB HAY BALE
- LP LANDSCAPE PLANTING
- MS MULCH FOR SEED
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GRANBY, CT 06026
TEL. NO. 860-305-4445
EMAIL: Kirk@MacBuilds.com

GRAPHIC SCALE



(1 INCH = 40 FEET)

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

REVISION

DATE

4-2-25

2-10-25

REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7. PREPARED FOR INCORPORATE COMMENTS FROM INHC WETLANDS AGENT DATED 2-9-25

STATE OF CONNECTICUT
WILSON H. ALFORD, JR.
No. 9344
LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
WILSON H. ALFORD, JR.
No. 9344
LICENSED LAND SURVEYOR

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

L.S. No. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR., P.E. & L.S.

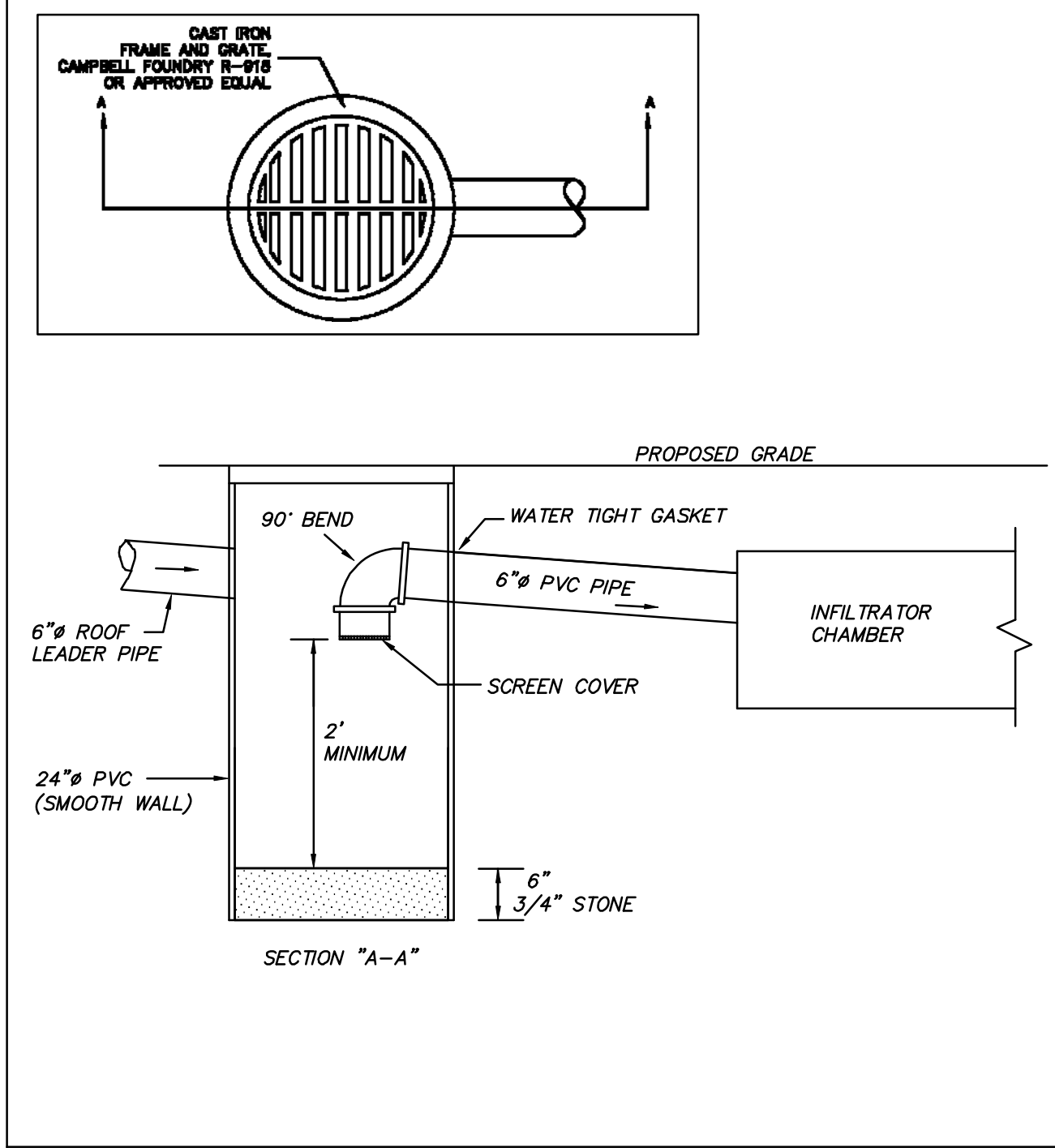
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SCALE: 1 IN. = 40 FT.

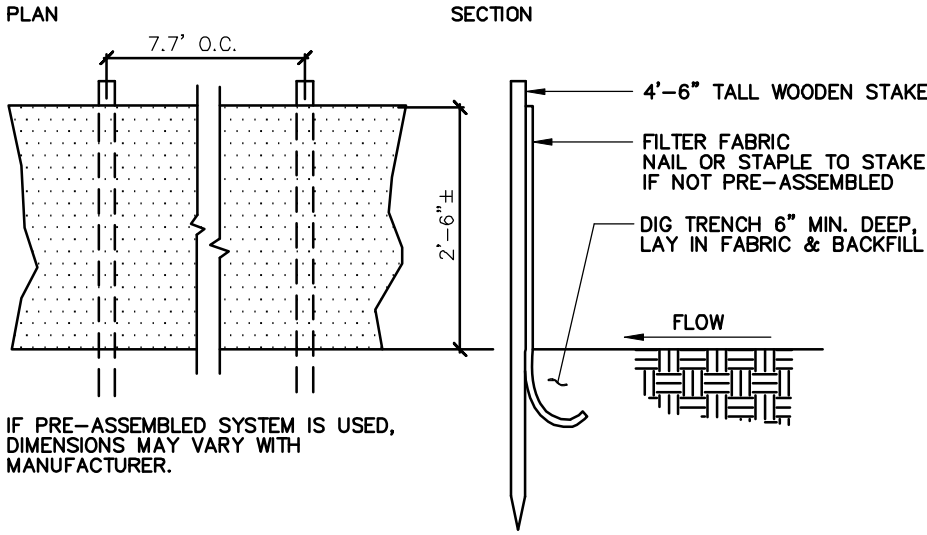
BREEZY MEADOW SUBDIVISION
EROSION AND SEDIMENTATION CONTROL PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
E&SC-2

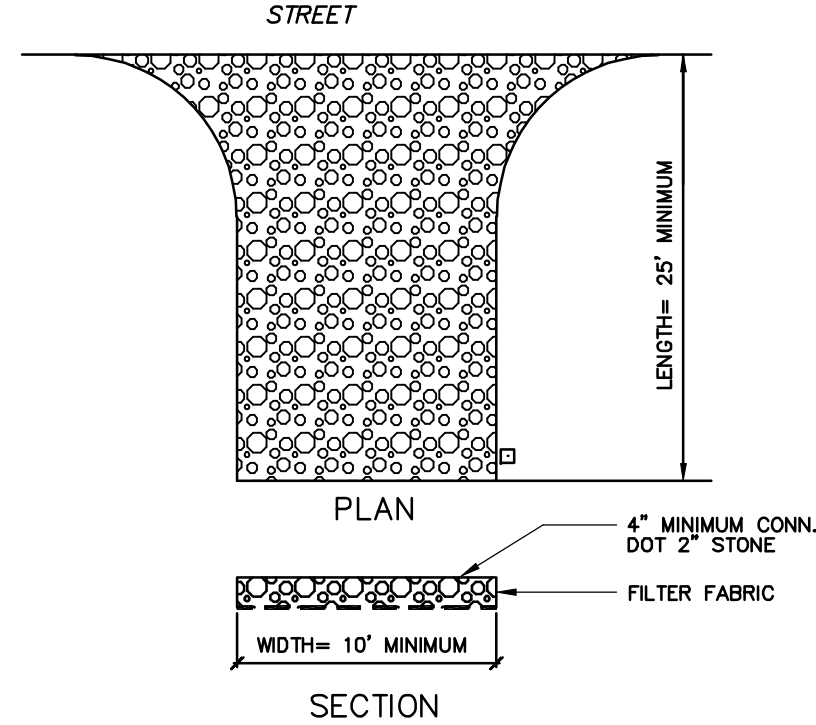
YARD DRAIN DETAIL –
NOT TO SCALE



FILTER FABRIC FENCE
NOT TO SCALE

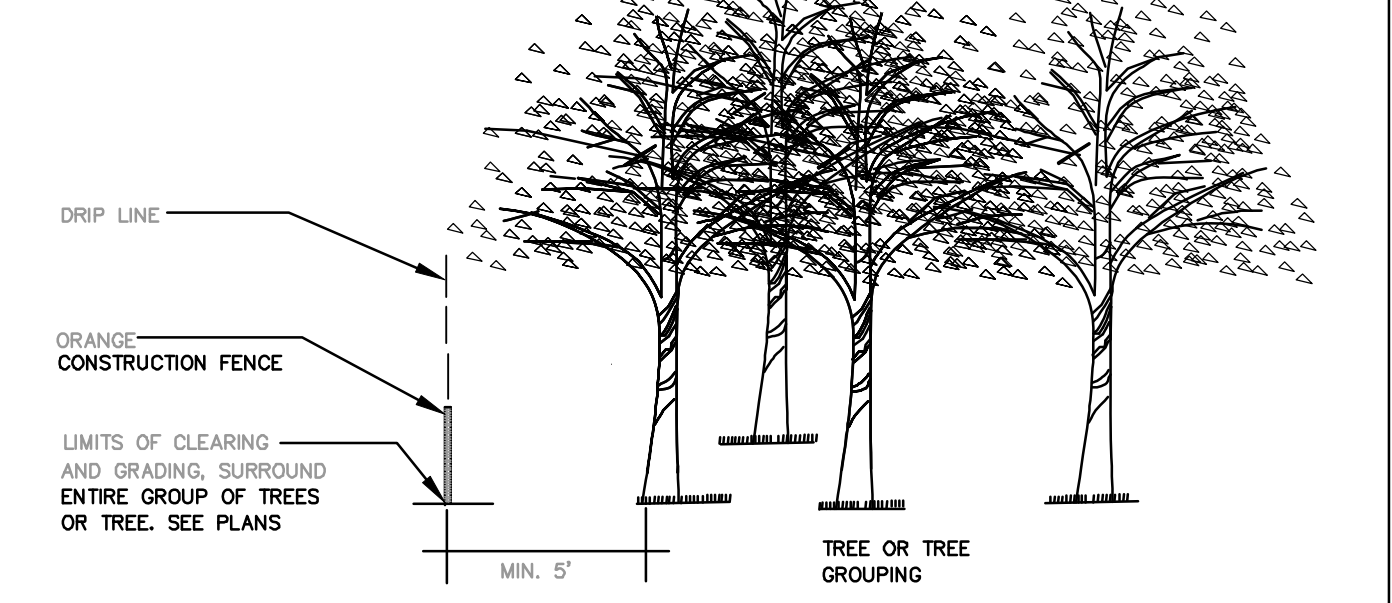


CONSTRUCTION ENTRANCE PAD –
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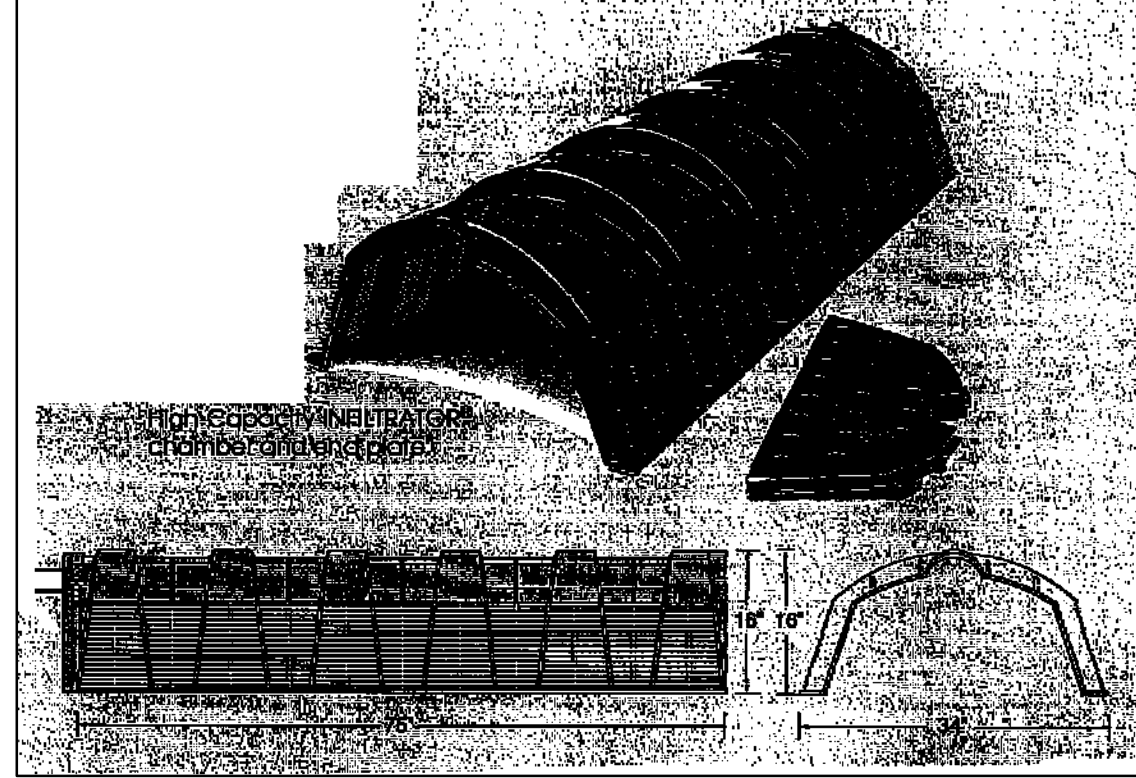


- NOTES:
1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.
 2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDERSIRABLE MATERIAL.
 3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

TREE PROTECTION DETAIL –
NOT TO SCALE

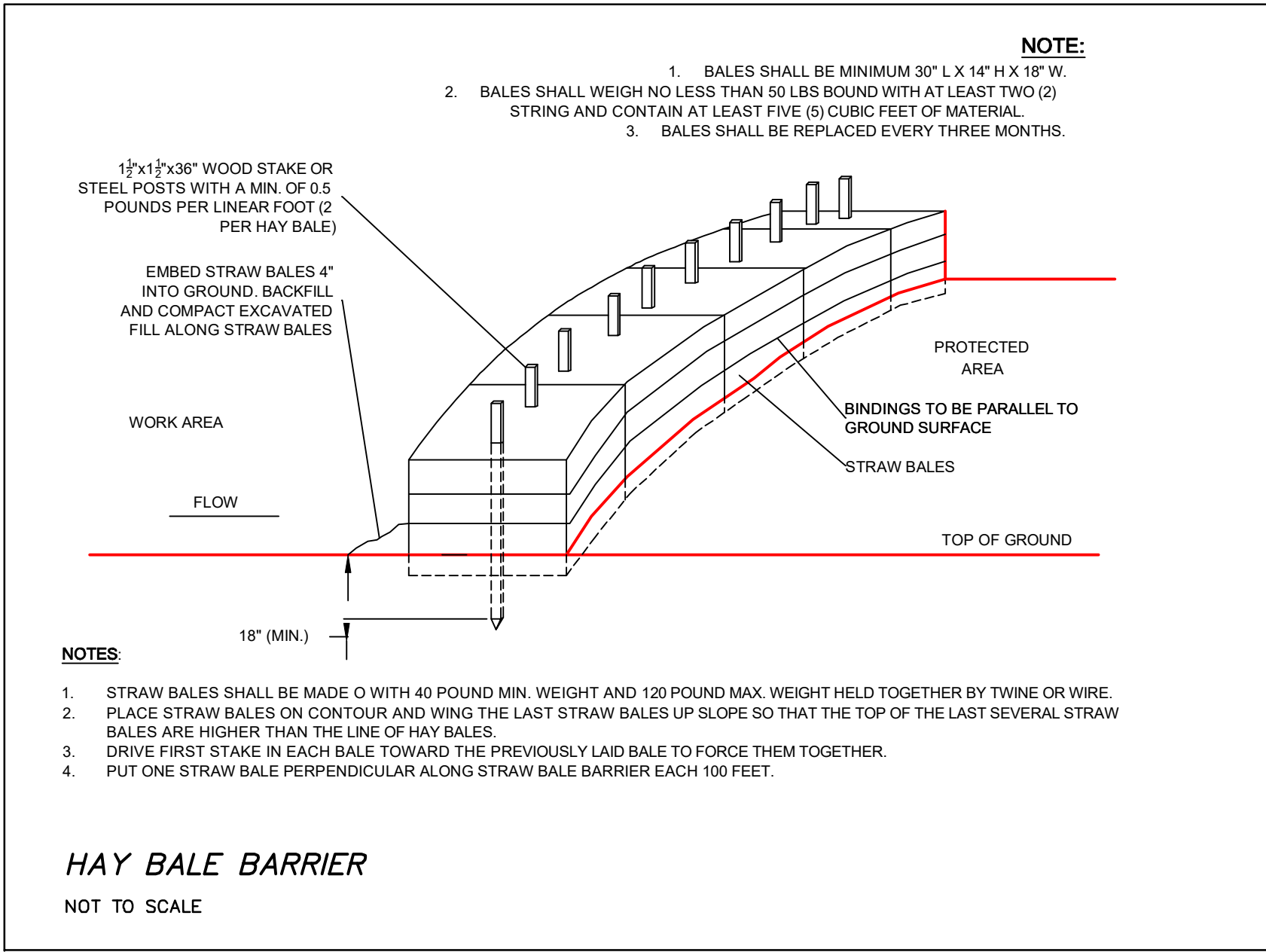
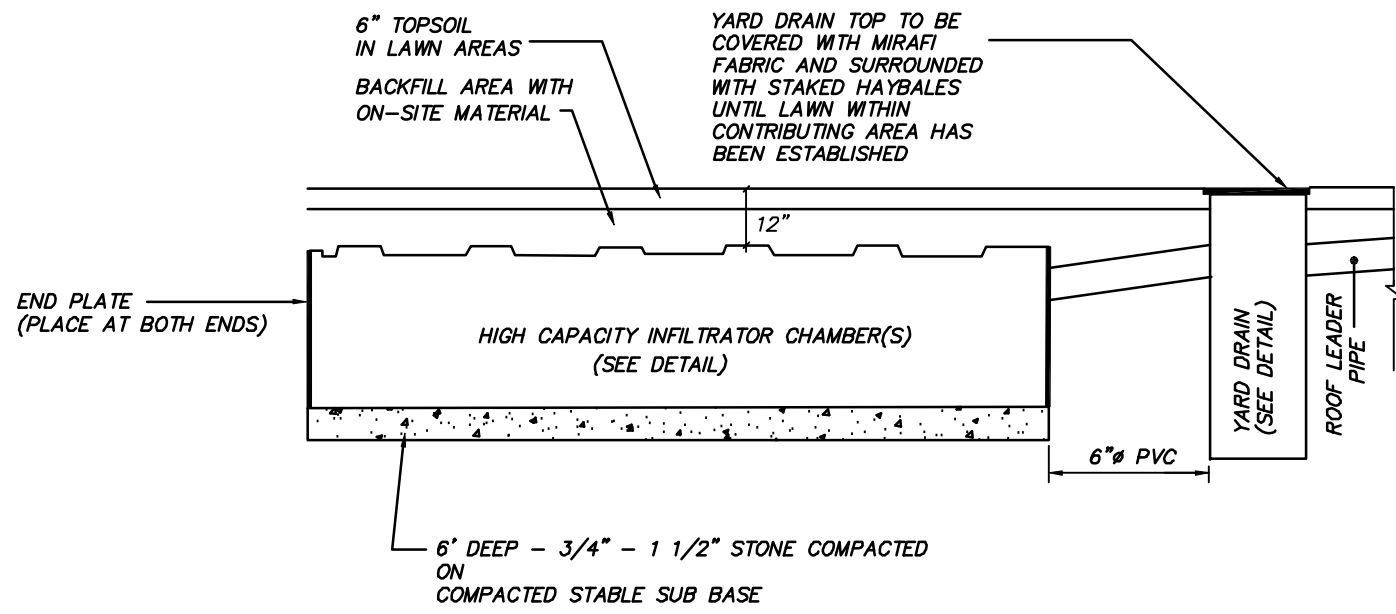


INFILTRATOR CHAMBER
NOT TO SCALE
AS MANUFACTURED BY INFILTRATOR SYSTEMS, INC. OR APPROVED EQUAL

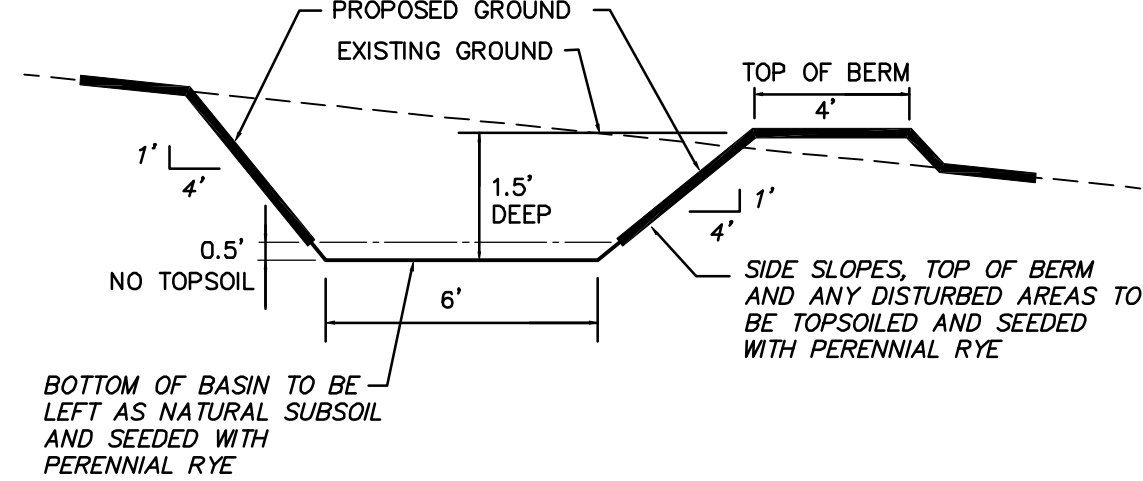


DETAIL OF INFILTRATOR AND YARD DRAIN
NOT TO SCALE

NOTE– INFILTRATOR/YARD DRAIN SYSTEMS TO BE INSTALLED AT TIME OF SITE GRADING



RAIN GARDEN SECTION –
NOT TO SCALE



- SEQUENCE OF CONSTRUCTION:
- NOTE– RAIN GARDEN IS TO BE CREATED PRIOR TO ANY OTHER ON–SITE CONSTRUCTION ON LOT 1.
1. INSTALL GEOTEXTILE SILT FENCE DOWNHILL OF THE PROPOSED RAIN GARDEN.
 2. GRADE RAIN GARDEN.
 3. AFTER GRADING FOR RAIN GARDEN, BOTTOM WILL REMAIN AS NATURAL SUBSOIL AND SEEDED WITH PERENNIAL RYE. THIS WILL ALLOW NATIVE VEGETATION TO OCCUR. SIDE SLOPES OF RAIN GARDENS AND ALL ADJACENT DISTURBED AREAS SHALL BE TOPSOILED AND SEEDED WITH PERENNIAL RYE SEED.
 4. AFTER SITE DEVELOPMENT, RAIN GARDEN SHALL BE LEFT UNDISTURBED TO ALLOW FOR NATIVE VEGETATION TO OCCUR OVER TIME.

GENERAL NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1 THROUGH 20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES–“MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT” AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A–2.
2. EXISTING PARCEL AREA = 15.63± ACRES
PARCEL IS SHOWN ON TAX ASSESSOR'S MAP E–30, BLOCK 37, PARCEL 2.
REFERENCE DEED: VOLUME 150, PAGE 246.
3. HORIZONTAL DATUM (NORTH ORIENTATION) IS BASED UPON REFERENCE PLAN XX.
4. THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY. IN OCTOBER, 2024 AND MARCH 15, 2025, WETLANDS WERE FLAGGED BY IAN COLE, LLC, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT. FLAGS WERE LOCATED BY ALFORD ASSOCIATES, INC. AND ARE SHOWN ON THE PLAN.
5. WITH REGARDS TO WETLANDS #2, LOCATED ON THE EAST SIDE OF THE SUBJECT PROPERTY, THIS AREA IS TO BE SURVEYED FOR VERNAL POOL CHARACTERISTICS DURING THE SPRING MONTHS. IF THE AREA IS DEEMED A VIABLE VERNAL POOL, SIGNAGE IS RECOMMENDED AT THE EDGE OF THE POOL FOR EDUCATION PURPOSES AS IT IS LOCATED WITHIN THE PROPOSED OPEN SPACE PORTION OF THE DEVELOPMENT.
6. THE SUBJECT PROPERTY IS WITHIN “ZONE X”, AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON A PLAN ENTITLED “NATIONAL FLOOD HAZARD LAYER FIRMETTE, FEMA, MAP 09030C0177E EFFECTIVE DATE 9–26–2008”. “ZONE X” IS OUTSIDE OF 1.0% AND A 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS.
7. THE SUBJECT PROPERTY IS NOT WITHIN AN AREA OF CONCERN AS SHOWN ON “NATURAL DIVERSITY DATA BASE AREAS” MAP FOR GRANBY, CT, DECEMBER 2024 PREPARED BY CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
8. ZONE OF PROPERTY: “R30” AND “R50”.

CONSTRUCTION NOTES:

1. TOPOGRAPHY WITHIN THE AREAS OF EXISTING ROADS, BOUNDARY LINES, WETLANDS, AND PROPOSED SEPTIC SYSTEMS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER, 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS 1–2. OTHER EXISTING CONTOURS HAVE BEEN TAKEN FROM CT ECO MAPS (CONNECTICUT ENVIRONMENTAL CONDITIONS ON–LINE), PROVIDED BY UCONN AND CT DEEP. LOCATION OF ABUTTING HOUSES ARE APPROXIMATE AND HAVE BEEN TAKEN FROM TOWN AERIAL MAPS. THE APPROXIMATE LOCATION OF EXISTING ABUTTING WELLS ARE TAKEN FROM RECORDS BY THE FARMINGTON VALLEY HEALTH DISTRICT.
2. FOR EACH PROPOSED HOUSE, PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL OF THE REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF GRANBY.
4. UNSPECIFIED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF GRANBY, “THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION”, FORM B19, AS AMENDED AND MANUFACTURER'S SPECIFICATIONS.
5. ALL UNSUITABLE MATERIAL DISCOVERED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
6. MIRAFI FABRIC FENCE SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN STABILIZED.
7. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT EROSION AND SEDIMENTATION GUIDELINES.
8. NO STUMPS ARE TO BE BURIED ON THE PROPERTY.
9. FINAL LOCATION OF UTILITIES SERVING PROPOSED HOUSE SHALL BE DETERMINED BY THE UTILITY COMPANIES. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO ESTABLISHING FINAL GRADE OF PROPOSED FOOTINGS AND FOUNDATION. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES FOR STOCKPILED MATERIAL AND AT TOPS SLOPES DURING FOUNDATION EXCAVATION. MIRAFI FABRIC SILT FENCE AND/OR TEMPORARY VEGETATION IF PILES ARE TO REMAIN IN PLACE FOR EXTENDED PERIODS OF TIME.
11. WHERE SHOWN ON THE PLAN, PROPOSED ROOF LEADERS TO CONNECT INTO YARD DRAINS AND INFILTRATOR CHAMBERS. OTHERWISE, ROOF LEADERS CAN DISCHARGE ON TO SPLASH PADS SET ON THE GROUND. INFILTRATORS AND YARD DRAINS TO BE INSTALL AFTER THE MAJORITY OF THE LOT CONSTRUCTION IS COMPLETED AND STABILIZED. AS NEEDED, WRAP YARD DRAIN GRATE WITH MIRAFI FABRIC TO KEEP SEDIMENT OUT OF YARD DRAIN.
12. A STOCKPILE OF CRUSHED STONE, GEOTEXTILE SILT FENCE AND HAY BALES IS TO BE MAINTAINED ON SITE FOR USE DURING HEAVY RAINS OR OTHER EMERGENCIES.
13. WITHIN A CONTRIBUTING AREA, AFTER STABILIZATION AND ESTABLISHMENT OF VEGETATIVE COVER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF PROPERLY.

OWNER OF RECORD
BARBARA BRAEM JENSEN
MAILING ADDRESS:
45 BUGBEE ROAD, SOUTHWICK, MA 01077–9707

APPLICANT
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TEL. NO. 860–305–4445
EMAIL: Kirk@MacBuilds.com

BREEZY MEADOW SUBDIVISION

NOTES AND DETAILS

PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC

188 DAY STREET
GRANBY, CONNECTICUT

Sheet
NOTES–1

Order ID: 7788788

* Agency Commission not included

GROSS PRICE * : \$89.24

PACKAGE NAME: Legal Notice TM5 Daily

Product(s): Hartford Courant, MyPublicNotices.com

AdSize(s): 1 Column

Run Date(s): Friday, March 28, 2025, Friday, April 4, 2025

Zone: Full Run

Color Spec. B/W

Preview

**TOWN OF GRANBY
Public Hearing
Inland Wetlands and Watercourses
Commission (IWWC)**

There will be a public hearing conducted by the IWWC on Wednesday, April 9, 2025, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following item:

- 15 Peck Orchard Road – R. Marr – Permit application to construct a brook crossing, driveway and associated improvements within a regulated area.

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

3/28, 4/4/2025 7788788



- Soil & Wetland Studies
- Ecology • Application Reviews
- Listed Species Surveys • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Expert Testimony • Permitting

February 17, 2025

VIA E-MAIL

Mr. Richard Marr
66 Claire Hill Road
Burlington, CT 06013

RE: JURISDICTIONAL WETLAND DELINEATIONS

15 Peck Orchard Road, North Granby, CT

REMA Job #24-2757-GRA37

Dear Mr. Marr:

At your request, REMA ECOLOGICAL SERVICES, LLC (REMA), visited the above-referenced site on November 24th, 2024, for the purpose of delineating jurisdictional (i.e., federal) wetland boundaries at the location of a proposed stream crossing, providing access to a single-family residence.

The overall property, which is entirely forested, encompasses approximately 18.31 acres and is located southwesterly of Peck Orchard Road. In addition to mixed deciduous and evergreen forested wetlands, a perennial stream, namely Fox Brook, traverses the property flowing from northwest to southeast. According to USGS StreamStats at the proposed crossing Fox Brook has a roughly 1.78 square mile (i.e., +/- 1,139 acres) watershed, which is predominately undeveloped (i.e., 5.82 percent).

Wetland delineations had been previously conducted in accordance with the Connecticut General Statutes governing inland wetlands (i.e., CGS Sec. 22a-36 ff), by Registered Soil Scientist William Jackson. Federal jurisdictional wetlands were delineated by REMA pursuant to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual (1987): Northcentral and Northeast Region, Version 2.0 (2012). It should be noted that at this specific

Mr. Richar Marr

RE: 15 Peck Orchard Road, North Granby, CT

February 17, 2025

Page 2



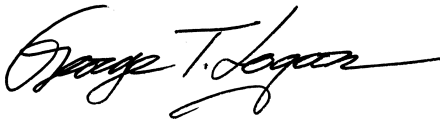
site the “Connecticut wetlands” and the “Federal wetlands” were almost coincident, in part due to the absence of any substantial “floodplain-type” soils (i.e., soil series).

Attached to this report, Figures A and B, show the approximate location of the wetland delineations and transect plots. Also attached are several annotated photographs of the subject area, as well as the requisite USACE Wetland Determination Data Forms for Plots U-1 and W-1.

Please call us if you have any questions on the above or need further assistance.

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC



George T. Logan, MS, PWS, CSE

Certified Senior Ecologist (ESA), Professional Wetland Scientist (SWS)

Registered Soil Scientist (SSSSNE)

Attachments: Figures A and B; Photos 1 to 5; Wetland Determination Data Forms

FIGURE A:

Location of Wetland Determination
Transect and Plots (U-1/W-1)
15 Peck Orchard Road, North Granby, CT
(as seen on a March 2016 aerial photograph)

Legend

-  15 Peck Orchard Rd
-  U-1/W-1

Fox Brook

15 Peck Orchard Rd

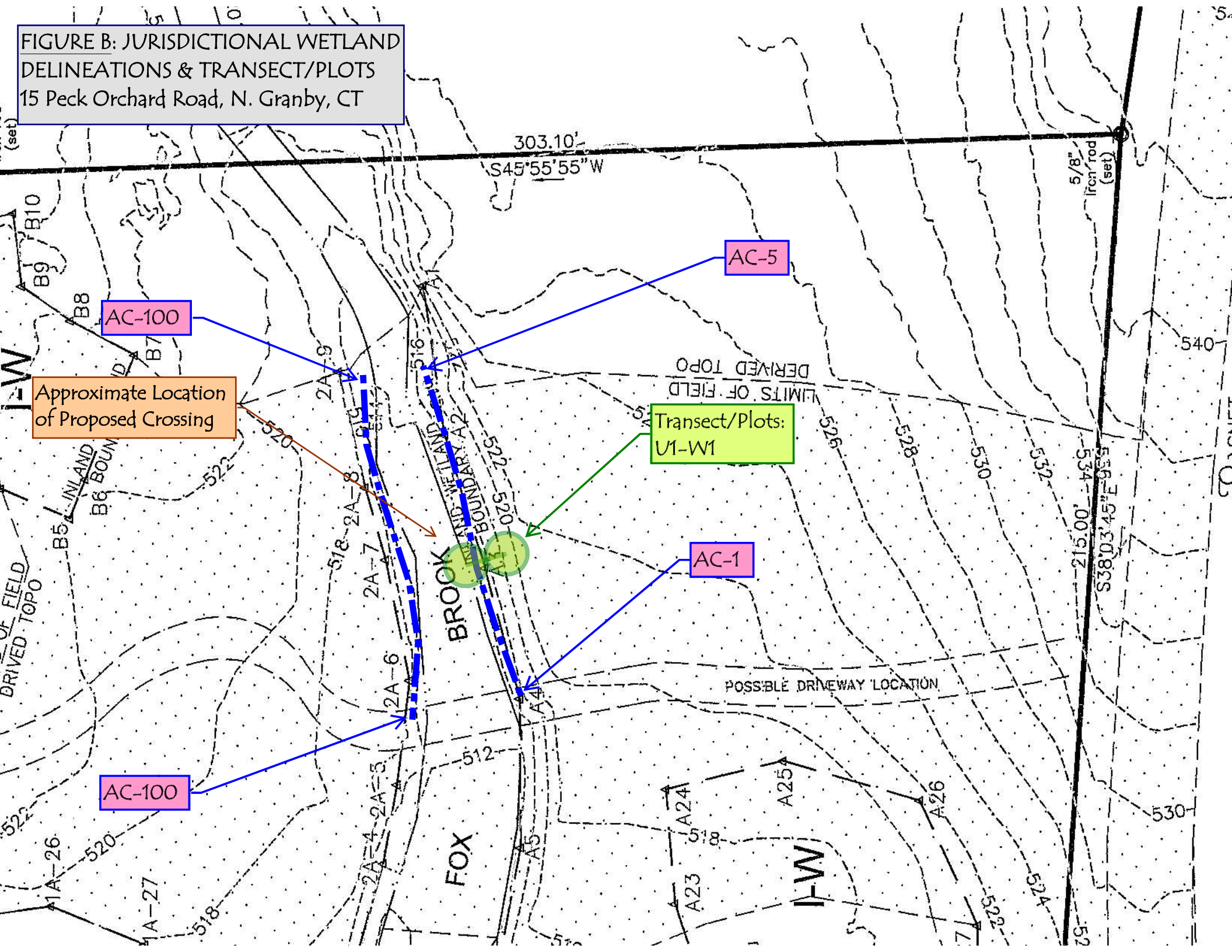
U-1/W-1

Google Earth

400 ft



FIGURE B: JURISDICTIONAL WETLAND
DELINEATIONS & TRANSECT/PLOTS
15 Peck Orchard Road, N. Granby, CT



	SITE/LOCATION: Proposed Access Driveway 15 Peck Orchard Road Granby, CT INVESTIGATOR(S): George T. Logan, MS, PWS, CSE	REMA JOB NO.: 24-2757-GRA37	ANNOTATED PHOTO LOG
DATE: November 24, 2024	FACING: WESTERLY	PHOTO NO.: 1	
		Comments: USACE Jurisdictional wetland boundary flag AC-1; facing upstream	

DATE: August 10, 2024	FACING: WESTERLY	PHOTO NO.: 2	
		Comments: Proposed stream crossing at arrow; facing upstream	

	SITE/LOCATION: Proposed Access Driveway 15 Peck Orchard Road Granby, CT	REMA JOB NO.: 24-2757-GRA37	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: November 24, 2024	FACING: SOUTHERLY	PHOTO NO.: 3	
			Comments: Transect and Plots U-1 and W-1 at proposed stream crossing (see arrow)

DATE: November 24, 2024	FACING: NORTHEASTERLY	PHOTO NO.: 4	
			Comments: Plots W-1 (foreground), and U-1 (background)

	SITE/LOCATION: Proposed Access Driveway 15 Peck Orchard Road Granby, CT INVESTIGATOR(S): George T. Logan, MS, PWS, CSE	REMA JOB NO.: 24-2757-GRA37	ANNOTATED PHOTO LOG
DATE: November 24, 2024	FACING: EASTERLY	PHOTO NO.: 5	
		Comments: Transect and Plots U-1 and W-1 at proposed stream crossing (facing downstream))	

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 15 Peck Orchard Road City/County: Granby Sampling Date: 11/24/2024
Applicant/Owner: Richard Marr State: CT Sampling Point: U-1
Investigator(s): George T. Logan, MS, PWS, CSE Section, Township, Range: _____
Landform (hillslope, terrace, etc.): Stream corridor Local relief (concave, convex, none): concave
Slope (%): 5 to 25 Lat: 42° 1'41.24"N Long: 72°51'52.04"W Datum: WGS84
Soil Map Unit Name: Merrimac fine sandy loam; sandy, mixed, mesic typic dystrodepts NWI classification: n/a

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Region is experiencing "abnormally dry" to "moderate drought" conditions per US Drought Monitor	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		____ Surface Soil Cracks (B6)
____ Surface Water (A1)	____ Water-Stained Leaves (B9)	____ Drainage Patterns (B10)
____ High Water Table (A2)	____ Aquatic Fauna (B13)	____ Moss Trim Lines (B16)
____ Saturation (A3)	____ Marl Deposits (B15)	____ Dry-Season Water Table (C2)
____ Water Marks (B1)	____ Hydrogen Sulfide Odor (C1)	____ Crayfish Burrows (C8)
____ Sediment Deposits (B2)	____ Oxidized Rhizospheres on Living Roots (C3)	____ Saturation Visible on Aerial Imagery (C9)
____ Drift Deposits (B3)	____ Presence of Reduced Iron (C4)	____ Stunted or Stressed Plants (D1)
____ Algal Mat or Crust (B4)	____ Recent Iron Reduction in Tilled Soils (C6)	____ Geomorphic Position (D2)
____ Iron Deposits (B5)	____ Thin Muck Surface (C7)	____ Shallow Aquitard (D3)
____ Inundation Visible on Aerial Imagery (B7)	____ Other (Explain in Remarks)	____ Microtopographic Relief (D4)
____ Sparsely Vegetated Concave Surface (B8)		____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____		
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____		
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

Sampling Point: U-1

Tree Stratum (Plot size: 30' diameter)				Absolute % Cover	Dominant Species?	Indicator Status
1.	Quercus rubra			50	Yes	FACU
2.	Betula lenta			25	Yes	FACU
3.	Tsuga canadensis			45	Yes	FACU
4.	Betula populifolia			5	No	FAC
5.						
6.						
7.						
				125	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15' diameter)				Absolute % Cover	Dominant Species?	Indicator Status
1.	Kalmia latifolia			20	Yes	FACU
2.						
3.						
4.						
5.						
6.						
7.						
				20	= Total Cover	
Herb Stratum (Plot size: 6' diameter)				Absolute % Cover	Dominant Species?	Indicator Status
1.	n/a					
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
					= Total Cover	
Woody Vine Stratum (Plot size:)				Absolute % Cover	Dominant Species?	Indicator Status
1.						
2.						
3.						
4.						
					= Total Cover	
Remarks: (Include photo numbers here or on a separate sheet.)						

Dominance Test worksheet:	
Number of Dominant Species That Are OBL, FACW, or FAC:	0 (A)
Total Number of Dominant Species Across All Strata:	4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	0 (A/B)

Prevalence Index worksheet:	
Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 = 15
FACU species	x 4 = 480
UPL species	x 5 =
Column Totals:	125 (A) 495 (B)
Prevalence Index = B/A = 3.96	

Hydrophytic Vegetation Indicators:	
___ Rapid Test for Hydrophytic Vegetation	
___ Dominance Test is >50%	
___ Prevalence Index is $\leq 3.0^1$	
___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
___ Problematic Hydrophytic Vegetation ¹ (Explain)	
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	

Definitions of Vegetation Strata:	
Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.	
Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.	
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.	
Woody vines – All woody vines greater than 3.28 ft in height.	

Hydrophytic Vegetation Present?	
Yes	X
No	X

SOIL

Sampling Point: U-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches):

Hydric Soil Present? Yes X No X

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 15 Peck Orchard Road City/County: Granby Sampling Date: 11/24/2024
Applicant/Owner: Richard Marr State: CT Sampling Point: U-1
Investigator(s): George T. Logan, MS, PWS, CSE Section, Township, Range: _____
Landform (hillslope, terrace, etc.): Stream corridor Local relief (concave, convex, none): concave
Slope (%): 5 to 25 Lat: 42° 1'41.24"N Long: 72°51'52.04"W Datum: WGS84
Soil Map Unit Name: Merrimac fine sandy loam; sandy, mixed, mesic typic dystrodepts NWI classification: n/a

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Region is experiencing "abnormally dry" to "moderate drought" conditions per US Drought Monitor	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		____ Surface Soil Cracks (B6)
____ Surface Water (A1)	____ Water-Stained Leaves (B9)	____ Drainage Patterns (B10)
____ High Water Table (A2)	____ Aquatic Fauna (B13)	____ Moss Trim Lines (B16)
____ Saturation (A3)	____ Marl Deposits (B15)	____ Dry-Season Water Table (C2)
____ Water Marks (B1)	____ Hydrogen Sulfide Odor (C1)	____ Crayfish Burrows (C8)
____ Sediment Deposits (B2)	____ Oxidized Rhizospheres on Living Roots (C3)	____ Saturation Visible on Aerial Imagery (C9)
____ Drift Deposits (B3)	____ Presence of Reduced Iron (C4)	____ Stunted or Stressed Plants (D1)
____ Algal Mat or Crust (B4)	____ Recent Iron Reduction in Tilled Soils (C6)	____ Geomorphic Position (D2)
____ Iron Deposits (B5)	____ Thin Muck Surface (C7)	____ Shallow Aquitard (D3)
____ Inundation Visible on Aerial Imagery (B7)	____ Other (Explain in Remarks)	____ Microtopographic Relief (D4)
____ Sparsely Vegetated Concave Surface (B8)		____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____		
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____		
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: U-1

Tree Stratum (Plot size: <u>30' diameter</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Quercus rubra</u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)														
2. <u>Betula lenta</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>															
3. <u>Tsuga canadensis</u>	<u>45</u>	<u>Yes</u>	<u>FACU</u>															
4. <u>Betula populifolia</u>	<u>5</u>	<u>No</u>	<u>FAC</u>															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>125</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x 1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x 2 = _____</td> </tr> <tr> <td>FAC species <u>5</u></td> <td>x 3 = <u>15</u></td> </tr> <tr> <td>FACU species <u>120</u></td> <td>x 4 = <u>480</u></td> </tr> <tr> <td>UPL species _____</td> <td>x 5 = _____</td> </tr> <tr> <td>Column Totals: <u>125</u> (A)</td> <td><u>495</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.96</u>	Total % Cover of:	Multiply by:	OBL species _____	x 1 = _____	FACW species _____	x 2 = _____	FAC species <u>5</u>	x 3 = <u>15</u>	FACU species <u>120</u>	x 4 = <u>480</u>	UPL species _____	x 5 = _____	Column Totals: <u>125</u> (A)	<u>495</u> (B)
Total % Cover of:	Multiply by:																	
OBL species _____	x 1 = _____																	
FACW species _____	x 2 = _____																	
FAC species <u>5</u>	x 3 = <u>15</u>																	
FACU species <u>120</u>	x 4 = <u>480</u>																	
UPL species _____	x 5 = _____																	
Column Totals: <u>125</u> (A)	<u>495</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15' diameter</u>)																		
1. <u>Kalmia latifolia</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>20</u> = Total Cover																		
Herb Stratum (Plot size: <u>6' diameter</u>)																		
1. <u>n/a</u>	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☐ Dominance Test is >50% ☐ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
_____ = Total Cover																		
Woody Vine Stratum (Plot size: _____)																		
1. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
_____ = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: U-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R,
☐ Histic Epipedon (A2)	MLRA 149B)
☐ Black Histic (A3)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7) (LRR R, MLRA 149B)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

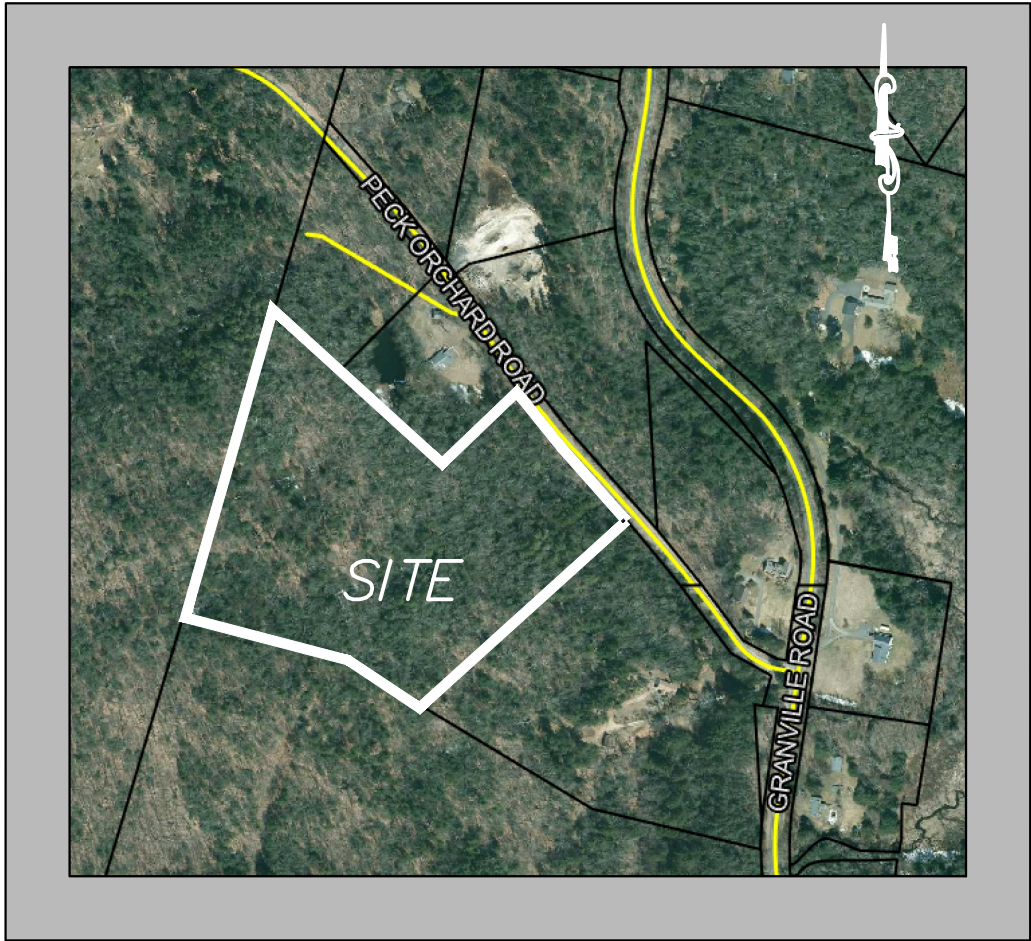
Type: _____

Depth (inches):

Hydric Soil Present? Yes X No X

Remarks:

BROOK CROSSING PLAN
15 Peck Orchard Road
Granby, Connecticut
Granby Inland Wetlands and Watercourses Commission
Inland Wetlands Permit Application
February 18, 2025
(Revised to March 28, 2025)



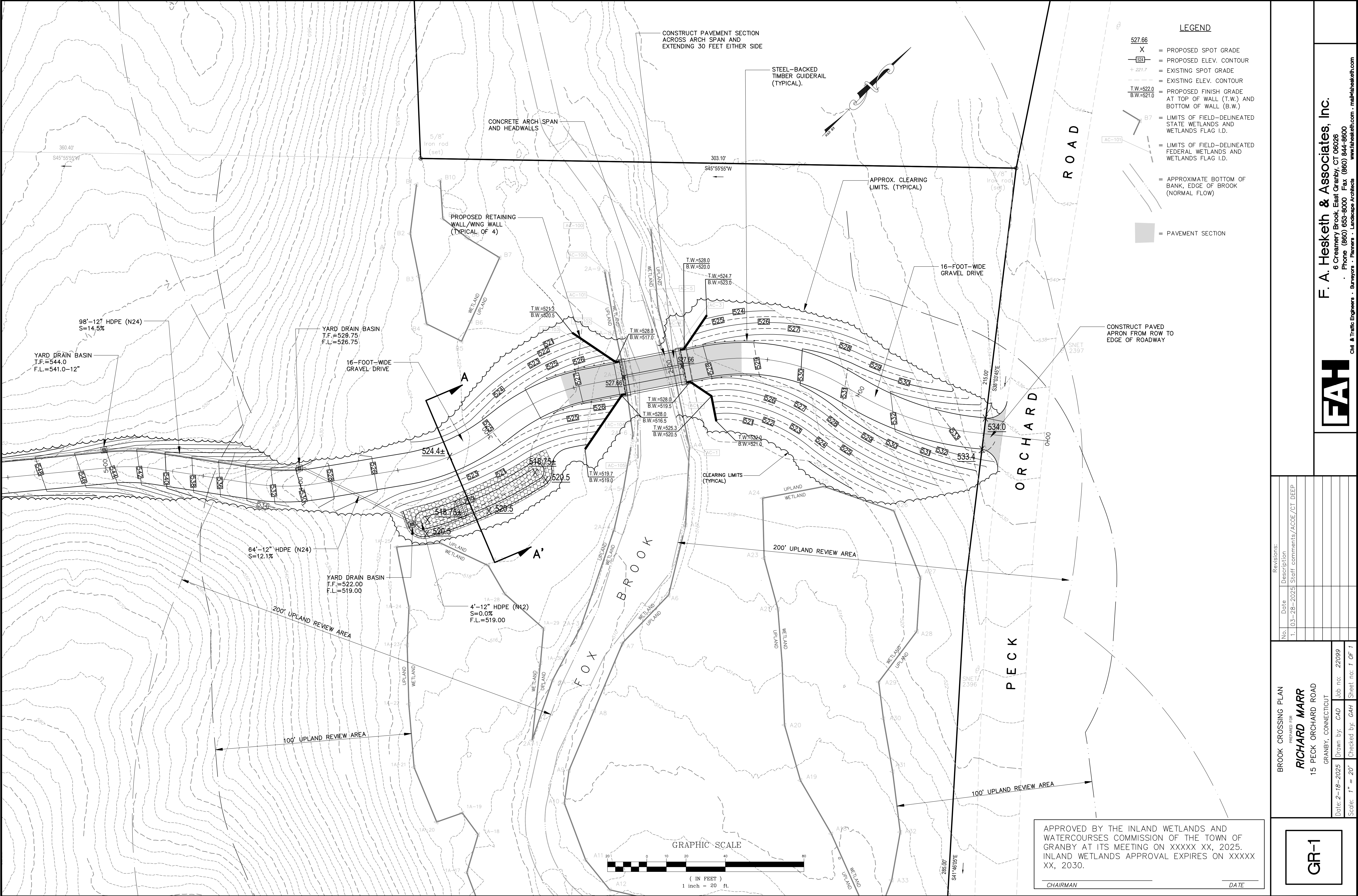
VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT TEAM

Property Owner	Richard Marr
Applicant/Developer	Richard Marr
Civil Engineer	F. A. Hesketh & Associates, Inc.
Land Surveyor	DuFour Surveying, LLC
Wetlands Consultants	Jackson Environmental REMA Ecological Services, LLC.

LIST OF DRAWINGS

	Title Sheet
GR-1	Brook Crossing Plan
GR-2	General Driveway Grading/Drainage Plan
EC-1	Soil Erosion and Sediment Control Plan
EC-2	Soil Erosion and Sediment Control Plan Arch Span
PP-1	Plan and Profile
SD-1 thru SD-3	Site Details
NT-1	Notes
	Topographic Survey
	Property Survey - Lot Line Revisions



GR-1

GRANBY, CONNECTICUT

15 PECK ORCHARD ROAD

RICHARD MARR

PREPARED FOR

BROOK CROSSING PLAN

Drawn by: CAD

Checked by: GAH

Date: 2-18-2025

Job no: 22099

Sheet no: 1 OF 1

Scale: 1" = 20'

Revisions:

No.	Date	Description
1.	03-28-2025	Staff comments/ACOE/CT DEEP

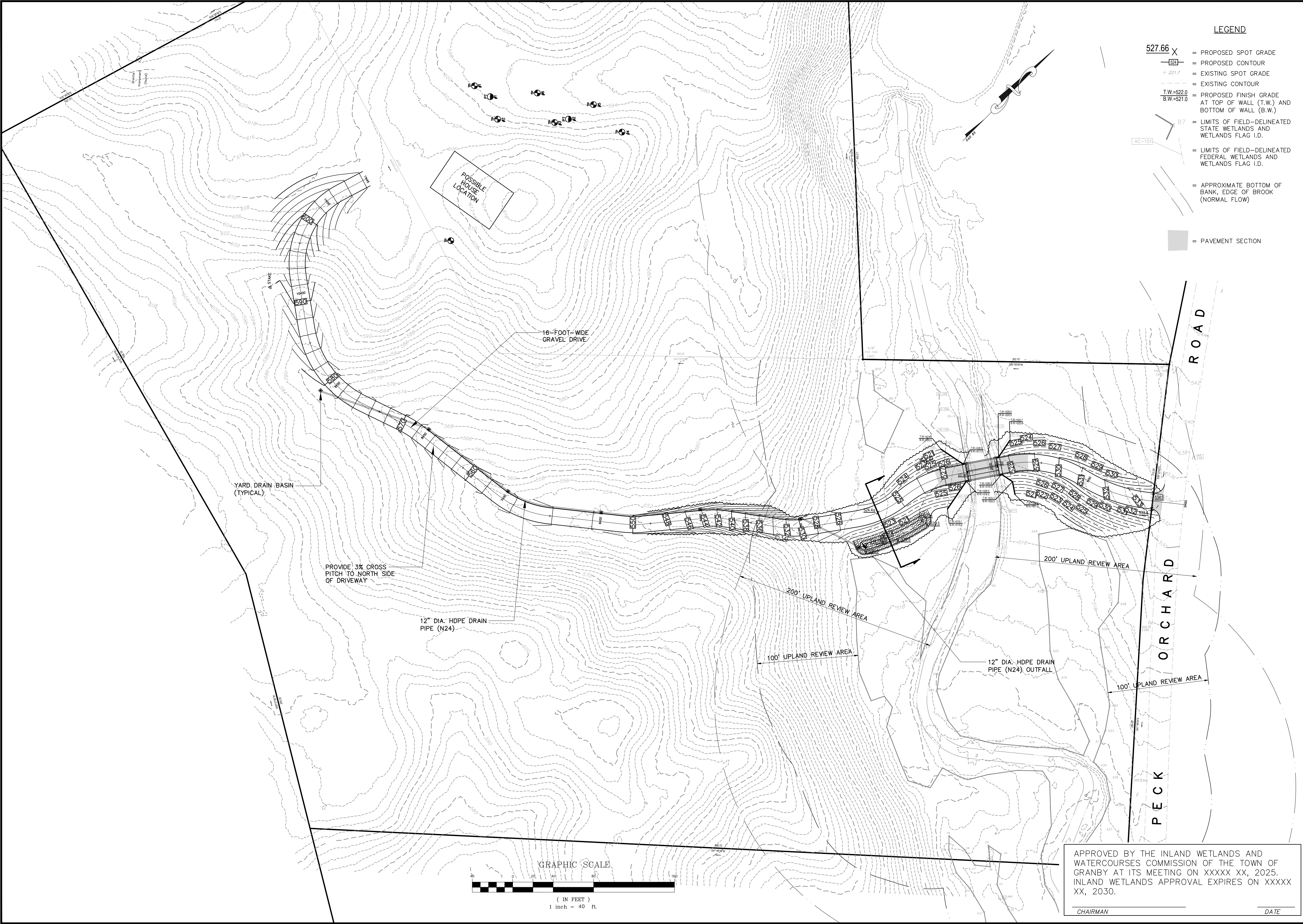
F. A. Hesketh & Associates, Inc.

6 Creamery Brook, East Granby, CT 06026

Phone (860) 653-8000 Fax (860) 844-8600

www.fahesketh.com m.fahesketh.com

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects



LEGEND

- 527.66 X = PROPOSED SPOT GRADE
- 527.66 = PROPOSED CONTOUR
- + 221.7 = EXISTING SPOT GRADE
- 527.66 = EXISTING CONTOUR
- T.W.=522.0
B.W.=521.0 = PROPOSED FINISH GRADE
AT TOP OF WALL (T.W.) AND
BOTTOM OF WALL (B.W.)
- B7 = LIMITS OF FIELD-DELINEATED
STATE WETLANDS AND
WETLANDS FLAG I.D.
- AC-101 = LIMITS OF FIELD-DELINEATED
FEDERAL WETLANDS AND
WETLANDS FLAG I.D.
- = APPROXIMATE BOTTOM OF
BANK, EDGE OF BROOK
(NORMAL FLOW)
- = PAVEMENT SECTION

OVERALL DRIVEWAY GRADING/DRAINAGE PLAN

PREPARED FOR
RICHARD MARR
15 PECK ORCHARD ROAD
GRANBY, CONNECTICUT

Date: 2-18-2025 Drawn by: CAD Job no: 22099
Checked by: GAH Sheet no: 1 OF 1
Scale: 1" = 40'

GR-2

Revisions:

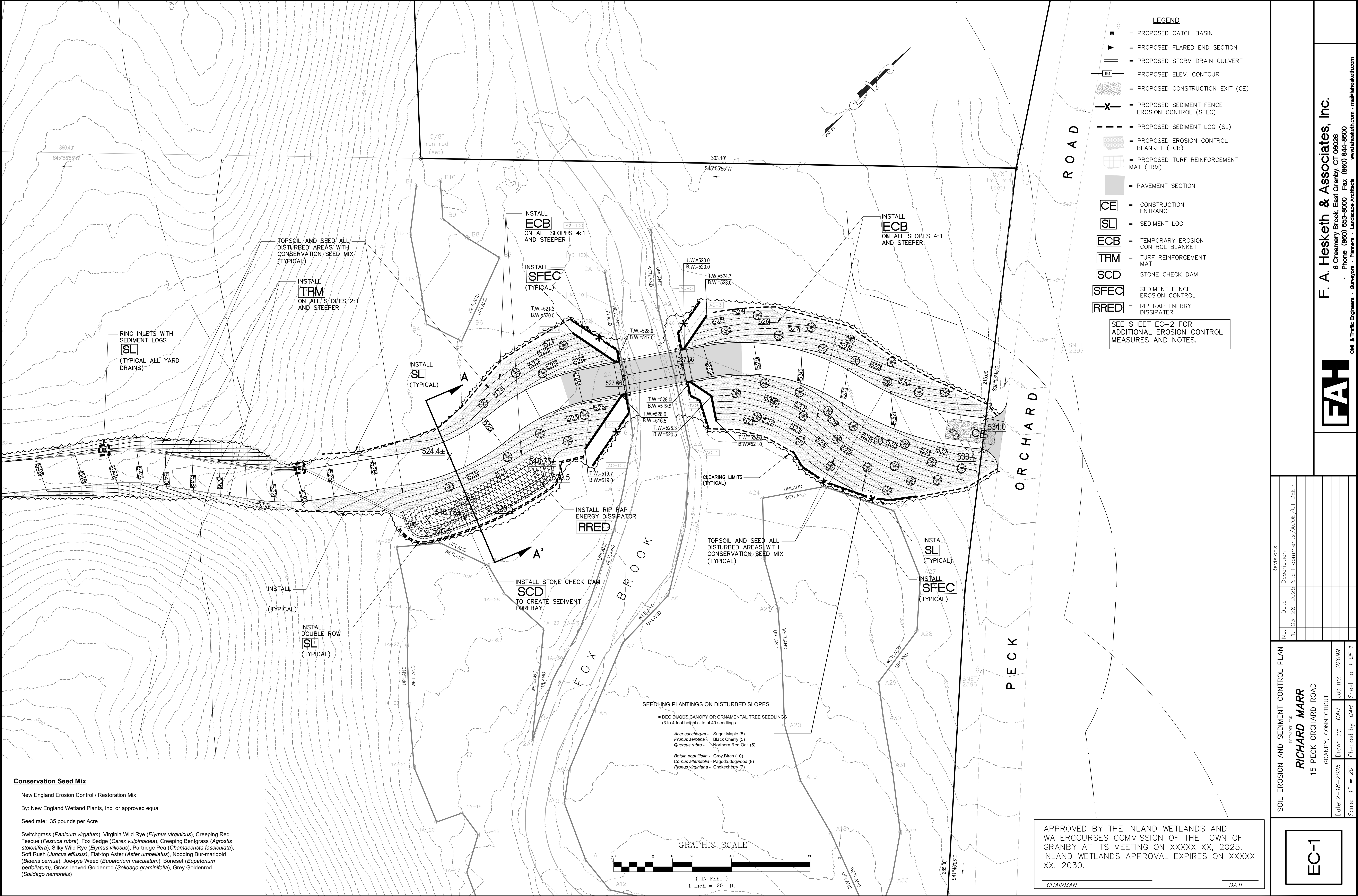
No.	Date	Description
1.	03-28-2025	Staff comments/ACOE/CT DEEP

F.A.H.

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahhesketh.com
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

APPROVED BY THE INLAND WETLANDS AND
WATERCOURSES COMMISSION OF THE TOWN OF
GRANBY AT ITS MEETING ON XXXXX XX, 2025.
INLAND WETLANDS APPROVAL EXPIRES ON XXXXX
XX, 2030.

CHAIRMAN _____ DATE _____



Conservation Seed Mix

New England Erosion Control / Restoration Mix

By: New England Wetland Plants, Inc. or approved equal

Seed rate: 35 pounds per Acre

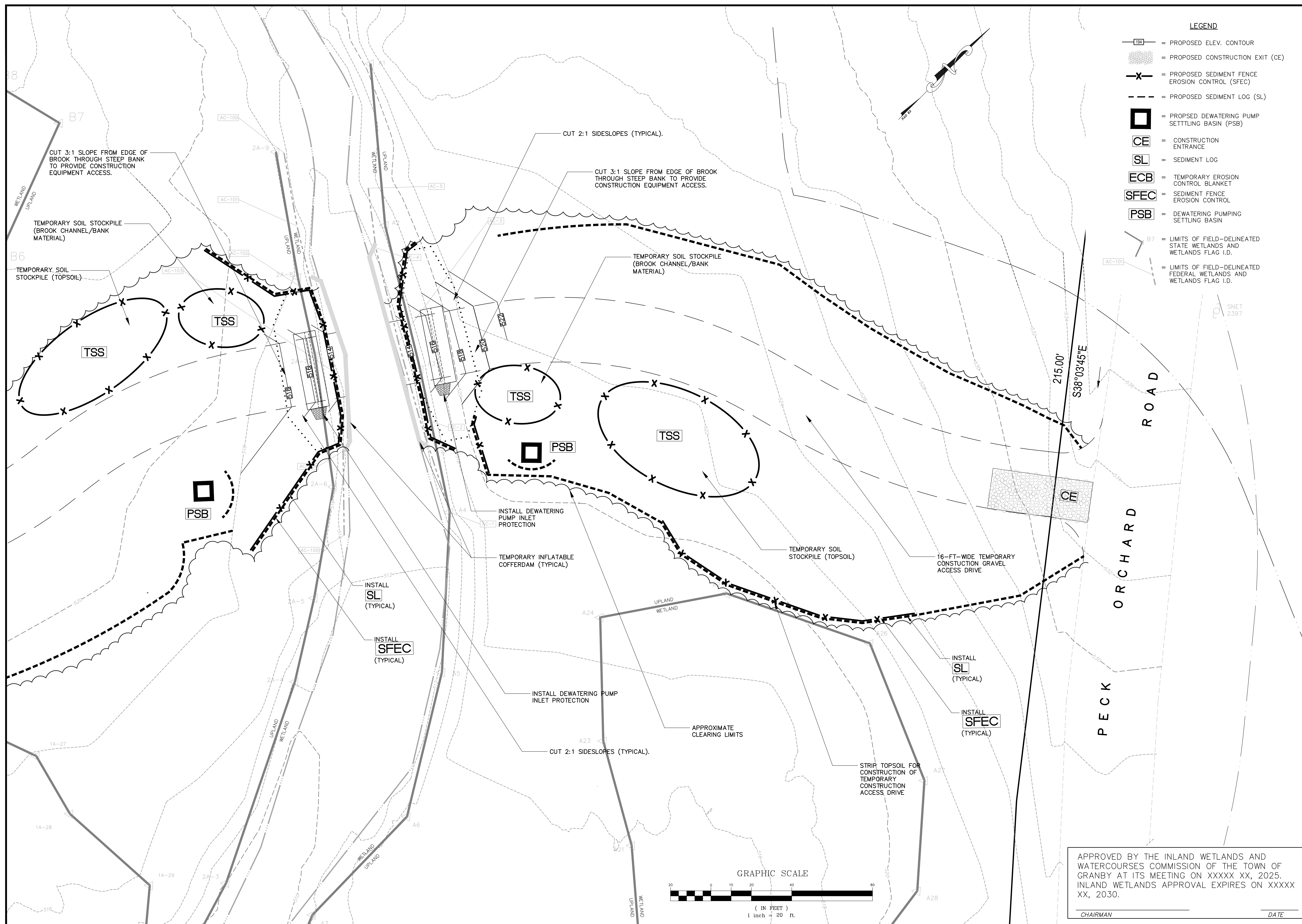
Switchgrass (*Panicum virgatum*), Virginia Wild Rye (*Elymus virginicus*), Creeping Red Fescue (*Festuca rubra*), Fox Sedge (*Carex vulpinoidea*), Creeping Bentgrass (*Agrostis stolonifera*), Silky Wild Rye (*Elymus villosus*), Partridge Pea (*Chamaecrista fasciculata*), Soft Rush (*Juncus effusus*), Flat-top Aster (*Aster umbellatus*), Nodding Bur-marigold (*Bidens cernua*), Joe-ye Weed (*Eupatorium maculatum*), Boneset (*Eupatorium perfoliatum*), Grass-leaved Goldenrod (*Solidago graminifolia*), Grey Goldenrod (*Solidago nemoralis*)

APPROVED BY THE INLAND WETLANDS AND WATERCOURSES COMMISSION OF THE TOWN OF GRANBY AT ITS MEETING ON XXXXX XX, 2025.
INLAND WETLANDS APPROVAL EXPIRES ON XXXXX XX, 2030.

CHAIRMAN _____ DATE _____

Revisions:		
No.	Date	Description
1.	03-28-2025	Staff comments/ACOE/CT DEEP
SOIL EROSION AND SEDIMENT CONTROL PLAN		
PREPARED FOR		
RICHARD MARR		
15 PECK ORCHARD ROAD		
GRANBY, CONNECTICUT		
Date: 2-18-2025	Drawn by: CAD	Job no: 22099
Scale: 1" = 20'	Checked by: GAH	Sheet no: 1 OF 1
Q:\2022\22099 - 15 Peck Orchard Granby\Submittal\2025-03-28 GR-1 2025-03-28.dwg, EC-1, Mar. 20, 2025 -- 4:22:34 PM		

EC-1

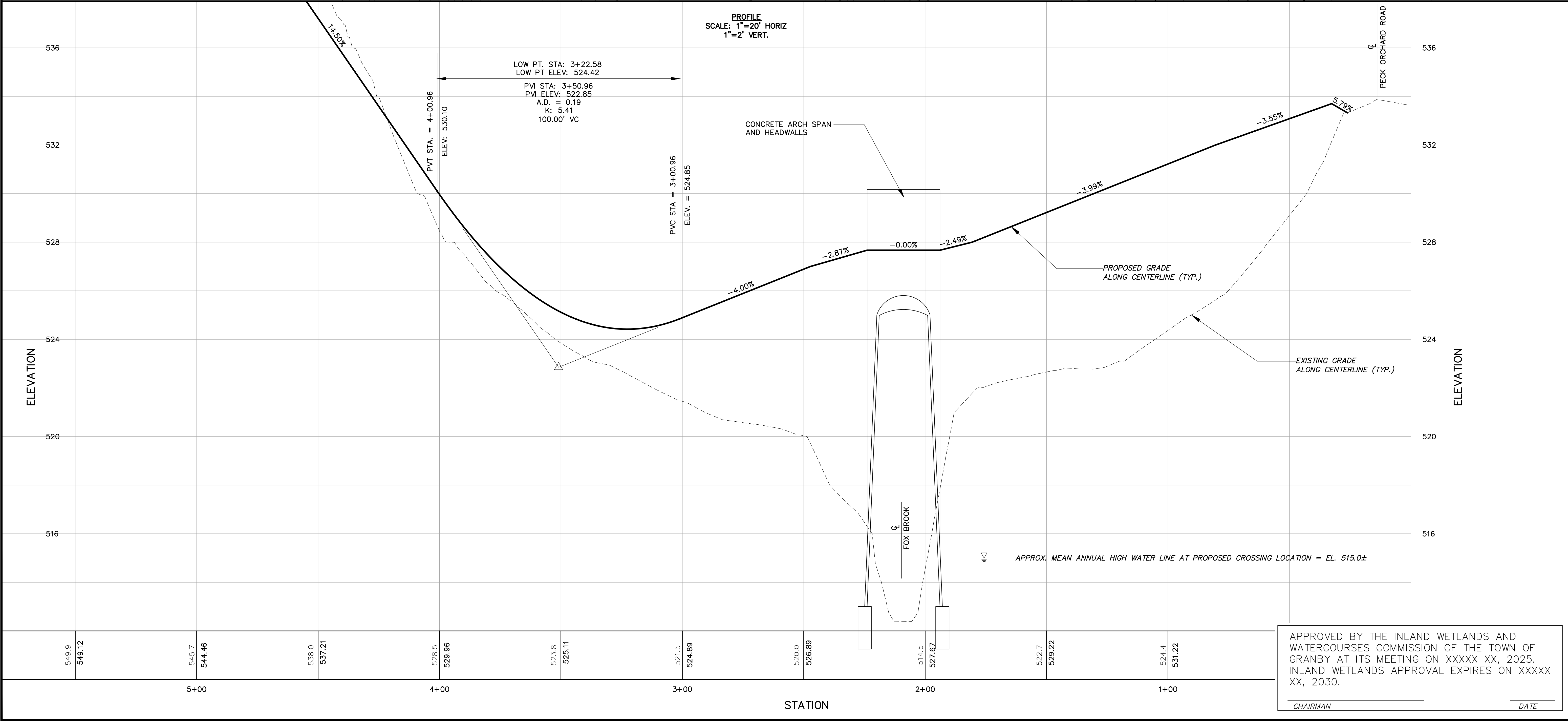
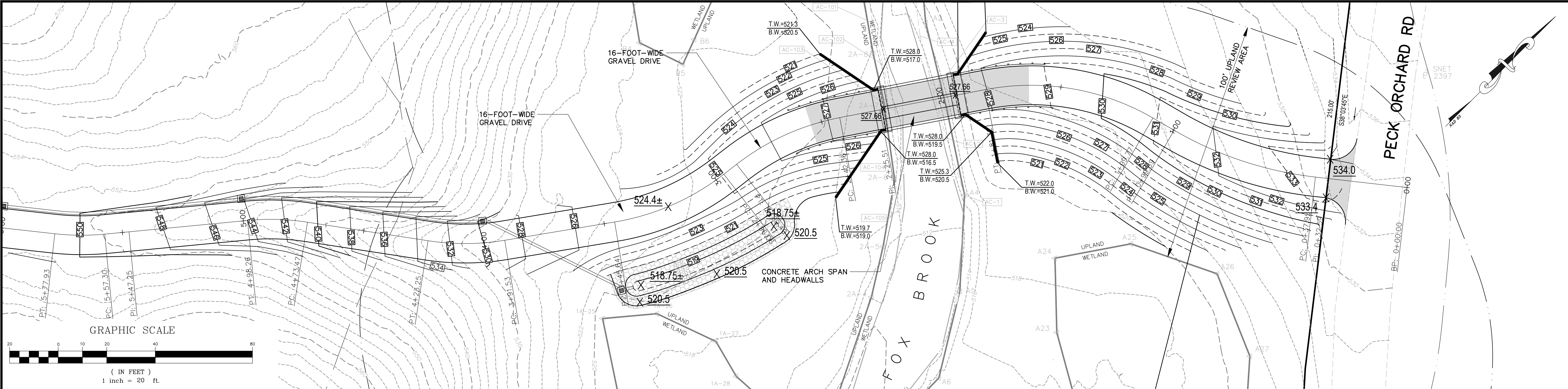


APPROVED BY THE INLAND WETLANDS AND
WATERCOURSES COMMISSION OF THE TOWN OF
GRANBY AT ITS MEETING ON XXXXX XX, 2025.
INLAND WETLANDS APPROVAL EXPIRES ON XXXXX
XX, 2030.

CHAIRMAN _____ DATE _____

EC-2	SOIL EROSION AND SEDIMENT CONTROL PLAN ARCH SPAN FOUNDATION INSTALLATION REVISIONS FOR RICHARD MARR 15 PECK ORCHARD ROAD GRANBY, CONNECTICUT		Date: 2-18-2025 Drawn by: CAD Job no: 22099 Scale: 1" = 20' Checked by: GWH Sheet no: 1 OF 1																																
	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>103-28-2025</td> <td>Staff comments/ACOE/CT DEEP</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> FAH F. A. Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 06026 Phone (860) 653-8000 Fax (860) 844-8600 www.fahesketh.com mail@fahesketh.com CEM & Traffic Engineers · Surveyors · Planners · Landscape Architects			No.	Date	Description	1.	103-28-2025	Staff comments/ACOE/CT DEEP																										
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APPROVED BY THE INLAND WETLANDS AND WATERCOURSES COMMISSION OF THE TOWN OF GRANBY AT ITS MEETING ON XXXXX XX, 2025. INLAND WETLANDS APPROVAL EXPIRES ON XXXXX XX, 2030.

CHAIRMAN _____ DATE _____

PP-1

PLAN & PROFILE
PREPARED FOR
RICHARD MARR
15 PECK ORCHARD ROAD
GRANBY, CONNECTICUT

Revisions:

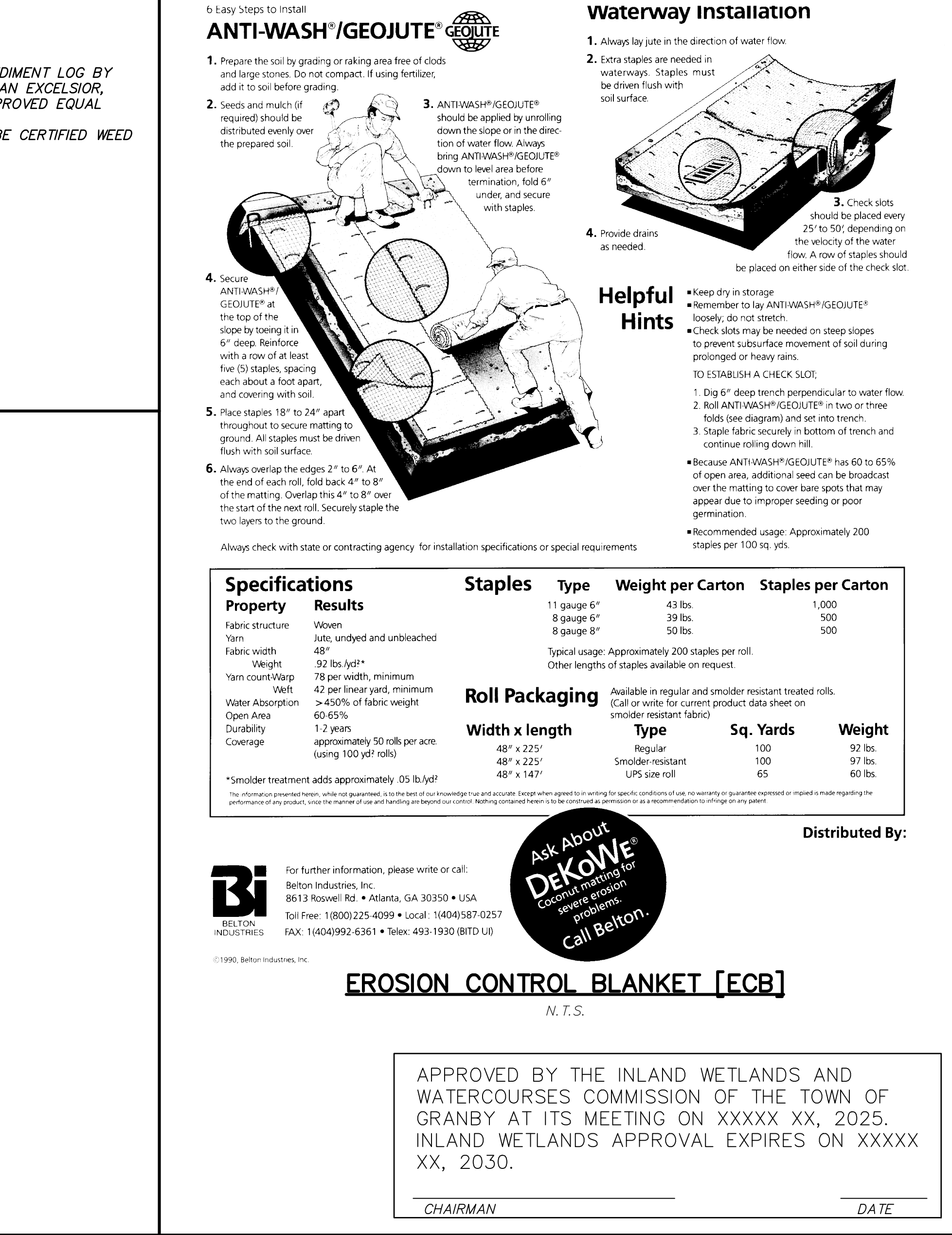
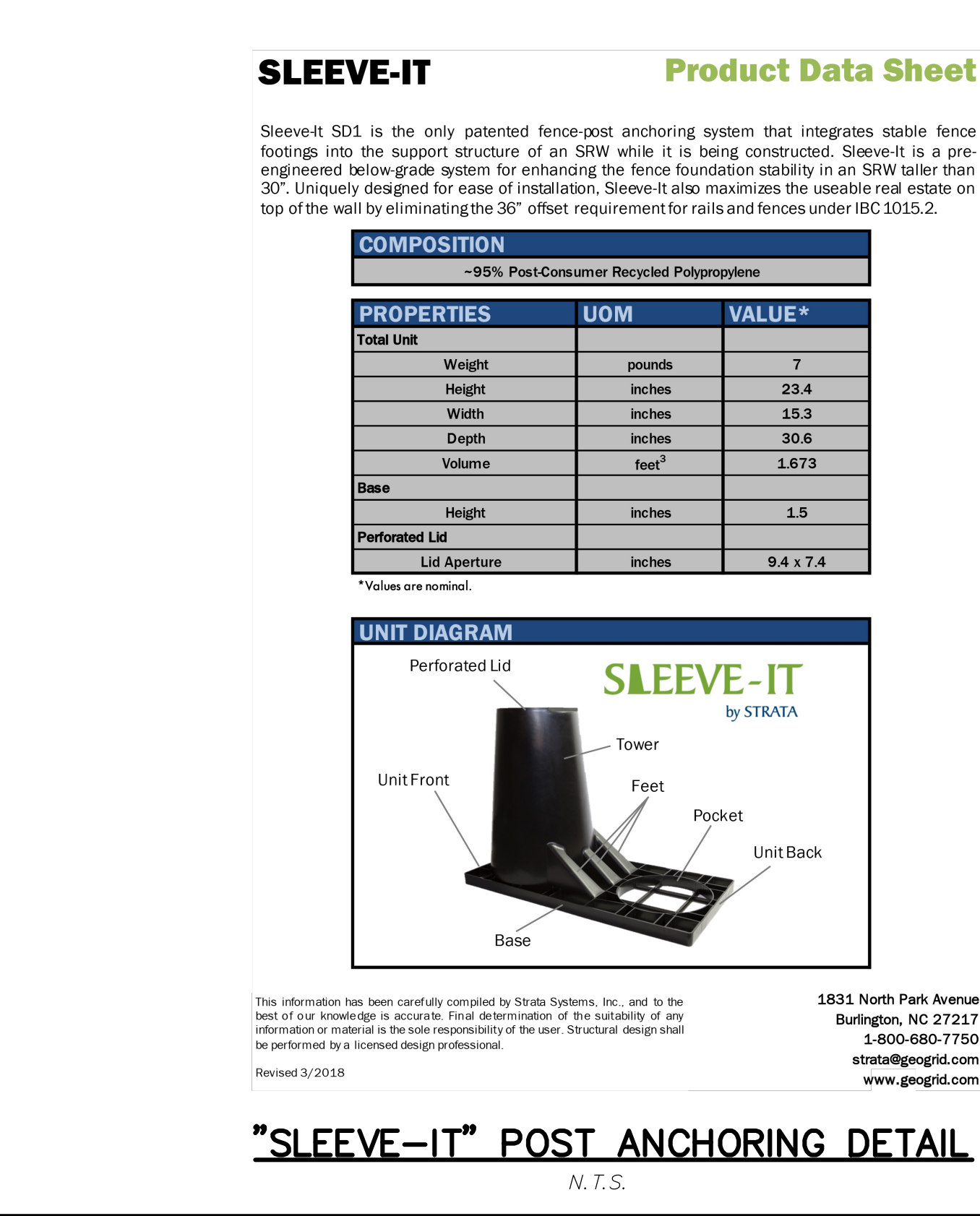
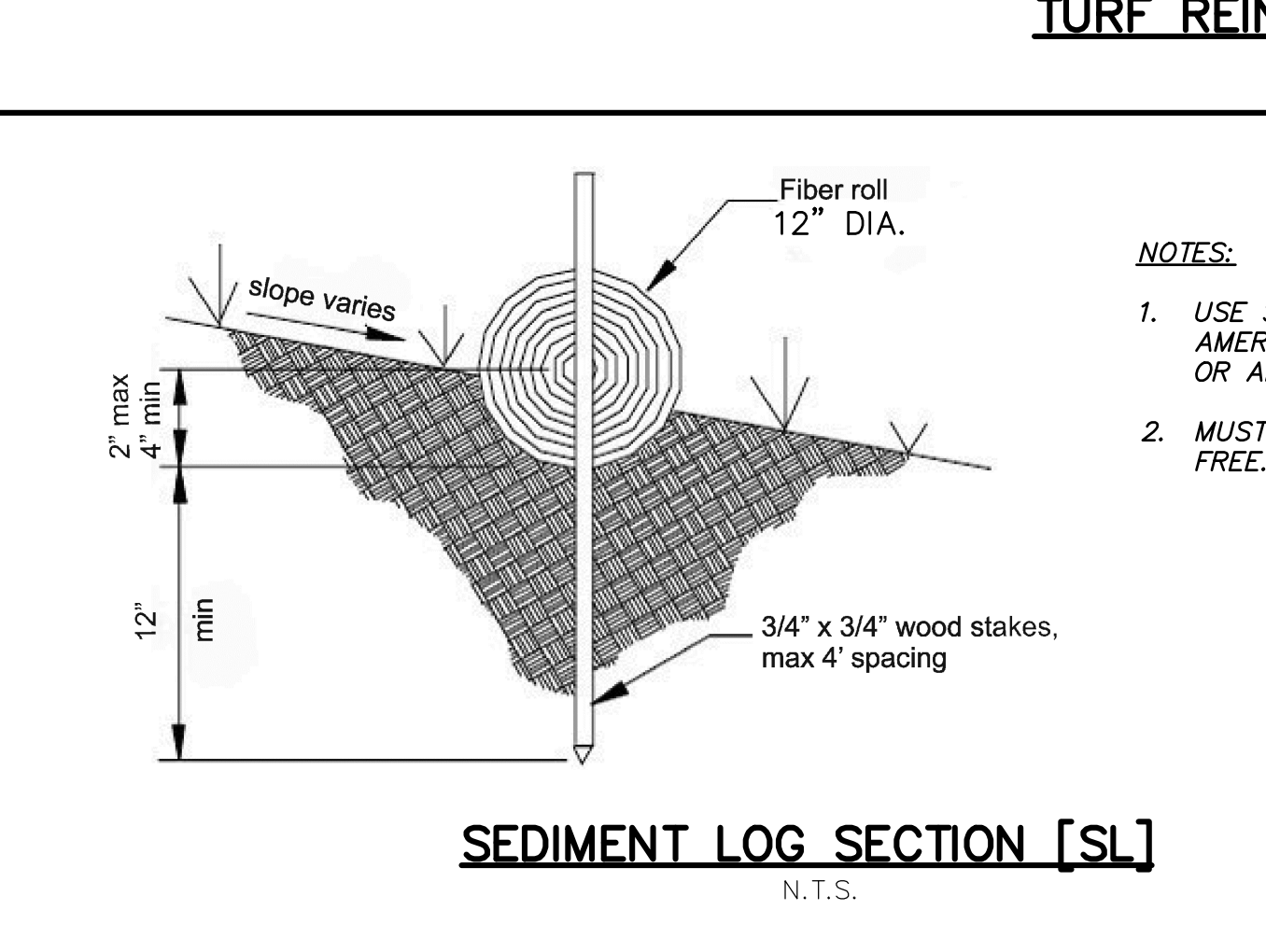
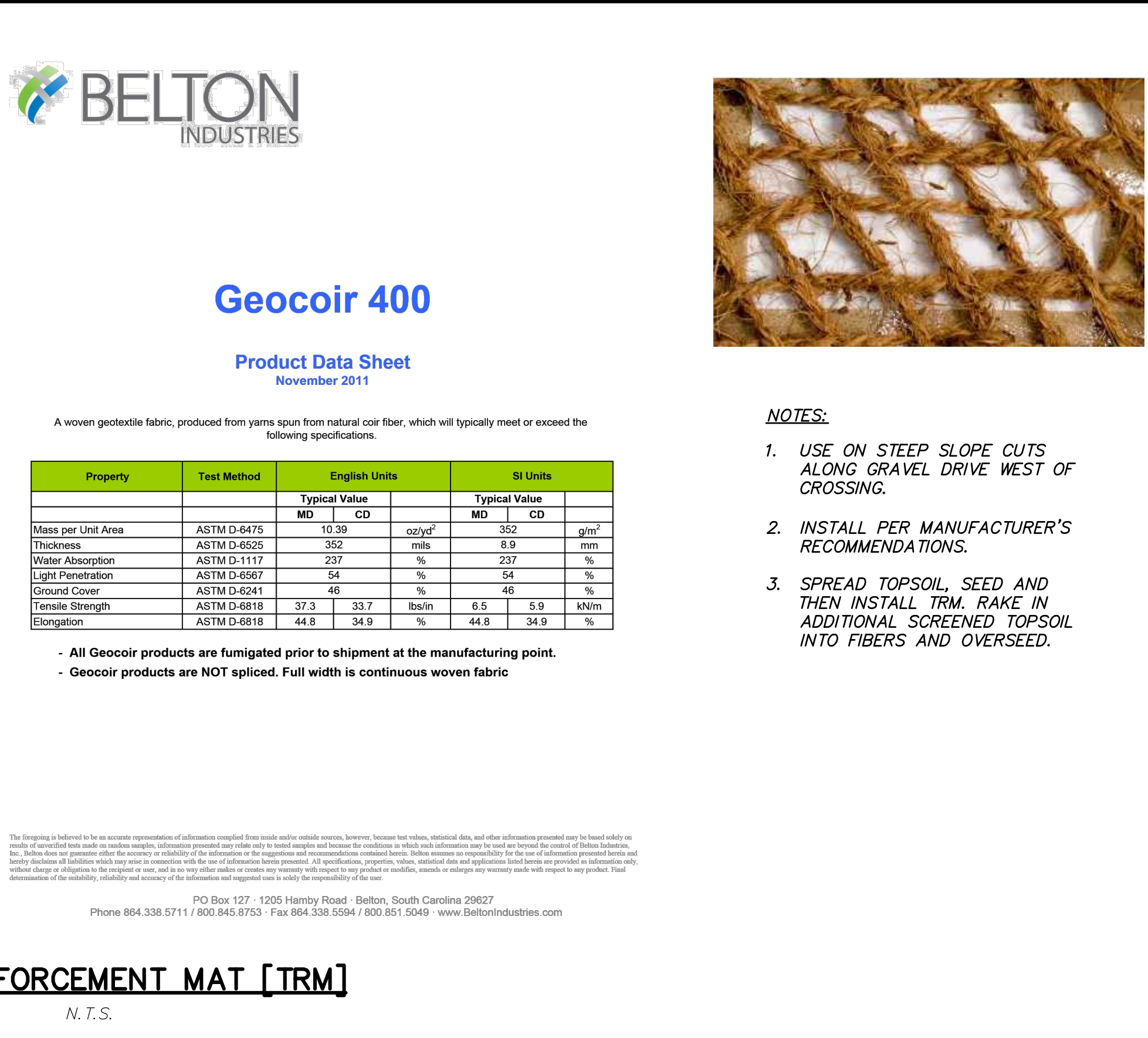
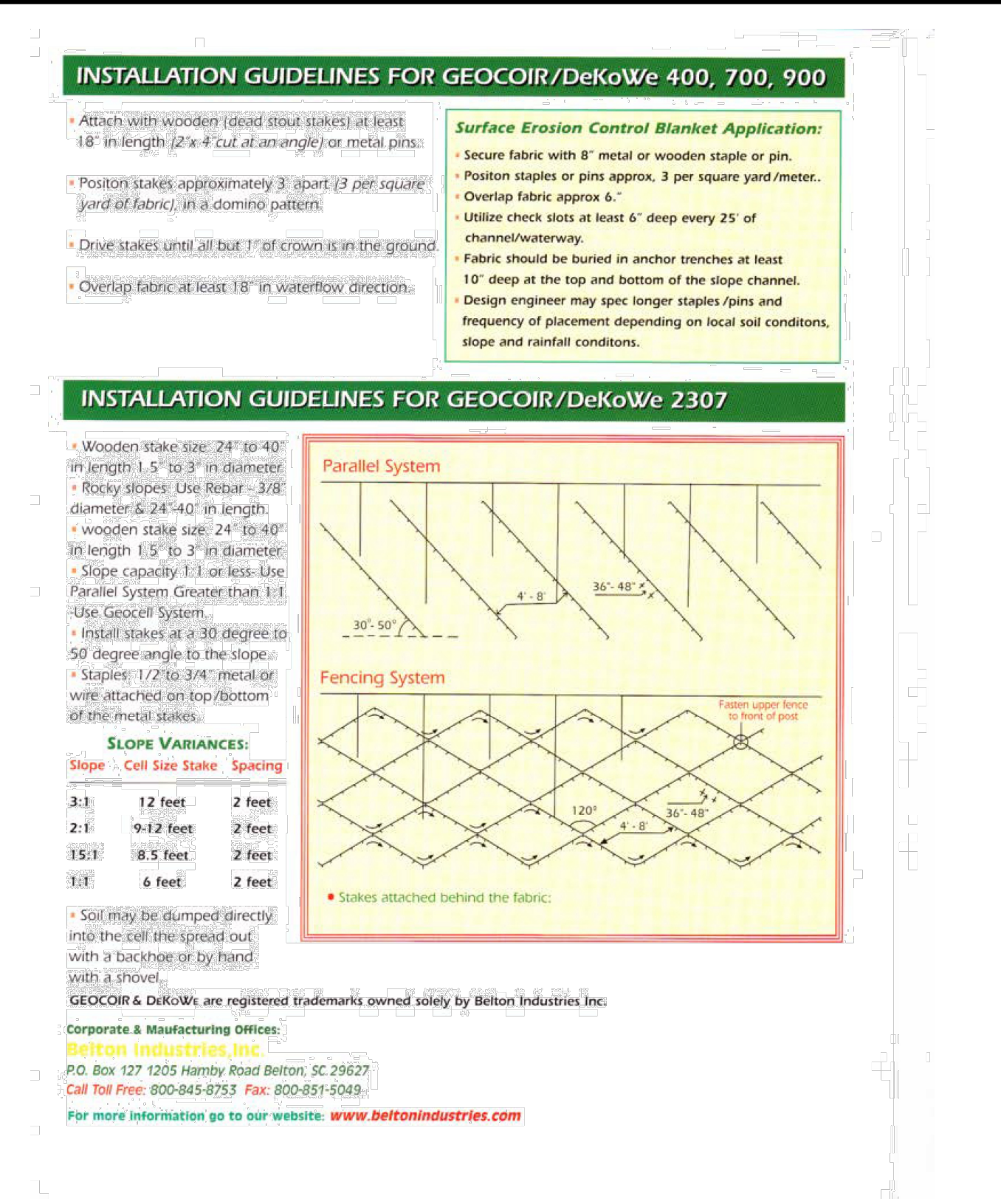
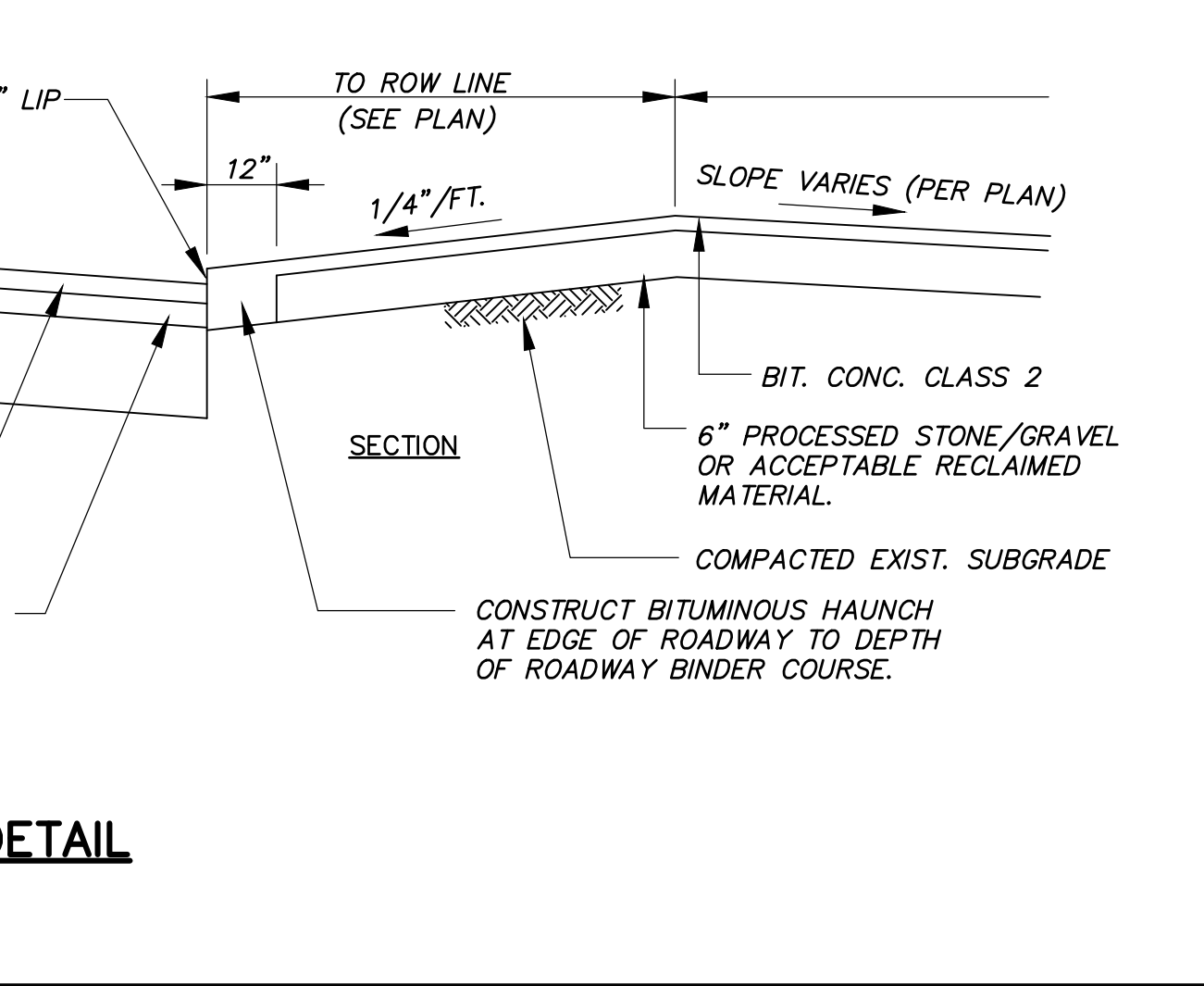
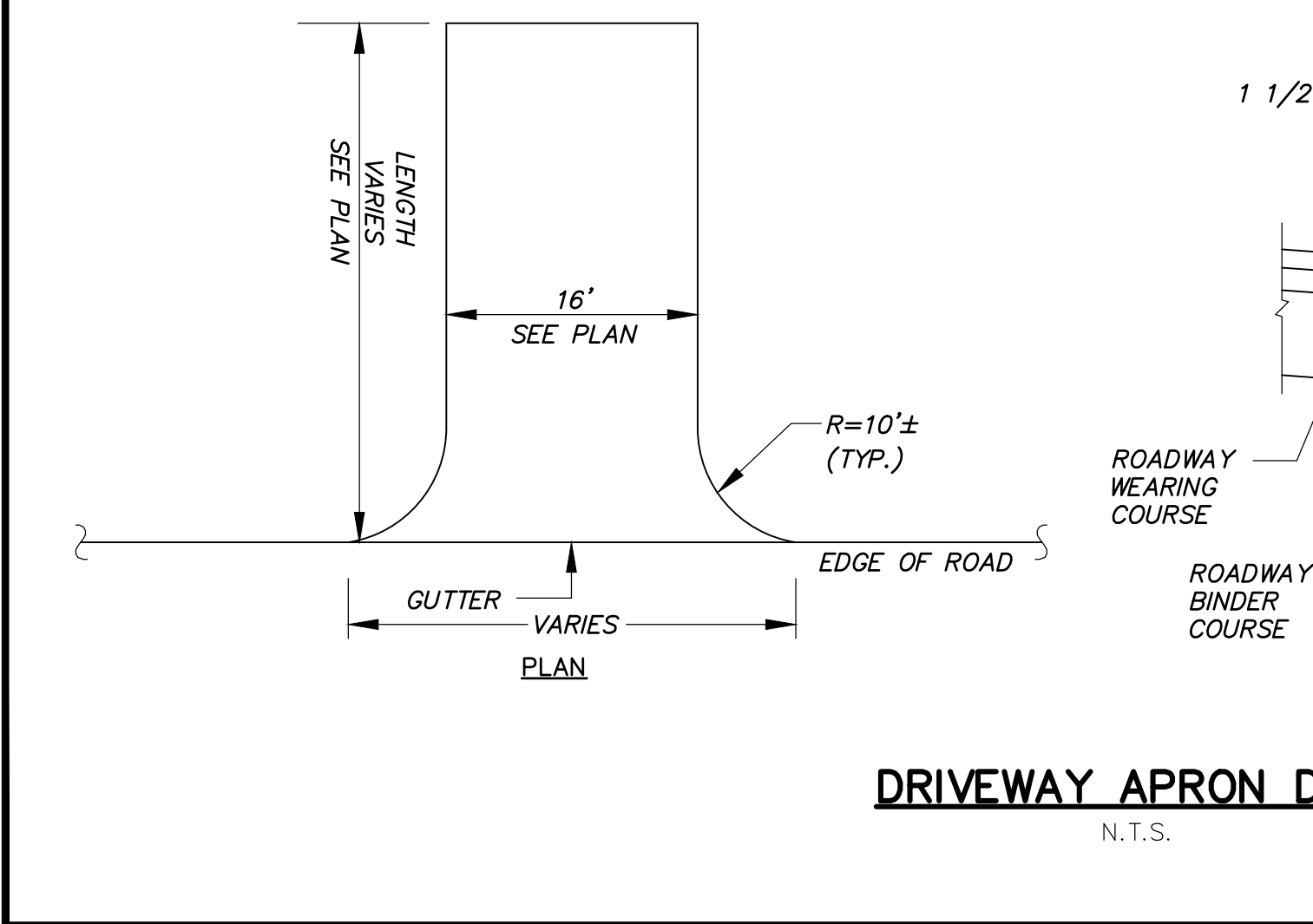
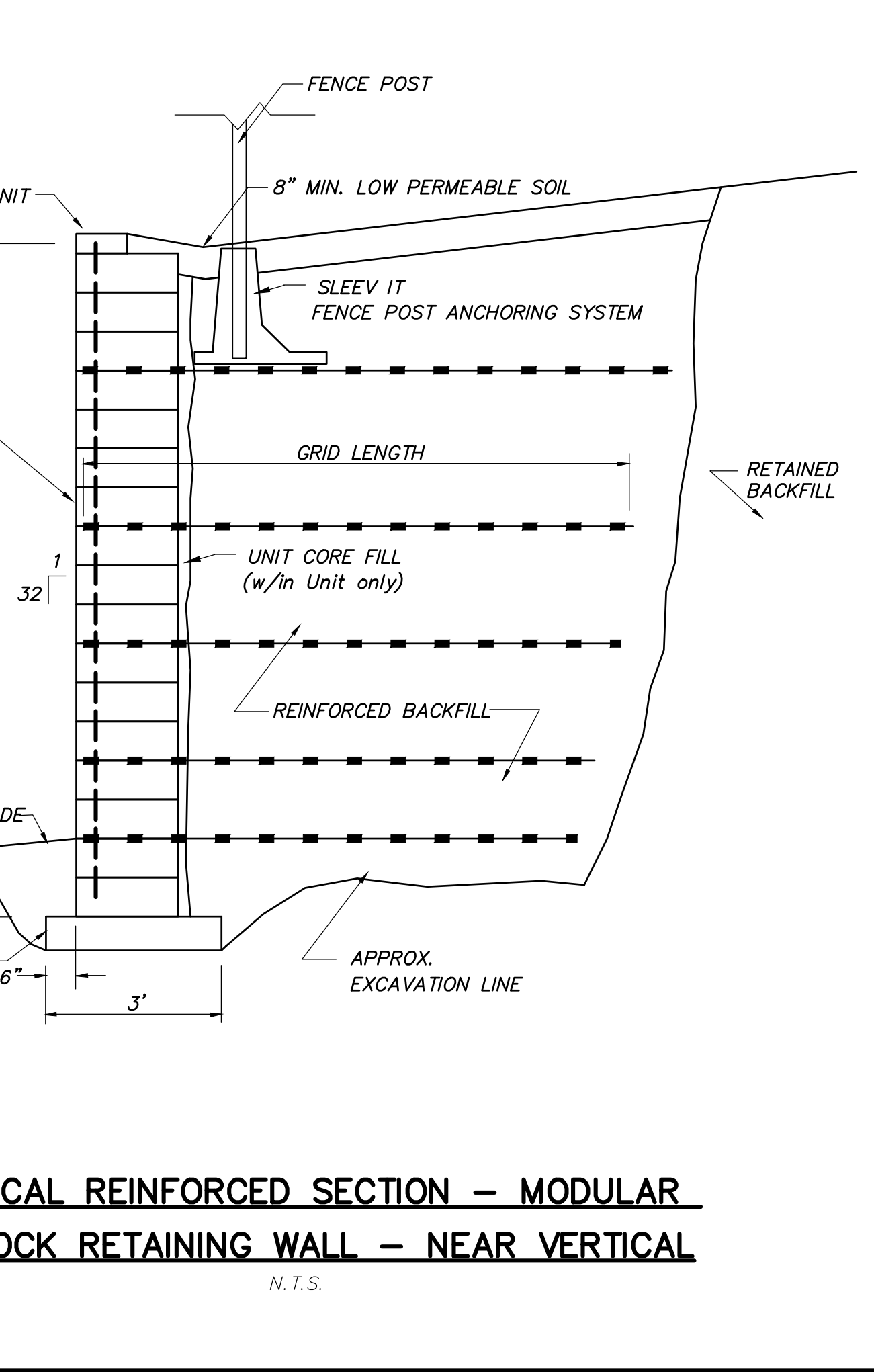
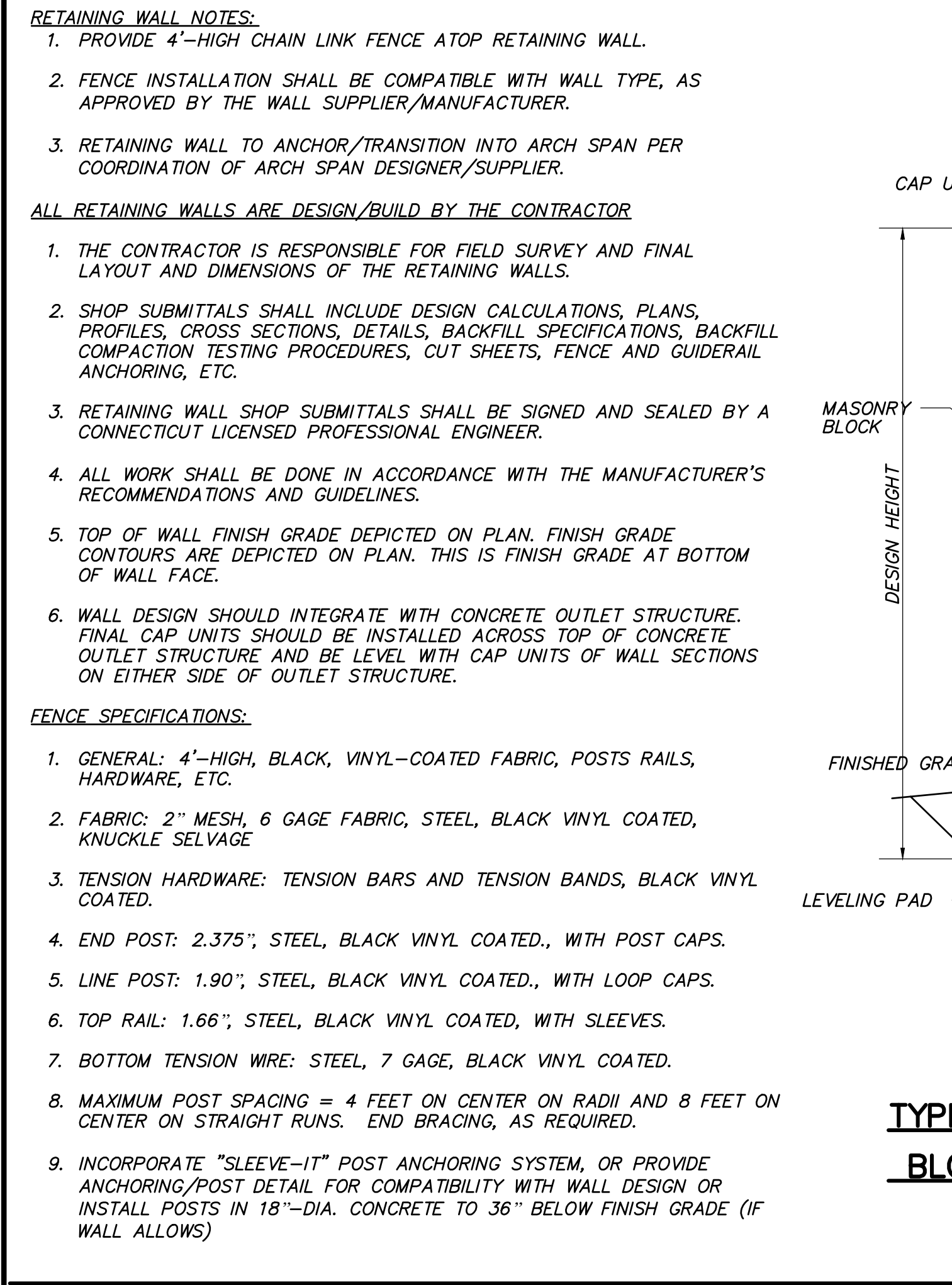
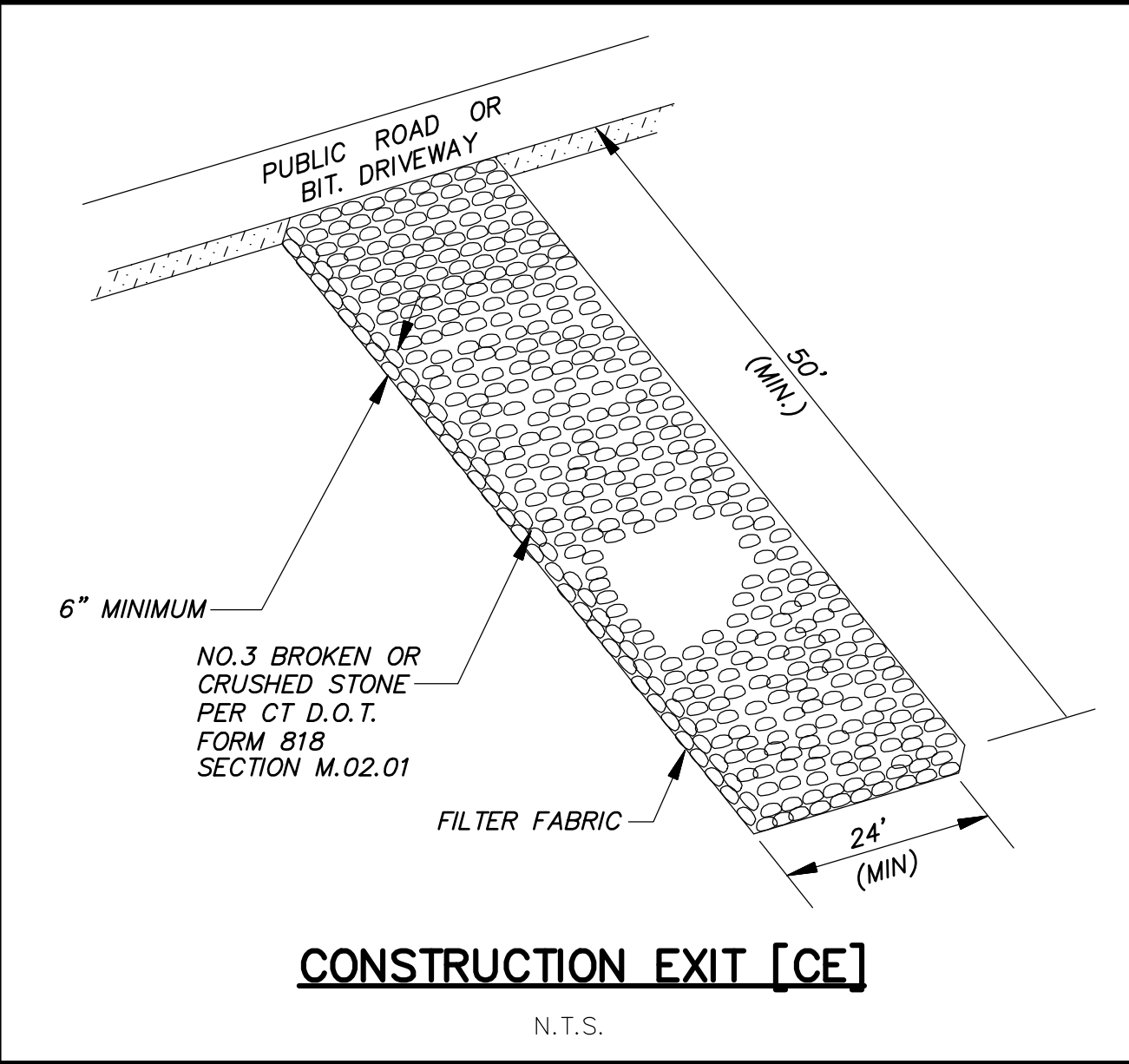
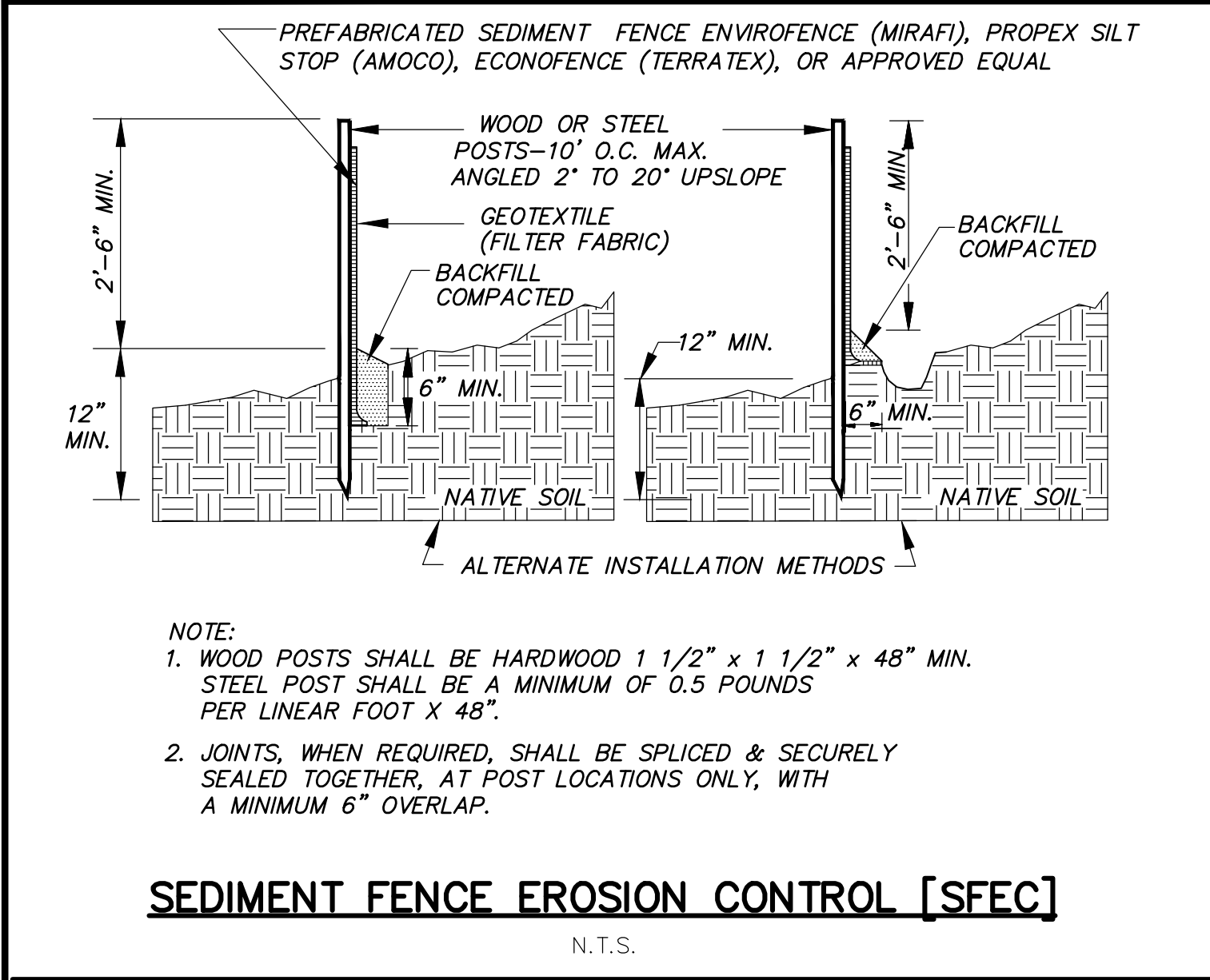
No.	Date	Description
1.	02-25-2025	REVISE BROOK CROSS SECTION
2.	03-28-2025	Staff comments/ACOE/CT DEEP

DATE: 2-18-2025
Scale: 1" = 20'
Drawn by: CAD
Checked by: GAH
Job no: 22099
Sheet no: 1 OF 1

F.A.H.

F. A. Hesketh & Associates, Inc.
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Phone (860) 653-8000 Fax (860) 844-8600
www.fahesketh.com m.fahesketh.com
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

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Fax (860) 844-8600
e-mail: mail@fahe.com

FAH

No.	Date	Description	Revisions:
1.	03-07-2025	ACOE/CT DEEP SUBMITTAL	

SITE DETAILS

PREPARED FOR
RICHARD MARR
15 PECK ORCHARD ROAD
GRANBY, CONNECTICUT

Job no: 22099
Drawn by: CAD
Checked by: GAH
Scale: N.T.S.

Date: 12-18-2025
Scale: N.T.S.

SD-1

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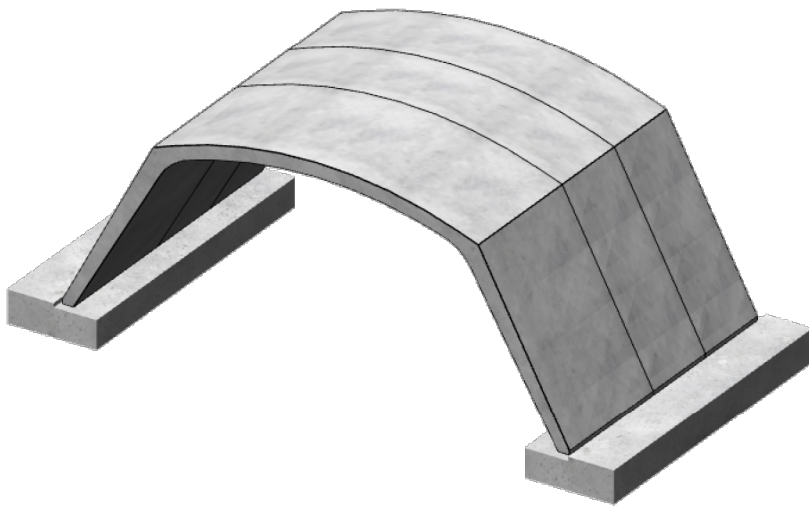
PROJECT SUMMARY

LOCAL BRIDGE CONSULTANT
• NAME = Dan Logel
• EMAIL = Dan.Logel@conteches.com
• PHONE NUMBER = 716-445-9087

STRUCTURE DETAILS
• SPAN = 30' - 0"
• PRECAST RISE = 11' - 11 7/8"
• LENGTH = 18 FT.

FOUNDATIONS
• FOUNDATION TYPE = STRIP

CON/SPAN O-Series DYO
Brook Crossing



ARCH SPAN NOTES:

1. DETAILS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.
2. FOUNDATION AND END WALL/WINGWALL DESIGN SHALL BE BY CONTECH ENGINEERING SOLUTIONS, LLC LICENSED ENGINEER.
3. DETAILS SHALL INCLUDE TRANSITION FROM CONTECH STRUCTURE TO MODULAR BLOCK RETAINING WALL, PROVISIONS FOR ANCHORING GUIDERAIL, ETC.
4. CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW BY DESIGN ENGINEER PRIOR TO START OF CONSTRUCTION.

NOTES

1. THIS BRIDGE HAS BEEN DESIGNED FOR GENERAL SITE CONDITIONS. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE STRUCTURE'S SUITABILITY TO THE EXISTING SITE CONDITIONS AND FOR THE HYDRAULIC EVALUATION -- INCLUDING SCOUR AND CONFIRMATION OF SOIL CONDITIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR MUST VERIFY ALL ELEVATIONS SHOWN THROUGH THE ENGINEER.
3. ONLY CONTECH ENGINEERED SOLUTIONS LLC, THE CONSPAN APPROVED MANUFACTURER IN THE PROJECT STATE MAY PROVIDE THE STRUCTURE DESIGNED IN ACCORDANCE WITH THESE PLANS.
4. THIS DYOB DRAWING IS A CONCEPTUAL DESIGN. PLEASE WORK WITH YOUR LOCAL BRIDGE CONSULTANT FOR FURTHER SOLUTION DEVELOPMENT AND PRICING.
5. THE USE OF ANOTHER PRECAST STRUCTURE WITH THE DESIGN ASSUMPTIONS USED FOR THE CONSPAN STRUCTURE MAY LEAD TO SERIOUS DESIGN ERRORS. USE OF ANY OTHER PRECAST STRUCTURE WITH THIS DESIGN AND DRAWINGS VOIDS ANY CERTIFICATION OF THIS DESIGN AND WARRANTY. CONTECH ENGINEERED SOLUTIONS ASSUMES NO LIABILITY FOR DESIGN OF ANY ALTERNATE OR SIMILAR TYPE STRUCTURES.

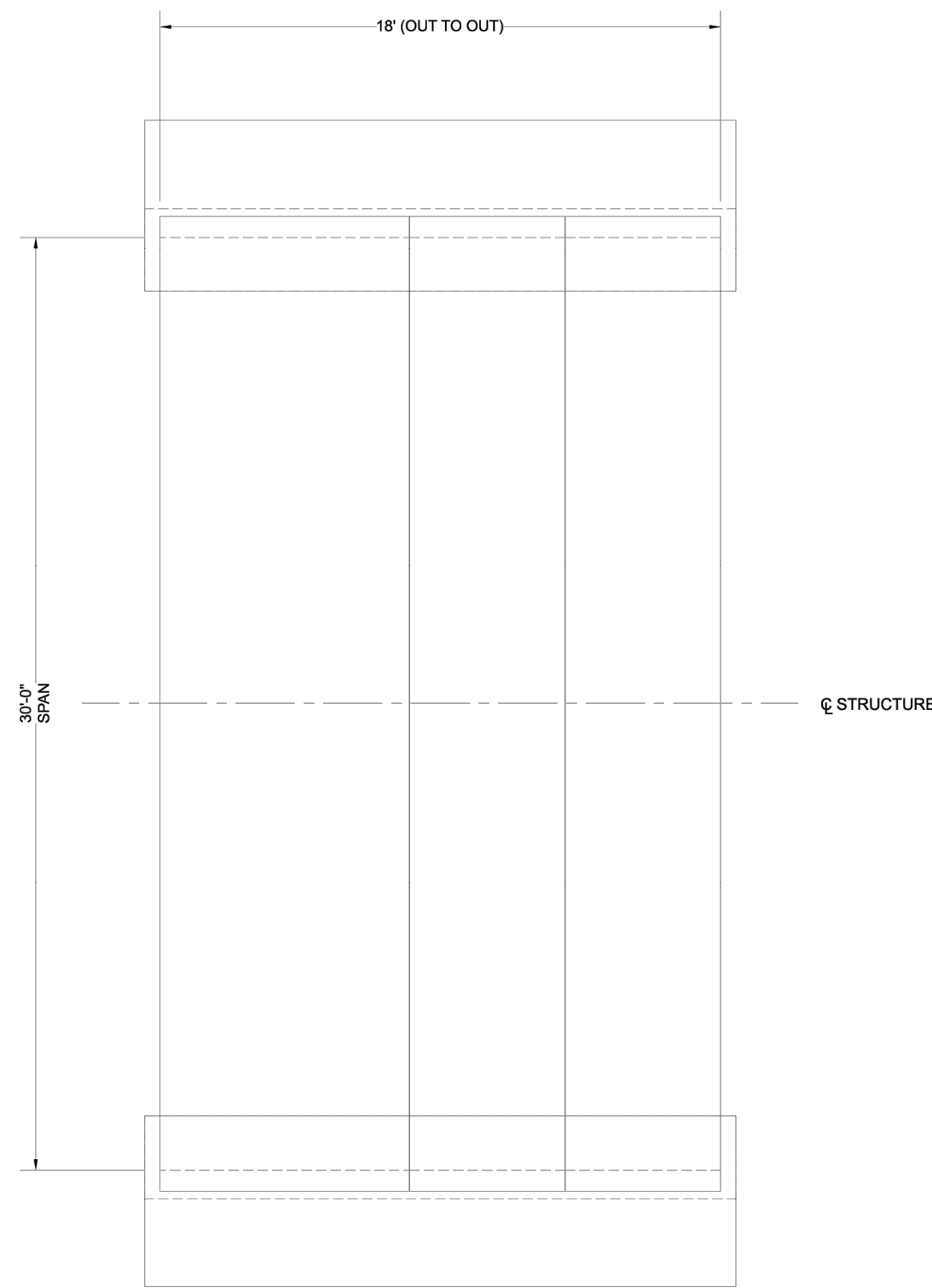
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45399
800-338-1122 513-845-7000 513-845-7993 FAX

CONSPAN
O-SERIES
DYOB
DRAWING

PROJECT NO.	DYO NO.	DATE
DESIGNED	DRAWN	
CHECKED	APPROVED	
SHEET NO.	D1 OF D9	

PRELIMINARY
NOT FOR CONSTRUCTION



BRIDGE PLAN

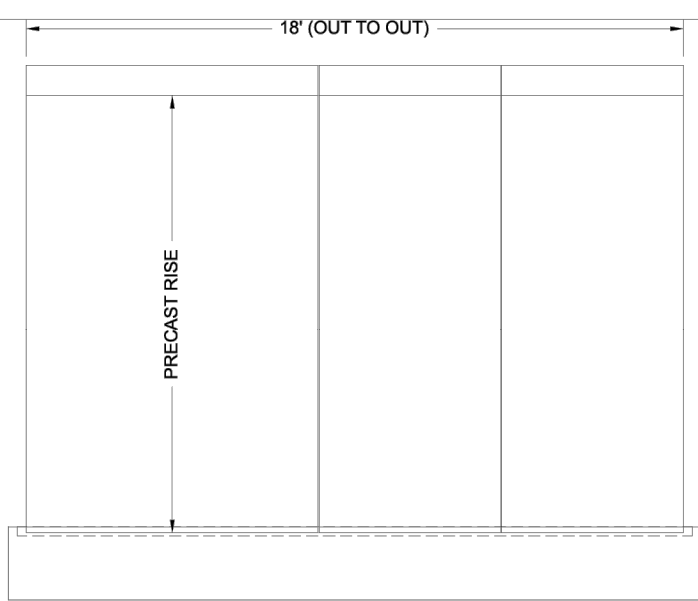
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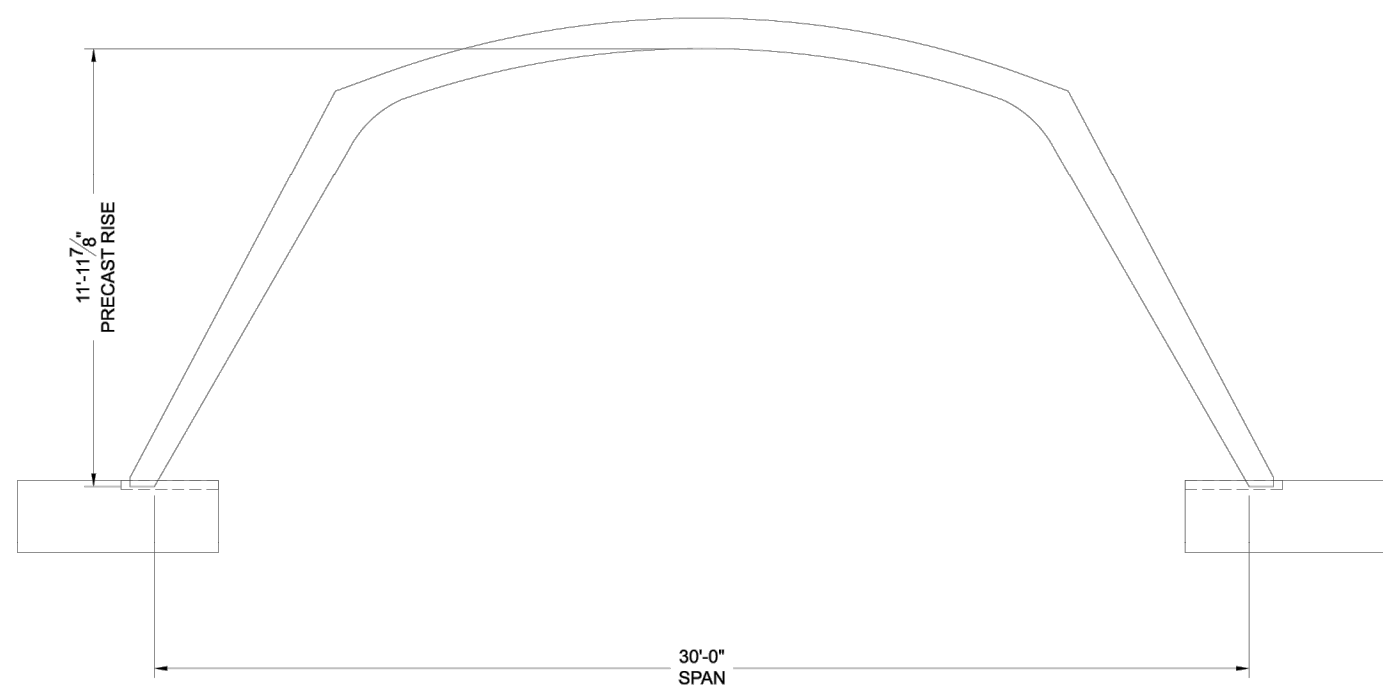
CONSPAN
O-SERIES
DYOB
DRAWING

PROJECT NO.	DYO NO.	DATE
DESIGNED	DRAWN	
CHECKED	APPROVED	
SHEET NO.	D2 OF D9	

PRELIMINARY
NOT FOR CONSTRUCTION



LONGITUDINAL SECTION



CROSS SECTION

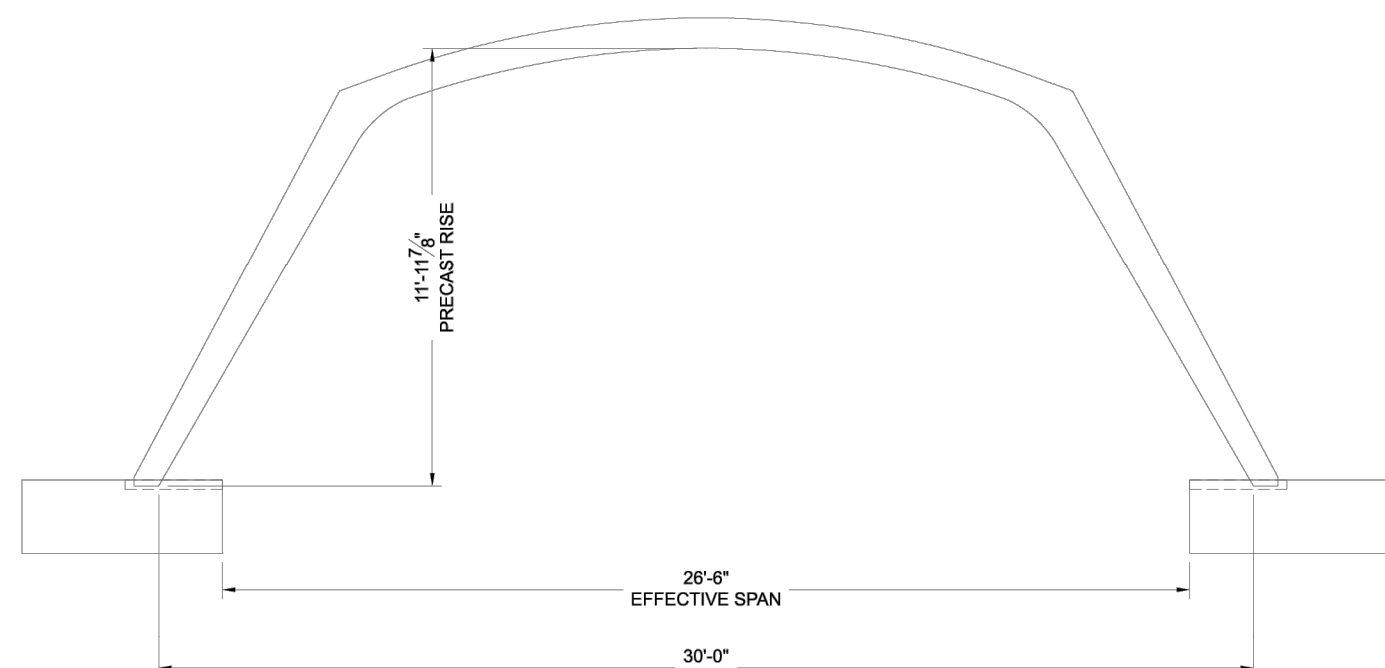
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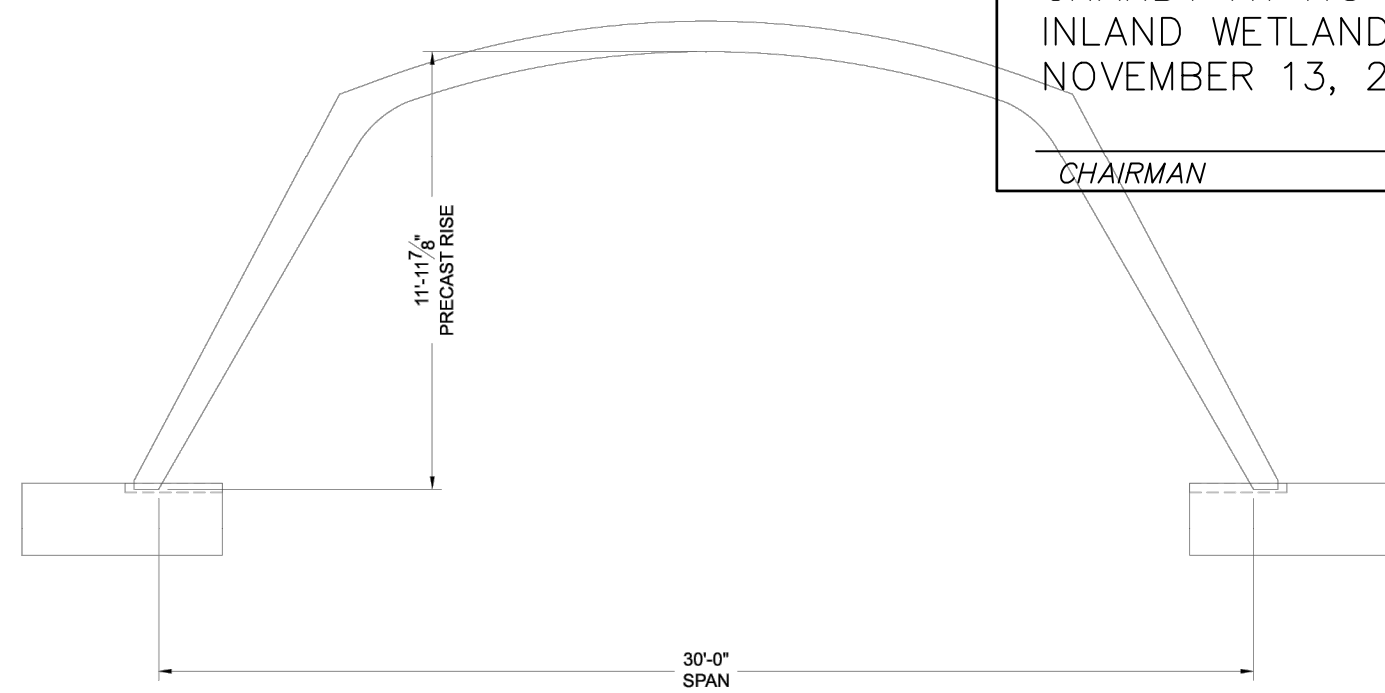
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O-SERIES
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DRAWING

PROJECT NO.	DYO NO.	DATE
DESIGNED	DRAWN	
CHECKED	APPROVED	
SHEET NO.	D3 OF D9	

PRELIMINARY
NOT FOR CONSTRUCTION



INLET END ELEVATION



OUTLET END ELEVATION

APPROVED BY THE INLAND WETLANDS AND WATERCOURSES COMMISSION OF THE TOWN OF GRANBY AT ITS MEETING ON XXXXX XX, 2025. INLAND WETLANDS APPROVAL EXPIRES ON NOVEMBER 13, 2024.

CHAIRMAN DATE

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45399
800-338-1122 513-845-7000 513-845-7993 FAX

CONSPAN
O-SERIES
DYOB
DRAWING

PROJECT NO.	DYO NO.	DATE
DESIGNED	DRAWN	
CHECKED	APPROVED	
SHEET NO.	D4 OF D9	

PRELIMINARY
NOT FOR CONSTRUCTION

SD-2

SITE DETAILS
PREPARED FOR
RICHARD MARR
15 PECK ORCHARD ROAD
GRANBY, CONNECTICUT

Revisions:

No.	Date	Description
1.	03-07-2025	ACOE/CT DEEP SUBMITTAL

Date: 02-18-2025
Scale: N.T.S.

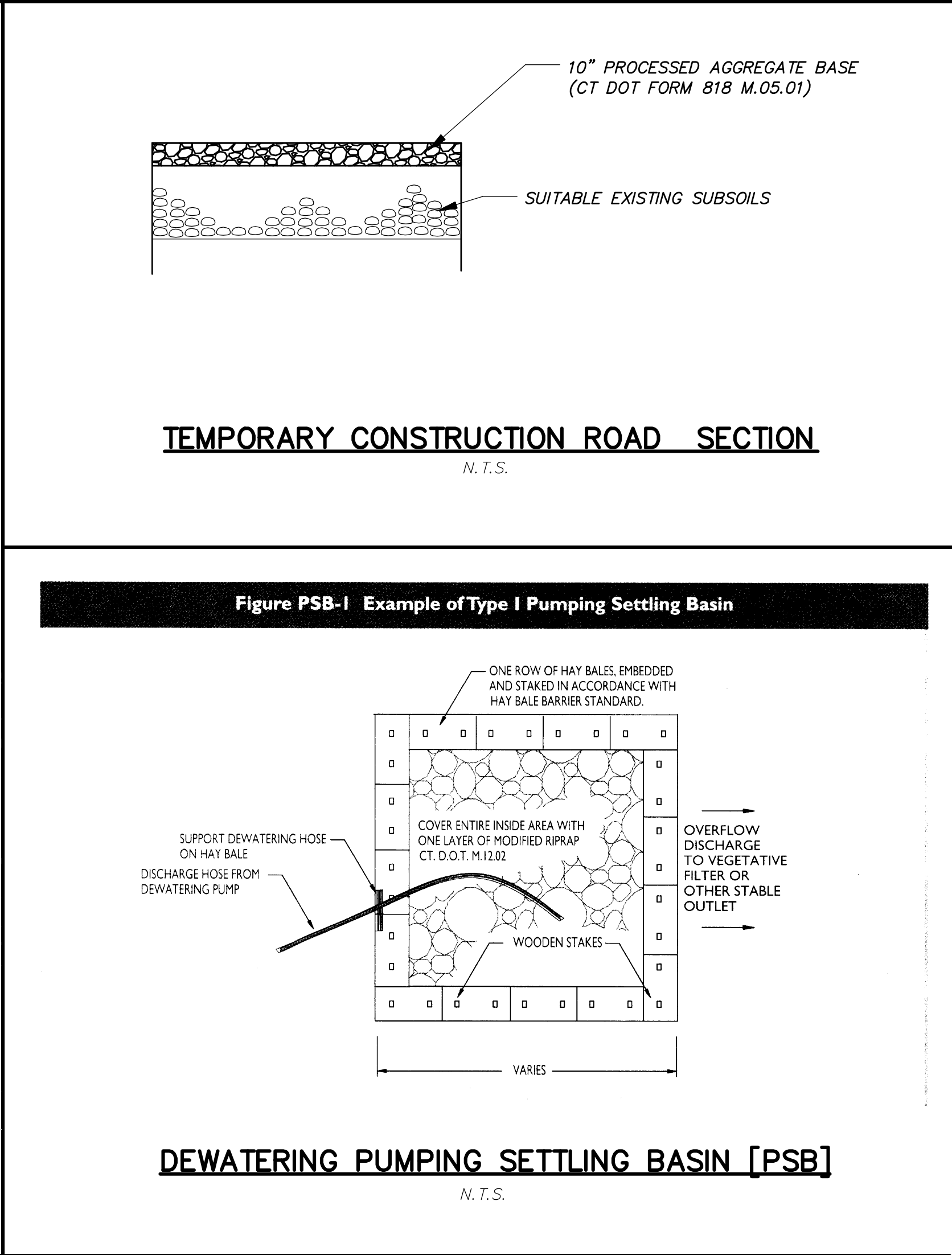
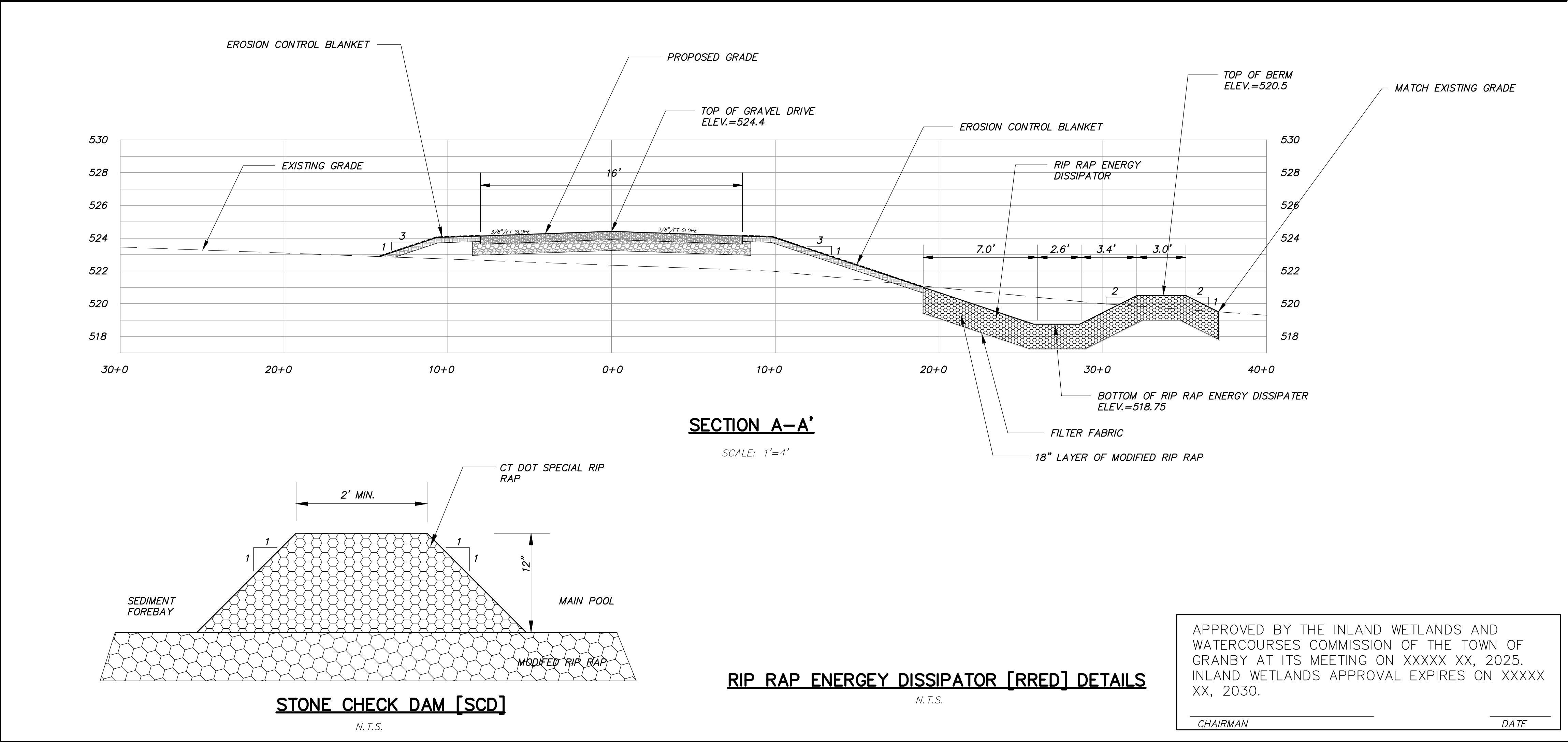
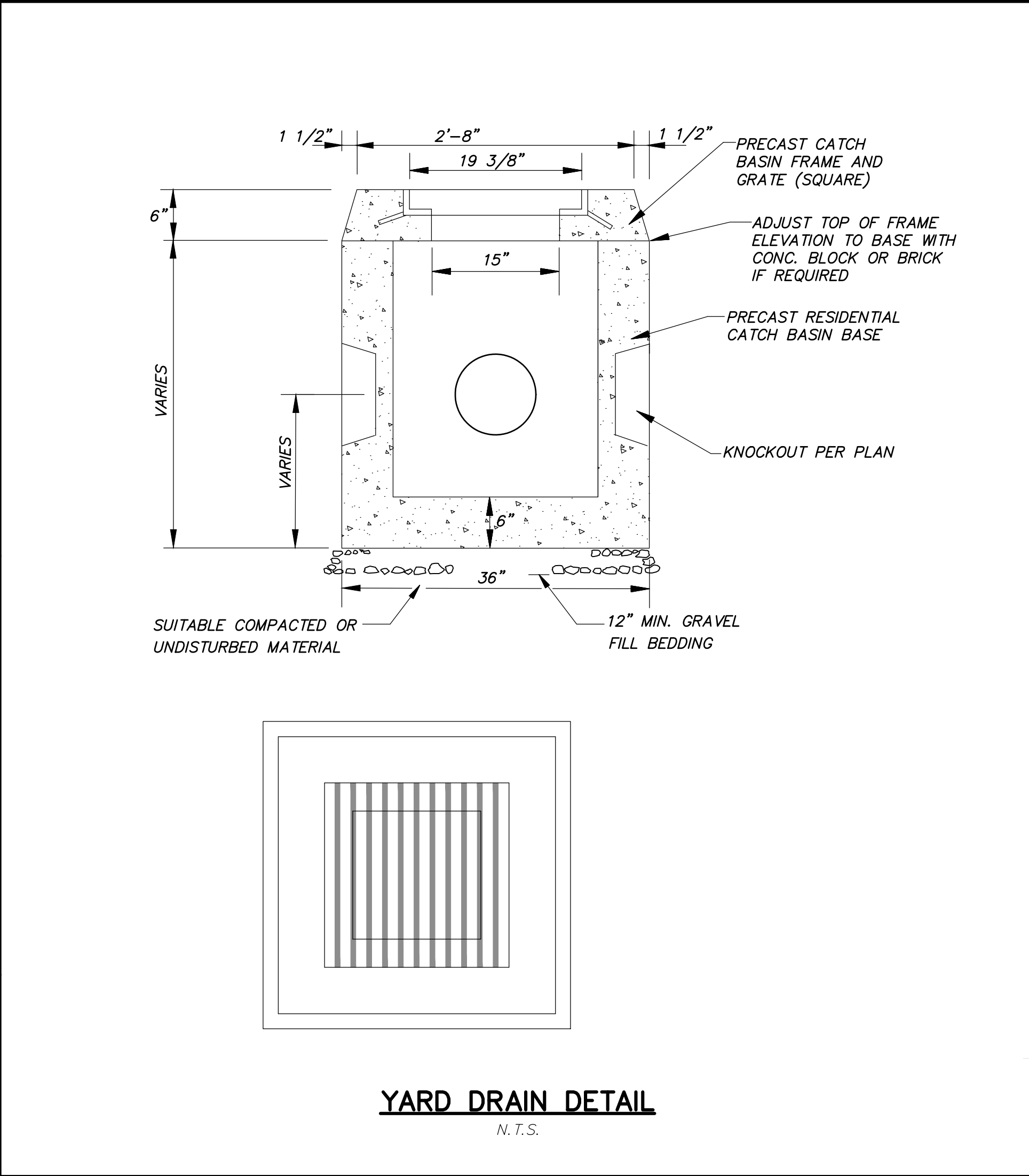
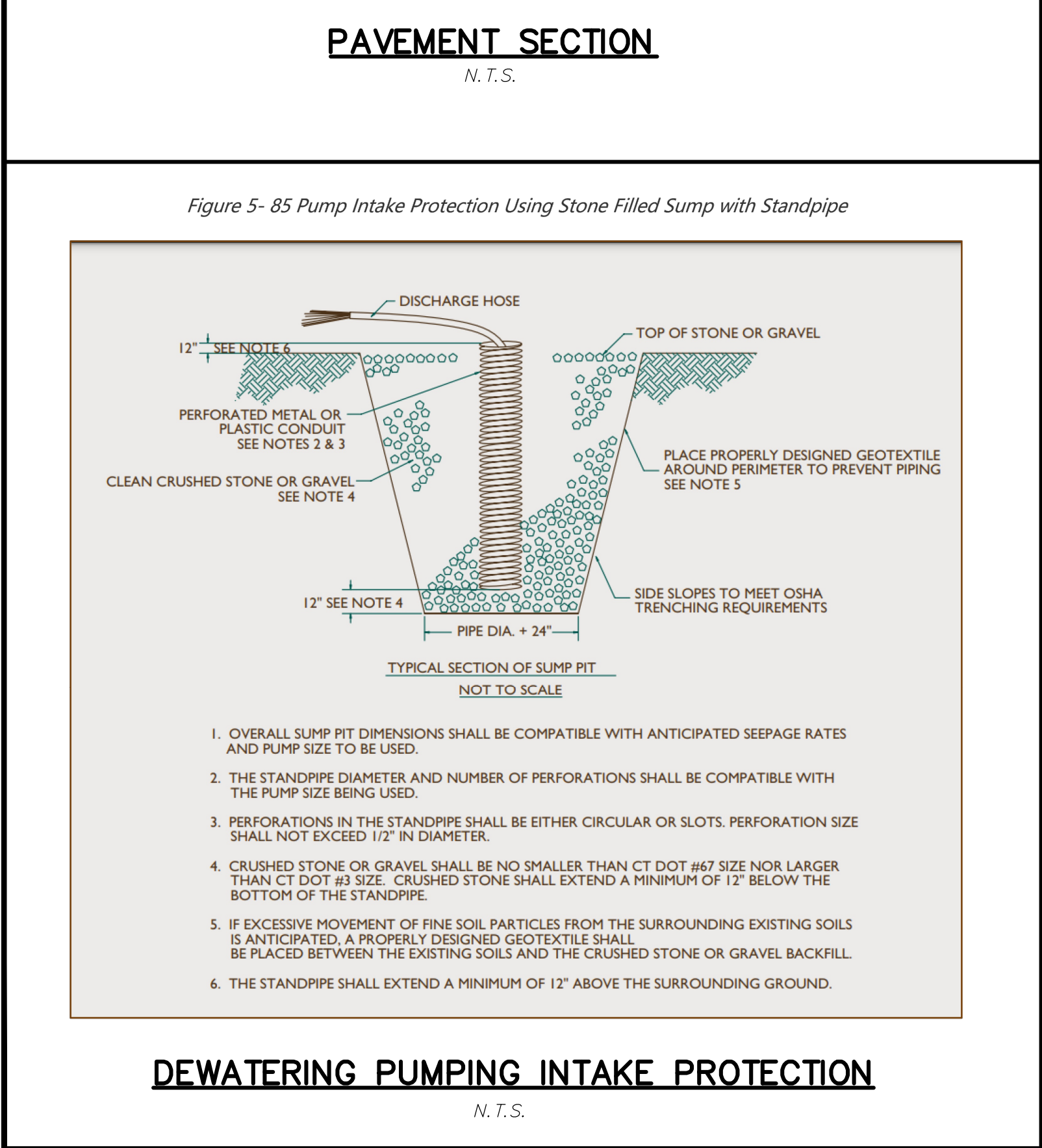
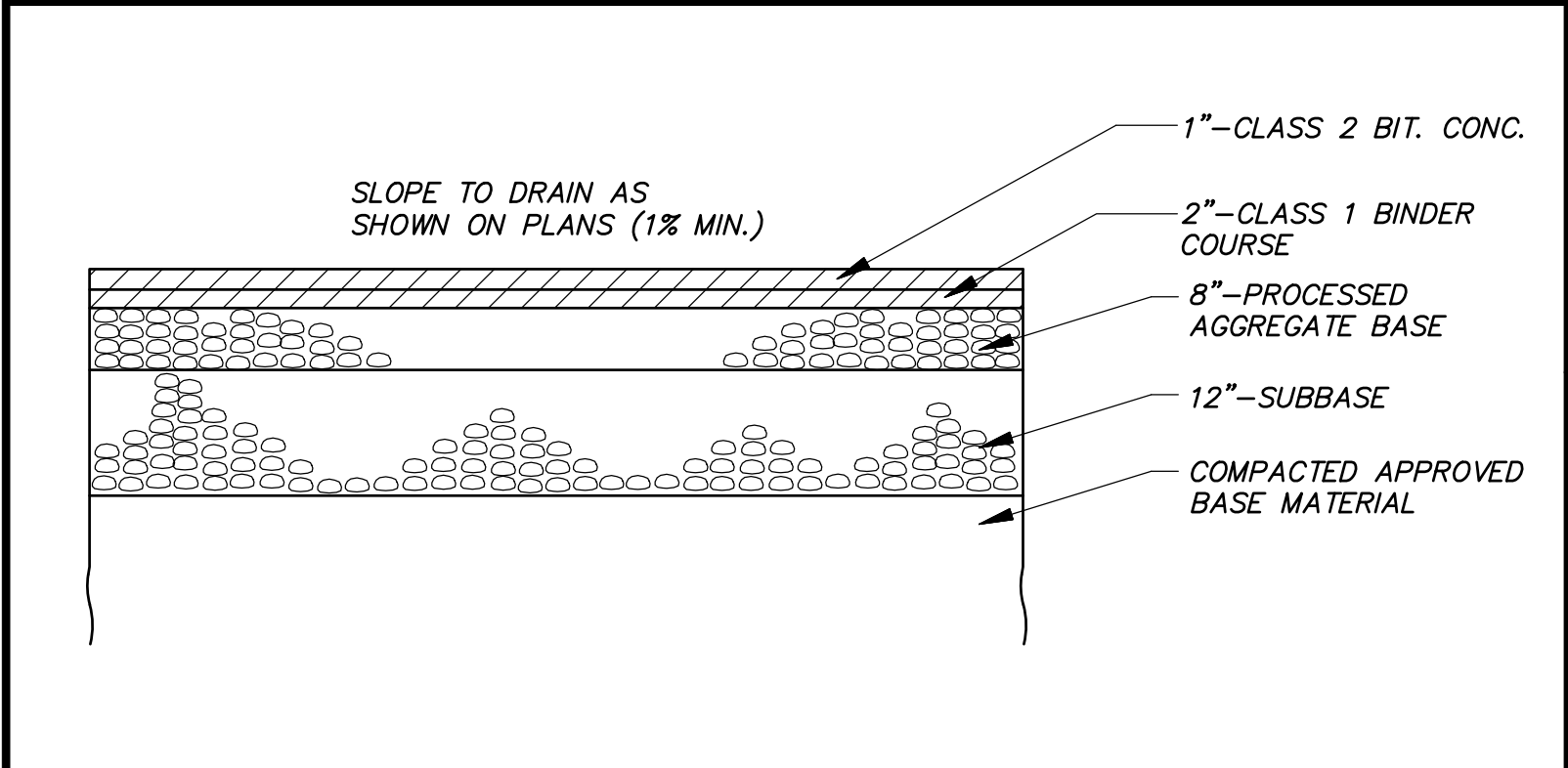
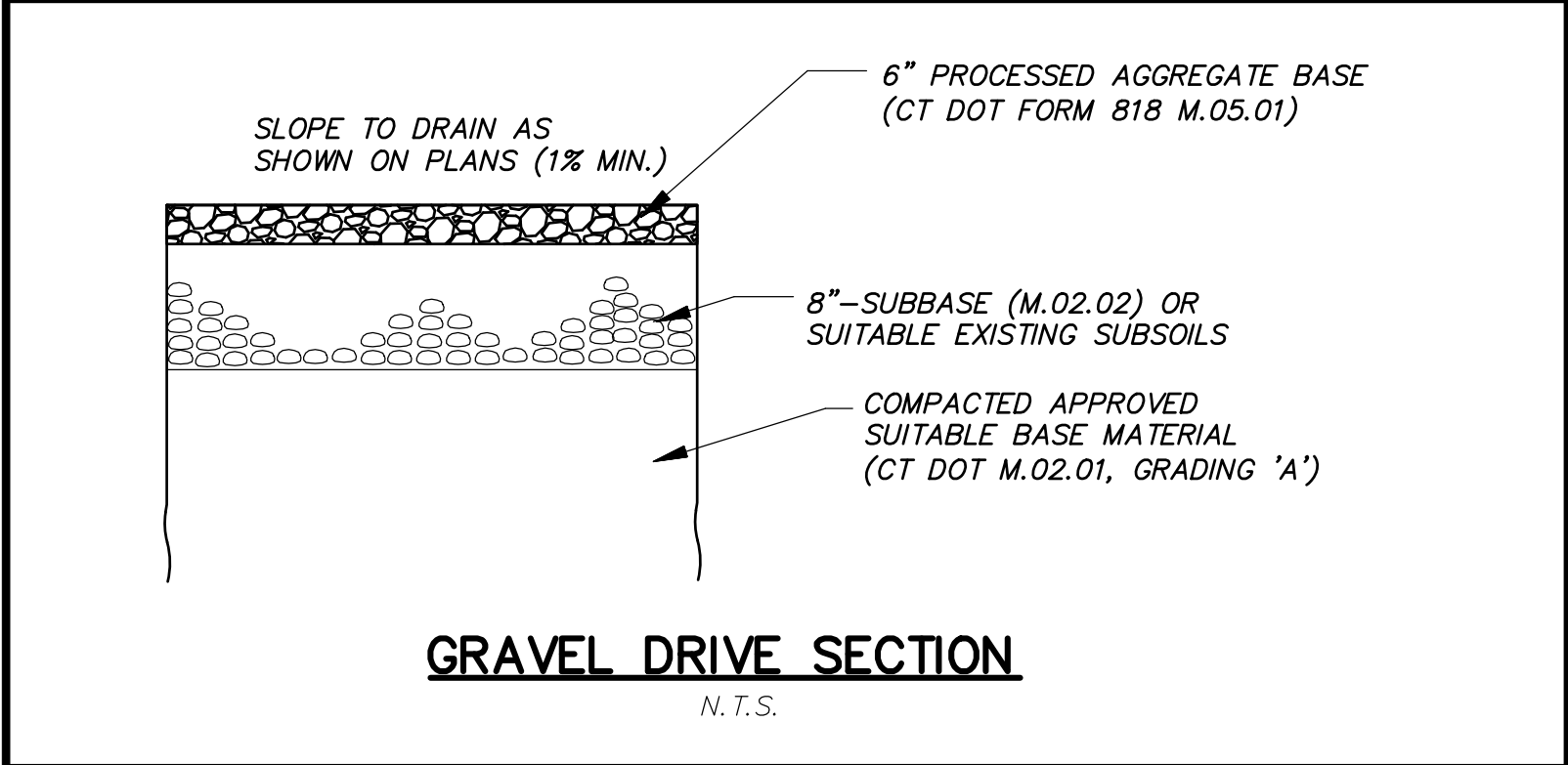
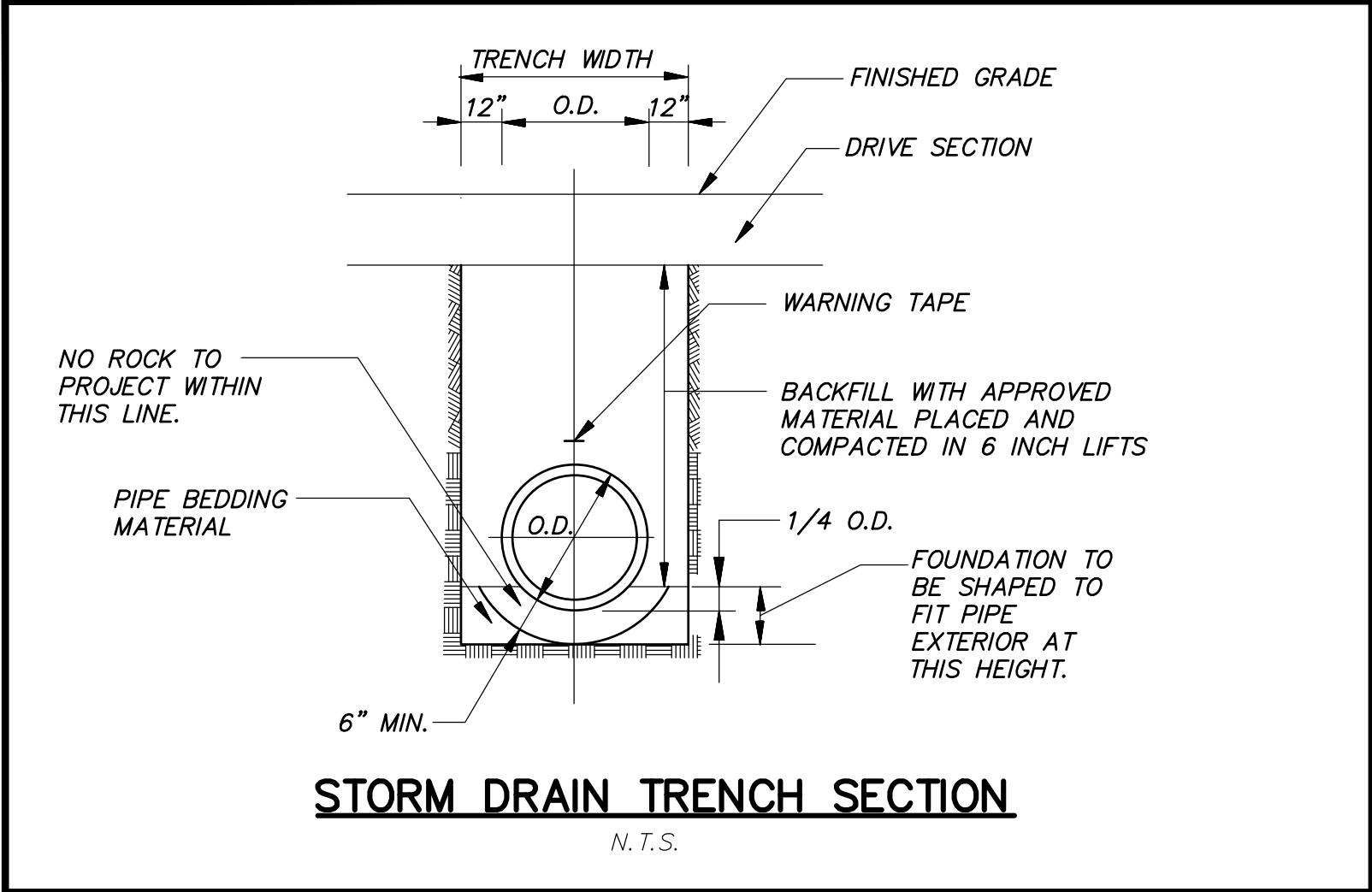
Drawn by: CAD
Checked by: GAH

Job no: 22099
Sheet no: 2 OF 3

Phone (860) 653-8000
Fax (860) 844-8600
e-mail mal@hesketh.com

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Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects





Revisions:	
No.	Date
1.	03-07-2025
Description	
ACOE/CT DEEP SUBMITTAL	
F. A. Hesketh & Associates, Inc.	
6 Creamery Brook, East Granby, CT 06026	
Civil & Traffic Engineers · Planners · Surveyors · Landscape Architects	
Phone (860) 683-8000	
Fax (860) 644-8600	
e-mail: fah@fahinc.com	
SD-3	
RICHARD MARR	
15 PECK ORCHARD ROAD	
GRANBY, CONNECTICUT	
Date: 02-18-2025	Drawn by: CAD
Job no: 22099	Sheet no: 3 OF 3
Checked by: GAH	Scale: N.T.S.
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APPROVED BY THE INLAND WETLANDS AND WATERCOURSES COMMISSION OF THE TOWN OF GRANBY AT ITS MEETING ON XXXX XX, 2025. INLAND WETLANDS APPROVAL EXPIRES ON XXXX XX, 2030.

CHAIRMAN _____ DATE _____

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF CONSTRUCTION OF A BROOK CROSSING AND GRAVEL ACCESS DRIVE TO PROVIDE ACCESS FROM PECK ORCHARD ROAD TO THE WESTERN PORTION OF THE SUBJECT LOT. THE CROSSING IS PROPOSED TO BE CONSTRUCTED OF A CONCRETE ARCH SPAN, CONCRETE HEADWALL AND INTEGRATED MODULAR-BLOCK WING WALLS. THE GRAVEL ACCESS DRIVE WILL BE CONSTRUCTED ON FILL ON EITHER APPROACH TO THE CROSSING TO PROVIDE FOR THE NECESSARY VERTICAL CLEARANCE AT THE ARCH CROSSING AND TO PROVIDE TRANSITION TO TO THE TOUCHDOWN LOCATION ON PECK ORCHARD ROAD AND THE EXISTING GRADE WEST OF THE CROSSING.

THE CROSSING IS PROPOSED TO PROVIDE ACCESS TO THE WESTERN PORTION OF THE PARCEL WHERE A SINGLE-FAMILY HOME IS PROPOSED. A GRAVEL ACCESS DRIVE IS PROPOSED ALONG THE ALIGNMENT OF WHAT APPEARS TO BE AN HISTORICAL LOGGING ROAD THAT PROVIDED ACCESS TO THE WESTERN PORTION OF THE PARCEL. THE GRAVEL ACCESS ROAD WILL PROVIDE ACCESS TO THE PROPOSED HOUSE LOCATION. A STORM DRAIN SYSTEM COMPRISED OF YARD DRAINS AND CORRUGATED DRAIN PIPE IS PROPOSED TO CONVEY RUNOFF FROM BOTH OFF-SITE AREAS THAT FLOWS ONTO THE FORMER LOGGING ROAD AND ADJACENT ON-SITE AREAS THAT WILL DRAIN INTO THE DRIVE TO AN AREA ADJACENT TO THE BROOK. THE SYSTEM IS PROPOSED TO DISCHARGE VIA RIP RAP LEVEL SPREADER.

THE HOUSE WILL BE SERVED BY AN ON-SITE SEPTIC SYSTEM AND WELL WATER. IT IS ANTICIPATED THAT ELECTRIC AND COMMUNICATIONS SERVICE WILL BE FROM EXISTING INFRASTRUCTURE ON PECK ORCHARD ROAD WHICH WILL PRIDE SERVICE VIA AERIAL CROSSING TO THE BASE OF THE SLOP WEST OF THE CROSSING, THEN VIA UNDERGROUND CONDUITS TO THE HOUSE. PROPANE IS THE ANTICIPATED FUEL SOURCE FOR HEAT. PROPANE TANKS WOULD BE LOCATED NEAR THE HOUSE.

TOTAL SITE AREA TO BE DISTURBED = 2.5± ACRES,
TOTAL AREA OF WETLANDS TO BE DISTURBED = 250 S.F. (.0057 ACRES),
TOTAL AREA IN 100' UPLAND REVIEW TO BE DISTURBED = 22,300 (0.51 ACRES),
TOTAL AREA IN 200' UPLAND REVIEW TO BE DISTURBED = 22,300 (0.51 ACRES),
THERE ARE NO FEMA HAZARD ZONES OR FLOOD WAYS ON SITE.

IN GENERAL, THE WORK INCLUDES, BUT IS NOT LIMITED TO:

1. INSTALLATION OF EROSION CONTROL DEVICES.
2. CLEARING AND GRUBBING.
3. ROUGH GRADING AND CONSTRUCTION OF GRAVEL DRIVE SUBBASE.
4. CONSTRUCTION OF CONCRETE ARCH SPAN, HEADWALLS AND WINGWALL TRANSITIONS.
5. CONSTRUCTION OF MODULAR-BLOCK RETAINING WALLS.
6. RESTORATION OF DISTURBED AREAS OF THE BANKS OF THE BROOK.
7. CONSTRUCTION OF GUIDERAIL SYSTEMS.
8. CONSTRUCTION OF RIP RAP LEVEL SPREADER AND STORM DRAIN OUTFALL.
9. CONSTRUCTION OF STORM DRAIN SYSTEMS.
10. INSTALLATION OF UTILITY POLES FOR AERIAL BROOK CROSSING.
11. INSTALLATION OF ELECTRIC AND COMMUNICATION CABLE CONDUITS.
12. TOPSOILING, SEEDING AND RESTORATION.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY, PREPARED FOR RICHARD MARR, #15 PECK ORCHARD ROAD, GRANBY, CONNECTICUT" BY DUFOUR SURVEYING, LLC, DATED 04-18-2023.
2. ALL WORK AND MATERIALS TO CONFORM TO THE SPECIFICATIONS, DOT FORM 818, TOWN OF GRANBY SPECIFICATIONS, CUSTODIAL UTILITY COMPANY SPECIFICATIONS, AND THE DETAILS SHOWN ON THESE PLANS, AS APPLICABLE.
3. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING (811) OR 1-800-922-4455 AT LEAST 48 HOURS IN ADVANCE.
4. THE LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND IS BASED UPON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OR ARCHITECT, AS APPLICABLE, OF ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
5. ALL UTILITIES TO BE INSTALLED, RELOCATED, AND/OR PROTECTED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS, AS APPLICABLE, AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS OR METHODS OF PROTECTION ARE SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION OR IMPLEMENTATION OF PROTECTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES, FOR COORDINATING UTILITY CONNECTIONS OR RELOCATIONS WITH THE SITE WORK AND BUILDING CONSTRUCTION, AND COORDINATING THE PROTECTION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK SHOWN ON THE PLANS. COORDINATION ACTIVITIES SHALL BE SCHEDULED AND TAKE PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES EFFECTING THE UTILITIES INSTALLATION, REPLACEMENT, AND/OR PROTECTION.
6. INSTALLATION OF UTILITIES SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE PLANS, BOTH IN VERTICAL AND HORIZONTAL ALIGNMENTS, UNLESS SPECIFICALLY APPROVED BY THE SITE ENGINEER.
7. A PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED WILL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING REMOVAL OF TREES AND/OR DEMOLITION ACTIVITIES. PROCEDURES FOR SUCH PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED SHALL BE IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, THE TOWN LAND USE DEPARTMENT SHALL BE CONTACTED AT (860) 844-5318, TO INSPECT THE INSTALLATION OF EROSION CONTROL MEASURES.
9. ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF THE VARIOUS FEDERAL, STATE, AND LOCAL PERMITS ISSUED FOR THIS PROJECT.
10. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLAN, SPECIFICATIONS, THE EROSION AND SEDIMENTATION CONTROL NOTES, AND APPLICABLE STATE AND LOCAL REQUIREMENTS.
11. NO STUMPS OR OTHER DELETERIOUS MATERIALS ARE TO BE BURIED ON THE SITE.
12. ALL DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
13. DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SO AS NOT TO CAUSE FLOODING OF ROADWAYS OR DAMAGE TO PRIVATE PROPERTY.
14. TRAFFIC CONTROL OPERATIONS SHALL BE CONDUCTED TO THE SATISFACTION OF THE TOWN AND STATE OFFICIALS.
15. WORK WITHIN THE TOWN RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE TOWN OF GRANBY PUBLIC WORKS DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROCURING THE PERMIT PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION SEQUENCE (GENERAL):

A DETAILED CONSTRUCTION PHASING PLAN AND SCHEDULE SHALL BE SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. THIS PHASING PLAN AND SCHEDULE SHALL INCLUDE ALL MAJOR CONSTRUCTION, TRAFFIC CONTROL, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THIS PLAN AND SCHEDULE SHALL PROVIDE FOR ALL WORK TO BE COMPLETED WITHIN THE ALLOTTED TIME, SHALL MINIMIZE TRAFFIC AND ENVIRONMENTAL IMPACTS, AND SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS.

IN GENERAL, SITE WORK CONSTRUCTION SHALL FOLLOW THE SEQUENCE OUTLINED BELOW:

1. INSTALLATION OF EROSION CONTROL DEVICES.
2. CLEARING AND GRUBBING.
3. ROUGH GRADING FOR INSTALLATION OF TEMPORARY CONSTRUCTION ACCESS DRIVE BETWEEN PECK ORCHARD ROAD AND THE CROSSING.
4. INSTALLATION OF CONCRETE FOOTINGS FOR THE ARCH SPAN. (SEE CONSTRUCTION SEQUENCE AND SPECIAL PROVISIONS FOR ARCH SPAN FOUNDATION AND STRUCTURE INSTALLATION)
5. PLACEMENT OF THE ARCH SPANS AND CONSTRUCTION OF THE HEADWALLS AND WING WALL TRANSITIONS. RESTORATION OF BROOK BANKS AT ARCH SPAN.
6. CONSTRUCTION OF MODULAR-BLOCK RETAINING WALLS. RESTORATION OF UPPER BROOK BANKS AT WING WALLS.
7. PLACEMENT AND COMPACTION OF FILL FOR GRAVEL ACCESS DRIVES.
8. TOPSOILING, SEEDING AND PLACEMENT OR EROSION CONTROL FABRIC ON ALL FILL SLOPES.
9. CONSTRUCTION OF GUIDERAIL SYSTEMS.
10. CONSTRUCTION OF RIP RAP ENERGY DISSIPATOR AND STORM DRAIN OUTFALL.
11. ROUGH GRADING OF GRAVEL ACCESS DRIVE WEST OF CROSSING.
12. CONSTRUCTION OF STORM DRAIN SYSTEM IN GRAVEL DRIVE WEST OF CROSSING.
13. INSTALLATION OF ELECTRIC AND COMMUNICATION CABLE CONDUITS ALONG GRAVEL ACCESS DRIVE.
14. CONSTRUCTION OF PROCESSED STONE FINISH TREATMENT ON GRAVEL ACCESS ROAD WEST OF CROSSING.
15. TOPSOILING, SEEDING AND INSTALLATION OF EROSION CONTROL FABRIC ON ALL DISTURBED SLOPES ADJACENT TO GRAVEL ACCESS ROAD.
16. INSTALLATION OF UTILITY POLES FOR AERIAL BROOK CROSSING.
17. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN THE SPRING OF 2025 AND BE COMPLETED BY FALL OF 2028.

CONSTRUCTION SEQUENCE AND SPECIAL PROVISIONS FOR ARCH SPAN FOUNDATION AND STRUCTURE INSTALLTION:

THE CONSTRUCTION OF THE ARCH SPAN WILL REQUIRE TEMPORARY DISTURBANCE TO THE BROOK BANKS AND BROOK CHANNEL, CROSSING THE BROOK WITH CONSTRUCTION EQUIPMENT, AND EXCAVATION AND CONSTRUCTION OF THE ARCH SPAN FOUNDATION ADJACENT TO THE BANKS OF THE BROOK. SPECIAL MEASURES SHALL BE TAKEN TO PROTECT THE BROOK.

WORK SHALL BE CONDUCTED DURING PERIODS OF SEASONAL LOW-FLOW CONDITIONS, ONLY WHEN LOW FLOW IS PRESENT, AND ONLY WHEN FORECASTS DO NOT INDICATE ANY MEASURABLE RAIN WITHIN THE TIME SPAN REQUIRED TO EXCAVATE FOR AND INSTALL THE ARCH SPAN FOOTINGS AND ASSOCIATED RESTORATION OF THE LOWER BROOK CHANNEL BANKS AND STREAM BED.

IN GENERAL, DISTURBANCE SHOULD BE MINIMIZED UNTIL THE ARCH SPAN FOUNDATION AND SPAN STRUCTURE ARE IN PLACE AND THE STREAM CHANNEL AND BANKS ARE STABILIZED. THE FIRST PHASE OF WORK WILL INCLUDE THE WORK ASSOCIATED WITH PROVIDING ACCESS FOR CONSTRUCTION OF THE ARCH SPAN FOUNDATION, PROTECTIONS OF THE STREAM CHANNEL AND BANKS, INSTALLATION OF THE PRE-FABRICATED ARCH SPAN SECTIONS, AND RESTORATION AND STABILIZATION OF THE STREAM CHANNEL BOTTOM AND LOWER SIDE SLOPES AT THE CROSSING.

THE CONSTRUCTION OF THE ARCH SPAN FOUNDATION AND STRUCTURE SHALL FOLLOW THE SEQUENCE OUTLINED BELOW:

1. INSTALL PERIMETER EROSION CONTROL DEVICES ON EAST SIDE OF CROSSING.
2. CLEAR AND GRUB EAST SIDE OF CROSSING.
3. STRIP TOPSOIL FOR INSTALLATION OF TEMPORARY CONSTRUCTION ACCESS DRIVE BETWEEN PECK ORCHARD ROAD AND THE CROSSING.
4. CONSTRUCT TEMPORARY GRAVEL ACCESS ROAD FROM PECK ORCHARD ROAD TO CROSSING.
5. PEEL BACK BANK OF BROOK AT 3:1 (H:V) ON EAST SIDE OF CROSSING ALONG ALIGNMENT OF DRIVE TO ALLOW ACCESS OF EXCAVATOR FOR BROOK CROSSING. PLACE EXCAVATED MATERIAL AWAY FROM BROOK FOR RE-USE.
6. TEMPORARILY REMOVE LARGE BOULDERS IN BROOK CHANNEL THAT MAY IMPEDE INSTALLATION OF TEMPORARY COFFERDAM AND IMPEDE EXCAVATOR ACCESS. STORE BOULDERS ABOVE BANK.
7. PEEL BACK BANK OF BROOK AT 3:1 (H:V) ON WEST SIDE OF CROSSING ALONG ALIGNMENT OF DRIVE TO FACILITATE EXCAVATOR ACCESS TO WEST SIDE OF BROOK. PLACE MATERIAL AWAY FROM BROOK FOR RE-USE.
8. INSTALL PERIMETER EROSION CONTROL DEVICES ON WEST SIDE OF CROSSING.
9. CLEAR AND GRUB ON WEST SIDE OF CROSSING.
10. IF NECESSARY, INSTALL COFFERDAM TO CONTROL FLOW IN THE BROOK.
11. CONSTRUCT PUMPING SETTTLING BASINS.
12. INSTALL TEMPORARY COFFERDAM, AS NECESSARY.
13. EXCAVATE FOR CONSTRUCTION OF CONCRETE FOOTINGS FOR THE ARCH SPAN. INSTALL DEWATERING PUMPING INTAKE PROTECTION.
14. FORM AND PLACE CONCRETE. DE-WATER, AS NECESSARY.
15. STRIP FORMS AND BACKFILL WITH NATIVE GRANULAR MATERIAL.
16. PLACE CONCRETE ARCH SPANS AND HEADWALLS/WING WALL TRANSITIONS USING A CRANE, FROM THE EAST SIDE OF THE CROSSING.
17. REMOVE TEMPORARY COFFERDAM. RESTORE BANKS AND CHANNEL OF BROOK TO PRE-CONSTRUCTION CONDITIONS USING NATIVE MATERIALS. REPLACE COBBLES AND BOULDERS IN BROOK BED AND BANKS. COORDINATE WORK WITH PROJECT ENGINEER.
18. CONSTRUCT MODULAR-BLOCK RETAINING WALLS AND FILL BEHIND WALLS.
19. RESTORE UPPER BROOK BANKS AT BASE OF WING WALLS.
20. COMPLETE BALANCE OF CONSTRUCTION, AS PROVIDED IN CONSTRUCTION SEQUENCE (GENERAL).

SPECIAL INLAND WETLANDS PROVISIONS:

1. COORDINATE ALL WORK WITHIN 100-FOOT WETLANDS-REGULATED AREA AND 200-FOOT WATERCOURSE-REGULATED AREA WITH TOWN'S WETLANDS OFFICER PRIOR TO START OF WORK.
2. COORDINATE THE REMOVAL OF ANY CANOPY TREES WITHIN THE 100-FOOT UPLAND REVIEW AREA WITH THE GRANBY IWMC OR THEIR DESIGNATED AGENT.
3. INSTALL ALL EROSION CONTROL DEVICES ADJACENT TO WETLANDS PRIOR TO ANY EARTH DISTURBANCE.
4. ROUGH GRADE AREAS WITHIN WETLANDS-REGULATED AREAS AND IMMEDIATELY STABILIZE ALL AREAS TO NOT RECEIVE FURTHER WORK BY TOPSOILING, SEEDING AND MULCHING. USE EROSION CONTROL BLANKETS ON ALL UNSTABLE, DISTURBED SLOPES 3:1 AND STEEPER.
5. DO NOT STOCKPILE ANY TOPSOIL OF OTHER EARTHEN MATERIALS WITHIN 100-FOOT REGULATED AREAS WITHOUT PROPER PERIMETER CONTROLS.
6. THE CONTRACTOR SHALL NOTIFY THE WETLANDS OFFICER IMMEDIATELY UPON THE COMMENCEMENT OF WORK AND UPON ITS COMPLETION.

UTILITY NOTES

1. THE PARCEL WILL BE SERVED BY AN ON-SITE, SUBSURFACE SEWAGE DISPOSAL SYSTEM THAT WILL BE LOCATED OUTSIDE OF WETLANDS-REGULATED AREAS.
2. THE PARCEL WILL BE SERVED BY A WELL FOR PROVISION OF A POTABLE WATER SOURCE. THE WELL WILL BE LOCATED OUTSIDE OF WETLANDS-REGULATED AREAS.
3. THE FUEL SOURCE FOR THE HOME HEATING SYSTEM WILL BE PROPANE. PROPANE TANKS WILL BE LOCATED NEAR THE HOUSE OUTSIDE OF WETLANDS-REGULATED AREAS.
4. ALL WORK WITHIN THE TOWN RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE TOWN OF GRANBY, PUBLIC WORKS DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT.
5. ELECTRIC AND COMMUNICATIONS SERVICES WILL BE PROVIDED FROM EXISTING INFRASTRUCTURE ON PECK ORCHARD ROAD. IT IS ANTICIPATED THAT ELECTRIC AND COMMUNICATION SERVICES WILL BE EXTENDED AERIALLY, FROM PECK ORCHARD ROAD TO THE AREA WEST OF THE PROPOSED CROSSING, THEN EXTEND UNDERGROUND ALONG THE ALIGNMENT OF THE FORMER LOGGING ROAD/GRAVEL DRIVE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK (INCLUDING ANY CHANGES) AT THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
3. THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2024), AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED ON LINE, FROM THE CONNECTIUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.
4. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME. OVERALL SITE DISTURBANCE SHALL BE CONFINED TO THOSE LIMITS DELINEATED ON THE PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS REQUIRED.
7. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, STRUCTURES, PAVEMENT, MULCH, PERMANENT RIP RAP EROSION CONTROL, OR GROUND COVER PLANTINGS SHALL BE PLANTED WITH CONSERVATION SEED MIX.
8. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS (OUTSIDE OF WETLANDS UPLAND REVIEW AREAS). AS GENERAL FILL.
9. SPECIAL ATTENTION SHALL BE GIVEN TO THE CONSTRUCTION SEQUENCE AND PHASING OUTLINED ON THESE PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY CONSTRUCTION DEBRIS OR SEDIMENT FROM EXISTING ROADS AS ORDERED BY THE TOWN AND/OR STATE, IF ANY DEBRIS OR SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTER ONTO THESE ROADWAYS.
11. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OR STATE STAFF DURING CONSTRUCTION SHALL BE IMPLEMENTED BY THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OR STATE.
12. IN AREAS WHERE LIMITS OF DISTURBANCE ARE NOT DELINEATED BY SILT FENCE, INSTALL CONSTRUCTION FENCE FOR TREE PROTECTION AND DELINEATION OF LIMIT OF DISTURBANCE.

EROSION CONTROL DEVICES:

REFER TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2024" (SEE EROSION AND SEDIMENT CONTROL NOTE 3) WHEN CONSTRUCTING EROSION CONTROL DEVICES SHOWN ON THIS PLAN.

CE - CONSTRUCTION EXIT: A BROKEN STONE PAD PROVIDING A HARD SURFACE POINTS WHERE VEHICLES WILL LEAVE THE SITE. THE CONSTRUCTION EXITS REDUCE TRACKING OF SEDIMENT INTO ADJACENT PAVEMENT. EXCESS SEDIMENT SHOULD BE PERIODICALLY REMOVED FROM THE STONE SURFACE.

ECB - EROSION CONTROL BLANKET: A MANUFACTURED BLANKET COMPOSED OF BIODEGRADABLE PHOTO-DEGRADABLE NATURAL OR POLYMER FIBERS AND/OR FILAMENTS THAT HAVE BEEN MECHANICALLY, STRUCTURALLY OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX.

PSB - PUMP SETTTLING BASIN: A STRUCTURE THAT PROVIDES STORAGE VOLUME AND PERMITR SEDIMENT FILTERS TO REDUCE VELOCITIES OF FLOW AND PROMOTE SEDIMENTATION AND FILTRATION TO REMOVE SOLIDS/SEDIMENTS FROM WATER.

RRED - RIP RAP ENERGY DISSIPATER: A DEVISE CONSTRUCTED OF RIP RAP MATERIAL DESIGNED TO DISSIPATE VELOCITIES/ENERGIES OF DISCHARGE OF STORMWATER AT OUTFALLS AND PROVIDE FOR STILLING, PROMOTE SETTTLING OF SEDIMENTS, AND DISSIPATE FLOW OVER A LARGER SURFACE AREA.

SCD - STONE CHECK DAM: A CHECK DAM IS A SMALL DAM CONSTRUCTED OF STONE ACROSS A DITCH, DRAINAGE SWALE, OR CHANNEL OR USED TO SEPARATE CHAMBERS IN A SETTTLING BASIN TO CREATE A FOREBAY. THE CHECK DAM LOWERS THE VELOCITY OF FLOW AND ENCOURGE SETTTLING OF PARTICULATES UP-GRADIENT OF THE DAM.

SFEC - SEDIMENT FENCE EROSION CHECK: A SYNTHETIC TEXTILE BARRIER DESIGNED TO FILTER SEDIMENT FROM SURFACE WATER RUNOFF. PLACEMENT SHALL BE SIMILAR TO HECB AND INSTALLATION REQUIRES ANCHORING THE FENCE BOTTOM TO PREVENT BYPASS. ALL SEDIMENT SHALL BE REMOVED IF DEPOSITS REACH ONE (1) FOOT IN DEPTH. ADDITIONAL SUPPORT (SUCH AS SNOW FENCE AND WIRE FENCE) ON THE DOWNHILL FACE MAY BE REQUIRED TO STRENGTHEN SEDIMENT FENCE IN HIGH FLOW LOCATIONS.

SL - SEDIMENT LOGS: A SEDIMENT CONTROL DEVICE CONSISTING OF AN OUTSIDE, OPEN WEAVE CONTAINMENT FABRIC FILLED WITH FIBERS. IT IS DESIGNED TO PROVIDE A FLEXIBLE, LIGHTWEIGHT, POROUS, SEDIMENT CONTROL DEVICE WITH THE ABILITY TO CONFORM TO THE TERRAIN UPON WHICH IT IS INSTALLED. IT IS DESIGNED TO DISSIPATE VELOCITY OF FLOW AND FILTER AND TRAP SEDIMENTS UPGRADIENT AND WITHIN THE DEVICE.

TRM - TURF REINFORCEMENT MATS: SYNTHETIC, NON-DEGRADABLE SOIL AND SEEDBED COVERS OF VARIABLE THICKNESS DESIGNED TO PROVIDE LONG-TERM PROTECTION AGAINST RAINPROD AND WIND EROSION, PERMANENT SUPPORT FOR VEGETATION ON STEEP SLOPES, AND PERMANENT ARMORING AND VEGETATION SUPPORT FOR DITCHES, SWALES, AND CHANNELS.

TSS - TEMPORARY SOIL STOCKPILE: A TEMPORARY STOCKPILE FOR TOPSOIL OR OTHER SOILS EXCAVATED FROM A SITE AND INTENDED FOR SHORT-TERM STORAGE OR RE-USE ON THE SITE. THE SIDESLOPES OF ANY ERODIBLE MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILE SHALL BE RINGED WITH SPEC. IF RUNON IS A POTENTIAL, THE DIVERSION MEASURES SHALL BE IMPLEMENTED TO KEEP RUNON FROM ENTERING THE STOCKPILE AREA.

DRAINAGE SYSTEM NOTES

1. HDPE = HIGH-DENSITY CORRUGATED POLYETHYLENE PIPE CONFORMING TO CT DOT 818, M.08.01-18, SMOOTH INTERIOR (N12) PIPE OR CORRUGATED INTERIOR (N24) PIPE, AS SPECIFIED ON THE PLAN.
2. YARD DRAINS CONFORM TO CT DOT STANDARDS, AS APPLICABLE.

GENERAL GRADING NOTES

1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW, OR SHEET FLOW RUNOFF, ASS APPROPRIATE, AND TO PRECLUDE PONDING.

SCHEDULE OF OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE SYSTEMS:

1. MAINTENANCE OF THE ON-SITE STORM WATER MANAGEMENT SYSTEMS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THIS INCLUDES ALL YARD DRAINS, SYSTEM PIPING AND OUTLETS AND RIP RAP LEVEL SPREADER. IN ADDITION, ROUTINE MAINTENANCE OF PAVED AND GRAVEL DRIVE SURFACES IS REQUIRED TO MINIMIZE CONVEYANCE OF POTENTIAL POLLUTANTS FROM THESE SURFACE VIA STORMWATER RUNOFF.
2. IN GENERAL, GOOD HOUSEKEEPING PRACTICES SHALL BE PRACTICED TO MINIMIZE DEPOSITION OF SEDIMENTS, LITTER AND CONTAMINANTS INTO THE STORM DRAINAGE SYSTEM, OR ONTO DRIVES AND ADJACENT AREAS.

THE FOLLOWING SCHEDULE OF INSPECTIONS AND/OR MAINTENANCE SHALL BE FOLLOWED:

FOLLOWING ANY MAJOR PRECIPITATION EVENT:

- A. INSPECT CONDITION OF STREAM CHANNEL UNDER AND ADJACENT TO ARCH CROSSING. IF SIGNIFICANT ABNORMALITIES ARE NOTED, CONTACT A PROFESSIONAL ENGINEER TO REVIEW. REPAIR ANY NOTED EROSION WITH SUITABLE NATURAL CHANNEL MATERIAL TO RESTORE PRE-STORM CONDITION.
- B. INSPECT BASE OF ALL HEADWALLS AND WINGWALLS FOR EROSION. IF NOTED, REPAIR WITH NATURAL CRUSHED STONE MATERIAL
- C. INSPECT FILL SLOPES AND CUT SLOPES ADJACENT TO DRIVES. REPAIR ANY NOTED EROSION BY FILLING, TOPSOILING AND SEEDING TO RESTORE.

MONTHLY:

- A. INSPECT AND REMOVE, AS NECESSARY, LITTER AND OTHER DEBRIS FROM THE DRIVES AND ADJACENT AREAS.

DURING WINTER MONTHS:

- A. UTILIZE PLOWS FITTED WITH PLOW SHOES FOR SNOW REMOVAL FOR ALL GRAVEL DRIVES. THIS WILL MINIMIZE DISRUPTION TO THE GRAVEL SURFACE.
- B. WHEN PLOWING ARCH CROSSING, START PLOWING IN CENTER OF CROSSING AND PUSH SNOW PAST LIMITS OF GRAVEL DRIVE ON EITHER SIDE.

ANNUALLY (IN SPRING):

- A. VISUALLY INSPECT ALL DRAINAGE STRUCTURES (I.E., YARD DRAINS, SYSTEM PIPING AND OUTLETS, AND THE RIP RAP ENERGY DISSIPATER. NOTE ANY DEFICIENCIES AND MAKE REPAIRS. IF SEDIMENTS ARE NOTED TO ACCUMULATE MORE THAN 6 INCHES IN THE SEDIMENT FOREBAY, REMOVE AND DISPOSE OFF SITE.
- B. INSPECT YARD DRAINS. REMOVE ANY ACCUMULATION OF SEDIMENT AND/OR DEBRIS. ALL MATERIAL REMOVED SHALL BE PROPERLY DISPOSED OFF SITE.
- C. INSPECT CONDITION OF ALL GRAVEL DRIVES, REPAIR ANY NOTED RUTTING OR EROSION WITH PROCESSED STONE, GRADE AND COMPACT.
- D. INSPECT CONDITION OF STREAM CHANNEL UNDER AND ADJACENT TO ARCH CROSSING. REPAIR ANY NOTED EROSION WITH SUITABLE NATURAL CHANNEL MATERIAL
- E. INSPECT BAS OF ALL HEADWALL AND WING WALLS FOR EROSION. IF NOTED, REPAIR WITH NATURAL CRUSHED STONE MATERIAL
- F. INSPECT FILL SLOPES AND CUT SLOPES ADJACENT TO DRIVES. REPAIR ANY NOTED EROSION BY FILLING, TOPSOILING AND SEEDING TO RESTORE.

ANNUALLY: (MID TO LATE FALL, AFTER LEAF LITTER):

- A. REMOVE LEAVES AND ORGANIC DEBRIS FROM DRIVEWAY SURFACES. DEPOSIT IN ADJACENT WOODED AREAS.
- B. INSPECT ALL YARD DRAIN INLETS. REMOVE LEAF LITTER/DEBRIS, AS REQUIRED, TO RESTORE FULL INLET CAPACITY.

ANNUALLY:

- A. INSPECT RIP RAP ENERGY DISSIPATOR.
- A.1. CUT AND REMOVE WOODY VEGETATION GROWTH IN SIDESLOPES, BERMS AND STRUCTURE BOTTOM.
- A.2. INSPECT SEDIMENT FOREBAY FOR ACCUMULATED SEDIMENT, REMOVE AS NECESSARY.
- A.3. INSPECT RIP RAP BERMS AND REPAIR AS NECESSARY.
- A.4. INSPECT DOWNGRADEINT AREAS FOR EROSION. REPAIR, AS NECESSARY WITH TOPSOIL AND SEED.

APPROVED BY THE INLAND WETLANDS AND WATERCOURSES COMMISSION OF THE TOWN OF GRANBY AT ITS MEETING ON XXXXX XX, 2025. INLAND WETLANDS APPROVAL EXPIRES ON XXXXX XX, 2030.

CHAIRMAN

DATE

NOTES

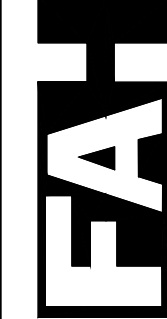
PREPARED FOR
RICHARD MARR

15 PECK ORCHARD ROAD
GRANBY, CONNECTICUT

Date: 02-18-2025 Drawn by: CAD Job no: 22099

Scale: N.T.S. Checked by: GAH Sheet no: 1 OF 1

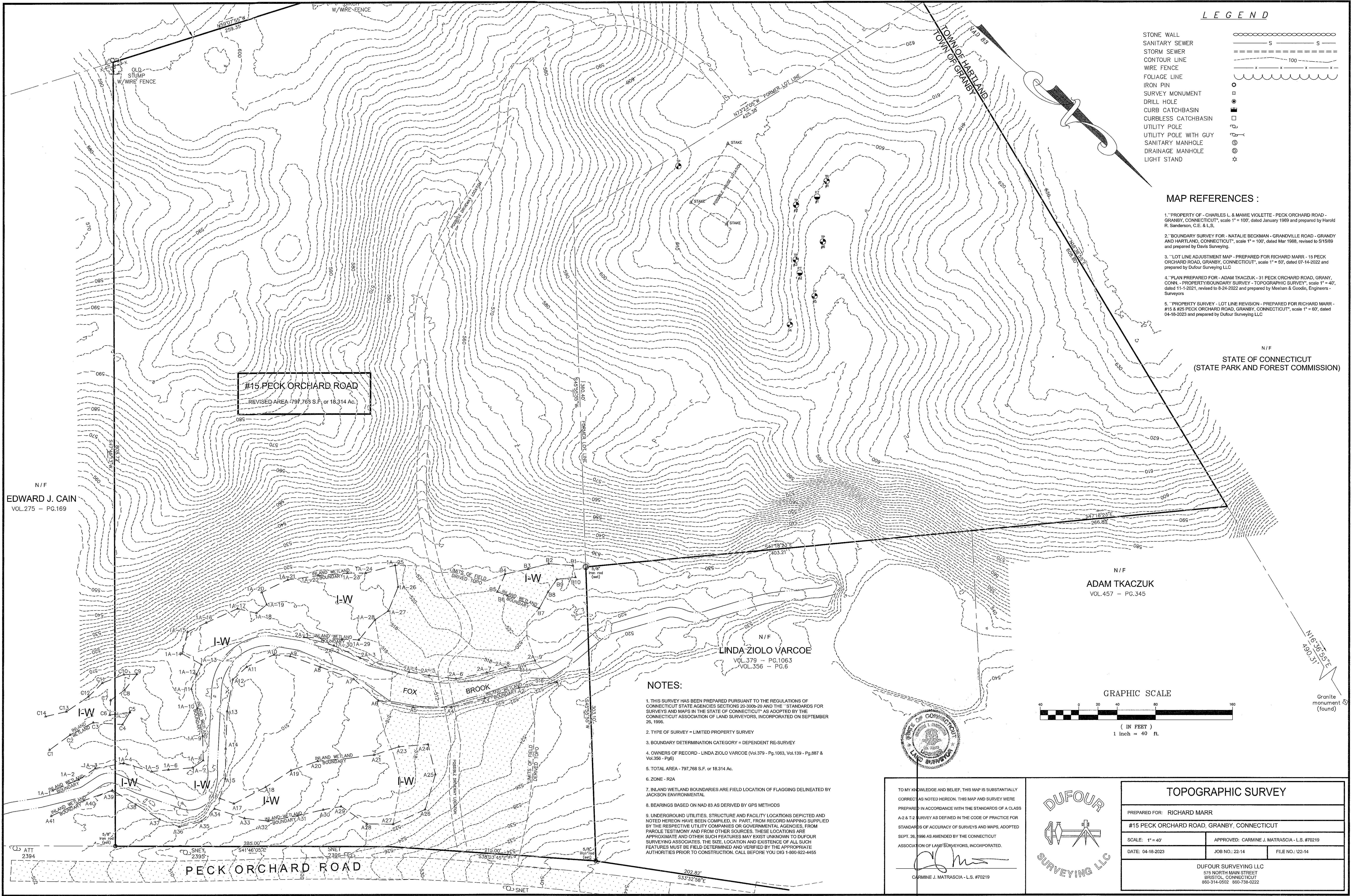
No.	Date	Revisions:
		Description
1.	03-28-2025	Stiff comments/ACOE/CT DEEP



F. A. Hesketh & Associates, Inc.

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www.fahsketh.com mail@fahsketh.com

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects



LEGEND

- STONE WALL
- SANITARY SEWER
- STORM SEWER
- CONTOUR LINE
- WIRE FENCE
- FOLIAGE LINE
- IRON PIN
- SURVEY MONUMENT
- DRILL HOLE
- CURB CATCHBASIN
- CURBLESS CATCHBASIN
- UTILITY POLE
- UTILITY POLE WITH GUY
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- LIGHT STAND

MAP REFERENCES :

- 1."PROPERTY OF - CHARLES L. & MAMIE VIOLETTE - PECK ORCHARD ROAD - GRANBY, CONNECTICUT", scale 1" = 100', dated January 1989 and prepared by Harold R. Sanderson, C.E. & L.S.
- 2."BOUNDARY SURVEY FOR - NATALIE BECKMAN - GRANDVILLE ROAD - GRANBY AND HARTLAND, CONNECTICUT", scale 1" = 100', dated Mar 1988, revised to 5/15/89 and prepared by Davis Surveying.
- 3."LOT LINE ADJUSTMENT MAP - PREPARED FOR RICHARD MARR - 15 PECK ORCHARD ROAD, GRANBY, CONNECTICUT", scale 1" = 50', dated 07-14-2022 and prepared by Dufour Surveying LLC
- 4."PLAN PREPARED FOR - ADAM TKACZUK - 31 PECK ORCHARD ROAD, GRANBY, CONN. - PROPERTY/BOUNDARY SURVEY - TOPOGRAPHIC SURVEY", scale 1" = 40', dated 11-1-2021, revised to 6-24-2022 and prepared by Meehan & Goodin, Engineers - Surveyors
- 5."PROPERTY SURVEY - LOT LINE REVISION - PREPARED FOR RICHARD MARR - #15 & #25 PECK ORCHARD ROAD, GRANBY, CONNECTICUT", scale 1" = 60', dated 04-18-2023 and prepared by Dufour Surveying LLC

N/F
STATE OF CONNECTICUT
(STATE PARK AND FOREST COMMISSION)

#15 PECK ORCHARD ROAD

REVISED AREA - 797,763 S.F. or 18.314 Ac.

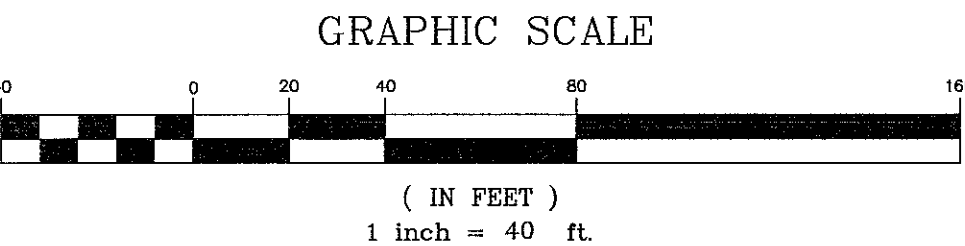
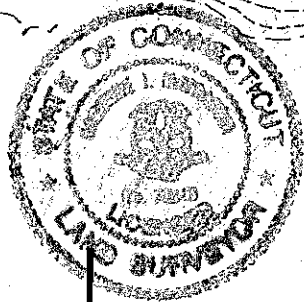
N/F
EDWARD J. CAIN
VOL.275 - PG.169

N/F
ADAM TKACZUK
VOL.457 - PG.345

N/F
LINDA ZIOLO VARCOE
VOL.379 - PG.1063
VOL.356 - PG.6

NOTES:

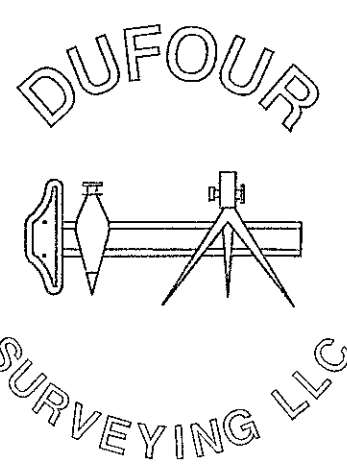
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY
3. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
4. OWNERS OF RECORD - LINDA ZIOLO VARCOE (Vol.379 - Pg.1063, Vol.139 - Pg.887 & Vol.356 - Pg.6)
5. TOTAL AREA - 797,768 S.F. or 18.314 Ac.
6. ZONE - R2A
7. INLAND WETLAND BOUNDARIES ARE FIELD LOCATION OF FLAGGING DELINEATED BY JACKSON ENVIRONMENTAL
8. BEARINGS BASED ON NAD 83 AS DERIVED BY GPS METHODS
9. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455



N16°36'55"E
490.51'
Granite monument (found)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 & T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. #70219



TOPOGRAPHIC SURVEY

PREPARED FOR: RICHARD MARR
#15 PECK ORCHARD ROAD, GRANBY, CONNECTICUT

SCALE: 1" = 40'
DATE: 04-18-2023
APPROVED: CARMINE J. MATRASCIA - L.S. #70219
JOB NO.: 22-14
FILE NO.: V22-14

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL, CONNECTICUT
860-314-0502 860-738-0222

LEGEND

STONE WALL
 SANITARY SEWER
 STORM SEWER
 CONTOUR LINE
 WIRE FENCE
 FOLIAGE LINE
 IRON PIN
 SURVEY MONUMENT
 DRILL HOLE
 CURB CATCHBASIN
 CURBLESS CATCHBASIN
 UTILITY POLE
 UTILITY POLE WITH GUY
 SANITARY MANHOLE
 DRAINAGE MANHOLE
 LIGHT STAND

N / F
 NELSON A. & KATHYE J.
 TOUSSAINT
 VOL.298 - PG.295

REFER TO VOL.161 - PG.257
 FOR BOUNDARY LINE AGREEMENT

REFER TO VOL.161 - PG.257
 FOR BOUNDARY LINE AGREEMENT

#15 PECK ORCHARD ROAD
 ORIGINAL AREA - 547,730 S.F. or 12.574 Ac.
 REVISED AREA - 797,768 S.F. or 18.314 Ac.

PORTION OF
 #25 PECK ORCHARD ROAD
 TO BE MERGED WITH
 #15 PECK ORCHARD ROAD
 250,038 S.F. or 5.740 Ac.

#25 PECK ORCHARD ROAD
 ORIGINAL AREA - 393,010 S.F. or 9.022 Ac.
 REVISED AREA - 142,972 S.F. or 3.282 Ac.

N / F
 STATE OF CONNECTICUT
 (STATE PARK AND FOREST COMMISSION)

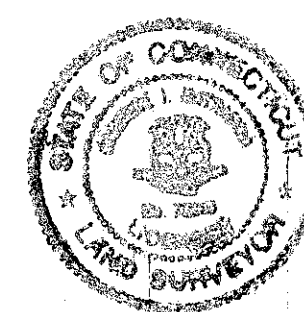
N / F
 ADAM TKACZUK
 VOL.457 - PG.345

MAP REFERENCES :

- 1."PROPERTY OF - CHARLES L. & MAMIE VIOLETTE - PECK ORCHARD ROAD - GRANBY, CONNECTICUT", scale 1" = 100', dated January 1989 and prepared by Harold R. Sanderson, C.E. & L.S.
- 2."BOUNDARY SURVEY FOR - NATALIE BECKMAN - GRANDVILLE ROAD - GRANDY AND HARTLAND, CONNECTICUT", scale 1" = 100', dated Mar 1988, revised to 5/15/89 and prepared by Davis Surveying.
- 3."LOT LINE ADJUSTMENT MAP - PREPARED FOR RICHARD MARR - 15 PECK ORCHARD ROAD, GRANBY, CONNECTICUT", scale 1" = 50', dated 07-14-2022 and prepared by Dufour Surveying LLC
- 4."PLAN PREPARED FOR - ADAM TKACZUK - 31 PECK ORCHARD ROAD, GRANY, CONN. - PROPERTY/BOUNDARY SURVEY - TOPOGRAPHIC SURVEY", scale 1" = 40', dated 11-1-2021, revised to 8-24-2022 and prepared by Meehan & Goodin, Engineers - Surveyors

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
2. TYPE OF SURVEY = PROPERTY SURVEY
3. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY
4. OWNERS OF RECORD - #15 PECK ORCHARD ROAD - LINDA ZIOLO VARCOE (Vol.379 - Pg.1063 & Vol.139 - Pg.887)
 #25 PECK ORCHARD ROAD - LINDA ZIOLO VARCOE (Vol.379 - Pg.1063 & Vol.356 - Pg.6)
5. TOTAL AREA - 940,740 S.F. or 21.596 Ac.
6. ZONE - R2A
7. INLAND WETLAND BOUNDARIES ARE FIELD LOCATION OF FLAGGING DELINEATED BY JACKSON ENVIRONMENTAL
8. BEARINGS BASED ON NAD 83 AS DERIVED BY GPS METHODS
9. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455



DUFOUR
 SURVEYING LLC

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

Carmine J. Matrascia
 CARMINE J. MATRASCIA - L.S. #70219

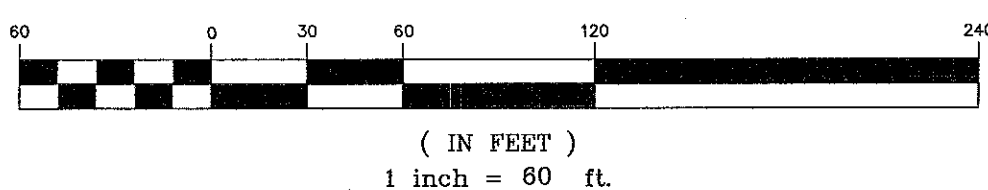
PROPERTY SURVEY - LOT LINE REVISION

PREPARED FOR: RICHARD MARR
 #15 & #25 PECK ORCHARD ROAD, GRANBY, CONNECTICUT

SCALE: 1" = 60'
 DATE: 04-18-2023
 APPROVED: CARMINE J. MATRASCIA - L.S. #70219
 JOB NO.: 22-14
 FILE NO.: 122-14

DUFOUR SURVEYING LLC
 575 NORTH MAIN STREET
 BRISTOL, CONNECTICUT
 860-314-0502 860-738-0222

GRAPHIC SCALE



REFER TO VOL.457 - PG.348
 FOR DRIVEWAY AGREEMENT

Fwd: Fw: Parcel location on Map presented to IWC incorrect

From Kate B <freshwaterwetland@gmail.com>

Date Tue 4/1/2025 12:18 PM

To Renee Deltenre <RDeltenre@granby-ct.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For the file/packet. More coming.



KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

----- Forwarded message -----

From: **Maureen Eberly** <jeberly885@aol.com>

Date: Fri, Mar 28, 2025 at 1:24 PM

Subject: Fw: Parcel location on Map presented to IWC incorrect

To: Sandra Salazar <4salazar@cox.net>

These are from Sue Murray, UFRWA and her comments.

----- Forwarded Message -----

From: Sue Murray <suemur@sbcglobal.net>

To: Maureen Eberly <jeberly885@aol.com>

Sent: Tuesday, March 25, 2025 at 07:51:27 AM EDT

Subject: Fw: Parcel location on Map presented to IWC incorrect

Sue Murray 

North Woods Land Conservancy (NWLC)

Lower Farmington River and Salmon Brook Wild and Scenic River (LFSWS)

----- Forwarded Message -----

From: Sue Murray <suemur@sbcglobal.net>
>

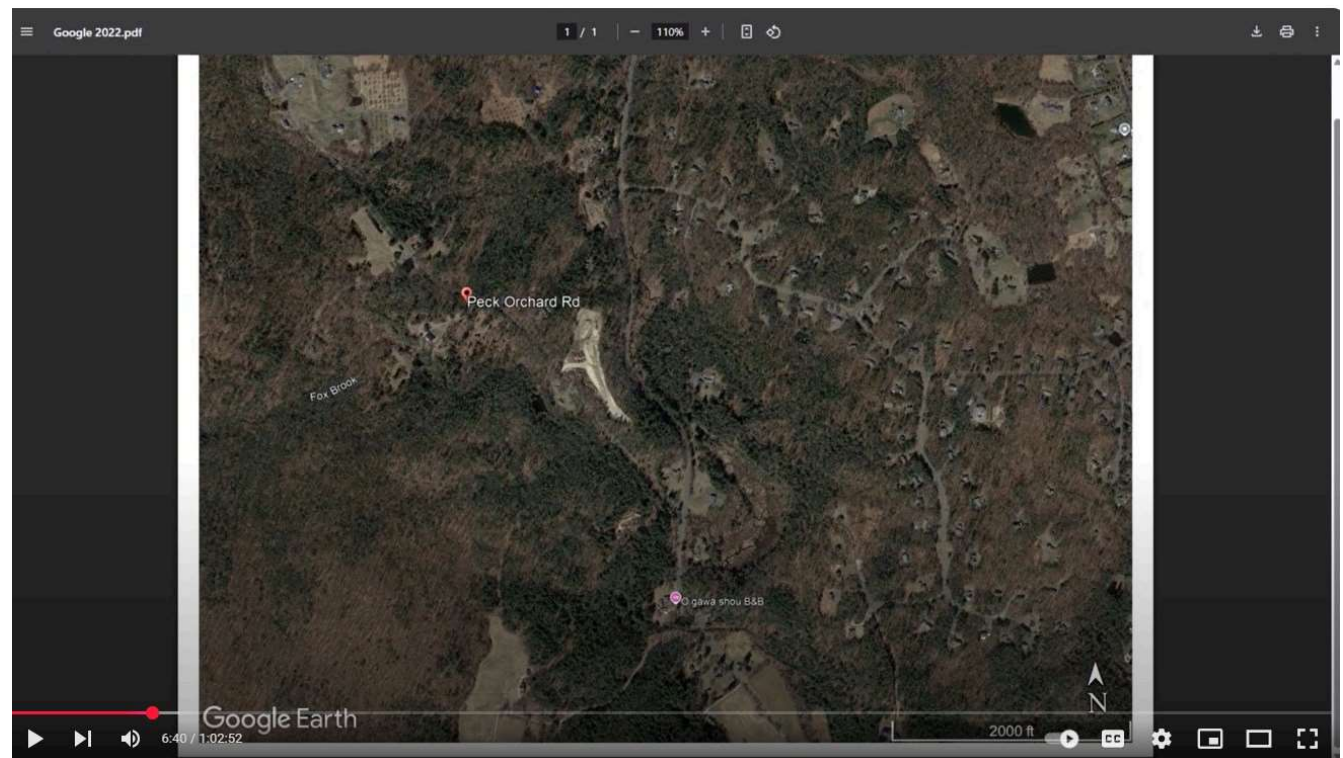
Sent: Thursday, March 20, 2025 at 02:49:21 PM EDT

Subject: Parcel location on Map presented to IWC incorrect

I want to point out the 15 POR parcel location incorrectly pinned on the display map presented to IWC at the meeting.

The parcel is definitely south of the gravel pit and they are showing it north of it.

Sue



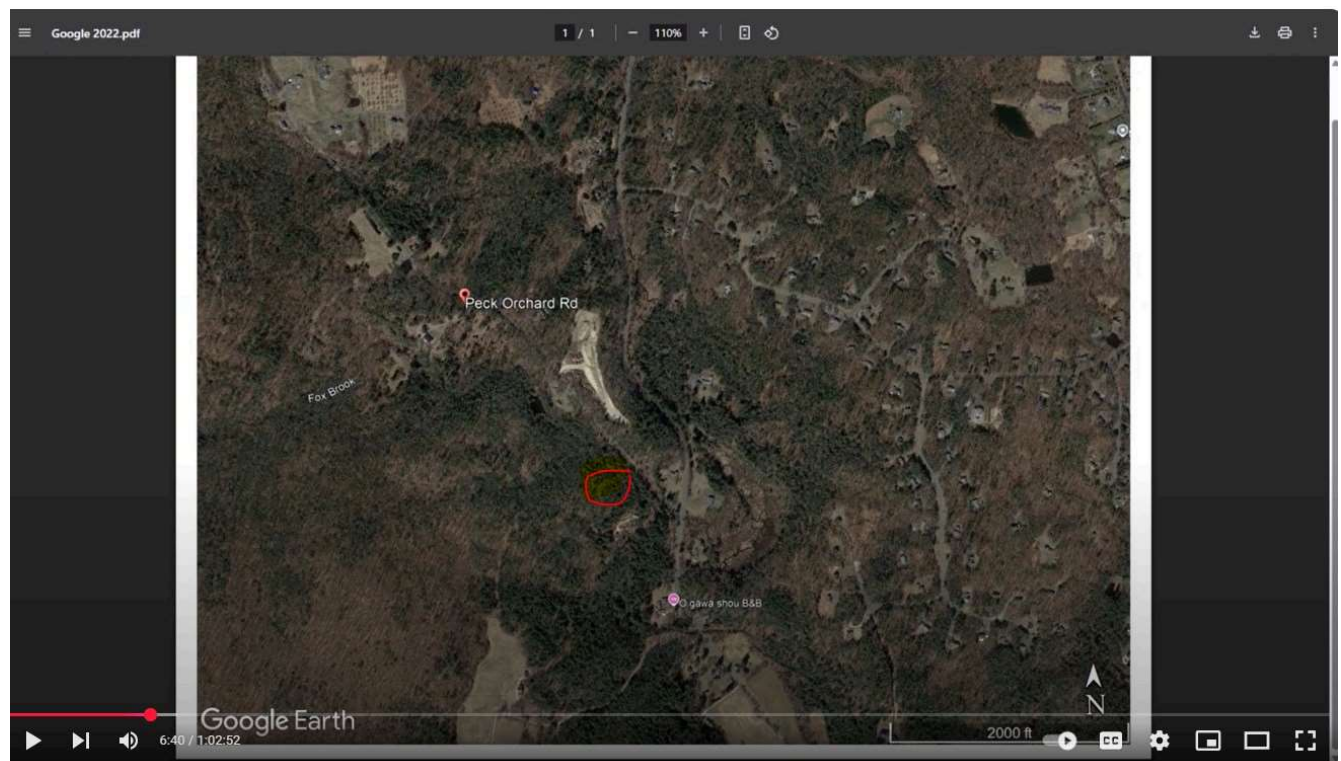
ranby Inland Wetlands & Watercourses Commission - 03-12-25

GCTV16
540 subscribers

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I circled in red the APPROXIMATE location of 15 POR



ranby Inland Wetlands & Watercourses Commission - 03-12-25



GCTV16
540 subscribers

Subscribe

0



Share

Save



Sue Murray 

North Woods Land Conservancy (NWLC)

Lower Farmington River and Salmon Brook Wild and Scenic River (LFSWS)

Fwd: More maps

From Kate B <freshwaterwetland@gmail.com>
Date Tue 4/1/2025 12:18 PM
To Renee Deltenre <RDeltenre@granby-ct.gov>

 2 attachments (4 MB)
HartlandCorridorMap.pdf; 15 Peck Orchard & Tunxis (FT).pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

----- Forwarded message -----

From: Maureen Eberly <jeberly885@aol.com>
Date: Fri, Mar 28, 2025 at 2:56 PM
Subject: More maps
To: Sandra Salazar <4salazar@cox.net>
Cc: Kate Bednaz <freshwaterwetland@gmail.com>

Bill

Maps from Sue Murray.

This distance needs to be clarified one way or another regarding the 1/4 mile.

Drove by there today and they have 2 pieces of heavy equipment and are digging up the land. There are mylar sheets erected.

Maureen

PS-Phone call into Kate to see if IWWC issued a permit and I'll check the minutes from their last meeting.

----- Forwarded Message -----

From: Sue Murray <suemur@sbcglobal.net>
To: Maureen Eberly <jeberly885@aol.com>

Sent: Thursday, March 27, 2025 at 11:02:36 AM EDT

Regarding 1/4 mile corridor, I think this should be precisely measured.
I'm not aware of what method was used resulting in .33 mile.

I know during LFSWS study, prior to designation, FRWA GIS manager at the time, Jeff Bolton, prepared individual town maps with the 1/4 mile corridor specified.

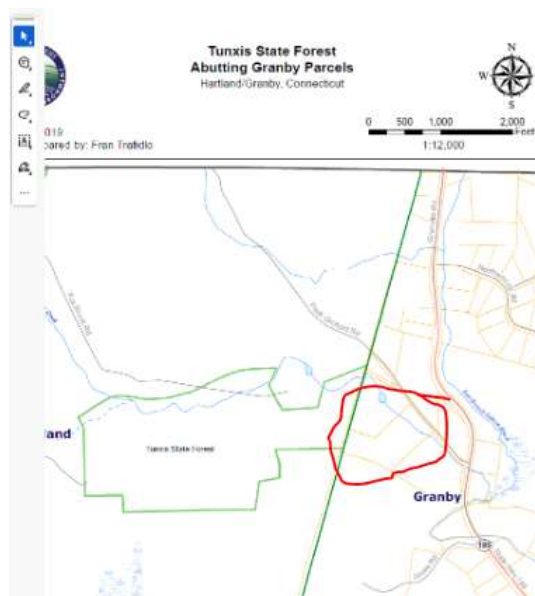
Attached two maps I used for the comparison snip it below. Hartland Corridor Map prepared by FRWA and Tunxis State Forest and Parcels prepared by DEEP.

Looking at the two maps, side by side, it appears to me that 15 POR is completely within the 1/4 mile corridor.

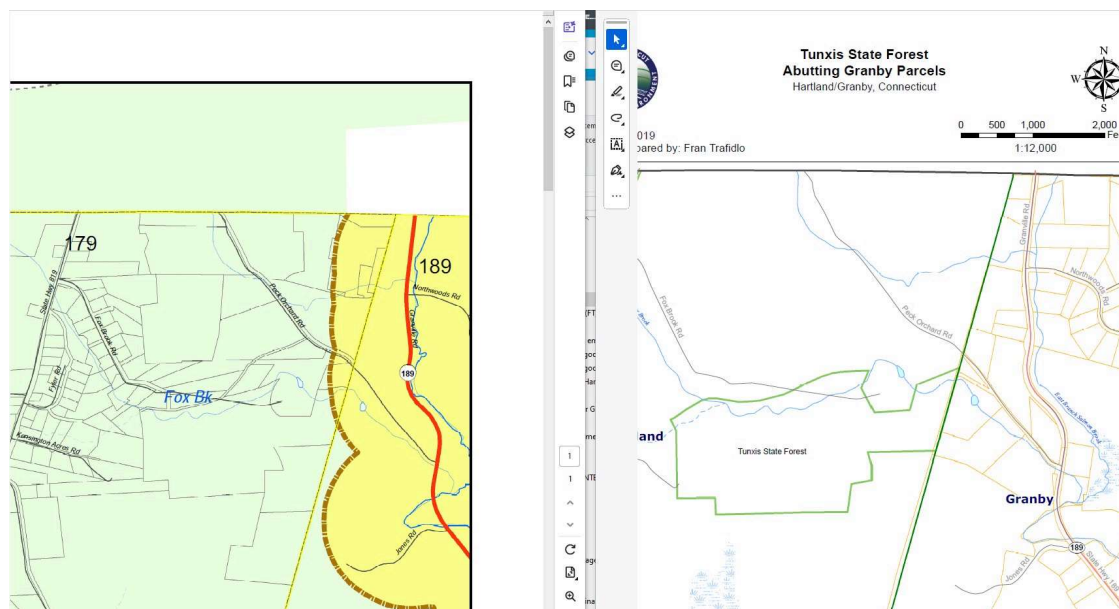
FRWA has the digital and hard copy maps in their archives.

You should get the Granby map from FRWA to see the corridor and the parcel data together. As a heads up, FRWA has not always been happy to dig through their archives.

15 POR circled in **RED**



COMPARISON OF THE TWO MAPS:



I will interject, there was a bridge replacement done on POR in 2018 with Federal bridge and road funds, coordinated by the CTDOT. The 1/4 mile corridor was a concern and bridge distance was precisely measured to the East Branch Salmon Brook. I don't know if it was Fed or State that did the measurement

So bottom line, we should find out who and how the measurements are being performed.

See more comments below in red.

Thanks,
Sue

Sue Murray

North Woods Land Conservancy (NWLC)

Lower Farmington River and Salmon Brook Wild and Scenic River (LFSWS)

On Wednesday, March 26, 2025 at 06:47:34 PM EDT, Maureen Eberly <jeberly885@aol.com> wrote:

Hi Ladies,

Bruce gave me the following information:

1. The final decision rests with IWWC and PnZ
2. Marr owns the property so neither IWWS/PnZ can deny him access to his property
3. Fox Brook, is a perennial water course runs along Peck Orchard Rd and does contain wild brook trout who need cold water and on average during the summer months the water can't exceed 18° C. 50% of Fox Brook is in Granby and the other in Hartland.
4. The state is concerned about both brook trout and the wild brown trout. Water samples were done. - this excellent baseline. should there be follow ups?
5. What IWWC can do is ask for a best management practice program for soil and erosion for sediment control plans. - Katie is on this
6. In order to qualify for Sec 7 review under Wild and Scenic there must be 2 criteria met: receiving Federal funding and must be 1/4 mile from bed and bank - This should be verified with W&S.
No federal funding, but ACOE permitting required and I thought this triggers a Sec 7 review when meeting the 1/4 mile corridor and/or tributary requirements.
7. He didn't have any knowledge of the sand pit on PO Rd.

Question: Since I haven't seen the proposed site is there an alternative or is the property totally wet throughout the proposed area?

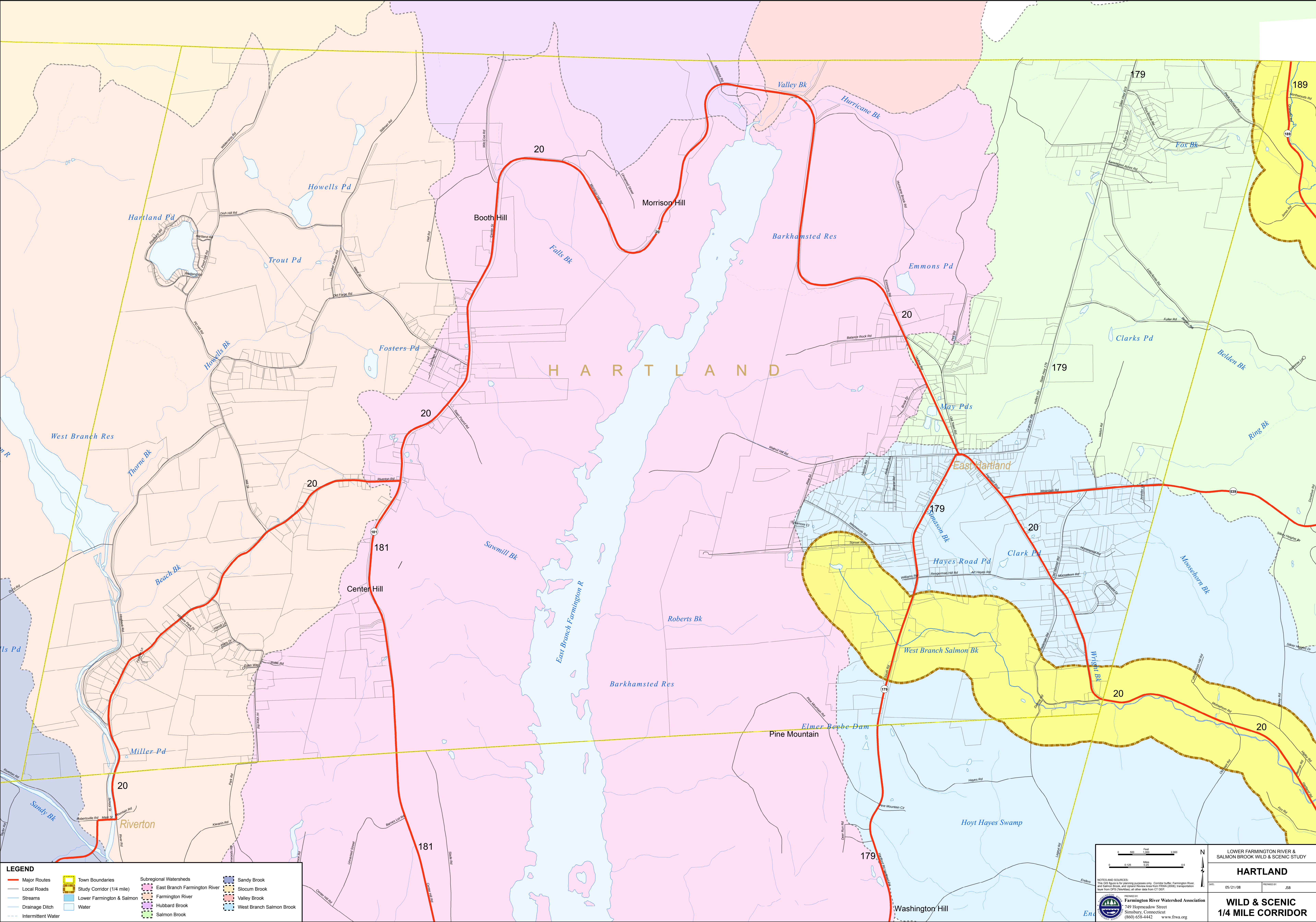
I believe the entrance of property is entirely wet.

I remember hearing Katie during the IWC meeting, suggest a slight improvement to the proposed location and the engineer saying in so many words, it was not prudent and would incur additional costs.

From my experience with IWC in Hartland, an alternate design/location must be provided when there are concerns. I don't know if this is specific to town or state IWC regs.

ME

Maureen



Major Routes

Local Roads

Streams

Drainage Ditch

Intermittent Water

Town Boundaries

Study Corridor (1/4 mile)

Lower Farmington & Salmon

Water

Subregional Watersheds

East Branch Farmington River

Farmington River

Hubbard Brook

Salmon Brook

Sandy Brook

Slocum Brook

Valley Brook

West Branch Salmon Brook

0 100 200 Feet

0 0.125 0.25 0.5 Miles

N

NOTES AND SOURCES:

The GIS figures for planning purposes only. Corridor buffer, Farmington River, and Salmon Brook, and Upper River Area from FFWA (2008); transportation layer from GPS (field data); all other data from CT DER.

Prepared by:

Farmington River Watershed Association

749 Hopmeadow Street

Simsbury, Connecticut

(860) 658-4442

www.frrwa.org

DATE:

05/21/08

PREPARED BY:

JSB

LOWER FARMINGTON RIVER & SALMON BROOK WILD & SCENIC STUDY

HARTLAND

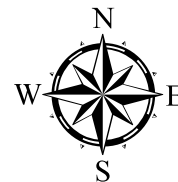
WILD & SCENIC

1/4 MILE CORRIDOR



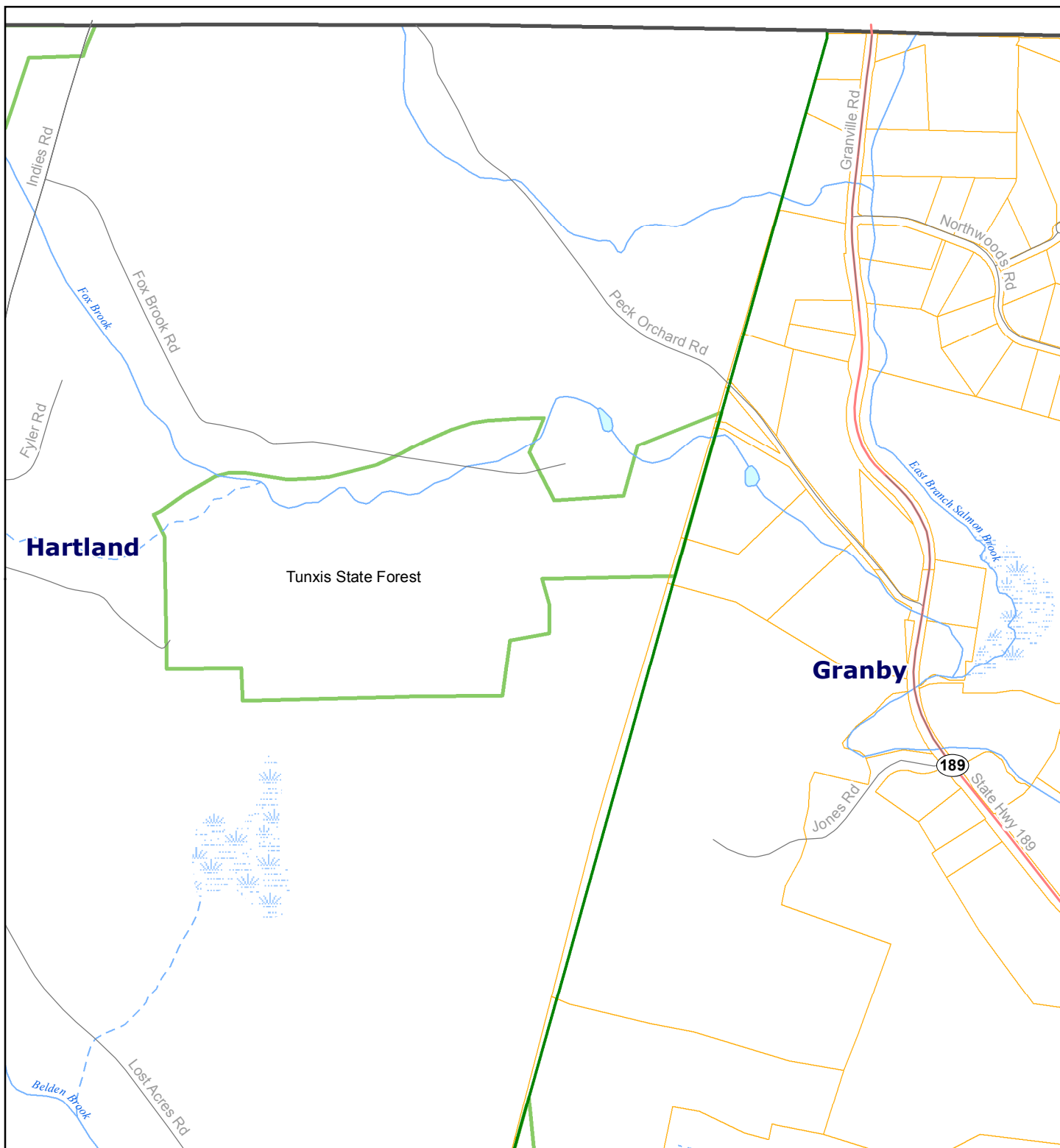
Tunxis State Forest Abutting Granby Parcels

Hartland/Granby, Connecticut



May 2, 2019
Map prepared by: Fran Trafidlo

0 500 1,000 2,000 Feet
1:12,000



Susan C Murray
106 Peck Orchard Rd
East Hartland, CT 06027
860-653-5345

April 2, 2025

Public Comment: 15 Peck Orchard Rd, North Granby, CT

To: Inland Wetland Commission (IWC) - Granby CT

Dear Chairperson,

The following public comments are being provided in advance of the 15 Peck Orchard Road public hearing on April 9, 2025. Please include in the official record.

1. Project to comply with regulations of the governing entities including but not limited to IWC, PZ, DEEP, ACOE
2. Project to comply with recommendations including but not limited to Federal Wild & Scenic Rivers, Farmington River Watershed Association (FRWA)
3. Project not to compromise waterways and watersheds and their fauna and flora before, during or after construction and use best practices to achieve these ends.
4. Project vehicles to observe the Granby and Hartland No Thru Traffic prohibition on Peck Orchard Road by using only RT 189 to enter and exit Peck Orchard Rd
5. Project team to adhere to regulations and protocol of town and all other entities involved and town to provide oversight and enforcement.

In summary, the parcel is located in a highly sensitive location with the lower portion containing extensive wetlands and the Fox Brook a significant tributary to the Federally designated East Branch of the Salmon Brook. The upper portion is contiguous with an extensive swath of protected woodlands bordering @ 100 acres of Tunxis State Forest, contiguous to @ 400 acres of New England Forestry Foundation (NEFF), and then to the massive portion of the Tunxis State Forest across Rt 179.

The Fox Brook runs entirely through the front portion of the parcel, parallel to Peck Orchard Road. There is no access to the parcel without crossing Fox Brook. My family has lived on Peck Orchard since the 1950's and quite familiar with the surroundings. Historically, the lower portion of the parcel is incredibly wet and appear exacerbated as the years pass. It was always and still is common neighborhood opinion that the parcel is undevelopable because of the significant activity required for property access. That being said, if the parcel is deemed appropriate for development, complies with Federal, State and Town regulations and the use of best practices are adopted, we are in acceptance of the permitting.

Attachments:

1. Town of Granby Public.Net Map exhibiting parcel in the ¼ mile corridor of the East Branch of the Salmon Brook, a designated wild & scenic waterway, the Lower Farmington River and Salmon Brook Wild & Scenic (LFSWS)
2. 174-9707-05 - State Record for No Thru Trucks

Thank you very much for your time and consideration

Report By: RHU Date: 7/97 Checked By: VAA Date: 7/97 See Previous STC Report No.	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION Granby/Hartland	STC No: 174-9707-05 Loc. No: Approved By STC
Requested By: Chief Jeremiah P. Marron, Sr. How Requested: Letter Date: 4/30/97		Date: AUG 18 1997  EXECUTIVE DIRECTOR

Recommendation:

It is recommended that the State Traffic Commission approve a through truck prohibition for both directions on Peck Orchard Road from Route 189 (Granville Road) in the Town of Granby northerly through the Town of Hartland to the Connecticut/Massachusetts State Line, a distance of 0.67 miles.

Verbal agreements with Granby's Police Chief Jeremiah P. Marron, Sr., on July 23, 1997 and Hartland's First Selectman William L. Hodge on July 24, 1997.

Existing Conditions:

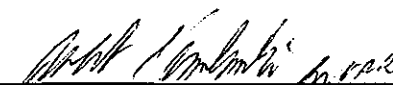
As a result of a letter to the State Traffic Commission from Chief Jeremiah P. Marron Sr., of the Granby Police Department, a no through truck study was conducted on Peck Orchard Road.

Peck Orchard Road is a two-lane, bi-directional, undivided roadway that has an overall width varying from 16'± to 18'± and traverses a thinly settled residential area. The horizontal alignment consists of 11 curves while the vertical alignment has 7 grades. There is one stop control, located at the southerly terminus.

This road is narrow with numerous curves, grades and sight restrictions. It is frequently used as a shortcut between Route 189 in Connecticut and Route 57 in Massachusetts and is not considered adequate for large trucks.

The study has indicated that a through truck prohibition on Peck Orchard Road is justified and is in the best interests of the residents. There are suitable state roads in the area that can be utilized by through trucks.

By



Division of Traffic Engineering
 Bureau of Engineering and Highway Operations

[Layer List](#) [Legend](#) 

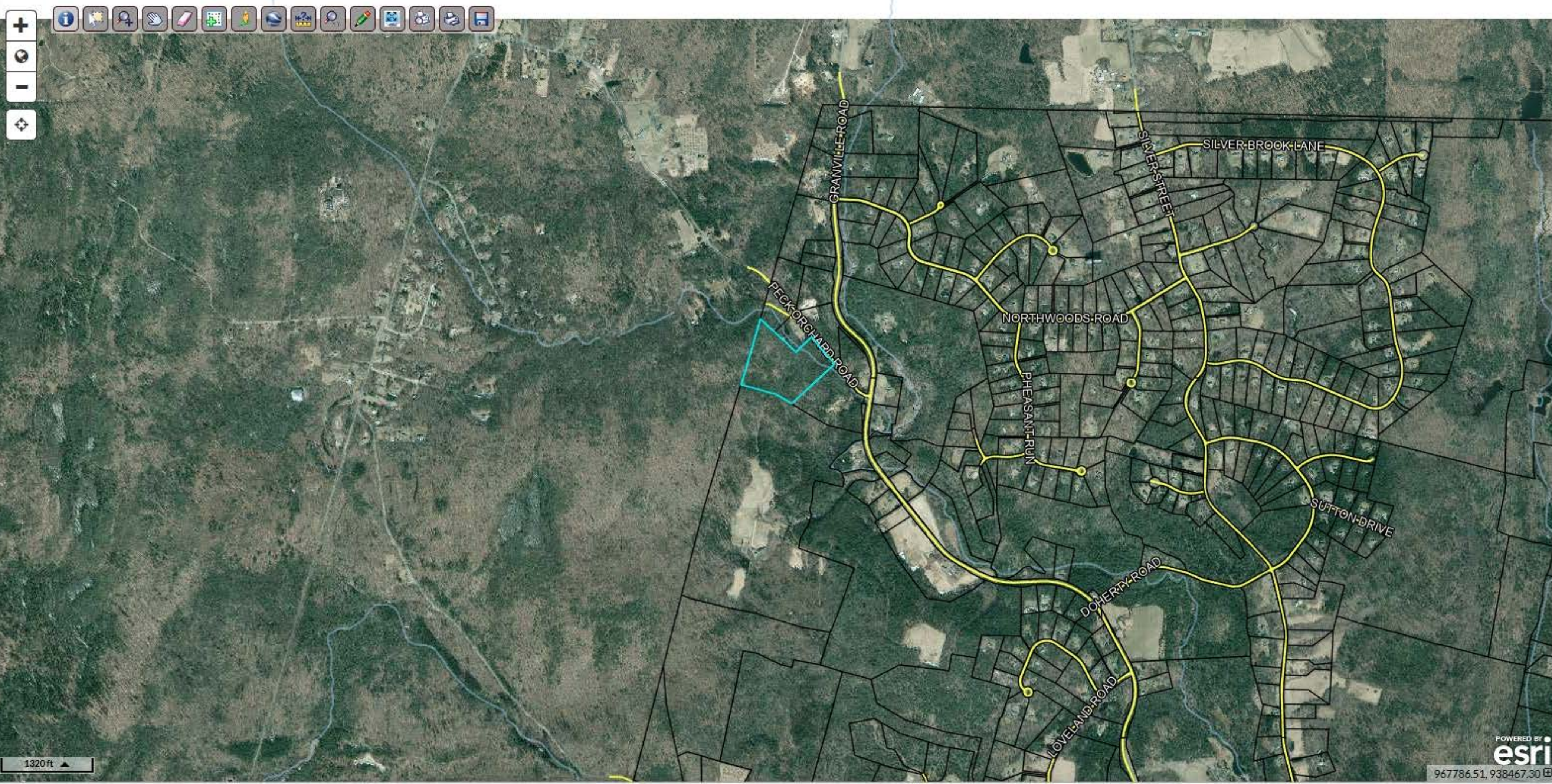
Quick Links:

-  [Property Search](#)
-  [View Map](#)

Layers:

- ☒ **Parcels** 
- ☐ Parcel IDs
- ☐ Address Numbers
- ☐ Dimensions
- ☐ Parcel Lines
- ☐ Buildings
- ☒ Roads
- ☒ USA Major Highways
- ☐ Historic Overlay
- ☐ Zoning
- ☐ Topography
- ☒ Streams and Rivers
- ☐ Hydrology
- ☐ Lakes
- ☐ Wetlands
- ☐ FEMA Flood Hazard Areas
- ☐ Railroads
- ☒ Towns
- ☒ 2019 Aerial Photos
- ☐ 2016 Aerial Photos
- ☐ Aerial Photos

[Restore Layer Defaults](#)



Results:

Parcel ID 3329
Location 15 PECK ORCHARD RD
[View Assessor website](#)
View: [Report](#) | [Google Maps](#)

Parcel ID 3329
Location 15 PECK ORCHARD RD
[View Assessor website](#)

TOWN OF GRANBY
Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102
860-844-5318

Certified Mail #9489 0090 0027 6649 9995 34

March 25, 2025

Mr. Craig Morganson
10 Goddard Road
North Granby, CT 06060

RE: IWWC Agent Approval of an application to construct a 10' x 16' and a 14' x 28' detached garage and associated improvements within a regulated area at the property known as 10 Goddard Road in Granby, CT.

Dear Mr. Morganson,

Please be advised that on March 25, 2025, the Inland Wetlands and Watercourses Agent approved the subject application with associated attachments including figures and narratives describing the location and details of the application. The project includes the selective removal of few live trees and of the planting of native woody evergreen vegetation along the driveway, within the Upland Review Area.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.
2. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal. Standard barrier erosion controls shall be kept on-site during all earthwork activities to prevent sediment from entering adjacent wetlands or watercourses.
3. All work shall be in conformance with the approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.
4. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
5. Excavated soil shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil removed from the property.
6. Any concrete washout from the project activities may not be discharged into or adjacent to regulated wetlands. All discharge shall be to an upland location.

7. This permit is valid for a period of 5 years from the date of issuance.
8. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Bednaz", with a long, sweeping horizontal stroke extending to the right.

Katie Bednaz
Town of Granby
IWWC Wetlands Agent

CC: Building Department
IWWC File



TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, www.granby-ct.gov

RECEIVED
MAR 10 2025
 Granby Building
 Department

Application for Inland Wetlands & Watercourses Activity

Application For: ☒ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): _____
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: _____

Property Location and Nearest Intersection: 10 Godard Road (Godard Rd @ Granville Rd)
 Size of Parcel: 29 Zone: R2A Map/Lot: C-30/13/28 Current Use: Residential

Applicant's Name: Craig Morganson
 Complete Address: 10 Godard Road, North Granby, CT 06060
 Daytime Phone: 702-525-3549 Evening Phone: 702-525-3545 Fax: _____
 Email: Cmorganson@gmail.com

Owner's Name: Craig Morganson
If the owner is a corporation, or other non-individual entity, include the primary contact information
 Complete Address: 10 Godard Road, North Granby, CT 06060
 Phone Daytime Phone: 702-525-3545 Evening Phone: 702-525-3545 Fax: _____

Applicant's Representative: _____
 Complete Address: _____
 Daytime Phone: _____ Evening Phone: _____ Fax: _____

*****PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY*****

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): see attached

Is any portion of the property located within 500 feet of an adjoining municipality? NO
 Wetlands Located on Property (in square feet (sq. ft.)): 2.9 acres Wetlands to be impacted (sq. ft.): _____
 Watercourses Located on Property? NO Name or Type of Watercourse: _____
 Are Proposed Activities Located within the 100-Year Floodplain? NO Floodway? NO
 Are there slopes with grades in excess of 15% located on the property? NO
 Do Proposed Activities Require Review by the PZC? NO

*****SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS*****

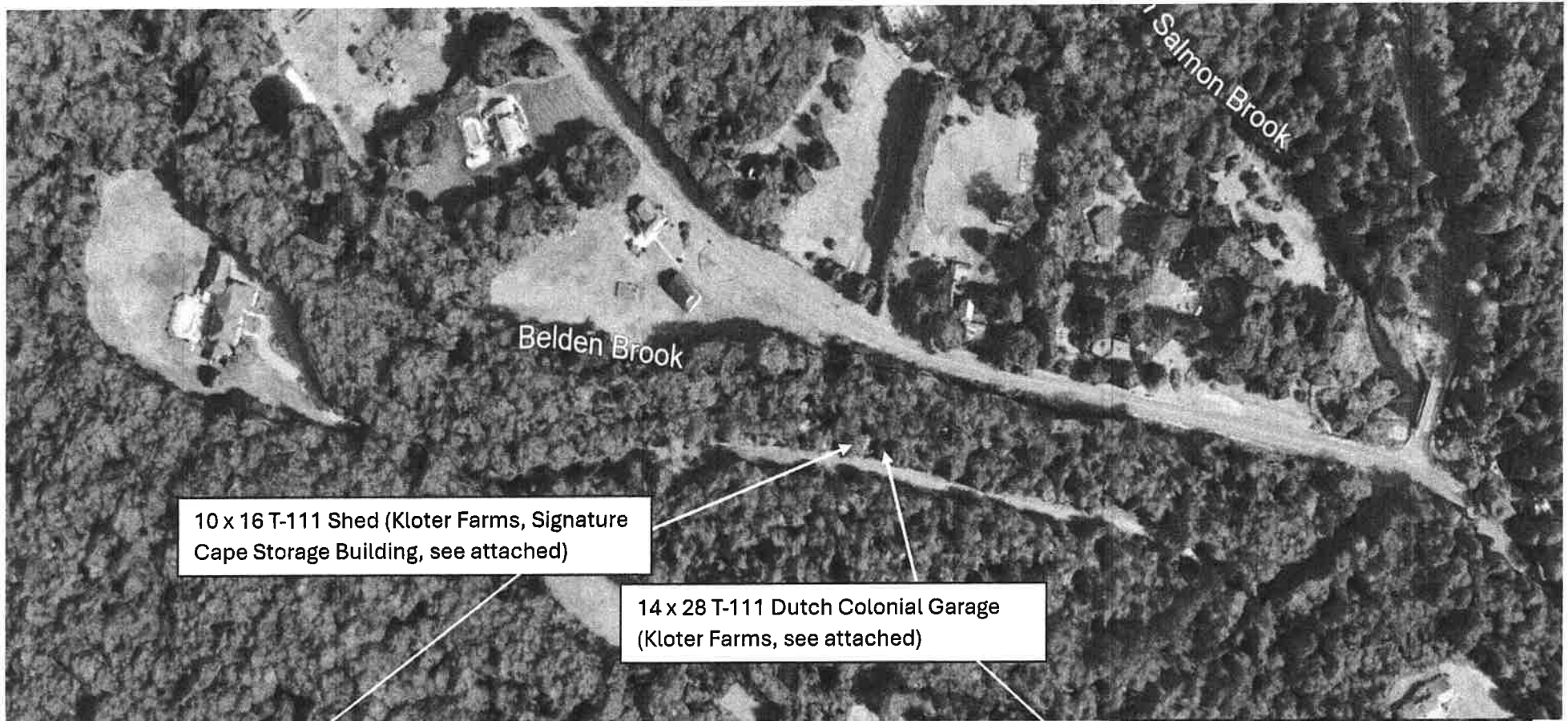
The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: [Signature] Date: 3/10/25
 Owner's Signature: _____ Date: _____

FOR OFFICE USE	
Application #: <u>na</u>	Date Submitted: <u>3/10/25</u>
Fee amt. <u>(Check or Cash)</u> <u>\$140.00</u>	Date of Receipt: <u>3/12/25</u>
Agent Ruling: _____	Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial

10 GODARD ROAD, NORTH GRANBY, CT 06060



10 x 16 T-111 Shed (Kloter Farms, Signature Cape Storage Building, see attached)

14 x 28 T-111 Dutch Colonial Garage (Kloter Farms, see attached)



Actual Color is Barn Red, Red Trim.

Notes: Less than 200 ft from Belden Brook, however this is a dry area that does not flood. Belden Brook has a steep slope here from the land elevation to the waterway. There's an existing turnoff/clearing from our driveway to this area, which was being used for storage when we purchased the property. This will organize the area. We've already done CBYD so the structures will not interfere with anything. Structures arrive fully assembled, footprints to be leveled and crushed rock beds installed by Kloter Farms. We will also install anchors and whatever else is required.





216 West Road (Route 83)
 Ellington, CT 06029
 860-871-1048 (Fax) 860-871-1117
 www.kloterfarms.com

Garage

PO #:
 Order Date:
 Due Date:

Order Number: Q0446029'

Page: Page 1 of 2

Customer P.O. Number:

Order Date: 2/28/25

Scheduled Delivery Date:

Est. Customer Pickup Date:

Customer Pickup Status: NA

Doors On: Toward Cab

Salesperson: JORDAN C.

Deliver To: Craig Morganson
10 Goddard Rd
North Granby, CT 06060

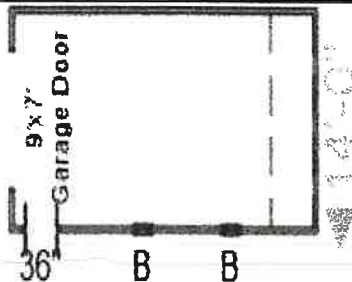
Mailing Address: (If Different)

Phone (702) 525-3545 Ext. 0000

Phone (000) 000-0000 Ext. 0000

Phone () - Ext.

Qty	Description	Unit Price	Discount	Extended Price
1	14x28 T-111 Dutch Colonial Garage	\$16,720.00	\$3,344.00	\$13,376.00
392	3/4" Pressure Treated Super Duty Floor- Framed 8" O			
1	8' P.T. Ramp			
1	Classic Red DuraTemp« T-111 Siding (3326)			
1	Red Trim			
1	PermaTrim Corners			
1	No Shutters-Boxed Trim			
392	Weatherwood 30 Year Architectural Shingles			
1	No 'X' on door(s)			
1	Clipped Corner Trim On OHD			
1	Garage Door Color Options			
1	Red Garage Doors			
1	9x7 Standard OHD No Windows			
1	9x7 Advantage INSULATED Steel OHD NO Windows	\$315.00	\$63.00	\$252.00
2	Upgrade 'E' Window (White) 24"Wx36"H Aluminum Standard Location	\$25.00	\$10.00	\$40.00
1	4' Storage Loft - Rear	\$230.00	\$46.00	\$184.00
1	Special Option 8x8'6 GARAGE DOOR	\$1,500.00	\$1,075.00	\$425.00
1	"Everything Home Sale" 2/24-3/8			
1	3/4" Crushed Stone Pad (includes up to 6" of leveling)	\$1,455.00		\$1,455.00
1	3' P.T. Ramp			
TOTALS:			\$4,538.00	\$15,732.00



NOTES:



216 West Road (Route 83)
 Ellington, CT 06029
 860-871-1048 (Fax) 860-871-1117
 www.kloterfarms.com

PO #: PO071446
 Order Date: 10/9/2023
 Due Date: 11/3/2023

Order Number: 172956

Page: Page 1 of 1

Customer P.O. Number:

Order Date: 10/3/23

Scheduled Delivery Date: 11/8/23

Est. Customer Pickup Date:

Customer Pickup Status: Mark

Doors On: Passenger Side

Salesperson: RICHARD B.

Deliver To: Craig Morganson
 10 Goddard Rd
 North Granby, CT 06060

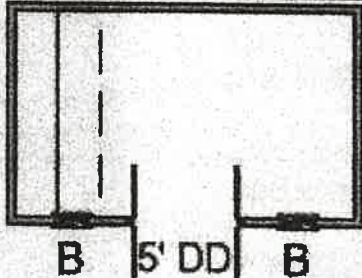
Mailing Address: (If Different)

Phone: (702) 525-3545 Ext. 0000

Phone: (000) 000-0000 Ext. 0000

Phone: () - Ext.

Qty	Description	Unit Price	Discount	Extended Price
1	10' x 16' T-111 Signature Cape Storage Building	\$6,270.00	\$940.50	\$5,329.50
1	Classic Red DuraTemp® T-111 Siding (3326)			
1	Red Trim			
1	PermaTrim Corners			
1	No Shutters-Boxed Trim			
1	Earhtone Cedar 30 Year Architectural Shingles			
2	'B' Window (Brown) 18"Wx27"H Aluminum Standard Location			
1	Standard Double Door Standard Location			
1	4' Storage Loft - Left	\$230.00	\$230.00	\$0.00
1	2' Work Bench - Left	\$125.00		\$125.00
1	"Columbus Day Sale" 10/2/23-10/9/23			
1	4' P.T. Ramp	\$115.00		\$115.00
1	3/4" Crushed Stone Pad (includes up to 6" of leveling)	\$880.00		\$880.00
TOTALS:			\$1,170.50	\$6,449.50



NOTES:

Quotes/Orders - Quotes are based on the current sale price. A 25% refundable deposit will hold the current price for 15 days. A 50% deposit is required to set a delivery date. Changes can be made up until the point where a delivery date has been set. Once the delivery date has been set, construction will begin, and no additional changes can be made. All TBD items must be defined before a delivery date is set. A restocking fee may apply up to the full amount of the deposit, if a building is cancelled once construction has begun.

Site Built Projects - A \$500.00 deposit is required to generate an initial site visit by one of our Project Managers. The customer needs to talk to their Zoning department prior to that visit to be aware of any town imposed restrictions or limitations. Additional deposits for drawings and a typical payment schedule will be discussed during the site visit. Site built garages are typically a 4-6 month process. Prices can change due to unusual market conditions. Our project manager will review that possibility on his visit.

CUSTOMER AGREES WITH THIS ORDER AS WRITTEN AND ASSUMES FULL RESPONSIBILITY FOR THEIR PROPERTY DURNING DELIVERY. NO CHANGES CAN BE MADE TO THIS ORDER ONCE A DELIVERY DATE IS SET.

CUSTOMER APPROVAL

Thank you for Choosing Kloter Farms

Delivery Charge	\$0.00
Subtotal	\$6,449.50
Sales Tax-CT	\$409.56
Customer Letter	\$0.00
Wide Load Permits	\$25.00
TOTAL	\$6,884.06
Deposit 10/3/2023 VISA-YARD	\$-3,300.00
Balance Due	\$3,584.06
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	

Payment Info: POD

1" = 100'



From: [Abigail Kenyon](#)
To: [Granby Wetlands Agent](#); [Renee Deltenre](#)
Subject: RE: 10 Godard Road, IWWC Application, Shed and Garage in URA
Date: Tuesday, March 18, 2025 2:42:00 PM
Attachments: [image001.png](#)

Hi Kate,

Thank you for the follow up with Craig and Tanya on their application.

Renee will print the email below and put in the file.

Just to be sure I'm following this correctly, you're going to sign off on the application?
And it will be reported at the April meeting as an agent approval?

Let us know when you sign it and we will email Craig and Tanya for their records.

Thanks,
Abby

From: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Sent: Tuesday, March 18, 2025 1:26 PM
To: Renee Deltenre <RDeltenre@granby-ct.gov>; cmorganson@gmail.com
Cc: Abigail Kenyon <akenyon@granby-ct.gov>
Subject: Fw: 10 Godard Road, IWWC Application, Shed and Garage in URA

Thank you, Craig for the tour the other day and love all the work you've been doing.
Hopefully you'll get bored at some point and wander into public service. (: Renee will forward you a copy of the signed application for your files.

Renee - Would you kindly add the email below to the file.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT



KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

From: Craig Morganson <cmorganson@gmail.com>
Sent: Saturday, March 15, 2025 1:42 PM

To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>

Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>;

Princess <tanyammorganson@gmail.com>

Subject: Re: 10 Godard Road, IWWC Application, Shed and Garage in URA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
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Hi everyone,

Hope you're having a great weekend! As a follow up to our meeting at 10 Godard Road, I wanted to mention a few more things...

1) We're replacing our existing walkways in our backyard with pavers (current walkways are cracking). This work will begin this year in March and finish this April. Work is being done by DW Burr.

2) We're planting approximately 100 new evergreens within the Upland Review Area between the area between our driveway and Belden Brook, and also in our backyard area. For the ones in the backyard area, we'll be adding irrigation. This work will begin and finish in April this year. Work is being done by DW Burr.

3) Regarding the Kloter Farms shed and garage, we may find it necessary to remove dead and/or diseased trees within 30' of these structures to prevent future structure damage.

4) In the near future we're planning to add a split rail fence on each side of our driveway from the inside edge of the first driveway bridge to the inside edge of the last driveway bridge. We don't have an exact start/end date at this time.

5) Regarding our charity fundraiser on June 07, I'm waiting for a site visit from the tent company. After they assure me their proposed tent size is ok for our property, I'll be back in touch with you to ensure we're properly permitted for that.

Please let us know if you need anything additional from us. Thank you for your help with these items.

Regards,

Craig & Tanya Morganson

On Wed, Mar 12, 2025 at 2:32 PM Craig Morganson <cmorganson@gmail.com> wrote:

Hi Kate, perfect, see you then!

Regards,
Craig Morganson

On Wed, Mar 12, 2025 at 2:07 PM Granby Wetlands Agent <wetlandsagent@granby-ct.gov> wrote:

Hi Craig,

Let's plan to meet tomorrow at 3:45ish. Sound good?

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT



KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

From: Craig Morganson <cmorganson@gmail.com>

Sent: Tuesday, March 11, 2025 5:12 PM

To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>

Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>; Princess <tanyammorganson@gmail.com>

Subject: Re: [10 Godard Road](#), IWWC Application, Shed and Garage in URA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kate, thanks for your email. The project turned out amazing! We couldn't be happier. Although it doesn't look all that great in the winter. Thanks for asking.

We have to leave tomorrow by 12:30 and won't be back for the rest of the day, but I will be here all day on Thursday. I would prefer to be here when you came and meet

with you and answer all your questions. Please let me know what time/day works best for you, and if it is OK to answer all your questions at that time.

Thanks again!

Regards,
Craig Morganson

On Tue, Mar 11, 2025 at 3:50 PM Granby Wetlands Agent <wetlandsagent@granby-ct.gov> wrote:

Thank you, Abby.

Hi Craig! I hope your water feature came out nicely, I am looking forward to seeing it completed.

Would you be needing to remove any trees? How far apart would the structures be? Would one structure be in the exact same place as the existing?

I'll plan on stopping by your property either tomorrow or Thursday afternoon to see the location and provide any further questions or correspondence.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT



KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

From: Abigail Kenyon <akenyon@granby-ct.gov>

Sent: Tuesday, March 11, 2025 9:25 AM

To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>

Cc: Renee Deltenre <RDeltenre@granby-ct.gov>; cmorganson@gmail.com
<cmorganson@gmail.com>

Subject: [10 Godard Road](#), IWWC Application, Shed and Garage in URA

Hi Kate,

Attached is a permit application for [10 Godard Road](#). There is an existing 10 x 16 shed on site that was installed without permitting—this application is to move that shed slightly to the north and to install a second 14 x 28 shed/garage next to it. Both would be located to the east of the driveway in what is shown as the URA (see marked up aerial attached). Based on what the property owner said, where the shed and garage are proposed is a relatively flat area, then further to the east, there is a drop off down to the brook. I mentioned that you may want to see E&S notes on the plan but thought it would make sense for you to review the application first and follow up with them.

The property owner, Craig, is copied on this email. The application is attached and also saved in the folder.

Let me know if you need anything from me.

Thanks,

Abby

Abigail St. Peter Kenyon, AICP

Director of Community Development

Granby Town Hall

[15 North Granby Road](#)

[Granby, CT 06035](#)

(860) 844-5319



TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, www.granby-ct.gov

RECEIVED
MAR 27 2025
Granby Building
Department

Application for Inland Wetlands & Watercourses Activity

Application For: ☐ Permit ☐ Extension ☐ Modification (Existing Permit/Application #):
☐ Wetlands Map Amend. ☒ Request for Review ☒ Other: prescribed burn

Property Location and Nearest Intersection: 175 Salmon Brook St (near Dogwood Court)
Size of Parcel: 25.6 Zone: CE Map/Lot: _____ Current Use: open space

Applicant's Name: Aubrey Schulz
Complete Address: 17 Kilmer Lane Granby CT 06035
Daytime Phone: 860-484-3212 Evening Phone: _____ Fax: _____
Email: aubs15@gmail.com

Owner's Name: Town of Granby
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 175 Salmon Brook St Granby CT 06035
Phone Daytime Phone: N/A Evening Phone: _____ Fax: _____

Applicant's Representative: Aubrey Schulz
Complete Address: 17 Kilmer Lane Granby, CT 06035
Daytime Phone: 860-484-3212 Evening Phone: _____ Fax: _____

*****PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY*****

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):
Conduct a prescribed burn on the site of a former hay field, currently in use as a native wildflower meadow.

Is any portion of the property located within 500 feet of an adjoining municipality? no
Wetlands Located on Property (in square feet (sq. ft.)): 792,122 Wetlands to be impacted (sq. ft.): 0
Watercourses Located on Property? Yes Name or Type of Watercourse: West Branch Salmon Brook
Are Proposed Activities Located within the 100-Year Floodplain? N/A Floodway? _____
Are there slopes with grades in excess of 15% located on the property? no
Do Proposed Activities Require Review by the PZC? _____

*****SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS*****

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: [Signature] Date: 3/26/25
Owner's Signature: [Signature] Date: 3/27/25

FOR OFFICE USE

Application #: n/a Date Submitted: 3/27/25
Fee amt./Check or Cash: n/a Date of Receipt: 4/9/25
Agent Ruling: Non-regulated Date Approved/Denied: 3/31/25

See Reverse Side for Conditions of Approval or Reason for Denial

Proposed Prescribed Burn Plan

Prepared by the Board of Directors of the Granby Wildflower Meadow

March 19, 2025

This document outlines a proposal for a prescribed burn to be executed in collaboration with the Granby Fire Department.

The Site: 175 Salmon Brook Street, Granby CT. Approximately three acres of cleared land bordering Salmon Brook Street.

Site condition and prescribed burn objectives:

The site is a former hayfield that the Granby Wildflower Meadow, a not-for-profit organization, has been tasked with turning into a wildflower meadow. Currently the site is dominated by non-native hayfield grasses. We are working to establish native grasses and wildflowers on this site but the robust root masses of these undesirable hayfield grasses provides too much competition for the plants that we hope to establish to take hold and thrive. We believe that prescribed burning is the most efficacious way to create the conditions needed to transition the site's plant population towards the desired plant communities.

Neighbors who could be affected by the prescribed burn:

The anticipated possible effects on neighboring properties are from smoke during the burn. Salmon Brook Street (Route 10 and 202) is a main thoroughfare, and smoke must not be allowed to impede traffic on the road. In addition, there are residential properties abutting the site on both the north and east sides. There are a number of houses to the east along Salmon Brook Street and two houses plus The Gables housing development to the north.

Fire Prescription and Possible Burn Strategies:

Fuel: The fuel in the prescribed burn area is dried field grasses. The burn area is surrounded by brush thickets with some grasses growing underneath along some of its perimeter which are almost completely comprised of invasive species such as multiflora rose, Asian honeysuckles, and bittersweet, and along other parts of the perimeter by wooded areas where the fuel is mostly leaf litter.

Fire Break: We propose to mow a firebreak approximately 8 feet wide around the whole prescribed burn area. The goal of the firebreak is to remove fuels from the borders of the burn area so that the fire cannot spread beyond the edge of the firebreak. Existing vegetation, both live and dead, will be mowed as short as possible. When possible, the mowed firebreak will overlap the edge of the brush border, which gives us the added benefit of knocking back the invasive species comprising that border. Depending on

how much loose fuel is still in the firebreak after mowing, we may also rake the firebreak to make sure virtually all fuel has been removed.



Sketch of proposed fire break placement

Weather conditions and fire behavior: The burn should take place on day with primarily east or northeast winds (meaning they blow towards the west or southwest and so away from the road and the surrounding residences) with wind speeds between 5 and 10 miles per hour. High winds make it easier for a fire to spread too fast while too little wind means the smoke will not disperse in a timely way. Fuels should feel dry to the touch and the relative humidity should be between 25 and 50%. The air temperatures should be between 50 and 75 degrees, as low temperatures keep the smoke closer to the ground while high temperatures produce a faster burn.

Possible burn strategies:

A head fire burn: This site is well suited for a simple head fire burn, which means that the fire would be started on the edge of the firebreak along Salmon Brook Street and travel across the site in the direction of the wind until it reaches the firebreak on the west side of the site. However, we are aware that some people in town government and the fire department might feel more confident about this first burn if we employ some additional tools strategies that could provide even greater control of the fire. Therefore, we could consider employing additional fire management tools that will allow us to control the fire even more finely tuned ways. These are outlined below.

A head fire burn in combination with a back burn: A back burn involves a fire that is started with the intention that the fire will move into the wind rather than travel in the direction the wind is heading. They are generally used in combination with a head fire burn, creating a situation where the two fires burn towards each other. The backfire creates a situation where all the fuel that the head fire is moving towards has already been burned away, making it even harder for the fire to get out of control. In this particular situation the backburning fire would be started at the edge of the firebreak at the western edge of the site, and move towards a head fire that is started along Salmon Brook Street. Back burns are usually used in situations where the fuels and weather conditions are such that there is concern that the head fire might burn too hot and fast and big. We do not believe this is such a situation but we could certainly consider using this tool as an extra precaution. Of course, the drawback to using a back burn is that you then have two fires going at once; sometimes simplicity is better.

A back burn only: It would also be possible to burn the site with a back burn only, starting the fire along the western edge of the site and would burn into the wind and towards Salmon Brook Street. A back burn will travel across the site much slower than a head burn, and thus might seem like a milder and potentially more manageable strategy.

Divide the burn area into multiple small sections:

As an additional precaution, we could consider creating additional firebreaks to divide the burn area into smaller sections that could be burned separately and in succession.

Safety:

There are basics of working around fires that it will be essential that anyone present at the burn site to be aware of, such as surveying escape routes in advance and being aware of where the safe zones are when working around fires. In consultation with the Fire Marshall, we can assist in this instruction if that is useful. There should be designated people with tools such as flappers stationed around the perimeter of the site who have been instructed in how to safely work around fires and how to use tools to put out any stray sparks should they occur. In addition, tanker trucks (vehicles with water tanks) will be on site.



TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, www.granby-ct.gov

Application for Inland Wetlands & Watercourses Activity

Application For: ☐ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): _____
☐ Wetlands Map Amend. ☒ Request for Review ☐ Other: _____

Property Location and Nearest Intersection: 15 Peck Orchard Road, North Granby, CT 06060
Size of Parcel: 18.31 Zone: R2A Map/Lot: Parcel ID 3329 Current Use: Vacant

Applicant's Name: Richard Marr
Complete Address: 66 Claire Hill Road, Burlington, CT 06013
Daytime Phone: 860-970-7386 Evening Phone: same Fax: NA
Email: richard-marr1@comcast.net

Owner's Name: Richard Marr
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: same as as applicant
Phone Daytime Phone: na Evening Phone: na Fax: na

Applicant's Representative: na
Complete Address: na
Daytime Phone: na Evening Phone: na Fax: na

*****PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY*****

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): Request permission to remove dead trees from my property on the East side of Fox Brook, North of the wetlands area. To insure the wetlands isn't disturbed, permission to install a sedimentation fence of the same type and location as called for in the submitted plans. No removal of dead stumps or cutting live trees.

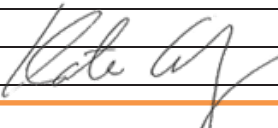
Is any portion of the property located within 500 feet of an adjoining municipality? Yes, East Hartland on West border
Wetlands Located on Property (in square feet (sq. ft.)): 42,778 Wetlands to be impacted (sq. ft.): 500 sq ft shadow
Watercourses Located on Property? Yes Name or Type of Watercourse: Fox Brook
Are Proposed Activities Located within the 100-Year Floodplain? Yes Floodway? Yes
Are there slopes with grades in excess of 15% located on the property? Yes
Do Proposed Activities Require Review by the PZC? _____

*****SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS*****

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature:  Date: 04/01/2025
Owner's Signature: _____ Date: _____

FOR OFFICE USE

Application #: _____ Date Submitted: 4/1/25
Fee amt./Check or Cash: _____ Date of Receipt: _____
Agent Ruling: Non-Regulated Activity per Section 4.2  Date Approved/Denied: 4/1/25

See Reverse Side for Conditions of Approval or Reason for Denial