AGENDA
Special Hybrid Meeting
Town of Granby
Inland Wetlands and Watercourses Commission
Thursday, May 22, 2025, at 7:00 pm
Town Hall Meeting Room

Live Stream Under "Shows and Spotlight": www.gctv16.org
Zoom: https://us02web.zoom.us/j/89411687262?pwd=45n8P58QIzWHG5ZGXmh3Ikayk1ygnn.1
Call In: 929-205-6099
Meeting ID: 894 1168 7262
Passcode: 542510

1. Call to Order

2. Action on the minutes of April 9, 2025

3. Public Hearings
   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; 3/12/25 and 4/9/25)
   b. 15 Peck Orchard Road – R. Marr – Permit application to construct a brook crossing, driveway and associated improvements within a regulated area. (Hearing opened and continued from 4/9/25)

4. 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. (Received and continued from 4/9/25)
   b. 7 Laurel Drive – E. Buckland – Permit application to construct a rear deck, remove/replace vegetation, replace septic system, and other associated work within a regulated area. (Received 4/9/25)
   c. 17 Harness Way – J. Scanlan – Permit application to construct a 50' x 25' multi-purpose asphalt court within a regulated area. (Received 5/14/25 and continued to 6/11/25; no discussion to occur)
   d. 24 Heather Lane – A. Michaud – Permit request to place a new 160 sq. ft. prefabricated shed on crushed stone within a regulated area. (Received 5/14/25)
   e. 11 Brookside Drive – J. Anglin – Permit request to place a new 200 sq. ft. prefabricated shed on crushed stone within a regulated area. (To be Received 5/22/25)
   f. 8 East Granby Road – C. Peeler c/o AutoZone, Inc. – Permit application to demolish existing structures and construct a 6,796 sq. ft. commercial building and other associated site work within a regulated area. (To be Received 5/22/25)

5. Request for Review
   a. 253 Loomis Street – D. Emery – RFR to conduct repairs to an existing footbridge over Dismal Brook within a regulated area.

6. Agent Report and Correspondence

7. Commissioner Reports and Correspondence
   a. 60 Day Street South – E. Lukingbeal – RFR for maintenance and/or repair of farm access road within a regulated area as part of Holcomb Farm. Nonregulated Use Determination 4.30.25
   b. 7 Laurel Drive – J. LaChance – RFR to conduct tree removal around existing house within a regulated area. Nonregulated Use Determination 4.30.25

8. 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, April 9, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, John Laudati, Sue Okie, Vickie Dirienzo, 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 7:00 p.m.

2. **Action on the minutes of March 12, 2025**

   ON A MOTION by A. Locke seconded by F. Jones, the Commission voted 5-0-1 to approve the March 12, 2025, minutes as presented. V. Dirienzo abstained.

3. **Permit Requests**
   a. **<u>160 Granville Road</u> – M. Deardorff c/o Valley Brook Community Church – Permit application to install a 75'x85' playground and associated site work within a regulated area.**
   Applicant Matthew Deardorff was present to discuss the application and answer any questions the Commission had. Valley Brook Community Church is looking to install a 75'x85' commercial grade playground that would be available to their congregation and the public. The playground would be situated 40' from the parking lot and directly impact around 2,512 square feet of wetland soils. The structural components of the playground would consist of a 65'x70' area and require 12 inches of excavation in order to accommodate the required mulch base. A 4-foot fence would be installed around the perimeter along with landscape shrubbery and bushes, and benches/picnic tables would be placed at the entrance. In order to protect the wetlands and watercourse, straw waddles will be installed to the west of the work area. K. Bednaz met with the applicant on-site to discuss the application and assesses the proposed area for the playground. Based on her evaluation, she indicated that additional mitigation efforts are needed and should be added to the plan. The application was continued to the next meeting.

4. **Public Hearing**
   a. **<u>188 Day Street</u> – 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 was present to discuss the revisions that have been made to the application, which include a larger wetlands system than originally delineated, the removal of rain gardens, the installation of infiltrator trenches, and the proposal of a Conservation Restriction area. The proposed house location for lots 6 and 7 have been pushed back in order to accommodate the larger wetlands system, as well as the proposed shared driveway. Project Engineer Skip Alford spoke Town Engineer Kevin Clark regarding the revised drainage, and the town is currently waiting on new drainage calculations to be submitted. K. Bednaz ran through some quick observations and expressed concern regarding the swale between lots 5 and 6, which exit on a steep slope and could lead to future erosion. She also indicated that an invasive species monitoring plan might be necessary, to which the Commission agreed.

Public Comment
Maureen Eberly, 37 Silkey Road, questioned the proximity of the proposed driveway to the wetlands and how snow removal/treatment for winter weather will be managed. K. MacNaughton stated that the driveway is 55' from the wetlands, 10' from the proposed conservation restriction area and will be pitched to the east; therefore, any water will run off in the opposite direction of the wetlands.

At this time, additional information and plan review is required. K. MacNaughton agreed to an extension of the public hearing in order to address staff comments and submit revised plans/documents in advance of the next meeting.

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 6-0-0 to approve an extension of the public hearing to May 22, 2025.

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.

Based on comments received at the last meeting, revised plans and additional documentation has been submitted. The driveway abutting and exiting the crossing will be paved, erosion and sedimentation control measures have been revised, and the planting plan has been updated. An alternatives analysis was submitted, along with a letter from Soil Scientist William Jackson regarding the wetland's delineation and review of the proposed brook crossing plan. Mr. Jackson was in attendance and reported his findings and professional opinion to the Commission. G. Hesketh provided an overview of the DEEP and Army Corp of Engineers permitting process and noted that the plans submitted meet the standards for both entities. K. Bednaz discussed her observations from a recent site visit, as well as review of the revised plans.

Public Comment
Susan Murray, 106 Peck Orchard Road, Hartland, read her April 2nd email communication to the Commission into the record. She stated that the project shall comply with not only the regulations of governing entities but include recommendations from the Farmington River Watershed Association and Federal Wild & Scenic Rivers. She also expressed the use of best practices to ensure that the waterways and watersheds, along with vegetation, is not compromised.

Maureen Eberly, 37 Silkey Road, expressed concern regarding erosion and potential impacts to existing wildlife, and recommends the establishment of a contingency plan.

At this time, additional information and plan review is required. Property owner Richard Marr agreed to an extension of the public hearing.

ON A MOTION by V. Dirienzo seconded by F. Jones, the Commission voted 6-0-0 to approve an extension of the public hearing to May 22, 2025.

5. **Agent Report and Correspondence**
   a. **<u>10 Godard Road</u> – C. Morganson – Permit application to locate two prefabricated structures and associated site work within a regulated area.** (Authorized Agent Approval 3/25/25)
   b. **<u>175 Salmon Brook Street</u> – 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. **<u>15 Peck Orchard Road</u> – 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)

K. Bednaz provided an overview on the above-referenced applications and indicated that an application for 7 Laurel Drive was submitted after the agenda was posted; however, it is statutorily received by the Commission this evening. She met with the new owners of 201 West Granby Road to discuss the corrective measures necessary to lift the Enforcement Order from the prior owners and will be meeting with the new owners of 310R Salmon Brook Street next week to discuss their outstanding Enforcement Order. The Friends at Holcomb Farm have been submitted an RFR for farm road maintenance at 60 Day Street South, and Kate has been working with Eric Lukingbeal on the final details.

6. **Commissioner Reports and Correspondence**
   None

7. **Adjourn**

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 6-0-0 to adjourn the meeting at 8:51 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: May 15, 2025

RE: Overview and Status of IWWC Applications

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

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. Another extension was granted to May 22, 2025. The hearing must close on May 22, 2025. A decision must be rendered on the application within 35 days after conclusion of the public hearing.

There have been some revisions to the plans, which will be discussed in more detail by the applicant.

A draft approval letter is included in the meeting packet for consideration.

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 the public hearing opened on April 9, 2025 and was continued to May 22, 2025. The hearing must close on May 22, 2025, unless it is determined additional information is needed and the applicant grants an extension. Once the hearing closes, a decision must be rendered within 35 days.

A draft approval letter is included in the meeting packet for consideration.

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. (Received and continued from 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 was received and discussed at the Commission's April 9, 2025 meeting. Following the April meeting, the plans were revised to include a concrete walkway from the parking lot to the playground to provide access in accordance with ADA; a buffer zone is now proposed; and plantings/landscaping are shown.

A draft approval letter is included in the packet for the Commission's consideration.

7 Laurel Drive – E. Buckland – Permit application to construct a rear deck, remove/replace vegetation, replace septic system, and other associated site work within a regulated area. (Received 4/9/25)

The applicant proposes several improvements to the property, 7 Laurel Drive, including the construction of a rear deck, removal of trees that are in close proximity to the house and replacement with other plantings, and a full replacement of the septic system. The majority of the property is shown to be wetlands according to the online mapping, therefore permitting is required. It is understood additional information about this proposed work as been requested. As of the date of this memo, this information has not yet been received.

It has also come to staff's attention that some activities have commenced on the property that are beyond what was approved under the Request for Review (refer to the RFR below). Due to this, as well as the fact that outstanding information regarding the permit application has not yet been received, the Commission may want to consider a denial of this application as it is incomplete. The applicant can then work to address any potential violations, if violations are determined, and addressed the Commission at the June meeting.

17 Harness Way – J. Scanlan – Permit application to construct a 50' x 25' multi-purpose asphalt court within a regulated area. (Received 5/14/25)

The applicant proposes to construct a multi-use, paved court on his property, 17 Harness Way. The proposed court is shown to be located behind the house along the western side property line. This area is the upland review area. As shown on the plan and as staked in the field, the proposed location of the court may have required some tree removal or, if removal was not immediately required, the construction activities may have the potential to damage the root system of several

trees, eventually requiring their removal. The approved subdivision plans included approved tree clearing limits. Therefore, any additional tree clearing would not be allowed.

Staff met the applicant on site and via follow up email, indicated that consideration should be given to relocating the court/moving it away from the tree line in order to comply with the clearing limit. As of the date of this memo, revised plans have not yet been received.

This item will be continued to the June meeting to allow the applicant time to consider revised plans.

<u>24 Heather Lane</u> – A. Michaud – Permit request to place a new 160 sq. ft. prefabricated shed on crushed stone within a regulated area. (Received 5/14/25)

The applicant proposes to install a 160 square foot prefabricated shed on the property. The shed would be placed on crushed stone and would be adjacent to the driveway. Please refer to the application materials for details.

The proposed location is within mapped wetlands based on the online map therefore the Commission must approve the application.

A decision can be rendered at the Commission's June 11th meeting.

<u>11 Brookside Drive</u> – J. Anglin – Permit request to place a new 200 sq. ft. prefabricated shed on crushed stone within a regulated area. (To be Received 5/22/25)

The applicant proposes to install a 200 square foot prefabricated shed on the property. The shed would be placed on crushed stone in an area which is exiting lawn. Please refer to the application materials for details.

The proposed location is within the upland review area. If the Commission is in agreement, it is suggested that it be delegate to the agent for further review and approval.

<u>8 East Granby Road</u> – C. Peeler c/o AutoZone, Inc. – Permit application to demolish existing structures and construct a 6,796 sq. ft. commercial building and other associated site work within a regulated area. (To be Received 5/22/25)

The applicant proposes to demolish an existing house and detached garage on the property and construct a commercial building, parking lot, and other associated site improvements. There is an intermittent watercourse located to the west on the other side of Hungary Road. The majority of this property falls within 200 feet of that watercourse and is therefore within the upland review area. Any proposed work requires permitting through this Commission.

The applicant will be at the meeting to explain the application and it can be held for further discussion and consideration at the June 11th meeting.

Request for Review

253 Loomis Street – D. Emery – RFR to conduct repairs to an existing footbridge over Dismal Brook within a regulated area.

The applicant has submitted a request for review for repairs to an existing footbridge over Dismal Brook. The area is within the wetland/watercourse therefore the Wetlands Agent is unable to sign off on the application. It will be presented at the Commission's meeting for consideration for an as-of-right determination that can be signed by the Chair.

Commissioner Report and Correspondence

60 Day Street South – E. Lukingbeal – RFR for maintenance and/or repair of farm access road within a regulated area as part of Holcomb Farm. Nonregulated Use Determination 4.30.25

A request for review was submitted for the repair of a farm access road on 60 Day Street South. This access road extends from Day Street South to the east, up to the Holcomb Farm Tree Trail. The Chair signed off on the RFR.

7 Laurel Drive – J. LaChance – RFR to conduct tree removal around existing house within a regulated area. Nonregulated Use Determination 4.30.25

A request for review was submitted for tree clearing around an existing house. The Chair signed off on the RFR. It should be noted that other activities associated with this property require further permitting and are included on a separate application to the Commission for consideration.

TOWN OF GRANBY

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

May 22, 2025

Kirk MacNaughton
Peak Mountain Development, LLC
P.O. Box 270
East Granby, CT 06026

Re: 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.

Dear Mr. MacNaughton:

Please be advised that on May 22, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the following documentation:

1. Breezy Meadow Subdivision; 188 Day Street; Prepared by Alford Associates, Inc.; Prepared for Peak Mountain Development, LLC; Dated 12/23/24; Revised 5/12/25; 8 Sheets
2. Drainage Summary; Prepared by Alford Associates, Inc.; Dated 12/30/24; Revised 4/5/25
3. Wetland and Watercourse Delineation Report; Prepared by Ian Cole, LLC; dated 10/3/24; Revised 3/26/25
4. Invasive Species Management Plan; Received 4/23/25
5. Application dated 1/2/25 and all other corresponding materials.

The following are the conditions of this approval.

1. All construction activities shall be coordinated through the Office of Community Development.

2. The Office of Community Development shall be notified:
   a. At least 48 hours prior to the start of any activities and when barrier erosion controls have been installed prior to earth disturbance activities.
   b. Upon the installation of the Conservation Restriction Area plantings.
   c. 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.

3. Prior to the start of work, a copy of the Stormwater Pollution Prevention Plan (SWPPP), or similar plan as may be required by the CT General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, shall be submitted to the Office of Community Development.

4. The applicant shall reimburse the Town of Granby for all payments made to the Town Wetlands Officer for monitoring the development for compliance with this approval. The applicant will reimburse the Town at a rate of $100 per hour for the services of the Town Wetlands Officer or other designated expert. The applicant shall deposit with the Town of Granby the sum of $8,000 to be applied to the costs as described herein. Should the costs exceed this amount, the applicant will be billed for the

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difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this context, the term "Town Wetlands Officer" includes any person or firm so designated by the Director of Community Development for the purposes of monitoring the development activities to assure compliance with this approval and the IWWC Regulations.

5. All work shall be in conformance with the project plans as referenced above. Any modifications to the approved plans must be approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent. This includes when plot plans are submitted the individual lots, if the proposed improvements / area of disturbance differ from the work shown on the approved plans, modifications must be approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

6. A stockpile of erosion controls shall always remain on-site, and erosion controls shall remain in place until site is permanently stabilized. The Town of Granby shall interpret permanent stabilization to be 70% germination of permanent vegetation over 90% of the area.

7. Excavated materials shall not be brought off-site without approval of the Office of Community Development.

8. The Conservation Restriction Area and associated activities shall be completed, including plantings, upon or before the first building permit for the subdivision is issued. This requirement is in response to the 2-year monitoring period of the area/plantings. The goal of this condition of approval, is to aid in preventing the Conservation Restriction Area activities needing to be completed/coordinated by 3 separate homeowners/contractors, if possible.

9. As part of the comprehensive subdivision stormwater management review process, the proposed grading shown to convey water flow between lots 5-7 shall be confirmed by the Town Engineer to not have a probability for erosion of the steep slope gradient to the west. Noting that Wetland #2 is located at the base of this slope. If any probability found, the area shall be designed in a manner that prohibits the potential for erosion and preserves the integrity of the slope.

10. This permit shall be considered valid for a period of 5-years from the date of issuance.

Please provide a Mylar copy of the approved maps to the Office of Community Development for the signature of the Inland Wetlands and Watercourses Commission's Chair at your earliest convenience. Once the approved Mylars are signed by the Commission's Chair, you will need to file it in the office of the Town Clerk.

If you have any questions, please call the Office of Community Development at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

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Outlook

FW: 188 Day Street

From Abigail Kenyon <akenyon@granby-ct.gov>
Date Thu 5/15/2025 2:01 PM
To Renee Deltenre <RDeltenre@granby-ct.gov>

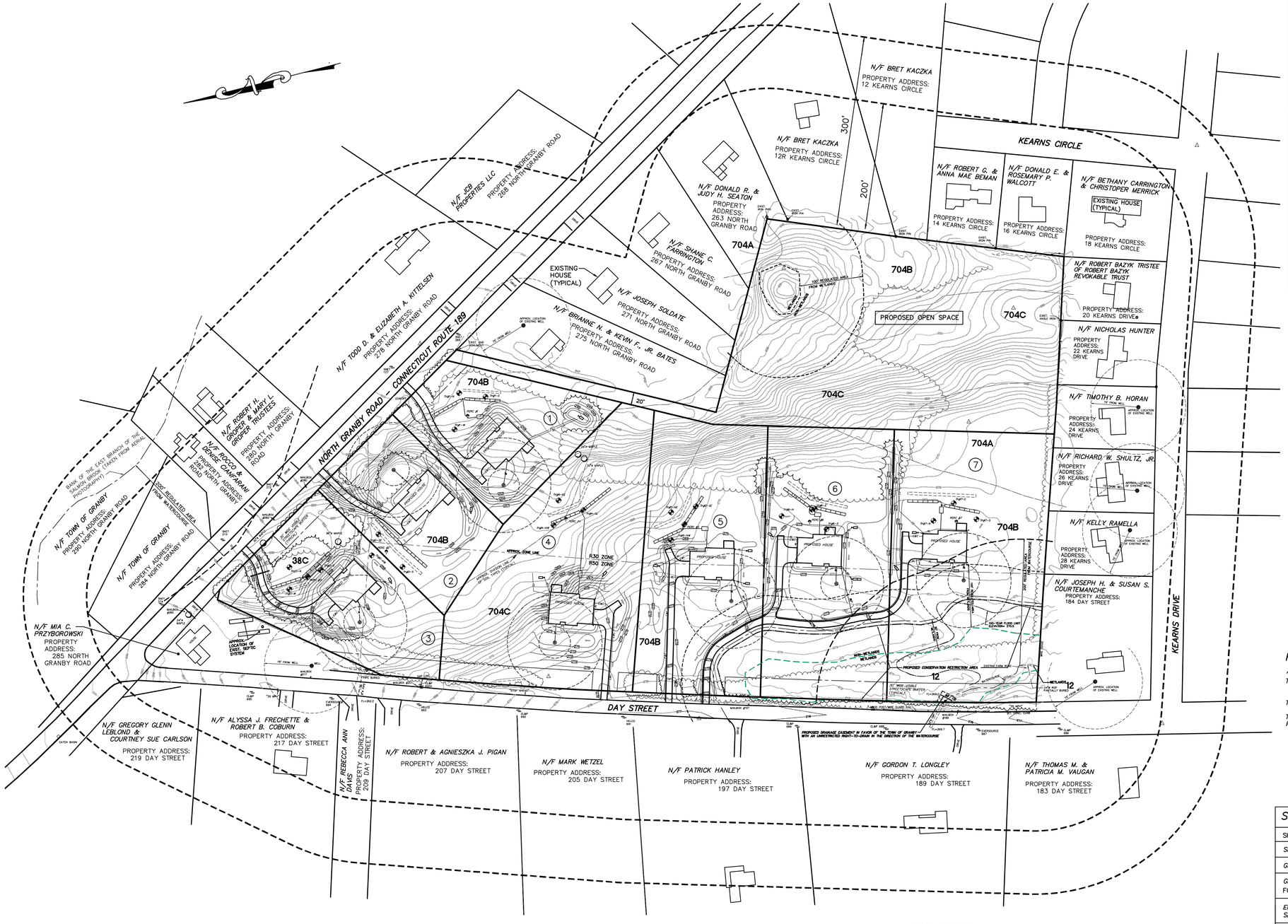
For the file.

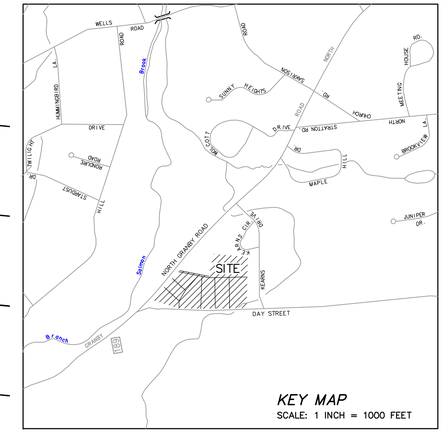
From: Kevin Clark <townengineer@granby-ct.gov>
Sent: Thursday, May 15, 2025 1:42 PM
To: Abigail Kenyon <akenyon@granby-ct.gov>
Subject: 188 Day Street

Abby,

As requested in my comments, the detail for the stone trench has been added to sheet Notes-2.

Kevin Clark, PEL
Town Engineer
Town of Granby
15 North Granby Road
Granby, CT 06035
(860)844-5318





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	SCALE: 1" = 80'	SD–1
GRADING AND UTILITIES PLAN	SCALE: 1" = 40'	GR–1 & GR–2
GRADING PLAN FOR AREA ADJACENT TO WETLANDS ON LOTS 6 AND 7	SCALE: 1" = 20	GR–3
EROSION AND SEDIMENTATION CONTROL PLAN	SCALE: 1" = 40'	E&SC–1 & E&SC–2
NOTES AND DETAILS		NOTES–1
NOTES AND DETAILS INCLUDES INVASIVE SPECIES MANAGEMENT PLAN		NOTES–2

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	Raypol silt loam, 0 to 3 percent slopes
38C	Hinckley 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

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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.

DATE	REVISION
5–12–25	STAFF COMMENTS
4–25–25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
4–2–25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7
2–10–25	REVISED TO INCORPORATE COMMENTS FROM IWWC WETLANDS AGENT DATED 2–5–25

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

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

Sheet
SD–1

LEGEND –

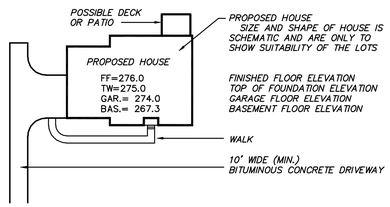
EXISTING CONDITIONS:

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

PROPOSED CONDITIONS:

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

PROPOSED CONDITIONS:



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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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.

N/F JCB PROPERTIES LLC
PROPERTY ADDRESS:
268 NORTH GRANBY ROAD

N/F DONALD R. & JUDY H. SEATON
PROPERTY ADDRESS:
263 NORTH GRANBY ROAD

N/F SHANE C. FARRINGTON
PROPERTY ADDRESS:
267 NORTH GRANBY ROAD

N/F JOSEPH SOLDATE
PROPERTY ADDRESS:
271 NORTH GRANBY ROAD

N/F BRIANNE N. & KEVIN F., JR. BATES
PROPERTY ADDRESS:
275 NORTH GRANBY ROAD

N/F TODD D. & ELIZABETH A. KITTELSEN
PROPERTY ADDRESS:
278 NORTH GRANBY ROAD

N/F ROBERT H. GROPER & MARY L. GROPER TRUSTEES
PROPERTY ADDRESS:
280 NORTH GRANBY ROAD

N/F ROCCO & DENISE CIANFARANI
PROPERTY ADDRESS:
282 NORTH GRANBY ROAD

N/F TOWN OF GRANBY
PROPERTY ADDRESS:
290 NORTH GRANBY ROAD

N/F TOWN OF GRANBY
PROPERTY ADDRESS:
284 NORTH GRANBY ROAD

N/F MIA C. PRZYBOROWSKI
PROPERTY ADDRESS:
285 NORTH GRANBY ROAD

N/F GREGORY GLENN LEBLOND & COURTNEY SUE CARLSON

N/F ALYSSA J. FRECHETTE & ROBERT B. COBURN
PROPERTY ADDRESS:

NORTH GRANBY ROAD – CONNECTICUT ROUTE 189

DAY STREET

EXISTING HOUSE (TYPICAL)

APPROX. LOCATION OF EXISTING WELL

EXIST. CHD MONUMENT

PROPOSED RAIN GARDEN #1
TOP= 245.1
BOTTOM= 243.5

PROPOSED HOUSE
FF=276.0
TW=275.0
GAR.= 274.0
BAS.= 267.3

PROPOSED HOUSE
FF=274.5
TW=273.5
GAR.= 272.5
BAS.= 265.8

PROPOSED HOUSE
FF= 275.5
TW= 274.5
GAR.= 273.5
BAS.= 266.8

PROPOSED HOUSE
FF= 273.5
TW= 272.5
GAR.= 271.8
W.O. BAS.= 264.8

PROPOSED HOUSE
FF= 259.0
TW= 258.0
GAR.= 257.0
BAS.= 250.3

PROPOSED HOUSE
FF= 261.0
TW= 260.0
GAR.= 259.00
BAS.= 253.3

PROPOSED HOUSE
FF= 255.0
TW= 254.0
GAR.= 253.0
BAS.= 246.3

APPROX. ZONE LINE
R30 ZONE
R50 ZONE

WETLANDS #1
WETLANDS #2
NON-WETLANDS
100' REGULATED AREA FROM WETLANDS
200' REGULATED AREA FROM WATERCOURSE
BANK OF THE EAST BRANCH OF THE SALMON BROOK (TAKEN FROM AERIAL PHOTOGRAPHY)

DRIVEWAY FOR LOTS 6 & 7 SHALL BE GRADED TO DRAIN TO THE NORTHEAST

4" WIDE x 40' LONG STONE TRENCH

STONE TRENCH SHALL BE PLACED ALONG THE EDGE OF THE DRIVEWAY

50' WIDE VISIBLE STREETSCAPE BUFFER (TYPICAL)

APPROX. LOCATION OF EXIST. SEPTIC SYSTEM

PROPOSED 30"x9" HDPE (ENDS TO MATCH EXISTING GROUND)

PROPOSED DRAINAGE EASEME WITH AN UNRESTRICTED RIGH

	DATE	REVISION
5–12–25	STAFF COMMENTS	
4–25–25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER	
4–2–25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7	
2–10–25	REVISED TO INCORPORATE COMMENTS FROM IWWC WETLANDS AGENT DATED 2–5–25	

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.

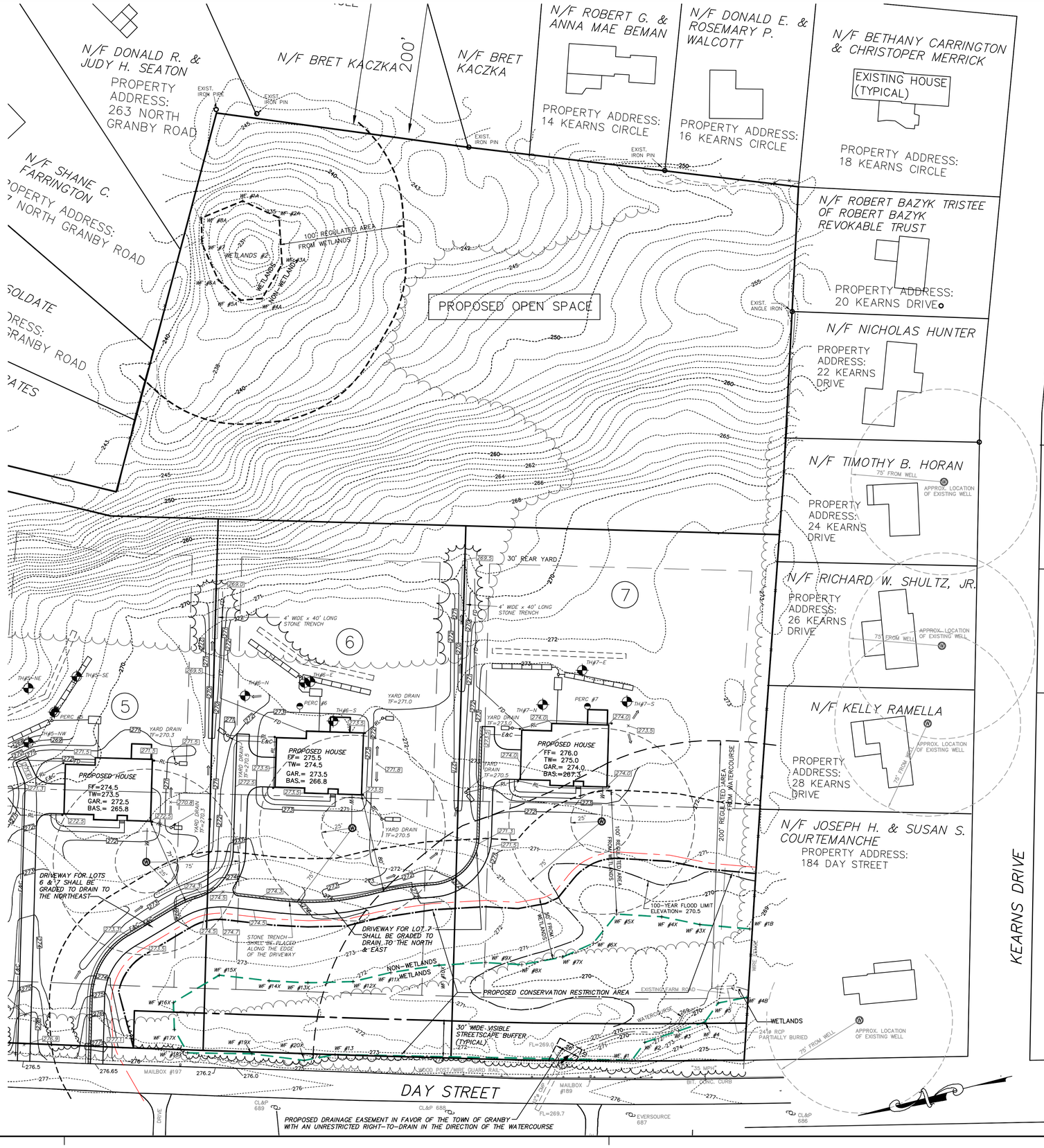
DATE: DECEMBER 23, 2024

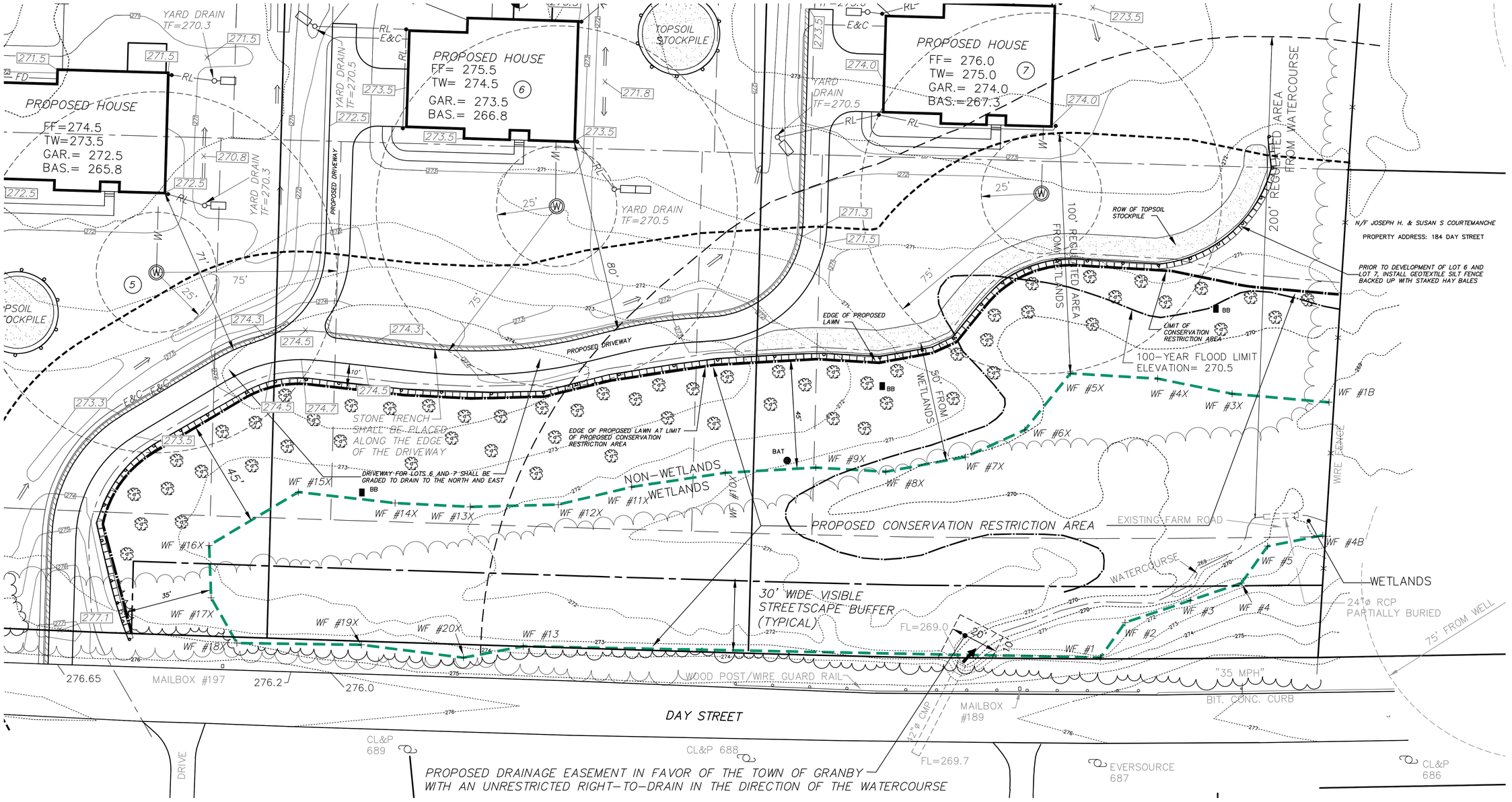
SCALE: 1 IN. = 40 FT.

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

Sheet
GR–1

SS: PR–GRADING PLAN P: B24054 D: B240545SB FOLDER: BLUE SKY


N/F DONALD R. & JUDY H. SEATON
PROPERTY ADDRESS: 263 NORTH GRANBY ROAD
N/F BRET KACZKA
200'
N/F BRET KACZKA
N/F ROBERT G. & ANNA MAE BEMAN
PROPERTY ADDRESS: 14 KEARNS CIRCLE
N/F DONALD E. & ROSEMARY P. WALCOTT
PROPERTY ADDRESS: 16 KEARNS CIRCLE
N/F BETHANY CARRINGTON & CHRISTOPER MERRICK
EXISTING HOUSE (TYPICAL)
PROPERTY ADDRESS: 18 KEARNS CIRCLE
N/F SHANE C. FARRINGTON
PROPERTY ADDRESS: 7 NORTH GRANBY ROAD
N/F ROBERT BAZYK TRISTEE OF ROBERT BAZYK REVOKABLE TRUST
PROPERTY ADDRESS: 20 KEARNS DRIVE
PROPOSED OPEN SPACE
N/F NICHOLAS HUNTER
PROPERTY ADDRESS: 22 KEARNS DRIVE
N/F TIMOTHY B. HORAN
PROPERTY ADDRESS: 24 KEARNS DRIVE
75' FROM WELL
APPROX. LOCATION OF EXISTING WELL
N/F RICHARD W. SHULTZ, JR.
PROPERTY ADDRESS: 26 KEARNS DRIVE
N/F KELLY RAMELLA
PROPERTY ADDRESS: 28 KEARNS DRIVE
N/F JOSEPH H. & SUSAN S. COURTEMANCHE
PROPERTY ADDRESS: 184 DAY STREET
KEARNS DRIVE
DAY STREET
WETLANDS #1
WETLANDS #2
NON-WETLANDS
100' REGULATED AREA FROM WETLANDS
200' REGULATED AREA FROM WATERCOURSE
100' REGULATED AREA FROM WETLANDS
50' FROM WETLANDS
100-YEAR FLOOD LIMIT ELEVATION= 270.5
PROPOSED CONSERVATION RESTRICTION AREA
EXISTING FARM ROAD
WATERCOURSE
WETLANDS
241± RCP PARTIALLY BURIED
APPROX. LOCATION OF EXISTING WELL
75' FROM WELL
30' REAR YARD
PROPOSED HOUSE FF=275.5 TW=273.5 GAR.= 272.5 BAS.= 265.8
PROPOSED HOUSE FF= 275.5 TW= 274.5 GAR.= 273.5 BAS.= 266.8
PROPOSED HOUSE FF= 276.0 TW= 275.0 GAR.= 274.0 BAS.= 267.3
DRIVEWAY FOR LOTS 6 &7 SHALL BE GRADED TO DRAIN TO THE NORTHEAST
DRIVEWAY FOR LOT 7 SHALL BE GRADED TO DRAIN TO THE NORTH & EAST
STONE TRENCH SHALL BE PLACED ALONG THE EDGE OF THE DRIVEWAY
4' WIDE x 40' LONG STONE TRENCH
4' WIDE x 40' LONG STONE TRENCH
30' WIDE VISIBLE STREETSCAPE BUFFER (TYPICAL)
PROPOSED DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF GRANBY WITH AN UNRESTRICTED RIGHT-TO-DRAIN IN THE DIRECTION OF THE WATERCOURSE
WOOD POST/WIRE GUARD RAIL
25% MAX. BIT. CONC. CURB
MAILBOX #197
MAILBOX #189
EVERSOURCE 687
CL&P 688
CL&P 689
CL&P 686
DRIVE
EXIST. IRON PIPE
EXIST. IRON PIN
EXIST. ANGLE IRON
PERC #5
PERC #6
PERC #7
TH#5-NW
TH#5-NE
TH#5-SE
TH#6-N
TH#6-E
TH#6-S
TH#7-N
TH#7-E
TH#7-S
YARD DRAIN TF=270.3
YARD DRAIN TF=271.0
YARD DRAIN TF=270.5
YARD DRAIN TF=270.5
YARD DRAIN TF=270.5



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.

PROPOSED PLANTS ADJACENT TO RAIN GARDENS

TO BE A MIXTURE OF:
- ILEX VERTICILLATA / WINTERBERRY (INCLUDE AT LEAST ONE MALE PLANT)
- MYRICA PENSYLVANICA / BAYBERRY
- VACCINIUM CORYMBOSUM / HIGHBUSH BLUEBERRY
- VIBURNUM LENTAGO / NANNYBERRY VIBURNUM
- ILEX GLABRA / INKBERRY
- CORNUS SERICEA / RED TWIG DOGWOOD
- THUJA OCCIDENTALIS 'NIGRA' / DARK AMERICAN ARBORVITAE
- PICEA ABIES / NORWAY SPRUCE

QUANTITY: 60 PLANTS

SIZE: 18" HIGH (MINIMUM)

LEGEND –

PROPOSED IMPROVEMENTS:

- BB — BLUE BIRD HOUSE
- BAT — BAT HOUSE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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
REVISED PER STAFF COMMENTS	5-12-25
REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER	4-25-25
REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7	4-2-25

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

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

188 DAY STREET

GRANBY, CONNECTICUT

Sheet

GR-3

SS: PR-GRADING PLAN-20 SCALE P: B24054 D: B24054SB FOLDER: BLUE SKY

I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE TOWN GRANBY SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

WILSON M. ALFORD, JR.
CONNECTICUT LICENSED PROFESSIONAL ENGINEER NO. 9344 — DATE

NOTE– THE WORD "CERTIFY", AS USED ON THIS PLAN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE PROFESSIONAL ENGINEER, WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY OR WARRANTY.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF GRANBY CERTIFIES THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN COMPLIES WITH THE TOWN'S SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

DATE OF APPROVAL

THE TOWN ENGINEER OR ZONING ENFORCEMENT OFFICER OF THE TOWN OF GRANBY CERTIFIES THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN COMPLIES WITH THE TOWN'S SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

DATE OF APPROVAL

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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.

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

N/F JCB PROPERTIES LLC
PROPERTY ADDRESS:
268 NORTH GRANBY ROAD

N/F DONALD R. & JUDY H. SEATON
PROPERTY ADDRESS:
263 NORTH GRANBY ROAD

N/F SHANE C. FARRINGTON
PROPERTY ADDRESS:
267 NORTH GRANBY ROAD

N/F JOSEPH SOLDATE
PROPERTY ADDRESS:
271 NORTH GRANBY ROAD

N/F BRIANNE N. & KEVIN F., JR. BATES
PROPERTY ADDRESS:
275 NORTH GRANBY ROAD

N/F TODD D. & ELIZABETH A. KITTELSEN
PROPERTY ADDRESS:
278 NORTH GRANBY ROAD

N/F ROBERT H. GROPER & MARY L. GROPER TRUSTEES
PROPERTY ADDRESS:
280 NORTH GRANBY ROAD

N/F ROCCO & DENISE CIANFARANI
PROPERTY ADDRESS:
282 NORTH GRANBY ROAD

N/F TOWN OF GRANBY
PROPERTY ADDRESS:
290 NORTH GRANBY ROAD

N/F TOWN OF GRANBY
PROPERTY ADDRESS:
284 NORTH GRANBY ROAD

N/F MIA C. PRZYBOROWSKI
PROPERTY ADDRESS:
285 NORTH GRANBY ROAD

N/F GREGORY GLENN LEBLOND & COURTNEY SUE CARLSON

N/F ALYSSA J. FRECHETTE & ROBERT B. COBURN
PROPERTY ADDRESS:

NORTH GRANBY ROAD – CONNECTICUT ROUTE 189

DAY STREET

BANK OF THE EAST BRANCH OF THE SALMON BROOK (TAKEN FROM AERIAL PHOTOGRAPHY)

200' REGULATED AREA FROM WATERCOURSE

100' REGULATED AREA FROM WETLANDS

EXISTING HOUSE (TYPICAL)

EXIST. CHD MONUMENT

EXIST. IRON PIPE

EXIST. IRON PIN

PROPOSED RAIN GARDEN #1
TOP= 245.1
BOTTOM= 243.5

PROPOSED HOUSE

TOPSOIL STOCKPILE

YARD DRAIN TF=253.5

YARD DRAIN TF=259.5

YARD DRAIN TF=266.0

YARD DRAIN TF=270.3

YARD DRAIN TF=270.3

YARD DRAIN TF=276.3

30' WIDE VISUAL STREETSCAPE BUFFER (TYPICAL)

PROPOSED 12'-6" HDPE LEVELS TO MATCH EXISTING GROUND)

APPROX. LOCATION OF EXIST. SEPTIC SYSTEM

WETLANDS #1

WETLANDS #2

NON-WETLANDS

WF #1A WF #2A WF #3A WF #4A WF #5A WF #6A WF #7A WF #8A

4' WIDE x 40' LONG STONE TRENCH

STONE TRENCH – INVERT SHALL BE PLACED ALONG THE EDGE OF THE DRIVEWAY

PRIOR TO ADJACENT CONSTRUCTION, INSTALL GEOTEXTILE SILT FENCE BACKED WITH STAKED HAY BALES

WF #16X WF #15X WF #14X WF #13X WF #12X WF #17X WF #18X WF #19X WF #20X WF #13

INSTALL CONSTRUCTION ENTRANCE PADS PRIOR TO ANY CONSTRUCTION (TYPICAL)

PROPOSED DRAINAGE EASEME WITH AN UNRESTRICTED RIGH

DATE	REVISION
5–12–25	REVISED PER STAFF COMMENTS
4–25–25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
4–2–25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7
2–10–25	REVISED TO INCORPORATE COMMENTS FROM IWWC WETLANDS AGENT DATED 2–5–25

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

STATE OF CONNECTICUT 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

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

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

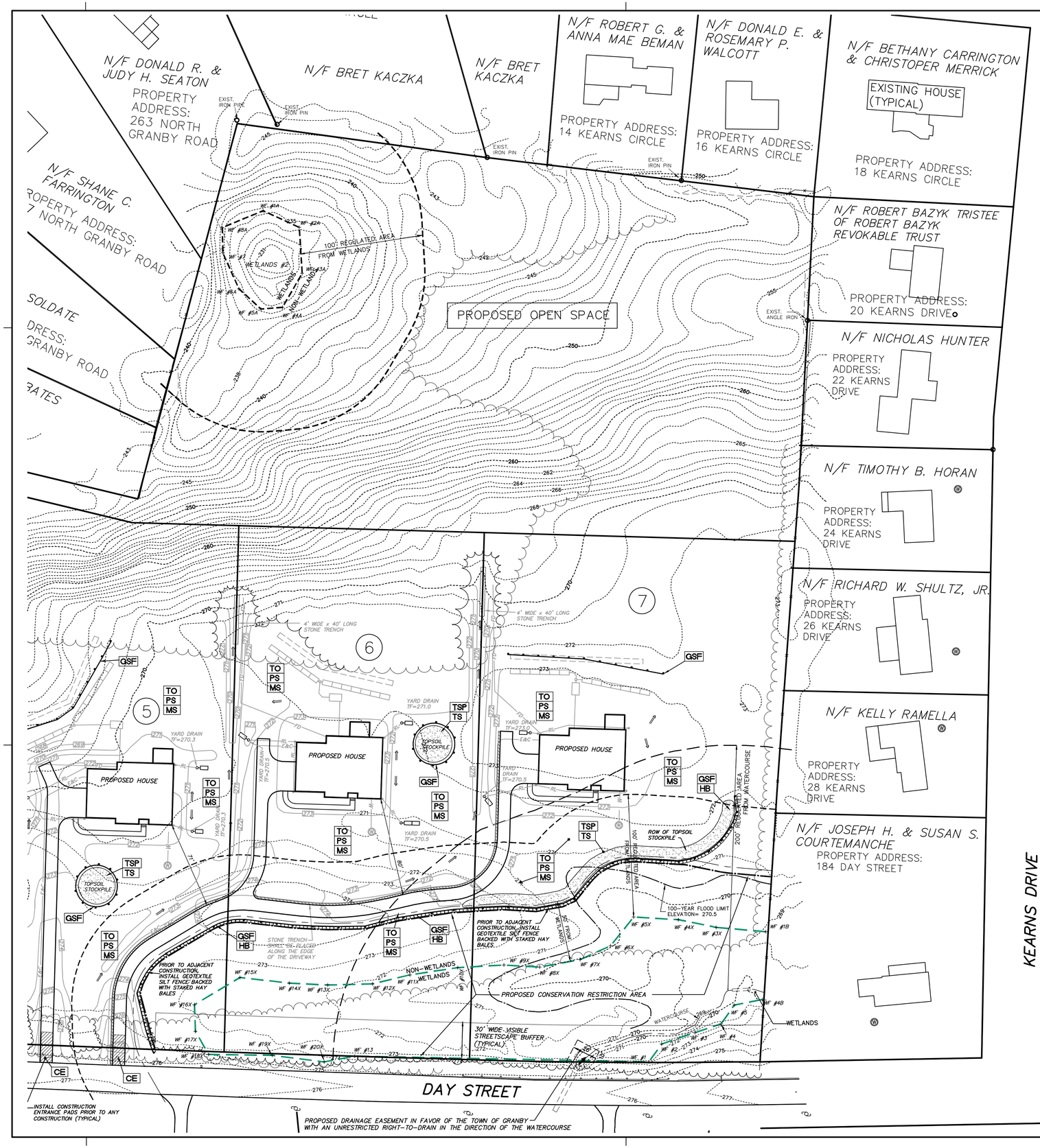
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

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

Sheet
E&SC–1

SS: PR–EROSION CONTROL PLAN P: B24054 D: B240545SB FOLDER: BLUE SKY



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.
TOTAL AMOUNT OF PROPOSED DISTURBED AREA ON THE ENTIRE PROPERTY = 5.9+/– ACRES.

3. THE ANTICIPATED START OF CONSTRUCTION IS PLANNED FOR THE SUMMER 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 SEEDED 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 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 SEEDED 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
OP	OUTLET PROTECTION
PS	PERMANENT SEEDING
TO	TOPSOIL
TP	TREE PROTECTION
TS	TEMPORARY SEEDING
TSP	TOPSOIL STOCKPILE

REVISION	DATE
REVISED PER STAFF COMMENTS	5–12–25
REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER	4–25–25
REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7	4–2–25
REVISED TO INCORPORATE COMMENTS FROM IWWC WETLANDS AGENT DATED 2–3–25	2–10–25

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

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

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L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford ASSOCIATES, INC.

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

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

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

GRAPHIC SCALE
40 0 20 40 80 160
(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.

I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE TOWN GRANBY SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

WILSON M. ALFORD, JR. DATE
CONNECTICUT LICENSED PROFESSIONAL ENGINEER NO. 9344

NOTE– THE WORD "CERTIFY", AS USED ON THIS PLAN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE PROFESSIONAL ENGINEER, WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY OR WARRANTY.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF GRANBY CERTIFIES THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN COMPLIES WITH THE TOWN'S SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

DATE OF APPROVAL

THE TOWN ENGINEER OR ZONING ENFORCEMENT OFFICER OF THE TOWN OF GRANBY CERTIFIES THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN COMPLIES WITH THE TOWN'S SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

DATE OF APPROVAL

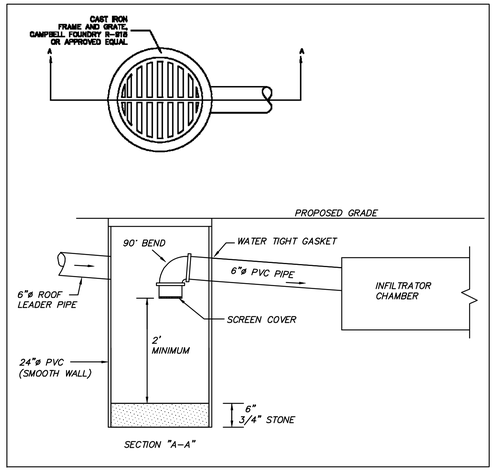
BREEZY MEADOW SUBDIVISION
EROSION AND SEDIMENTATION CONTROL PLAN
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
188 DAY STREET GRANBY, CONNECTICUT

Sheet
E&SC–2

SS: PR–EROSION CONTROL PLAN P: B24054 D: B240545SB FOLDER: BLUE SKY

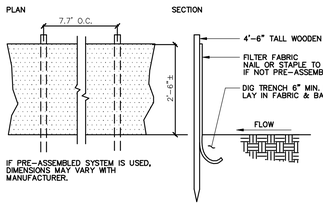
YARD DRAIN DETAIL –

NOT TO SCALE



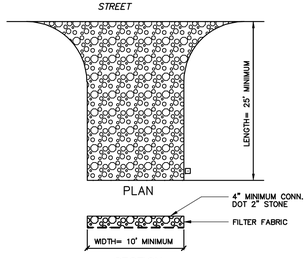
FILTER FABRIC FENCE

NOT TO SCALE



CONSTRUCTION ENTRANCE PAD –

NOT TO SCALE

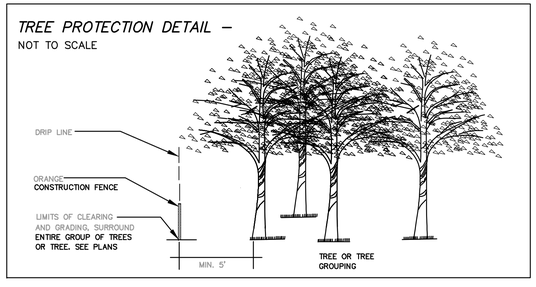


NOTES:

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 UNDESIRABLE 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 ADITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

TREE PROTECTION DETAIL –

NOT TO SCALE



INFILTRATOR CHAMBER

NOT TO SCALE

AS MANUFACTURED BY INFILTRATOR WATER TECHNOLOGIES OR APPROVED EQUAL

NOTE– INSTALL PER MANUFACTURER'S SPECIFICATIONS.

INFILTRATOR® water technologies

Quick4 PLUS™ DRAINAGE SYSTEMS

The Quick4® Plus High Capacity Chamber

Quick4 Plus™ Series

The Quick4 Plus High Capacity Chamber offers maximum strength through its two center structural columns. This chamber can be installed in a 36-inch-wide trench. Like the original line of Quick4 chambers, it offers advanced contouring capability with its Contour Swivel Connection™ which permits turns up to 15-degrees, right or left. It is also available in four-foot lengths to provide optimal installation flexibility. The Quick4 Plus All-in-One 12 Endcap, and the Quick4 Periscope are available with this chamber, providing increased flexibility in system configurations.

Maximum Strength

Quick4 Plus High Capacity Chamber Benefits:

- Two center structural columns offer increased stability and superior strength
- Advanced contouring connections
- Latching mechanism allows for quick installation
- Four-foot chamber lengths are easy to handle and install
- Supports wheel loads of 16,000 lbs/axle with 12" of cover

Quick4 Plus High Capacity Chamber Specifications

Size	34"W x 53"L x 14"H (864 mm x 1346 mm x 356 mm)
Effective Length	48" (1219 mm)
Louver Height	12" (305 mm)
Storage Capacity	54 gal (204 L)
Invert Height	0.8" (20 mm), 5.3" (135 mm), 8.0" (203 mm), 12.7" (323 mm)

APPROVED in _____

Quick4 Plus All-in-One 12 Endcap Benefits:

- May be used at the end of chamber row for an inlet/outlet or can be installed mid-trench
- Mid-trench connection feature allows construction of chamber rows with center feed, as an alternative to inletting at the ends of chamber rows
- Center-feed connection allows for easy installation of serial distribution systems
- Pipe connection options include sides, ends or top

Quick4 Plus All-in-One Periscope Benefits:

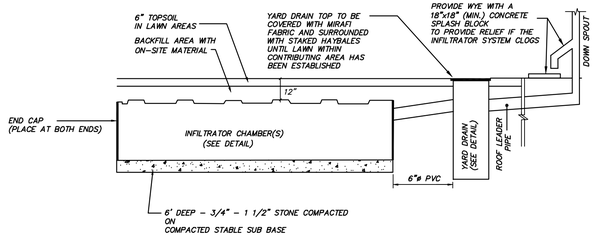
- Allows for raised invert installations
- 180° directional inletting
- 12" raised invert is ideal for serial applications

Certified by the International Association of Plumbing and Mechanical Officials (IAPMO)

DETAIL OF INFILTRATOR AND YARD DRAIN

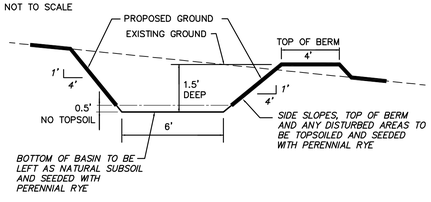
NOT TO SCALE

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



RAIN GARDEN SECTION –

NOT TO SCALE



SEQUENCE OF CONSTRUCTION:

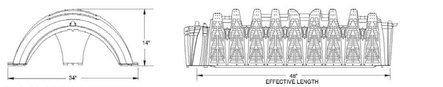
NOTE– FOR EACH LOT WHERE RAIN GARDEN(S) ARE PROPOSED, RAIN GARDEN IS TO BE CREATED PRIOR TO ANY OTHER ON–LOT CONSTRUCTION.

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.*

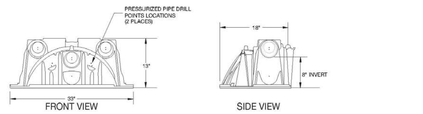
Quick4 Plus™ Series

Quick4 PLUS DRAINAGE SYSTEMS

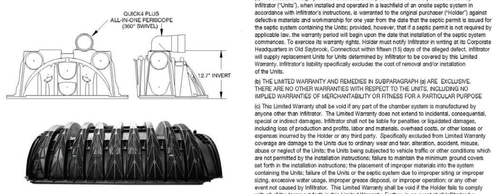
Quick4 Plus High Capacity Chamber



Quick4 Plus All-in-One 12 Endcap



Quick4 Plus All-in-One Periscope



INFILTRATOR WATER TECHNOLOGIES STANDARD LIMITED WARRANTY

(a) The structural integrity of each chamber, endcap and other accessory manufactured by Infiltrator ("Units"), when installed and operated in a backfilled of an onsite septic system in accordance with Infiltrator's instructions, is warranted to the original purchaser ("Holder") against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator's liability specifically excludes the cost of removal and/or installation of the Units.

(b) THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by anyone other than Infiltrator. The Limited Warranty does not extend to incidental, consequential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, attention, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure to maintain the minimum ground covers set forth in the installation instructions; the placement of improper materials into the system containing the Units; failure of the Units or the septic system due to improper silting or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or shipment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Infiltrator's installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder.

The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator's Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.

INFILTRATOR® water technologies
4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
tel: 860-577-7000 • fax: 860-577-7001
1-800-221-4436
www.infiltratorwater.com

U.S. Patents: 4,759,661; 5,017,041; 5,156,488; 5,336,017; 5,401,116; 5,401,409; 5,511,903; 5,716,163; 5,588,776; 5,839,844 Canadian Patents: 1,329,916; 2,096,564 Other patents pending.
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PolyLok is a trademark of PolyLok, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPEX Inc.
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PLUS10 0713

Contact Infiltrator Water Technologies' Technical Services Department for assistance at 1-800-221-4436

GENERAL NOTES:

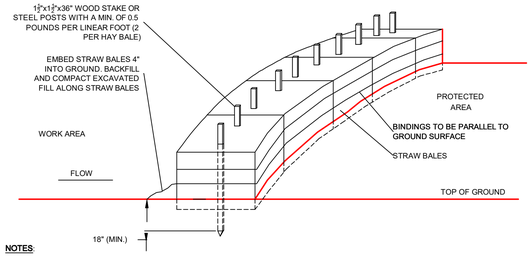
1. *THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300b–1 THROUGH 20–300b–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY PERFORMED IS A COMPILATION PLAN. THE SURVEY CONFORMS TO A CLASS "D" HORIZONTAL ACCURACY.*
   "THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE."
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. *ZONE OF PROPERTY: "R30" AND "R50".*
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 09003C0177F 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.*

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 T–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 819, 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.*

NOTE:

1. BALES SHALL BE MINIMUM 30" L X 14" H X 18" W.
2. BALES SHALL WEIGH NO LESS THAN 50 LBS BOUND WITH AT LEAST TWO (2) STRING AND CONTAIN AT LEAST FIVE (5) CUBIC FEET OF MATERIAL.
3. BALES SHALL BE REPLACED EVERY THREE MONTHS.



NOTES:

1. STRAW BALES SHALL BE MADE O WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
2. PLACE STRAW BALES ON CONTOUR AND WING THE LAST STRAW BALES UP SLOPE SO THAT THE TOP OF THE LAST SEVERAL STRAW BALES ARE HIGHER THAN THE LINE OF HAY BALES.
3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
4. PUT ONE STRAW BALE PERPENDICULAR ALONG STRAW BALE BARRIER EACH 100 FEET.

HAY BALE BARRIER

NOT TO SCALE

NO.	DATE	REVISION
	4–25–25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
	4–2–25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7
	2–10–25	REVISED TO INCORPORATE COMMENTS FROM IWWC WETLANDS AGENT DATED 2–5–25

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

STATE OF CONNECTICUT 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

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

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

NOTES AND DETAILS

PREPARED FOR

PEAK MOUNTAIN DEVELOPMENT LLC

188 DAY STREET

GRANBY, CONNECTICUT

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

Sheet

NOTES–1

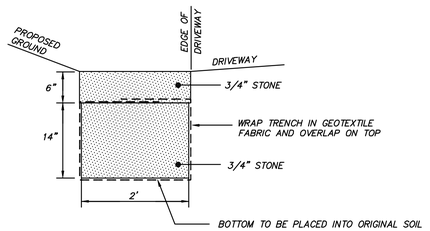
SS: PR–EROSION CONTROL PLAN P: B24054 D: B240545SB FOLDER: BLUE SKY

STONE TRENCH

NOT TO SCALE

TO BE PLACED ALONG EDGE OF DRIVEWAY FOR LOTS 5, 6 AND 7, WHERE SHOWN ON PLAN

NOTE –
INSTALL STONE TRENCH AFTER CONTRIBUTING AREAS ARE STABILIZED.

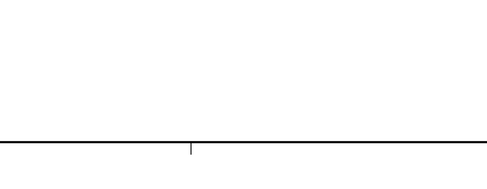


STONE TRENCH

NOT TO SCALE

TO BE PLACED WITHIN SWALES BETWEEN LOTS 5 AND 6 AND LOTS 6 AND 7

NOTES –
1. STONE TRENCH TO BE 40 FEET LONG.
2. INSTALL STONE TRENCH AFTER CONTRIBUTING AREAS ARE STABILIZED.



INVASIVE SPECIES MANAGEMENT PLAN

NOTE– THE INVASIVE SPECIES MANAGEMENT PLAN HAS BEEN PREPARED BY IAN COLE, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT.

INVASIVE SPECIES MANAGEMENT PLAN

188 DAY STREET SUBDIVISION – GRANBY

1.0 Invasive Species Management Plan Goal

The prime objective of this Invasive Species Management Plan is to avoid, minimize, and mitigate the introduction, spread, or the increased risk of invasion of invasive plant species on the project site, into new or disturbed areas, or areas adjacent to the project site caused by the site work shall be avoided.

Contractors will utilize established construction best management practices (BMPs) and measures that (1) do not contribute to the spread of, or (2) reduce the spread of target invasive plant species are the main objectives of this Plan. These measures are incorporated into the construction plans for the Project.

The removal of invasive shrubs/vines and herbaceous plants, including autumn olive, multiflora rose, Japanese barberry, garlic mustard, mugwort, Japanese knotweed and Asiatic bittersweet. This will open up areas for proper site stabilization and restoration. The protocols used for the eradication of invasive plants shall follow those promulgated by the Connecticut Invasive Plant Working Group (CIPWG), and notification to Town Staff. The removal methods may include excavation, smothering with black plastic /tarp, and/or targeted herbicide Treatments. However, only mechanical removal methods of invasives will occur within the wetland boundary.

Note: wetlands containing invasive plants extend well beyond the Project area and outside of areas in which any Project activities will be performed. Therefore, attempting to eradicate invasive species from portions outside the limits of disturbance is not considered a practical goal of this Plan. The main focus area for invasive species control is centered on the newly planted 45' buffer zone.

2.0 Invasive Species of Concern in Wetlands & Baseline Invasive Plant Survey

The CT DEEP, under PA 03-136 and in cooperation with the Connecticut Invasive Plants Council (through the Invasive Plant Atlas of New England [IPANE]), has compiled a State list of invasive plants. The species listed in the following table are likely found in wetlands in the Project area, based on field investigations.

Table 1-1 Invasive Species Found in Project Wetlands

Common Name	*Latin Name*
Multiflora rose*	*Rosa multiflora*
Asiatic bittersweet	*Celastrus orbiculatus*
Japanese barberry*	*Berberis thunbergii*
Morrow's honeysuckle	*Lonicera morrowii*
Autumn olive	*Elaeagnus umbellata*
Japanese Knotweed	*Fallopia japonica*
Garlic mustard	*Alliaria Petiolata*
Mugwort*	*Artemisa vulgaris*

*Indicates invasive species found in most abundance.

3.0 Invasive Species Management Areas

Invasive species management areas will target only the area within the proposed limits of disturbance.

1. If deemed necessary to facilitate construction workspace, targeted areas of invasive non-native species shall be mechanically removed from the invasive species management areas during construction. The preferred method for initial removal is pulling the invasive shrubs and vines with a small machine (e.g., mini excavator) so that the roots are removed.

2. Disposal of invasive plant material shall comply with CT DEEP guidelines.

3. If required Any herbicide used for invasive eradication or control shall be applied by a Licensed Pesticide Applicator.

4. These areas noted above will be subject to a 2-year guarantee that invasive species will be treated and removed to the satisfaction of the Town.

5. The contractor shall guarantee a survival rate planted shrubs of 80% following the 2 year monitoring period.

4.0 Construction Phase Measures

The Project proposes to implement a series of procedures within the limits of the work area during the construction phase of the Project to meet the intended goals of this Plan. Care and consideration would be taken during all phases of Project construction to prevent the spread of target invasive species to areas that are currently devoid of them, and to prevent the spread of target invasive plant communities that currently exist.

Contractors will take precautionary measures to prevent and/or reduce the introduction or spread of target invasive species when clearing, placing, and moving equipment through areas containing said species. Equipment decontamination will be conducted at appropriate locations to the extent feasible to prevent spreading target invasive species.

Vegetation removal will be one of the first activities to occur, after the limits of disturbances is surveyed and staked. Vegetation clearing within the work area is necessary to provide access to structure locations, and to provide clearance to facilitate construction. To control the spread of target invasive plant species during construction, the following procedures will be implemented:

- All equipment, vehicles, and materials are to be clean and free of excess soil, debris, and vegetation prior to arrival at the Project site.
- Clearing of vehicles and other equipment will involve removal of visible dirt, debris and vegetation through the use of brooms, shovels, and, if needed, compressed air.
- Final restoration of the site to be carried out in accordance with the current plan requirements. If "hay bale" erosion controls are required on site, the contractor will be required to use alternative measures, to the extent practicable and if local sources are available, utilize straw bales, coconut rolls, wood chip bags or silt fence in lieu of traditional hay bales which may contain noxious or invasive seed stock or plant matter. This is especially important when erosion controls are installed adjacent to wetlands. Efforts will be made during construction, to the extent practicable, to minimize equipment mobility in areas containing invasive species so as to avoid dragging invasive plant material back and forth from established stands.

5.0 Monitoring & Reporting

1. Upon completion of land clearing and restoration of the site, it is recommended that a follow-up assessment be completed to determine the success of any removal and if any recommended action items are warranted. The site shall be monitored for 2 years.

6.0 Resources:

a. U.S. Army Corps of Engineers, New England District website, which includes disposal information www.nae.usace.army.mil/regulatory
b. Invasive Species. Invasive Plant Atlas of New England www.ipane.org
c. Cooperative Extension System Offices www.csrees.usda.gov/Extension

REVISION	DATE
REVISED PER STAFF COMMENTS	5-12-25

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

STATE OF CONNECTICUT 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

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

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

DATE: APRIL 25, 2025

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION
NOTES AND DETAILS
PREPARED FOR
PEAK MOUNTAIN DEVELOPMENT LLC
GRANBY, CONNECTICUT
188 DAY STREET

Sheet
NOTES–2

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

Outlook

Re: 188 Day Street - Breezy Meadow Subdivision

From Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Date Fri 5/9/2025 1:20 PM
To Abigail Kenyon <akenyon@granby-ct.gov>; Kirk MacNaughton <kirk@macbuilds.com>
Cc Kevin Clark <townengineer@granby-ct.gov>; Skip Alford <SkipAlford@snet.net>; Renee Deltenre <RDeltenre@granby-ct.gov>

Thank you both.

Kevin and I are completing our reviews. My goal, unless Kevin has plan edits, is to capture any additional comments in an approval letter.

My comments remain the same as at our last meeting.

1. I will be looking for the number of wetland plantings to be increased to adequately cover the entire conservation area. Tree, including evergreen species could be utilized as well. The design should accommodate spacing that provides area for full growth of each species, providing overlapping herbaceous stratification layers. The more quickly that you can shade out the understory, the less likely invasive species will colonize the area.
2. Kevin's blessing that the hydrology calculations for the swales between lots 5, 6, & 7 will not have the potential to result in slope erosion as Wetlands #2 is at the base of the slope. Also, creating this slope requires cutting into the tree line on a relatively steep slope.

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: Friday, May 9, 2025 11:33 AM
To: Kirk MacNaughton <kirk@macbuilds.com>
Cc: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>; Kevin Clark <townengineer@granby-ct.gov>; Skip Alford <SkipAlford@snet.net>; Renee Deltenre <RDeltenre@granby-ct.gov>
Subject: RE: 188 Day Street - Breezy Meadow Subdivision

Great, thanks for clarifying.

Kate and Kevin will be reviewing and will get back to you.

Regards,
Abby

INVASIVE SPECIES MANAGEMENT PLAN

188 DAY STREET SUBDIVISION – GRANBY

1.0 Invasive Species Management Plan Goal

The prime objective of this Invasive Species Management Plan is to avoid, minimize, and mitigate the introduction, spread, or the increased risk of invasion of invasive plant species on the project site, into new or disturbed areas, or areas adjacent to the project site caused by the site work shall be avoided.

Contractors will utilize established construction best management practices (BMPs) and measures that (1) do not contribute to the spread of, or (2) reduce the spread of target invasive plant species are the main objectives of this Plan. These measures are incorporated into the construction plans for the Project.

The removal of invasive shrubs/vines and herbaceous plants, including autumn olive, multiflora rose, Japanese barberry, garlic mustard, mugwort, Japanese knotweed and Asiatic bittersweet. This will open up areas for proper site stabilization and restoration. The protocols used for the eradication of invasive plants shall follow those promulgated by the Connecticut Invasive Plant Working Group (CIPWG), and notification to Town Staff. The removal methods may include excavation, smothering with black plastic /tarp, and/or targeted herbicide Treatments. However, only mechanical removal methods of invasives will occur within the wetland boundary.

Note: wetlands containing invasive plants extend well beyond the Project area and outside of areas in which any Project activities will be performed. Therefore, attempting to eradicate invasive species from portions outside the limits of disturbance is not considered a practical goal of this Plan. The main focus area for invasive species control is centered on the newly planted 45' buffer zone.

2.0 Invasive Species of Concern in Wetlands & Baseline Invasive Plant Survey

The CT DEEP, under PA 03-136 and in cooperation with the Connecticut Invasive Plants Council (through the Invasive Plant Atlas of New England [IPANE]), has compiled a State list of invasive plants. The species listed in the following table are likely found in wetlands in the Project area, based on field investigations.

Table 1-1 Invasive Species Found in Project Wetlands

Common Name	***Latin Name***
Multiflora rose*	*Rosa multiflora*
Asiatic bittersweet	*Celastrus orbiculatus*
Japanese barberry*	*Berberis thunbergii*
Morrow's honeysuckle	*Lonicera morrowii*
Autumn olive	*Elaeagnus umbellata*
Japanese Knotweed	*Fallopia japonica*
Garlic mustard	*Alliaria Petiolata*
Mugwort*	*Artemisa vulgaris*

*Indicates invasive species found in most abundance.

3.0 Invasive Species Management Areas

Invasive species management areas will target only the area within the proposed limits of disturbance.

1. If deemed necessary to facilitate construction workspace, targeted areas of invasive non-native species shall be mechanically removed from the invasive species management areas during construction. The preferred method for initial removal is pulling the invasive shrubs and vines with a small machine (e.g., mini excavator) so that the roots are removed.

2. Disposal of invasive plant material shall comply with CT DEEP guidelines.

3. If required Any herbicide used for invasive eradication or control shall be applied by a Licensed Pesticide Applicator.

4. These areas noted above will be subject to a 2-year guarantee that invasive species will be treated and removed to the satisfaction of the Town.

5. The contractor shall guarantee a survival rate planted shrubs of 80% following the 2 year monitoring period.

4.0 Construction Phase Measures

The Project proposes to implement a series of procedures within the limits of the work area during the construction phase of the Project to meet the intended goals of this Plan. Care and consideration would be taken during all phases of Project construction to prevent the spread of target invasive species to areas that are currently devoid of them, and to prevent the spread of target invasive plant communities that currently exist.

Contractors will take precautionary measures to prevent and/or reduce the introduction or spread of target invasive species when clearing, placing, and moving equipment through areas containing said species. Equipment decontamination will be conducted at appropriate locations to the extent feasible to prevent spreading target invasive species.

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5.0 Monitoring & Reporting

1. Upon completion of land clearing and restoration of the site, it is recommended that a follow-up assessment be completed to determine the success of any removal and if any recommended action items are warranted. The site shall be monitored for 2 years.

6.0 Resources:

a. U.S. Army Corps of Engineers, New England District website, which includes disposal information www.nae.usace.army.mil/regulatory
b. Invasive Species. Invasive Plant Atlas of New England www.ipane.org
c. Cooperative Extension System Offices www.csrees.usda.gov/Extension

Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist
PO BOX 619
Middletown, CT 06457
Itcole@gmail.com
860-514-5642

March 26, 2025
(Original Report Date: October 3, 2024)

Mr. Kirk MacNaughton
MacNaughton Builders LLC
P.O. Box 270
East Granby, CT 06026

RE: WETLAND & WATERCOURSE DELINEATION REPORT
188 DAY STREET
MBL: E-30/37/2
GRANBY, CONNECTICUT

Dear Mr. MacNaughton,

This updated letter supersedes my October 3, 2024 wetland delineation report and includes updated information with regards to modifying Wetland #1's flagged wetland boundary, which was expanded and updated in the field on March 15, 2025.

At your request, I completed a wetland survey in search of Connecticut jurisdictional inland wetlands and watercourse boundaries at the above referenced 15.63-acre parcel located at the corner of 188 Day Street and North Granby Road in Granby, Connecticut.

WETLAND DELINEATION METHODOLOGY

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Granby or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

An on-site wetland survey was completed on October 2, 2024, to examine the upper 20" of the soil profile for the presence of hydric soil conditions and delineate all wetland and/or watercourse boundaries located on the property. Two wetland areas meeting the criteria noted above were marked in the field with sequentially numbered pink wetland flagging 1 through 13, 1A to 8A and 1B to 4B. On March 15, 2025, the site was re-visited to extend wetland #1's flagged wetland boundary outwardly into the maintained agriculture hayfield. The modified wetland boundary is identified by newly placed wetland flagging 1X through 20X. The attached updated wetland sketch illustrates the approximate wetland flag locations and corresponding flag series. Please note the wetland boundary is subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town of Granby.

The 15.63-acre parcel is vacant and undeveloped. The front portion of the property slated for development has been utilized as agricultural land minimally dating back to the early 1900's as demonstrated on the publicly available Connecticut Department of Energy and Environmental Protection's (CTDEEP) 1934 air photos. The farm field spans approximately 1800'+ feet of road frontage and approximately encompasses 12-acres of open farmland. The balance of the property, particularly concentrated on the eastern side, is a mosaic of low-lying scrub-shrub and mixed hardwood forested upland habitats.

In the southwest corner of the property is a drainageway/ wet meadow that drains to a culvert at the south property line where a relic farm road bisects the Wetland #1. The eastern leading edge of the wetland boundary extends into the agricultural hayfield.

Typical soil test pit reading within the flagged wetland boundary of Wetland #1:

1- 8" AP - 10YR 3/2, FSL *oxidized rhizospheres within the topsoil
8"-20" – Bg, VFSL to Silt-loam, 10YR 4/2

Typical soil test pit reading taken from the adjacent moderately well-drained upland farm field:

0- 8" AP 10 YR 3/3, FSL
8"- 20 " Bw1 10YR 4/4 FSL
20" + B/C 10YR 5/6 SL

Wetland #2 is located in the northeastern quadrant of the property and consist of a confined seasonally flooded depression. In the dry summer months the wetland basin's forest floor is exposed revealing the wetland is lined with fist sized cobbles deposited from farmers when the annual spring collection of field stones which were moved from the fields and deposited in the basin. Also, this wetland was part of a farm dump and contains many bottles, containers and other common inert household bulky debris items which are embedded in the soil and amongst the cobbles.

Wetland #2 was re-visited on March 15, 2025, which coincided with the early start of the vernal pool breeding season. As of March 15, 2025 the wetland was only slightly inundated (updated photos provided below) and did not have substantial hydrology capable of supporting vernal pool breeding habitat, nor were their any signs of amphibian migrations or adult sightings, egg masses or any evidence of vernal pool breeding season, acknowledge that it is both earl in the active season but equally important that although and isolated feature with classic vernal pool site settings, the feature does not appear to be supportive of vernal pool habitat, or minimally not quality habitat or preferred habitat based on the site characteristics and degradation of the wetland from past farming practices and impacts.

The wetland habitat along the flagged wetland boundary of Wetland #1 exhibits classic wet meadow habitat. There is a distinct change in the vegetation community along the flagged wetland boundary as a diverse wetland plant community quickly gives rise to upland vegetation like staghorn sumac, autumn olive and goldenrods, which creates an eco-indicator (*particularly when the golden rod is in bloom in the later summer months*) of the wetland boundary as the distinct contrast in the landscape which visually separates the uplands from the wetlands by the plant community present. The following wetland plant species are commonly found throughout the wet meadow habitat:

Shrub Stratum: Alder, meadow sweet, willow, and multiflora rose.

Herbaceous Stratum: Soft rush, sensitive fern, reed canary grass, wool grass, Canadian rush, blue vervain, boneset, joe-pye-weed, and aster.

The forested habitat of wetland #2 is dominated by Elm, Red maple, and Oak trees. The herbaceous stratum and substratum are largely absent due to persistent seasonal pooling of water. Representative site photos are provided below.

Please be advised the Town of Granby Inland Wetlands and Watercourse Commission (IWWC) regulates all activities affecting the wetlands and watercourses, and upland review areas (100' from any wetland soil type and any watercourse). These activities may include but are not necessarily limited to any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing, or removing of material and discharging of storm water on the land within 100 feet measured horizontally from the boundary of any wetland or watercourse is a regulated activity. The IWWC may also rule that any other activity located within such upland review area or in any other non-wetland or non-

watercourse area is likely to impact or affect wetlands or watercourses may also be considered for a regulated activity.

SOIL SURVEY

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey. The on-site soil parent material originated in glaciofluvial / melt water stratified sands and gravel outwash.

Wetland Soils

The regulated wetland soils are mapped and classified as belonging to the Raypol soil series. These very poorly drained hydric soils have accumulated organic layers and are found adjacent to tributaries that routinely flood.

Upland Soil

The uplands are mapped as moderately well-drained to well-drained Broadbrook silt loams. These prime farmland soils are gently sloping with grades ranging from 3-8%. Broadbrook soils consist of deep silty loam soils that have moderate to slow permeability and infiltration rates. These silty upland soils are suitable for development and typically require sub-surface sewage disposal systems to be designed by a Licensed Professional Engineer.

The soils in the northern undeveloped portion of the property are mapped primarily as Ninigret fine sandy loams, with minor inclusions of Windsor fine sandy loams. Generally, the on-site soils are suitable to support development with little limitations or restrictions. A copy of the NRCS soil survey is attached for reference.

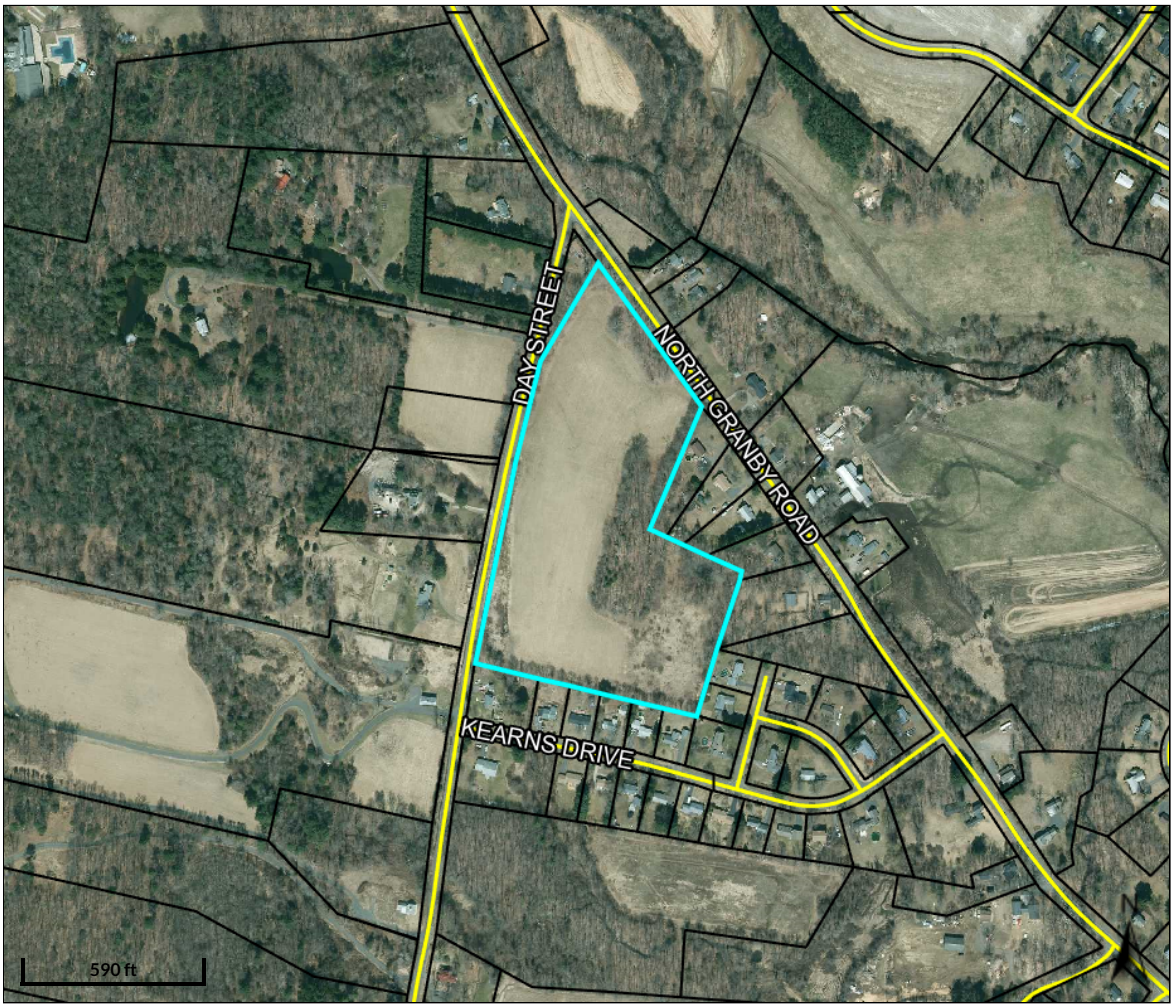
If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642.

Sincerely,

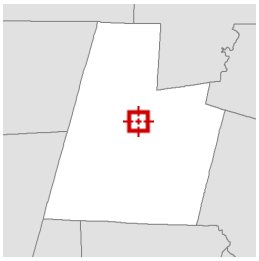
Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

ATTACHMENTS
GIS MAP
WETLAND SKETCH
NRCS SOIL MAP
SITE PHOTOS

qPublic.net™ Town of Granby, CT



Overview



Legend

- Parcels
- Roads

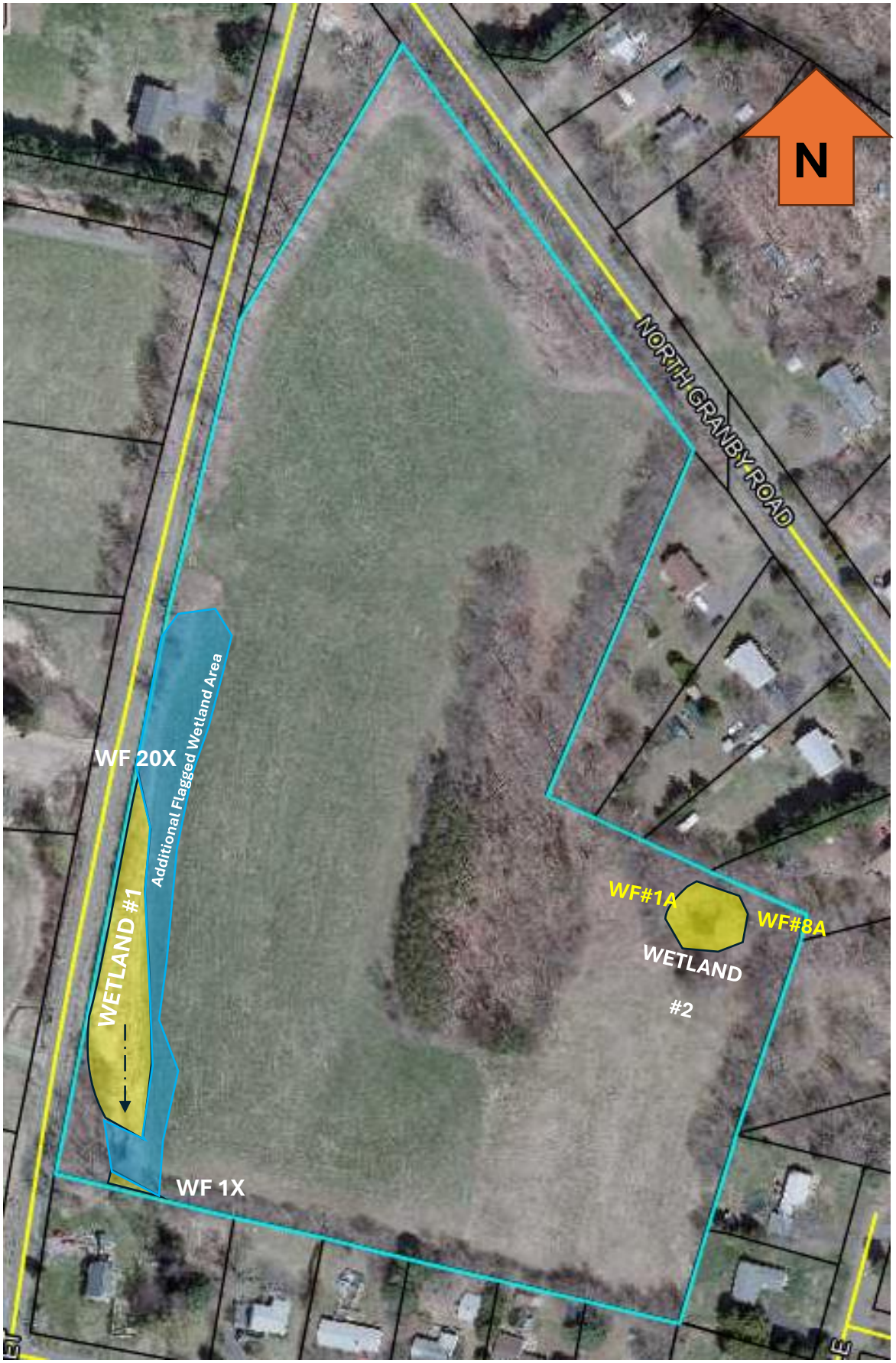
Parcel ID 344
Location 188 DAY ST
View Assessor website

Date created: 9/21/2024
Last Data Uploaded: 9/21/2024 1:12:34 AM

Developed by Schneider GEOSPATIAL

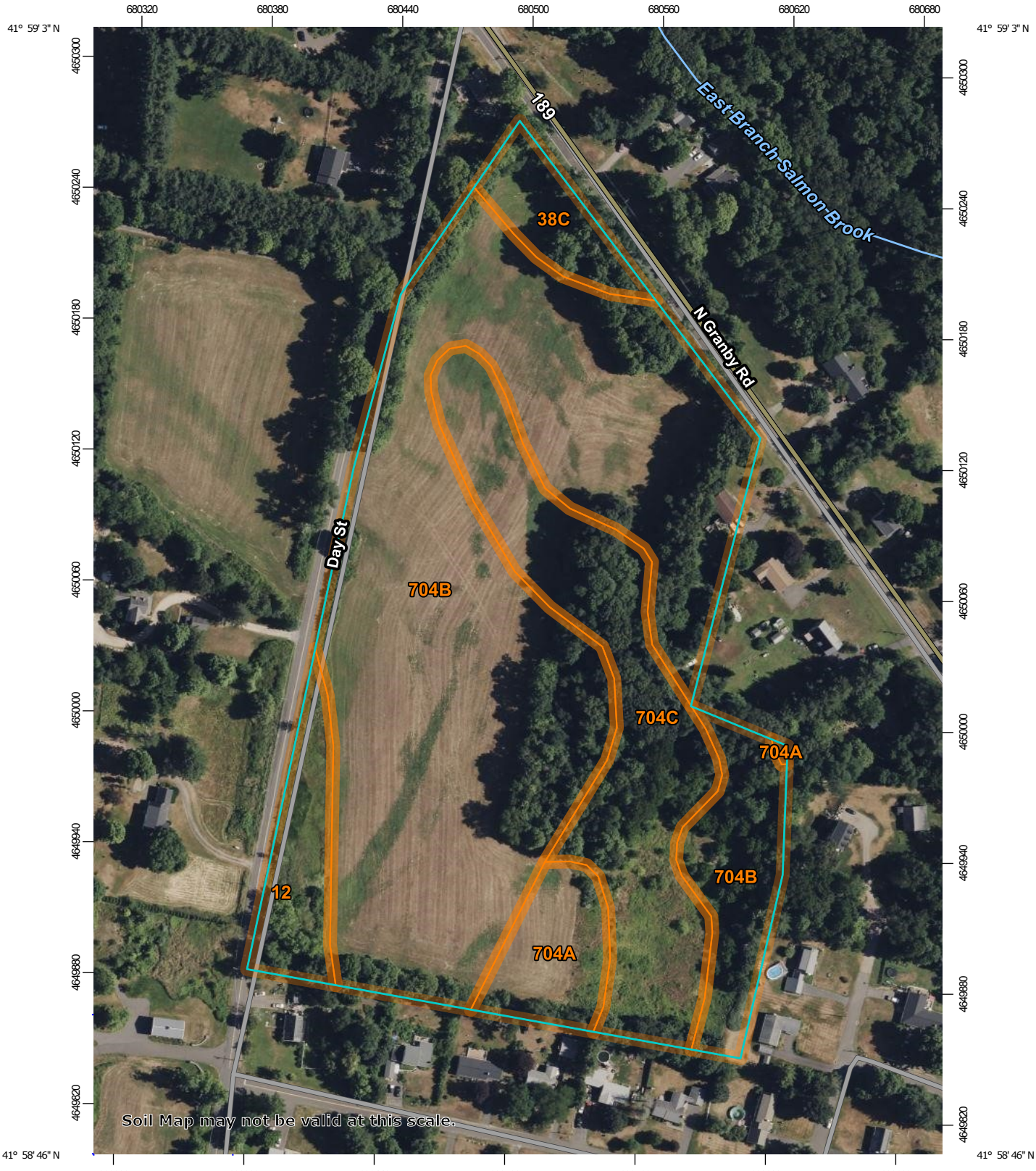
WETLAND SKETCH – OCTOBER 2024 & MARCH 2025

188 DAY STREET – GRANBY



Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.

Soil Map—State of Connecticut, Western Part



Map Scale: 1:2,520 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam, 0 to 3 percent slopes	0.9	5.0%
38C	Hinckley loamy sand, 3 to 15 percent slopes	0.6	3.8%
704A	Enfield silt loam, 0 to 3 percent slopes	0.8	4.9%
704B	Enfield silt loam, 3 to 8 percent slopes	11.4	66.4%
704C	Enfield silt loam, 8 to 15 percent slopes	3.4	19.9%
Totals for Area of Interest		**17.2**	**100.0%**

WETLAND SURVEY PHOTOS

188 DAY STREET

GRANBY

CONNECTICUT

Photo 1: Example of the wet-meadow wetland conditions of wetland #1.

Photo 2: Example of the thick scrub-shrub alder dominated portion of wetland #1.

Photo 3: Example of the old farm road that bisects wetland #1 at the western property boundary.

Photo 4: Wetland #2 Seasonally flooded isolated wetland pocket.

Photo 5: Wetland #2 was used to dump annual spring field stone from the adjacent farm fields. This wetland also was historically utilized as a farm dump.

Photo 6: Example of the typical upland field conditions slated to host the proposed development.

Photo 7: Example of the forested uplands on the property, note the large amount of deadfall on the forest floor, likely a result of significant storm damage.

Photo 8: Area of the delineation that expanded the boundary of Wetland #1 in March of 2025.

Photo 9: Wetland #2 – conditions of the wetland hydrology on March 15, 2025, no signs of vernal pool organisms as of this date.

TOWN OF GRANBY

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

May 22, 2025

Richard Marr
66 Claire Hill Road
Burlington, CT 06013

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

Dear Mr. Marr:

Please be advised that on May 22, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the following documentation:

1. Brook Crossing Plan; 15 Peck Orchard Road; Prepared by F.A. Hesketh & Associates, Inc.; Prepared for Richard Marr; Dated 2/18/25; Revised 5/13/25; 12 Sheets
2. Brook Crossing Plan and Alternatives Analysis Statement; Prepared by Jackson Environmental, LLC; dated 4/7/25
3. Hydrology Report; Prepared by F.A. Hesketh & Associates, Inc.; Dated 2/18/25; Revised 3/28/25
4. Soils and Wetlands/Watercourse Delineation Report; Prepared by Jackson Environmental, LLC; dated 4/12/22
5. Jurisdictional Wetland Delineations Report; Prepared by REMA Ecological Services, LLC; dated 2/17/25
6. Application dated 2/19/25 and all other corresponding materials.

The following are the conditions of this approval.

1. All construction activities shall be coordinated through the Office of Community Development.

2. The Office of Community Development shall be notified:
   a. At least 48 hours prior to the start of any activities and when barrier erosion controls have been installed prior to earth disturbance activities.
   b. With notification of the anticipated date that the bridge footing will be installed.
   c. Prior to final temporary stabilization of the slopes within the IWWR review area; and
   d. 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.

3. The applicant shall reimburse the Town of Granby for all payments made to the Town Wetlands Officer for monitoring the development for compliance with this approval. The applicant will reimburse the Town at a rate of $100 per hour for the services of the Town Wetlands Officer or other designated expert. The applicant shall deposit with the Town of Granby the sum of $5,000 to be applied to the costs as described herein. Should the costs exceed this amount, the applicant will be billed for the difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this context, the term “Town Wetlands Officer” includes any person or firm so

DRAFT

designated by the Director of Community Development for the purposes of monitoring the development activities to assure compliance with this approval and the IWWC Regulations.

4. 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.

5. 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.

6. 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.

7. Vegetative plantings and invasive species shall be treated according to the Vegetative Stabilization Provisions included on Sheet NT-1 of the permitted plan set referenced above. The procedures are noted below:

    a. The Granby IWWC will require the applicant post a landscape bond to ensure effective stabilization/restoration of disturbed areas. Prior to the release of the bond, the successful restoration shall be determined by the town's wetlands officer during a joint inspection with the Applicant, based on the following parameter:
        i. For establishment of vegetative cover (i.e., New England Conservation Mix): 70% stabilization over 90% of the area after one growing season.
        ii. For woody plantings: 80% survival over two (2) post-installation growing seasons.
        iii. Invasive species control: successful control for a minimum of two (2) years after post-installation growing seasons.

8. Only clean fill, free of invasive species shall be brought on-site. Utilizing on-site fill will reduce, if not eliminate the potential for the introduction and potential colonization of new invasive species into this area of the watershed.

9. This permit is valid for a period of 5 years from the date of issuance.

Please provide a Mylar copy of the approved maps to the Office of Community Development for the signature of the Inland Wetlands and Watercourses Commission’s Chair at your earliest convenience. Once the approved Mylars are signed by the Commission’s Chair, you will need to file it in the office of the Town Clerk.

If you have any questions, please call the Office of Community Development at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

CC: F.A. Hesketh & Associates, Inc., Applicant Representative
File

DRAFT

Outlook

FW: 15 Peck Orchard Road

From Abigail Kenyon <akenyon@granby-ct.gov>
Date Thu 5/15/2025 2:01 PM
To Renee Deltenre <RDeltenre@granby-ct.gov>

For the file.

From: Kevin Clark <townengineer@granby-ct.gov>
Sent: Thursday, May 15, 2025 2:01 PM
To: Abigail Kenyon <akenyon@granby-ct.gov>
Cc: Kate Bednaz <freshwaterwetland@gmail.com>
Subject: 15 Peck Orchard Road

Abby,

I have reviewed Guy Hesketh's responses dated May 13, 2025, and they address all of my comments dated May 6, 2025.

Kevin Clark, PEL
Town Engineer
Town of Granby
15 North Granby Road
Granby, CT 06035
(860)844-5318

TOWN OF GRANBY

MEMORANDUM

TO: Inland Wetlands and Watercourses Commission

CC: Richard Marr, Guy Hesketh

FROM: Abby Kenyon, Director of Community Development

DATE: May 14, 2025

RE: 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. The proposed bridge and associated improvements require permitting through this Commission. The public hearing for this application opened at the Commission's April 9, 2025 meeting and was continued to May 22, 2025.

It is understood during the public hearing, questions came up pertaining to the Commission's review and how it relates to other permitting that may be required. This Commission is evaluating the application as it relates to the Granby Inland Wetlands and Watercourses Commission Regulations and its review and evaluation is independent from other entities. Once reviewed by this Commission and if approved, further review and approvals will need to be obtained from other organizations, such as the Army Corps of Engineers / DEEP, prior to construction activities commencing. If the application is approved by this Commissions and then changes to the plans are required by others once they review it, the applicant would have to return to this Commission for a permit modification.

The Commission is reminded that this process is similar to the process the Town went through for its own bridge replacement projects, including the Hungary Road and Griffin Road bridges, for example. The Commission reviewed the applications and then once approved, the projects were submitted to other entities for further permitting.

F. A. HESKETH & ASSOCIATES, INC.
6 Creamery Brook
East Granby, CT 06026
(860) 653-8000 (860) 844-8600(Fax)
email: ghesketh@fahesketh.com

MEMORANDUM

To: Abigal St. Peter Kenyon, AICP **Date**: May 13, 2025

From: Guy Hesketh, P.E.

Subject: 15 Peck Orchard Road
Our File: 22099

Please find revised plans to address town staff comments. Written responses to comments are found below. Town comments in normal font, responses in *italicized font*.

Town Engineer Review Comments, per May 6, 2025 Wetlands Application Plan Review:

Sheet GR-1 &2

1. Show proposed location of utilities to be installed within the Regulated Area.

   Plan Sheets GR-1 and GR-2 have been revised to show the location of utilities to be installed within the regulated areas. These include the installation of three utility poles and overhead electric and communications services. From the westernmost pole, utility service will continue underground to the house with electric in a three-inch conduit, communications in a two inch conduit. In addition, one spare three-inch conduit will be installed. Two 2-inch conduits will provide electric and communication services from the house back to Peck Orchard Road. These services will be for power and communication to security cameras and a possible future security gate.

Sheet EC-1

2. Show CE dimensions as per the detail on Sheet SD-1. Modify width to fit.

   The Construction Exit detail on Sheet SD-1, has been modified to show a 16-foot

MEMORANDUM

width. The depiction of the CE on Sheet EC-1 and on Sheet EC-2 have been revised to show the 16'x50' size of the stone pad.

Sheet SD-1.

3. Assume a signed and sealed drawing will be provided for modular block wall.

   The wall supplier/designer will be required to provide signed/sealed construction details and shop drawings of the retaining wall and show wingwall transition with the pre-cast concrete headwall. The retaining wall notes on Sheet SD-1 indicate such. These drawings will be prepared under the direction of a CT Licensed Professional Engineer and signed/sealed drawings will be provided to the Granby Building Department and a building permit applied for prior to the start of construction of the structure.

4. Coordinate Driveway Apron Detail with Pavement Detail on SD-3.

   The driveway detail depicted on Sheet SD-1 has been revised to coordinate with the Pavement Detail shown on Sheet SD-3.

Sheet SD-2

5. Assume that Contech will provide signed and sealed drawings for the culvert and wingwalls.

   Contech will provide detail design/shop drawings of the concrete arch span, foundation, headwall, wingwall transition, backfill specifications, etc. These drawings will be prepared under the direction of a CT Licensed Professional Engineer and signed/sealed drawings will be provided to the Granby Building Department and a building permit applied for prior to the start of construction of the structure.

Sheet SD-3

6. Recommend using geotextile under the stone swale next to the driveway and the rip rap energy dissipater.

   The Gravel Drive Section on Sheet SD-3 has been revised to include a non-woven geotextile fabric under the stone swale adjacent to the driveway. The Rip Rap Energy Dissipator Detail on Sheet SD-3 has been revised to better clarify the use of the non-woven geotextile filter fabric between the rip rap material and excavated subgrade.

MEMORANDUM

Sheet NT-1

7. Construction Sequence General - Add 2. Stake Clearing Limits. 3. Meet with Town Wetlands Agent.

   The Construction Sequence (General),on Sheet NT-1, has been revised to incorporate these comments (see Notes 2 and 3 Sheet NT-1 under Construction Sequence (General).

8. Note that any leaf and organic material removed to be deposited outside of the Regulated Area.

   The entire area between Peck Orchard Road and the crossing and between the crossing and the base of the slope west of the crossing is within the town's 200-foot Upland Review Area. As such, it is not practicable to not store leaf or organic materials outside of regulated areas. A note has been added to the Sheet EC-2 to state: "Removed organic topsoil, leaf litter, and other organic materials shall be temporarily stored as far from wetlands and the watercourse as practicable at a location approved by the Town's Wetlands officer. Removed organic topsoil shall be re-used for restoration of disturbed areas. On-site deposition of other organic materials, including leaves, tree trimming, etc. shall only be done following consultation with, at locations approved by, and in accordance with recommendations of the town's Wetlands Officer."

Drainage Computations:

10. Assuming that ACOE and CTDEEP will be reviewing drainage computations used for the design of the brook culvert.

    This is correct. The CT DEEP and USACOE are reviewing the proposal, including the submitted drainage computations.

Email correspondence from Kate Bednaz, PWS

The submission looks good considering Kevin's comments and the following items as it relates to the slope plantings and work area. It is best if the plan and the approval letter capture success requirements if possible.

MEMORANDUM

1. What shall be considered successful permanent stabilization of an area? I generally use 70% germination of permanent vegetation over 90% of the area.

2. What shall be the success rate of installed woody plantings? I suggest an 80% survival after 2 growing seasons post installation.

3. How will invasive species be controlled within the work area? For how long? I suggest a minimum of 2 years with a final inspection of plantings and invasive species prior to releasing the bond.

   Vegetative Stabilization Provisions have been added to Sheet NT-1. The procedures are noted below:

   The Granby IWWC will require the applicant post a landscape bond to ensure effective stabilization/restoration of disturbed areas. Prior to the release of the bond, the successful restoration shall be determined by the town's wetlands officer during a joint inspection with the Applicant, based on the following parameter:

   1. *For establishment of vegetative cover (i.e., New England Conservation Mix): 70% stabilization over 90% of the area after one growing season.*
   2. *For woody plantings: 80% survival over two (2) post-installation growing seasons.*
   3. *Invasive species control: successful control for a minimum of two (2) years after post-installation growing seasons.*

Outlook

Re: 15 Peck Orchard Road, IWWC Application, Town Engineer Comments

From Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Date Fri 5/9/2025 1:42 PM
To Guy Hesketh <ghesketh@fahesketh.com>; Abigail Kenyon <akenyon@granby-ct.gov>; RICHARD MARR <richard-marr1@comcast.net>
Cc Kevin Clark <townengineer@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>

Hi Guy,

The submission looks good considering Kevin's comments and the following items as it relates to the slope plantings and work area. It is best if the plan and the approval letter capture success requirements if possible.

1. What shall be considered successful permanent stabilization of an area? I generally use 70% germination of permanent vegetation over 90% of the area.
2. What shall be the success rate of installed woody plantings? I suggest an 80% survival after 2 growing seasons post installation.
3. How will invasive species be controlled within the work area? For how long? I suggest a minimum of 2 years with a final inspection of plantings and invasive species prior to releasing the bond.

Please feel free to add these items into your plan revisions. I can then highlight these items in the draft conditions of approval as well. As always, please contact me with any questions or comments.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT

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

From: Guy Hesketh <ghesketh@fahesketh.com>
Sent: Wednesday, May 7, 2025 1:14 PM
To: Abigail Kenyon <akenyon@granby-ct.gov>; RICHARD MARR <richard-marr1@comcast.net>
Cc: Kevin Clark <townengineer@granby-ct.gov>; Granby Wetlands Agent <wetlandsagent@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>
Subject: RE: 15 Peck Orchard Road, IWWC Application, Town Engineer Comments

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.

Thanks all,

We will revise the plans to address these minor comments and resubmit for the record and for staff/commission review.

Expect them early next week.

Thanks,

BROOK CROSSING PLAN

15 Peck Orchard Road

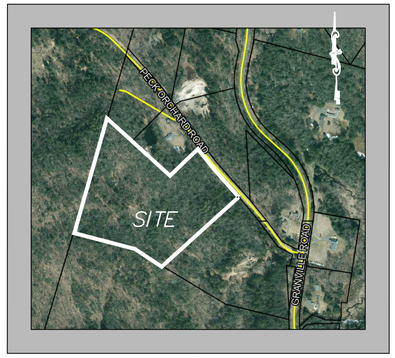
Granby, Connecticut

Granby Inland Wetlands and Watercourses Commission

Inland Wetlands Permit Application

February 18, 2025

(Revised to May 13, 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

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 _____

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

Guy A. Hesketh P.E. #19394

G:\2022\22099 - 15 Peck Orchard Granby\Submittal\2025-05-13\TP-1 2025-05-13.dwg, TP-1, May 13, 2025 - 10:21:46 AM

CONSTRUCT PAVEMENT SECTION ACROSS ARCH SPAN AND EXTENDING 30 FEET EITHER SIDE

STEEL-BACKED TIMBER GUIDERAIL (TYPICAL).

CONCRETE ARCH SPAN AND HEADWALLS

5/8" iron rod (set)

303.10'
S45°55'55"W

360.40'
S45°55'55"W

APPROX. CLEARING LIMITS. (TYPICAL)

PROPOSED RETAINING WALL/WING WALL (TYPICAL OF 4)

16-FOOT-WIDE GRAVEL DRIVE

OVERHEAD ELECTRIC AND COMMUNNICATIONS SERVICE. SELECTIVELY CLEAR/PRUNE VEGETATION

CONSTRUCT PAVED APRON FROM ROW TO EDGE OF ROADWAY

98'-12" HDPE (N24)
S=14.5%

YARD DRAIN BASIN
T.F.=529.75
F.L.=526.75

YARD DRAIN BASIN
T.F.=544.0
F.L.=541.0-12"

16-FOOT-WIDE GRAVEL DRIVE

T.W.=528.0
B.W.=520.0

T.W.=524.7
B.W.=523.0

T.W.=521.3
B.W.=520.5

T.W.=528.0
B.W.=517.0

527.66

T.W.=528.0
B.W.=519.5

T.W.=528.0
B.W.=516.5

T.W.=526.3
B.W.=520.5

T.W.=522.0
B.W.=521.0

T.W.=519.7
B.W.=519.0

524.4±

518.75±

520.5

518.75±

520.5

520.5

CLEARING LIMITS (TYPICAL)

534.0

533.4±

215.00'
S38°10'45"E

285.00'
S41°46'05"E

PULL BOX (TYPICAL)

UNDERGROUND ELECTRIC AND COMMUNICATIONS SERVICE. (TWO 2-INCH CONDUITS FROM HOUSE.)

NEW UTILITY SERVICE POLE (TYPICAL)

200' UPLAND REVIEW AREA

PROPOSED ROCK WALL (MAX. 3-FEET HIGH)

UNDERGROUND ELECTRIC AND COMMUNICATIONS SERVICE. (TWO 2-INCH CONDUITS FROM HOUSE.)

64'-12" HDPE (N24)
S=12.1%

YARD DRAIN BASIN
T.F.=522.00
F.L.=519.00

4'-12" HDPE (N12)
S=0.0%
F.L.=519.00

UNDERGROUND ELECTRIC AND UTILITY SERVICE. ONE 3-INCH CONDUIT (ELECTRIC), ONE 2" CONDUIT (COMMUNICATIONS) AND ONE SPARE 3-INCH CONDUIT. ALL FEEDS FROM PECK ORCHARD ROAD

200' UPLAND REVIEW AREA

100' UPLAND REVIEW AREA

100' UPLAND REVIEW AREA

FOX BROOK

PECK ORCHARD ROAD

WETLAND
UPLAND
OHW
AC-100
AC-101
AC-105
AC-1
AC-5

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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 _____

LEGEND

527.66 X	= PROPOSED SPOT GRADE
524	= PROPOSED ELEV. CONTOUR
+ 221.7	= EXISTING SPOT GRADE
	= EXISTING ELEV. 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

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

Revisions:

No.	Date	Description
1.	03-28-2025	Staff comments/ACOE/CT DEEP
2.	04-30-2025	Staff comments
3.	05-13-2025	Staff comments

BROOK CROSSING 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

GR-1

LEGEND

- 527.66 X = PROPOSED SPOT GRADE
- 524 = PROPOSED CONTOUR
- + 221.7 = EXISTING SPOT GRADE
- = 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 / AC-101 = LIMITS OF FIELD-DELINEATED STATE WETLANDS AND WETLANDS FLAG I.D.
- = LIMITS OF FIELD-DELINEATED FEDERAL WETLANDS AND WETLANDS FLAG I.D.
- = APPROXIMATE BOTTOM OF BANK, EDGE OF BROOK (NORMAL FLOW)
- = PAVEMENT SECTION

POSSIBLE HOUSE LOCATION

16'-FOOT-WIDE GRAVEL DRIVE

CONSTRUCT CRUSHED STONE-LINED SWALE ALONG EDGE OF DRIVE (TYPICAL)

PULL BOX (TYPICAL)

YARD DRAIN BASIN (TYPICAL)

UNDERGROUND ELECTRIC AND COMMUNICATIONS SERVICE TWO 2" CONDUITS FROM HOUSE.

UNDERGROUND ELECTRIC AND UTILITY SERVICE. ONE 3-INCH CONDUIT (ELECTRIC), ONE 2" CONDUIT (COMMUNICATIONS) AND ONE SPARE 3-INCH CONDUIT. ALL FEEDS FROM PECK ORCHARD ROAD

12" DIA. HDPE DRAIN PIPE (N24)

PULL BOX (TYPICAL)

PROVIDE 3% CROSS PITCH TO NORTH SIDE OF DRIVEWAY

12" DIA. HDPE DRAIN PIPE (N24)

UNDERGROUND ELECTRIC AND COMMUNICATIONS SERVICE TWO 2" CONDUITS FROM HOUSE.

OVERHEAD ELECTRIC AND COMMUNICATIONS SERVICE. SELECTIVELY CLEAR/PRUNE VEGETATION

UNDERGROUND ELECTRIC AND COMMUNICATIONS SERVICE TWO 2" CONDUITS FROM HOUSE.

NEW UTILITY SERVICE POLES (TYPICAL)

200' UPLAND REVIEW AREA

200' UPLAND REVIEW AREA

100' UPLAND REVIEW AREA

PROPOSED ROCK WALL (MAX. 3-FEET HIGH)

12" DIA. HDPE DRAIN PIPE (N24) OUTFALL

100' UPLAND REVIEW AREA

P E C K O R C H A R D R O A D

GRAPHIC SCALE

40 20 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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 _____

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www.fahesketh.com - mail@fahesketh.com

Revisions:

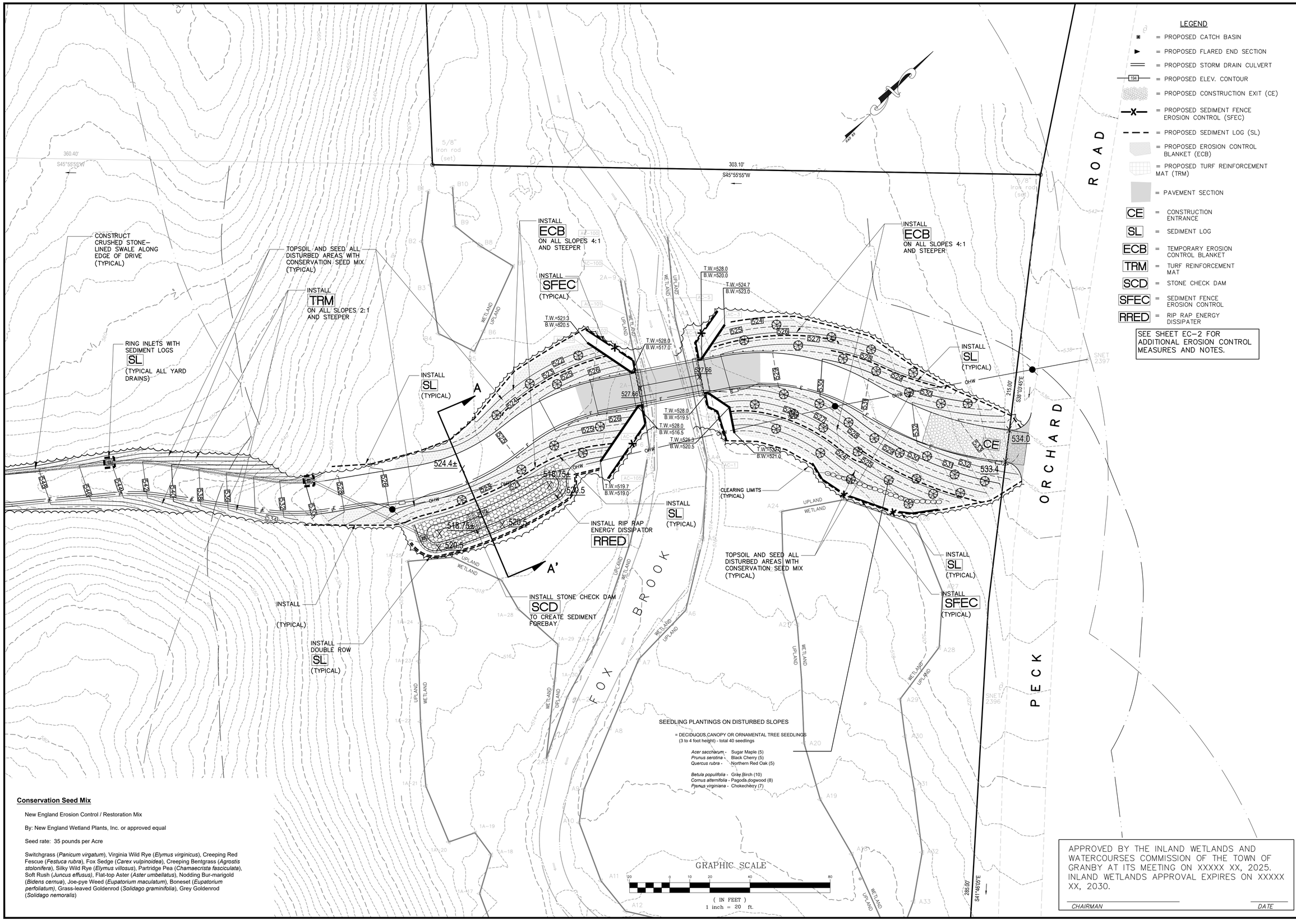
No.	Date	Description
1.	03-28-2025	Staff comments/ACOE/CT DEEP
2.	04-30-2025	Staff comments
3.	05-13-2025	Staff comments

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
Scale: 1" = 40' | Checked by: GAH | Sheet no: 1 OF 1

GR-2



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-pye 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 _____

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Revisions:

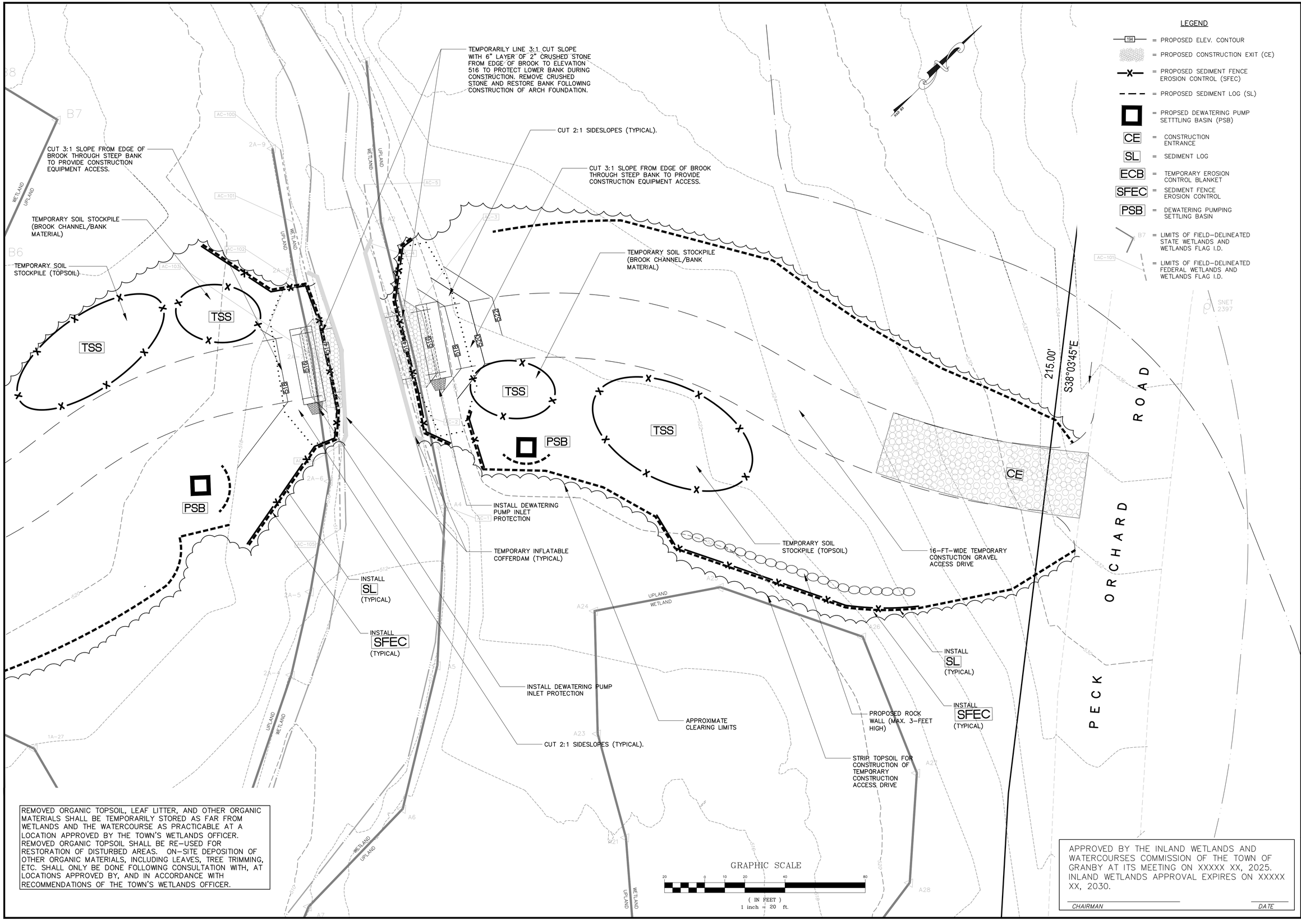
No.	Date	Description
1.	03-28-2025	Staff comments/ACOE/CT DEEP
2.	04-30-2025	Staff comments
3.	05-13-2025	Staff comments

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

EC-1



REMOVED ORGANIC TOPSOIL, LEAF LITTER, AND OTHER ORGANIC MATERIALS SHALL BE TEMPORARILY STORED AS FAR FROM WETLANDS AND THE WATERCOURSE AS PRACTICABLE AT A LOCATION APPROVED BY THE TOWN'S WETLANDS OFFICER. REMOVED ORGANIC TOPSOIL SHALL BE RE-USED FOR RESTORATION OF DISTURBED AREAS. ON-SITE DEPOSITION OF OTHER ORGANIC MATERIALS, INCLUDING LEAVES, TREE TRIMMING, ETC. SHALL ONLY BE DONE FOLLOWING CONSULTATION WITH, AT LOCATIONS APPROVED BY, AND IN ACCORDANCE WITH RECOMMENDATIONS OF THE TOWN'S WETLANDS OFFICER.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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 _____

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Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects
www.fahesketh.com - mail@fahesketh.com

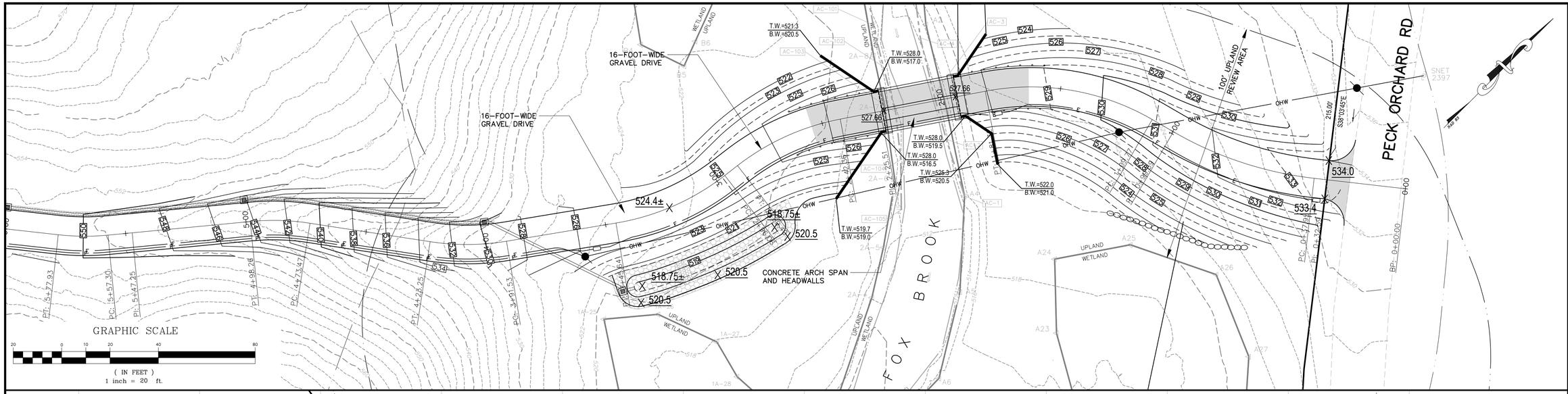
Revisions:

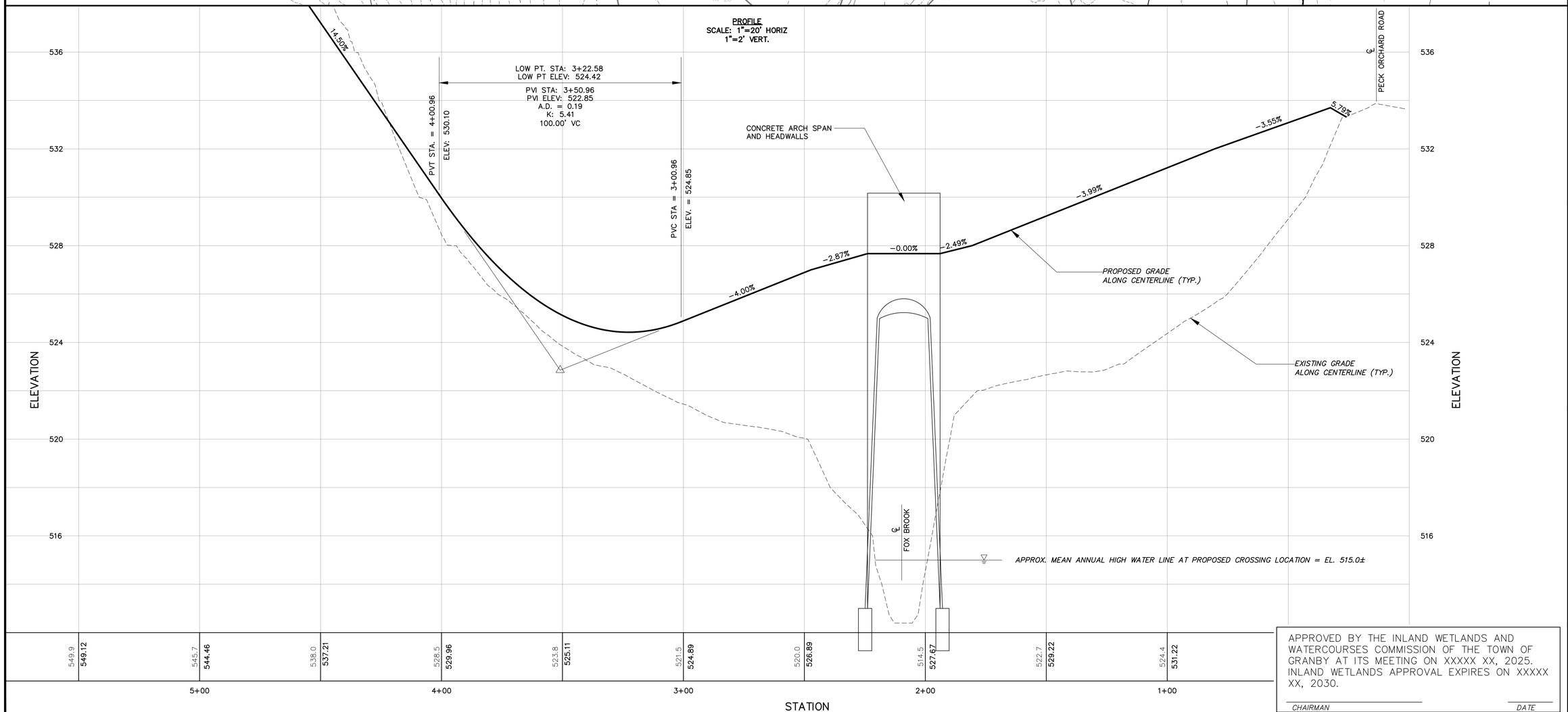
No.	Date	Description
1.	03-28-2025	Staff comments/ACOE/CT DEEP
2.	04-30-2025	Staff comments
3.	05-13-2025	Staff comments

SOIL EROSION AND SEDIMENT CONTROL PLAN
ARCH SPAN FOUNDATION INSTALLATION
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

EC-2





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 _____

F. A. Hesketh & Associates, Inc.
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Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects
www.fahesketh.com - mail@fahesketh.com

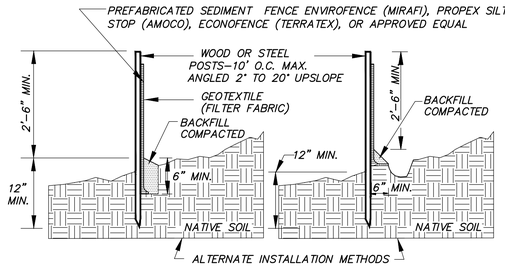
Revisions:

No.	Date	Description
1.	02-25-2025	REVISE BROOK CROSS SECTION
2.	03-28-2025	Staff comments/ACOE/CT DEEP
3.	04-30-2025	Staff comments
4.	05-13-2025	Staff comments

PLAN & PROFILE
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

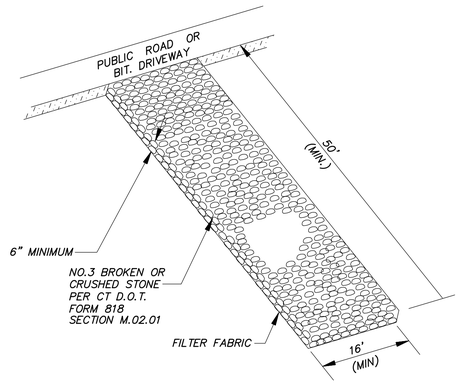
PP-1



NOTE:
1. WOOD POSTS SHALL BE HARDWOOD 1 1/2" x 1 1/2" x 48" MIN. STEEL POST SHALL BE A MINIMUM OF 0.5 POUNDS PER LINEAR FOOT X 48".
2. JOINTS, WHEN REQUIRED, SHALL BE SPLICED & SECURELY SEALED TOGETHER, AT POST LOCATIONS ONLY, WITH A MINIMUM 6" OVERLAP.

SEDIMENT FENCE EROSION CONTROL [SFEC]

N.T.S.



CONSTRUCTION EXIT [CE]

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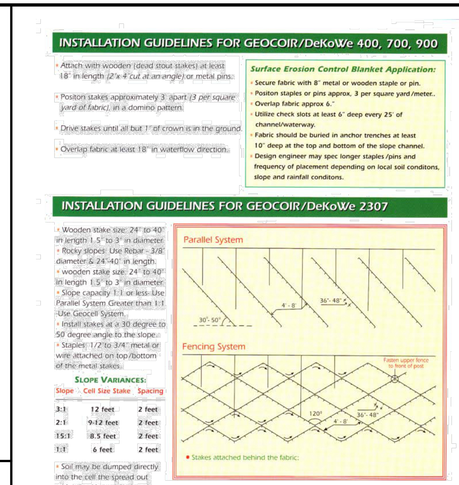


BELTON INDUSTRIES

Geocoir 400

Product Data Sheet

November 2011

A woven geotextile fabric, produced from yarns spun from natural coir fiber, which will typically meet or exceed the following specifications.

Property	Test Method	English Units			SI Units		
		Typical Value			Typical Value		
		MD	CD		MD	CD	
Mass per Unit Area	ASTM D-6475	10.39		oz/yd²	352		g/m²
Thickness	ASTM D-6525	352		mils	8.9		mm
Water Absorption	ASTM D-1117	237		%	237		%
Light Penetration	ASTM D-6567	54		%	54		%
Ground Cover	ASTM D-6241	46		%	46		%
Tensile Strength	ASTM D-6818	37.3	33.7	lbs/in	6.5	5.9	kN/m
Elongation	ASTM D-6818	44.8	34.9	%	44.8	34.9	%

- All Geocoir products are fumigated prior to shipment at the manufacturing point.
- Geocoir products are NOT spliced. Full width is continuous woven fabric

The foregoing is believed to be an accurate representation of information compiled from inside and/or outside sources, however, because test values, statistical data, and other information presented may be based solely on results of unverified tests made on random samples, information presented may relate only to tested samples and because the conditions in which such information may be used are beyond the control of Belton Industries, Inc., Belton does not guarantee either the accuracy or reliability of the information or the suggestions and recommendations contained herein. Belton assumes no responsibility for the use of information presented herein and hereby disclaims all liabilities which may arise in connection with the use of information herein presented. All specifications, properties, values, statistical data and applications listed herein are provided as information only. Belton makes no warranties, express or implied, and specifically disclaims any warranty of merchantability or fitness for a particular purpose or use, or that the product or modifies, amends or enlarges any warranty made with respect to any product. Final determination of the suitability, reliability and accuracy of the information and suggested uses is solely the responsibility of the user.

PO Box 127 · 1205 Hamby Road · Belton, South Carolina 29627
Phone 864.338.5711 / 800.845.8753 · Fax 864.338.5594 / 800.851.5049 · www.BeltonIndustries.com

TURF REINFORCEMENT MAT [TRM]

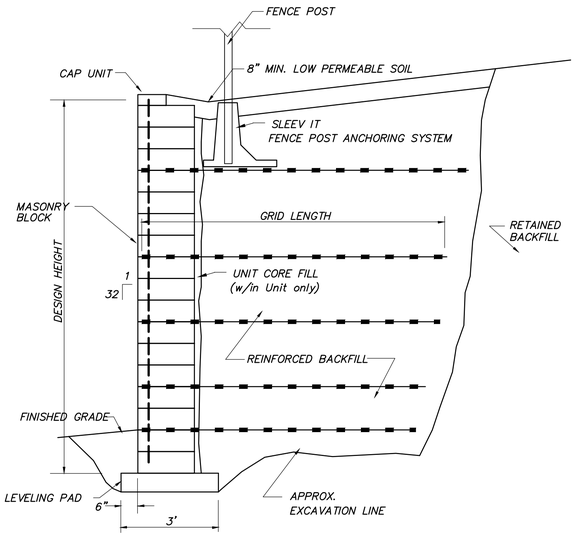
N.T.S.

NOTES:
1. USE ON STEEP SLOPE CUTS ALONG GRAVEL DRIVE WEST OF CROSSING.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. SPREAD TOPSOIL, SEED AND THEN INSTALL TRM. RAKE IN ADDITIONAL SCREENED TOPSOIL INTO FIBERS AND OVERSEED.

RETAINING WALL NOTES:
1. PROVIDE 4'–HIGH CHAIN LINK FENCE ATOP RETAINING WALL.
2. FENCE INSTALLATION SHALL BE COMPATIBLE WITH WALL TYPE, AS APPROVED BY THE WALL SUPPLIER/MANUFACTURER.
3. RETAINING WALL TO ANCHOR/TRANSITION INTO ARCH SPAN PER COORDINATION OF ARCH SPAN DESIGNER/SUPPLIER.

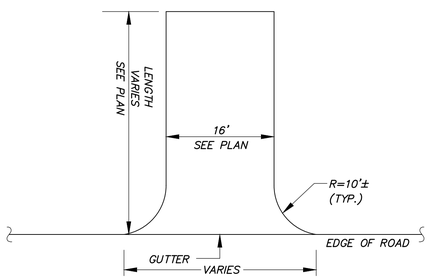
ALL RETAINING WALLS ARE DESIGN/BUILD BY THE CONTRACTOR
1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD SURVEY AND FINAL LAYOUT AND DIMENSIONS OF THE RETAINING WALLS.
2. SHOP SUBMITTALS SHALL INCLUDE DESIGN CALCULATIONS, PLANS, PROFILES, CROSS SECTIONS, DETAILS, BACKFILL SPECIFICATIONS, BACKFILL COMPACTION TESTING PROCEDURES, CUT SHEETS, FENCE AND GUIDERAIL ANCHORING, ETC.
3. RETAINING WALL SHOP SUBMITTALS SHALL BE SIGNED AND SEALED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES.
5. TOP OF WALL FINISH GRADE DEPICTED ON PLAN. FINISH GRADE CONTOURS ARE DEPICTED ON PLAN. THIS IS FINISH GRADE AT BOTTOM OF WALL FACE.
6. WALL DESIGN SHOULD INTEGRATE WITH CONCRETE OUTLET STRUCTURE. FINAL CAP UNITS SHOULD BE INSTALLED ACROSS TOP OF CONCRETE OUTLET STRUCTURE AND BE LEVEL WITH CAP UNITS OF WALL SECTIONS ON EITHER SIDE OF OUTLET STRUCTURE.

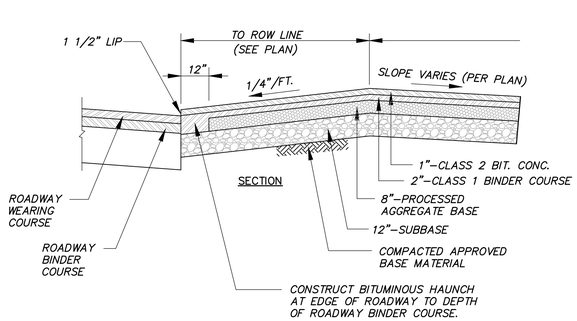
FENCE SPECIFICATIONS:
1. GENERAL: 4'–HIGH, BLACK, VINYL–COATED FABRIC, POSTS RAILS, HARDWARE, ETC.
2. FABRIC: 2" MESH, 6 GAGE FABRIC, STEEL, BLACK VINYL COATED, KNUCKLE SELVAGE
3. TENSION HARDWARE: TENSION BARS AND TENSION BANDS, BLACK VINYL COATED.
4. END POST: 2.375", STEEL, BLACK VINYL COATED., WITH POST CAPS.
5. LINE POST: 1.90", STEEL, BLACK VINYL COATED., WITH LOOP CAPS.
6. TOP RAIL: 1.66", STEEL, BLACK VINYL COATED, WITH SLEEVES.
7. BOTTOM TENSION WIRE: STEEL, 7 GAGE, BLACK VINYL COATED.
8. MAXIMUM POST SPACING = 4 FEET ON CENTER ON RADII AND 8 FEET ON CENTER ON STRAIGHT RUNS. END BRACING, AS REQUIRED.
9. INCORPORATE "SLEEVE–IT" POST ANCHORING SYSTEM, OR PROVIDE ANCHORING/POST DETAIL FOR COMPATIBILITY WITH WALL DESIGN OR INSTALL POSTS IN 18"–DIA. CONCRETE TO 36" BELOW FINISH GRADE (IF WALL ALLOWS)



TYPICAL REINFORCED SECTION – MODULAR BLOCK RETAINING WALL – NEAR VERTICAL

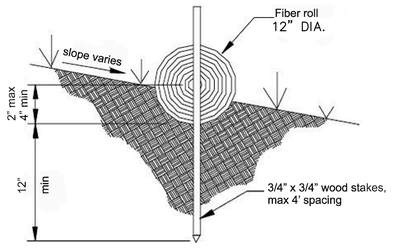
N.T.S.





DRIVEWAY APRON DETAIL

N.T.S.



NOTES:
1. USE SEDIMENT LOG BY AMERICAN EXCELSIOR, OR APPROVED EQUAL
2. MUST BE CERTIFIED WEED FREE.

SEDIMENT LOG SECTION [SL]

N.T.S.

SLEEVE-IT **Product Data Sheet**

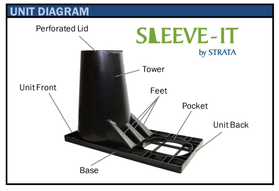
Sleeve-It SD1 is the only patented fence-post anchoring system that integrates stable fence footings into the support structure of an SRW while it is being constructed. Sleeve-It is a pre-engineered below-grade system for enhanding the fence foundation stability in an SRW taller than 30". Uniquely designed for ease of installation, Sleeve-It also maximizes the useable real estate on top of the wall by eliminating the 36" offset requirement for rails and fences under IBC 1015.2.

COMPOSITION
~95% Post-Consumer Recycled Polypropylene

PROPERTIES	UOM	VALUE*
Total Unit		
Weight	pounds	7
Height	inches	23.4
Width	inches	15.3
Depth	inches	30.6
Volume	feet³	1.673
Base		
Height	inches	1.5
Perforated Lid		
Lid Aperture	inches	9.4 x 7.4

*Values are nominal.

UNIT DIAGRAM



This information has been carefully compiled by Strata Systems, Inc., and to the best of our knowledge is accurate. Final determination of the suitability of any information or material is the sole responsibility of the user. Structural design shall be performed by a licensed design professional.

Revised 3/2018

1831 North Park Avenue
Burlington, NC 27217
1-800-680-7750
strata@geogrid.com
www.geogrid.com

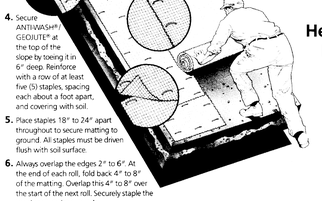
"SLEEVE–IT" POST ANCHORING DETAIL

N.T.S.

6 Easy Steps to Install
ANTI-WASH® /GEOJUTE®

1. Prepare the soil by grading or raking area free of clods and large stones. Do not compact. If using fertilizer, add it to soil before grading.
2. Seeds and mulch (if required) should be distributed evenly over the prepared soil.
3. ANTI-WASH®/GEOJUTE® should be applied by unrolling down the slope or in the direction of water flow. Always bring ANTI-WASH®/GEOJUTE® down to level area before termination, fold 6" under, and secure with staples.
4. Secure ANTI-WASH®/GEOJUTE® at the top of the slope by toeing it in 6" deep. Reinforce with a row of at least five (5) staples, spacing each about a foot apart, and covering with soil.
5. Place staples 18" to 24" apart throughout to secure matting to ground. All staples must be driven flush with soil surface.
6. Always overlap the edges 2" to 6". At the end of each roll, fold back 4" to 8" of the matting. Overlap this 4" to 8" over the start of the next roll. Securely staple the two layers to the ground.

Always check with state or contracting agency for installation specifications or special requirements



Waterway Installation

1. Always lay jute in the direction of water flow.
2. Extra staples are needed in waterways. Staples must be driven flush with soil surface.
3. Check slots should be placed every 25' to 50', depending on the velocity of the water flow. A row of staples should be placed on either side of the check slot.
4. Provide drains as needed.

Helpful Hints

- Keep dry in storage
- Remember to lay ANTI-WASH®/GEOJUTE® loosely, do not stretch.
- Check slots may be needed on steep slopes to prevent subsurface movement of soil during prolonged or heavy rains.

TO ESTABLISH A CHECK SLOT:
1. Dig 6" deep trench perpendicular to water flow.
2. Roll ANTI-WASH®/GEOJUTE® in two or three folds (see diagram) and set into trench.
3. Staple fabric securely in bottom of trench and continue rolling down hill.

- Because ANTI-WASH®/GEOJUTE® has 60 to 65% of open area, additional seed can be broadcast over the matting to cover bare spots that may appear due to improper seeding or poor germination.
- Recommended usage: Approximately 200 staples per 100 sq. yds.

Specifications

Property	Results
Fabric structure	Woven
Yarn	Jute, undyed and unbleached
Fabric width	48"
Weight	92 lbs /yd²*
Yarn count-Warp	78 per width, minimum
Weft	42 per linear yard, minimum
Water Absorption	> 450% of fabric weight
Open Area	60-65%
Durability	1-2 years
Coverage	approximately 50 rolls per acre (using 100 yd² rolls)

*Smolder treatment adds approximately .05 lb./yd²

Staples

Type	Weight per Carton	Staples per Carton
11 gauge 6"	43 lbs.	1,000
8 gauge 6"	39 lbs.	500
8 gauge 8"	50 lbs.	500

Typical usage: Approximately 200 staples per roll.
Other lengths of staples available on request.

Roll Packaging

Available in regular and smolder resistant treated rolls. (Call or write for current product data sheet on smolder resistant fabric)

Width x length	Type	Sq. Yards	Weight
48" x 225'	Regular	100	92 lbs.
48" x 225'	Smolder-resistant	100	97 lbs.
48" x 147'	UPS size roll	65	60 lbs.

The information presented herein, while not guaranteed, is to the best of our knowledge true and accurate. Except when agreed to in writing for specific conditions of use, no warranty or guarantee expressed or implied is made regarding the performance of any product, since the manner of use and handling are beyond our control. Nothing contained herein is to be construed as permission or as a recommendation to infringe on any patent.

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For further information, please write or call:
Belton Industries, Inc.
8613 Roswell Rd. • Atlanta, GA 30350 • USA
Toll Free: 1(800)225-4099 • Local: 1(404)587-0257
FAX: 1(404)992-6361 • Telex: 493-1930 (BITD UI)

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Ask About DeKoWe® Coconut matting for severe erosion problems. Call Belton.

EROSION CONTROL BLANKET [ECB]

N.T.S.

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 _____

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

Revisions:

No.	Date	Description
1.	03-07-2025	ACOE/CT DEEP SUBMITTAL
2.	04-30-2025	Staff comments
3.	05-13-2025	Staff comments

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

Date: 12-18-2025 | Drawn by: CAD | Job no: 22099
Scale: N.T.S. | Checked by: GAH | Sheet no: 1 OF 3

SD-1

G:\2022\22099 - 15 Peck Orchard Granby\Submittal\2025-05-13\SD-1 2025-05-13.dwg, SD-1, May 13, 2025 - 10:27:19 AM

PROJECT SUMMARY

LOCAL BRIDGE CONSULTANT
- NAME = Dan Logel
- EMAIL = Dan.Logel@contechES.com
- PHONE NUMBER = 716-445-8087

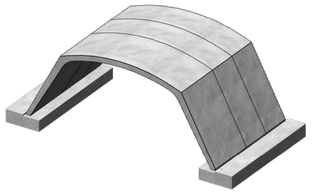
STRUCTURE DETAILS
- SPAN = 30' - 0"
- PRECAST RISE = 11' - 11 7/8"
- LENGTH = 18 FT.

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 CON/SPAN® 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.

PRELIMINARY
NOT FOR CONSTRUCTION

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If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to Contech immediately for re-evaluation of the design. Contech accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

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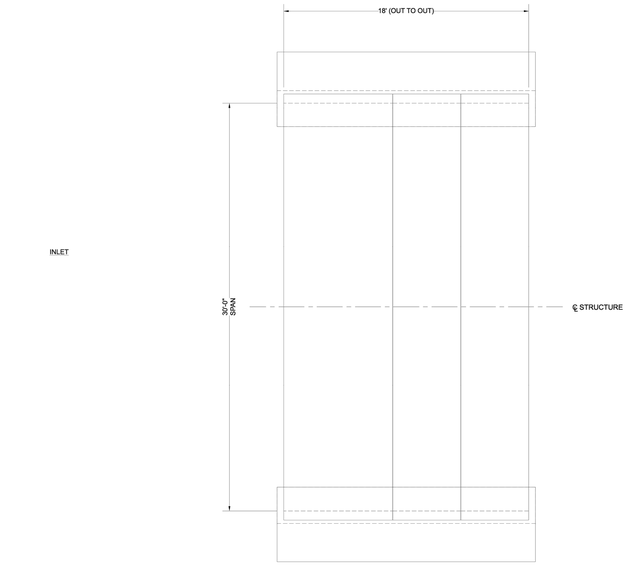
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CON/SPAN O-SERIES DYOB DRAWING

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



BRIDGE PLAN

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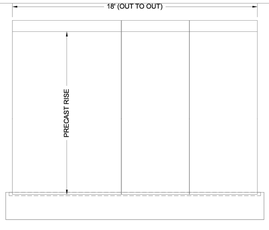
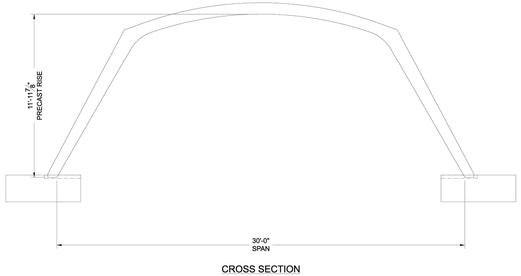
CON/SPAN O-SERIES DYOB DRAWING

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



LONGITUDINAL SECTION



CROSS SECTION

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800-338-1122 513-645-7000 513-645-7993 FAX

CON/SPAN O-SERIES DYOB DRAWING

PROJECT No.:	DYO No.: DATE:
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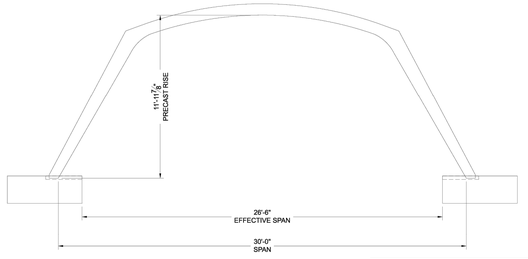
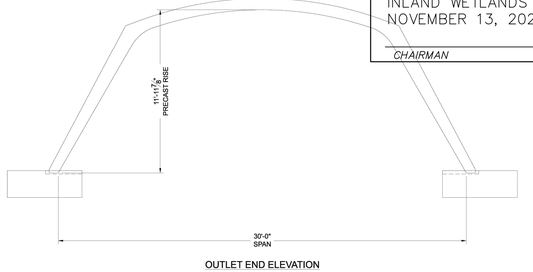
CHECKED:	APPROVED:
SHEET NO.:	D3 OF D9



INLET 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*



OUTLET END ELEVATION

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CON/SPAN O-SERIES DYOB DRAWING

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SHEET NO.:	D4 OF D9

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e-mail mail@fahesketh.com

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RICHARD MARR
15 PECK ORCHARD ROAD
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Date: 02-18-2025 | Drawn by: CAD | Checked by: GAH | Job no: 22099 | Sheet no: 2 OF 3

Scale: N.T.S.

SD-2

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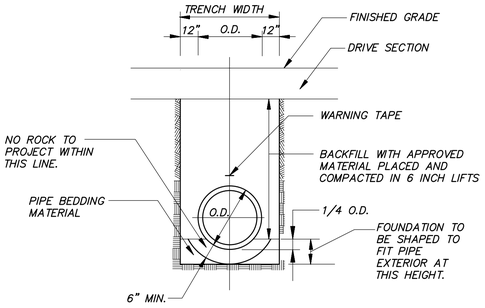
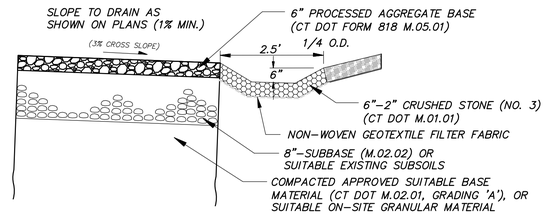


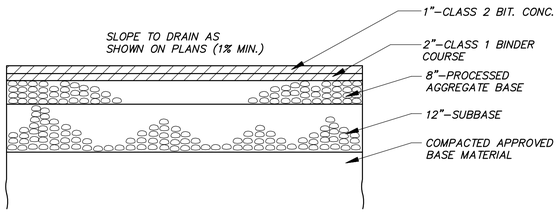
STORM DRAIN TRENCH SECTION

N.T.S.



GRAVEL DRIVE SECTION

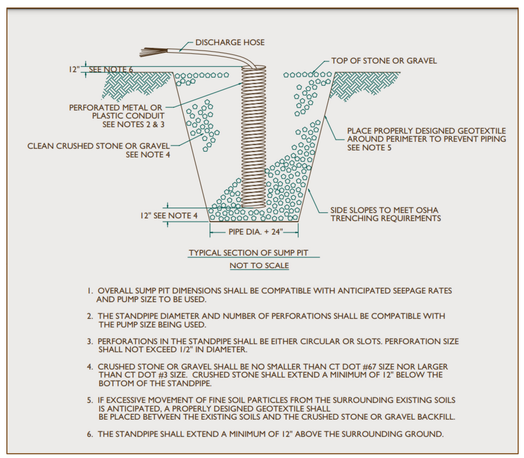
N.T.S.



PAVEMENT SECTION

N.T.S.

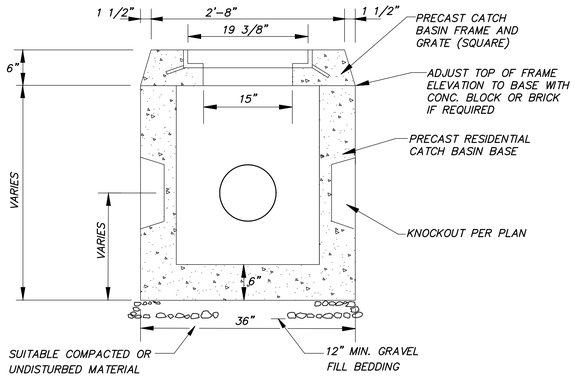
Figure 5- 85 Pump Intake Protection Using Stone Filled Sump with Standpipe

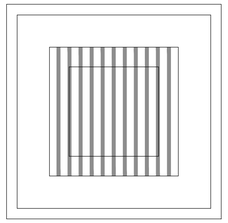


1. OVERALL SUMP PIT DIMENSIONS SHALL BE COMPATIBLE WITH ANTICIPATED SEEPAGE RATES AND PUMP SIZE TO BE USED.
2. THE STANDPIPE DIAMETER AND NUMBER OF PERFORATIONS SHALL BE COMPATIBLE WITH THE PUMP SIZE BEING USED.
3. PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" IN DIAMETER.
4. CRUSHED STONE OR GRAVEL SHALL BE NO SMALLER THAN CT DOT #67 SIZE NOR LARGER THAN CT DOT #3 SIZE. CRUSHED STONE SHALL EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE STANDPIPE.
5. IF EXCESSIVE MOVEMENT OF FINE SOIL PARTICLES FROM THE SURROUNDING EXISTING SOILS IS ANTICIPATED, A PROPERLY DESIGNED GEOTEXTILE SHALL BE PLACED BETWEEN THE EXISTING SOILS AND THE CRUSHED STONE OR GRAVEL BACKFILL.
6. THE STANDPIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE SURROUNDING GROUND.

DEWATERING PUMPING INTAKE PROTECTION

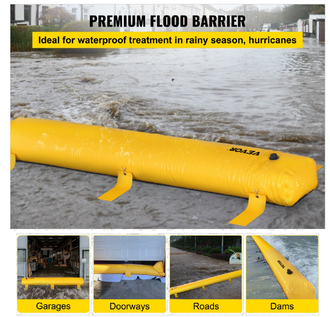
N.T.S.





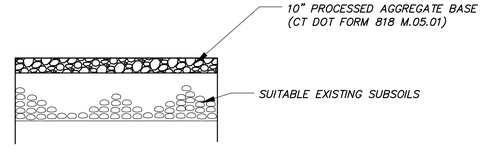
YARD DRAIN DETAIL

N.T.S.



PORTABLE COFFERDAM DETAILS

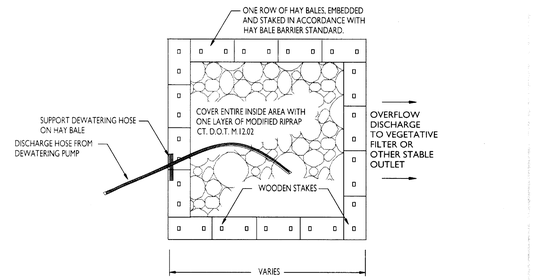
N.T.S.



TEMPORARY CONSTRUCTION ROAD SECTION

N.T.S.

Figure PSB-1 Example of Type I Pumping Settling Basin



DEWATERING PUMPING SETTLING BASIN [PSB]

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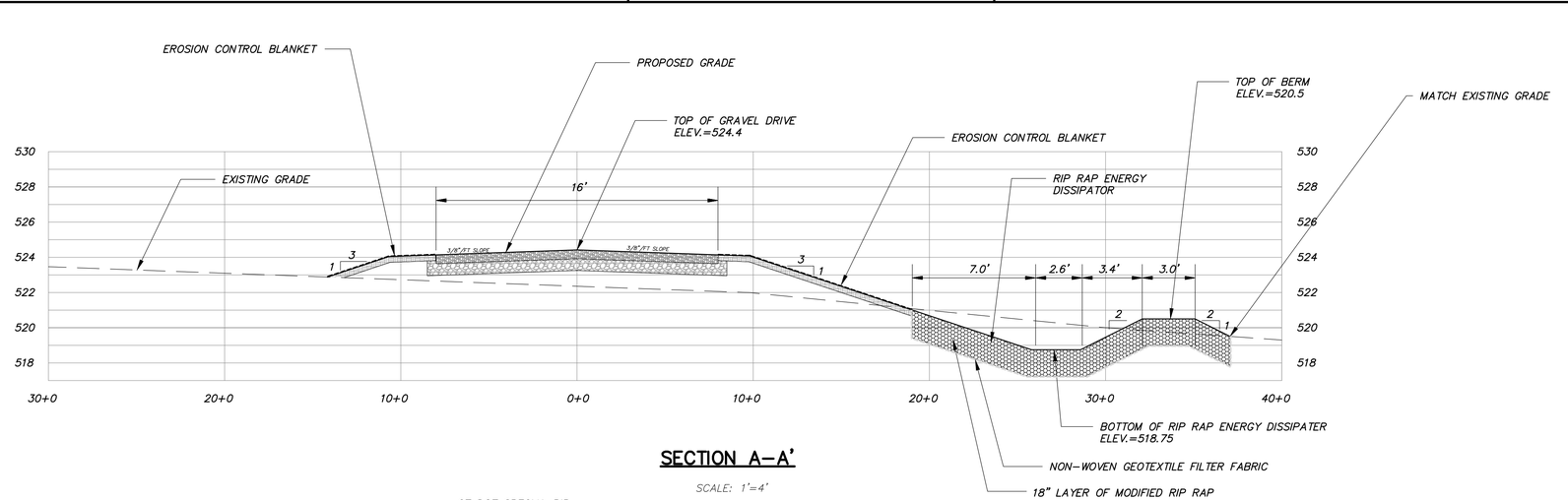
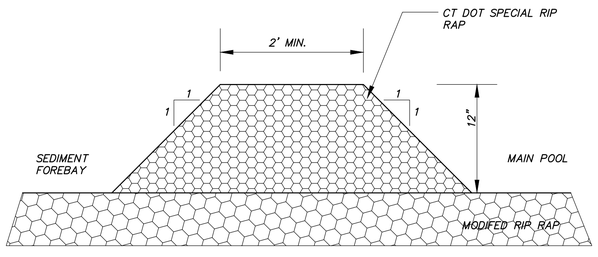


SECTION A-A'

SCALE: 1"=4'



STONE CHECK DAM [SCD]

N.T.S.

RIP RAP ENERGEY DISSIPATOR [RRED] DETAILS

N.T.S.

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 _____

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

Revisions:

No.	Date	Description
1.	03-07-2025	ACOE/CT DEEP SUBMITTAL
2.	04-30-2025	Staff comments
3.	05-13-2025	Staff comments

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

Date: 02-18-2025 | Drawn by: CAD | Checked by: GAH | Scale: N.T.S. | Job no: 22099 | Sheet no: 3 OF 3

SD-3

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

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.

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 CONNECTICUT 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 SETTLING BASIN: A STRUCTURE THAT PROVIDES STORAGE VOLUME AND PERIMTER 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 SETTLING 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 SETTLING BASIN TO CREATE A FOREBAY. THE CHECK DAM LOWERS THE VELOCITY OF FLOW AND ENCOURGE SETTLING 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 HBEC 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 RAINDROP 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 SFEC. IF RUNON IS A POTENTIAL, THE DIVERSION MEASURES SHALL BE IMPLEMENTED TO KEEP RUNON FROM ENTERING THE STOCKPILE AREA.

VEGETATION STABILIZATION PROVISIONS

THE GRANBY IWWC WILL REQUIRE THE APPLICANT POST A LANDSCAPE BOND TO ENSURE EFFECTIVE STABILIZATION/RESTORATION OF DISTURBED AREAS. PRIOR TO RELEASE OF THE BOND, THE SUCCESSFUL RESTORATION SHALL BE DETERMINED BY THE TOWN'S WETLANDS OFFICER DURING A JOINT INSPECTION WITH THE APPLICANT, BASED ON THE FOLLOWING PARAMETER:

1. FOR ESTABLISHMENT OF VEGETATIVE COVER (I.E., NEW ENGLAND CONSERVATION MIX): 70% STABILIZATION OVER 90% OF THE AREA AFTER ONE GROWING SEASON.
2. FOR WOODY PLANTINGS: 80% SURVIVAL OVER 2 (TWO) POST–INSTALLATION GROWING SEASONS.
3. INVASIVE SPECIES CONTROL: SUCCESSFUL CONTROL FOR A MINIMUM OF TWO (2) YEAR

LEGEND

STONE WALL	
SANITARY SEWER	S S
STORM SEWER	
CONTOUR LINE	100
WIRE FENCE	x x x x
FOLIAGE LINE	
IRON PIN	
SURVEY MONUMENT	
DRILL HOLE	
CURB CATCHBASIN	
CURBLESS CATCHBASIN	
UTILITY POLE	
UTILITY POLE WITH GUY	
SANITARY MANHOLE	S
DRAINAGE MANHOLE	D
LIGHT STAND	

MAP REFERENCES :

1. "PROPERTY OF - CHARLES L. & MAMIE VIOLETTE - PECK ORCHARD ROAD - GRANBY, CONNECTICUT", scale 1" = 100', dated January 1969 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

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

#15 PECK ORCHARD ROAD

REVISED AREA -797,769 S.F. or 18.314 Ac.

N/F
EDWARD J. CAIN
VOL.275 – PG.169

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

N/F
ADAM TKACZUK
VOL.457 – PG.345

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

PECK ORCHARD ROAD

TOWN OF HARTLAND
TOWN OF GRANBY

FOX BROOK

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 = 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 - Pg6)

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

STATE OF CONNECTICUT · CARMINE J. MATRASCIA · 70219 · LAND SURVEYOR

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

DUFOUR SURVEYING LLC

TOPOGRAPHIC SURVEY

PREPARED FOR: RICHARD MARR

#15 PECK ORCHARD ROAD, GRANBY, CONNECTICUT

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

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

LEGEND

STONE WALL
SANITARY SEWER — S — S —
STORM SEWER
CONTOUR LINE — 100 —
WIRE FENCE — x — x — x — x —
FOLIAGE LINE
IRON PIN
SURVEY MONUMENT
DRILL HOLE
CURB CATCHBASIN
CURBLESS CATCHBASIN
UTILITY POLE
UTILITY POLE WITH GUY
SANITARY MANHOLE
DRAINAGE MANHOLE
LIGHT STAND

TOWN LINE

ANGLE IRON

15" CHERRY W/WIRE FENCE

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

WIRE FENCE REMAINS

12" CHERRY W/WIRE FENCE

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

N74°07'55"W 498.76'

WIRE FENCE REMAINS

WIRE FENCE REMAINS

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

10" BIRCH W/WIRE FENCE

N59°07'55"W 259.35'

OLD STUMP W/WIRE FENCE

N16°35'55"E 152.15'

Granite monument (found)

N16°35'55"E 174.25'

NAD 83

TOWN OF HARTLAND
TOWN OF GRANBY

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

N73°37'05"W 425.38'

N16°35'55"E 438.80'

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

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

S45°55'55"W 396.40'

S47°18'23"W 806.72'

N/F
EDWARD J. CAIN
VOL.275 – PG.169

S47°18'23"E 266.85'

S47°18'23"E 403.21'

5/8" iron rod (set)

I-W

INLAND WETLAND BOUNDARY

184.8'

S45°55'55"W 303.10'

N44°53'17"E 399.91'

N/F
ADAM TKACZUK
VOL.457 – PG.345

N16°35'55"E 450.17'

WALL

HOUSE #25

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

GARAGE

WELL

GRAVEL DRIVE

FORMER JONES ROAD
DISCONTINUED & ABANDONED

Granite monument (found)

5/8" iron rod (set)

285.00'
S41°46'05"E

215.00'
S38°03'45"E

202.82'
S33°32'58"E

110.45'
S34°00'50"E

93.72'
S33°30'23"E

9.57'
S41°08'48"E

ATT 2394
SNET 2395
SNET 2396
SNET 2397
SNET 2398
SNET 2399
SNET 2400
SNET 2401

PECK ORCHARD ROAD

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

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

MAP REFERENCES :

1.``PROPERTY OF - CHARLES L. & MAMIE VIOLETTE - PECK ORCHARD ROAD - GRANBY, CONNECTICUT'', scale 1" = 100', dated January 1969 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 ZIOLA 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

STATE OF CONNECTICUT
CARMINE J. MATRASCIA
LS 70219
LICENSED
LAND SURVEYOR

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 - L.S. #70219

DUFOUR SURVEYING LLC

PROPERTY SURVEY - LOT LINE REVISION

PREPARED FOR: RICHARD MARR

#15 & #25 PECK ORCHARD ROAD, GRANBY, CONNECTICUT

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

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

TOWN OF GRANBY

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

May 22, 2025

Matthew Deardorff
10 Massaco Lane
Granby, CT 06035

Re: 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.

Dear Mr. Deardorff:

Please be advised that on May 22, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the application and supporting documentation received to date.

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. The mitigation area shall be planted as detailed in the revised project information received on April 28, 2025, as well as the 5.5.25 email from Matt Deardorff, which details the following mitigation measures.

    a. We will purchase 20 Ostrich ferns and 50 Brown-eyed Susan plantings, along with 2 pounds of New England Wildflower mix (3,800 sq/ft of coverage). The entire buffer zone will be a no-mow

DRAFT

area allowing any existing native species to grow.

b. A successful buffer zone planting would be 80% survival of plantings, 80% cover with native species after 2 full growing seasons.
c. The buffer zone plantings be installed at the same time as the other "Landscape shrubbery and bushes". The landscape plantings will be planted within the mulch area (inside the wetland boundary), but outside the designated buffer zone. There will be additional landscape plantings surrounding the playground in the mulch area outside of the wetland boundary, but within the 100 ft boundary from the wetland line. We haven't decided on what plants these will be, but they will be similar to a Tater Tot Arborvitae."

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 the Office of Community Development at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

CC: Valley Brook Community Church, Property Owner
File

DRAFT

Outlook

Re: Playground area to be accessible per ADA and Building code

From Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Date Wed 5/7/2025 9:31 AM
To Matt Deardorff <deardorff916@gmail.com>
Cc petergove@valleybrook.cc <petergove@valleybrook.cc>; Renee Deltenre <RDeltenre@granby-ct.gov>; Abigail Kenyon <akenyon@granby-ct.gov>

Thank you Matt,

This email is fine documentation from my end; we will add it to the file and the IWWC will get a copy for review. Considering you or someone associated with the perish will be supervising the work, I am not as worried about it getting onto your nicely done sketch/narrative. If you would like to include it and submit, that is fine too, but I feel I have the information I need.

THANK YOU,
THE GRANBY INLAND WETLANDS AGENT

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

From: Matt Deardorff <deardorff916@gmail.com>
Sent: Monday, May 5, 2025 6:48 PM
To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Cc: petergove@valleybrook.cc <petergove@valleybrook.cc>; Renee Deltenre <RDeltenre@granby-ct.gov>; Abigail Kenyon <akenyon@granby-ct.gov>
Subject: Re: Playground area to be accessible per ADA and Building code

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.

Hello Kate,

Thanks for reaching out with more questions and thanks for helping us articulate the buffer zone design/intent.

1. We will purchase 20 Ostrich ferns and 50 Brown-eyed Susan plantings, along with 2 pounds of New England Wildflower mix (3,800 sq/ft of coverage). The entire buffer zone will be a no-mow area allowing any existing native species to grow.
2. A successful buffer zone planting would be 80% survival of plantings, 80% cover with native species after 2 full growing seasons.
3. The buffer zone plantings be installed at the same time as the other "Landscape shrubbery and bushes". The landscape plantings will be planted within the mulch area (inside the wetland boundary), but outside the designated buffer zone. There will be additional landscape plantings surrounding the playground in the mulch area outside of the wetland boundary, but within the 100 ft boundary from the wetland line. We haven't decided on what plants these will be, but they will be similar to a Tater Tot Arborvitae.

In your opinion, what would be best for documenting this? I can add this to the slides and provide this detail if this would be best for the board.

Thanks for the help.

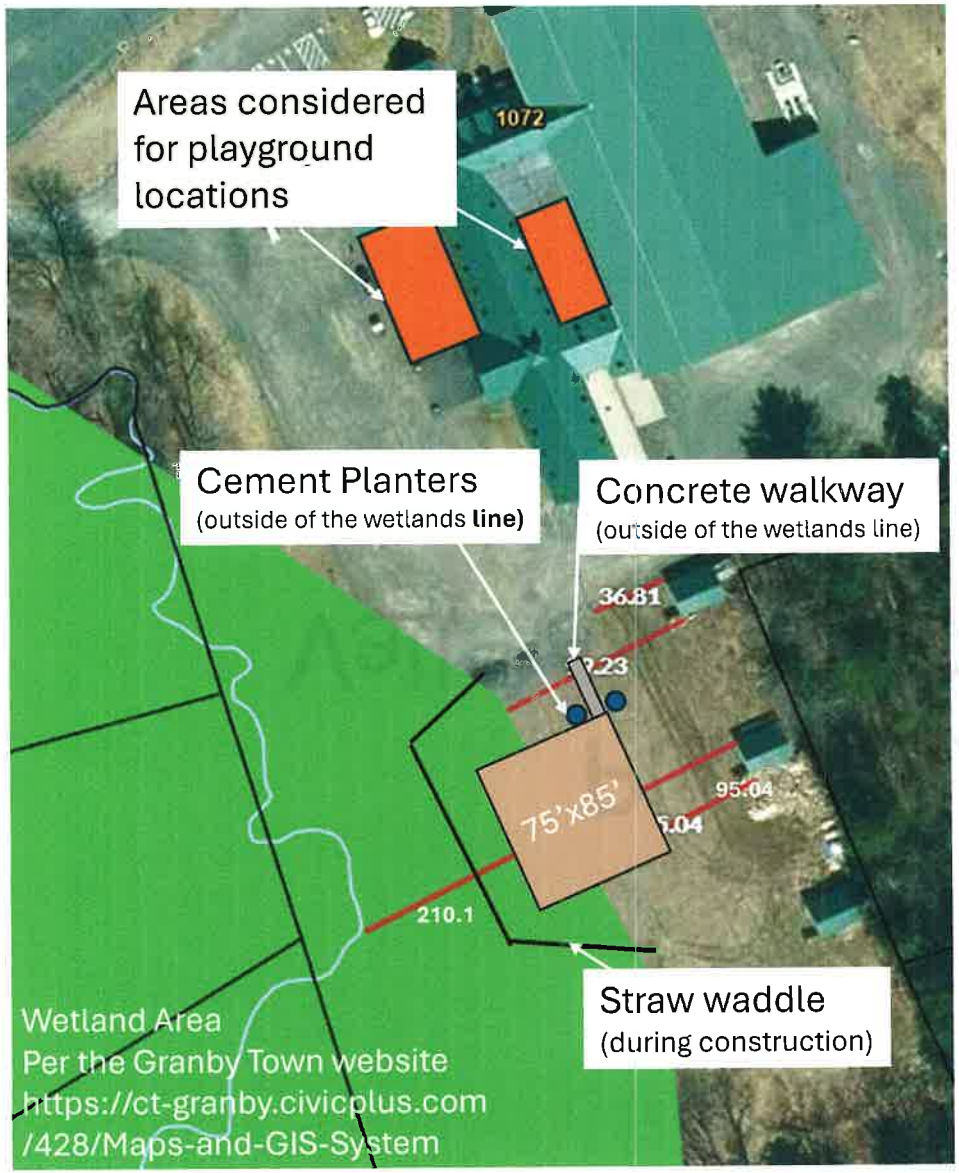
Matt

On Mon, May 5, 2025 at 1:03 PM Granby Wetlands Agent <wetlandsagent@granby-ct.gov> wrote:

> Hello Matt,
>
> Thank you for the updated materials. A few questions remain.
>
> 1. What will be the density of, or number of plantings in the buffer zone?
> 2. What will be considered a successful buffer planting? 80% survival of plantings, 80% cover with native species after 2 full growing seasons?
> 3. Will the buffer zone plantings be installed with the other "Landscape shrubbery and bushes"?
>
> This detail can be added to your submittal or I can add the requirements to your approval letter as conditions of approval.
>
> SINCERELY,
> THE GRANBY INLAND WETLANDS AGENT
>
>
>
> KATE BEDNAZ, PWS #1906
> FRESHWATER WETLAND SERVICES
> Registered Soil Scientist | President
> 413.695.2195
>
> ---
>
> **From:** Renee Deltenre <RDeltenre@granby-ct.gov>
> **Sent:** Monday, April 28, 2025 2:04 PM
> **To:** Abigail Kenyon <akenyon@granby-ct.gov>; Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
> **Cc:** Joel Skilton <jskilton@granby-ct.gov>
> **Subject:** Re: Playground area to be accessible per ADA and Building code
>
> Hi Everyone,
>
> Attached are the revisions for the playground at 160 Granville Road.
>
> Thank you,
> Renee
>
> ---
>
> **From:** Abigail Kenyon
> **Sent:** Thursday, April 24, 2025 9:03 AM
> **To:** Matthew Deardorff
> **Cc:** Joel Skilton; petergove@valleybrook.cc; Renee Deltenre
> **Subject:** RE: Playground area to be accessible per ADA and Building code
>
> Hi Matt,
>
> Great, thanks for taking care of that. As soon as the revisions come in, we will forward to Kate for review. Yes, you should have a decision from IWWC on the 22nd.

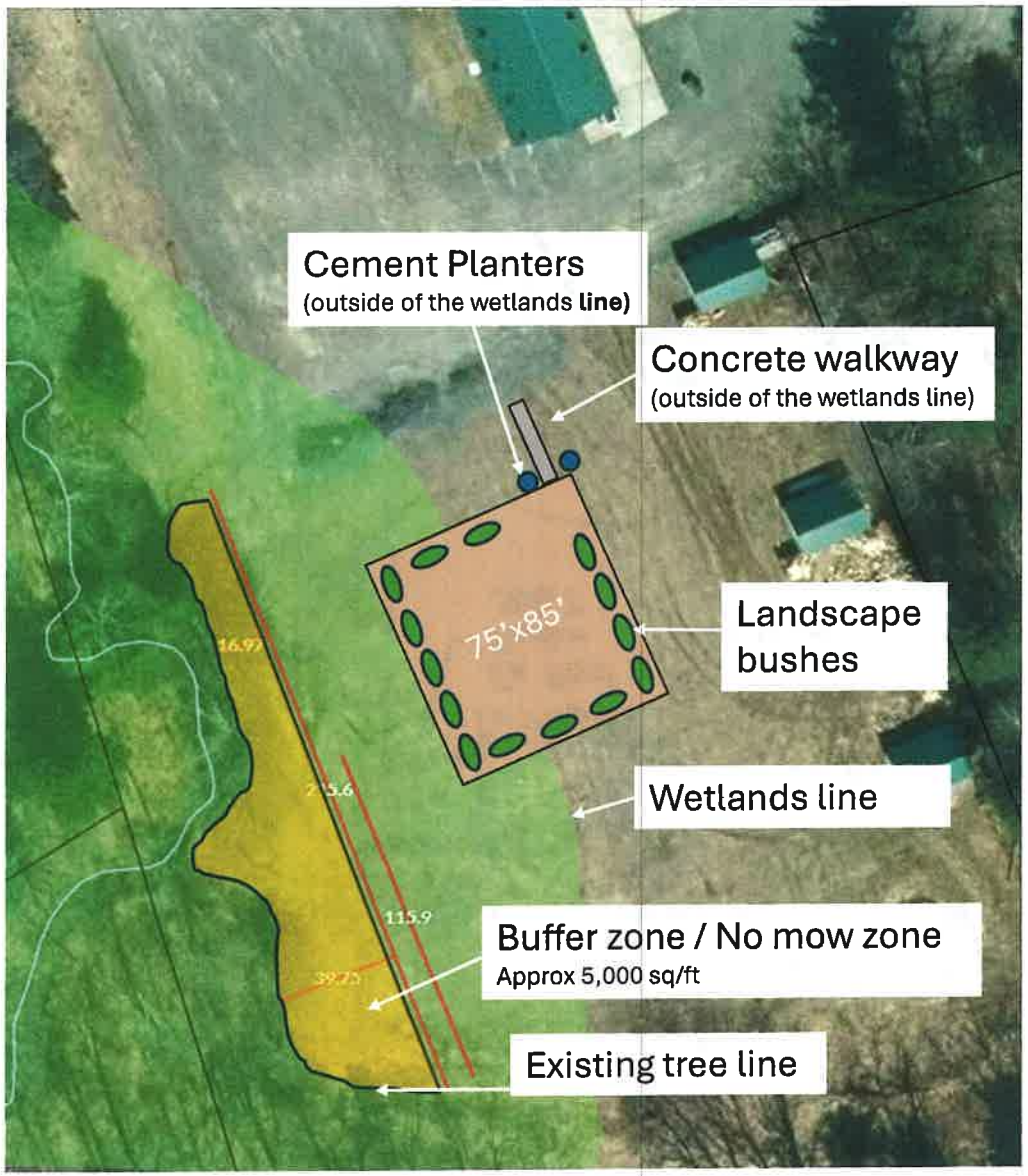
RECEIVED
APR 28 2025
Granby Building Department

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 to 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 paved concrete walkway (outside of wetlands) leading to playground
- Orange designates areas previously 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



Mitigation proposal

Brown-Eyed Susan

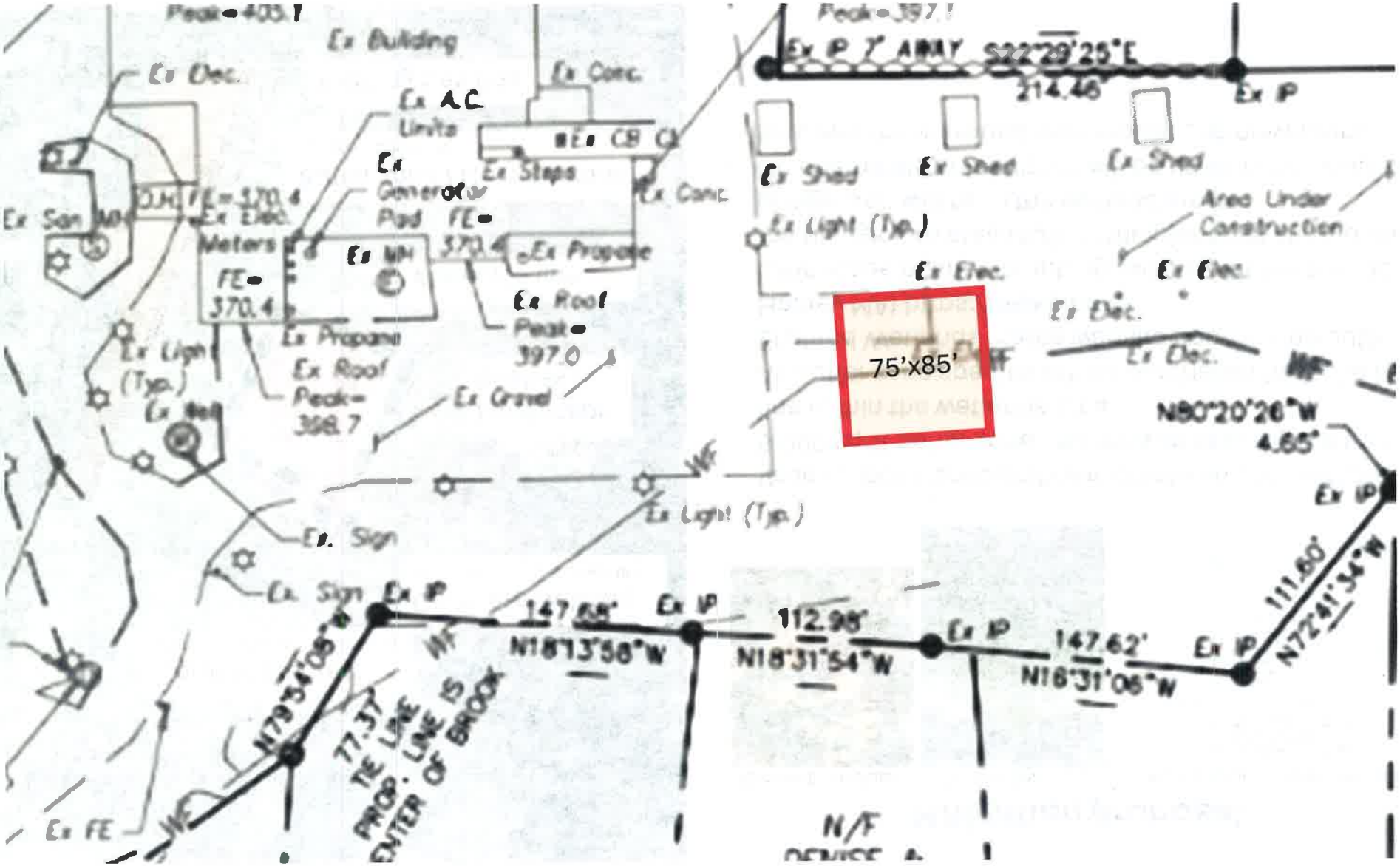
Ostrich Fern

New England Wildflower mix

NEW ENGLAND WETLAND PLANTS, INC

New England Wildflower Mix

- Valley Brook Community will create an approximate 5,000 sq/ft buffer zone / no mow zone along the tree line within the wetlands area.
- All buffer zone species will be purchased from the New England Wetlands Plants website (located in South Hadley MA) https://newp.com/
- Landscape bushes/plantings will be planted around the playground area (40% of the plantings around the playground will be in the wetland area)
- No chemicals or fertilizers will be used in the Southside field and the surround area around the playground.


Peak=405.1
Ex Building
Ex Elec.
Ex A.C. Units
Ex Conc.
Ex CB
Ex Steps
Ex Conc.
Ex Generator Pad FE=370.4
Ex Propane
Ex Roof Peak=397.0
Ex Sign
Ex Elec. Meters FE=370.4
Ex WH
Ex Propane
Ex Roof Peak=388.7
Ex Light (Typ.)
Ex Gravel
Ex. Sign
Ex. Sign
Ex FE
Peak=397.1
Ex IP 7' AWAY S22°29'25"E 214.46'
Ex IP
Ex Shed
Ex Shed
Ex Shed
Area Under Construction
Ex Light (Typ.)
Ex Elec.
Ex Elec.
Ex Elec.
Ex Elec.
75'x85'
N80°20'26"W 4.65'
Ex IP
Ex Light (Typ.)
Ex IP
147.68'
N18°13'58"W
Ex IP
112.98'
N18°31'54"W
Ex IP
147.62'
N18°31'06"W
Ex IP
111.60'
N72°41'34"W
N79°34'08"W 77.37'
TIE LINE IS PROP. LINE TO ENTER OF BROCK
N/F

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 we placed at the entrance to the playground and on top of the mulch

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

RECEIVED
APR 07 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: _____
Size of Parcel: 1.25 Acre Zone: R 50 Map/Lot: _____ Current Use: Residental Single Family

Applicant's Name: Eric Buckland Jason Lachance
Complete Address: 7 Laurel Dr.
Daytime Phone: 860-209-3824 Evening Phone: Same Fax: _____
Email: Ericbuckland@hotmail.com

Owner's Name: Eric Buckland Jason Lachance
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: Same as above
Phone Daytime Phone: _____ Evening Phone: _____ 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.): Construct deck of Back of House, Cut down Large Hemlocks that are close to House and Remove Stumps, Remove overGrown shrubs Re Plant new ones.

Is any portion of the property located within 500 feet of an adjoining municipality? No
Wetlands Located on Property (in square feet (sq. ft.)): 33,230 Wetlands to be impacted (sq. ft.): 22,000
Watercourses Located on Property? no Name or Type of Watercourse: na
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? _____
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: 3-7-25
Owner's Signature: same Date: " "

FOR OFFICE USE

Application #: n/a	*Date Submitted:* 4/7/25
Fee amt./Check or Cash: $140.00	*Date of Receipt:* 4/9/25
Agent Ruling:	*Date Approved/Denied:*

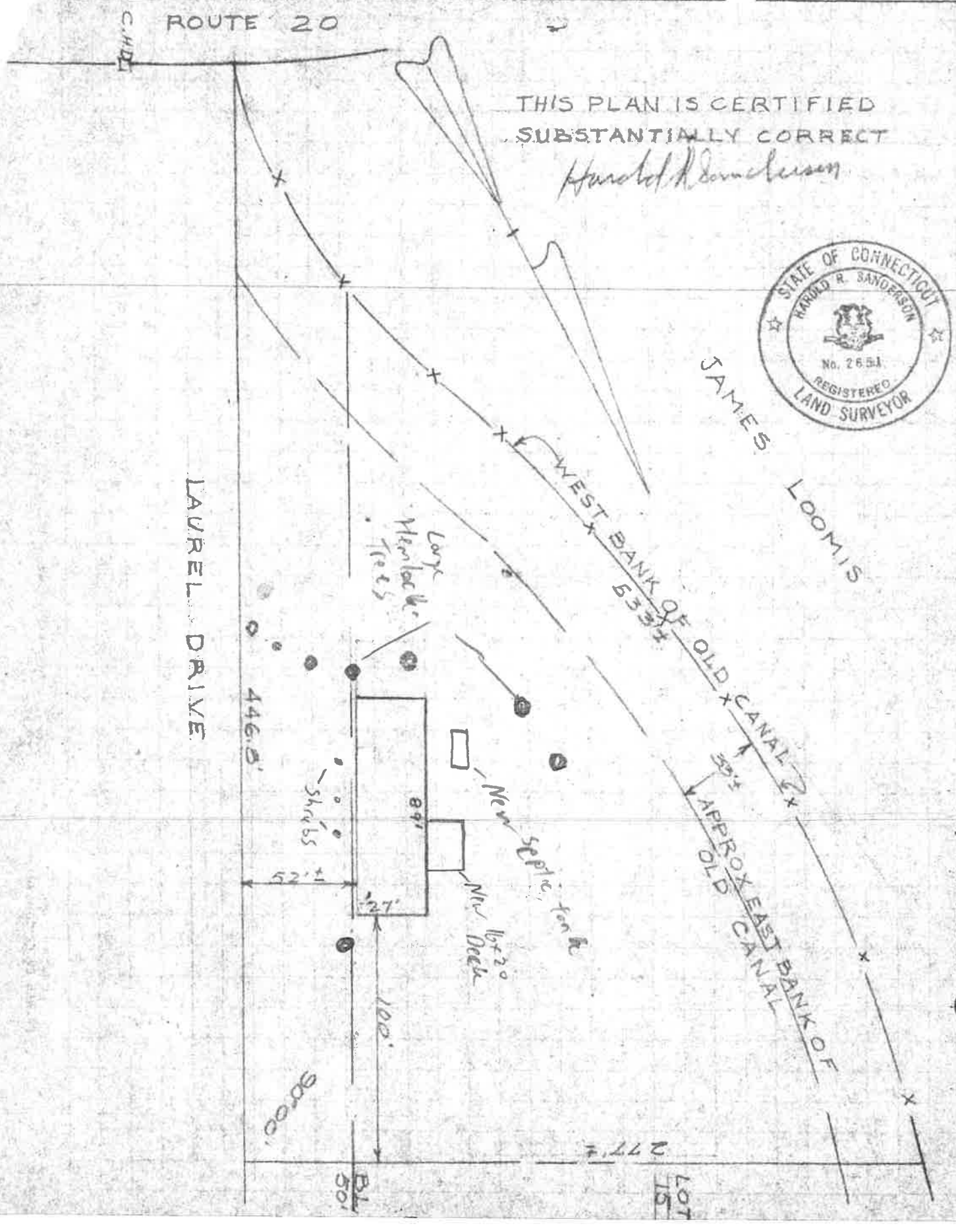
See Reverse Side for Conditions of Approval or Reason for Denial

HAROLD R. SANDERSON, C. E. & L. S. BLOOMFIELD, CONN.

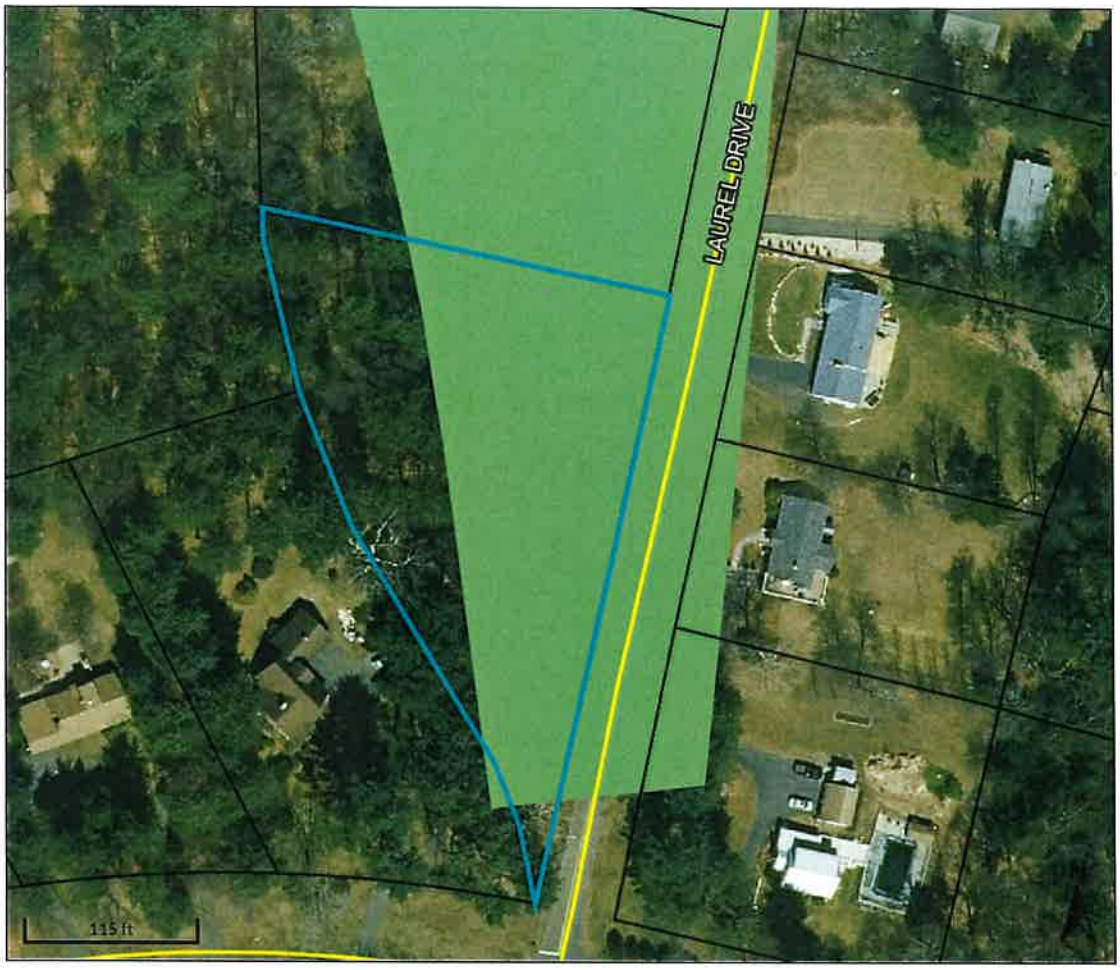
BY I.R.A. DATE 5-27-63 SUBJECT PLAN - LOT 16 SCALE 1" = 50'

CHKD. BY DATE LAUREL DRIVE JOB ANDERSON

GRANBY CONN



qPublic.net™ Town of Granby, CT



Overview

Legend

- Parcels
- Roads
- Wetlands

Parcel ID 888
Location 7 LAUREL DR
View Assessor website

Date created: 4/3/2025
Last Data Uploaded: 4/3/2025 5:21:08 AM

Developed by SCHNEIDER GEOSPATIAL

qPublic.net™ Town of Granby, CT

Overview

Legend

- Parcels
- Roads

Parcel ID 888
Location 7 LAUREL DR
View Assessor website

Date created: 4/3/2025
Last Data Uploaded: 4/3/2025 5:21:08 AM

Developed by SCHNEIDER GEOSPATIAL

860.653.TAKE (8253)
Owner: Jason LaChance
A division of JRL Construction, LLC

Property Address: 7 Laurel Dr. Granby **5/6/25**

Relocate existing swale 10' off garage on north side of property. Install buried gutter leader, drain on same side 390 SQ FT. Install buried gutter leader drains on rear of home. Pump crush and fill existing septic tank per state of CT health code standards. Area of disturbance 400 SQ FT. Install buried gutter leader drain on sour side of property. Install new 1250 gallon 2 compartment septic tank. Area of disturbance 400 SQ FT. Install gutter leader in east side of house disturbed area. 240 SQ FT. Install outflow for gutter leaders and sump pump drain into west side of property 120 SQ FT. Re seed all areas to stabilize soil.

Jason LaChance Septic Installer License # 006096 HIC License #0616129

*Payment Terms: Payment is due upon completion of the work. Small Town Septic accepts cash, personal checks or bank transfers. We also accept credit cards for purchases under $1000.00.

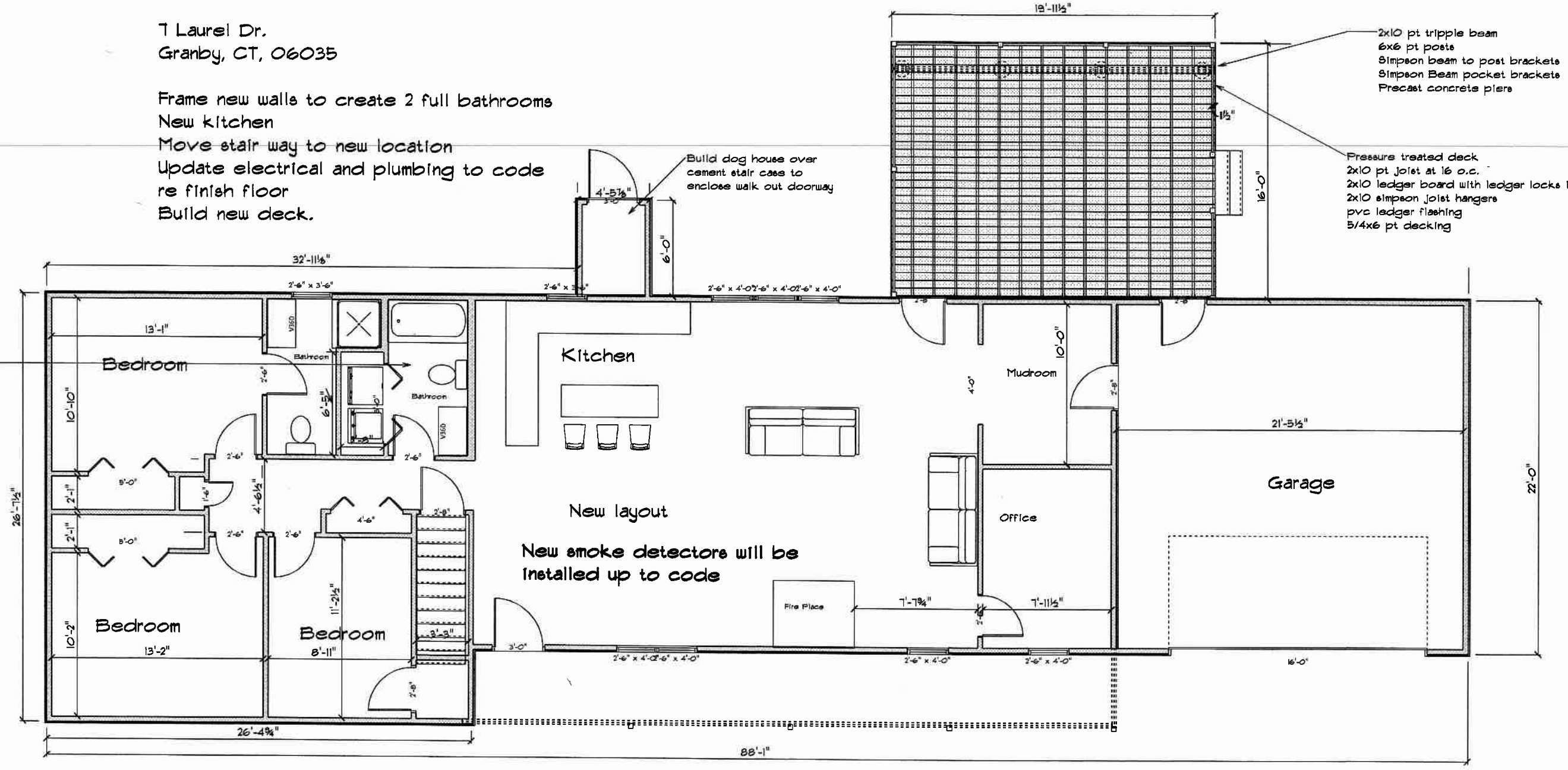
*** Small Town Septic is NOT RESPONSIBLE OR LIABLE FOR ANY LOSS OR DAMAGE to your property including but not limited to irrigation systems, driveways, unmarked & buried underground utilities, landscaping, etc. There will be additional labor fees added to your invoice for properties with ledge, rock or large boulders

7 Laurel Dr.
Granby, CT, 06035

Frame new walls to create 2 full bathrooms
New kitchen
Move stair way to new location
Update electrical and plumbing to code
re finish floor
Build new deck.

Roof is constructed with engineered trusses

Reframe new walls to create 2 bathroom and laundry room



Outlook

Re: 24 Heather Lane - IWWC Application

From Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Date Mon 5/5/2025 5:08 PM
To Al Michaud <michaud.al1@icloud.com>
Cc Abigail Kenyon <akenyon@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>

Thank you, Al, for the clarification. I'll stop out once the rain subsides to see the conditions of the site as it relates to the mapped wetlands.

We didn't have a quorum for that date, so the IWWC meeting is now on Thursday May 22nd at 7pm, in the Town Hall meeting room.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT

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

From: Al Michaud <michaud.al1@icloud.com>
Sent: Monday, May 5, 2025 3:39 PM
To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>
Subject: Re: 24 Heather Lane - IWWC Application

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,
No trees will be cut down. The site really just needed to be cleaned up from old, downed trees, brush and tree branches. That is now done, and the site is clear.

Quick question, I noticed in the Granby Drummer that the IWWC meeting will be held on May 14th. @ 7:00pm. Please clarify.

Thanks

Al Michaud

On May 5, 2025, at 2:06 PM, Granby Wetlands Agent <wetlandsagent@granby-ct.gov> wrote:

Good Afternoon Mr. Michaud. In preparation for our 5/22 IWWC meeting on your application I have a question.

1. Have the trees you want to remove already removed and in the dumpster? Will any additional trees need to be removed? If so, please mark them and let me know once they are marked.

Your application looks fairly straightforward. I'll plan to stop out to your property before the meeting to see the site for the shed. Please feel free to contact me with any questions.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT
<Outlook-phmh5goh.png>

From: Renee Deltenre <RDeltenre@granby-ct.gov>
Sent: Thursday, April 24, 2025 10:49 AM
To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Cc: Abigail Kenyon <akenyon@granby-ct.gov>; michaud.AL1@icloud.com <michaud.AL1@icloud.com>
Subject: 24 Heather Lane - IWWC Application

Good Morning Kate,

We received the attached application this morning from Mr. Michaud (who's copied on this email) for the placement of a 160 square foot shed on his property, just off the existing driveway. According to GIS, the majority of the property is mapped wetlands. Please take a look and let us know if any additional information is required, so he can be fully prepared to present his application at the May 22nd meeting.

Thank you so much,
Renee

Renee Deltenre
Land Use Coordinator
Community Development, Building, Fire Marshal and Emergency Management Offices
Town of Granby
15 North Granby Road
Granby, CT 06035
(860) 844-5318

Outlook

Re: 24 Heather Lane - IWWC Application

From Al Michaud <michaud.al1@icloud.com>
Date Fri 4/25/2025 11:44 AM
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.

Hi Renee,

There is no plan or need to excavate any soil.
The base for the shed will be supported by 3/4" clean gravel that will have a 4 " to 5" depth. That work will be done by the company (Kloter Farms) that i will also purchase the 10x16 prefabricated shed.
There is no plan to connect electricity to the shed.

Please let me know if you need any other additional information.

Best regards

Al Michaud

> On Apr 25, 2025, at 8:14 AM, Renee Deltenre <RDeltenre@granby-ct.gov> wrote:
>
> Thank you Al.
>
> I'm thinking it might be a good idea for you to provide a short narrative, via email is fine, explaining how the shed will be installed. For example:
>
> 1. Is excavation of any soil required, if so, how much?
> 2. Will there be a crushed stone base, if so, how deep?
> 3. Is it a prefabricated shed or being constructed from scratch?
> 4. Any electrical planned? If so, please show on the plot plan where the conduit will go.
> 5. Construction drawings for the shed (as a separate document)
>
> Thank you so much!
> Renee

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

RECEIVED
APR 24 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: 24 Heather Lane
Size of Parcel: 1.04 acres Zone: R2A Map/Lot: B.40/8/19 Current Use: Single-family res

Applicant's Name: Albert Michaud
Complete Address: 24 Heather Lane
Daytime Phone: 860-913-5250 Evening Phone: _____ Fax: _____
Email: Michaud.AL1@icloud.com

Owner's Name: Same as
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: _____
Phone Daytime Phone: _____ Evening Phone: _____ 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.): installing 160SF shed next to drive way. Going to have landscaping dumpster to remove old soil and trees not in good condition to be installed on gravel base
Is any portion of the property located within 500 feet of an adjoining municipality? no
Wetlands Located on Property (in square feet (sq. ft.)): 29,000 Wetlands to be impacted (sq. ft.): 160 SF
Watercourses Located on Property? no Name or Type of Watercourse: n/a
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: 4/24/2025
Owner's Signature: _____ Date: _____

FOR OFFICE USE

Application #: n/a	*Date Submitted:* 4/24/25
Fee amt./Check or Cash: 4342	*Date of Receipt:*
Agent Ruling:	*Date Approved/Denied:*

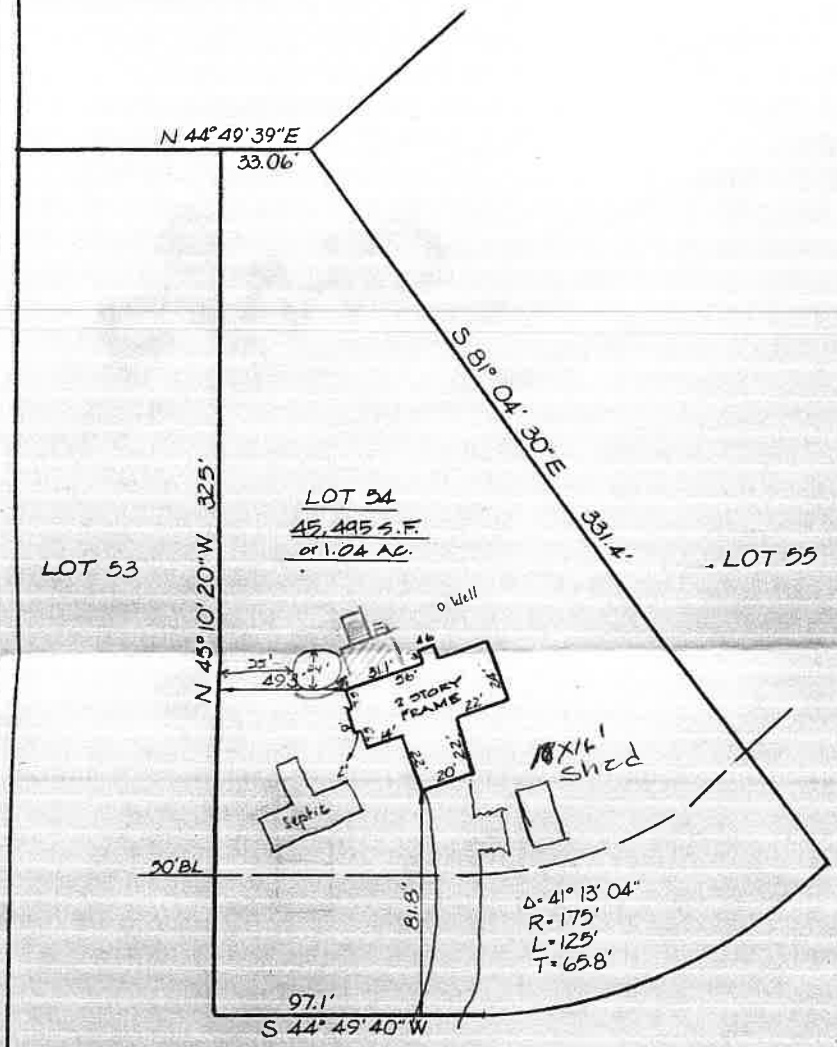
See Reverse Side for Conditions of Approval or Reason for Denial

1" = 20'

PROPERTY OF
HALMAR, INC.
HEATHER LANE
LOT #54

GRANBY
SCALE: 1" = 50'

CONNECTICUT
MARCH 13, 1987
REVISED: MAY 20, 1987



Heather Lane

Chase Manhattan Financial Services, Inc., its successors and/or assigns as their interest may appear; Connecticut Attorneys

I hereby certify to Title Insurance Company

& Clifford J. and Kathy A. Lawton

that this map, which shows physical conditions existing at this date, is substantially correct in accordance with the standards of a CLASS A-2 survey and that zoning regulations are not violated other than those depicted hereon

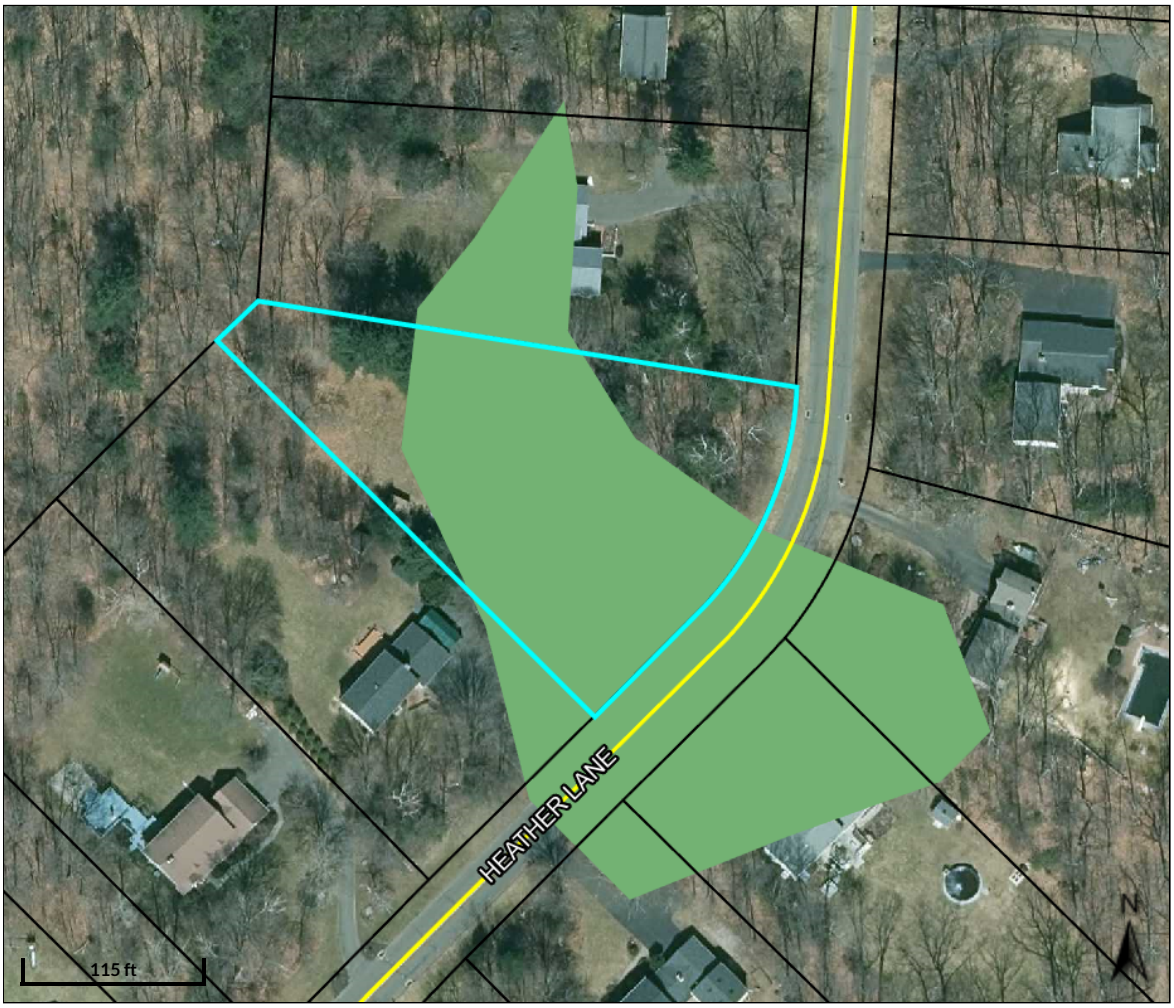
CLOSE, JENSEN & MILLER
Civil Engineers & Surveyors

By John H. Miller

RECEIVED
SEP 6 1989
GRANBY BLDG. DEPT

STATE OF CONNECTICUT
JOHN H. MILLER
No 4142
REGISTERED LAND SURVEYOR

qPublic.net™ Town of Granby, CT



Overview

Legend

- Parcels
- Roads
- Wetlands

Parcel ID 1920
Location 24 HEATHER LN
View Assessor website

Date created: 4/24/2025
Last Data Uploaded: 4/24/2025 5:27:52 AM

Developed by SCHNEIDER GEOSPATIAL

U S A
800 998-2984
12-328
M-54

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

RECEIVED
MAY 14 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: 11 Brookside Drive
Size of Parcel 2.3 acres Zone: R50 Map/Lot: F-51/38/11 Current Use: Single Family Home

Applicant's Name: JEROME ANGLIN
Complete Address: 11 BROOKSIDE DR. GRANBY CT, 06035
Daytime Phone: 860-422-5786 Evening Phone: _____ Fax: _____
Email: JEROMESTAR@GMAIL.COM

Owner's Name: SAME AS ABOVE
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: _____
Phone Daytime Phone: _____ Evening Phone: _____ Fax: _____

Applicant's Representative: N/A
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.):
PRE FABRICATED SHED INSTALLED ON CRUSHED GRAVEL. ELECTRICAL INSTALLATION WILL BE REQUIRED

Is any portion of the property located within 500 feet of an adjoining municipality? NO
Wetlands Located on Property (in square feet (sq. ft.)): NO Wetlands to be impacted (sq. ft.): _____
Watercourses Located on Property? YES Name or Type of Watercourse: HUNGARY 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? 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: J. Anglin Date: 5/14/25
Owner's Signature: _____ Date: _____

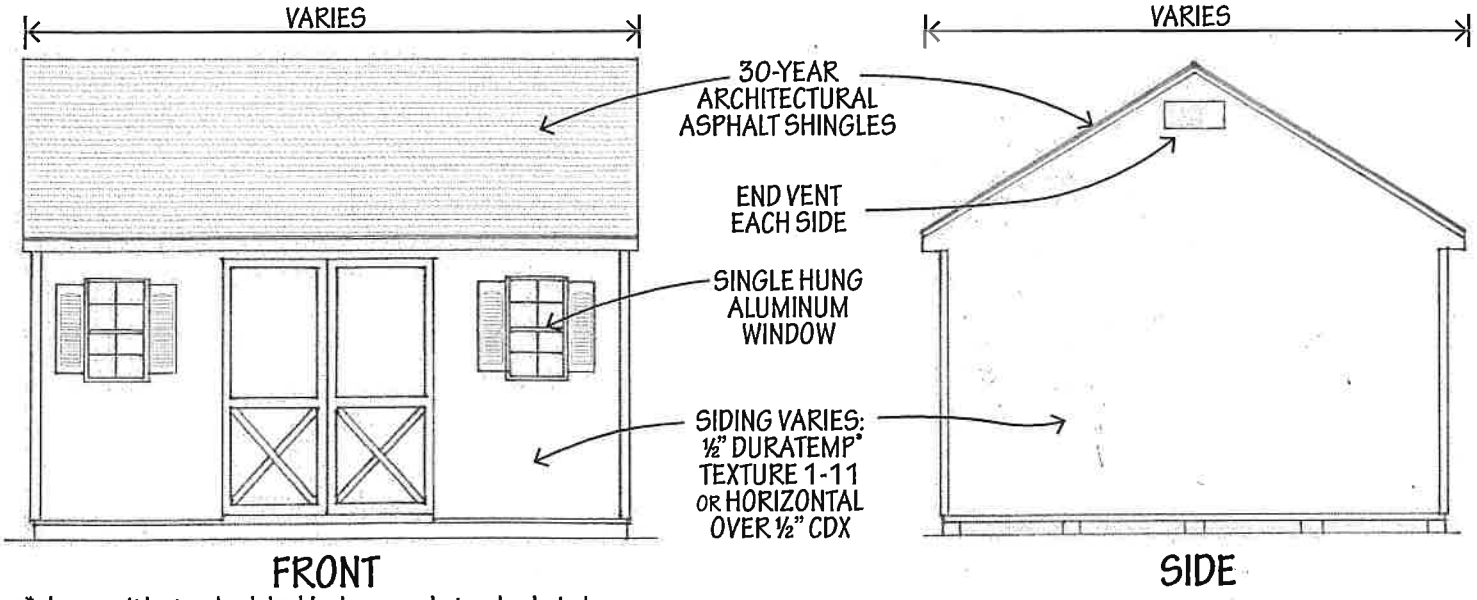
FOR OFFICE USE

Application #: n/a	*Date Submitted:* 5/14/25
Fee amt/Check or Cash: $140 check # 1108	*Date of Receipt:* 5/22/25
Agent Ruling:	*Date Approved/Denied:*

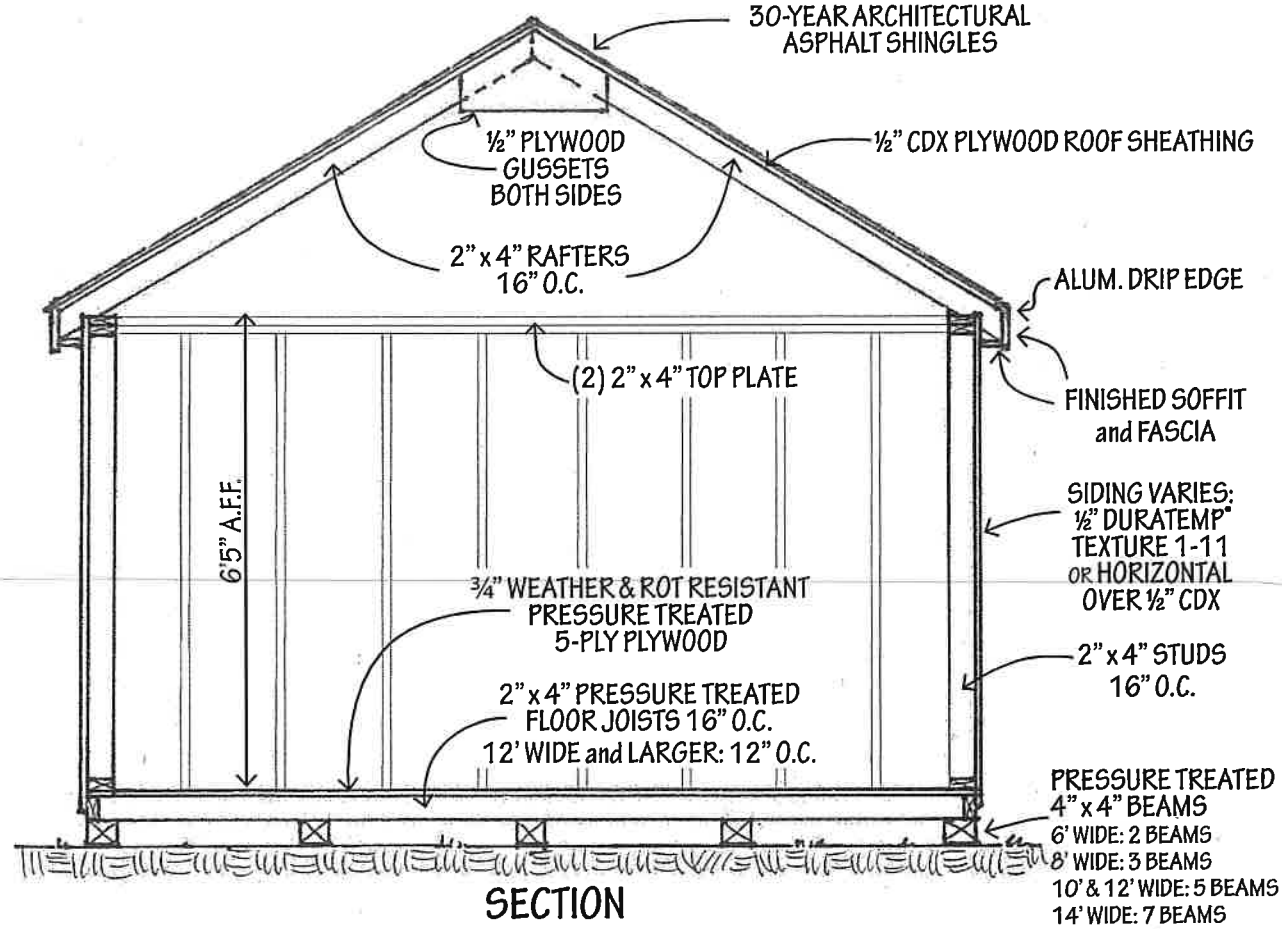
See Reverse Side for Conditions of Approval or Reason for Denial

Cape Storage Building

2025



*shown with standard double doors and standard windows

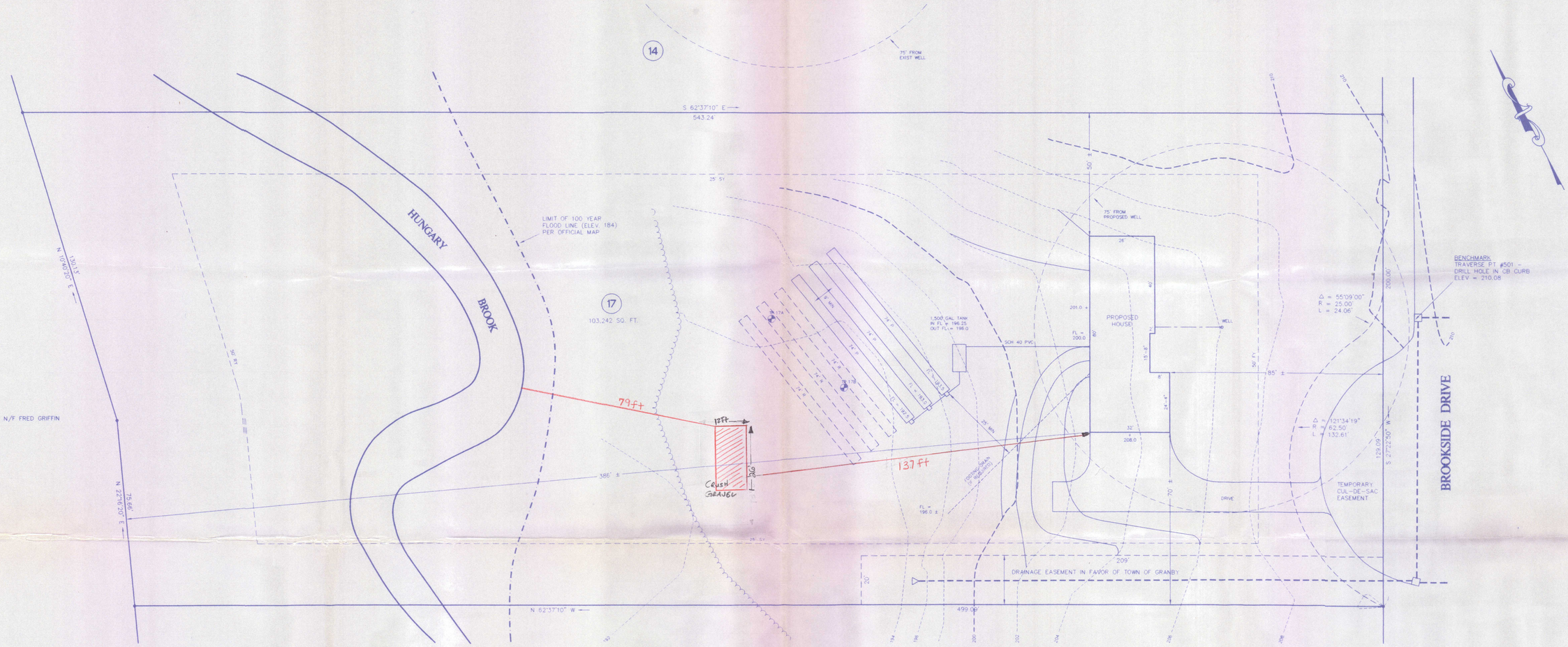


KLOTER FARMS

860-871-1048 KloterFarms.com
216 West Road, Ellington, CT 06029

NOTES:
Building Code - conforms to 2021 International Residential Code table R301.5

Designed to resist wind gust of 135 MPH for 3 seconds
Design wind force - 34psf
Design snow load - 40 psf
Design floor load - 100 psf



19

SEPTIC SYSTEM DESIGN

SPECIAL CONDITIONS

_____	SYSTEM DESIGNII LARGER THAN 2,000 GPD	_____	WATER SUPPLY WATERSHED
_____	HIGH GROUND WWATER (< 3 FT.)	_____	POSSIBLE SEASONAL HIGH GROUND WATER
_____	WATERCOURSE, MARSH, OR POND	_____	POSSIBLE SEASONAL FLOODING
_____	LIMITED SUITABILE AREA	_____	EXCESSIVE SLOPE (OVER 25%)
_____	MARGINAL SOIL (30-60 MINS./IN)	_____	SHALLOW LEDGE (< 5 FT)
_____	UNDERLYING TRIGHT SOIL (< 4 FT.)		
_____	OTHER _____		

CONCLUSIONS

X	SUITABLE FOR SEWAGE DISPOSAL	_____	RETEST DURING WET SEASON
_____	UNSUITABLE FOR SEWAGE DISPOSAL	X	ENGINEER'S PLAN REQUIRED
_____	ADDITIONAL INVESTIGATION REQUIRED		

DESIGN RECOMMENDATIONS

NUMBER OF BEDROOMS: 4

GARBAGE DISPOSAL: Y

MIN. PERC RATE (MIN./IN.): 10

DESIGN PERC RATE (MIN./IN.): 1 - 10

REQUIRED LEACHING AREA (SQ.F.): 660

MIN. SEPTIC TANK CAPACITY (GAL.): 1,500

USE 220 LINEAL FEET OF 4ø35" WIDE LEACHING TRENCH FOR THE PRIMARY AND THE SAME FOR THE RESERVE.

MLSS NOT REQUIRED

SEPTIC SYSTEM INSTALLATION SCHEDULE:

1. CONTRACTOR SHALL OBTAIN APPROVAL TO START CONSTRUCTION FROM THE ENGINEER AND THE FARMINGTON VALLEY HHEALTH DISTRICT (FVHD). CONSTRUCTION SHALL OCCUR DURING LOW SOIL MOISTURE CONDITIONS.
2. SEPTIC TANK AND LEACHING TRENCH CONSTRUCTION SHALL CONFORM TO THE REGULATIONS AND TECHNICAL STANDARDSII FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS OF THE CONNECTICUT PUBLIC HEALTH CODE REVISED JANUARY 1, 1997.
3. REMOVE BRUSH, ROOTSS, TOPSOIL, ETC. FROM SYSTEM AREA. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR RESPHREADING AFTER CONSTRUCTION. SCARIFY SURFACE.
4. CONSTRUCT LEACHING TRENCHES AND COVER COMPLETELY WITH NONWOVEN FILTER FABRIC.
5. CAREFULLY BACKFILL WITH APPROVED MATERIAL AFTER INSPECTION. DO NOT BACKFILL WITH BOULDERS. DO NOT IRIUN EQUIPMENT OVER BACKFILLED TRENCH.
6. COVER WITH TOPSOIL. FERTILIZE, SEED, AND MULCH.
7. ALL SOLID SEWAGE DISTRIBUTION PIPE AFTER SEPTIC TANK SHALL BE 4" PVC ASTM D3034 SDR-35 LAID AT 1.0% MINIMUM PITCH.

NOTES:

ZONE = R-50

BUILDING COVERAGE = 2.1 %

NO ZONING VIOLATIONS IF HOUSE ERECTED AS SHOWN.

TOPOGRAPHY TAKEN FROM FIELD SURVEY BY ED LALLY & ASSOCIATES, INC.

SEE BUILDING PLANS FOR HOUSE DIMENSIONS.

INSTALL SILT FENCE BARRIER AROUND CONSTRUCTION AREA AS REQUIRED BY THE TOWN ENGINEER.

DEVELOPER'S ENGINEER TO STAKE AREA OF SEPTIC FIELD AND DEVELOPER TO "FENCE OFF" THE AREA SO THAT IT REMAINS UNDISTURBED DURING CONSTRUCTION OF THE HOUSE.

CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHIC AND SOIL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN. IF DIFFERENCES IN TOPOGRAPHIC OR SOIL CONDITIONS ARE FOUND, THE SEPTIC SYSTEM MUST BE ADJUSTED BY THE DESIGN ENGINEER TO MAINTAIN MINIMUM SEPARATION DISTANCES AS REQUIRED BY THE PUBLIC HEALTH CODE. IF DIFFERENCES ARE NOT COMMUNICATED TO THE DESIGN ENGINEER THE SYSTEM AS INSTALLED BY THE CONTRACTOR MAY NOT MEET THE REQUIREMENTS OF THE PUBLIC HEALTH CODE. THIS WILL REQUIRE THAT THE SYSTEM BE REBUILT AT THE EXPENSE OF THE CONTRACTOR.

T = SOILS TEST

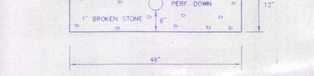
HOUSE ELEVATIONS

BASEMENT FLOOR = 201.5
GARAGE FLOOR = 208.0
TOP OF WALL = 209.0
FINISHED FLOOR = 210.0

HOUSE STYLE: COLONIAL

MAP REFERENCES:

1. "RESUBDIVISION OF DUNCASTER WEST II GRANBY, CONNECTICUT SCALE 1" = 40' FEBRUARY 1988 REV. 8/23/88 ZONE RR" PREPARED BY DAVIS SURVEYING - SIMSBURY, CONN.
2. "SUBDIVISION DUNCASTER WEST II PROPERTY OF HALMAR, INC. HUNGARY ROAD GRANBY, CONNECTICUT DATE JUNE, 1980 SCALE 1" = 100' PREPARED BY CLOSE, JENSEN & MILLER AND REVISED "9-31-81 DRAINAGE AND CONSERVATION EASEMENT"



LEACHING TRENCH SECTION

PERCOLATION TEST DATA

PROJECT BROOKSIDE
DATE 6/16/97 TEST# 17-A
DEPTH 24" NAIL DEPTH 3"
PRIMED @ 8:48

TIME	DEPTH	ΔT	ΔD	ΔT/ΔD
9:50	9.0	—	—	
9:53	10.0	3	1.0	3
9:58	11.5	5	1.5	3.3
10:03	13.0	5	1.5	3.3
10:08	13.5	5	0.5	10
10:13	14.0	5	0.5	10
10:18	15.0	5	1.0	5
10:23	15.5	5	0.5	10
10:28	16.0	5	0.5	10
10:33	16.5	5	0.5	10
10:38	17.0	5	0.5	10
10:43	13.5	5	0.5	10

TEST PIT SOIL DATA

PROJECT BROOKSIDE LOT 17
DATE 6/16/97 TEST # 17-A

DEPTH	MATERIAL
0-7	T.S.
7-31	OR/BRN Sub Soil MED SAND
31-41	CHOCLES COARSE GRAVEL SAND MED SAND
41-67	
67-75	CHOCLES COARSE GRAVEL SAND MED SAND
75-107	
NONE	MOTTLES
NONE	WATER
NONE	HARDPAN
NONE	LEDGE
NONE	ROOTS

TEST PIT SOIL DATA

PROJECT BROOKSIDE LOT 17
DATE 6/16/97 TEST # 17-B

DEPTH	MATERIAL
0-1	T.S.
1-95	MED. SAND
NONE	MOTTLES
NONE	WATER
NONE	HARDPAN
NONE	LEDGE
NONE	ROOTS

RECEIVED
MAY 14 2025
Granby Building Department

SITE PLAN

DATE	REVISION

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

ed lally and associates, inc.

• 111 PROSPECT HILL ROAD • WINDSOR, CT 06095 • (860) 688-2413 •

LOT 17 DUNCASTER WEST II
PREPARED FOR
PIERCE BUILDERS
BROOKSIDE DRIVE
GRANBY, CONNECTICUT

SCALE: 1 IN = 20 FT

JUNE 17, 1997

PAUL BROOK
C:\ACCPROJECTS_BROOKSIDE\LOT17

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: 8 E Granby Road, Granby CT 06035 (E Granby Road & Hungary Road)
Size of Parcel: 1.58 ac Zone: CC & Historic Overlay Map/Lot: M: G-51, B: 71, L: 2 Current Use: Residential

Applicant's Name: Cassandra Peeler, on behalf of AutoZone, Inc.
Complete Address: 123 S. Front St, 3rd Floor, Memphis, TN 38103
Daytime Phone: 901-495-8753 Evening Phone: - Fax: -
Email: Cassandra.Peeler@autozone.com

Owner's Name: Christopher Docarmo
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 116 Southwood Drive Ludlow, MA 01056
Phone Daytime Phone: 413-732-1703 Evening Phone: _____ Fax: _____

Applicant's Representative: Kimley-Horn (POC: Trent Suddeth) Email: Trent.Suddeth@kimley-horn.com
Complete Address: 1 N Lexington Ave, Suite 505, White Plains, NY 10601
Daytime Phone: 914-369-1733 Evening Phone: - Fax: -

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

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):
AutoZone Granby - demolition of existing structure, and the construction of a new ground up retail, commercial AutoZone store.

Is any portion of the property located within 500 feet of an adjoining municipality? No
Wetlands Located on Property (in square feet (sq. ft.)): 0 Wetlands to be impacted (sq. ft.): 0
Watercourses Located on Property? No Name or Type of Watercourse: Intermittent Watercourse - located west of project site within 200'
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: Cassandra Peeler Date: 05-07-25
Owner's Signature: Chris do Date: 05/09/25

FOR OFFICE USE

Application #:	*Date Submitted:*
Fee amt./Check or Cash:	*Date of Receipt:*
Agent Ruling:	*Date Approved/Denied:*

See Reverse Side for Conditions of Approval or Reason for Denial

bob.a.urso@gmail.com

From: Chris do Carmo <cdocarmo@charter.net>
Sent: Monday, May 12, 2025 7:49 AM
To: bob.a.urso@gmail.com
Subject: Letter

I Christopher do Carmo, owner of the property at 8 East Granby Rd., Granby, CT, authorize AutoZone to go seek building permits at the appropriate committees of the town of Granby.

Sent from my iPhone
Best regards

Christopher do Carmo
President
Holts Precision Corporation

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.

ACTIVITY	FEE/ AREA / #	APPLIED
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 (Slopes Greater than 2:1 – Define Area on Plan)	_____SF	$ +
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 (Slopes Greater than 2:1 – Defined Area on Plan)	_____SF	$ +
h. $0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____SF	$ +

- **TOTAL FEE – CATEGORY 2** **$** _____

ACTIVITY	FEE/ AREA / #	APPLIED
CATEGORY 3 – ALL OTHER APPLICATIONS		
I. Base Fee		
a. General Application	$200.00 (+II)	$ $200.00 +
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	$ - +
Within Upland Review Area…		
c. $100.00 per Structure	1 (#)	$ $100.00 +
d. $0.02 per sq. ft. of Impervious Surface	31,082 SF	$ $612.64 +
e. $250.00 per Stormwater Management Basin	1 (#)	$ $250.00 +
f. $100.00 per Storm Drain Outfall	- (#)	$ - +
g. $0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan)	- SF	$ - +
h. $0.01 per sq. ft. of Woody Vegetation Clear-Cut	6,705 SF	$ 67.05 +
➢ **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**		**$** 1289.69 **+**
VI. Post Activity Application Fee	20% of Fee Subtotal	$ 257.94 +
➢ **TOTAL APPLICATION FEE:**		**$** 1,547.63

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.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.

2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).

   A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
   B = Any Permit Denied by the Inland Wetlands Agency
   C = A Permit Renewed or Amended by the Inland Wetlands Agency
   D = A Map Amendment to the Official Town Wetlands Map - or -
   An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
   E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
   F = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
   G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
   H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)

3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".

4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

   Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. Click on the following website for USGS Quad Map information:
   http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf

   ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn – CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm

7. Enter the name of the individual applying for, petitioning, or receiving the action.

8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (i.e., don't just state "forestry", provide details such as "20 acre forestry harvest, permit required for stream crossing".)

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner
B = New Residential Development for Single Family Units
C = New Residential Development for Multi-Family / Condos
D = Commercial / Industrial Uses
E = Municipal Project
F = Utility Company Project
G = Agriculture, Forestry or Conservation
H = Wetland Restoration, Enhancement, Creation
I = Storm Water / Flood Control
J = Erosion / Sedimentation Control
K = Recreation / Boating / Navigation
L = Routine Maintenance
M = Map Amendment
N = State Agency Project
P = Other (this code includes the approval of concept plans with no-on-the-ground work)

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

1 = Filling
2 = Excavation
3 = Land Clearing / Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)
8 = Underground Utilities Only (no other activities)
9 = Roadway / Driveway Construction
10 = Drainage Improvements
11 = Pond, Lake Dredging / Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Town of Granby
   does this project cross municipal boundaries (check one)? yes ☐ no ☒
   if yes, list the other town(s) in which the action is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Tariffville or number: 21
   subregional drainage basin number: 4320
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Cassandra Peeler, on Behalf of AutoZone, Inc
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 8 E Granby Road, Granby CT 06035
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description:
   AutoZone Granby - demolition of existing structure, and the construction of a new ground up retail, commercial AutoZone store.
9. ACTIVITY *PURPOSE* CODE (see instructions, only use one code): D
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 12, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 1.24 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

Kimley»Horn
New York

May 13th, 2025

Town of Granby – Inland Wetlands & Watercourses Commission
15 North Granby Road
Granby, CT 06035

RE: AutoZone Granby – Project Narrative

To Whom it May Concern,

On behalf of Christopher Docarmo (Owner) and AutoZone, Inc (the Applicant), Kimley-Horn is pleased to submit the Inland Wetlands & Watercourses Application for the Town of Granby Inland Wetlands & Watercourses Commission review.

AutoZone is the leading retailer, and a leading distributor, of automotive replacement parts and accessories in the U.S. All AutoZone stores are company-owned and operated through its corporate headquarters in Memphis, Tennessee. The proposed project is to be located at 8 E Granby Road, Cromwell, CT 06035 (MBL: G-51, 71, 2). The lot is in the Center Commons (CC) zone and Historic Overlay District and is currently occupied by a residential home and detached garage. The proposed store will have 8-12 employees with 3-5 employees per shift. The store will operate Monday-Sunday 7:30AM - 9PM and Sunday 8:30AM - 8PM. Deliveries will occur once a week during off peak hours.

The project involves the demolition of existing structures, a residential home and detached garage, and the construction of a new ground up retail store. There will be accompanying improvements including parking, trash enclosure, loading area, and sidewalks.

The ingress/egress into the site will remain on East Granby Road but will shift to the east away from the intersection of East Granby Road and Hungary Road. The project proposes to increase the overall impervious coverage from its existing condition but has been designed to treat the required water quality volume onsite with an infiltration basin.

The project involves offsite improvements along the frontage of East Granby Road in the CTDOT right-of-way. These improvements include the extension of the existing sidewalk to the intersection of East Granby Road and Hungary Road, curb cuts, and utility connections for the proposed building.

The project lot is located within the FEMA Flood Zones X per the FEMA FIRM map dated September 26th, 2008. The project is located within 200' of an intermittent watercourse located west of the property. There are no proposed discharges into the intermittent watercourse from the proposed improvements on the project site.

Included in the submittal are the following Items:

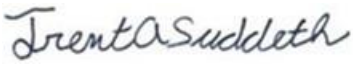
Item 1	Project Narrative	8 Copies
Item 2	IWWC Application	8 Copies
Item 3A	Site Plans	1 Original, 2 Copies (24' x 36')
Item 3B	Site Plans	7 Copies (11' x 17')
Item 4	Stormwater Management Report	2 Full Size, 7 Copies

The check for the permit fees will arrive in a separate envelope on 5/15.

We look forward to presenting the Application before the Commission. Should you have any questions, please do not hesitate to contact me directly at 914-369-1733 or Trent.Suddeth@kimley-horn.com.

Sincerely,

Kimley-Horn & Associates, Inc.



Trent Suddeth, PE

K:\WHP_Civil\112703002_Autozone CT10582_Granby_CT\7. Civil\2. CAD\Plansheets\C-0.0 COVER SHEET AND GENERAL NOTES.dwg

PRELIMINARY SITE PLAN APPLICATION PLANS

FOR

AUTOZONE GRANBY

8 E GRANBY ROAD

GRANBY, CT 06035

PROJECT TEAM

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
TEL: (914) 368-9200
CONTACT: DEAN APOSTOLERIS, P.E.

TRAFFIC ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
TEL: (914) 368-9200
CONTACT: JOHN CANNING, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN & ASSOCIATES, INC.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
TEL: (914) 368-9200
CONTACT: FRANK MADER, PLA

ELECTRICAL ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
TEL: (914) 368-9200
CONTACT: GRAHAM PENROSE, P.E.

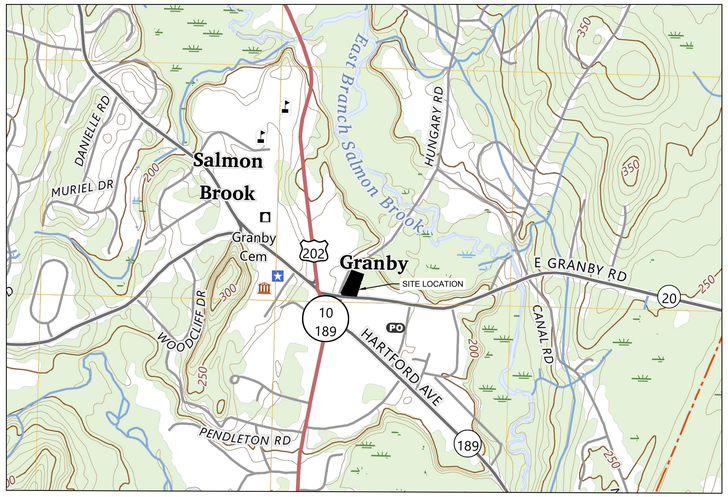
SURVEYOR
VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD, SUITE B
BETHLEHEM, PA 18020
TEL: (610) 365-2907
CONTACT: JACK W. SHOEMAKER, PLS

SITE LOCATION MAP

SOURCE: NEARMAPS

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400



VICINITY MAP

SOURCE: USGS

NORTH

GRAPHIC SCALE IN FEET
0 500 1000 2000

PROPERTY INFORMATION

APPLICANT
AUTOZONE INC.
123 S. FRONT STREET, FLOOR 3
MEMPHIS, TN 38103
TEL: 901- 495 - 8753
CONTACT: CASSANDRA PEELER

OWNER
DOCARMO CHRISTOPHER & MANUELA T
116 SOUTHWOOD DR
LUDLOW, MA 01056

MAP: G-51
BLOCK: 71
LOT: 2

ZONE: CENTER COMMONS (CC) AND HISTORIC OVERLAY DISTRICT

Sheet List Table

Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-0.1	GENERAL NOTES
--	SURVEY (BY OTHERS)
C-1.0	EXISTING CONDITIONS AND DEMO PLAN
C-2.0	SITE PLAN
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	UTILITY PLAN
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C-5.1	EROSION AND SEDIMENT CONTROL - PHASE 2
C-5.2	EROSION AND SEDIMENT CONTROL DETAILS
C-6.0	AUTOZONE STANDARD CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS
C-6.2	CONSTRUCTION DETAILS

NO.	REVISIONS	DATE	BY

FOR PERMIT REVIEW

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM

STATE OF CONNECTICUT
DEAN APOSTOLERIS
27922
LICENSED
PROFESSIONAL ENGINEER
05/13/2025

KHA PROJECT:	112703002
DATE:	05/13/2025
SCALE:	AS SHOWN
DESIGNED BY:	TS
DRAWN BY:	AMA
CHECKED BY:	TS

COVER SHEET

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-0.0

Saved:Friday, May 9, 2025 11:01:05 AM ABRIL ARRAYA Plotted:Monday, May 12, 2025 10:14:39 AM Sudbeth, Trent
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ANY AND ALL CHANGES RELATED TO FIELD CONDITIONS, INCLUDING AREAS OF ROCK EXCAVATION. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS PREPARED BY A NYS LICENSED LAND SURVEYOR SHOWING AND LOCATING ALL FEATURES OF THE WORK AS INSTALLED.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CONNECTICUT DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF CONNECTICUT PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE OWNER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

13. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

14. WORK OF THIS CONTRACT IS TO INCLUDE, BUT NOT LIMITED TO, DEMOLITION OF EXISTING BUILDING FOUNDATIONS AND OLD UTILITY SYSTEMS, SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, UTILITY STRUCTURES, ASPHALT AND CONCRETE PAVEMENT. CONCRETE PAVERS. CONCRETE AND GRANITE CURBING, DRIVEWAY APRONS, CONCRETE AND ASPHALT RAMPS, SIDEWALKS. FENCING, RAILINGS, SIGNAGE, SITE LIGHTING, RETAINING WALLS AND MISCELLANEOUS STRUCTURES.

15. HOURS OF CONSTRUCTION ACTIVITY MUST COMPLY WITH THE TOWN OF GRANBY CODE.

16. PRIOR STARTING CONSTRUCTION ALL ACTIVE UTILITIES SHOULD BE IDENTIFIED, MARKED OUT IN THE FIELD, AND SECURED AS NECESSARY.

16. CONTRACTOR IS ALSO TO FAMILIARIZE HIMSELF WITH THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL REPORTS APPLICABLE TO THE PROJECT. ASSUMED PROVIDED BY OTHERS.

17. INFORMATION GIVEN IN THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL ENGINEERING REPORTS WAS OBTAINED FOR USE BY THE OWNER IN EXECUTION OF DESIGN. THE SUBSURFACE CONDITIONS DESCRIBED IN THE REPORTS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. THE SUBSURFACE STRATIGRAPHY SHOWN IN THE REPORTS ARE BASED ON NECESSARY INTERPOLATIONS BETWEEN BORINGS AND MAY OR MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS. THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS MADE FROM THE DATA IN THE REPORTS BY THE CONTRACTOR.

18. CONDUCT A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING ANY WORK OF THIS CONTRACT. THE MEETING WILL BE ARRANGED BY THE OWNER UPON NOTIFICATION OF THE CONTRACTOR AND IS TO BE ATTENDED BY REPRESENTATIVES OF THE CONTRACTOR, OWNER, CONSTRUCTION MANAGER, GEOTECHNICAL ENGINEER, SITE/CIVIL ENGINEER AND REPRESENTATIVES OF THE TOWN OF GRANBY.

19. ADJOINING PROPERTY OWNERS WILL CONTINUE TO OCCUPY THEIR FACILITIES IMMEDIATELY ADJACENT TO THE PROJECT SITE AND DEMOLITION AREAS. THUS, THE CONTRACTOR MUST CONDUCT HIS OPERATIONS IN SUCH A MANNER AND MAKE ANY ARRANGEMENTS NECESSARY SO THAT THE ADJOINING PROPERTY OWNER'S USE OF THEIR FACILITIES WILL NOT BE DISRUPTED DURING THE COURSE OF THE WORK.

20. PROVIDE NOT LESS THAN SEVENTY-TWO (72) HOURS' NOTICE TO THE OWNER AND ADJACENT PROPERTY OWNERS OF ACTIVITIES THAT WILL AFFECT THEIR RESPECTIVE USE OF THEIR PROPERTY.

21. MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

22. DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION OR THE AFFECTED PROPERTY OWNER.

23. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE CONDUCT OF THE WORK. HOWEVER, IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE OWNER AND CONSTRUCTION MANAGER. HAZARDOUS MATERIALS WILL BE REMOVED BY THE OWNER AND/OR CONTRACTOR UNDER A SEPARATE CONTRACT.

24. REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS.

25. THE CONTRACTOR IS RESPONSIBLE FOR ENGAGING A PROFESSIONAL ENGINEER TO PERFORM AN ENGINEERING SURVEY OF THE CONDITION OF ANY REMAINING BUILDING STRUCTURE OR FOUNDATION SYSTEM TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THAT STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION OPERATIONS.

26. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

27. EXISTING UTILITIES: MAINTAIN ACTIVE UTILITY SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

28. DO NOT INTERRUPT EXISTING UTILITIES SERVING BOTH ON SITE AND OFF SITE ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.

29. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO AUTHORITIES HAVING JURISDICTION.

30. PROVIDE AT LEAST SEVENTY-TWO (72) HOURS' NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.

31. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.

32. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.

33. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

34. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND BUILDING DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES.

35. PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS OR OTHER CONSTRUCTION ACTIVITY.

36. GENERAL: DEMOLISH ALL ITEMS, AS EITHER INDICATED ON THE PLANS OR ENCOUNTERED IN THE FIELD DURING THE WORK, COMPLETELY. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:

37. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.

38. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.

39. LOCATE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND OTHER MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING OF ADJOINING STRUCTURES.

40. ENGINEERING SURVEYS: PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS THAT MAY RESULT FROM BUILDING DEMOLITION ACTIVITIES.

41. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

42. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS. OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.

43. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.

44. REMOVE STRUCTURES AND OTHER SITE IMPROVEMENTS INTACT WHEN PERMITTED BY AUTHORITIES HAVING JURISDICTION.

45. CONCRETE: CUT CONCRETE FULL DEPTH AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE CONCRETE BETWEEN SAW CUTS.

46. MASONRY: CUT MASONRY AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE MASONRY BETWEEN SAW CUTS.

47. CONCRETE SLABS-ON-GRADE: SAW-CUT PERIMETER OF AREA TO BE DEMOLISHED AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, THEN BREAK UP AND REMOVE.

48. EQUIPMENT: DISCONNECT EQUIPMENT AT NEAREST FITTING CONNECTION TO SERVICES, COMPLETE WITH SERVICE VALVES. REMOVE AS WHOLE UNITS, COMPLETE WITH CONTROLS.

49. BELOW-GRADE CONSTRUCTION: DEMOLISH EXISTING FOUNDATIONS AND FOOTINGS, FOUNDATION WALLS, WALLS, SLABS AND OTHER BELOW-GRADE CONSTRUCTION THAT IS WITHIN TEN (10) FEET OUTSIDE OF FOOTPRINT INDICATED FOR NEW CONSTRUCTION. ABANDON BELOW-GRADE CONSTRUCTION OUTSIDE THIS AREA.

50. REMOVE BELOW-GRADE CONSTRUCTION TO DEPTHS INDICATED ON THE PLANS.

51. EXISTING BELOW GRADE CONSTRUCTION SHOULD BE REMOVED ENTIRELY FROM BELOW PROPOSED FOUNDATIONS AND THEIR ZONES OF INFLUENCE (IF DETERMINED BY LINES EXTENDING AT LEAST ONE (1) FOOT LATERALLY BEYOND FOOTING EDGES FOR EACH VERTICAL FOOT OF DEPTH) AND EXCAVATED TO AT LEAST TWO (2) FEET BELOW PROPOSED CONSTRUCTION SUBGRADE LEVELS ELSEWHERE.

52. FOUNDATION AND SLABS MAY REMAIN IN PLACE BELOW THESE DEPTHS BELOW GROUND SUPPORTED SLABS, PAVEMENTS AND LANDSCAPED AREAS, PROVIDED THEY ARE APPROVED BY THE GEOTECHNICAL ENGINEER AND DO NOT INTERFERE WITH FUTURE CONSTRUCTION (INCLUDING UTILITIES); HOWEVER, IF EXISTING SLAB OR STRUCTURE TO REMAIN SHOULD BE THOROUGHLY BROKEN TO ALLOW VERTICAL DRAINAGE OF INFILTRATING WATER.

53. EXISTING UTILITIES: ABANDON EXISTING UTILITIES AND BELOW-(3RADE UTILITY STRUCTURES. CUT UTILITIES FLUSH WITH GRADE.

54. EXISTING UTILITIES: DEMOLISH EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES THAT ARE WITHIN TEN (10) FEET OUTSIDE OF FOOTPRINT INDICATED FOR NEW CONSTRUCTION. ABANDON UTILITIES OUTSIDE THIS AREA.

55. FILL ABANDONED UTILITY STRUCTURES AND PIPING WITH EITHER LEAN CONCRETE OR SATISFACTORY SOIL MATERIALS APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.

56. EXISTING UTILITIES: DEMOLISH AND REMOVE EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES.

57. SITE DRAINAGE: SITE SOILS MAY SOFTEN WHEN EXPOSED TO WATER, EVERY EFFORT MUST BE MADE TO MAINTAIN DRAINAGE OF SURFACE WATER RUNOFF AWAY FROM CONSTRUCTION AREAS AND OPEN EXCAVATIONS BY GRADING AND LIMITING THE EXPOSURE OF EXCAVATIONS AND PREPARED SUBGRADES TO RAINFALL.

58. BELOW-GRADE AREAS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS APPROVED BY THE OWNER AND/OR GEOTECHNICAL ENGINEER.

59. SITE GRADING: UNIFORMLY ROUGH GRADE AREA OF DEMOLISHED CONSTRUCTION TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.

60. SEPARATE RECYCLABLE DEMOLISHED MATERIALS FROM OTHER DEMOLISHED MATERIALS TO THE MAXIMUM EXTENT POSSIBLE. SEPARATE RECYCLABLE MATERIALS BY TYPE.

61. PROVIDE CONTAINERS OR OTHER STORAGE METHOD APPROVED BY ARCHITECT FOR CONTROLLING RECYCLABLE MATERIALS UNTIL THEY ARE REMOVED FROM PROJECT SITE.

62. STOCKPILE PROCESSED MATERIALS ON-SITE WITHOUT INTERMIXING WITH OTHER MATERIALS. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.

63. STOCKPILE MATERIALS IN DESIGNATED AREAS SHOWN ON THE PLANS OR AS APPROVED IN THE FIELD BY THE OWNER OR CONSTRUCTION MANAGER.

64. IF RECYCLABLE MATERIAL CANNOT BE USED ON-SITE, THE CONTRACTOR SHALL TRANSPORT THE RECYCLABLE MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH THE SWP.

65. DEMOLITION MATERIAL FREE OF ENVIRONMENTAL CONCERNS, AND APPROVED BY NYSDEC, MAY BE USED AS FILL MATERIAL, PROVIDED THE MATERIAL IS PROPERLY SEGREGATED AND PROCESSED AS FOLLOWS AND APPROVED FOR REUSE ON THE SITE BY THE GEOTECHNICAL ENGINEER:

66. CONCRETE MASONRY MATERIALS SHOULD BE CRUSHED TO A WELL GRADED BLEND WITH A MAXIMUM SIZE OF THREE (3) INCHES IN DIAMETER, PER EARTHWORK SPECIFICATIONS.

67. MILLED OR RECYCLED ASPHALT PAVEMENT (RAP) MAY BE REUSED AS GRANULAR BASE MATERIAL FOR PAVEMENTS PROVIDED THAT THE RAP PARTICLE SIZE MEETS THE CONNECTICUT STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR GRANULAR BASE AND NO MORE THAN FIFTY (50) PERCENT OF THE PAVEMENT GRANULAR BASE CONTAINS RAP.

68. OTHER ASPHALTIC MATERIALS AND DELETERIOUS BUILDING MATERIALS SUCH AS WOOD, INSULATION, METAL, SHINGLES, ETC. SHOULD NOT BE USED AS GENERAL STRUCTURAL FILL MATERIAL.

69. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.

70. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

71. BURNING: ON SITE BURNING OF RUBBISH AND OTHER DEMOLITION DEBRIS WILL NOT BE PERMITTED.

72. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND PROVIDE FOR THE LEGAL OFF SITE DISPOSAL OF THE MATERIAL IN ACCORDANCE WITH THE SMP.

73. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.

74. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER WITH A SURVEY PREPARED BY A NYS LICENSED LAND SURVEYOR SHOWING THE LOCATION AND THE ELEVATIONS TO WHICH THE DEMARCATION BARRIER IS INSTALLED.

75. THE CONTRACTOR IS TO NOTE THAT THE WORK OF THIS CONTRACT WILL INCLUDE WORK BY OTHERS AND THE CONTRACTOR SHALL COORDINATE HIS WORK AND MAKE EVERY REASONABLE EFFORT TO PERMIT THE EXECUTION OF SUCH WORK BY OTHERS WITHOUT DELAY.

76. IF TEMPORARY UTILITY SERVICES ARE REQUIRED THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED AT NO ADDITIONAL COST TO THE OWNER AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THEIR WORK.

77. ALL WORK OF THIS CONTRACT SHALL CONFORM TO THESE CONTRACT DRAWINGS AND SPECIFICATIONS AS WELL AS TO THE APPLICABLE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY BUILDING, PUBLIC WORKS, AND FIRE DEPARTMENTS, AS WELL AS THE COGNIZANT PUBLIC UTILITY COMPANIES.

78. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF CONNECTICUT AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL RULES, LAWS, AND REGULATIONS.

79. ALL PROJECT RELATED LINES AND GRADES ARE TO BE ESTABLISHED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF CONNECTICUT.

80. SIZES OF EXISTING UTILITY LINES ARE TO BE VERIFIED IN THE FIELD BY CAREFUL TEST EXCAVATIONS BY THE CONTRACTOR PRIOR TO STARTING THE WORK ANY SUBSTANTIVE VARIATIONS FROM THE SURVEY DATA PROVIDED ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER SO THAT APPROPRIATE DESIGN MODIFICATIONS MAY BE MADE.

81. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING DRAINAGE OR UTILITY SYSTEMS WITHIN OR ADJACENT TO THE WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL IMMEDIATELY BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE AND TO THE SATISFACTION OF THE OWNER OR UTILITY COMPANY INVOLVED.

82. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES REQUIRED BY THE CONTRACT WORK AND SHALL OBTAIN AU. REQUIRED BONDS, PERMITS, ETC. REQUIRED FOR THE EXECUTION OF THE WORK AND CONFORM THE WORK WITH ALL APPLICABLE CODES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES. THE CONTRACTOR IN ACCORDANCE WITH CONNECTICUT STATE LAW SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO COMMENCING ANY EXCAVATION WORK AND SHALL NOTIFY THE "CALL BEFORE YOU DIG" HOTLINE @ 1-800-962-7962 PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.

83. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES TO THE ADJACENT BUILDINGS WHILE THE WORK IS PROGRESSING. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL OF THE OWNER A CONSTRUCTION SEQUENCE SCHEDULE AND PLAN FOR PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.

84. ALL UNPAVED AREAS WITHIN THE WORK AREAS AND ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE STABILIZED IN ACCORDANCE WITH THE NYSDEC APPROVED STORMWATER POLLUTION PREVENTION PLAN. UNLESS OTHERWISE DIRECTED BY THE OWNER, TURFED AREAS, DISTURBED BY REGRADING AND OTHER WORK OF CONTRACTOR, SHALL BE BROUGHT TO THE PROPER SUBGRADE ELEVATION, TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES SHALL BE PLACED AND, LIMING, FERTILIZING AND SEEDING ACCOMPLISHED, AS SPECIFIED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE SEEDED AREAS UNTIL THEY HAVE BECOME WELL ESTABLISHED.

85. EXISTING PAVEMENT WHICH IS TO REMAIN AND WHICH IS REMOVED OR DAMAGED DURING THE CONSTRUCTION WORK OF THIS CONTRACT IS TO BE RESTORED TO ITS ORIGINAL CONDITION.

86. UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL MATCH THE MATERIALS, TYPES, THICKNESS AND QUALITY OF EXISTING BITUMINOUS CONCRETE PAVEMENTS, WALKWAYS AND CURBS WITHIN THE PUBLIC RIGHT-OF-WAY WHICH ARE TO BE REPLACED.

87. ASA REFERENCE STANDARD ALL WORK CONTAINED HEREIN SHALL BE GOVERNED BY THE REQUIREMENTS SET FORTH IN THE "STANDARD SPECIFICATIONS. CONSTRUCTION AND MATERIALS" AS PUBLISHED BY THE CTDOT, DESIGN AND CONSTRUCTION DIVISION, DATED JANUARY 2, 2002, INCLUDING ALL LATEST AMENDMENTS THERETO

88. AT NO TIME, SHALL ANY EXCAVATED AREAS BE LEFT UNATTENDED UNLESS APPROPRIATE MARKING AND BARRICADING IS EMPLOYED.

89. WITH REGARD TO EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY VALVES, MANHOLE FRAMES, COVERS, RIMS, INVERTS AND HYDRANTS TO MEET NEW FINISH GRADE OR AS OTHERWISE REQUIRED TO FUNCTION PROPERLY.

90. CONTRACTOR SHALL REVIEW PLANS FROM SITE PREPARATION AND SITE PACKAGE CONTRACT AND FAMILIARIZE THEMSELVES WITH PREVIOUS SCOPE OF WORK.

91. CONTRACTOR SHALL LIMIT ACTIVITIES IN AREAS OF DEVELOPMENT THAT ARE OCCUPIED.

PAVING, GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL MAINTAIN GRADES AT ENTRANCES TO PHASE 2 CONSTRUCTION.

2. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

3. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND REPAIRED TO EXISTING CONDITION OR BETTER.

4. TRAFFIC CONTROL ON ALL CTDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

5. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL AN ADEQUATE STABILIZATION OCCURS.

6. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE COVERED WITH TOPSOIL AND SEED AS INDICATED ON THE LANDSCAPE PLAN.

7. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOO

TITLE INFORMATION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-1228156-MICH
COMMITMENT DATE: JULY 30, 2024 AT 8:30 A.M.

LEGAL DESCRIPTION

The Land is described as follows:

Real property in the City of Granby, County of Hartford, State of Connecticut, described as follows:

A certain piece or parcel of land, containing 1.6 acres more or less, with the buildings thereon standing, situated in the Town of Granby, County of Hartford and State of Connecticut and located on the Northeasterly side of East Granby Road, being No. 8 East Granby Road, and being more particularly described as follows:

NOTHEREASTERLY, by land now or formerly of Storrs T. Brigham, 176.08 feet;

SOUTHEASTERLY by land now or formerly of Robert W. Lawson, et al 322.90 feet;

SOUTHWESTERLY by East Granby Road, 206.15 feet;

WESTERLY by Hungary Road, 34.0 feet; and

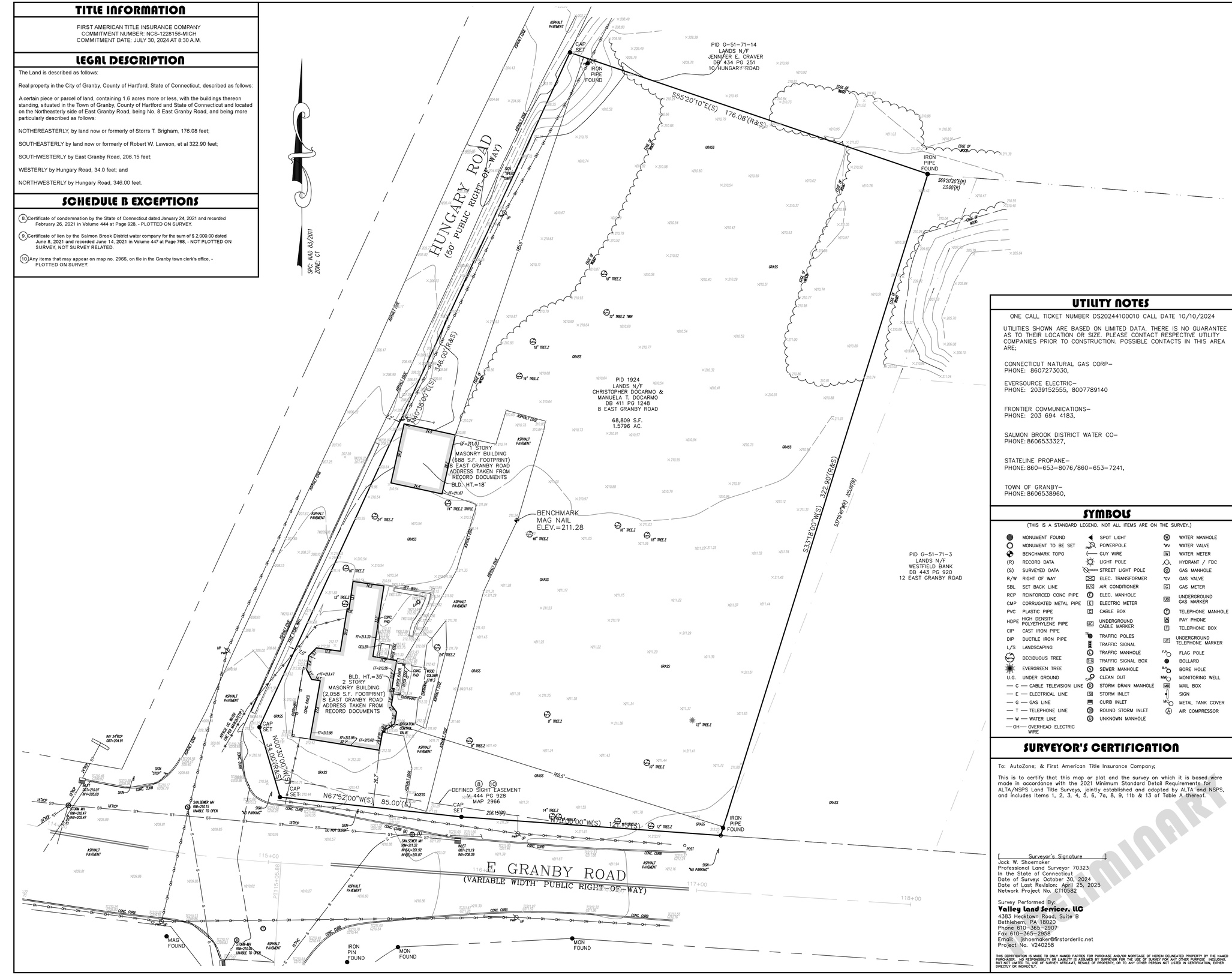
NORTHWESTERLY by Hungary Road, 346.00 feet.

SCHEDULE B EXCEPTIONS

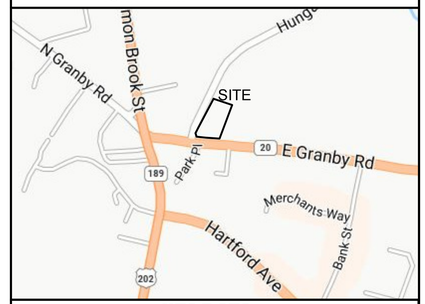
(8) Certificate of condemnation by the State of Connecticut dated January 24, 2021 and recorded February 26, 2021 in Volume 444 at Page 928, - PLOTTED ON SURVEY.

(9) Certificate of lien by the Salmon Brook District water company for the sum of $ 2,000.00 dated June 8, 2021 and recorded June 14, 2021 in Volume 447 at Page 768, - NOT PLOTTED ON SURVEY, NOT SURVEY RELATED.

(10) Any items that may appear on map no. 2966, on file in the Granby town clerk's office, - PLOTTED ON SURVEY.



VICINITY MAP NOT TO SCALE



SITE DATA

1. PROPERTY IS KNOWN AS MAP G-51 BLOCK 71 LOT 2 IN THE TOWN OF GRANBY, HARTFORD COUNTY, CONNECTICUT.

2. LOT AREA = 68,809 S.F. OR 1.5796 AC.

3. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. VERTICAL DATUM = NAVD 88 .
BENCHMARK – MAG NAIL, ELEV. = 211.28

5. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.

7. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = OCTOBER 22, 2024.

8. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH AN ORIGINAL SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.

9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

10. COPYRIGHT ©2024, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SEAL ARE NOT VALID.

11. PARKING PROVIDED –
–REGULAR = 0 SPACES
–HANDICAP = 0 SPACES
TOTAL SPACES PROVIDED = 0

12. THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.

13. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.

14. BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY AND THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

UTILITY NOTES

ONE CALL TICKET NUMBER DS20244100010 CALL DATE 10/10/2024

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE;

CONNECTICUT NATURAL GAS CORP–
PHONE: 8607273030,

EVERSOURCE ELECTRIC–
PHONE: 2039152555, 8007789140

FRONTIER COMMUNICATIONS–
PHONE: 203 694 4183,

SALMON BROOK DISTRICT WATER CO–
PHONE: 8606533327,

STATELINE PROPANE–
PHONE: 860-653-8076/860-653-7241,

TOWN OF GRANBY–
PHONE: 8606538960,

SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- MONUMENT FOUND
- MONUMENT TO BE SET
- BENCHMARK TOPO
- (R) RECORD DATA
- (S) SURVEYED DATA
- R/W RIGHT OF WAY
- SBL SET BACK LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- CIP CAST IRON PIPE
- DIP DUCTILE IRON PIPE
- L/S LANDSCAPING
- DECIDUOUS TREE
- EVERGREEN TREE
- U.G. UNDER GROUND
- C CABLE TELEVISION LINE
- E ELECTRICAL LINE
- G GAS LINE
- T TELEPHONE LINE
- W WATER LINE
- OH OVERHEAD ELECTRIC WIRE
- SPOT LIGHT
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- ELEC. MANHOLE
- ELECTRIC METER
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- ROUND STORM INLET
- UNKNOWN MANHOLE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT / FDC
- GAS MANHOLE
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- TELEPHONE MANHOLE
- PAY PHONE
- TELEPHONE BOX
- UNDERGROUND TELEPHONE MARKER
- FLAG POLE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- SIGN
- METAL TANK COVER
- AIR COMPRESSOR

SURVEYOR'S CERTIFICATION

To: AutoZone; & First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7a, 8, 9, 11b & 13 of Table A thereof.

[Surveyor's Signature]
Jack W. Shoemaker
Professional Land Surveyor 70323
In the State of Connecticut
Date of Survey: October 30, 2024
Date of Last Revision: April 25, 2025
Network Project No. CT10582

Survey Performed By:
Valley Land Services, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone 610-365-2907
Fax 610-365-2958
Email: jshoemaker@firstorderllc.net
Project No. V240258

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE REUSE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X(UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP 09003C0183F, COMMUNITY PANEL No. 090125 0183 F WHICH HAS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.(NAVD88)

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY

VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 24GA28339300

SITE ADDRESS: 8 E GRANBY ROAD
CITY OF GRANBY
HARTFORD COUNTY, CONNECTICUT

CLIENT: AUTOZONE
PROJECT NO. CT10582

JOB NO: V240258	DRAWN BY: IND	APPROVED BY: AJS

DATE: **OCTOBER 30, 2024.**
REVISIONS:

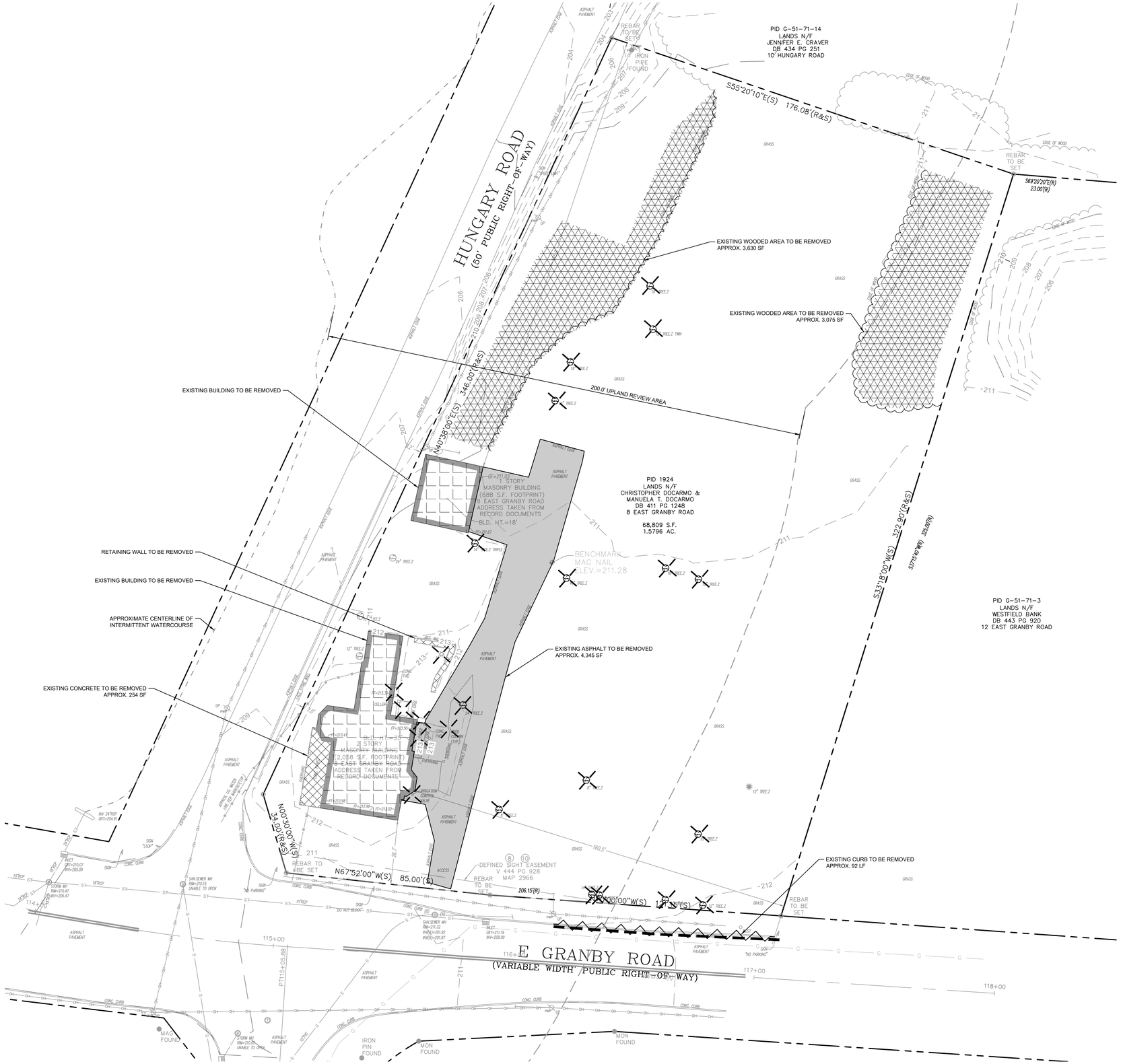
No.	DATE	DESCRIPTION
1	04-25-25	UPDATED WITH PROPERTY CORNERS SET

0' 20' 40' 60'
SCALE: 1" = 20'

SHEET 1 OF 1
1

PRELIMINARY

K:\WHP_Civil\112703002_Autozone CT10582_Granby_CT\7. Civil\2. CAD\Plansheets\C-1.0 EXISTING CONDITIONAL AND DEMO PLAN.dwg



EXISTING CONDITIONS PLAN LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EDGE OF WOODS
- EXISTING OVERHEAD ELECTRICAL
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND STORM PIPE
- EXISTING INTERMITTENT WATERCOURSE CENTERLINE
- EXISTING POWER POLE
- PROPERTY LINE
- EASEMENT LINE
- CURB REMOVAL
- SAWCUT LINE
- UTILITY REMOVAL
- BUILDING REMOVAL
- CONCRETE REMOVAL
- PAVEMENT REMOVAL (DEPTH UNKNOWN)
- VEGETATION REMOVAL
- ITEMS TO BE REMOVED/RELOCATED

EXISTING CONDITIONS NOTES

1. PROPERTY LINES AND EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY," PREPARED BY VALLEY LAND SERVICES, LLC, DATED OCTOBER 30, 2024.
2. REFERENCE GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL ENGINEERING REPORT PROPOSED AUTOZONE STORE #10582 8 EAST GRANBY ROAD, GRANBY, CONNECTICUT," PREPARED BY RANSOM CONSULTING, LLC, DATED NOVEMBER 8, 2024, OR LATEST VERSION.
3. ALL UTILITY INFORMATION SHOWN ON THE PLAN IS NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES WILL BE SHOWN ON THE SURVEY. EXACT LOCATIONS TO BE VERIFIED BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN ON THE ABOVE MENTIONED SURVEY.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING TOWN OF GRANBY APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CONTACT DIG SAFELY CONNECTICUT AT 811 OR 1-800-922-4455 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE SUITABLE CTDOT, TOWN OF GRANBY, OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

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AutoZone

STATE OF CONNECTICUT
DEAN APOSTOLOUS
37022
LICENSED
PROFESSIONAL ENGINEER
05/13/2025

KHA PROJECT	112703002
DATE	05/13/2025
SCALE:	AS SHOWN
DESIGNED BY:	TS
DRAWN BY:	AMA
CHECKED BY:	TS

EXISTING CONDITIONS AND DEMO PLAN

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
CONNECTICUT
TOWN OF GRANBY

SHEET NUMBER
C-1.0

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ZONING SUMMARY CHART

ZONED	CENTER COMMONS (CC) & HISTORIC OVERLAY DISTRICT	
EXISTING USE	RESIDENTIAL	
PROPOSED USE	RETAIL, COMMERCIAL	
	REQUIREMENT	**PROPOSED**
MINIMUM LOT AREA (SF)	40,000	NO CHANGE FROM EXISTING
MINIMUM FRONTAGE (FT)	150	NO CHANGE FROM EXISTING
MINIMUM LOT DEPTH (FT)	150	NO CHANGE FROM EXISTING
MAXIMUM SINGLE COMMERCIAL BUILDING FOOTPRINT (SF)	8,000	6,796
BUILDING FRONT YARD (FT)	50'	50'
BUILDING SIDE YARD (FT)	20'	74.1'
BUILDING REAR YARD (FT)	30'	N/A
PARKING FRONT YARD (FT)	20'	34.7'
PARKING SIDE YARD (FT)	15'	16.9'
PARKING REAR YARD (FT)	10'	84'
MAXIMUM BUILDING HEIGHT (FT) / STORIES	45' / 3-STORIES	1-STORY
MAXIMUM BUILDING COVERAGE (%)	30	9.9
MINIMUM LANDSCAPED BUFFER ADJACENT TO A RESIDENTIAL USE (FT)	25'	87.3'
MINIMUM LANDSCAPE BUFFER ALONG FRONT FRONTAGE (FT)	20'	20'

SIGNAGE LEGEND

Callout	M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
S-1	CT STATE HANDICAPPED PARKING SIGN R7-8P	12" 12"	18" 6"	RESERVED PARKING VIOLATORS SUBJECT TO FINE UP TO $250 VAN ACCESSIBLE
S-2	R1-1	30"	30"	STOP
S-3	R8-3	12"	18"	NO PARKING

1. SIGNAGE SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL AND CONNECTICUT STATE).
2. IF OWNER WOULD LIKE TO IMPLEMENT ALTERNATE SIGNAGE TO SERVE THIS PURPOSE, SAID SIGNAGE MUST BE APPROVED BY TOWN BUILDING DEPARTMENT AND TRAFFIC ENGINEER, IF DESIGNATED.

KEYNOTES

1. PIPE GUARD - SEE DETAIL 16 / C-7.0
2. DUMPSTER LAYOUT - SEE DETAILS 8,9,10, & 11/ C-7.0
3. SERVICE DOOR PLAN - SEE DETAIL 15/ C-7.0
4. BOLLARD PLAN - SEE DETAIL 14/ C-7.0
5. EXISTING CONCRETE LIGHT POLE BASE TO REMAIN - SEE LIGHTING PLAN FOR FIXTURE DETAILS
6. SLOPE END OF CURB 4:1
7. NEW CURB CUT AND APPROACH.
8. CONCRETE PAVING - SEE DTL. 4 / C-7.0. EXPANSION AND CONTROL JOINTS - SEE DTLS. 23 & 24/ C-7.0. MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY.
9. ASPHALT PAVING - SEE DTL. 2&3/ C-7.0.
10. 6'-0" LONG CONCRETE WHEEL STOP PINNED TO PAVEMENT (TYPICAL). LOCATE 3'-6" FROM FACE OF CURB OR SIDEWALK SEE DETAIL 17 / C-7.0
11. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
12. 4" WIDE DIAGONAL STRIPES PAINTED BLUE AT 2 FT. O.C.
13. HANDICAP PARKING SIGN - SEE DETAIL 20 SHEET C-7.0 & SHEET C-7.1 FOR DETAILS. G.C. TO PROVIDE TWO VAN ACCESSIBLE SIGNS.
14. CONCRETE SIDEWALK - SEE DETAIL 28 C-7.0 FOR SIDEWALKS AROUND BUILDING
15. MASONRY WALL - SEE DETAIL 18/ C-7.0 FOR MATERIAL AND OVERALL HEIGHT AND FOUNDATION REQUIREMENTS.
16. STREET SIGN
17. LOADING AREA: SLOPE AT MAX. 2-1/2% AWAY FROM BUILDING.
18. AUTOZONE SIGN - SEE ARCHITECTURAL PLANS FOR DETAILS
19. 4" WIDE DIAGONAL STRIPE PAINTED WHITE AT 2' O.C.
20. ACCESSIBLE RAMP - SEE DETAIL 19 /C-7.0 - MAX. SLOPE 1:12 (8.33%) , MAX. CROSS SLOPE 1:50 (2.00%) TRUNCATED DOME TO BE A CONTRASTING COLOR.
21. STOP BAR AND 13 LF OF 4" DOUBLE YELLOW SOLID LINE
22. EV CHARGING FOUNDATIONS
23. FLUSH CURB (SEE SHEET C-6.1 FOR DETAIL)

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EXISTING PARKING EASEMENT
- CONCRETE PAVEMENT — SEE DETAILS FOR PAVEMENT SECTION
- ASPHALT PAVEMENT (ON-SITE) — SEE DETAILS FOR PAVEMENT SECTION
- STANDARD CONCRETE CURB
- CONCRETE FLUSH CURB
- PROPOSED TREE LINE
- LIGHT FIXTURES
- SIGN
- WHEEL STOP BARRIER
- (9) PARKING COUNT

MINIMUM PARKING REQUIREMENTS

TOTAL GROSS SQUARE FLOOR AREA	6,796 SF	X	6 SPACES FOR EACH 1,000 SF OF BUILDING AREA	=	41 SPACES
			TOTAL PARKING PROVIDED	=	41 SPACES

MINIMUM EV PARKING REQUIREMENTS

TOTAL REQUIRED PARKING SPACES	41 SPACES	X	1 EV SPACE FOR 10% OF THE REQUIRED PARKING SPACES	=	5 SPACES
			TOTAL EV PARKING PROVIDED	=	5 SPACES

MINIMUM LOADING REQUIREMENTS

TOTAL LOADING SPACES REQUIRED	=	TBD - PENDING COMMISSION REQUIREMENT
TOTAL LOADING SPACES PROVIDED	=	1 SPACE

OVERALL PARKING SUMMARY

DESCRIPTION	SIZE REQUIRED	SIZE PROPOSED	SPACES REQUIRED	SPACES PROPOSED
STANDARD SPACES	9' x 18'	9' x 18'	34	34
VAN ACCESSIBLE SPACES	9' x 18'	9' x 18'	2	2
EV PARKING SPACES	9' x 18'	9' x 18'	5	5
TOTAL SPACES			41	41

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AutoZone

STATE OF CONNECTICUT — DEAN APOSTOLEROS — 37922 — LICENSED PROFESSIONAL ENGINEER — 05/13/2025

KHA PROJECT: 112703002
DATE: 05/13/2025
SCALE: AS SHOWN
DESIGNED BY: TS
DRAWN BY: AMA
CHECKED BY: TS

SITE PLAN

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-2.0

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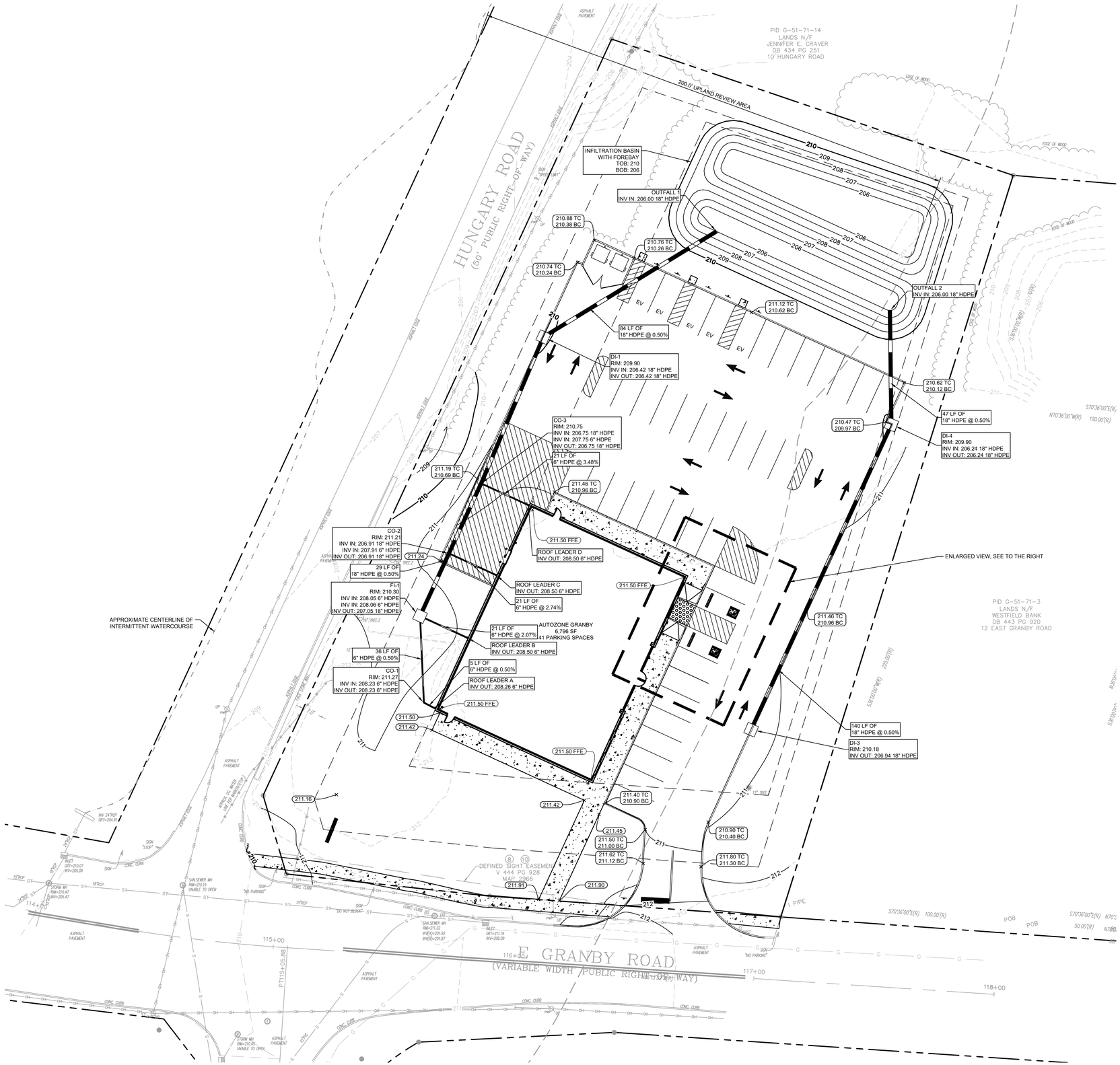
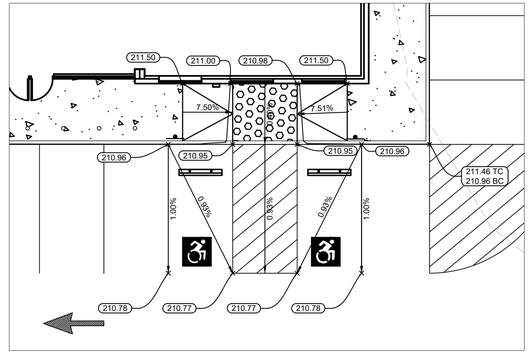


GRADING AND DRAINAGE PLAN LEGEND

	EXISTING STORM DRAINAGE INLET
ST ST	EXISTING STORM DRAINAGE PIPE
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED CONTOUR
XXX	PROPOSED SLOPE
XXX	PROPOSED ELEVATION
	PROPOSED STORM DRAIN STRUCTURES
	PROPOSED STORM DRAINAGE PIPE

CUT/FILL CALCULATIONS

CUT: 1,241 CY
FILL: 209 CY
NET: 1,032 CY (CUT)



ENLARGED VIEW
SCALE 1" = 10'

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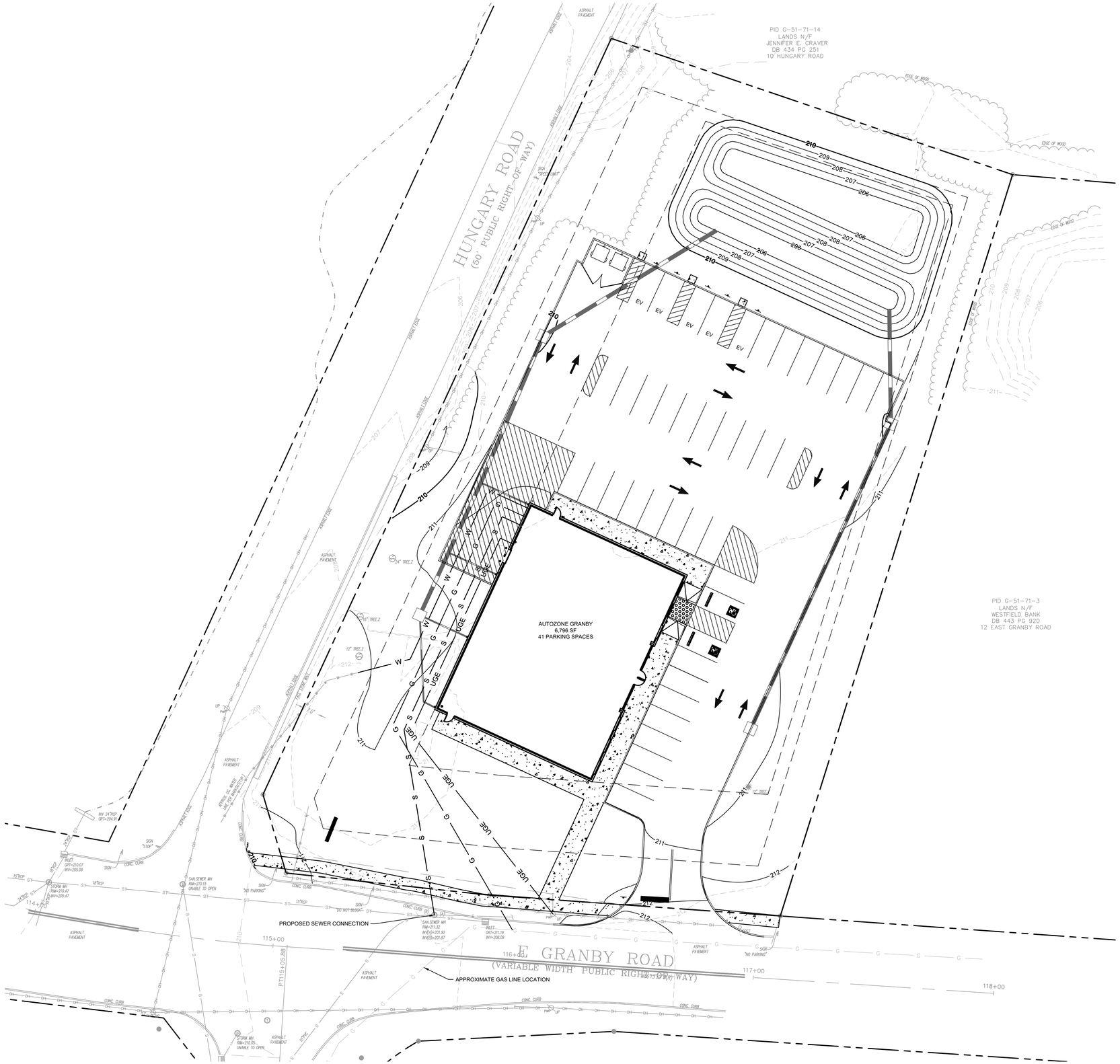
STATE OF CONNECTICUT
DEAN APOSTOLEDES
37922
LICENSED
PROFESSIONAL ENGINEER
05/13/2025

KHA PROJECT:	112703002
DATE:	05/13/2025
SCALE:	AS SHOWN
DESIGNED BY:	TS
DRAWN BY:	AMA
CHECKED BY:	TS

GRADING AND DRAINAGE PLAN

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-3.0



UTILITY PLAN LEGEND

OH OH OH OH OH	EXISTING OVERHEAD ELECTRICAL
E E E E E	EXISTING ELECTRICAL LINE
S S	EXISTING SANITARY LINE
G G G G G	EXISTING GAS LINE
W W W W W	EXISTING WATER LINE
	EXISTING STORM DRAINAGE INLET
ST ST	EXISTING STORM DRAINAGE PIPE
W	PROPOSED WATER LINE
S S	PROPOSED SANITARY LINE
UGE	PROPOSED UNDERGROUND ELECTRIC LINE
G	PROPOSED GAS LINE
	PROPOSED STORM DRAINAGE STRUCTURES
	PROPOSED STORM DRAINAGE PIPE

UTILITY NOTES

1. PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH THE TOWN OF GRANBY, SALMON BROOK WATER DISTRICT, AND EVERSOURCE ENERGY.
2. UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE CIVIL ENGINEER AT THE TIME OF THE SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE APPLICANT, OWNER, OR THE CIVIL ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY.
3. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTION TO EXISTING UTILITIES, AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.

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05/13/2025

KHA PROJECT:	112703002
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UTILITY PLAN

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-4.0

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K:\WHP_Civil\112703002_Autozone CT10582_Granby_CT\7. Civil\2. CAD\Plansheets\C-5.0 EROSION AND SEDIMENT CONTROL.dwg

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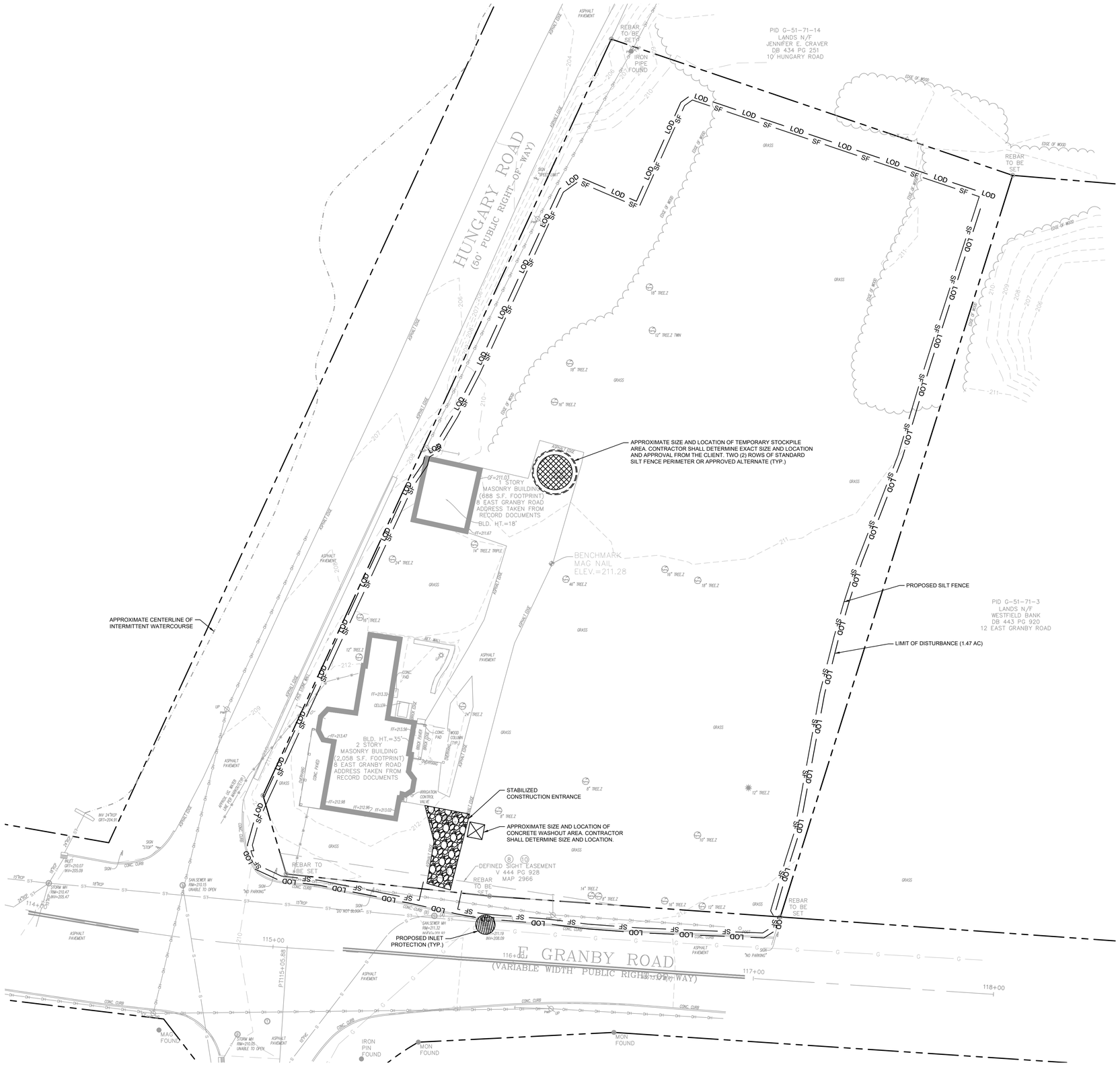

EROSION AND SEDIMENT CONTROL PLAN LEGEND

LOD	LIMIT OF DISTURBANCE (1.47 AC)
SF	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED SOIL STOCKPILE
	PROPOSED INLET PROTECTION
	PROPOSED CONCRETE WASHOUT AREA

EROSION AND SEDIMENT SCHEDULE AND SEQUENCING

I.	ROUGH GRADING	*CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.*
II.	UTILITY INSTALLATION	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.*
III.	BUILDING CONSTRUCTION	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING BUILDING CONSTRUCTION AND THROUGHOUT THE REMAINDER OF THE PROJECT.*
IV.	PAVING	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.*
V.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	*ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.*

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

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STATE OF CONNECTICUT
TRENT APOSTOLERO
37922
LICENSED PROFESSIONAL ENGINEER
05/13/2025

KHA PROJECT	112703002
DATE	05/13/2025
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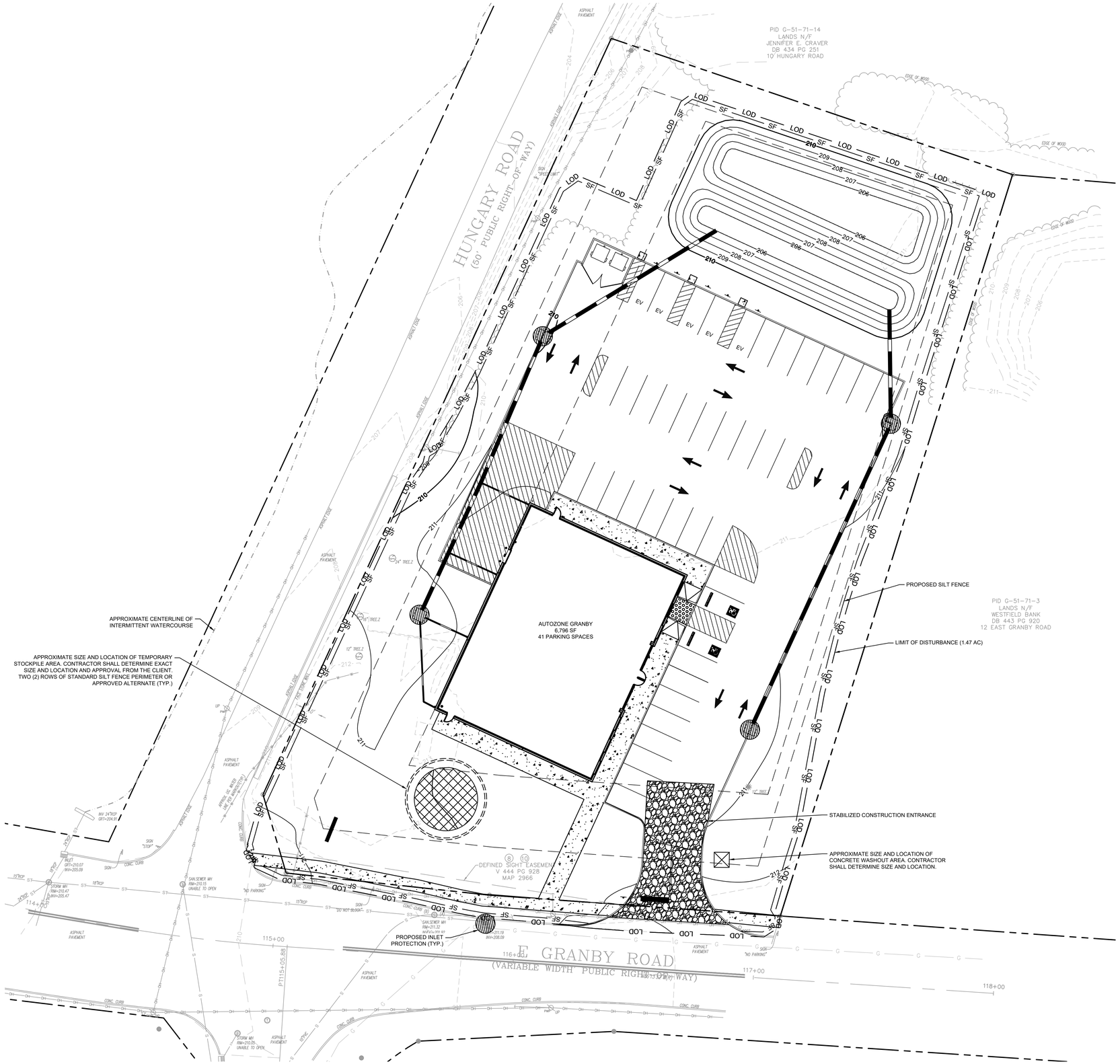
EROSION AND SEDIMENT CONTROL - PHASE 1

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-5.0



EROSION AND SEDIMENT CONTROL PLAN LEGEND

LOD	LIMIT OF DISTURBANCE (1.47 AC)
SF	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED SOIL STOCKPILE
	PROPOSED INLET PROTECTION
	PROPOSED CONCRETE WASHOUT AREA

EROSION AND SEDIMENT SCHEDULE AND SEQUENCING

I.	ROUGH GRADING	*CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.*
II.	UTILITY INSTALLATION	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.*
III.	BUILDING CONSTRUCTION	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING BUILDING CONSTRUCTION AND THROUGHOUT THE REMAINDER OF THE PROJECT.*
IV.	PAVING	*ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.*
V.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	*ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.*

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

NO.	REVISIONS	DATE	BY

FOR PERMIT REVIEW

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AutoZone

STATE OF CONNECTICUT
DEAN APOSTOLERIS
37922
LICENSED PROFESSIONAL ENGINEER
05/13/2025

KHA PROJECT	112703002
DATE	05/13/2025
SCALE:	AS SHOWN
DESIGNED BY:	TS
DRAWN BY:	AMA
CHECKED BY:	TS

EROSION AND SEDIMENT CONTROL - PHASE 2

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-5.1

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Saved Friday, May 9, 2025 11:30:28 AM ABRIL.ARRAYA Plotted Monday, May 12, 2025 10:15:33 AM Sudbeth, Trent

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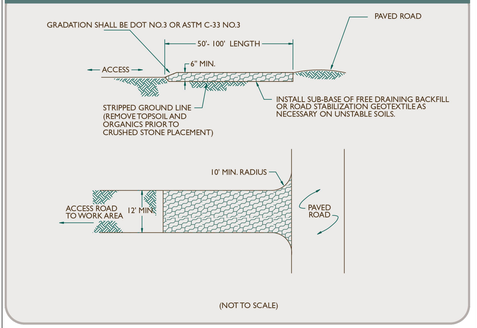
Saved Friday, May 9, 2025 10:28:29 AM ABRIL.ARRAYA Plotted Monday, May 12, 2025 10:15:42 AM Sudbeth, Trent

Figure CE-2 Diagram of Typical Construction Entrance



CONSTRUCTION ENTRANCE

N.T.S. SOURCE: CTDEEP

INLET PROTECTION

DEFINITION

A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN, DROP INLET, OR CURB INLET.

PURPOSE

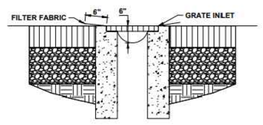
USED TO PREVENT SEDIMENT FROM ENTERING STORM DRAINAGE SYSTEMS DURING CONSTRUCTION..

INSTALLATION

FILTER FABRIC SHOULD BE ENOUGH TO REACH FROM SIDE TO SIDE OF THE INLET. ALLOW FABRIC TO BE SAG NO MORE THAN 6" FROM THE TOP OF THE GRATE. FILTER FABRIC SHOULD HAVE AT LEAST A 6"OVERHANG ALONG THE OUTSIDE OF THE GRATE.

MAINTENANCE

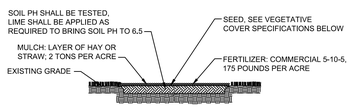
REMOVE AND REPLACE FILTER FABRIC WHEN SEDIMENT HAS COVERED A MAJORITY OF FILTER FABRIC IN THE INLET. CAUTION SHOULD BE USED IN ORDER TO MAKE SURE FABRIC DOES NOT DROP IN THE INLET BELOW WHEN REPLACING.



INLET PROTECTION
SCALE: N.T.S.

INLET PROTECTION

N.T.S. SOURCE: KIMLEY-HORN



NOTES:

1. REFER TO LANDSCAPE PLAN NOTES FOR TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS.

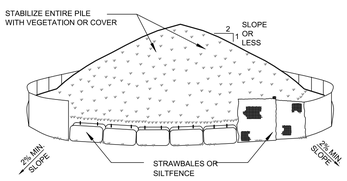
2. SEED BETWEEN SEPTEMBER 1ST AND NOVEMBER 15TH OR MARCH 1ST AND MAY 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. REFER TO LANDSCAPE PLAN NOTES FOR TOPSOIL SPECIFICATION.

TOPSOIL, SEED, & MULCHING

N.T.S. SOURCE: KIMLEY-HORN

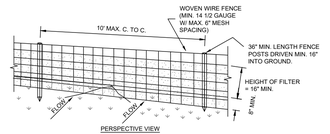
INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ON THIS SHEET
5. TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS



SOIL STOCKPILE AREA

N.T.S. SOURCE: KIMLEY-HORN



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.

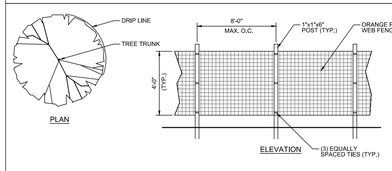
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

N.T.S. SOURCE: KIMLEY-HORN



TREE PROTECTION NOTES:

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER, ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING LAY OUT THIS LINE BY FIELD SURVEY.

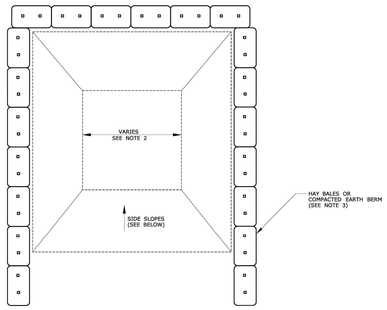
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.

3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

4. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES.

TREE PROTECTION FENCE

N.T.S. SOURCE: KIMLEY-HORN



CONCRETE WASHOUT AREA

N.T.S. SOURCE: KIMLEY-HORN

OPERATIONS AND MAINTENANCE SCHEDULE POST CONSTRUCTION

GENERAL ROUTINE MAINTENANCE

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	SWEEP PARKING LOT AND OTHER PAVED AREAS	SPRING, AFTER SIGNIFICANT WINTER STORM WHERE SALT OR SAND HAS BEEN APPLIED, AS NECESSARY
2	MAINTAIN LANDSCAPING PROPERLY BY MOWING AND PRUNING	AS NECESSARY
3	REPLACE ANY DYING OR DISEASED PLANT SPECIES	AS NECESSARY
4	PICK UP TRASH AND LITTER ON-SITE BEFORE STORMWATER RUNOFF CAN TRANSPORT DEBRIS TO THE BMPs	ONGOING
5	WALK ENTIRE SITE TO INSPECT FOR EROSION, DRAINAGE PROBLEMS, AND DAMAGE TO THE STORMWATER MANAGEMENT PRACTICES.	BIANNUAL
6	INSPECT PAVEMENT FOR ANY SIGNS OF SETTLEMENT OR ABNORMAL CRACKING	BIANNUAL
7	REMOVE SNOW FROM SITE AS IT ACCUMULATES	AFTER SIGNIFICANT WINTER STORMS

ROUTINE MAINTENANCE ACTIVITIES FOR DRAINAGE PIPE NETWORKS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	VACUUM ACCUMULATED SEDIMENT FROM PIPES ONCE DEPTH IS GREATER THAN 3-INCHES AND DISPOSE OF IN AN APPROVED OFF-SITE LOCATION	AS NECESSARY

ROUTINE MAINTENANCE ACTIVITIES FOR INFILTRATION BASIN

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FORE SEDIMENT ACCUMULATION, EROSION, AND VEGETATION HEALTH. INSPECT INLET STRUCTURES FOR BLOCKAGES OR DAMAGE.	QUARTERLY, AFTER SIGNIFICANT STORM EVENTS
2	REMOVE ACCUMULATED SEDIMENT WHEN DEPTH EXCEEDS 25% OF THE DESIGN VOLUME. REPAIR ERODED AREAS AND RE-ESTABLISH VEGETATION AS NEEDED.	AS NECESSARY

*AN ANNUAL MAINTENANCE REPORT DETAILING THE PREVIOUS YEARS COMPLETED MAINTENANCE ACTIVITIES HALL BE SUBMITTED TO THE ZONING ENFORCEMENT OFFICER AND TOWN ENGINEER BY JANUARY 31ST OF THE FOLLOWING YEAR

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE CONNECTICUT STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND IS LOCATED IN THE CTDEEP WATERSHED , THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE TOWN MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE TOWN SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH CONNECTICUT STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
12. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.
13. WITHIN 10 DAYS AFTER INSTALLATION OF ALL EROSION CONTROL PLAN MEASURES, THE APPLICANT SHALL SUBMIT TO THE ZONING ENFORCEMENT OFFICER INSPECTOR A LETTER FROM THE QUALIFIED PROFESSIONAL WHO DESIGNED THE PLAN FOR THE APPLICANT/LANDOWNER STATING THAT ALL EROSION CONTROL MEASURES HAVE BEEN CONSTRUCTED AND INSTALLED IN COMPLIANCE WITH THE APPROVED PLAN(S).
14. CONTRACTOR TO ENSURE MILLING WILL NOT EXPOSE THE GRAVEL SUBBASE UNDER THE EXISTING ASPHALT.
15. CONTRACTOR TO CLEAN OUT POND OF SEDIMENT AFTER EARTHWORK AND AGAIN AFTER FINAL STABILIZATION OF THE SITE IS ACHIEVED. REMOVE FILTER SOCK AFTER FINAL STABILIZATION.
16. CONTRACTOR TO REMOVE ALL SEDIMENT AND EXCAVATE TO SUBGRADE ELEVATION ONLY AFTER SITE IS STABILIZED. DO NOT MECHANICALLY COMPACT THE SUBGRADE. INSTALL BIORETENTION SOILS AND PLANTINGS AT THE END OF CONSTRUCTION. PROTECT AREA WITH PERIMETER CONTROL (SILT FENCE) UNTIL VEGETATION IS STABILIZED.

EROSION AND SEDIMENT CONTROL SEQUENCING NOTES

1. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE SITE/CIVIL DESIGN ENGINEER, AUTOZONE PROJECT CONTACT, OWNER/OPERATOR, OR OWNER'S REPRESENTATIVE, TOWN STAFF, CONTRACTOR AND SUBCONTRACTORS INVOLVED IN SITE DISTURBANCE.
- LOCATE ALL EXISTING UTILITIES WITHIN PROJECT AREA (CT-811).
- THE OWNER OPERATOR SHALL AUTHORIZE THE QUALIFIED PROFESSIONAL TO PERFORM WEEKLY INSPECTIONS FOR EROSION AND SEDIMENT CONTROL ONCE CONSTRUCTION BEGINS.

2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CLEAR ONLY THE AREAS NECESSARY TO INSTALL EROSION CONTROL MEASURES. GRUB ONLY AS NECESSARY TO INSTALL SILT FENCING, SEDIMENT BASINS/TRAPS AND OTHER E&SC MEASURES AS DESIGNATED WITHIN THIS PLAN. ANY ADJUSTMENT TO THE EROSION CONTROL MEASURES AS SHOWN TO ACCOMMODATE EXISTING UNFORESEEN FIELD CONDITIONS, MUST BE APPROVED BY THE ENGINEER OF RECORD. SILT FENCE SHALL BE INSTALLED PARALLEL TO THE CONTOUR, UNLESS SPECIFIED OTHERWISE ON THE PLAN.
- SILT FENCE SHOULD BE INSTALLED ON ALL DOWNSLOPE PORTIONS OF THE DISTURBED AREA. SILT FENCE SHOULD NOT BE INSTALLED ON THE HIGH SIDE OF THE DISTURBANCE AREA (TREE PROTECTION FENCING IS AN ACCEPTABLE ALTERNATIVE IF DESIRED). SEDIMENT TRAPPING DEVICES SHOULD BE INSTALLED AT ALL LOW SPOTS AND ANYWHERE WATER IS POOLING AS ORDERED BY THE ENGINEER. SILT FENCE AND SEDIMENT TRAP LOCATIONS MAY VARY FROM THE APPROVED PLANS PER SITE CONDITIONS.
- COMPOST FILTER SOCK MAY BE USED ALONG LONG SLOPES AND LAID PARALLEL TO THE CONTOUR IN ACCORDANCE WITH CONNECTICUT STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. FILTER SOCKS MAY BE SUBSTITUTED FOR SLOPE BREAKS, CHECK DAMS, AND INLET PROTECTION. THE COMPOST SOCK MUST BE INSTALLED PER MANUFACTURER SPECIFICATIONS. THEY MUST BE SIZED TO PREVENT OVERTOPPING.
- INSTALL BASINS AND BARRIERS PRIOR TO CONSTRUCTION ACTIVITIES. ALL MEASURES TO BE INSTALLED CONSISTENT WITH THIS PLAN SET AND THE CONNECTICUT STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. PRIOR TO INSTALLING A MEASURE, EVALUATE THE SURROUNDING AREA IN THE FIELD TO CONFIRM THAT THE SPECIFIED MEASURE AND BE CONSTRUCTED/INSTALLED AS TO FUNCTION PROPERLY. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING TO MAINTAIN SUFFICIENT SEDIMENT PROTECTION.
- ALL STOCKPILES, FUEL TANKS, AND CONCRETE WASHOUT AREAS SHOULD BE NO LESS THAT 50 FEET AWAY FROM ALL INLETS AND WATER.
- INSTALL, STABILIZE AND LINE CLEAN WATER DIVERSION DITCH AND SILT FENCE AND SEDIMENT TRAPPING DEVICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING TO PROVIDE/MAINTAIN SUFFICIENT SEDIMENT PROTECTION.
- APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.

3. CALL THE QUALIFIED PROFESSIONAL FOR AN ONSITE INSPECTION PRIOR TO CLEARING AND GRUBBING.

4. BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE.
- BEGIN MAJOR CLEARING AND GRADING, IF NECESSARY, AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR BORROW AND DISPOSAL AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
- INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE INCLUDING ADDITIONAL SILT FENCE AND SEDIMENT TRAPPING DEVICES.

5. INSTALL STORM DRAINAGE PIPES, AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS, SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN. BEGIN CONSTRUCTION.

6. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEED AND MULCH DENUDED AREAS PER GROUND STABILIZATION TIME FRAMES.
- ESTABLISH GROUND COVER ON EXPOSED SLOPES WITHIN 7 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING, PERMANENT GROUND COVER FOR ALL DISTURBED AREAS LIMITED TO 14 DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
- COMPLETE ALL SITE IMPROVEMENTS
- PLANT/STABILIZE REMAINDER OF SITE.

7. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL QUALIFIED PROFESSIONAL FOR AN INSPECTION.

8. PRIOR TO REMOVAL OF SILT FENCE, REMOVE TEMPORARY DIVERSIONS, SEDIMENT BASINS, ETC., AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATERS, LEVEL SPREADERS, SHOULD NOW BE INSTALLED.
- THE QUALIFIED PROFESSIONAL MUST GRANT PERMISSION TO CONVERT THE SEDIMENT BASIN OVER TO STORMWATER USE PRIOR TO COMPLETING ANY RELATED WORK.

9. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE QUALIFIED PROFESSIONAL. FILE A NOTICE OF TERMINATION (NOT).

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY MAJOR STORM EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:

INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY MAJOR STORM EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY MAJOR STORM EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:

INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY MAJOR STORM EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS . APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

STRAW BALE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY MAJOR STORM EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO HALF THE HEIGHT OF THE STRAW BALE.

NO.	DATE	BY

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AutoZone

STATE OF CONNECTICUT
DEAN APOSTOLERIS
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CHECKED BY:	TS

EROSION AND SEDIMENT CONTROL DETAILS

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-5.2

K:\WHP_Civil\112703002_Autozone CT10582_Granby_CT\7. Civil\2. CAD\Plansheets\C-6.0 AUTOZONE STANDARD CONSTRUCTION DETAILS.dwg

Saved Friday, May 9, 2025 10:28:35 AM ABRIL.ARRAYA Plotted Monday, May 12, 2025 10:15:52 AM Sudeith, Trent
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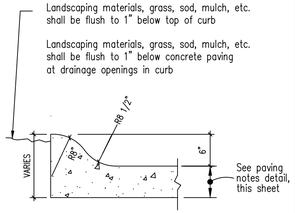
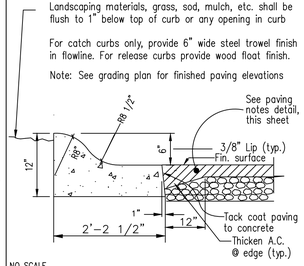


NO SCALE

1 TYPICAL ROLL-OVER CURB

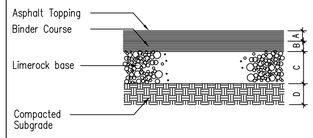


NO SCALE

2 ROLL-OVER CURB at ASPHALT PAVING

DIMENSION & TYPE

Paving Area	A	B	C	D
Drive Aisle	2"	2.5"	8"	6"
Parking	2"	2"	6"	6"



NOTE: CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT FOR DIMENSIONS

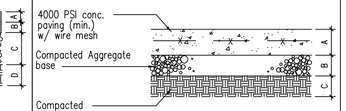
NO SCALE

3 ASPHALT PAVING SECTION

DIMENSION & TYPE

Concrete Section	A	B	C
Parking	6"	6"	see note
Loading/Dumpster	8"	6"	see note
Approaches	8"	6"	see note

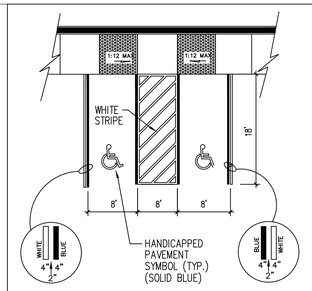
NOTE: Compacted subgrade should be as specified in soils report.



NOTE: CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT FOR DIMENSIONS

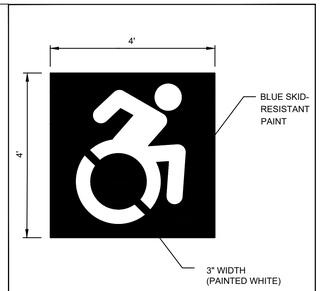
NO SCALE

4 CONCRETE PAVING SECTION

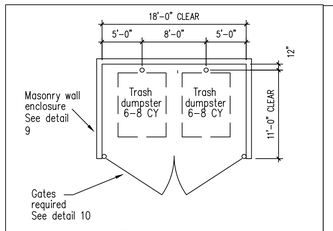


NO SCALE

6 HANDICAP PARKING DETAIL



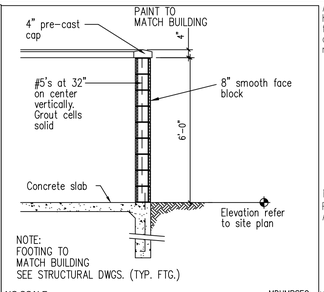
7 ADA PAVEMENT MARKING



NOTE: Bollards behind the dumpsters shall be 6'-0" tall above the pavement surface and extend 3'-0" into the ground.

NO SCALE SEC-C17M

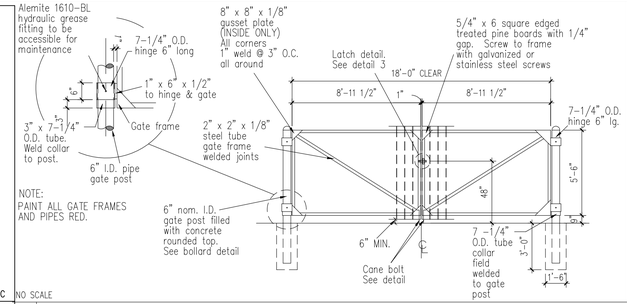
8 DUMPSTER LAYOUT



NOTE: FOOTING TO MATCH BUILDING SEE STRUCTURAL DWGS. (TYP. FTG.)

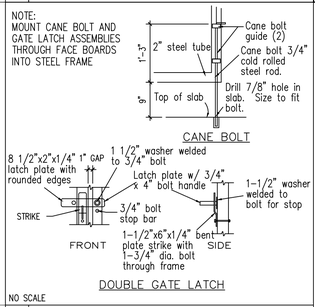
NO SCALE MDUMPSEC

9 DUMPSTER SECTION



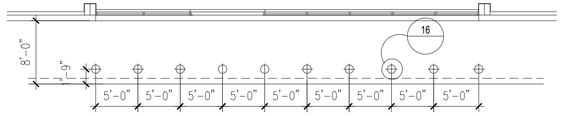
NO SCALE

10 GATE DETAIL FOR DUMPSTER ENCLOSURE



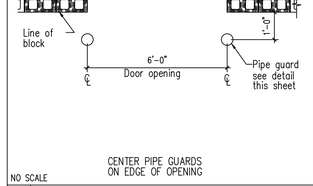
NO SCALE

11 GATE LATCH / BOLT DETAILS



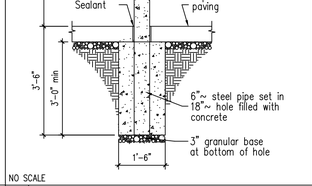
NO SCALE

14 BOLLARD LAYOUT PLAN



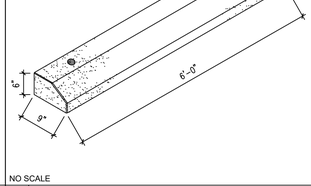
NO SCALE

15 PIPE GUARD @ SERVICE DOOR



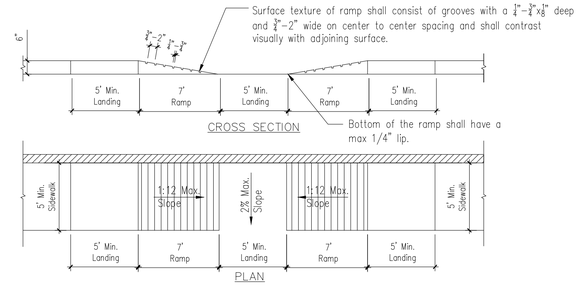
NO SCALE

16 TYPICAL PIPE GUARD SECTION

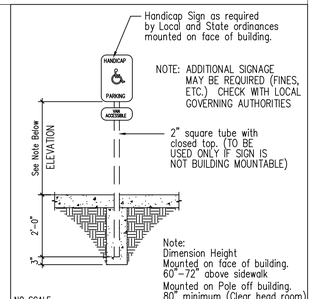


NO SCALE

17 WHEEL STOP DETAIL

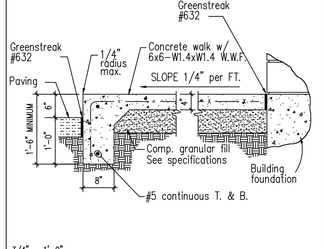


19 HANDICAP PARKING RAMP



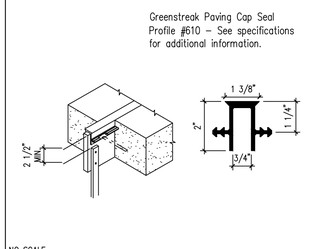
NO SCALE

20 TYPICAL HANDICAP SIGN



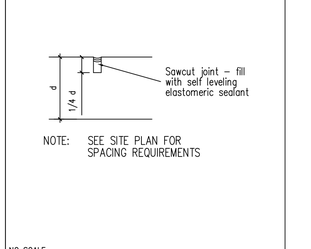
3/4" = 1'-0"

22 TYPICAL WALK SECTION



NO SCALE

23 TYPICAL EXPANSION JOINT

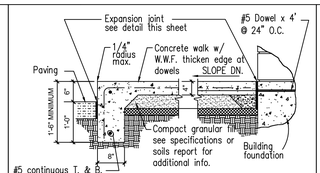


NO SCALE

24 TYPICAL CONTROL JOINT

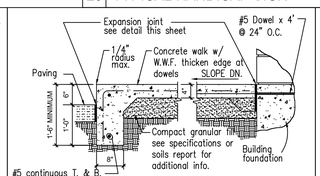
For all details on this sheet which call for a minimum depth of concrete, that depth shall be adjusted to the deeper of that called for in the detail or the frost depth shown in the Geotechnical Report.

25 FROST DEPTH NOTES



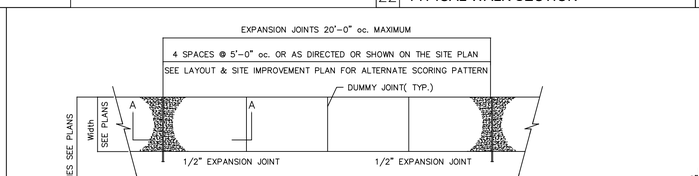
Where frost depth is 18" or greater but less than 24" extend walk turn down to frost depth and fill area under walk extending 24" beyond edge of door opening with 4" compacted granular fill over 2" of polystyrene rigid insulation.

26 WALK AT DOORS FROST DEPTH 18" TO 24"



Where frost depth is greater than 24" extend walk turn down to frost depth and fill area under walk extending 24" beyond edge of door opening with compacted granular fill to one half the frost depth.

27 WALK AT DOORS FROST DEPTH 24"+



NO SCALE

28 CONCRETE SIDEWALK

SOURCE: AUTOZONE

NO.	REVISIONS	DATE	BY

FOR PERMIT REVIEW

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AutoZone

STATE OF CONNECTICUT
SEAN APOSTOLOU
37922
LICENSED
PROFESSIONAL ENGINEER
05/13/2025

KHA PROJECT	112703002
DATE	05/13/2025
SCALE:	AS SHOWN
DESIGNED BY:	TS
DRAWN BY:	AMA
CHECKED BY:	TS

AUTOZONE STANDARD CONSTRUCTION DETAILS

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY
CONNECTICUT

SHEET NUMBER
C-6.0

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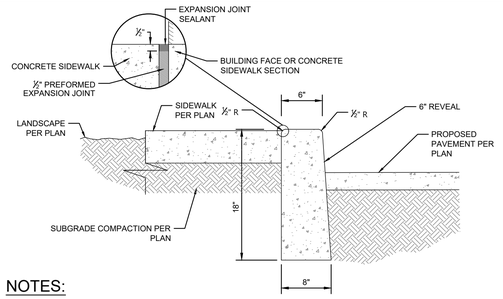
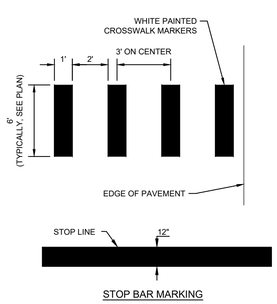


NOTES:

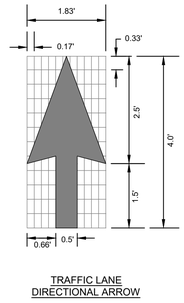
1. CONCRETE SHALL BE 4500 PSI.
2. CONSTRUCTION JOINTS SHALL BE SPACED AT 10' O.C.
3. EXPANSION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 20' O.C.

CONCRETE CURB (CAST IN PLACE)

N.T.S. SOURCE: KIMLEY-HORN



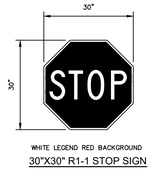
STOP BAR MARKING



TRAFFIC LANE DIRECTIONAL ARROW

PAVEMENT MARKINGS

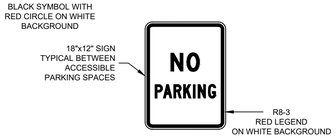
N.T.S. SOURCE: KHA



WHITE LEGEND RED BACKGROUND

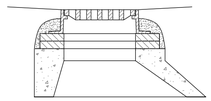
30"X30" R1-1 STOP SIGN

ACCESSIBLE PARKING SIGN (WALL MOUNTED)

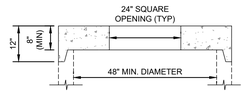


SITE SIGNAGE

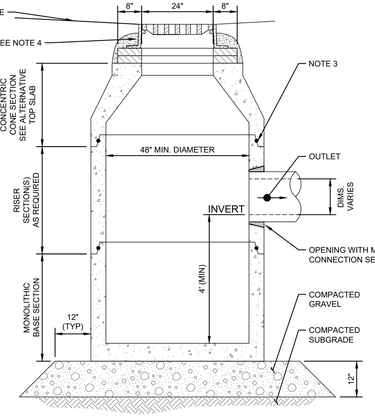
N.T.S. SOURCE: KIMLEY-HORN



ALTERNATIVE ECCENTRIC CONE SECTION



ALTERNATIVE TOP SLAB

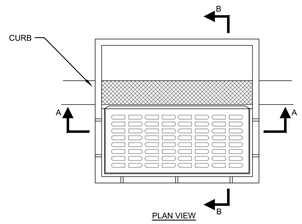


NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

FIELD INLET (FI)

N.T.S. SOURCE: KIMLEY-HORN

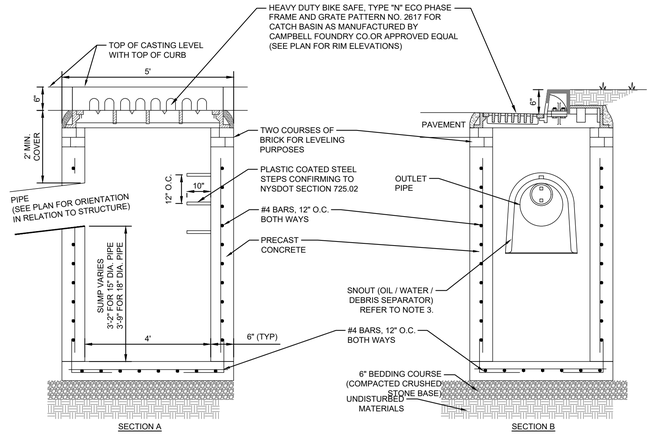


NOTES:

1. ALL STRUCTURES AND CASTINGS TO SUPPORT H-20 LOADING.
2. CONTRACTOR SHALL SUBMIT SITE-SPECIFIC FABRICATION SHOP DRAWINGS FOR APPROVAL.
3. FURNISH AND INSTALL SNOUT OIL WATER DEBRIS SEPARATOR IN ALL TYPE 1 CATCH BASINS. THESE ARE LOCATED WITHIN R.O.W. AREAS AND IN THE LAST PRIVATE CATCH BASIN, INLET, OR DRAIN PRIOR THE MUNICIPAL STORM DRAIN COLLECTION SYSTEM. 9SEE PLANS FOR LOCATIONS.)
4. EXTERIOR SURFACE TO BE MORTAR PARGED FOR BLOCK CONSTRUCTION. 1/4" SCRATCH COAT, AND 1/4" FINISH COAT.
5. HEAVY DUTY BICYCLE TYPE GRATE - CAMPBELL FOUNDRY No. 2617 OR APPROVED EQUAL W/ TYPE 'N-ECO' CURB PIECE. CURB PIECE SHALL INDICATE, "DRAINS TO WATERWAYS."
6. FRAME AND COVER SHALL BE SET IN FULL MORTAR BED.
7. MORTAR ALL PIPE CONNECTIONS.
8. CONTRACTOR SHALL SUBMIT SITE-SPECIFIC FABRICATION SHOP DRAWINGS FOR APPROVAL.
9. AS MANUFACTURED BY OLD CASTLE OR APPROVED EQUAL.

CATCH BASIN CURB TYPE (CB), TYPE 1

N.T.S. SOURCE: KIMLEY-HORN

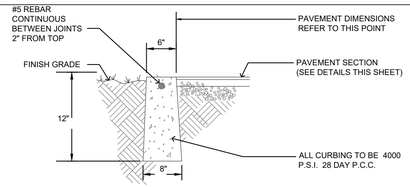


NOTES:

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWN ENGINEER PRIOR TO POURING.
2. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20' AT ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND THE FRONT OF THE CONCRETE CURB.
3. PAVEMENT REPAIR TO BE PROVIDED AS NEEDED FOR CURB REPLACEMENT.
4. THE TOP OF CURB (AT THE OUTSIDE OR NON-EXPOSED FACE) SHALL NOT VARY MORE THAN 0.01 FT. FROM A 10 FT. STRAIGHT EDGE PLACED LONGITUDINALLY ALONG THE CURB OR AT THE FLOW LINE OF THE GUTTER.
5. THE FACE OF CURB SHALL NOT VARY MORE THAN 0.03 FT. FROM A 10 FT. STRAIGHT EDGE PLACED LONGITUDINALLY ALONG THE FLOW LINE.
6. THE ELEVATION OF THE TOP OF CURB OR FLOW LINE OF GUTTER SHALL NOT VARY MORE THAN 0.02 FT. FROM THE TRUE ELEVATION LAID OUT IN THE FIELD BY THE ENGINEER.

FLUSH CONCRETE CURB

N.T.S. SOURCE: KIMLEY-HORN



	BY
	DATE
	REVISIONS
	NO.

FOR PERMIT REVIEW

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AutoZone

STATE OF CONNECTICUT — DEAN APOSTOLEROS — 37922 — LICENSED PROFESSIONAL ENGINEER
05/13/2025

KHA PROJECT	112703002
DATE:	05/13/2025
SCALE:	AS SHOWN
DESIGNED BY:	TS
DRAWN BY:	AMA
CHECKED BY:	TS

CONSTRUCTION DETAILS

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY — CONNECTICUT

SHEET NUMBER
C-6.1

Saved Friday, May 9, 2025 10:28:47 AM ABRIL.ARRAYA Plotted Monday, May 12, 2025 10:16:00 AM Suddeth, Trent
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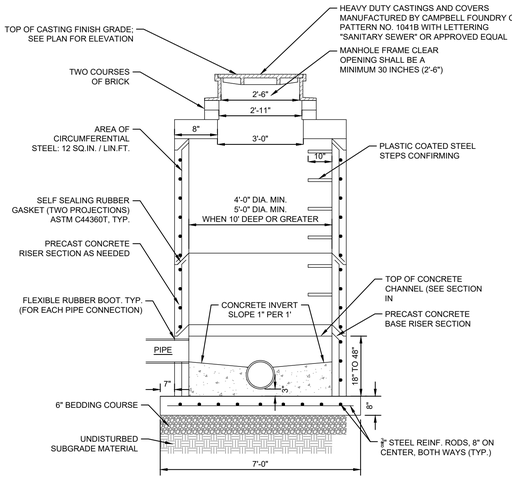


NOTES:

1. ALL STRUCTURES AND CASTINGS TO SUPPORT H-20 LOADING.
2. CONTRACTOR SHALL SUBMIT SITE-SPECIFIC FABRICATION SHOP DRAWINGS FOR APPROVAL.
3. AS MANUFACTURED BY OLD CASTLE OR APPROVED EQUAL

SANITARY SEWER MANHOLE

N.T.S. SOURCE: KIMLEY-HORN

SANITARY SEWER MAIN NOTES

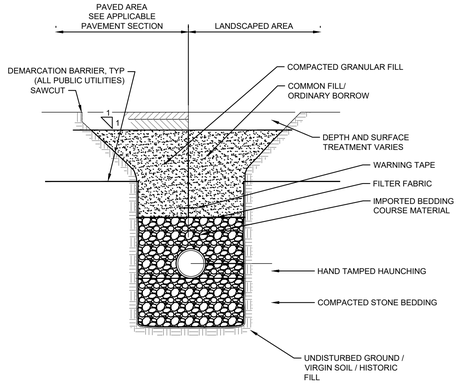
1. ALL SANITARY SEWER MAIN PIPING SHALL BE 6" PVC AS SHOWN ON THE PLANS.
2. ALL INDIVIDUAL SEWER SERVICES SHALL BE 6" PVC PIPE UP TO 5 FEET OF THE BUILDING FOUNDATION. WITHIN 5 FEET OF THE BUILDING FOUNDATION THE SEWER SERVICE PIPE SHALL BE PER LOCAL BUILDING CODES. CLEANOUTS WILL BE REQUIRED AT ALL CHANGES IN DIRECTION AND EVERY 50 FEET.
3. SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" CAST ON THE COVERS.
4. THE PRECAST STRUCTURE SHALL COMPLY WITH ASTM SPECIFICATION C-478. ALL NECESSARY PATCHING SHALL BE ACCOMPLISHED WITH NON-SHRINK CEMENT GROUT EQUAL TO "SIKA-SET" AS MANUFACTURED BY SIKA CHEMICAL COMPANY.
5. THE PROPOSED SEWER MAINS WILL BE INSTALLED AT MINIMUM 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER MAINS.
6. ALL SEWER MANHOLES ARE TO BE CONSTRUCTED WITH COMPRESSION TYPE RESILIENT SEAL ASSEMBLY.
7. GASKETS OR COLLARS FOR SANITARY SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE WATER TIGHT AND COMPATIBLE WITH THE TYPE OF PIPING BEING USED.
8. THE LENGTH OF SANITARY SEWER PIPES ENTERING OR LEAVING ANY MANHOLE SHALL BE GREATER THAN 2 FEET AND LESS THAN 6 FEET.
9. EXFILTRATION/INFILTRATION TESTS: LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY. WATER TESTS SHALL BE PERFORMED UNDER A MINIMUM POSITIVE HEAD OF TWO (2) FEET [FIVE (5) FEET FOR WCDEF SEWERS]. LOW PRESSURE AIR TESTING IS PERMITTED FOR PIPE LINES AND SHOULD CONFORM TO ASTM C-828. VACUUM TESTING IS PERMITTED FOR MANHOLES, BUT IS NOT PERMISSIBLE FOR PIPELINES.
10. UPON COMPLETION AND PRIOR TO USE, TWO SETS OF AS-BUILT PLANS MUST BE SUBMITTED TO THE CWPCA TOGETHER WITH A CT LICENSED PROFESSIONAL ENGINEER'S CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF AIR OR WATER TESTING OF THE SEWER PIPES AND MANHOLES. THE SURVEY SHALL BE SIGNED BY A LICENSED CT SURVEYOR.
11. A MINIMUM OF 48 HOUR ADVANCED NOTIFICATION TO THE CWPCA (860-432-3430) IS REQUIRED FOR ANY LEAKAGE TESTING OF THE SEWER MAIN AND MANHOLES.
12. IN DEEPER UTILITY EXCAVATIONS NEAR THE ANTICIPATED GROUNDWATER TABLE ADDITIONAL CORROSION PROTECTION OF DUCTILE IRON PIPE WILL BE REQUIRED. THIS PROTECTION SHOULD CONSIST OF A POLYETHYLENE WRAP AROUND THE DUCTILE IRON PIPE. GROUNDWATER IS EXPECTED TO BE ENCOUNTERED AT OR BELOW APPROXIMATE EL. 6.0 BASED ON FIELD TESTING. THE GEOTECHNICAL ENGINEER WILL MAKE A FIELD DETERMINATION AS TO IF CORROSION PROTECTION IS WARRANTED BASED ON ACTUAL FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

ADDITIONAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 4 DAYS NOTICE TO THE LICENSED PROFESSIONAL ENGINEER PRIOR TO ANY TESTING SO THAT THE LICENSED PROFESSIONAL ENGINEER CAN PROVIDE THE REQUIRED MINIMUM 48 HOUR NOTICE TO THE CWPCA PRIOR TO ANY TESTING.
2. SANITARY SEWER PIPES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 828.
3. SANITARY SEWER MANHOLES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C 1244.
4. THE MINIMUM SEWER INSTALLATION DEPTH SHALL BE AT LEAST 4 FEET BELOW THE FINISHED GROUND SURFACE (MEASURED FROM THE TOP OF THE PIPE). THE MINIMUM SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER/STORM DRAIN PIPING SHALL BE 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY. SEPARATION IS ALSO APPLICABLE BETWEEN WATER MAINS AND SANITARY SEWER MANHOLES, STORM DRAIN MANHOLES AND CATCH BASINS.

SANITARY SEWER NOTES

N.T.S. SOURCE: KIMLEY-HORN



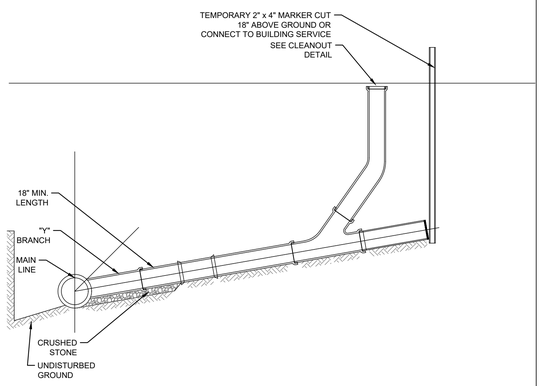
FOR 48" HDPE PIPE AND SMALLER MINIMAL GRAVEL DEPTH FROM THE TOP OF THE PIPE TO BOTTOM OF BITUMINOUS IS 12 INCHES.

UTLITY TRENCH DETAIL (STORM / SANITARY / WATER)

N.T.S. SOURCE: KIMLEY-HORN

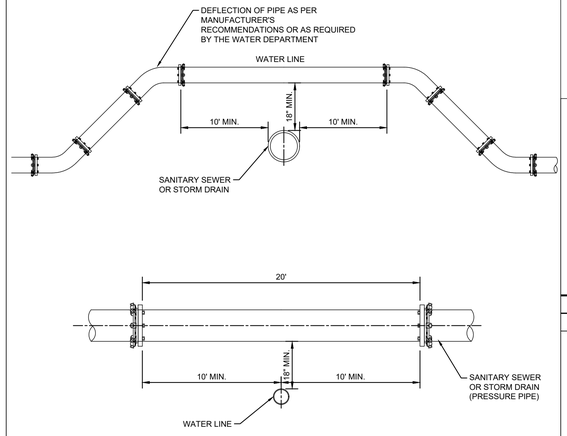
NOTES:

1. MINIMUM SLOPE OF LATERAL IS ¼" PER FOOT, EXCEPT WHERE NOTED OTHERWISE ON THE UTILITY PLAN.
2. MAXIMUM SLOPE OF LATERAL IS DETERMINED BY GRADES OF MAIN LINE AND HOUSE ELEVATION.
3. NO CHIMNEY TYPE CONSTRUCTION SHALL BE PERMITTED. LATERALS MUST REST ON UNDISTURBED GROUND.
4. CLEANOUTS TO BE INSTALLED EVERY 50 FEET OR WHERE SHOWN ON THE PLANS OR AS DIRECTED.
5. SEE CLEANOUT DETAIL FOR MORE INFORMATION.



SANITARY SERVICE LINE

N.T.S. SOURCE: KIMLEY-HORN



NOTES:

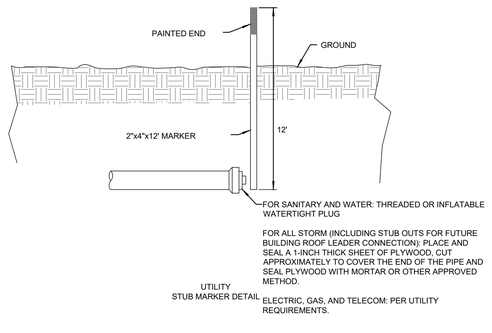
1. FOR ANY CONDITIONS OTHER THAN SHOWN AT RIGHT, THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10 FEET FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE. WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL REQUIRED.
2. WHERE THE WATER LINE CROSSES BENEATH THE SANITARY SEWER OR STORM DRAIN, THE JOINTS OF THE PIPE SHALL BE A MINIMUM OF 10 FEET FROM THE POINT OF CROSSING. SANITARY SEWER PIPE SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK JOINT PRESSURE PIPE.
3. REQUIREMENTS AS STATED IN THE ABOVE CONDITIONS WILL ALSO APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SANITARY SEWER AND WATER IS LESS THAN 10 FEET AND VERTICAL SEPARATION IS LESS THAN 18 INCHES. WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL REQUIRED.
4. WHERE SEPARATION IS LESS THAN 18 INCHES VERTICALLY OR 10 FEET HORIZONTALLY, CONCRETE ENCASE A MINIMUM OF 10 FEET IN EACH DIRECTION

CROSSING OF WATER LINE AND STORM / SANITARY SEWER

N.T.S. SOURCE: KIMLEY-HORN

NOTES:

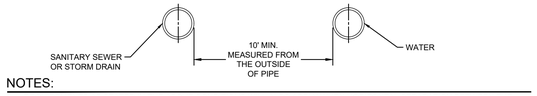
1. THE END OF ALL LATERALS SHALL BE PLUGGED WATERTIGHT AND MARKED BY A TWELVE (12) FOOT LONG 2X4 PIECE OF LUMBER. THE LENGTH SHALL BE EXACT SO THAT THE DEPTH OF THE LATERAL CAN BE DETERMINED BY THE LENGTH OF THE 2X4 PROTRUDING FROM THE SURFACE. SANITARY SERVICE SHALL HAVE GREEN PAINT, WATER BLUE PAINT, STORM RED PAINT ON THE END OF THE 2X4, AND "SAN, WATER, OR STM" STENCILED IN 2.5" LETTERS. THE 2X4 SHALL BE EVEN WITH THE INVERT AND PLUMB.
2. PIPES THAT ARE CAPPED SHALL REMAIN CAPPED UPSTREAM UNTIL FUTURE CONNECTION (TO THE BUILDING OR FUTURE PHASES) IS ESTABLISHED.



NOT TO SCALE

CAPPING OF FUTURE UTILITY AND STUB MARKER

N.T.S. SOURCE: KIMLEY-HORN



NOTES:

1. REQUIREMENTS AS STATED IN THE ABOVE CONDITIONS WILL ALSO APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SANITARY SEWER AND WATER IS LESS THAN 10 FEET AND VERTICAL SEPARATION IS LESS THAN 18 INCHES. WHERE THE ABOVE CONDITIONS CANNOT BE MET, THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH WILL BE NOTIFIED AND THEIR APPROVAL REQUIRED.
2. WHERE SEPARATION IS LESS THAN 18 INCHES VERTICALLY OR 10 FEET HORIZONTALLY, CONCRETE ENCASE A MINIMUM OF 10 FEET IN EACH DIRECTION.

MIN. HORIZONTAL SEPARATION BETWEEN WATER AND STORM/SANITARY PIPES

N.T.S. SOURCE: KIMLEY-HORN

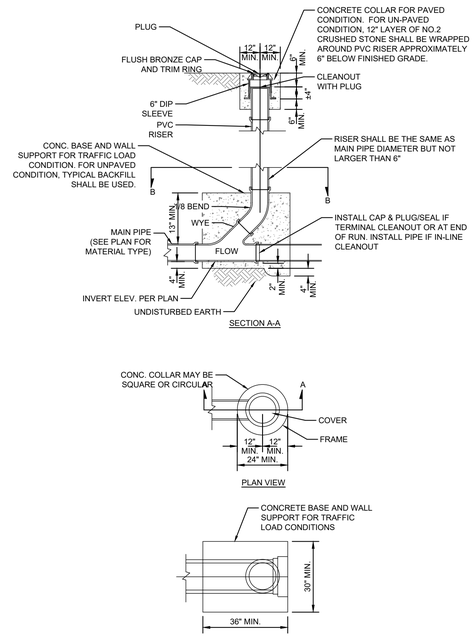
FILL NOTES

1. TYPICAL CLEAN FILL SIEVE ANALYSIS REQUIREMENTS FOR ALL UTILITY AND PIPING BACKFILL REQUIREMENTS.
2. ENGINEERED FILL MATERIAL SHALL BE WELL-TO-MODERATELY WELL-GRADED GRANULAR SOILS AS EXCAVATED, IMPORTED, SCREENED, OR BLENDED, OR PROCESSED ROCK FROM ON-SITE SOURCES MEETING THE FOLLOWING REQUIREMENTS:

TRENCH BACKFILL REQUIREMENTS	
SIEVE OPENING	TOTAL PERCENT PASSING BY WEIGHT
4 INCH	100
3/4 INCH	70-100
NO. 4	40-100
NO. 10	20-100
NO. 40	5-40
NO. 100	0-30
NO. 200	0-12

TRENCH FILL MATERIAL SPECIFICATIONS

N.T.S. SOURCE: KIMLEY-HORN



STORM AND SANITARY SEWER CLEANOUT (TYPICAL)

N.T.S. SOURCE: KIMLEY-HORN

NO.	REVISIONS	DATE	BY

FOR PERMIT REVIEW

Kimley»Horn

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1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: (914) 368-9000
WWW.KIMLEY-HORN.COM

AutoZone

STATE OF CONNECTICUT · DEAN APOSTOLOPOULOS · 37022 · LICENSED PROFESSIONAL ENGINEER
05/13/2025

KHA PROJECT	112703002		
DATE	05/13/2025		
SCALE:	AS SHOWN		
DESIGNED BY:	TS	DRAWN BY:	AMA
CHECKED BY:	TS		

CONSTRUCTION DETAILS

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-6.2

Saved Friday, May 9, 2025 10:28:47 AM ABRIL.ARRAYA Plotted Monday, May 12, 2025 10:16:00 AM Sudeith, Trent
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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: # 253 Loomis St. N. Granby CT 06060
Size of Parcel: 210 acres Zone: _____ Map/Lot: _____ Current Use: Dismal Brook Wildlife Preserve

Applicant's Name: Dave Emery (Granby Land Trust V.P.)
Complete Address: # 71 Loomis St. N. Granby CT 06060
Daytime Phone: (860) 214-6055 Evening Phone: _____ Fax: _____
Email: dwemery79@gmail.com

Owner's Name: Granby Land Trust
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: PO Box 23 Granby CT 06035
Phone Daytime Phone: _____ Evening Phone: _____ Fax: _____

RECEIVED
APR 28 2025
Granby Building Department

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 sheets -

Is any portion of the property located within 500 feet of an adjoining municipality? northern boundary is state line
Wetlands Located on Property (in square feet (sq. ft.)): _____ Wetlands to be impacted (sq. ft.): _____
Watercourses Located on Property? Yes Name or Type of Watercourse: Dismal Brook
Are Proposed Activities Located within the 100-Year Floodplain? Yes Floodway? Not sure
Are there slopes with grades in excess of 15% located on the property? yes
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: Dave Emery (GLT V.P.) Date: 4/24/2025
Owner's Signature: Granby Land Trust Date: 4/24/2025

FOR OFFICE USE

Application #: n/a	*Date Submitted:* 4/28/25
Fee amt./Check or Cash: n/a	*Date of Receipt:*
Agent Ruling:	*Date Approved/Denied:*

See Reverse Side for Conditions of Approval or Reason for Denial

In 2020, The Granby Land Trust (GLT) opened the Dismal Brook Wildlife Preserve (DBWP). There are two bridges on the property that cross Dismal Brook and both were constructed with input from wetlands officer Kate Bednaz. The southernmost of the two bridges is a vehicle bridge, while a bridge designed only for foot traffic (picture #1) crosses Dismal Brook a few hundred yards upstream (north) of the vehicle bridge (see maps #1 and #2).

During the early spring of 2025, beaver activity surged in the vicinity of the footbridge. In a matter of a couple of weeks, beavers constructed a 4' high dam at the upstream side of the footbridge (picture #2). The resulting impoundment flooded a significant portion of the DBWP's north marsh. The GLT celebrates this addition of wetland habitat while simultaneously confronting the fact that the integrity of the footbridge is now threatened. The precarious situation at the footbridge was exacerbated when an unknown individual pulled beaver debris from the dam in two locations immediately adjacent to the ends of the bridge. The resultant scouring of the sand and gravel surrounding the two sonotubes on each side, that serve as the supports for the bridge, was severe, particularly on the west side (picture #3).

The solution proposed by the GLT is twofold. In the short term, we have a crew that removes by hand a two foot by two foot section of the center of the dam each morning in order to relieve pressure associated with the high water level. Every night the beavers repair the gap we have created and the process begins anew. Our plan is to buy time while we come up with a longer term solution in the form of a "beaver deceiver" device to manage the level of the beaver impoundment (diagram #1 and picture #4). The hope is that the water level can be maintained roughly two feet higher than it was before the beavers began work, which would be two feet lower than the maximum level that threatened the footbridge. This compromise will result in more wetland habitat upstream and allow the beavers to continue their various activities unmolested while also securing the integrity of the footbridge.

Diagram #1

THINGS YOU CAN DO TO REDUCE THE RISK OF CONFLICT

Reduce risks to people

- Do not approach a beaver or its lodge/den. Avoid physical contact with beavers and their feces.
- If you encounter a beaver that appears sick or injured, make note of its location and report it to a conservation officer.
- Prior to drinking any water in which beavers may be found, boil it for a minimum of one minute or ensure it has been adequately filtered or chemically treated.
- When handling harvested beavers, use good quality rubber gloves and thoroughly wash your hands with soap and water after handling beavers or coming into contact with water where they may be present.

Reduce risks to valued trees and plants

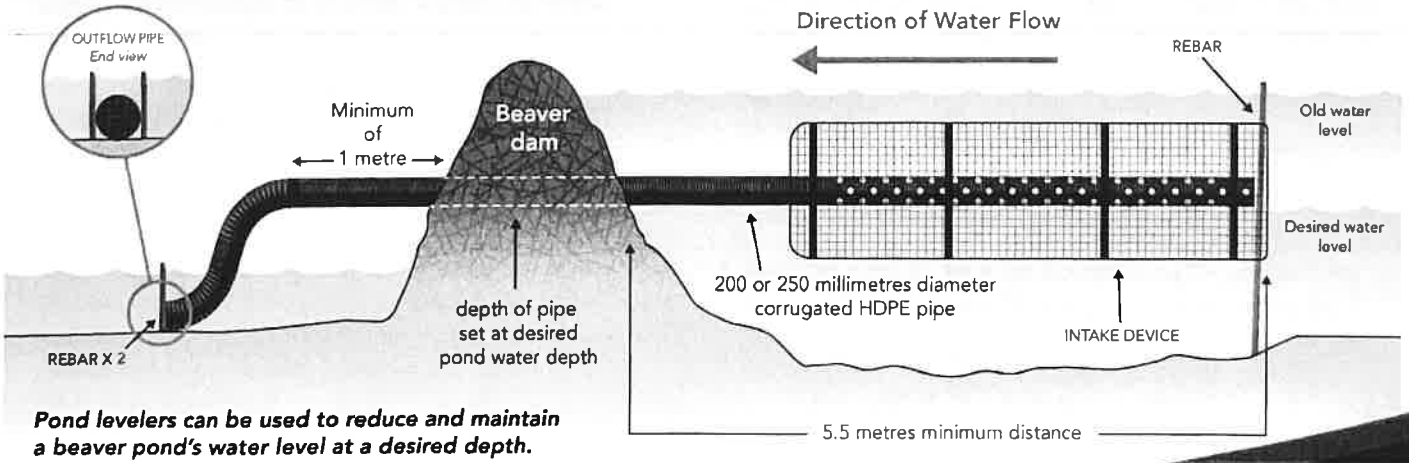
- Wire mesh fencing can be installed around the base of an individual tree, or a group of trees or plants for protection from beaver damage. Mesh is recommended to be four, six, or eight gauge, with openings not larger than 10 centimetres by 10 centimetres, and a minimum height of 1.5 metres. Fencing should be installed in contact with the ground and secured with landscaping staples. When fencing individual trees, be sure to allow space between the trunk and the fencing for the tree's growth.
- Electric fencing can be installed at a height of 10 centimetres above the ground to protect a group of trees or plants.

Reduce the risk of beaver dams causing flood damage to adjacent land and infrastructure

Install pond levelers

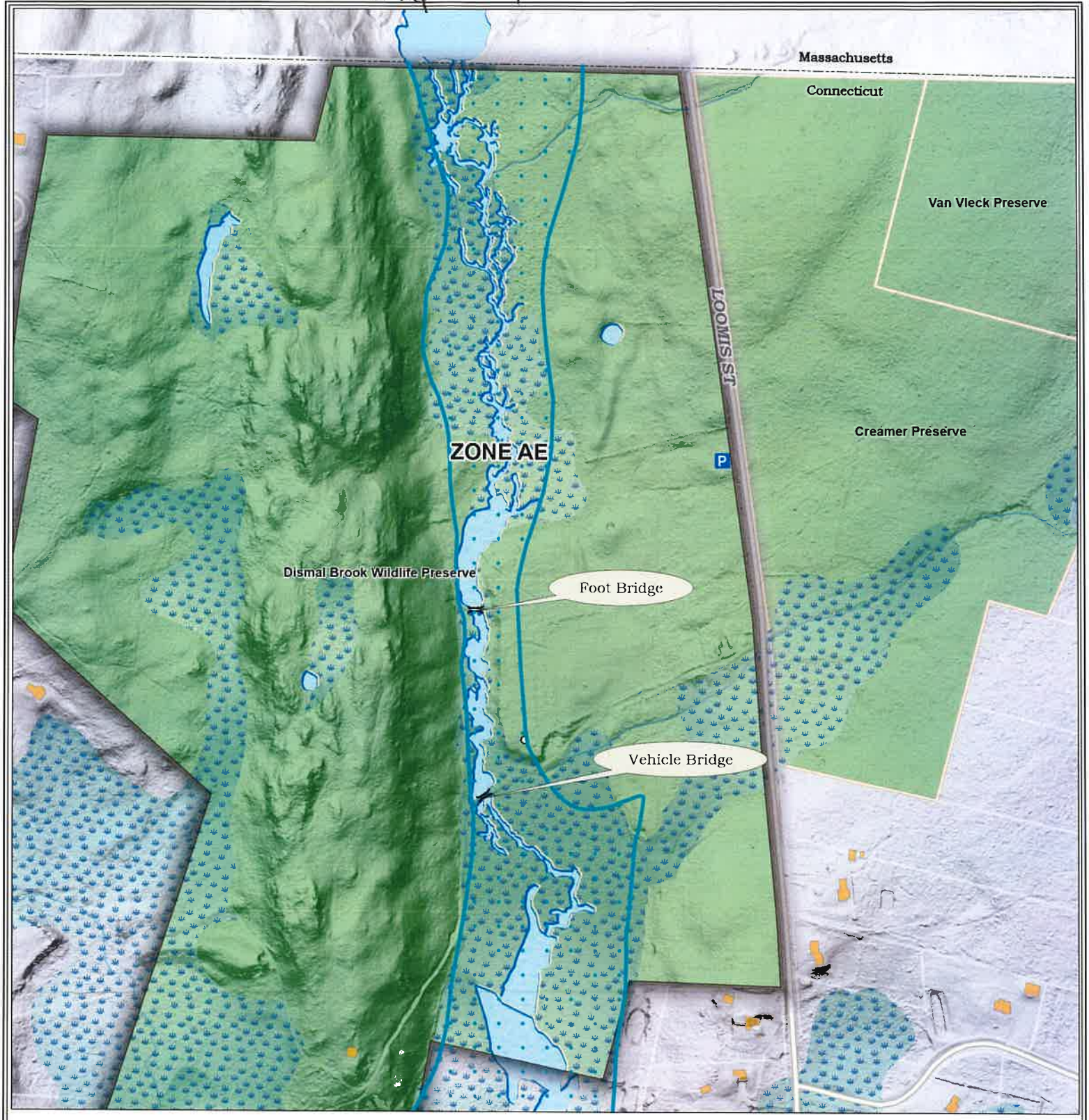
- A pond leveler reduces and maintains pond water to a desired level. The pond leveler should be installed at a level that (1) allows the resident beavers to thrive (typically a minimum depth of about one metre at the beaver lodge entrance), and (2) prevents the pond waters from negatively impacting adjacent land or infrastructure.
- Written authorization for the use of a pond leveler may be required before installation. Contact a conservation officer to request authorization. You will need to provide a legal land description of the desired location.
- A pond leveler can be installed through a beaver dam or into a culvert.
- The multiple holes on the pond leveler intake end allow for the slow, quiet movement of water, and discourage damming behaviour by a beaver. Studies have shown that beaver damming behaviour is stimulated by the sound of running water, and when that sound is removed, a beaver is not motivated to build or repair a dam.
- The screened intake area of the leveler keeps debris out and discourages plugging. Pond levelers typically need some maintenance to ensure the screened intake area stays sufficiently clear of debris to allow adequate water-flow. Pond levelers are considered to be a longer-term solution for dam management, and with maintenance, can be effective for several years.
- Instructions for the construction and installation of pond levelers are available from provincial wildlife staff (wildlife@gov.mb.ca).

POND LEVELER



Pond levelers can be used to reduce and maintain a beaver pond's water level at a desired depth.

Map #1



1% Annual Chance Floodplain Boundary (100 yr flood)

DFIRM Special Flood Hazard Areas

NWI 2010 Wetlands

Buildings

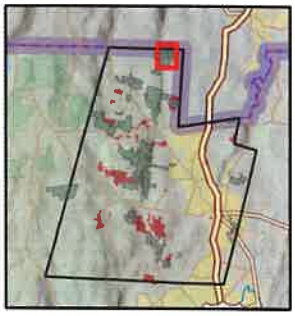
GRANBY LAND TRUST

Dismal Brook Wildlife Preserve

Beaver Dam Work

N

0 0.03 0.06 0.12 Miles



GRANBY Land Trust

Preserving Granby's Natural Heritage

Print Date: 4/26/2025

Source:
Parcel data obtained from the State of CT. Planimetrics and NWI Wetlands obtained from CT ECO.
DFIRM data obtained from FEMA - https://floodmaps.fema.gov/NFHL/status.shtml

Disclaimer:
This map is for illustration purposes only. The Granby Land Trust, participating local municipalities and its mapping contractors assume no legal responsibilities for the information contained herein.

E:\Clients\GranbyLandTrust\GIS\ProjectFiles\GLT_Map_Requests\GLT_Map_Requests.aprx

SPERRY GEOSPATIAL, LLC
Mapping the Answers to Your Questions

map #2

NWI 2010 Wetlands

Buildings

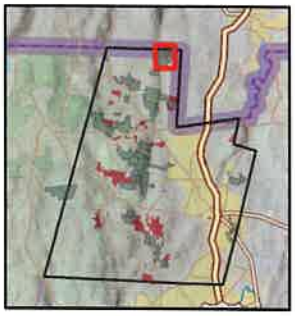
Granby Land Trust

Dismal Brook Wildlife Preserve

Beaver Dam Work

N

0 0.03 0.06 0.12 Miles



Granby Land Trust

Preserving Granby's Natural Heritage

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Parcel data obtained from the State of CT. Planimetrics and NWI Wetlands obtained from CT ECO.

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E:\Clients\GranbyLandTrust\GIS\ProjectFiles\GLT_Map_Requests\GLT_Map_Requests.aprx

Sperry Geospatial, LLC
Mapping the Answers to Your Questions

Picture #1 DBUP footbridge prior to beaver dam

Picture #2

GLT worker clears beaver debris from underside of DBWP footbridge

Picture #3

Newly exposed sonotubes at west end of DBWP footbridge.

Picture #4

leveler pipe

metal cage around upstream pipe opening

GLT representatives visit "beaver deciever" in action within Granville State Forest.

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

RECEIVED
MAR 17 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: West Granby - Simsbury Road + Day Street South
Size of Parcel: 106.43ac Zone: R80 & R2A Map/Lot: G30/69/40 Current Use: arboretum
(60 Day Street South)

Applicant's Name: Friends of Holcomb Farm
Complete Address: 113 Simsbury Road, West Granby CT 06090
Daytime Phone: 860 844 8616 Evening Phone: _____ Fax: _____
Email: Kadrle@holcombfarm.org

Owner's Name: Town of Granby CT
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 15 North Granby Road Granby CT 06035
Phone Daytime Phone: 8608445240 Evening Phone: same Fax: _____

Applicant's Representative: Eric Lukingbeal
Complete Address: 168 Day St. Granby, CT 06035
Daytime Phone: 860 614 6075 Evening Phone: same Fax: —

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

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): _____
Road maintenance/repair to get from and to growing areas, used primarily by tractors - See attached diagrams + maps

Is any portion of the property located within 500 feet of an adjoining municipality? No
Wetlands Located on Property (in square feet (sq. ft.)): _____ Wetlands to be impacted (sq. ft.): None
Watercourses Located on Property? _____ 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: Eric Lukingbeal Date: 3/17/2025
Owner's Signature: _____ Date: 3/18/25

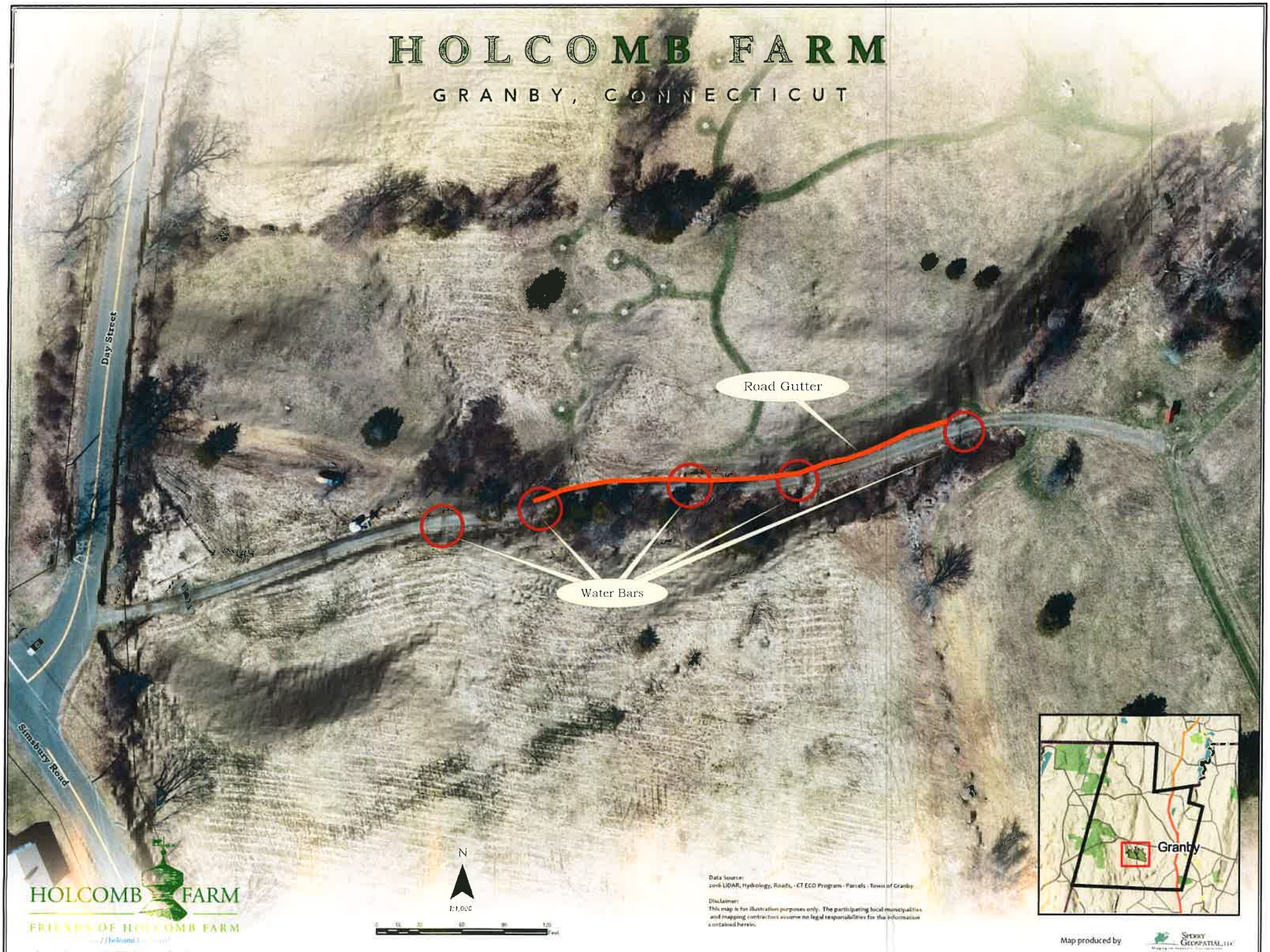
FOR OFFICE USE

Application #: n/a	*Date Submitted:* 3/17/25
Fee amt./Check or Cash: n/a	*Date of Receipt:* 4/30/25
Agent Ruling:	*Date Approved/Denied:*

See Reverse Side for Conditions of Approval or Reason for Denial

HOLCOMB FARM

GRANBY, CONNECTICUT



HOLCOMB FARM

FRIENDS OF HOLCOMB FARM

Data Source:
2016 LIDAR, Hydrology, Roads, - CT ECO Program - Parcels - Town of Granby

Disclaimer:
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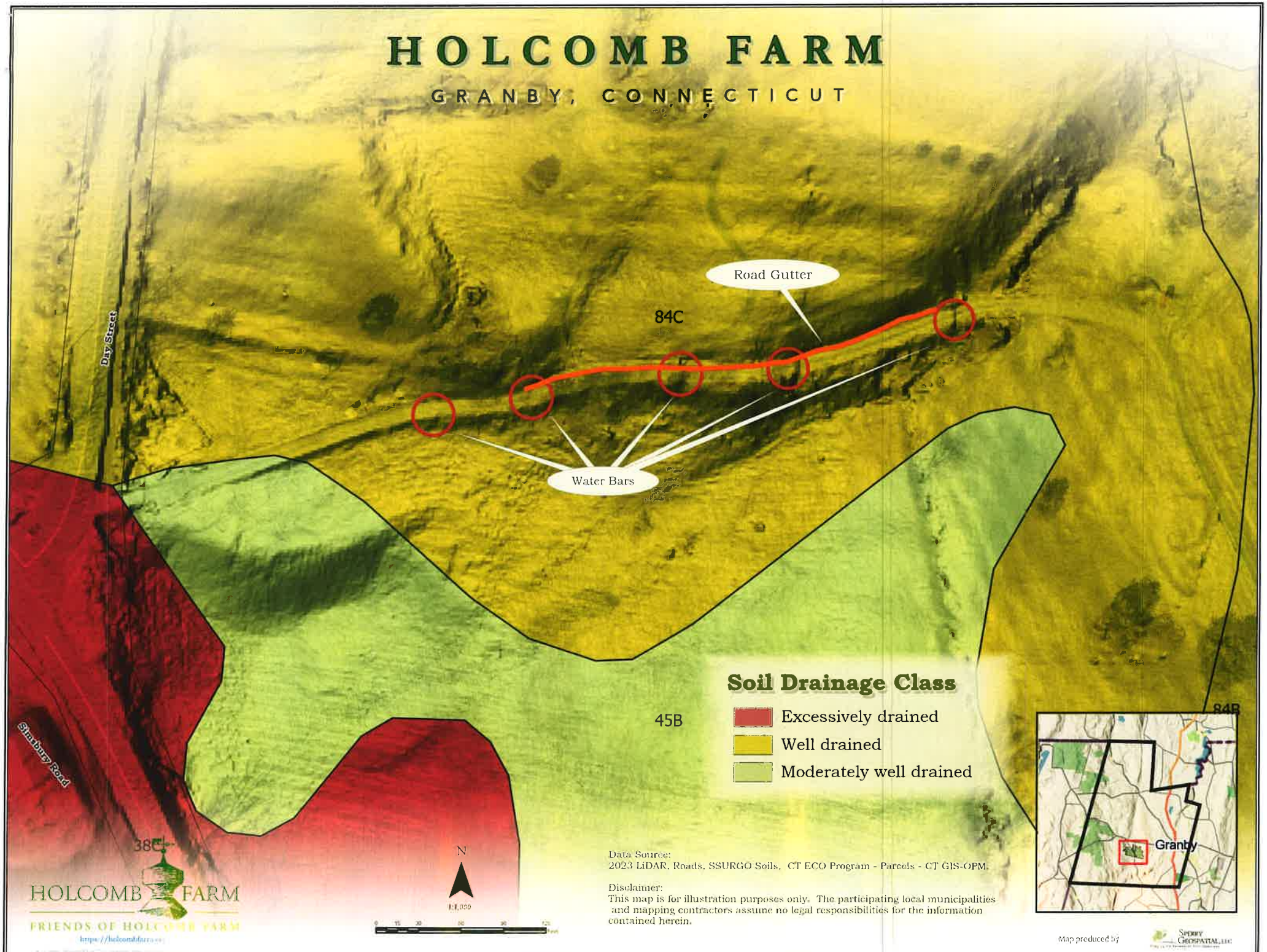
Map produced by

HOLCOMB FARM

GRANBY, CONNECTICUT



Data Source:
2023 LiDAR, Roads, SSURGO Soils, CT ECO Program - Parcels - CT GIS-OPM.

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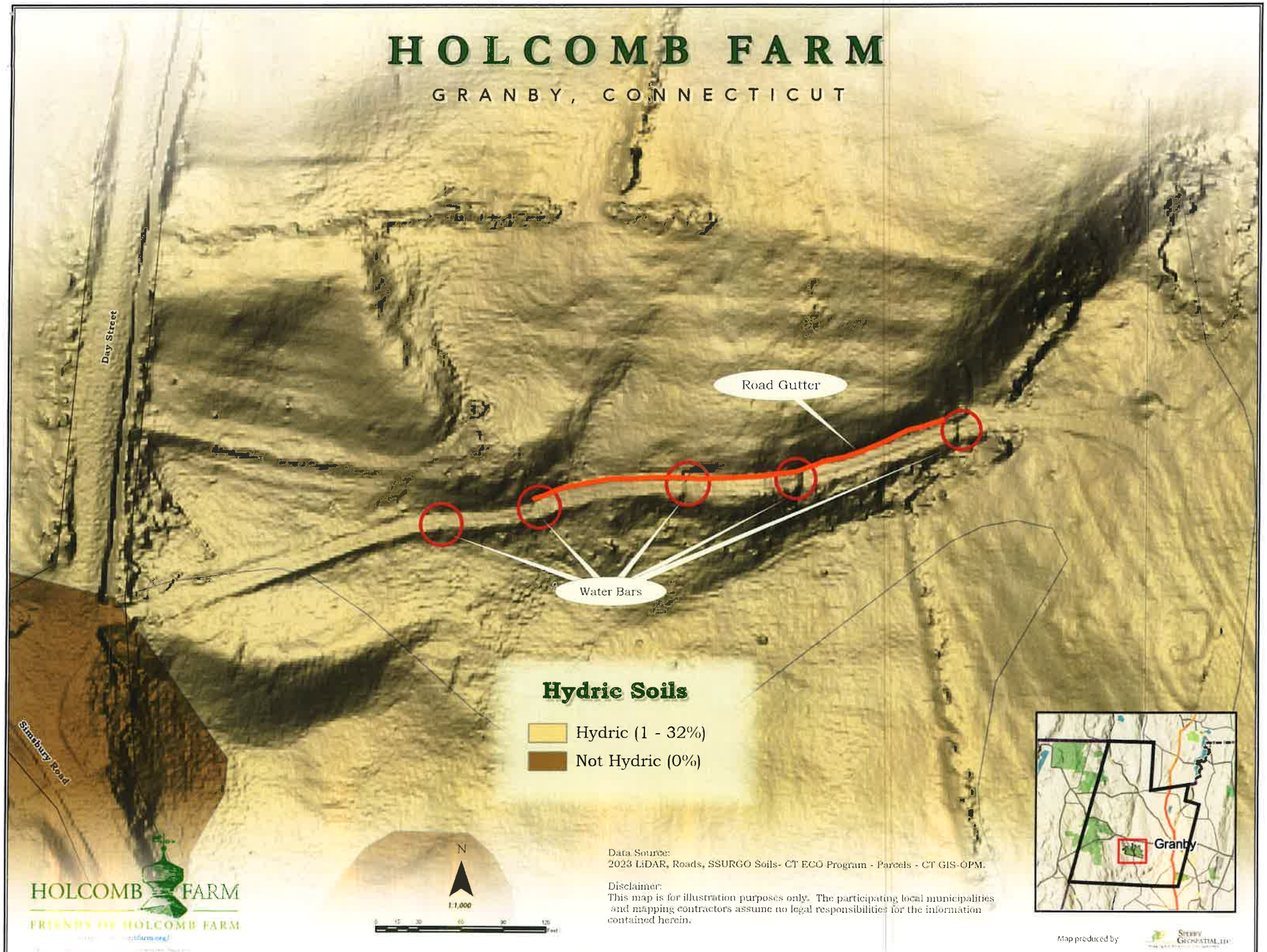
Map produced by Sperry Geospatial, LLC

HOLCOMB FARM

GRANBY, CONNECTICUT



Hydric Soils

- Hydric (1 - 32%)
- Not Hydric (0%)

HOLCOMB FARM

FRIENDS OF HOLCOMB FARM

N

1:1,000

0 15 30 60 90 120 Feet

Data Source:
2023 LiDAR, Roads, SSURGO Soils- CT ECO Program - Parcels - CT GIS-OPM.

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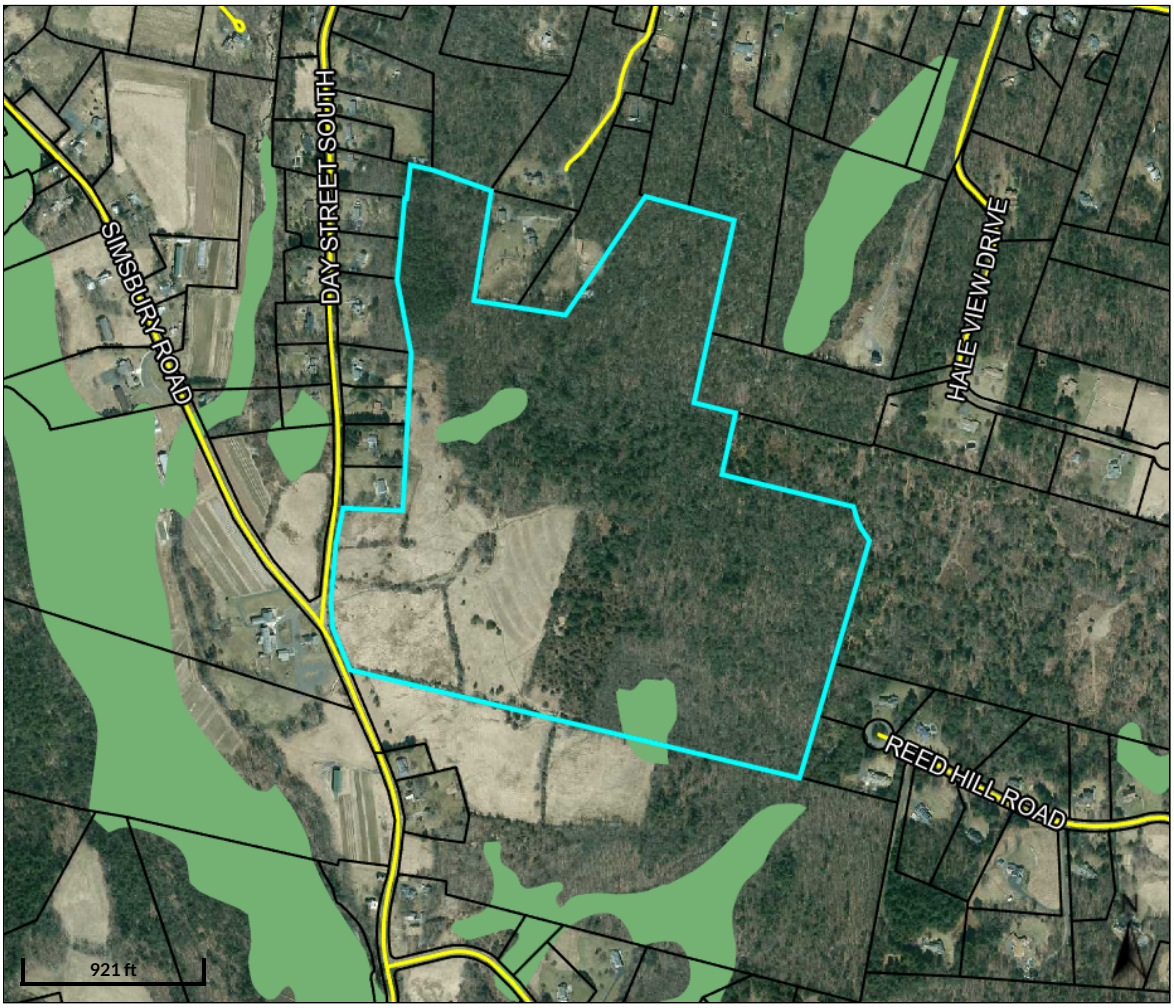
This map is for illustration purposes only. The participating local municipalities and mapping contractors assume no legal responsibilities for the information contained herein.

Map produced by

qPublic.net™ Town of Granby, CT



Overview

Legend

- Parcels
- Roads
- Wetlands

Parcel ID 4181
Location 60 DAY ST SOUTH
View Assessor website

Date created: 3/18/2025
Last Data Uploaded: 3/18/2025 5:20:37 AM

Developed by SCHNEIDER GEOSPATIAL

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

RECEIVED
APR 17 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: _____
Size of Parcel: 1.25 acres Zone: R50/30 Map/Lot: G-51/48/23 Current Use: Single family house

Applicant's Name: Jason LaChance
Complete Address: 7 Harvard Ln
Daytime Phone: 860-250-0451 Evening Phone: 860-250-0451 Fax: _____
Email: smalltownseptic@gmail.com

Owner's Name: Jason LaChance / Eric Buckland
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 168 Hungerford Rd Granby Ct.
Phone Daytime Phone: — Evening Phone: — 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.): Tree Removal Pines Around Existing house

Is any portion of the property located within 500 feet of an adjoining municipality? no
Wetlands Located on Property (in square feet (sq. ft.)): 35,000 Wetlands to be impacted (sq. ft.): _____
Watercourses Located on Property? no Name or Type of Watercourse: n/a
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: _____ Date: 04-17-25
Owner's Signature: _____ Date: 4/30/25

FOR OFFICE USE

Application #:	*Date Submitted:*
Fee amt./Check or Cash:	*Date of Receipt:*
Agent Ruling:	*Date Approved/Denied:* 4/30/25

See Reverse Side for Conditions of Approval or Reason for Denial

Outlook

Fw: 7 Laurel RFR Tree Removal

From Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Date Tue 4/22/2025 12:12 PM
To Renee Deltenre <RDeltenre@granby-ct.gov>; John Laudati <jlaudati@mlkrlaw.com>

Hi Renee,

Would you kindly add the RFR information into the file. John will be signing off if he hasn't already.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT

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

From: Jason LaChance <smalltownseptic@gmail.com>
Sent: Sunday, April 20, 2025 8:05 PM
To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Subject: Re: 7 Laurel RFR Tree Removal

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.

13 large pines surrounding house and various undergrowth underneath them and all dead wood laying on ground.
Sent from my iPhone

> On Apr 18, 2025, at 11:36 AM, Granby Wetlands Agent <wetlandsagent@granby-ct.gov> wrote:
>
> Thank you, Abby.
>
> Jason, can you please provide us with the number, size, and dbh of the trees that will be removed. You show it on the sketch as an area, and it is a bit misleading without the narrative or callouts. You can respond to this email with the information if it is easiest.
>
> John, the RFR from my review this activity would fall under section 4.1 d. of the IWWC

Regulations and therefore be considered as of right. As we previously discussed, the trees to be removed are very large pine trees, located immediately adjacent to the structure. The work is within mapped wetlands, and upon my site visit, the wetlands extend beyond the area mapped as well. As I cannot sign off on any activities in wetland areas, it would need to be determined as of right by you.

Additional site improvements as discussed during the site visit will need to go through a separate permit process. This consisted of improving drainage around the house, crushing and placing a new d-tank, re-constructing a deck, and cutting woody vegetation off of the leach field for what I can remember. Considering the site, it should be assumed that all activities are within wetland areas, unless you which to have the site delineated to show otherwise.

As always, please contact me with any questions.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT
<Outlook-1bdakjqq.png>

From: Abigail Kenyon <akenyon@granby-ct.gov>
Sent: Thursday, April 17, 2025 1:38 PM
To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Cc: Renee Deltenre <RDeltenre@granby-ct.gov>; Jason LaChance <smalltownseptic@gmail.com>
Subject: 7 Laurel RFR Tree Removal

Hi Kate,

Jason stopped in today to fill out the RFR for tree removal at 7 Laurel. He mentioned that he spoke with you on site about this.

The RFR is attached and Jason is included on this email in the event you have any questions.

Let us know once you/John review and if it's all set.

Thanks!
Abby

Abigail St. Peter Kenyon, AICP
Director of Community Development
Granby Town Hall
15 North Granby Road
Granby, CT 06035
(860) 844-5319

7 Laurel

Trees to be removed