

AGENDA
Regular Hybrid Meeting
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, August 13, 2025, at 7:00 pm
Town Hall Meeting Room

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

Zoom: <https://us02web.zoom.us/j/87386677289?pwd=Nr6FnYPzzWRYcp0i2jrVT2obZsh2ik.1>

Call In: 929-205-6099

Meeting ID: 873 8667 7289

Passcode: 856137

1. Call to Order
2. Action on the minutes of July 9, 2025
3. Permit Requests
 - a. 129 Barn Door Hills Road – D. Weiss – Permit request to install a ground-mount solar array with associated electrical conduit within a regulated area. (Received and continued from 7/9/25)
 - b. 175 Salmon Brook Street – A. Schultz c/o the Friends of Granby Wildflower Meadow – Permit request to construct an access drive and parking lot within a regulated area. (To be received)
 - c. 17 Harness Way – J. Scanlan – Permit request to construct an 880 sq. ft. multi-purpose sports court within a regulated area. (To be received)
 - d. 15 Indian Hill Drive – Vernon Poolman – Permit request to construct a 648 sq. ft. inground swimming pool and associated site improvements within a regulated area. (To be received)
 - e. 215 Salmon Brook Street – Town of Granby – Permit request to install a walkway/ramp from the Salmon Brook Park House to the bandshell with an associated concrete block wall within a regulated area. (To be received)
4. Request for Review
 - a. 253 Loomis Street – D. Emery – RFR to conduct repairs to an existing footbridge over Dismal Brook within a regulated area.
5. Public Hearings
 - a. 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. (Hearing opened and continued from 7/9/25)
6. Agent Report and Correspondence
7. Commissioner Reports and Correspondence
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, July 9, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, David Tolli, Sue Okie, John Laudati, Fred Jones, Aurelle Locke, and Vickie Dirienzo (via zoom)

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

1. Call to Order

Chair Laudati called the meeting to order at 7:01 p.m.

2. Action on the minutes of June 11, 2025

ON A MOTION by D. Tolli seconded by N. Dethlefsen, the Commission voted 4-0-3 to approve the June 11, 2025, minutes as presented. J. Laudati, A. Locke and F. Jones abstained.

3. Public Hearings

J. Laudati recused himself from all proceedings regarding this application; however, received permission from the Commission, public and applicant to continue to run the meeting.

- a. **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.**

Applicant representative Trent Suddeth of Kimley Horn was present to discuss the application and answer any questions the Commission had. AutoZone is seeking permission to demolish the existing single-family home and detached garage on-site, to construct a 6,796 commercial retail building, parking lot and 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 said watercourse and is therefore within the upland review area. Once built out, the impervious coverage will be just under 50%. The parking lot will consist of 41 spaces and an underground detention basin that flows to the north. T. Suddeth discussed the proposed erosion and sediment control measures, as well as the stormwater management plan, which was designed based on a 100-year storm event. Since the last meeting, plans have been revised to include a planting plan and address comments from both the Town Engineer and IWWC Agent.

Public Comment

Robert Flanigan of 24 Woodcliff Drive read Mr. Reinhard Maier's presentation into the record, stated that the site is not a suitable location for the proposed business and questioned whether bonds will be submitted by the applicant.

Maureen Eberly of 37 Silkey Road expressed concerns regarding maintenance of the stormwater system, remediation efforts if something goes wrong, and overall feels the proposal is a bad fit for the town.

John Corbett of 89 Quarry Road had environmental concerns regarding the products that would be sold on site and potential hazards that could arise.

Lynn Krauss of 20 West Granby Road questioned how the proposed business will benefit the town and expressed environmental concerns.

Sandra Crain of 20 East Street stated that the site is not conducive to an AutoZone and expressed environmental concerns as well.

Connor Smith of 57 Heather Lane stated concerns regarding snow maintenance, run-off, treatment of the pavement, and feels the proposed parking lot is simply too big.

Toni Flanigan of 24 Woodcliff Drive (via zoom) stated that the site is not a suitable location, had environmental concerns regarding the products that would be sold, and questioned remediation efforts if something happens.

K. Bednaz noted that the Town Engineer is comfortable with the latest revisions; however, she needs more time to review. Concern was raised regarding the lack of an oil/water separator and the use of pervious pavement was recommended. Some Commissioners questioned run-off from the site and stated that the parking lot is too big and perhaps a variance could be considered for a reduction of required spaces. T. Suddeth agreed to a continuation of the public hearing and will prepare responses to staff and public comment in advance of the next meeting.

ON A MOTION by S. Okie seconded by A. Locke, the Commission voted 6-0-0 to continue the public hearing to the next regular meeting.

- b. **15 Peck Orchard Road – R. Marr – Permit request to modify an existing permit to construct a brook crossing, driveway, and associated improvements within a regulated area, to include test borings on both brook banks as part of a geotechnical review.** Property owner and applicant Richard Marr was present to discuss the application. As stated at the last meeting, he was made aware that the bridge company requires a geotechnical report to determine footing sizes. This requires the drilling of several bore holes about 80 feet into the ground on both the east and west banks of the brook. As this temporary crossing location is outside the area that was permitted under the permit that was just issued, and some vegetation clearing is required to provide access, the property owner was informed that a permit modification is needed. While the east bank can be accessed at the proposed site, it is too steep at that location to cross to the west side. Since the last meeting, a revised application and drawings have been submitted that propose an alternative crossing that allows for a 70% reduction in wetlands disturbance. K. Bednaz walked the proposed route and had no questions or concerns. A draft approval letter was provided to the Commission for consideration and staff recommended one modification.

ON A MOTION by S. Okie seconded by D. Tolli, the Commission voted 7-0-0 to approve the application and draft approval letter as amended, to add the following condition:

1. Photographs which depict the ground cover and substrate along the entire route shall be submitted prior to vehicular access and post restoration.

4. **Permit Requests**

- a. **7 Juniper Drive – M. Christian – Permit request to place a new 392 sq. ft. prefabricated shed on crushed stone within a regulated area.**

Applicant and property owner Martin Christian was present to discuss the application and answer any questions the Commission had. He is looking to install a 28' x 14' prefabricated shed on a crushed stone base approximately 45' off the northern property line and 75' off the back corner of the house within an existing lawn area. The proposed location is mapped wetlands, and the application was received and continued from the 6/11/25 meeting of the IWWC.

ON A MOTION by A. Locke seconded by S. Okie, the Commission voted to 7-0-0 to approve the application and draft approval letter as presented.

b. **129 Barn Door Hills Road – D. Weiss – Permit request to install a ground-mount solar array with associated electrical conduit within a regulated area.**

Property owner Derek Campbell and applicant Damon Weiss of JD Solar Solutions were present to discuss the application. The applicant is looking to install a ground mount solar array just over 1,000 square feet in size and stand 1.5' off the ground in the front and 8.5-9' off the ground in the back. The system will consist of 40 panels, utilize six helical piles (ground screws) to secure to the ground, and approximately 590' of underground conduit within a PVC casing to the house. The proposed array is 55' from the northern wetlands' boundary within an open flat field. K. Bednaz noted that the trenching for the conduct is within wetland soils and the application shall be updated to reflect the total amount of wetland disturbance. In advance of the next meeting, the applicant shall provide a narrative outlining stabilization and restoration of the site, erosion and sediment control measures, ground cover maintenance, and identify a temporary soil stockpile location. The application was received this evening and continued to the next regular meeting.

5. **Agent Report and Correspondence**

- a. **170 Silver Street – M. Vargas – Permit request to place a new 288 sq. ft. prefabricated garage on an existing crushed stone pad within a regulated area.** Authorized Agent approval 7.3.25

6. **Commissioner Reports and Correspondence**

None

7. **Adjourn**

ON A MOTION by A. Locke seconded by F. Jones, the Commission voted 7-0-0 to adjourn the meeting at 8:50 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: August 7, 2025

RE: Overview and Status of IWWC Applications

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

Permit Requests

129 Barn Door Hills Road – D. Weiss – Permit request to install a ground-mount solar array with associated electrical conduit within a regulated area. (Received 7/9/2025)

The applicant proposes to install a ground mount solar array that will be just over 1,000 square feet. The proposed array is shown to be located to the north of the existing driveway in an area that has already been cleared. This location is about 55 feet from the flagged wetland boundary. There is a proposed electrical trench that will extend from the solar array to the house. This proposed trench would cross through the mapped wetland boundary. Refer to the application materials for details.

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

175 Salmon Brook Street – A. Schultz c/o the Friends of Granby Wildflower Meadow – Permit request to construct an access drive and parking lot within a regulated area. (To be received 8/13/2025)

The Town of Granby owns 175 Salmon Brook Street. There is an agreement with the Friends of Granby Wildflower Meadow, which allows the group to use the property to establish a wildflower meadow / pollinator pathway. Over the past several years, the group has worked on plantings in the field and on the removal of invasive species, and eventually they would like to install educational markers and allow school groups and others to visit the property and learn about the importance of pollinator pathways.

To accommodate future use, as well as members of the group who currently work on maintaining the field, they would like to install a parking area. This would be located on the north end of the property. This work would be done in conjunction with the Department of Public Works.

The area of the proposed parking lot falls within the upland review area, therefore permitting is required. As it is within the URA, the application can be delegated to the agent for further review and approval.

17 Harness Way – J. Scanlan – Permit request to construct an 880 sq. ft. multi-purpose sports court within a regulated area. (To be received 8/13/2025)

The applicant proposes to construct an 880 square foot paved multi-purpose court to the rear of the house. This would be for personal use. As shown on the application materials, a proposed fence is shown to separate this court from the nearest property line to the west.

The proposed court and fence are within the upland review area, therefore permitting is required. As it is within the URA, the application can be delegated to the agent for further review and approval.

15 Indian Hill Drive – Vernon Poolman – Permit request to construct a 648 sq. ft. inground swimming pool and associated site improvements within a regulated area. (To be received 8/13/2025)

The applicant proposes to construct an inground swimming pool measuring 18' by 36' (648 square foot total). The pool will be located to the rear of the house. The submitted materials do not show any patio surrounding the proposed pool, fence, location of pool equipment, or any other proposed improvements. The applicant is asked to clarify and show the location of any other proposed work that is within the upland review area.

It should be noted that the online wetland mapping is more extensive than what is shown on the plot plan, which was delineated by a soil scientist at the time the lot was approved. Therefore, as noted above, the proposed improvements would fall within the URA.

As it is within the URA, the application can be delegated to the agent for further review and approval.

215 Salmon Brook Street – Town of Granby – Permit request to install an ADA compliant walkway/ramp from the Salmon Brook Park House to the bandshell with an associated concrete block wall within a regulated area. (To be received 8/13/2025)

The Town of Granby proposes to construct a walking path and ramp from the Salmon Brook Park House to the bandshell. This project would enable easier access to the bandshell, as currently there is no sidewalk extending to the bandshell. Furthermore, the bandshell is not at grade so to access it, there is a high step up.

The proposed work is within a regulated area. The Commission may act on this application at the September 10, 2025 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 proposes to repair an existing footbridge that has been undermined by beaver activity.

Under the regulations, this may be considered an as-of-right activity. If the Commission is in agreement, the Commission is asked to vote on this determination and then the application may be signed by the Chair or Vice Chair.

Public Hearings

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. (Received 5/22/25. Public Hearing opened 07/09/2025 and continued to 8/13/25)

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 are no mapped wetlands on the property however, there is an intermittent watercourse located to the west on the other side of Hungary Road. Much of this property is within 200 feet of that intermittent watercourse and is therefore within the upland review area. As such, any proposed work requires permitting through this Commission.

At the Commission's May 22, 2025 meeting, the Commission voted to hold a public hearing on the subject application due to public interest and significant impact. The public hearing opened on July 9, 2025 and was continued to August 13, 2025. Once the public hearing opens, it must close within 35 days. Therefore, the hearing must close on August 13th unless an extension is granted.

A draft approval letter is included for further discussion.

It should be noted that if approved by the IWWC, an application to the Planning and Zoning Commission will then be needed. The Planning and Zoning Commission will consider the site layout and proposed use.

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

Certified Mail#

August 13, 2025

Damon Weiss
JD Solar Solutions
P.O. Box 503
Manchester, CT 06045

RE: 129 Barn Door Hills Road – D. Weiss – Permit request to install a ground-mount solar array with associated electrical conduit within a regulated area.

Dear Mr. Weiss:

Please be advised that on August 13, 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.
3. All work shall be in conformance with this 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 be installed, as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
5. Excavated soils 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 to be removed from the property.
6. This permit is valid for a period of 5-years from the date of issuance.
7. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

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

Sincerely,

John Laudati
Granby IWWC Chair



Damon Weiss

Solar Development Partner

(C) 860-717-0786

This letter is to confirm our process for the solar installation at 129 Barn Doors Hill Road, Granby. We will only use one access path with our machine to enter/leave the work area. We are not using any cement. We will install silt fences around the trench work and solar installation.

The trench in the wetlands area is 2 feet deep by 2 feet wide and 300 feet long or 1,200 sq feet.

Our goal and plan is to leave the area as close to the same as it was originally.

Thank you kindly,

Damon Weiss

Solar Partner

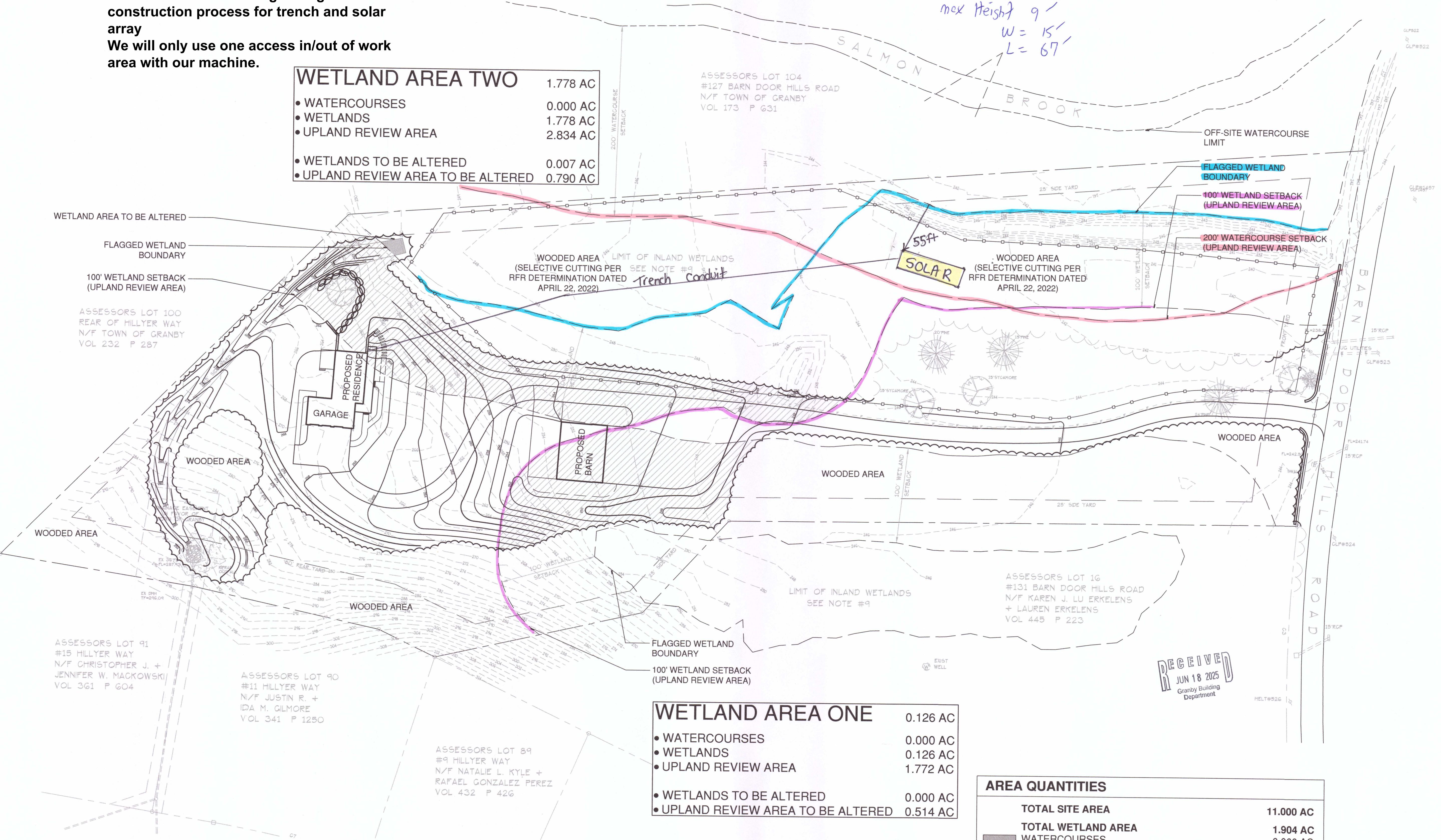
JD Solar Solutions

THINK GREEN

The trench is 2' Wide by 2' Deep, 300 feet long equates to 1,200 sq. ft. of disturbed wetlands.
We will install silt fencing during construction process for trench and solar array
We will only use one access in/out of work area with our machine.

129 Barn Door Hill Rd Granby
15.8 KW Grand Mount Solar
410 Solar Panels, total 1,072 sq ft
No cement, heliocal screws
max height 9'
W = 15'
L = 67'

WETLAND AREA TWO	
• WATERCOURSES	0.000 AC
• WETLANDS	1.778 AC
• UPLAND REVIEW AREA	2.834 AC
• WETLANDS TO BE ALTERED	0.007 AC
• UPLAND REVIEW AREA TO BE ALTERED	0.790 AC



WETLAND AREA ONE	
• WATERCOURSES	0.000 AC
• WETLANDS	0.126 AC
• UPLAND REVIEW AREA	1.772 AC
• WETLANDS TO BE ALTERED	0.000 AC
• UPLAND REVIEW AREA TO BE ALTERED	0.514 AC

AREA QUANTITIES	
TOTAL SITE AREA	11.000 AC
TOTAL WETLAND AREA	1.904 AC
WATERCOURSES	0.000 AC
WETLAND AREA ONE	0.126 AC
WETLAND AREA TWO	1.778 AC
TOTAL WETLANDS TO BE ALTERED	0.007 AC
TOTAL UPLAND REVIEW AREA	4.606 AC
WETLAND AREA ONE	1.772 AC
WETLAND AREA TWO	2.834 AC
TOTAL UPLAND REVIEW AREA TO BE ALTERED	1.304 AC

LANDSCAPE ARCHITECT
Richter & Cegan Inc.
88 CANAL COURT P.O. BOX 567
AVON, CT 06001
PHONE: 860-678-0669
CONTACT NAME: MICHAEL A. CEGAN
EMAIL: mcegan@richtercegan.com

CIVIL ENGINEER
R.R. HILTBRAND ENGINEERS & SURVEYORS, LLC
575 NORTH MAIN STREET
BRISTOL, CT 06010
PHONE: 860-582-4548
CONTACT NAME: THOMAS D. GRIMALDI
EMAIL: tdgrimaldi@gmail.com

WETLAND/SOIL SCIENTIST
DAVISON ENVIRONMENTAL, LLC
10 MAPLE STREET
CHESTER, CT 06412
PHONE: 860-803-0938
CONTACT NAME: ERIC DAVISON
EMAIL: eric@davisonenvironmental.com

SURVEYOR
DUFOR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL, CT 06010
PHONE: 860-314-0502
CONTACT NAME: CARMINE J. MATRASCIA
EMAIL: dufour.surveying@yahoo.com

CAMPBELL RESIDENCE
129 BARN DOOR HILLS ROAD
GRANBY, CONNECTICUT

02	11/30/22	REVISE PER TOWN REVIEW
01	11/01/22	IWWC SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NO: 2022009
CAD FILE: 22009L1-6.dwg
DRAWN BY: WRW/REM
CHECKED BY: MAC
COPYRIGHT: ©RICHTER & CEGAN INC. 2022
SHEET TITLE

REGULATED ACTIVITIES PLAN

L1-6



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

RECEIVED
JUL 16 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: 175 SALMON BROOK ST, APPROX 500' SOUTH OF SB PARK

Size of Parcel: APPROX 5 ACRES Zone: CE Map/Lot: PARCEL ID 131 Current Use: VACANT LAND

Applicant's Name: Aubrey Schultz, President Friends Of Granby Wildflower Meadow

Complete Address: PO 571, 175 Salmon Brook St, Granby CT 06035

Daytime Phone: 860-484-3212 Evening Phone: 860-484-3212 Fax: _____

Email: aubs15@gmail.com

Owner's Name: TOWN OF GRANBY

If the owner is a corporation, or other non-individual entity, include the primary contact information

Complete Address: 15 NORTH GRANBY RD, GRANBY, CT 06035

Phone Daytime Phone: _____ Evening Phone: _____ Fax: _____

Applicant's Representative: Aubrey Schultz, President Friends Of Granby Wildflower Meadow

Complete Address: 17 KILMER LA, GRANBY, CT 06035

Daytime Phone: 860-484-3212 Evening Phone: 860-484-3212 Fax: _____

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

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

SITE ACCESS TO GRANBY WILDFLOWER MEADOW AT 175 SALMON BROOK STREET

Is any portion of the property located within 500 feet of an adjoining municipality? YES, SALMON BROOK PARK

Wetlands Located on Property (in square feet (sq. ft.)): 18 acres Wetlands to be impacted (sq. ft.): 0

Watercourses Located on Property? Yes Name or Type of Watercourse: Salmon Brook

Are Proposed Activities Located within the 100-Year Floodplain? no Floodway? no

Are there slopes with grades in excess of 15% located on the property? 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: 07/16/2025

Owner's Signature: _____ Date: _____

FOR OFFICE USE

Application #: n/a Date Submitted: 7/16/25
Fee amt./Check or Cash: \$260.⁰⁰ ck# 126 Date of Receipt: 8/13/25
Agent Ruling: _____ Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial

SECTION 19 FEES

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

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

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

I.	Base Fee		
a.	General Application	\$150.00 + II	\$ _____ +
b.	Accessory to Existing Primary Structure	\$80.00 + II	\$ _____ +
c.	Modification to Existing Approval	\$30.00 + II	\$ _____ +
II.	Activity Fee		
a.	\$100.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b.	\$0.02 per sq. ft. of Wetland Disturbance Within Upland Review Area...	_____ SF	\$ _____ +
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 Within Upland Review Area...	_____ SF	\$ _____ +
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			\$ _____

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
CATEGORY 3 – ALL OTHER APPLICATIONS		
I. Base Fee		
a. General Application	\$200.00 (+II)	\$ 200 — +
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	— (#)	\$ — +
d. \$0.02 per sq. ft. of Impervious Surface	— SF	\$ — +
e. \$250.00 per Stormwater Management Basin	— (#)	\$ — +
f. \$100.00 per Storm Drain Outfall	— (#)	\$ — +
g. \$0.02 per sq. ft. of Steep Slope Disturbance	— SF	\$ — +
(Slopes Greater than 2:1 – Defined Area on Plan)		
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	— SF	\$ — +
➤ TOTAL FEE – CATEGORY 3		\$ —
III. Significant Activity Fee	\$300.00	\$ — +
IV. Permit Extension Fee		
a. Residential Uses	\$40.00	\$ — +
b. Commercial/Industrial/Other Uses	\$80.00	\$ — +
V. Map and Regulation Amendments	\$250.00	\$ — +
➤ APPLICATION FEE SUBTOTAL		\$ — +
VI. Post Activity Application Fee	20% of Fee Subtotal	\$ — +
➤ TOTAL APPLICATION FEE:		\$ 200.00

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.

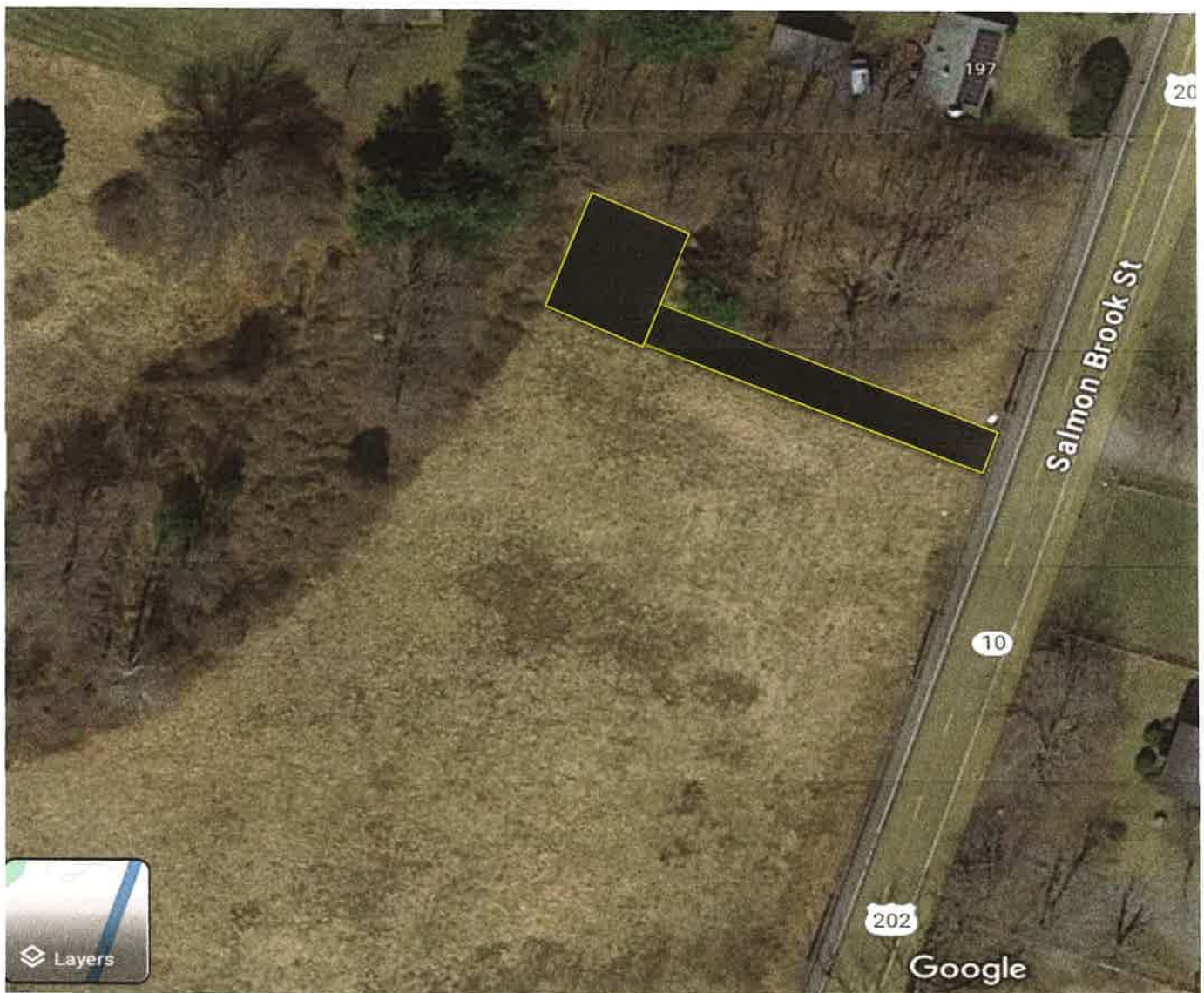
Granby Wildflower Meadow Parking Lot Proposal

Objective: The Granby Wildflower Meadow requests access and parking area at 175 Salmon Brook St.

Proposed location: Using the northernmost telephone pole as a reference, the entrance is 30' along the length of Salmon Brook Street. It extends westward approximately 150' towards the back tree line. The back stretch is approximately 75' long, with a portion extending into the grassy area in the northwestern corner.

The parking area may best fit in a linear fashion to utilize the existing contours, stay on the high ground and limit impact to the bulk of the meadow. There could potentially be a drive lane and park lane.

There might be a benefit of aligning our parking lot with that of 192 Salmon Brook Street.



Reasoning: A longer depth of the parking lot allows visitors to have conversations away from the noise of the road. It is also a safety feature keeping young children away from the busy street. In the future, the intent is to hold educational events within the Meadow and having a quieter, safer meeting location is preferable.

One of our biggest challenges with the Granby Wildflower Meadow is we do not yet have safe site access. Presently, visitors park in a grassy section, which is periodically mowed by Granby Wildflower Meadow board members. If we want the public to care about the good work we are doing within the Meadow, they need to have the ability to view the Meadow up close. When driving by at over 35 mph, it is difficult to appreciate in full what is happening there. With a parking lot installed and proper signage we can sing the praises of the Meadow a bit louder and allow visitors to interact with the flora and fauna within the Meadow.

The Granby Wildflower Meadow was awarded a grant by the Granby Greater Together Community Fund to install a "pocket meadow" in the fall of 2025 with the purpose of creating a space to educate about the importance of native plants. The vision is to have the pocket meadow abutting the parking lot. It will combine desirable aesthetics, value to wildlife, and serve an educational purpose. As we look at this space, the strong, late-afternoon summer sun will have moved behind the trees offering some relief for newly installed plants. In this pocket meadow, a wooden kiosk with signage would also be installed.

Along with a parking lot, we plan to have mowed paths throughout the meadow allowing visitors the opportunity to easily walk through the space. We foresee adding benches among the paths and maintained bird houses which would help attract and shelter nesting birds. For the purposes of documenting what happens over time, a mounted phone camera post would allow board members and visitors to capture images that they can share with the public.

Another issue aligned with the creation of this parking lot is the management of the northern tree line. Many invasive species and weakened trees are prevalent. With additional assistance from the Town of Granby, our organization will help clear up this space. The brush generated from the clean up will be moved to the deeper edges of the tree line in the southwestern parts of the property. A parking area will facilitate this effort.

As the design and associated costs become clearer, we will continue to pursue membership support as well as grant opportunities such as those available from the Lower Farmington River and Salmon Brook Wild & Scenic organization, the Hartford Foundation for Public Giving, and others. We will continue to publicize our efforts through our newsletter, social media, educational programs, and local publications.

The installation of the parking lot will facilitate safe site access and parking, establish a suitable location for an adjacent pocket meadow and kiosk, and enable our future endeavors, furthering our mission to establish the larger meadow and educate the public about the value of native plants.



Overview



Legend

-  Parcels
-  Roads
-  Wetlands

Parcel ID 131
Location 175 SALMON BROOK ST
[View Assessor website](#)

Date created: 7/16/2025
Last Data Uploaded: 7/16/2025 5:30:41 AM

Developed by  **SCHNEIDER**
GEO SPATIAL



TOWN OF GRANBY

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

CK# 1347



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: 17 Harness way, N. Granby Road
Size of Parcel: 0.78 Zone: _____ Map/Lot: _____ Current Use: Residential

Applicant's Name: John + Brielle Scanlan
Complete Address: 17 Harness Way Granby CT 06035
Daytime Phone: 860-944-0383 Evening Phone: _____ Fax: _____
Email: john.scanlan28@gmail.com

Owner's Name: Brielle + John Scanlan
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 17 Harness Way Granby CT 06035
Phone Daytime Phone: 860-944-0383 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.): Asphalt multi-purpose Court. 22' x 40', excavate 6-8" base process, 3" thick asphalt pad.

Is any portion of the property located within 500 feet of an adjoining municipality? No
Wetlands Located on Property (in square feet (sq. ft.)): none 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? _____ Floodway? _____
Are there slopes with grades in excess of 15% located on the property? _____
Do Proposed Activities Require Review by the PZC? _____

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

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

Applicant's Signature: John Scanlan Date: 7/22/2025
Owner's Signature: John Scanlan Date: 7/22/2025

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

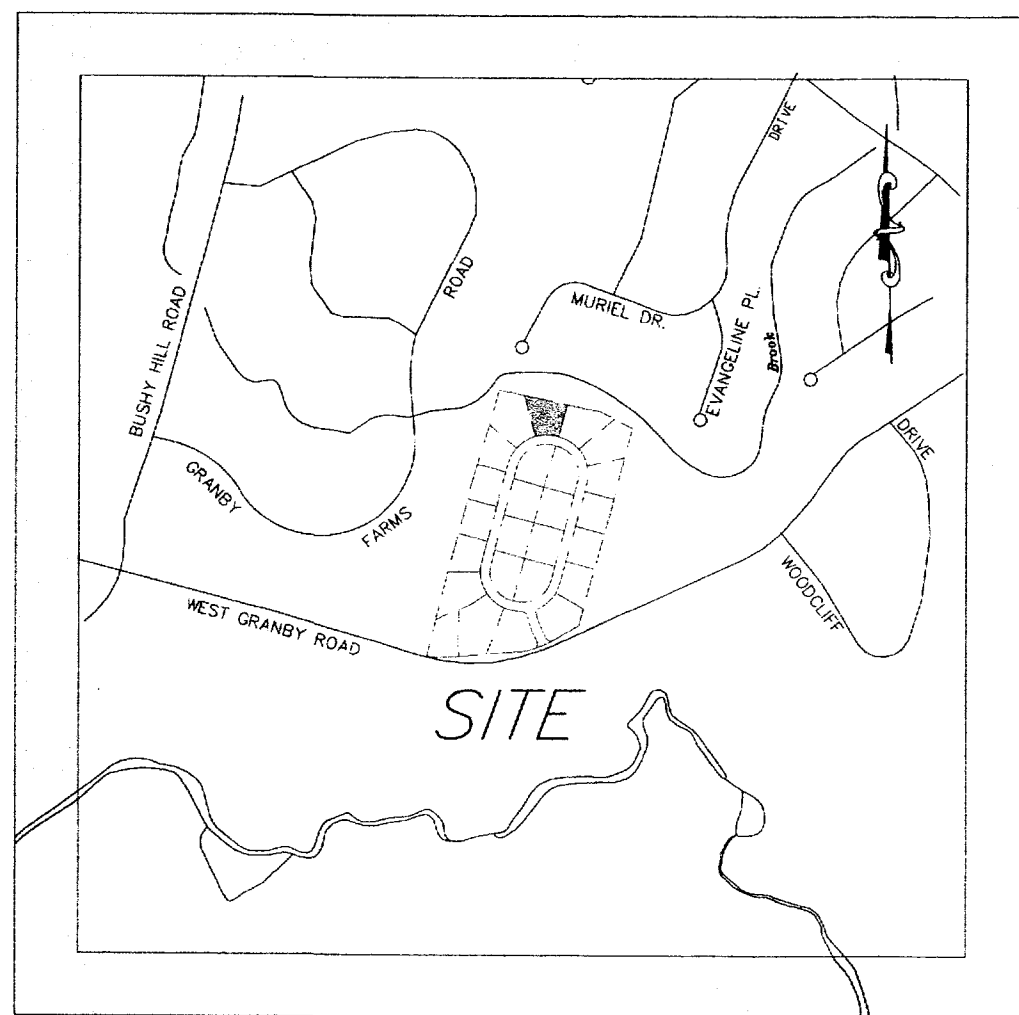
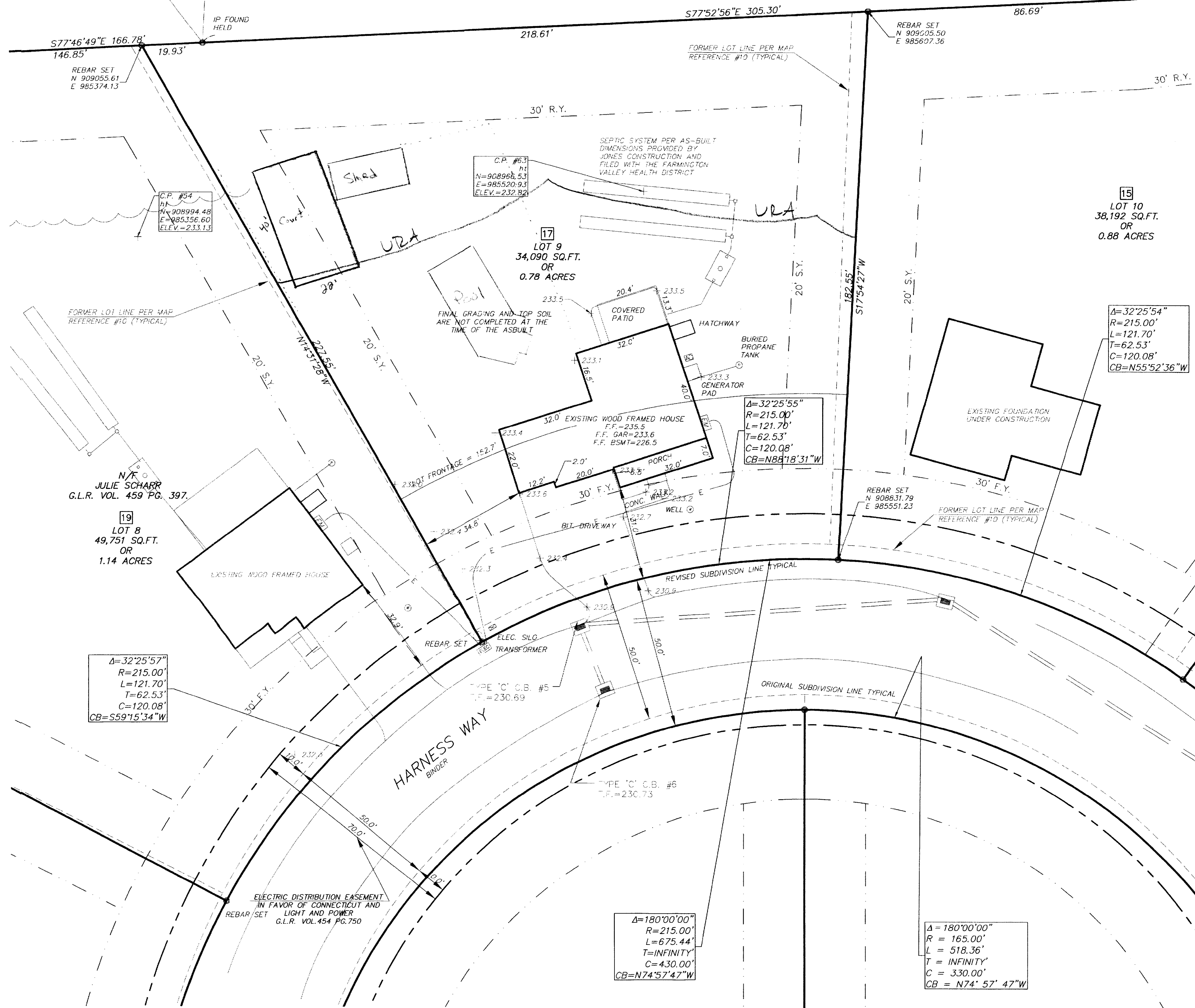
- LEGEND
(SYMBOLS NOT TO SCALE)
- == CATCH BASIN
 - == SANITARY MANHOLE
 - == DRAINAGE MANHOLE
 - == WATER MANHOLE
 - == TELEPHONE MANHOLE
 - == ELECTRIC MANHOLE
 - == UNKNOWN MANHOLE
 - == YARD DRAIN
 - == CABLE MANHOLE
 - == FLARED END SECTION
 - == FIRE HYDRANT
 - == WATER GATE VALVE
 - == GAS GATE VALVE
 - == MISC. GATE VALVE
 - == VENT PIPE
 - == TELL CAP
 - == WELL
 - == MAIL BOX
 - == HAND HOLE
 - == CONTROLLER CABINET
 - == ELECTRIC TRANSFORMER
 - == UTILITY POLE
 - == GUY WIRE
 - == CROSSWALK POLE
 - == LIGHT POLE
 - == POST
 - == TRAFFIC LIGHT SUPPORT POLE
 - == STREET SIGN
 - == TREE (TYP.)
 - == MONITOR WELL
 - == BORING
 - == ELECTRIC METER
 - == GAS METER
 - == WALK METER
 - == TELEPHONE
 - == AC UNIT
 - == TREE LINE
 - == STONE WALL
 - == GUIDE RAIL
 - == DIRECTION OF FLOW
 - == I.P. PROPERTY CORNER
 - == MONUMENT
 - == DRILL HOLE
 - == SURVEY CONTROL POINT
 - == FENCE LINE
 - == WATER LINE
 - == GAS LINE
 - == ELECTRIC LINE
 - == CABLE TELEVISION LINE
 - == OVERHEAD WIRES
 - == POINT OF BEGINNING
 - == NORTHING
 - == EASTING
 - == NOW OR FORMERLY
 - == GRANBY LAND RECORDS
 - == DELTA ANGLE
 - == RADIUS
 - == TANGENT
 - == LENGTH
 - == CHORD
 - == CHORD BEARING
 - == FRONT YARD
 - == SIDE YARD
 - == REAR YARD
 - == CONTROL POINT
 - == SPOT GRADE

ZONING DISTRICT	MINIMUM REQUIRED LOT AREA (S.F.)	MINIMUM * LOT DEPTH (FT)	MINIMUM LOT DEPTH (FT)	MAXIMUM STORIES	MAXIMUM HEIGHT/FEET	MAXIMUM LOT COVERAGE	MINIMUM REQUIRED YARDS (FT.)
R30	30,000	150	150	2 1/2	30 FT	25%	FRONT 50 (30**) SIDE 20 REAR 30

* THE DISTANCE BETWEEN LOT LINES MEASURED AT A DISTANCE OF FIFTY (50) FEET BACK AND PARALLEL TO THE STREET LINE
** MINIMUM FRONT YARD MAY BE REDUCED TO 30 FEET, UNDER SECTION 5.2.9 OF THE GRANBY ZONING REGULATIONS

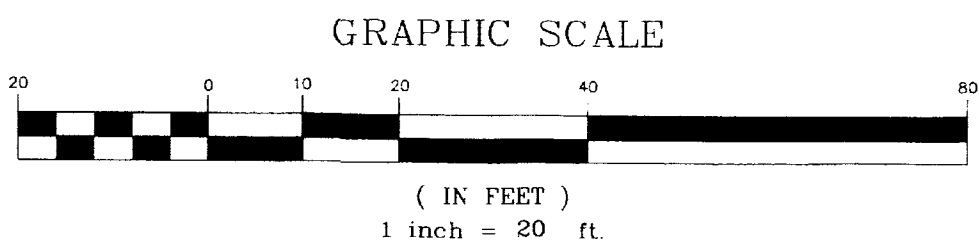
FRONT YARDS MEASURED FROM THE PROPOSED PERMANENT DEAD-END STREET ARE PERMITTED TO BE REDUCED FROM 50 FEET TO 30 FEET IN ACCORDANCE WITH SECTION 5.2.9 OF THE GRANBY ZONING REGULATIONS.

N/F
JOHN T AND CAROL A. QUINN
14R EVANGELINE PLACE
G.L.R. VOL. 163 PG. 317



- NOTES:
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS AMENDED.
 - IT IS AN IMPROVEMENT LOCATION PLAN - LOT 9 INTENDED TO AID IN DETERMINING IF THE RECENT IMPROVEMENTS ARE SUBSTANTIALLY LOCATED IN ACCORDANCE WITH APPROVED PLANS AND TOWN OF GRANBY ZONING REGULATIONS TO AID IN A CERTIFICATE OF OCCUPANCY.
 - THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY AND IS BASED UPON MAP REFERENCE #11.
 - THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
 - THE SUBJECT LOT IS LOCATED WITHIN A 24-LOT SINGLE FAMILY SUBDIVISION APPROVED BY THE TOWN OF GRANBY PLANNING AND ZONING COMMISSION ON JUNE 8, 2021, FILE P-3-21 AND RESUBDIVISION PLAN APPROVED BY THE TOWN OF GRANBY PLANNING AND ZONING COMMISSION ON JUNE 27, 2023.
 - THE SUBJECT PARCEL IS CURRENTLY OWNED BY HARNESS WAY DEVELOPMENT GRANBY LAND RECORDS VOLUME 454 PAGE 753.
 - BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS DEPICTED HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON OPUS RAPID STATIC OBSERVATIONS PERFORMED ON MAY 08 2020 RESULTING IN THE FOLLOWING VALUES: CONTROL POINT #4 N=907828.87, E=985634.63, ELEV=232.70 AND CONTROL POINT #7 N=907864.40, E=984892.28, ELEV=234.46
 - THE SUBJECT PARCEL IS LOCATED IN THE TOWN OF GRANBY ZONE R-30 DISTRICT.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS NOTED OR DEPICTED HEREON (IF ANY) HAVE BEEN DEPICTED IN PART FROM RECORD MAPS AND VISIBLE EVIDENCE. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. 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 1-800-922-4545.

- MAP REFERENCES:
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF GRANBY, GRANBY-WEST GRANBY ROAD FROM THE GRANBY-NORTH GRANBY ROAD WESTERLY ABOUT 13,000 FEET. ROUTE NO. 20. DATE: AUGUST 31, 1942 SCALE 1"=40' SHEET 2 OF 6
 - REVISION TO SUBDIVISION GRANBY FARMS BUSHY HILL ROAD GRANBY, CONNECTICUT. ED LALLY AND ASSOCIATES, INC. DATE: DECEMBER 7, 1994 SCALE 1"=100'
 - SUBDIVISION PLAN 5 LOTS MURIEL DROVE GRANBY, CONNECTICUT RECORD OWNER & DEVELOPER JOHN COSTELLO 36 HIGH WOOD ROAD WEST HARTFORD, CONNECTICUT. DATE: NOVEMBER 6, 1972 SCALE 1"=40'
 - PROPERTY OF HARRY C. & MARGARET A. PETERSON NORTH SIDE-WEST SIDE GRANBY RD.-GRANBY, CONNECTICUT. W.M. ALFORD CIVIL ENGINEER WINDSOR, CONNECTICUT. DATE: NOVEMBER 1952 SCALE 1"=100'
 - PROPERTY OF W. HOWARD ZIMMER WEST GRANBY ROAD GRANBY, CONNECTICUT. SURVEY BY HAROLD R. SANDERSON C.E. & L.S. BLOOMFIELD CONNECTICUT. DATE: AUGUST 1956 SCALE 1"=60'
 - PROPOSED REAR LOT PROPERTY OF FRED G. AND ELINOR M. SILKEY 40-R EVANGELINE PLACE GRANBY, CONNECTICUT RA-ZONE. HENRY CHARLES COTTON CONSULTANT & LAND SURVEYOR 41 EAST GRANBY ROAD GRANBY, CONNECTICUT. DATE: MAY 1989 SCALE 1"=40'
 - PROPERTY - TOPOGRAPHIC SURVEY PROPERTY OF TAMMY A. & ARLENE R. MEYERS, 75 WEST GRANBY ROAD, GRANBY, CONNECTICUT DATED 08-1-2020, SCALE 1"=80', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 3 CREAMERY BROOK, EAST GRANBY, CT 06026.
 - IMPROVEMENT LOCATION PLAN (PROPOSED) PLOT PLAN - LOT 9 PROPERTY OF LEVESQUE PROPERTIES, LLC 17 HARNESS WAY, GRANBY, CONNECTICUT, DATED 01-30-2023 revised 02-02-2023, SCALE 1"=20' SHEETS 1 AND 2 OF 2 BY F.A. HESKETH & ASSOCIATES, INC.
 - FILE NO. E22004, COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY D.B.A. EVERSOURCE ENERGY ACROSS THE PROPERTY OF LEVESQUE PROPERTIES, LLC 76 WEST GRANBY ROAD, GRANBY, CONNECTICUT. DATED 01-21-2022, SCALE 1"=40', SHEETS 1 AND 2 OF 2 BY F.A. HESKETH & ASSOCIATES, INC.
 - SUBDIVISION PLAN PREPARED FOR LEVESQUE PROPERTIES LLC, 76 WEST GRANBY ROAD, GRANBY, CONNECTICUT DATED 03-12-2021 REVISED TO 07-06-2021, SCALE 1"=40', SHEETS 1-4 OF 4 BY F.A. HESKETH & ASSOCIATES, INC. 3 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.
 - RE-SUBDIVISION PLAN PREPARED FOR HARNESS WAY DEVELOPMENT, LLC 6,8,10,11,15,17,19,21,22,24&26 HARNESS WAY, GRANBY, CONNECTICUT DATED 06-08-2023 REVISED 07-19-2023, SCALE 1"=40', SHEETS 1-4 OF 4 BY F.A. HESKETH & ASSOCIATES, INC. 3 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

TODD S. HESKETH, LS 17945

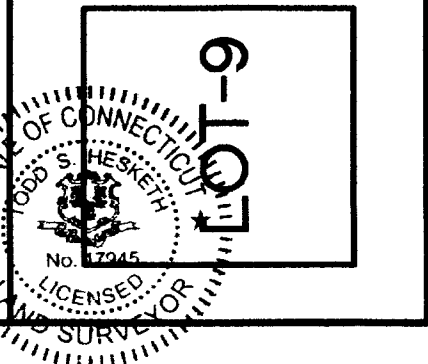
Harness Way Subdivision

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahsketh.com mail@fahsketh.com



No.	Date	Description

IMPROVEMENT LOCATION PLAN - RECORD
PREPARED FOR
LEVESQUE PROPERTIES LLC.
17 HARNESS WAY
GRANBY, CONNECTICUT



0: 1/20/20/20145-76 West Granby Road Survey/ASBUILT/LOT 9/LOT 9 FINAL ASBUILT/eng. LOT 9, Jan. 25, 2023 - 8:39:20 AM







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



Application for Inland Wetlands & Watercourses Activity

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

Property Location and Nearest Intersection: 15 Indian Hill Road
Size of Parcel: 2.4 acres Zone: R50 Map/Lot: 41/58/109 Current Use: Single Family Home

Applicant's Name: Vernon Poolman
Complete Address: 540 Talcottville Vernon CT 06066
Daytime Phone: 860-872-1926 Evening Phone: _____ Fax: _____
Email: tammy@vernonpoolman.com

Owner's Name: Dave Notarangelo
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 15 Indian Hill Dr Granby CT 06035
Phone Daytime Phone: 413-424-2638 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.):
Install a 18 x 36 in-ground pool and a cock compliant fence

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: Tammy Date: 7-14-25
Owner's Signature: Dave Notarangelo Date: 7-14-25

FOR OFFICE USE

Application #: n/a Date Submitted: 7/29/25
Fee amt./Check or Cash: _____ Date of Receipt: 8/13/25
Agent Ruling: _____ Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial

SECTION 19 FEES

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

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

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

I. Base Fee		
a. General Application	\$150.00 + II	\$ +
b. Accessory to Existing Primary Structure	- \$80.00 + II	\$ 80 +
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 Within Upland Review Area...	SF	\$ +
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**

\$ 140

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 Within Upland Review Area...	SF	\$ +
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**

\$

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
CATEGORY 3 – <u>ALL OTHER APPLICATIONS</u>		
I. Base Fee		
a. General Application	\$200.00 (+II)	\$ _____ +
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	_____ (#)	\$ _____ +
d. \$0.02 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance	_____ SF	\$ _____ +
(Slopes Greater than 2:1 – Defined Area on Plan)		
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ TOTAL FEE – CATEGORY 3		\$ _____
III. Significant Activity Fee	\$300.00	\$ _____ +
IV. Permit Extension Fee		
a. Residential Uses	\$40.00	\$ _____ +
b. Commercial/Industrial/Other Uses	\$80.00	\$ _____ +
V. Map and Regulation Amendments	\$250.00	\$ _____ +
➤ APPLICATION FEE SUBTOTAL		\$ _____ +
VI. Post Activity Application Fee	20% of Fee Subtotal	\$ _____ +
➤ <u>TOTAL APPLICATION FEE:</u>		\$ <u>140</u>

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

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



Overview



Legend

-  Parcels
-  Roads

Parcel ID 974
Location 15 INDIAN HILL DR
[View Assessor website](#)

Date created: 8/4/2025
Last Data Uploaded: 8/4/2025 5:21:04 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  Streams and Rivers
-  Hydrology
-  Wetlands

Parcel ID 974

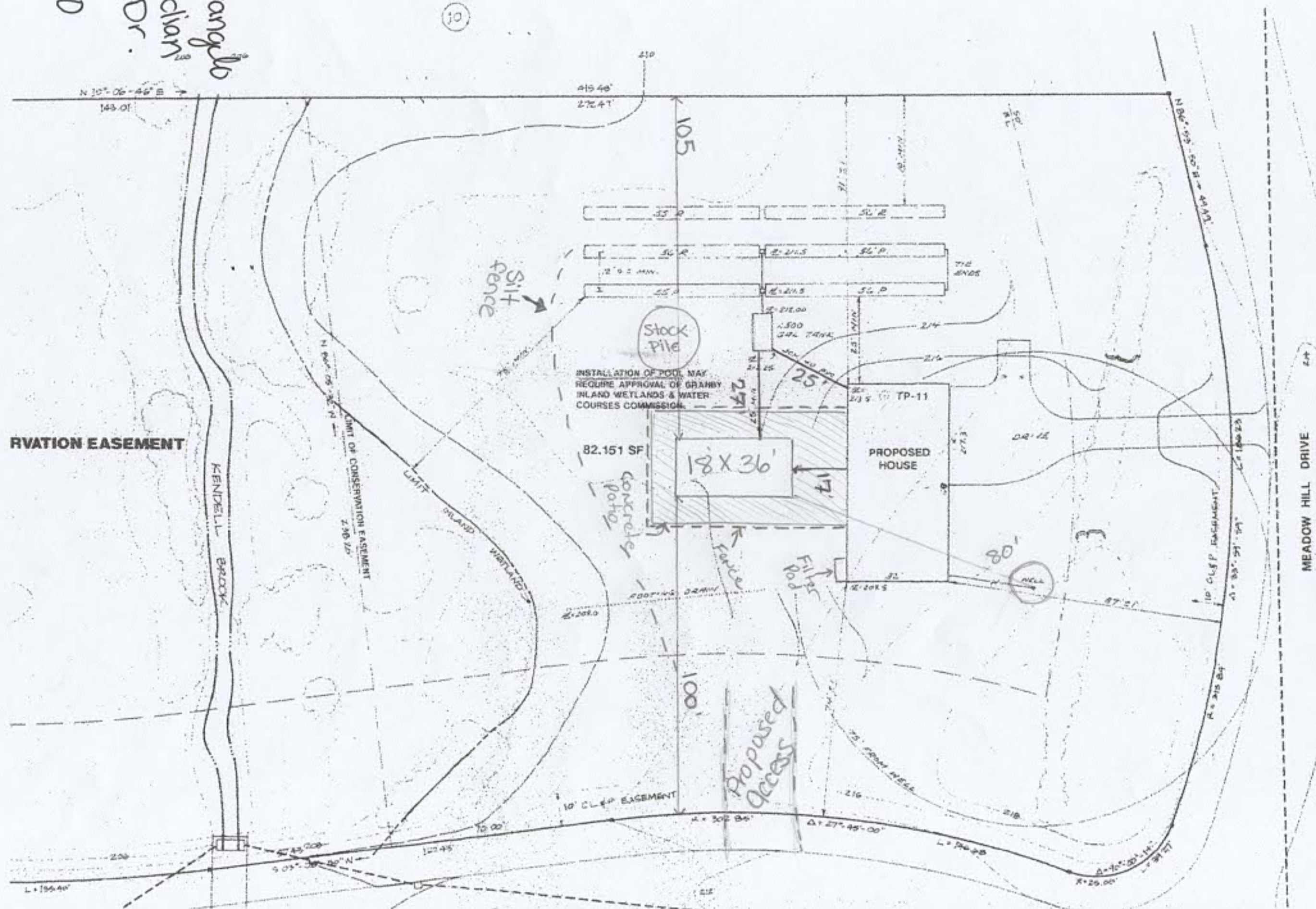
Location 15 INDIAN HILL DR

[View Assessor website](#)

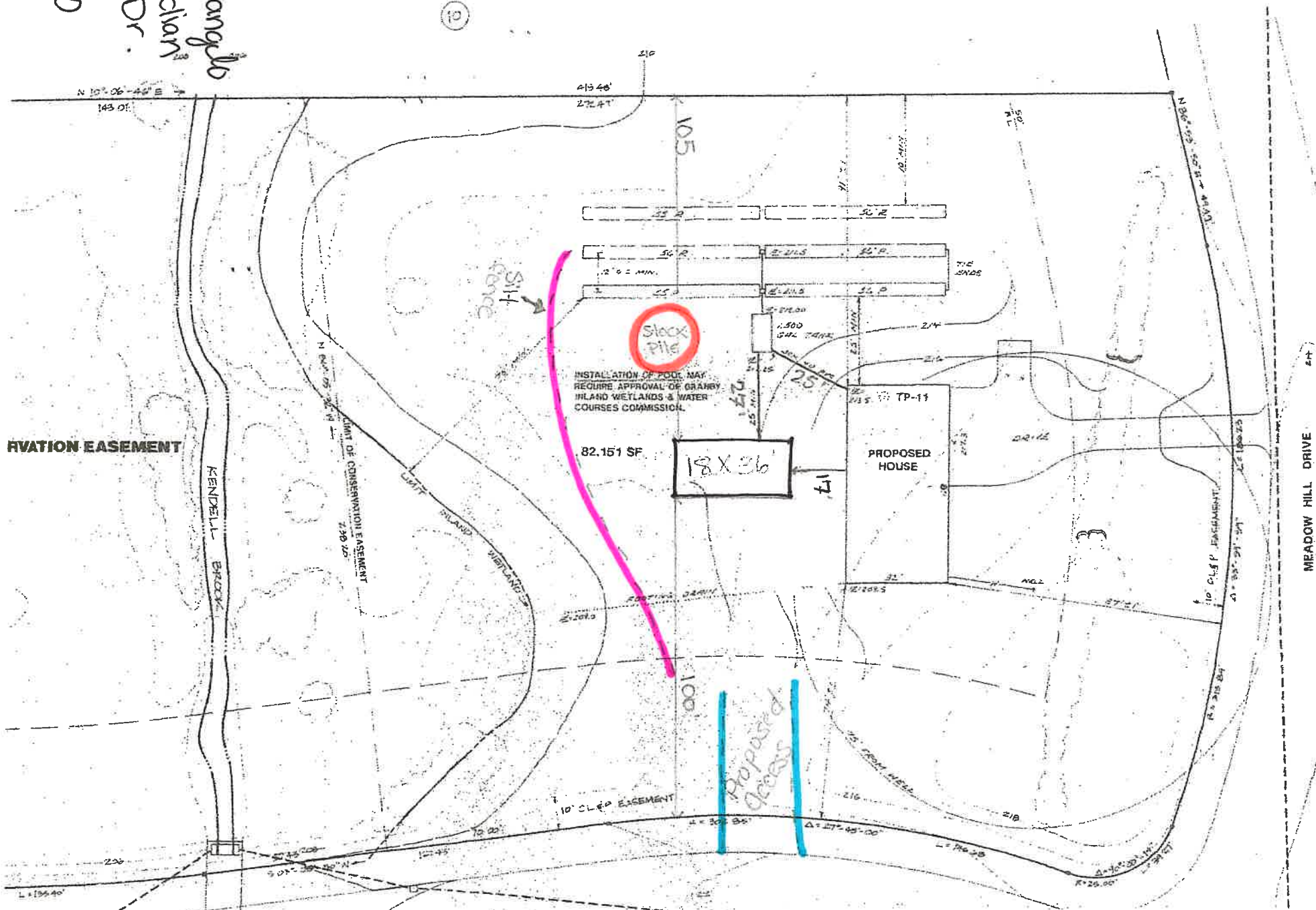
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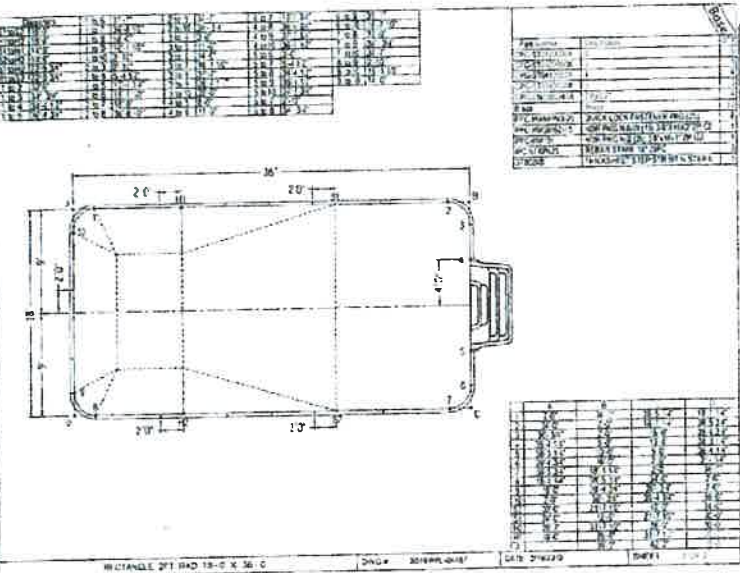
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Developed by  SCHNEIDER
GEOSPATIAL

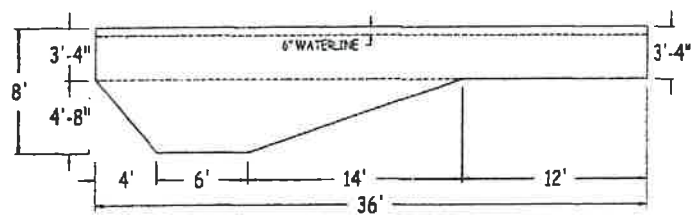
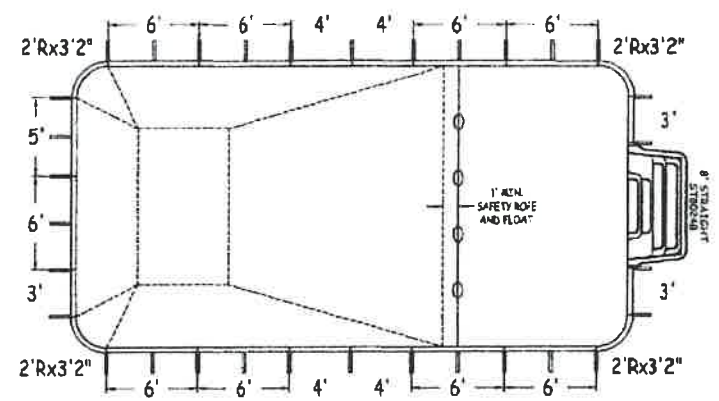
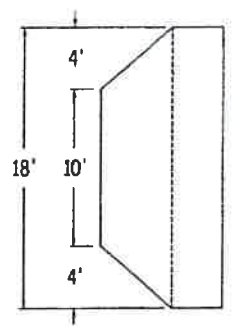
$$1 = 40$$


Dave
Notarangelo
15 Indian
Hill Dr.
1 = 40





IN ACCORDANCE WITH ANSI/APSP/ICC-5 2011, THE INSTALLER IS RESPONSIBLE FOR PLACING ONE SKIMMER FOR EVERY 800 SQUARE FEET OF SURFACE AREA AND ONE RETURN FOR EVERY 300 SQUARE FEET OF SURFACE AREA.



GENERAL NOTES:

- 1) POOL CLEARANCES TO BUILDINGS AND PROPERTY LINES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
- 2) THIS PLAN DOES NOT INCLUDE POOL LOCATION ON PROPERTY, GRADING, FENCING, WALLS OR OTHER SITE INFORMATION.
- 3) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- 4) CONTRACTOR SHALL VERIFY BURIED UTILITIES WITHIN SURROUNDS OF INSTALLATION AREA.

ANSI-TYPE II POOL -DIVING PERMITTED
(DIVING BOARD NOT FURNISHED WITH POOL)

POOL IS IN COMPLIANCE TO American National Standard for Residential Inground Swimming Pools ANSI/APSP/ICC-5 -11

ADDITIONAL NOTE

IF POOL IS FURNISHED WITH DRAINS OR SUBMERGED SUCTION OUTLETS, THAN COMPLIANCE TO THE VIRGINIA GRAEME BAKER POOL AND SAFETY ACT IS REQUIRED:
DRAIN COVERS ASME A112.19.8 2007 AT 3'-0" MIN APART
AND ENTRAPMENT AVOIDANCE MUST BE INSTALLED.

CODE COMPLIANCE

CONNECTICUT
2022 STATE BUILDING CODE
INTERNATIONAL RESIDENTIAL CODE (IRC) - 2021
INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSC) - 2021
(CT AMENDS THE ISPSC STANDARD)

- A. ELECTRICAL & PLUMBING
THE CONSTRUCTION AND INSTALLATION OF ELECTRIC WIRING, GROUNDING AND BONDING, AND EQUIPMENT ARE SUBJECT TO THE STATE CODE AND TO NEC-2020 EQUIREMENTS.
ALL PLUMBING MUST COMPLY WITH THE IPC-2021.



GRAPHX POOL SYSTEMS		RECTANGLE 2FT RAD 18-0 x 36-0			
42" FIXED POLYMER PANELS		PERIMETER:	104'-7"	VOLUME (US Gal):	21200
DWG#:		SURFACE (ft²):	645	VOLUME (Liters):	80200
2019-PPL-04487		LINER (ft²):	648	DATE:	2/18/2019 DSR
KIT#:		CUSTOMKIT	COVER (ft²):	780	SCALE:
					1/8" = 1'-0"
RECTANGLE					

DIVING/SLIDING EQUIPMENT SHALL BE DESIGNED FOR SWIMMING POOLS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DIVING/SLIDING EQUIPMENT MANUFACTURER'S SPECIFICATIONS. PLEASE CONTACT THE DIVING/SLIDING EQUIPMENT MANUFACTURER FOR THEIR SPECIFICATIONS

CUSTOMER:	
JOB NAME:	
SHEET:	1 OF 2



James A. Marx, Jr. PE
CT Professional Engineer Lic 17349

GENERAL NOTES

- 1) POOL CLEARANCES TO BUILDINGS AND PROPERTY LINES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
- 2) THIS PLAN DOES NOT INCLUDE POOL LOCATION ON PROPERTY, GRADING, FENCING, WALLS OR OTHER SITE INFORMATION.
- 3) ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- 4) CONTRACTOR SHALL VERIFY BURIED UTILITIES WITHIN SURROUNDS OF INSTALLATION AREA.

ANSI/NSPI - TYPE II POOL - DIVING PERMITTED

POOL COMPLIES TO NSPI'S

ADDITIONAL NOTE

IF POOL IS FURNISHED WITH DRAINS OR SUBMERGED SUCTION OUTLETS, THEN COMPLIANCE TO THE VIRGINIA GRAEME BAKER POOL AND SAFETY ACT IS REQUIRED.

DRAIN COVERS AS/NZS: A112.19.3:2007 AT 3'-0" MIN APART AND ENTRAPMENT AVOIDANCE MUST BE INSTALLED.

CODE COMPLIANCE

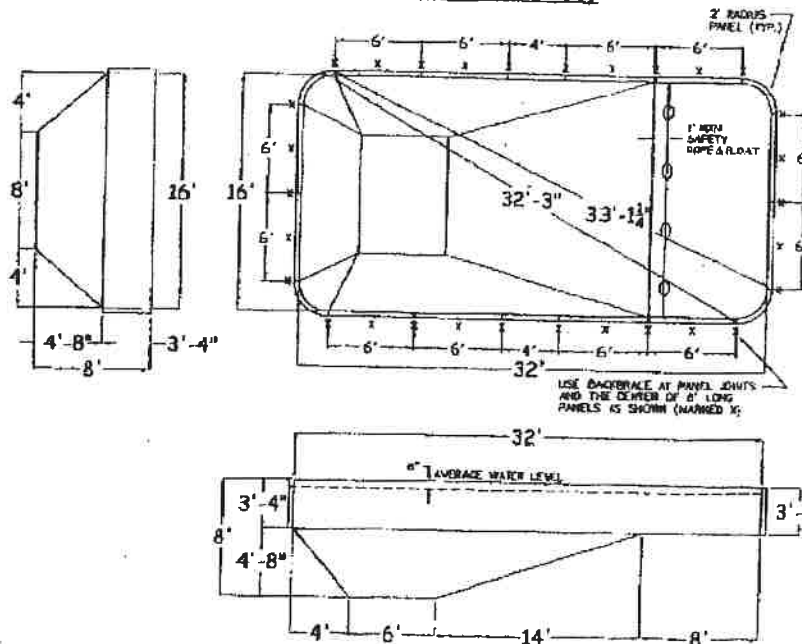
CONNECTICUT

2016 STATE BUILDING CODE & IRC-2012 / IRC-2012

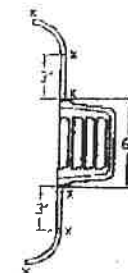
A. ELECTRICAL & PLUMBING

THE CONSTRUCTION AND INSTALLATION OF ELECTRIC WIRING, GROUNDING AND BONDING, AND EQUIPMENT ARE SUBJECT TO THE STATE CODE AND TO THE CURRENT ADOPTED NATIONAL ELECTRIC CODE REQUIREMENTS. ALL PLUMBING MUST COMPLY WITH THE CURRENT ADOPTED STATE CODE.

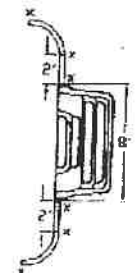
STANDARD PANEL LAYOUT



STEP OPTIONS



6' STEP



6' STEP

GRAPHEX 19th		
16' x 32' RECT. (2' RAD.)		
PART#: GX-1213	SURFACE AREA: (ft ²): 508	PERIMETER: 62'-7"
DATE: 12/10/07	LINEAR AREA (ft ²): 612	VOLUME (U.S. Gal): 10,612
SCALE: 1/8" = 1'-0"	SPRINKLER COVER AREA (ft ²): 812	VOLUME (Liters): 70,457
RECTANGLE		



DIVING/SLIDING EQUIPMENT SHALL BE DESIGNED FOR DIVING/SLIDING POOLS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DIVING/SLIDING EQUIPMENT MANUFACTURER'S SPECIFICATIONS. PLEASE CONTACT THE DIVING/SLIDING EQUIPMENT MANUFACTURER FOR THEIR SPECIFICATIONS.

DANGER
GX-1213
SHEET: 1 OF 2

JAMES A. MARX JR.
PROFESSIONAL ENGINEER
10 High Mountain Road, Shelton, New Jersey 07466
7/2/16
JAMES A. MARX JR.
CT Professional Engineer Lic. (7) 49



PAID

RECEIVED

FEE: \$55.00

JUL 17 2025

JUL 17 2025

VET
15206**Farmington Valley Health District**

95 River Road, Suite C Canton, CT 06019 • Phone (860) 352-2333 • Fax (860) 352-2542

Avon • Barkhamsted • Canton • Colebrook • East Granby • Farmington • Granby • Hartland • New Hartford • Simsbury

APPLICATION FOR LOCATION APPROVAL/ADDITION

PROPERTY OWNER: Dave Notarangelo PHONE # (H): 413-426-2638
ADDRESS 15 Indian Hill Dr TOWN Granby PHONE # (Work/Cell) _____
*CONTRACTOR: Vernon Poolman PHONE #: 860-872-1926

* Contractors that conduct renovation, remodeling or paint removal activities on residential houses, apartments and child-occupied facilities built before 1978 **MUST** be EPA certified.

TYPE OF PROPOSAL

☒ Building Addition &/or ☐ Interior Renovation (describe) Install a 18' x 36' in-ground pool and a code compliant fence

Number of bedrooms in existing house _____ Number of bedrooms after addition _____

☐ Detached Structure ☐ Shed ☐ Barn ☐ Garage ☐ Propane ☐ Generator Pad ☐ Other (describe) _____

☒ Swimming Pool ☒ In-ground ☐ Above ground (filter type _____) heated y/n Deck provided ☐ Yes ☐ No

☐ Building Conversion - Change in use (describe) _____

☐ House Teardown, Replacement: Using existing foundation _____ New foundation _____
Bedrooms in existing house _____ # Bedrooms in proposed house _____

☐ Demolition (see demolition instructions): _____

PLEASE COMPLETE (applicable sections only)

Will the addition have: Heat ☐ yes ☐ no Plumbing ☐ yes ☐ no Exterior sewer pipe/pump needed? ☐ yes ☐ no
Interior sewage pump needed? ☐ yes ☐ no

☐ Full foundation ☐ Frost Wall ☐ Slab ☐ Piers ☐ Other _____

Footing Drains ☐ yes (show on plan) ☐ no Cuts in grade <50' downhill of septic system? ☐ yes ☐ no

Distance of proposed addition from: Septic tank 27 ft Leaching system 40' ft Well 80 ft
Any sewage backups, overflows or other problems noted with the existing septic system? Yes ☐ No ☐

** PROVIDE A SKETCH SHOWING THE LOCATION OF THE ADDITION RELATIVE TO THE WELL & SEPTIC **

FVHD ASSUMES NO RESPONSIBILITY FOR PRESENT/FUTURE OPERATION OF SEPTIC SYSTEM OR FOR ANY DAMAGE TO THE SEPTIC SYSTEM CAUSED BY THE NEW CONSTRUCTION OR ANY NECESSARY TESTING.

I certify that I'm the owner or owner's contractual representative & that the information above is accurate to the best of my knowledge. I also acknowledge that I'm responsible for securing any required approvals from other town/state agencies (Bldg, Wetlands, Zoning, etc.)

Signature

DATE 7/28/25

THE APPROVAL WILL BE FAXED TO TOWN BLDG DEPT. FVHD WILL CALL ONLY IF QUESTIONS ARISE.

(OFFICE USE ONLY)

FVHD APPROVED

DENIED

Date:

COMMENTS:



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

RECEIVED
AUG 06 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: 215 Salmon Brook Street
Size of Parcel: 116± ac Zone: R30 Map/Lot: 4-42/24/87 Current Use: Town Park

Applicant's Name: Town of Granby
Complete Address: 15 N Granby Rd
Daytime Phone: 860-844-5318 Evening Phone: _____ Fax: _____
Email: _____

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

Applicant's Representative: Atty. Kenyon - Director of Community Development
Complete Address: 15 N Granby Rd Granby CT
Daytime Phone: 860-844-5319 Evening Phone: _____ Fax: _____

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

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

Is any portion of the property located within 500 feet of an adjoining municipality? No
Wetlands Located on Property (in square feet (sq. ft.)): 21643.00 Wetlands to be impacted (sq. ft.): 0
Watercourses Located on Property? Y Name or Type of Watercourse: West Branch Salmon Brook
Are Proposed Activities Located within the 100-Year Floodplain? No Floodway? No
Are there slopes with grades in excess of 15% located on the property? Yes
Do Proposed Activities Require Review by the PZC? 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: _____
Owner's Signature: [Signature] Date: 8/6/25

FOR OFFICE USE

Application #: n/a Date Submitted: 8/6/25
Fee amt./Check or Cash: n/a Date of Receipt: 8/13/25
Agent Ruling: _____ Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial

Project Narrative

The proposed project consists of the installation of a walkway/ramp extending from the Salmon Brook Park House north to the bandshell.

The Town of Granby received a donation from the Valley Brook Community Church to install a ramp to provide easier access to the bandshell. After analyzing and exploring several options, it was determined that a walk that extends from the northeast corner of the building, running to the southwest corner of the bandshell, and then turning and running parallel to the bandshell (ramping up slightly) to provide access at the southeast corner of the bandshell, is the preferred location and layout. Refer to the aerial below:



The area of the proposed walk would be excavated (approximately 475 square feet) and a compacted aggregate base (8-10") added. Pavers would then be laid on this base to form a 5-foot wide walk. Once the pavers are set, polymeric sand would be swept into all paver joints and edging installed to ensure stability. As the walk approaches the front of the bandshell and ramps up, a new concrete block wall, approximately 16 feet in length would be installed. A railing would be installed on top of the completed block wall. Once all work is complete, the disturbed area would be topsoiled and seeded.

As shown on the attached plan, during construction, silt fence would be installed around the disturbed area until it is reestablished and stabilized.

There are alluvial soils therefore the project is in a regulated area and permitting is required.



SECTION A-A

ELEVATION

NOTES:

1. WALL TO BE A VERSA-LOK STANDARD UNIT UNREINFORCED WALL WITH A CAP UNIT, OR EQUAL.
2. DO NOT MIX UNITS FROM DIFFERENT VENDORS ON SAME WALL.
3. BLOCKS TO BE PINNED TOGETHER.
4. PIN NEW BLOCK WALL TO EXISTING CONCRETE SLAB.
5. TOP CAP UNIT TO BE GLUED TO BLOCKS WITH ADHESIVE MEETING MANUFACTURERS RECOMMENDATIONS
6. UNLESS OTHERWISE SPECIFIED, ALL RAMP POSTS, HANDRAILS, AND RETURNS SHALL BE SCHEDULE 40 GALVANIZED STEEL.

METAL GUIDE RAIL FOR CONC. WALK WITH WALL DETAIL

(NOT TO SCALE)

PLAN

SECTION A-A

SECTION B-B

CONCRETE WALK DETAIL

(NOT TO SCALE)

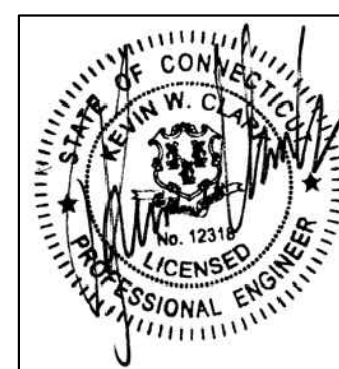
UTILITY WARNING

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the Owner or its representative. Utilities not shown on this plan may exist. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities. The Contractor shall use CALL BEFORE YOU DIG, 811, or contact CBYD.com prior to any construction activity.

SITE PLAN
SCALE: 1"=10'

CONC. SIDEWALK JOINT AT EXIST. BUILDING OR SIDEWALK DETAIL

(NOT TO SCALE)



NO.	DATE	DESCRIPTION
REVISIONS		

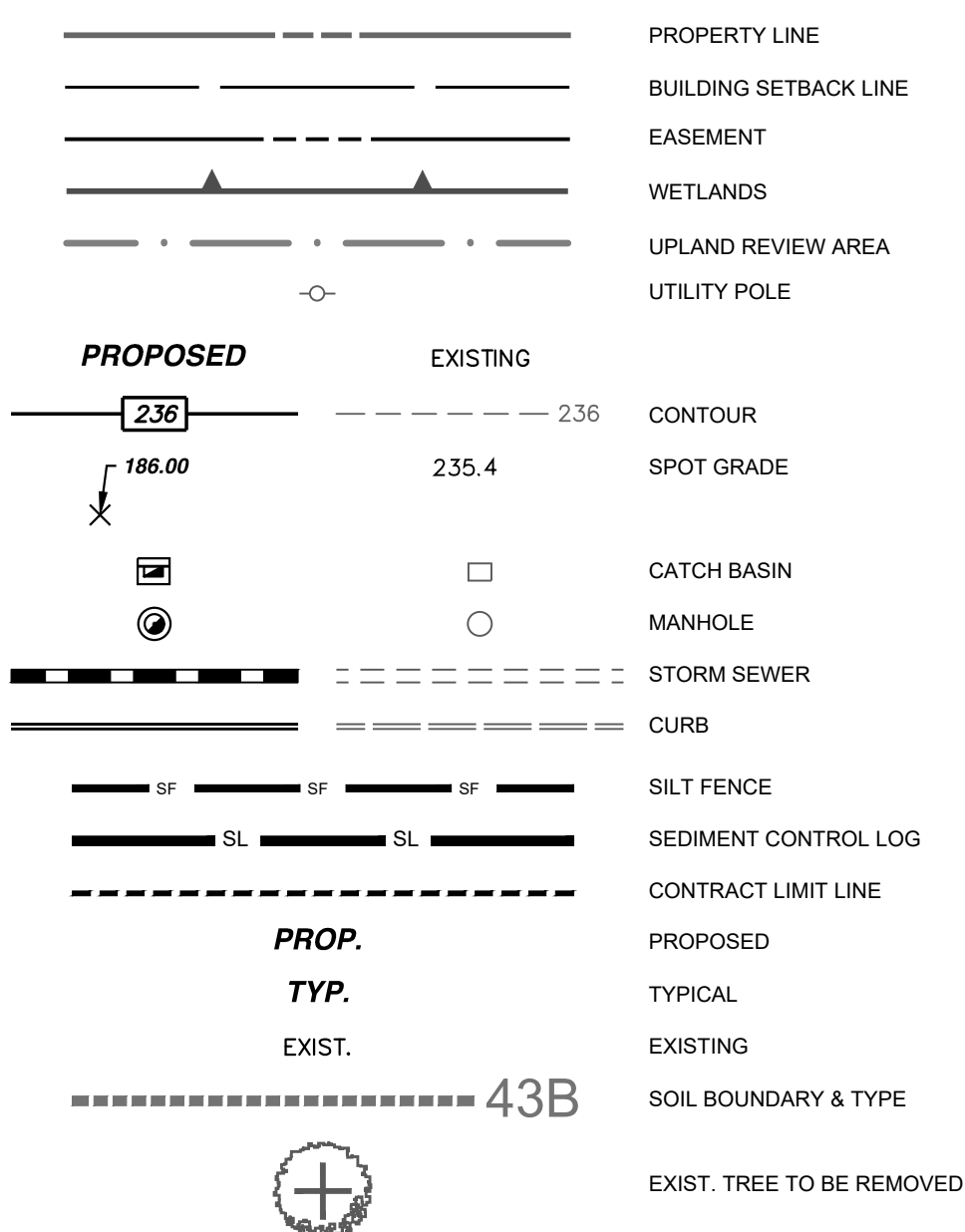
GENERAL NOTES:

1. THE CONTRACTOR SHALL USE "CALL BEFORE YOU DIG, 1-800-922-4455" PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. CONSTRUCTION METHODS AND MATERIALS, SHALL CONFORM TO THE REGULATIONS OF CTDOT FORM 819 AS AMENDED.
3. THE CONTRACTOR SHALL VERIFY ALL LINES AND GRADES PRIOR TO ANY CONSTRUCTION, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND SHALL COMPLY WITH ALL FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH AUTHORITY (O.S.H.A.) REGULATIONS.
6. THE CONTRACTOR SHALL PROVIDE, INSTALL, MAINTAIN AND REMOVE ALL SHORING, BRACING AND OTHER ITEMS NECESSARY TO RETAIN BANKS, ROADS AND PREVENT CAVING-IN AND DISPLACEMENT OF ADJOINING AREAS. SHORING AND BRACING SHALL BE ENTIRELY INDEPENDENT OF FOOTINGS.
7. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM STANDING WATER AT ALL TIMES UNTIL PERMANENT WORK IS IN PLACE. ALL NECESSARY WELL-POINTING AND/OR PUMPING SHALL BE PERFORMED AND MAINTAINED AT THE CONTRACTOR'S EXPENSE.
8. ALL EXPOSED CURB EDGES ARE TO BE TAPERED.
9. SAW CUT EXISTING CURBS AND PAVEMENT WHERE THEY MEET PROPOSED CURBS OR PAVEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO, "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION," AS AMENDED.
2. THE SEDIMENT AND EROSION CONTROL, NOTES AND DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS MAY REFER TO INFORMATION LOCATED IN THE GUIDELINES. THE CONTRACTOR SHALL HAVE A COPY OF THE GUIDELINES AVAILABLE FOR REFERENCE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE NEARBY STREETS OF ANY SEDIMENT OR CONSTRUCTION DEBRIS ORIGINATING FROM THIS PROJECT.
5. IF EXCESS MATERIAL FROM THE PROPOSED CONSTRUCTION IS TO BE REMOVED FROM THE SITE, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ITS DEPOSITION.
6. THE CONSTRUCTION ENTRANCE, IF NOTED, AND THE SEDIMENT CONTROLS LOCATED AT THE PERIMETER OF THE PROPOSED EDGE OF DISTURBANCE(S), SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. INSTALLATION SHALL BE AS PER THE MANUFACTURERS' INSTRUCTIONS AND AS DETAILED ON THESE PLANS.
7. ALL STORM DRAINAGE INLETS ARE TO BE PROTECTED FROM SEDIMENT INTRUSION. SEDIMENT SHALL BE REMOVED FROM ALL DRAINAGE STRUCTURES, PIPE SYSTEMS, OUTLET STRUCTURES, RIP RAP, AND CHANNELS.
8. ALL STOCKPILES OF SOIL ARE TO BE ENCIRLED WITH SILT FENCE.
9. THE CONTRACTOR SHALL EMPLOY TEMPORARY EROSION CONTROL MEASURES SUCH AS, SILT FENCE, HAY BALES, STONE BARRIERS, EROSION CONTROL MATTING, SEDIMENT TRAPS, DEWATERING BASINS, AND TEMPORARY STORMWATER DIVERSIONS, AS NECESSARY DURING CONSTRUCTION, TO PROTECT THE SITE AND ADJACENT PROPERTIES FROM EROSION.
10. ALL LOCATIONS, INCLUDING SWALES, LAWN AREAS, AND STORM SEWER DISCHARGE POINTS, THAT ARE TO RECEIVE A CONCENTRATED FLOW OF STORMWATER, ORIGINATING FROM SURFACE FLOW OR STORM SEWER SYSTEMS, SHALL BE STABILIZED AND PROTECTED FROM EROSION PRIOR TO RECEIVING THE WATER.
11. DAMAGED SECTIONS OF SILT FENCE AND/OR HAY BALES SHALL BE REPLACED BY THE CONTRACTOR. SEDIMENT DEPOSITS SHALL BE REMOVED BY THE CONTRACTOR WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE REMOVED IN A MANNER THAT DOES NOT CAUSE ADDITIONAL EROSION OR POLLUTION.
12. AT A MINIMUM, ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER. REPAIR MEASUREMENT CONTROL MEASURE AS NECESSARY.
13. DISTURBED AREAS ARE TO BE STABILIZED AS SOON AS POSSIBLE AFTER DISTURBANCE. WHEN GRADING OF THE DISTURBED AREA WILL BE SUSPENDED FOR A PERIOD OF 30 OR MORE CONSECUTIVE DAYS, BUT LESS THAN 5 MONTHS, STABILIZE THE SITE WITHIN 7 DAYS OF THE SUSPENSION OF GRADING THROUGH THE USE OF MULCH OR OTHER MATERIALS APPROPRIATE FOR USE AS AN TEMPORARY EROSION CONTROL. FOR SURFACES THAT ARE NOT TO BE REWORKED WITHIN 5 MONTHS BUT WILL BE REWORKED WITHIN 1 YEAR, USE TEMPORARY SEEDING, MULCH FOR SEED OR WHEN SLOPES ARE LESS THAN 3:1, WOOD CHIPS, BARK CHIPS OR SHREDED BARK. FOR SURFACES THAT ARE TO BE REWORKED AFTER 1 YEAR, USE PERMANENT SEEDING AND MULCH FOR SEED.
14. EXCAVATED STUMPS AND CUT TREES ARE TO BE CHIPPED AND STOCKPILED FOR FUTURE USE, OR REMOVED TO AN OFF-SITE DISPOSAL AREA. BRUSH AND SLASH ARE TO BE CHIPPED AND STOCKPILED FOR FUTURE USE OR REMOVED FROM THE SITE. EXCAVATED STUMPS, CUT TREES, BRUSH, AND SLASH, ARE NOT TO BE BURIED ON-SITE.

LEGEND



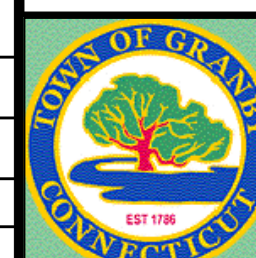
**TOWN OF GRANBY
PLAN SHOWING PROPOSED SIDEWALK
SALMON BROOK PARK
215 SALMON BROOK STREET
GRANBY, CONNECTICUT**

SCALE: 1"=10'

DATE: JUNE 30, 2025

JOB #: 2025 G05	SHE
-----------------	-----

SHEET: 1 OF 1

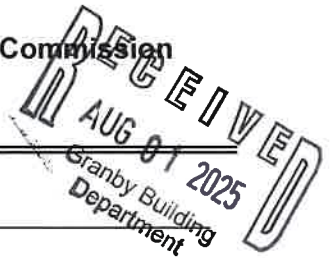


**TOWN OF GRANBY
ENGINEERING DEPARTMENT**

GRANBY TOWN HALL
15 NORTH GRANBY ROAD
GRANBY, CONNECTICUT 06035
PHONE: (860) 844-5318 FAX: (860) 844-5325



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
 Size of Parcel: _____ Zone: _____ Map/Lot: _____ Current Use: _____

Applicant's Name: Dave Emery representing Granby Land Trust
 Complete Address: # 71 Loomis St.
 Daytime Phone: 860 214 6055 Evening Phone: _____ Fax: _____
 Email: dweemery79@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: _____
 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.): _____
- see attached summary -
seeking permission to repair damage to footbridge
at Dismal Brook wildlife preserve

Is any portion of the property located within 500 feet of an adjoining municipality? north border 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? see map
 Are there slopes with grades in excess of 15% located on the property? yes
 Do Proposed Activities Require Review by the PZC? ?

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

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

Applicant's Signature: David W. B. GLT V.P. Date: Aug 1, 2025
 Owner's Signature: GLT Date: Aug 1, 2025

FOR OFFICE USE

Application #: n/a Date Submitted: 8/1/25
 Fee amt./Check or Cash: n/a Date of Receipt: 8/13/25
 Agent Ruling: _____ Date Approved/Denied: _____

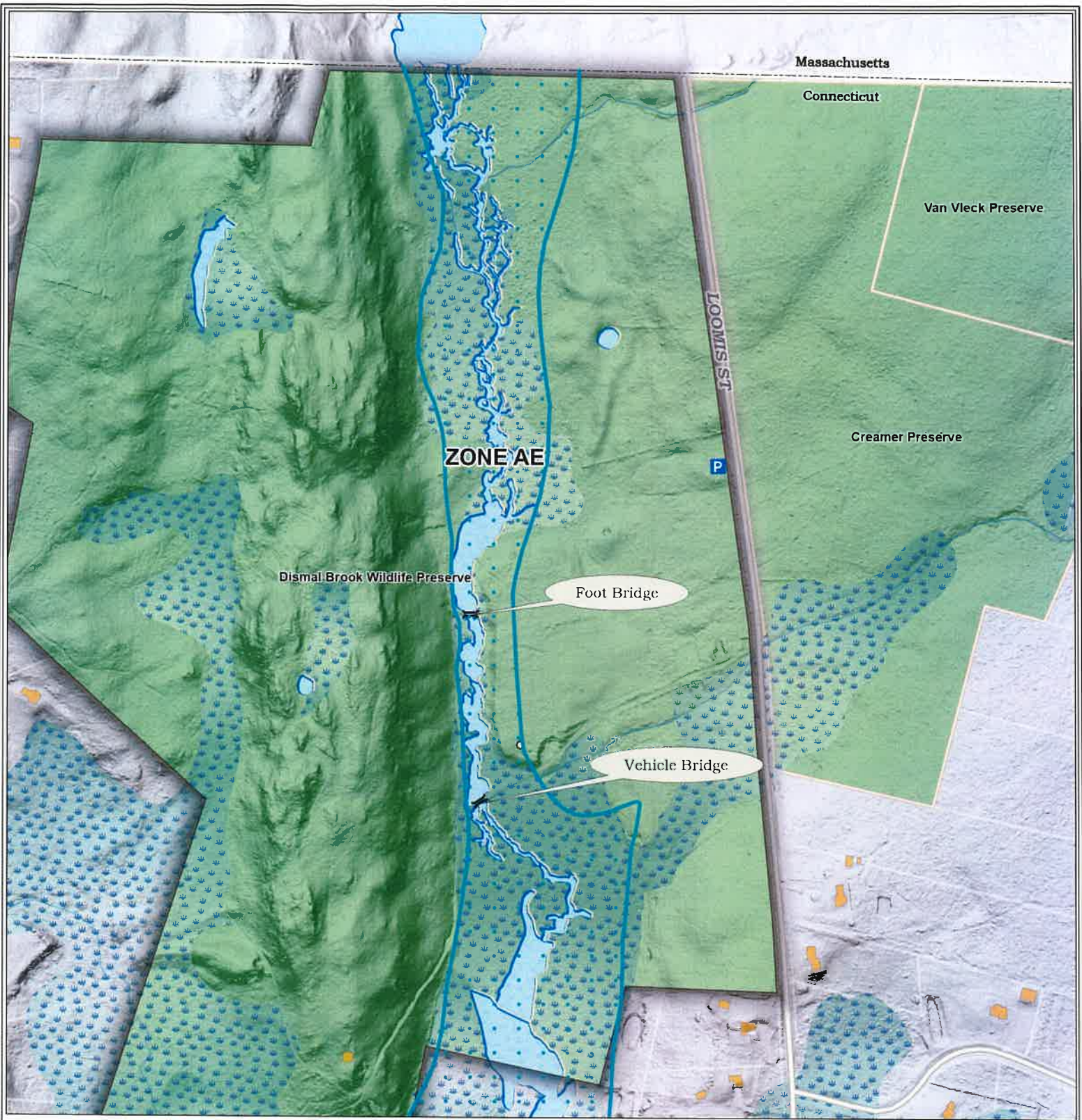
See Reverse Side for Conditions of Approval or Reason for Denial

In 2020, the Granby Land Trust (GLT) opened the Dismal Brook Wildlife Preserve (DBWP) on 210 acres of land in North Granby that was donated by Jamie Gamble. In the intervening five years, the Preserve has become very popular, attracting several thousand visitors annually. A key component to the DBWP experience are the two bridges, one suitable for vehicular traffic and one footbridge, that were constructed over Dismal Brook with input from Inland Wetland and Watercourse Commission (IWWC) agent Kate Bednaz. The footbridge is 30' wide and constructed on top of the remnants of an earthen dam that was apparently breached in the 1955 flood.

In the spring of 2025, beavers constructed a 4' high dam across Dismal Brook immediately upstream from the footbridge. The result was the 14 acre north marsh that lies upstream of the beaver dam became an impoundment. While initially celebrating the expansion of the north marsh wetland complex, the GLT became concerned about the integrity of the footbridge in the event the beaver dam was breached by high water. These concerns were underscored when an unknown individual removed material from the east and west ends of the dam triggering severe scouring of the bridge supports, particularly on the west side. The footbridge is supported by four concrete Sonotubes, two at each end, sunk 42 inches down into the sand, gravel and stone matrix of the preexisting dam. The erosion on the western abutment is such that only six or so inches of those two Sonotubes remain buried. The GLT is requesting permission to rectify this situation that threatens the integrity of the footbridge in an environmentally responsible manner. The proposed plan has three components:

1. construction of a "beaver deceiver" to manage the water level in the north marsh such that a) the beaver dam is left intact b) the beaver inspired expansion of the north marsh is maintained and c) the possibility of the beaver dam being overtopped during a high water event and threatening the footbridge is minimized. The "beaver deceiver" was completed under the duress of heavy spring rains and the aforementioned severe erosion around the western footbridge supports. Input from Kate Bednaz was solicited and Kate and IWWC board member Sue Okie inspected the site on 5/29/25.
2. remediation of the existing overflow channel: The original earthen dam on the site was protected from high water events by an overflow channel on the western side. This channel is now clogged with multiflora rose, brush and fallen trees. The GLT proposes using a mini excavator to remove this organic debris and rejuvenate the overflow channel, thus providing additional protection for the footbridge during high water events.
3. repairs to eroded footbridge abutments: The present situation at the DBWP footbridge, where only 6 or so inches of the foundational Sonotubes on the west side remain buried, is untenable. We are looking at the distinct possibility of having the footbridge toppled during a high water event unless the abutments are reinforced. Our proposal is to:
 - a) remove enough beaver dam material from extremities of the beaver dam to expose the original earthen dam. This would be done with the use of a miniexcavator during a time when low water in the upstream impoundment meant we were not working in water. Beaver debris would be replaced when work was finished.
 - b) use of "river rock" and concrete to reinforce western abutment. The concrete would be hand mixed with a minimal amount of water to keep it in a plastic, non-runny state with

the rock placed into the concrete matrix by hand. Erosion control logs would be installed to preclude material from entering the brook. The GLT hired Martin Page P.E. to diagram the proposed reinforcement....see attached stamped document.



-  1% Annual Chance Floodplain Boundary (100 yr flood)
-  DFIRM Special Flood Hazard Areas
-  NWI 2010 Wetlands
-  Buildings

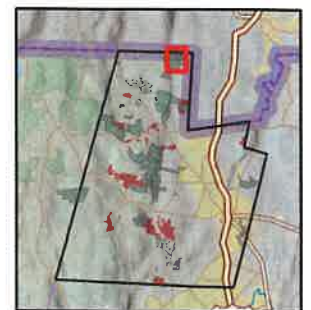
GRANBY LAND TRUST Dismal Brook Wildlife Preserve Beaver Dam Work



Sources:
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/SFH1/ma/ct/granby.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



Proposed repairs to western abutment of footbridge at Dismal Brook Wildlife Preserve

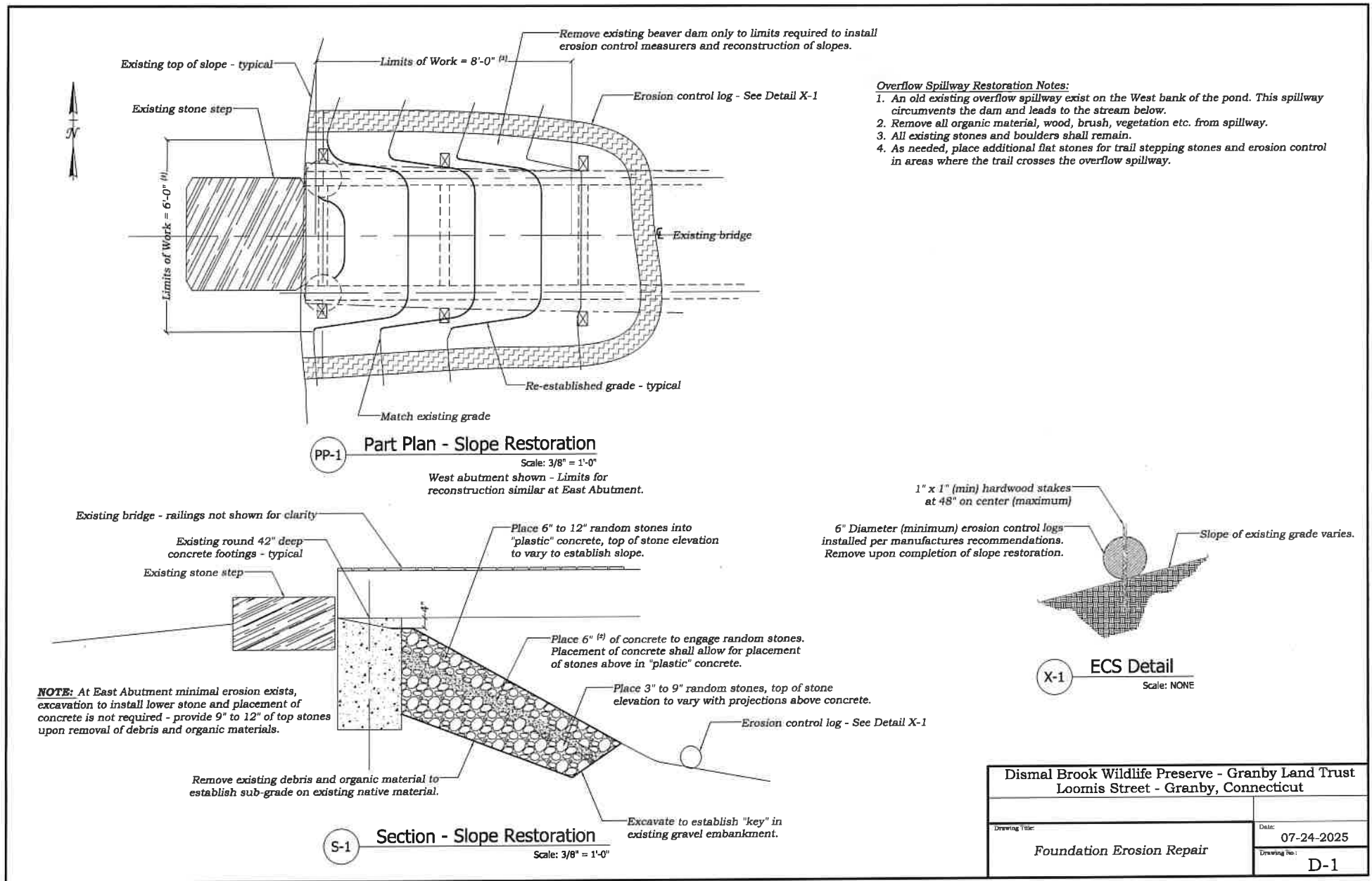


diagram produced by Marty Ray P.E.

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

August 13, 2025

Cassandra Peeler
c/o AutoZone, Inc.
123 S. Front Street, 3rd Floor
Memphis, TN 38103

Re: 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.

Dear Ms. Peeler,

Please be advised that on August 13, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the following documentation:

1. Preliminary Site Plans; 8 East Granby Road; Prepared by Kimley Horn; Dated 5/13/25; Revised 8/5/25 (16 Sheets)
2. Stormwater Management Plan; Prepared by Dean Apostoleris; Dated May 2025; Revised August 2025
3. Environmental Safety Assurance Letter; dated 7/31/25
4. Application dated 5/13/25 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 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 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. The applicant shall deposit with the Town of Granby the sum of \$500 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 condition, 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.

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. Only clean fill, free of invasive species shall be brought on-site.
8. It shall be noted that the issuance of a permit through the Granby IWWC only satisfies approval with the local Inland Wetlands and Watercourse Regulations and does not satisfy any other local, state, or federal permits which may apply to this project.
9. 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



August 5th, 2025

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

Attn: Kevin Clark, PEL, Kate Bednaz, and Abigail St. Peter Kenyon, AICP

RE: **AutoZone Granby**
8 East Granby Road, Granby, CT 06035
IWWC Application Submitted 5/14/2025

Dear Commission Members,

This letter is being submitted by Kimley-Horn & Associates, Inc. on behalf of AutoZone, Inc. ("Applicant") in response to the department review letters listed below:

- Town Engineer – Kevin Clark, PEL dated 7/2/2025
- Inland Wetlands Agent Review – Kate Bednaz dated 7/17/2025

The below comments are followed by responses numbered based on the comments in the above referenced review letters.

Town Engineer – Kevin Clark, PEL

Survey Sheet 1

1. Show and label existing sidewalk.

Response: The existing sidewalk is shown, and a label has been added on the Survey Sheet.

Sheet C-3.0

2. Show test hole information on this sheet.

Response: Sheet C-3.0 has been revised to include the test pit information (testing elevation and infiltration rate).

Stormwater Management

3. Add the test hole pit data to the report and on sheet C-3.0. Test pits and soil data reporting to comply with the Connecticut Stormwater Quality Manual, March 30, 2024, Chapter 10, Test pits and Borings, pages 178 and 179.

Response: Test pit data is included in the SWMP on page 14 and the full geotechnical report is provided in Appendix A.

Per the CT Stormwater Quality Manual, if the infiltration rate exceeds 8.3 in/hr, then 100% of the stormwater quality volume requirement must be treated using a different stormwater management practice before entering the infiltration basin. Therefore, the project stormwater management plan has been revised to include a bioretention basin before the

infiltration basin to treat the required water quality volume. The provided site plans and SWMP have been revised to include the bioretention location and details.

4. Concur with the results and conclusions

Response: Comment Acknowledged.

Inland Wetlands Agent Review – Kate Bednaz

1. A total of the \$257.94 application fee for the “VI. Post Activity Application Fee” shall be returned to the applicant, as no work, beyond exploratory investigations and data collection, has been started before the issuance of an approval.

Response: Comment Acknowledged. The check has been received.

2. Kevin Clark, the Granby Town Engineer provided his most recent comments in the July 2, 2025, memorandum in which the remaining items to be addressed, will need to be addressed by the subsequent Town review and would not change the impacts to wetland resource areas as part of the proposed project.

Response: Comment Acknowledged.

3. The project proposes to modify the property to increase impervious surfaces from 0.17 acres to 0.80 acres. Resulting in a 0.63 acre increase in the impervious area on the property. The property survey, sheet 1 of 1, shows the size of each tree and corresponding dripline. A large portion of the property is currently shaded by tree canopy, proposed work will modify this feature by reducing the area covered by canopy, having a reasonably likely impact on thermal temperatures generated by the property. These changes, if implemented with best management practices, will not impact the wetland resource area. The applicant presented that they propose to mitigate this impact through the following measures.
 - a. The installation of 102 woody native species as part of the project, and to preserve existing vegetation where possible. This is best depicted on the “Landscape Plan”. Considering the size of the proposed development’s footprint, the applicant has proposed a reasonable density of native woody vegetation.
 - b. In addition, the roof color and pavement around the building will be light in color to reduce the absorption of heat on the lot.
 - c. Primary (parking, roof, walkways) development driven stormwater flows will be directed to the underground stormwater management system, and then to the infiltration basin. This will provide time and conditions for a reduction in the temperature in stormwater flows. Thankfully, the site allows for complete infiltration of stormwater, to combine with the underground water table. It is reasonably likely that this impact, as mitigated will not have a negative impact on the adjacent wetland resource areas.
 - d. The IWWC is charged with protecting the functions and values of the wetland resource areas. It is my professional opinion that it is reasonably likely that the site design will not have an adverse impact on the wetland resource areas. This determination is also considering the location of the paved Hungary Road between the site and the adjacent resource area.

Response: Comment Acknowledged.

4. While it is not a requirement for IWWC approval, it remains strongly recommended that the applicant investigate utilizing pervious pavement or other parking medium during subsequent Town review processes. Options that would provide for stormwater infiltration to be located throughout the property, thereby best replicating predevelopment stormwater management characteristics on the site.

Response: The applicant has reviewed implementing porous asphalt or porous concrete on the project per the recommendation of the IWWC. The quotes provided below are from the CT Stormwater Manual and are accompanied by responses as to why the applicant believes permeable pavement is not the best suited for this project:

“Well-suited to locations where space for other stormwater BMPs is limited” – Page 295

- ***The project site has available space to implement traditional stormwater BMPs. The proposed bioretention basin and infiltration basin are designed to treat the full Water Quality Volume (WQv) and reduce peak runoff rates through infiltration-based systems. Adding pervious pavement is not required to meet the applicable design criteria presented in the CT Stormwater Manual.***

“Not recommended in areas with high traffic volumes. Should only be used in low speed and low traffic areas or outside main travel lanes.” – Page 296

- ***The proposed project will feature vehicle turnover, turning movements, delivery truck access, and garbage truck access making the main drive aisles inconsistent with the intended use of pervious surfaces. Installing such pavements in these areas would contradict state design guidance and could result in early failure and reduced system effectiveness.***

“Susceptible to clogging by sediment – Page 296

- ***Once clogged, permeable pavement requires costly and specialized vacuuming or replacement. Unlike bioretention and infiltration basins, which are easily inspected and maintained, the infiltration capacity of permeable pavement cannot be easily verified after installation. The applicant would prefer to install traditional BMPs, which provide clear inspection and maintenance schedules as to properly maintain the effectiveness of the stormwater design for decades into the future.***

“Porous Asphalt installations of 0.5 acre or less are generally not cost effective” – Page 296

- ***0.09 acres are available for porous asphalt within parking stalls and 0.12 acres are available for porous concrete within parking stalls. The limited available space to implement porous pavement is not cost effective for this project.***

5. The applicant has proposed an “Invasive Species Removal Notes” on the Landscape Notes and Details” sheet L-1.1.
 - a. The applicant proposes to remove invasive species within 10-feet outside of the limit of disturbance. Why not the entire property? It is recommended that the entire property be included in the invasive species removal plan and application notes be modified accordingly.
 - b. The initial treatment/removal is proposed during the site clearing activities and 6 months post initial treatment. It is recommended that the treatment area be free of invasive species for one full growing season, the intent is to treat any remaining seed stock that germinates the spring post removal. It is recommended that the application notes regarding this activity be modified accordingly. The following condition has also been included for review below.
 - i. “The site shall remain free of invasive vegetative species throughout 2-full growing seasons to ensure re-establishment from invasive seed stock or plant parts does not occur. A final inspection shall be required by the IWWC or their designee.”



Response: The notes on Sheet L-1.1 have been revised to include the entire property in the invasive species removal plan and to include the additional note above.

6. Overall, the project as proposed does not appear likely, in my professional opinion, to result in an alteration to the adjacent Inland Wetlands and Watercourse resource areas due to the mitigation proposed and the existing adjacent landscape.

Response: Comment Acknowledged

Please contact us at (914) 369-1733 or trent.suddeth@kimley-horn.com if you have any questions or require further information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in dark ink that reads "Trent A. Suddeth". The signature is written in a cursive, flowing style.

Trent Suddeth, P.E.



123 South Front Street, Memphis TN 38103-3607

July 31st, 2025

Dear Community of Granby, CT

At AutoZone, we value the concerns raised by our community and appreciate the opportunity to address them directly. We remain committed to complying with all applicable environmental regulations and to protecting the natural resources in the communities we serve. This letter is intended to address the specific questions we received and provide assurance about our environmental practices.

1. Protection of Local Waterways & Stormwater Management

We design our facilities and protocols with the Clean Water Act (CWA) in mind, particularly the provisions outlined in 40 CFR 122, which cover stormwater control under the National Pollutant Discharge Elimination System (NPDES). While our facility is not directly regulated under NPDES, we voluntarily adopt best practices to mitigate potential runoff and pollution risks.

Our site will be equipped with an infiltration basin designed to capture and manage stormwater runoff. In addition, our AutoZoners receive training on spill response procedures to ensure quick and appropriate containment and cleanup of any incidents. For situations beyond the scope of store personnel, we partner with a professional emergency response vendor trained in hazardous material cleanup and environmental remediation.

While we understand the suggestion to use pervious concrete or asphalt, we intentionally avoid such materials. In the event of a spill, pervious surfaces could allow contaminants to seep into the subsurface. Our goal is to contain spills on the surface, clean them effectively, and dispose of waste through appropriate channels.

2. Handling and Disposal of Hazardous Materials

AutoZone has established robust programs for managing materials such as used motor oil and vehicle batteries. These items are collected and sent to authorized recyclers for processing into new products. For all other potentially hazardous materials, we comply with the Resource Conservation and Recovery Act (RCRA), ensuring proper cradle-to-grave tracking and disposal through a licensed hazardous waste hauler and a permitted Treatment, Storage, and Disposal Facility (TSDF).

3. Oil-Water Separator

This facility will not discharge any oil or hazardous substances to the sanitary or storm sewer systems. All discharges will be limited to standard domestic sewage from restrooms and sinks, which are routed to the municipal wastewater system. Since there will be no floor drains or industrial discharges requiring treatment, an oil-water separator is neither required nor appropriate for this location.

We appreciate the thoughtful engagement from the community and are committed to being a responsible and transparent neighbor. If there are any additional questions or concerns, please don't hesitate to reach out.

Sincerely,

Caleb Baker

Caleb Baker
Environmental Manager



Engine Hoists In Stock

Duralast
PROVEN TOUGH

2-Ton Engine Hoist
2-Ton Engine Lifter



Duralast
JUEGO DE ELEVACIÓN
DE 2 TONELADAS

Duralast
2 TON MECHANICS LIFT KIT

Best Parts. Best Prices.

Duralast Jack/Creeper
Mechanics Kit

\$69.99

80-6253



BatteryZone

FREE TESTING

Duralast

PROVEN TOUGH

1 YEAR

2 YEAR

Duralast

Get The Fun Started

Keep It Fresh

Duralast

Duralast

slim jim

slim jim

slim jim

slim jim

slim jim

2.85

4.99

49

73

73

PartsZone

Parts • Exchanges • Refunds

CheckoutZone

Check your for shipping AutoCAD

STARTING & CHARGING



Durastart

BRKES



Air Conditioning

FREE
HOW-TO
GUIDE









AutoZone
2
Bulbs & Fuses
Headlights
Switches

3
Wash & Wax

6

BatteryZone

FREE TESTING

FREE CHECK ENGINE LIGHT HELP

Take Pride In Your Ride

alast PROVEN TOUGH

2 YEAR

Duralast 3 YEAR

Duralast 3 YEAR

Get Ready

INTERIOR & EXTERIOR

ROADSIDE KIT

ROADSIDE KIT

Electroplate

NAS

DE-ICER

Prestone

Prestone

MAGAZINES

Get the Zone **AutoZone**

Air Fresheners
Fuel Additives
Oil Additives

1

Headlights
Tires
Wipers

Get the Zone **AutoZone**

Fans
Electrical
Window Tint
Fuel Shocks

2

Wash & Wax
Protectants

Get the Zone **AutoZone**

Brake Pads
Brake Rotors
Brake Calipers
Brake Lines

3

Brake Master Cylinders
Brake Slave Cylinders
Brake Booster
Brake Pedals

OilZone

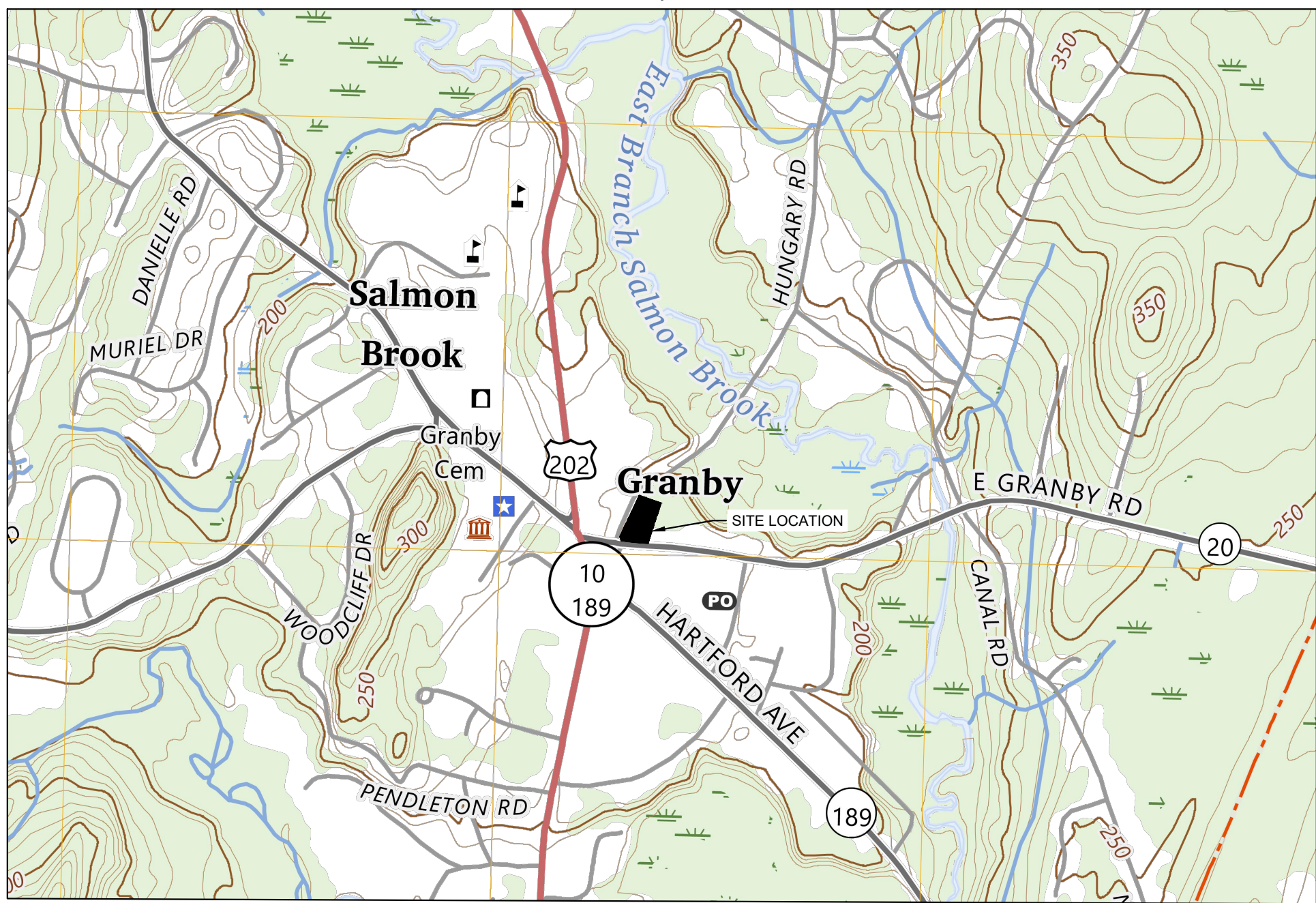
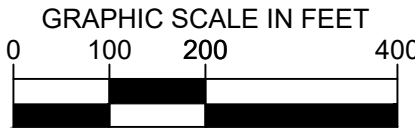
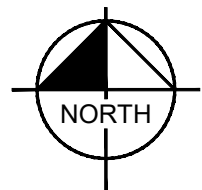
Wash & Wax Keep It Looking Great

FREE AutoZone Rewards

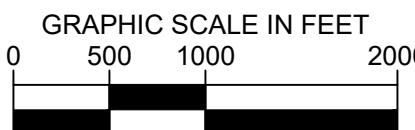
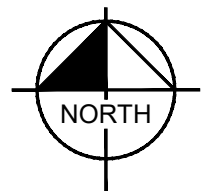
**HOT
DEALS**

SEE OUR CIRCULARS ONLINE & PRICE CUT BONUS THROUGHOUT THE STORE!

SOURCE: NEARMAPS



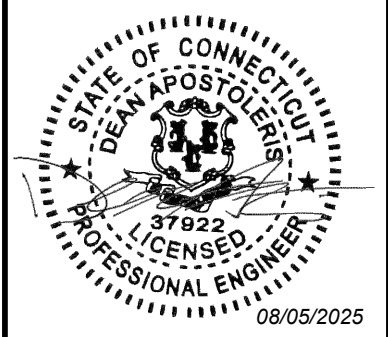
SOURCE: USGS



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
C-5.0	EROSION AND SEDIMENT CONTROL - PHASE 1
C-5.1	EROSION AND SEDIMENT CONTROL - PHASE 2
C-5.2	EROSION AND SEDIMENT CONTROL DETAILS
C-5.3	EROSION AND SEDIMENT CONTROL DETAILS
C-6.0	AUTOZONE STANDARD CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS
C-6.2	CONSTRUCTION DETAILS
C-6.3	CONSTRUCTION DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE NOTES AND DETAILS

[illegible]

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



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

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

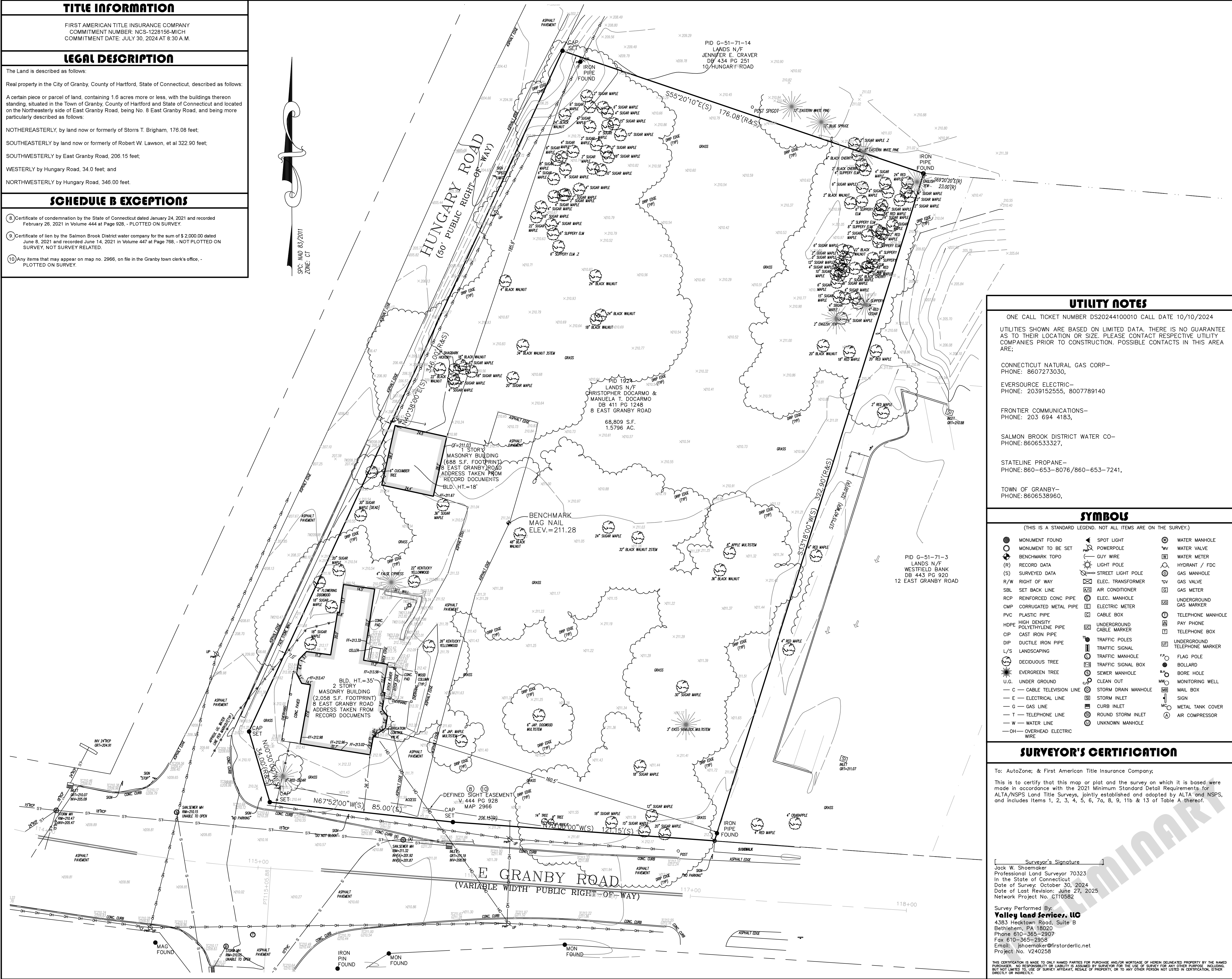
Certificate of condemnation by the State of Connecticut dated January 24, 2021 and recorded February 26, 2021 in Volume 444 at Page 928, - PLOTTED ON SURVEY.

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.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP 090030C183F, COMMUNITY PANEL NO. 090125, 0183 F WHICH HAS AN EFFECTIVE DATE OF SEPTEMBER 28, 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: 246A2839300

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
2	08-27-25	UPDATED TREE SIZES AND DRIP LINES

0' 20' 40' 60'

SCALE: 1" = 20'

SHEET 1 OF 1

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: 8606533860,

SYMBOLS

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

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

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.

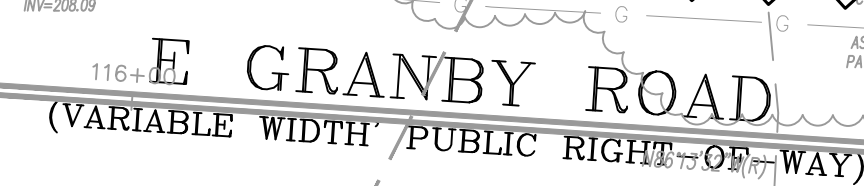
Surveyor's Signature

Jack W. Shoemaker
Professional Land Surveyor 70323
In the State of Connecticut
Date of Survey: October 30, 2024
Date of Last Revision: June 27, 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@firstorderlic.net
Project No. V240258

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PARTIES. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS DESIGNED. NO USE OF SURVEY APPROPRIATE, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



SHEET NUMBER C-1.0	AUTOZONE GRANBY 8 E GRANBY ROAD GRANBY, CT 06035	TOWN OF GRANBY CONNECTICUT
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ZONING SUMMARY CHART

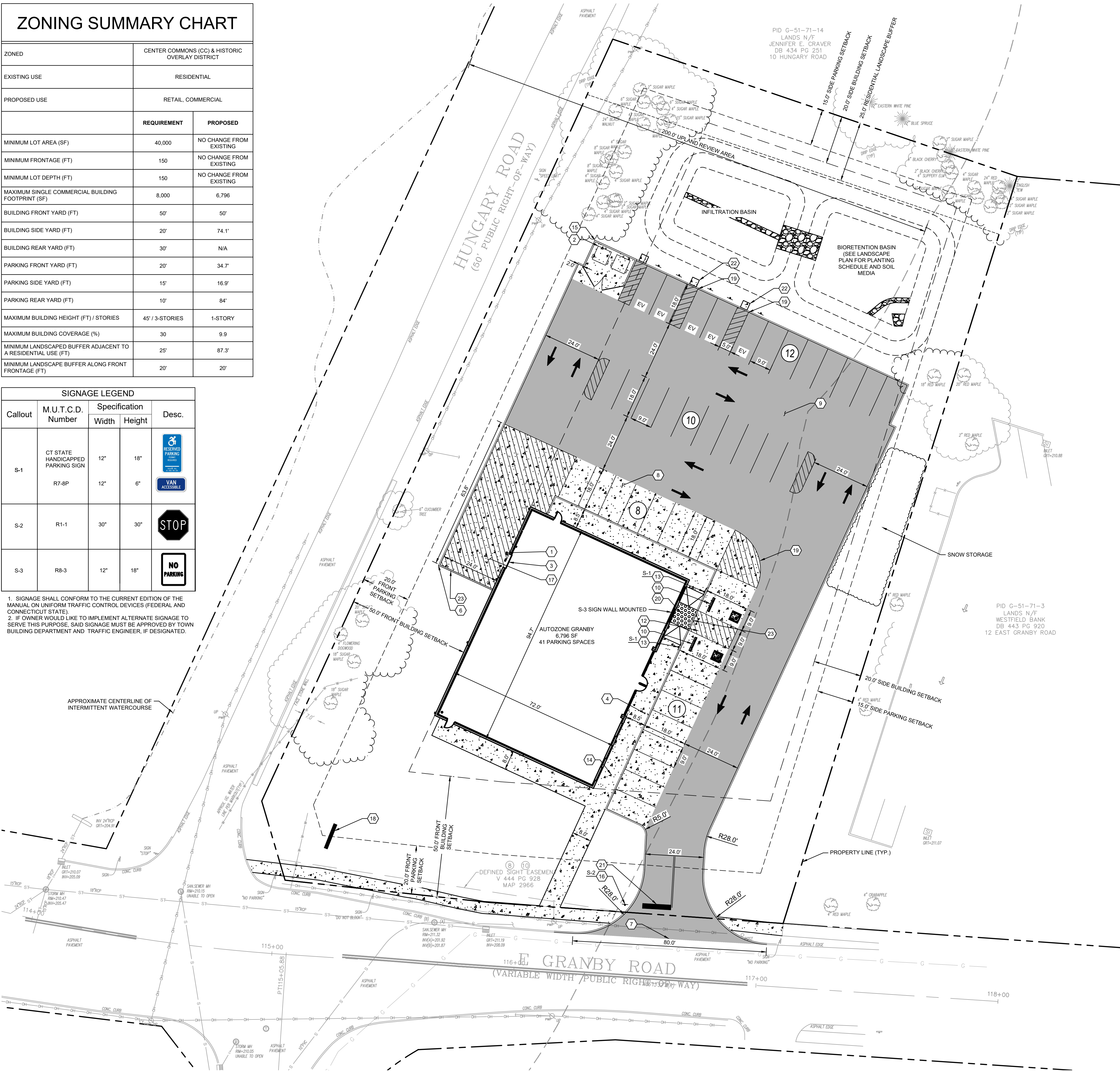
ZONED	CENTER COMMONS (CC) & HISTORIC OVERLAY DISTRICT	
EXISTING USE	RESIDENTIAL	
PROPOSED USE	RETAIL, COMMERCIAL	
	REQUIREMENT	PROPOSED
MINIMUM LOT AREA (SF)	40,000	NO CHANGE FROM EXISTING
MINIMUM FRONTAGE (FT)	150	NO CHANGE FROM EXISTING
MINIMUM LOT DEPTH (FT)	150	NO CHANGE FROM EXISTING
MAXIMUM SINGLE 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		Desc.
		Width	Height	
S-1	CT STATE HANDICAPPED PARKING SIGN	12"	18"	
	R7-8P	12"	6"	
S-2	R1-1	30"	30"	
S-3	R8-3	12"	18"	

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.

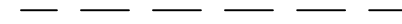
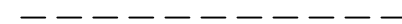
APPROXIMATE CENTERLINE OF INTERMITTENT WATERCOURSE



KEYNOTES

- PIPE GUARD - SEE DETAIL 16 / C-7.0
- DUMPSTER LAYOUT - SEE DETAILS 8,9,10, & 11/ C-7.0
- SERVICE DOOR PLAN - SEE DETAIL 15/ C-7.0
- BOLLARD PLAN - SEE DETAIL 14/ C-7.0
- EXISTING CONCRETE LIGHT POLE BASE TO REMAIN - SEE LIGHTING PLAN FOR FIXTURE DETAILS
- SLOPE END OF CURB 4:1
- NEW CURB CUT AND APPROACH.
- 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.
- ASPHALT PAVING - SEE DTL 2&3/ C-7.0.
- 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
- 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
- 4" WIDE DIAGONAL STRIPES PAINTED BLUE AT 2 FT. O.C.
- HANDICAP PARKING SIGN - SEE DETAIL 20 SHEET C-7.0 & SHEET C-7.1 FOR DETAILS. G.C. TO PROVIDE TWO VAN ACCESSIBLE SIGNS.
- CONCRETE SIDEWALK - SEE DETAIL 28 C-7.0 FOR SIDEWALKS AROUND BUILDING
- MASONRY WALL - SEE DETAIL 18/ C-7.0 FOR MATERIAL AND OVERALL HEIGHT AND FOUNDATION REQUIREMENTS.
- STREET SIGN
- LOADING AREA: SLOPE AT MAX. 2-1/2% AWAY FROM BUILDING.
- AUTOZONE SIGN - SEE ARCHITECTURAL PLANS FOR DETAILS
- 4" WIDE DIAGONAL STRIPE PAINTED WHITE AT 2' O.C.
- 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.
- STOP BAR AND 13 LF OF 4" DOUBLE YELLOW SOLID LINE
- EV CHARGING FOUNDATIONS
- FLUSH CURB (SEE SHEET C-6.1 FOR DETAIL)

SITE PLAN LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	PARKING SETBACK
	LANDSCAPE BUFFER
	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
	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

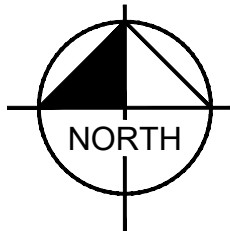
TOTAL REQUIRED PARKING SPACES	41 SPACES	X	1 EV SPACE FOR 10% OF THE REQUIRED PARKING SPACES	=	5 SPACES
TOTAL EV PARKING PROVIDED					= 5 SPACES

MINIMUM LOADING REQUIREMENTS

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

OVERALL PARKING SUMMARY

DESCRIPTION	SIZE		SPACES	
	REQUIRED	PROPOSED	REQUIRED	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



GRAPHIC SCALE IN FEET
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FOR
PERMIT REVIEW

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AutoZone



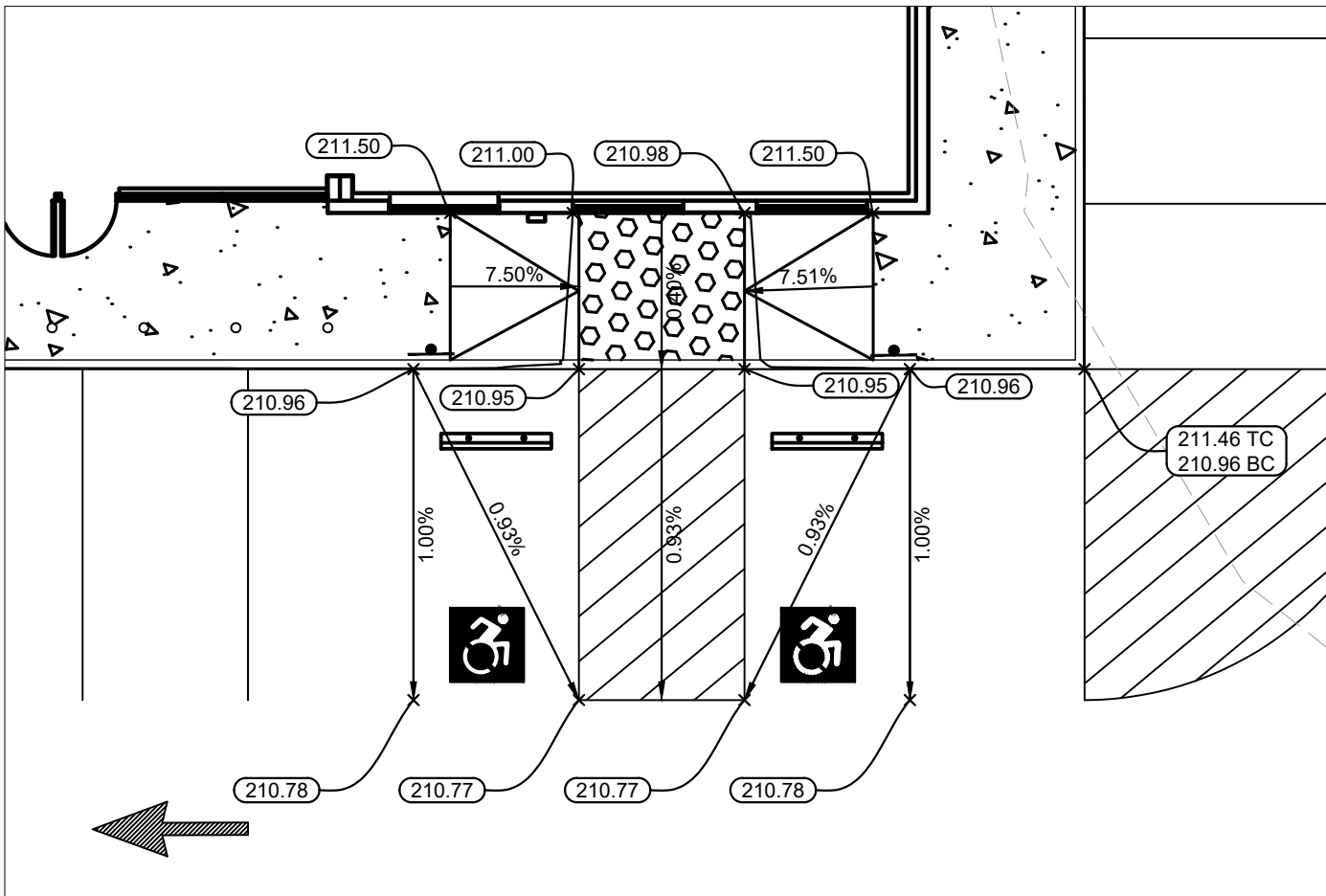
KHA PROJECT	112703002
DATE	06/13/2025
SCALE	AS SHOWN
DESIGNED BY:	TS
DRAWN BY:	ANA
CHECKED BY:	TS

SITE PLAN

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035

SHEET NUMBER
C-2.0

TOWN OF GRANBY CONNECTICUT



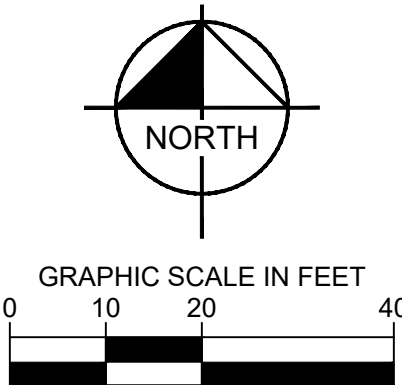
ENLARGED VIEW
SCALE 1" = 10'

GRADING AND DRAINAGE PLAN LEGEND	
	EXISTING STORM DRAINAGE INLET
	EXISTING STORM DRAINAGE PIPE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRAINAGE RIDGE LINE
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	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)

GRADING & DRAINAGE NOTES

1. BIOTRENTATION BASIN & INFILTRATION BASIN CONSTRUCTION
a. THE ENTIRE CONTRIBUTING DRAINAGE AREA SHOULD BE COMPLETELY STABILIZED PRIOR TO DIRECTING ANY FLOW TO THE SYSTEM. ADDED VEGETATIVE COVER MUST BE ESTABLISHED OVER ANY PREVIOUS AREA OF EROSION, OR CONTRIBUTING TO THE SYSTEM BEFORE RUNOFF CAN BE ACCEPTED.
2. BIOTRENTATION BASIN & INFILTRATION BASINS SHOULD NOT BE USED AS TEMPORARY SEDIMENT TRAPS FOR CONSTRUCTION EROSION AND SEDIMENT CONTROL.
3. DURING CLEARING AND GRADING OF THE SITE, MEASURES SHOULD BE TAKEN TO AVOID SOIL COMPACTION AT THE LOCATION OF THE PROPOSED SYSTEMS.
4. THE SYSTEMS SHOULD BE FENCED OFF DURING THE CONSTRUCTION PERIOD TO PREVENT ACCESS BY THE PUBLIC.
5. THE BIOTRENTATION BASIN & INFILTRATION BASIN SHOULD BE EXCAVATED TO THE DIMENSIONS, SIDE SLOPES, AND ELEVATIONS SHOWN ON THE PLANS. THE METHOD OF EXCAVATION SHOULD AVOID COMPACTION OF THE BOTTOM OF THE SYSTEM. A HYDRAULIC EXCAVATOR OR BACKHOE LOADER, OPERATING OUTSIDE THE LIMITS OF THE INFILTRATION BASIN, SHOULD BE USED TO EXCAVATE THE BASIN. THE USE OF OTHER EQUIPMENT SHOULD NOT BE ALLOWED WITHIN THE LIMITS OF THE SYSTEM.
6. INSTALL VEGETATION ON THE SIDE SLOPES AND SURFACE OF THE BIOTRENTATION BASIN AND INFILTRATION BASIN IN ACCORDANCE WITH THE PLANTING PLAN AND PLANT SCHEDULE ON THE PLANS. WATER VEGETATION THOROUGHLY IMMEDIATELY AFTER PLANTING AND AS NECESSARY UNTIL FULLY ESTABLISHED.

[illegible]

FOR
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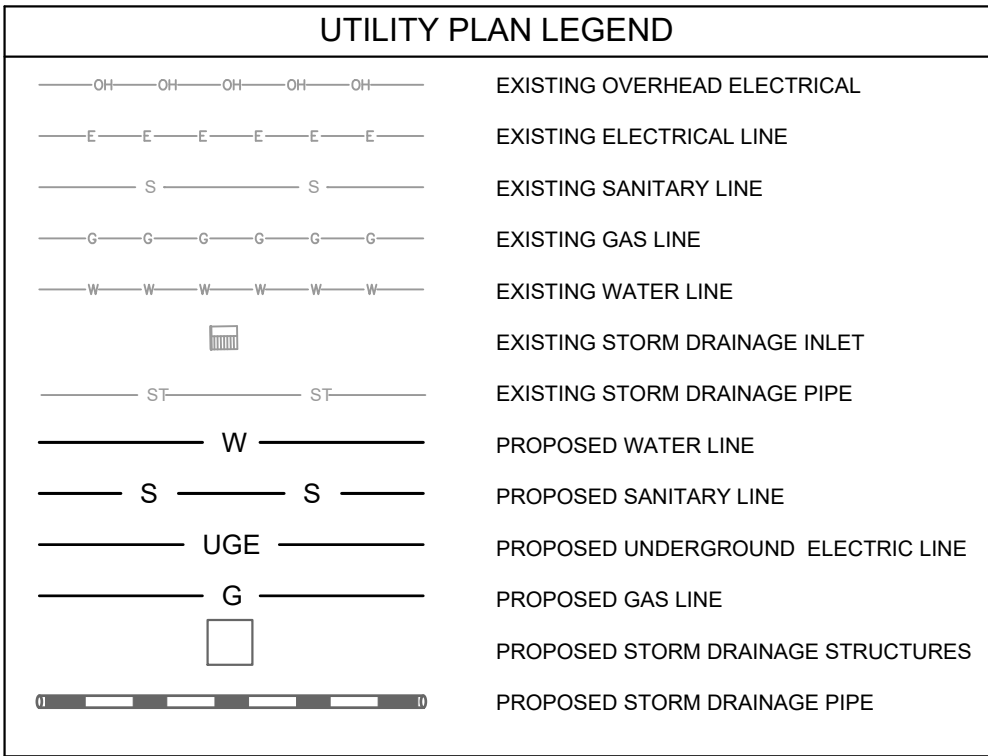
GRADING AND DRAINAGE PLAN

AUTOZONE GRANBY
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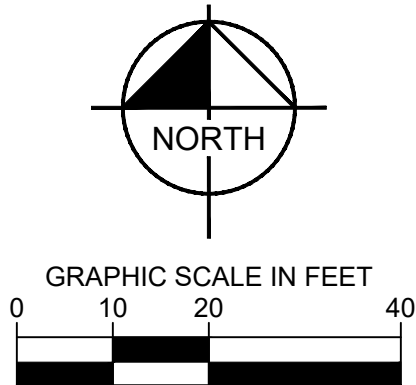
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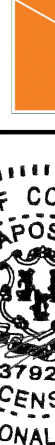
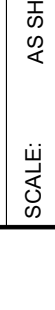
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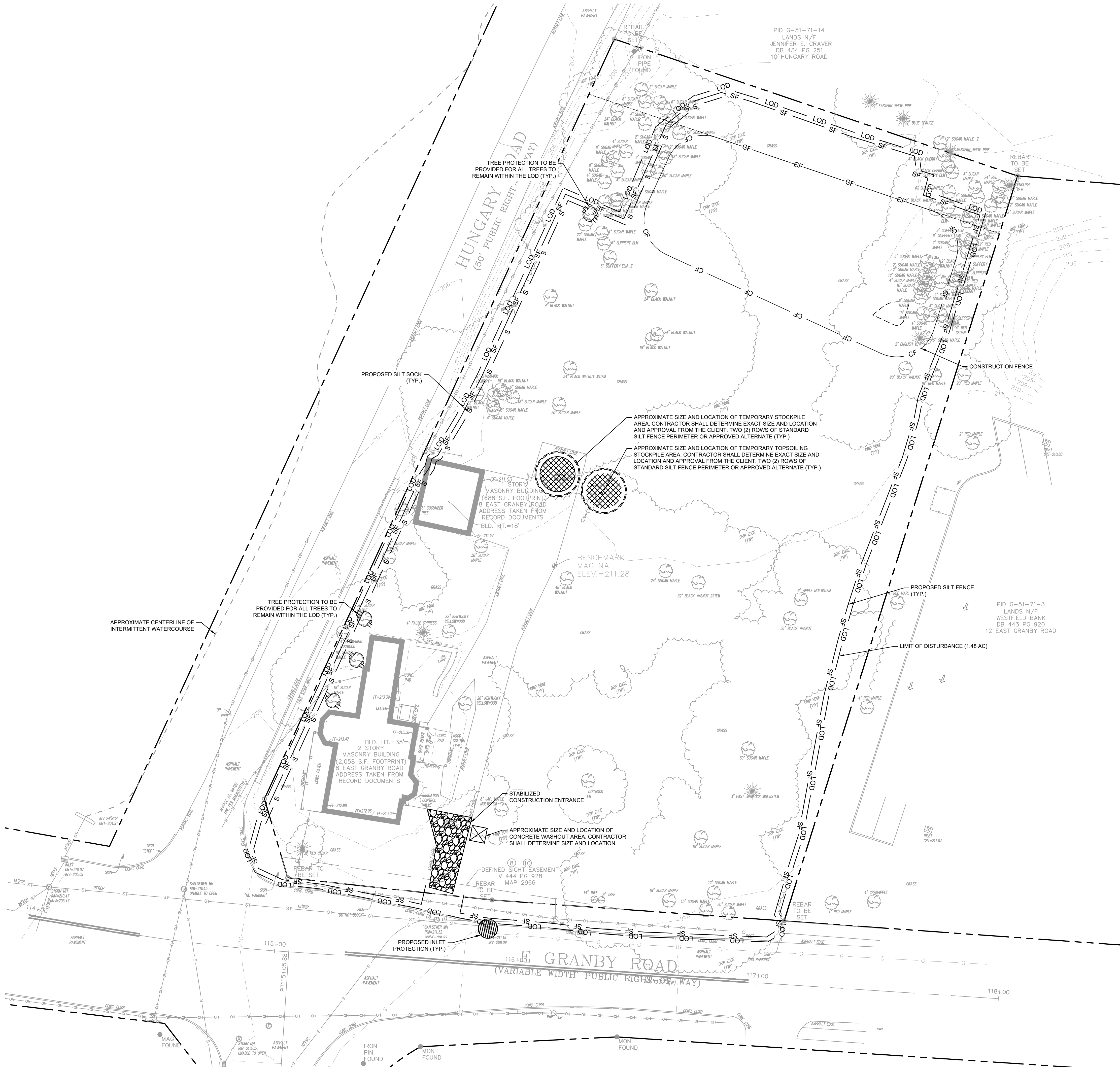
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- ## UTILITY NOTES
1. PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH THE TOWN OF GRANBY, SALMON BROOK WATER DISTRICT, AND EVERSOURCE ENERGY.
 2. UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE CIVIL ENGINEER AT THE TIME 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.



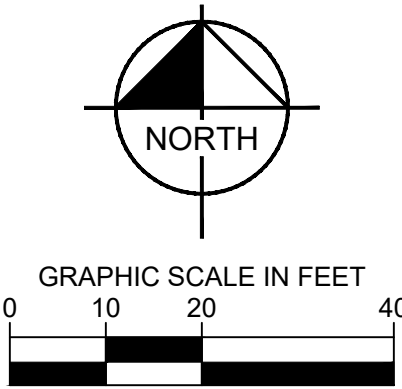
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UTILITY PLAN		SHEET NUMBER C-4.0
KHA PROJECT 112703002	DATE 05/13/2025	SCALE: AS SHOWN
DESIGNED BY: TS		DRAWN BY: AMA
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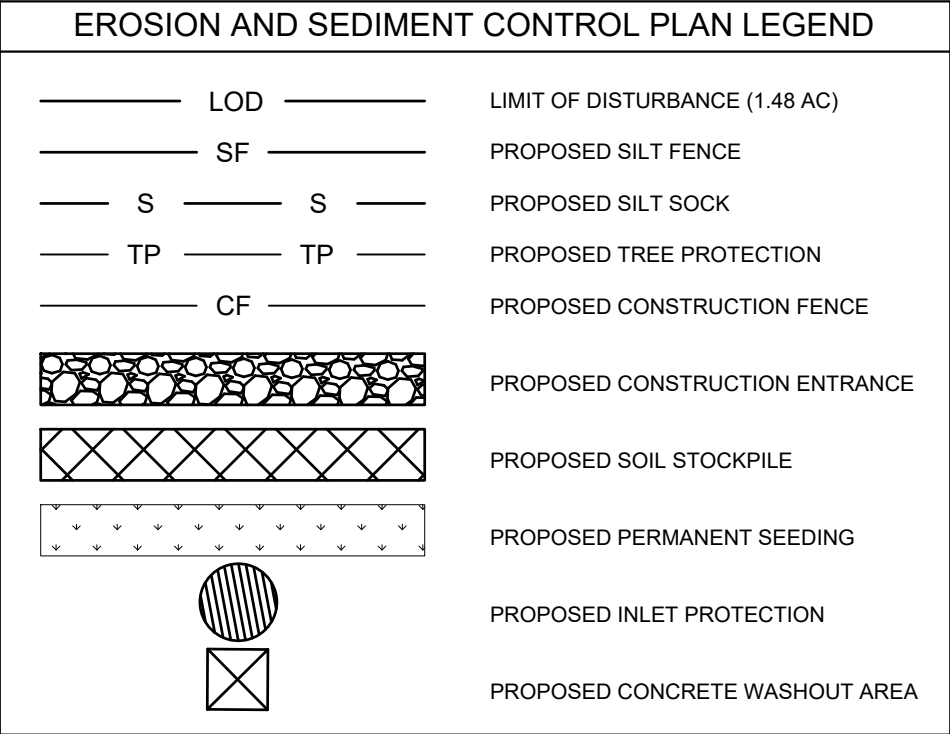
EROSION AND SEDIMENT CONTROL PLAN LEGEND	
	LOD
	SF
	S
	TP
	CF
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED SOIL STOCKPILE
	PROPOSED PERMANENT SEEDING
	PROPOSED INLET PROTECTION
	LIMIT OF DISTURBANCE (1.48 AC)
	PROPOSED SILT FENCE
	PROPOSED SILT SOCK
	PROPOSED TREE PROTECTION
	PROPOSED CONSTRUCTION FENCE

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.

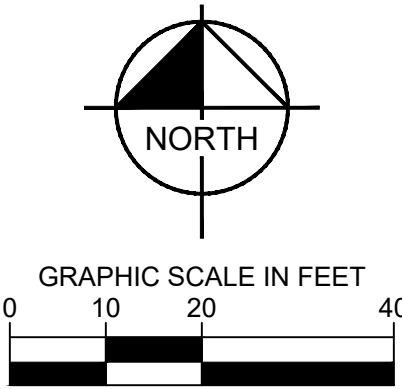


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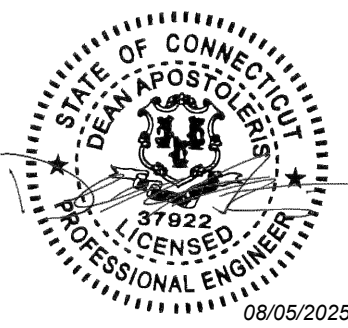
I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. AS NEEDED TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM DRAINAGE 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 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 PROJECT IN ACCORDANCE WITH THE DESIGN. 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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Kimley»»Horn

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112703002	05/13/2025			DRAWN BY:	AMA
				CHECKED BY:	TS

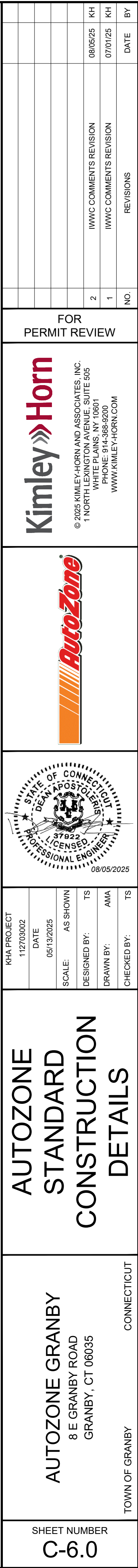
EROSION AND SEDIMENT CONTROL - PHASE 2

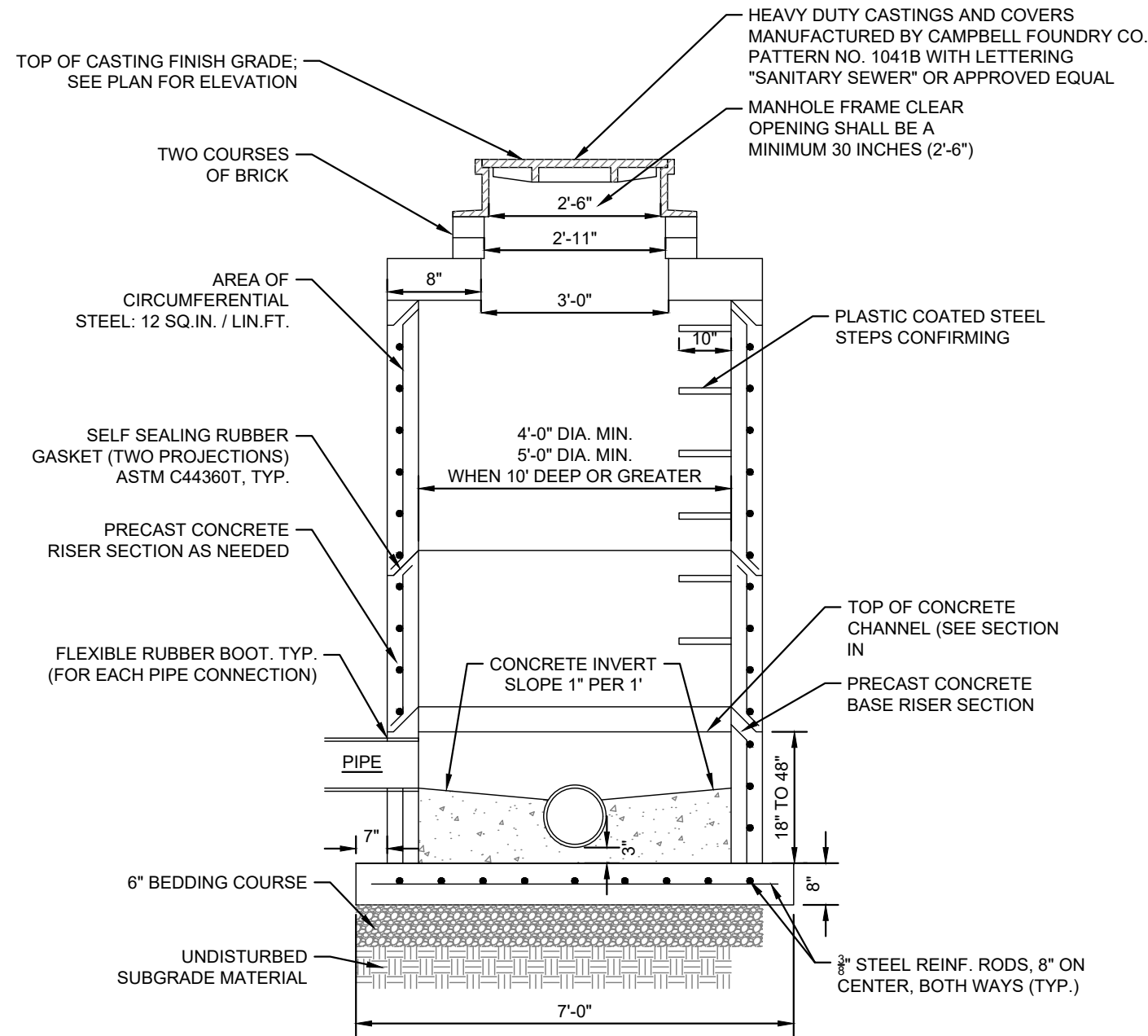
AUTOZONE GRANBY
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TOWN OF GRANBY
CONNECTICUT

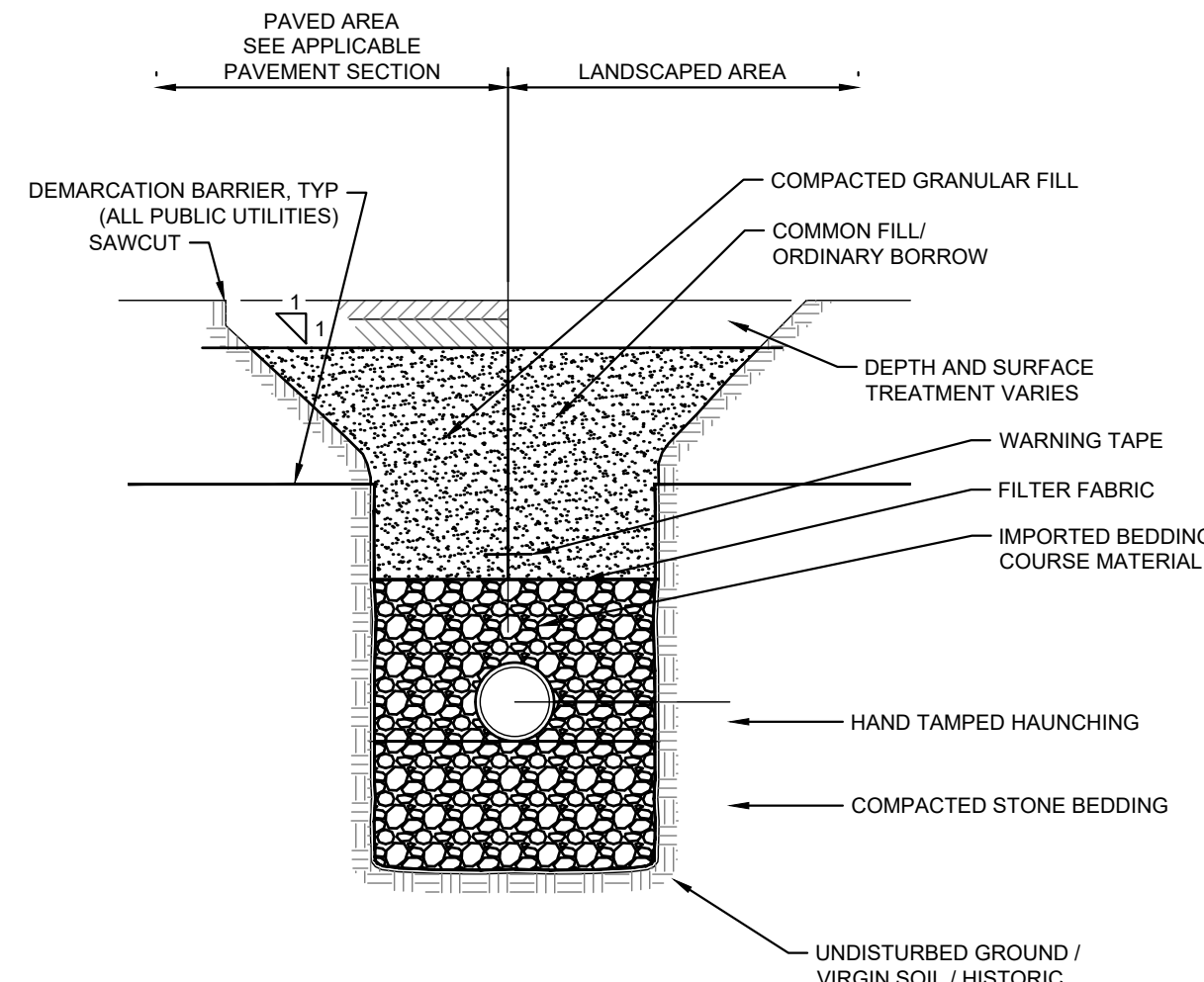
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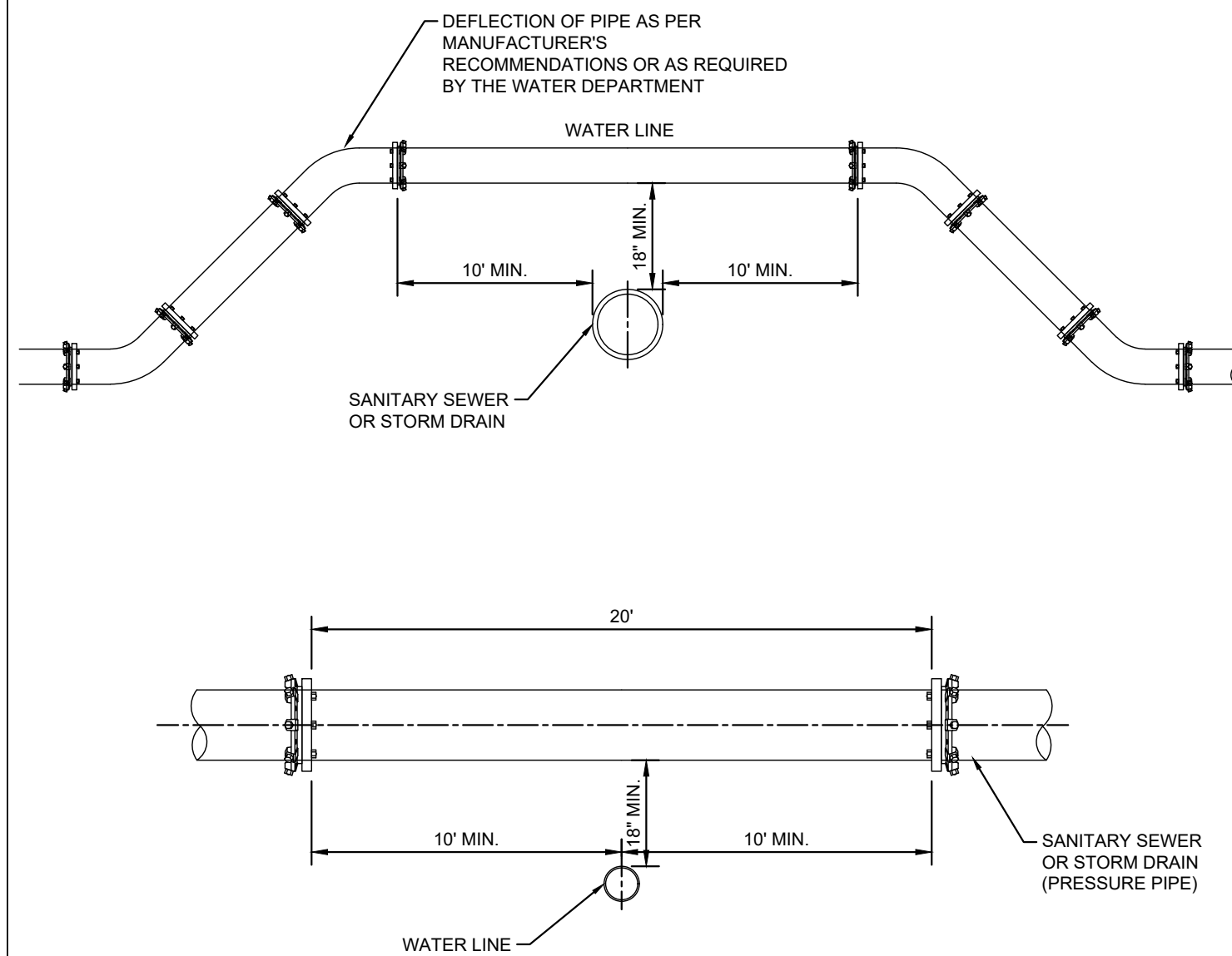




- NOTES:
-
1. ALL STRUCTURES AND CASTINGS TO SUPPORT H-20 LOADING.
 2. CONTRACTOR SHALL SUBMIT SITE-SPECIFIC FABRICATION SHOP DRAWINGS FOR APPROVAL.
 3. AS MANUFACTURED BY OLD CASTLE OR APPROVED EQUAL



FOR 48" HDPE PIPE AND SMALLER MINIMAL GRAVEL DEPTH FROM THE TOP OF THE PIPE TO BOTTOM OF BITUMINOUS IS 12 INCHES.



- 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 LINE 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

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

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:

SANITARY SEWER MANHOLE

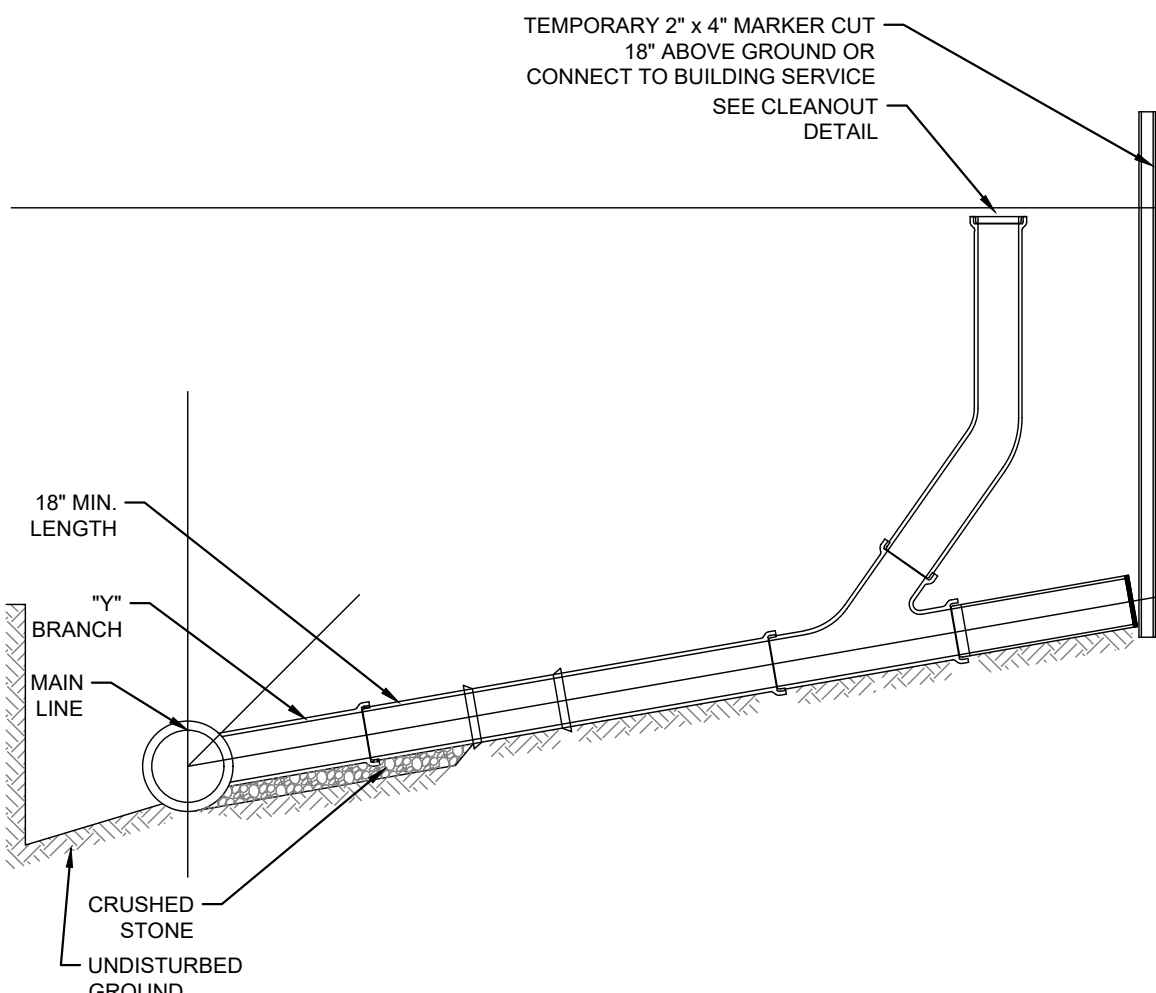
N.T.S. SOURCE: KIMLEY-HORN

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. EXPLANTATION/INFILTRATION TESTS: LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY. WATER TESTING SHALL BE PERFORMED UNDER A MINIMUM POSITIVE HEAD OF TWO (2) FEET FIVE (5) FEET FOR WOODEN SEWERS. LOW PRESSURE AIR TESTING IS PERMITTED FOR PIPE LINES AND SHALL 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/STORM DRAIN MANHOLES AND CATCH BASINS.



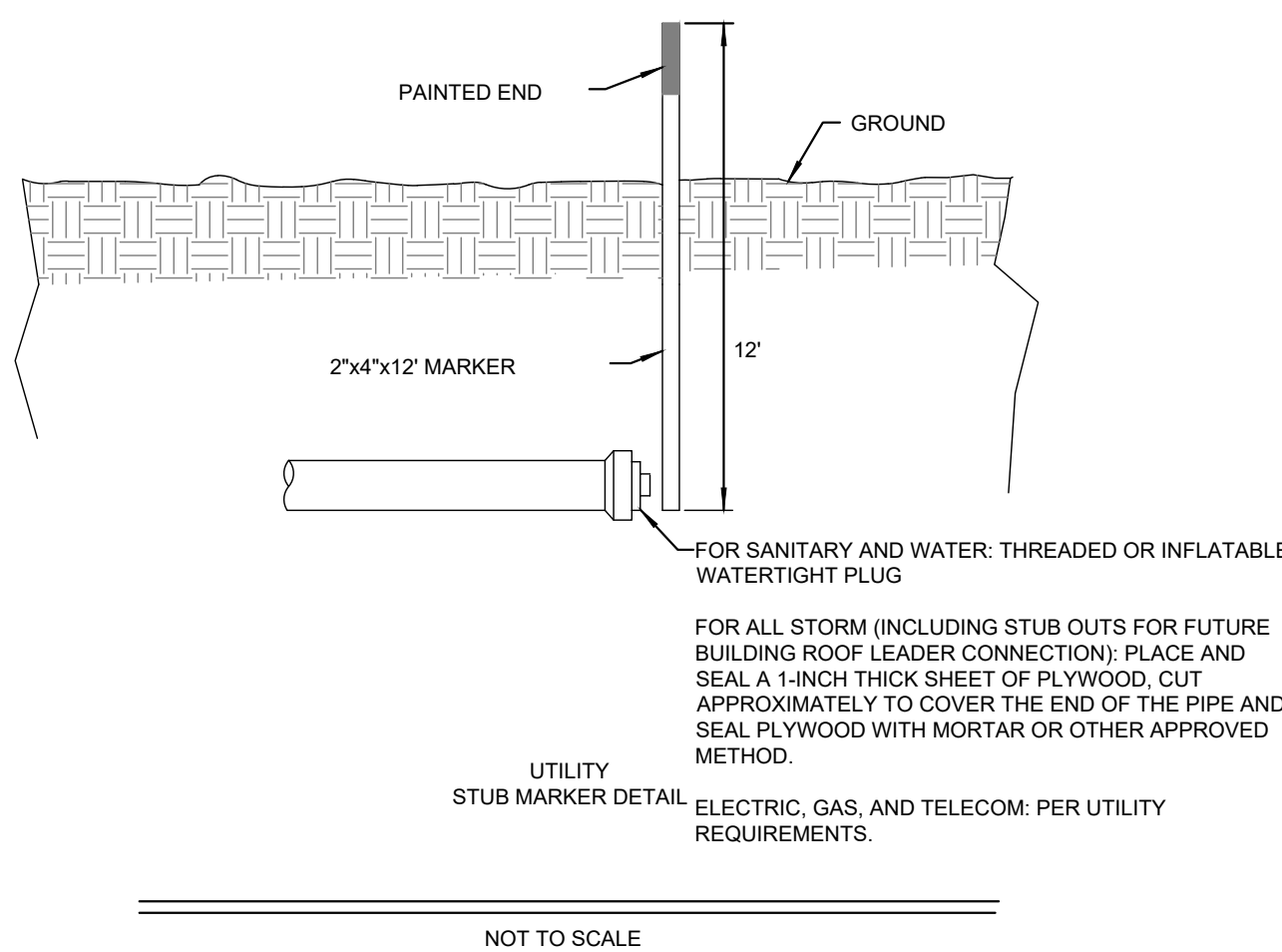
SANITARY SERVICE LINE

N.T.S. SOURCE: KIMLEY-HORN

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 YELLOW (12) FOOT LONG 2X4 PIECE OF LUMBER. THE LENGTH SHALL BE EXACTLY 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.

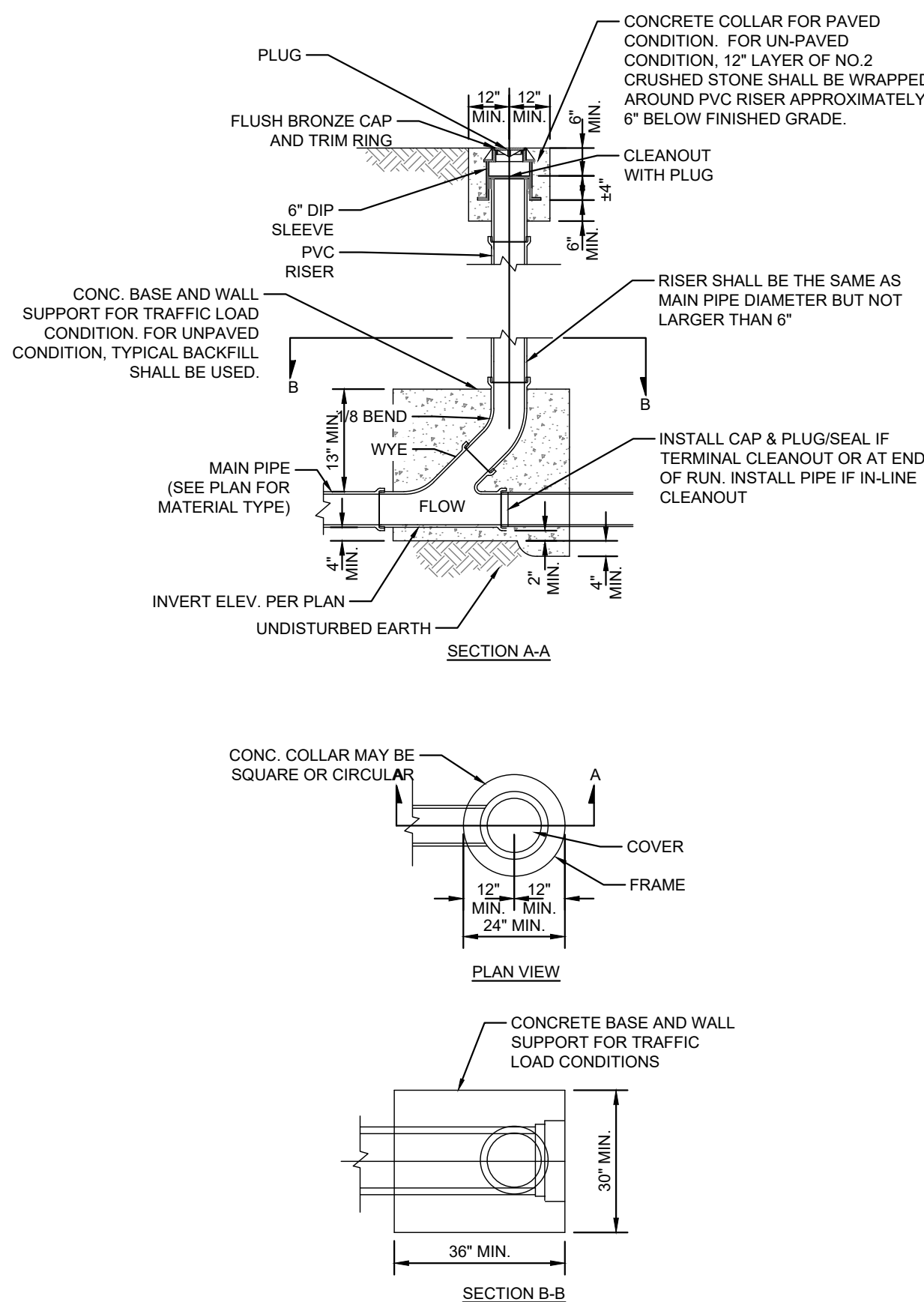


CAPPING OF FUTURE UTILITY AND STUB MARKER

N.T.S. SOURCE: KIMLEY-HORN

TRENCH FILL MATERIAL SPECIFICATIONS

N.T.S. SOURCE: KIMLEY-HORN



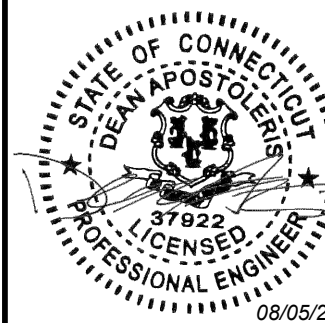
STORM AND SANITARY SEWER CLEANOUT (TYPICAL)

N.T.S. SOURCE: KIMLEY-HORN

[illegible]

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112703002	05/13/2025								

CONSTRUCTION DETAILS

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035

TOWN OF GRANBY
CONNECTICUT

SHEET NUMBER
C-6.2



1. REFER TO THE LANDSCAPE PLANS FOR PLANTING SCHEDULE IN THE BIORETENTION BASIN
2. THE ENGINEERED BIORETENTION SOIL MEDIA SHOULD BE A HOMOGENEOUS SOIL MIX OF (BY VOLUME):

60-85%	Sand
15-25%	Topsoil
3-8%	Organic Matter

SAND SHOULD BE WASHED CONCRETE SAND (ASTM C33 OR AASHTO M-6) OR COARSE WASHED SAND THAT MEETS THE GRADATION SCHEDULE AS SHOWN IN STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION M.01 (AGGREGATES), TABLE M.01.04-1 FOR FINE AGGREGATE GRADATIONS.

TOPSOIL SHOULD CONTAIN 5-20% ORGANIC MATERIAL, HAVE A PH RANGE OF 5.5 TO 7.0, AND BE A SANDY LOAM, LOAMY SAND, OR LOAM PER USDA SOIL TEXTURE WITH LESS THAN 5% CLAY CONTENT. TOPSOIL THAT MEETS THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION M.13.01 (ROADSIDE DEVELOPMENT) FOR TOPSOIL MAY ALSO BE USED, EXCEPT IT SHOULD CONTAIN LESS THAN 5% CLAY CONTENT.

ORGANIC MATTER SHOULD CONSIST OF ONE OF THE FOLLOWING MATERIALS

- SPAGNUM PEAT: PARTIALLY DECOMPOSED SPAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100 PERCENT PASSING THROUGH A 1/2- INCH (13-MM) SIEVE, A PH OF 3.4 TO 4.8.
- WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
- COMPOST SHALL NOT BE USED AS ORGANIC MATTER SINCE THE USE OF COMPOST IN BIORETENTION SOIL MEDIA CAN RESULT IN NUTRIENT EXPORT FROM THE SYSTEM.

3. BIORETENTION SOIL MEDIA SHOULD MEET THE FOLLOWING PARTICLE SIZE DISTRIBUTION ACCORDING TO ASTM D422 (STANDARD TEST METHOD FOR PARTICLE-SIZE ANALYSIS OF SOILS) AS SPECIFIED BELOW:

MEDIA TYPE	SIEVE #	SIZE (INCHES)	SIZE (MM)	% PASSING
COARSE SAND	4	0.1870	4.7600	100
MEDIUM SAND	10	0.0790	2.0000	95
FINE SAND	40	0.0170	0.4200	10 - 20
SILT/CLAY	200	0.0030	0.0750	0 - 5

4. BIORETENTION SOIL MEDIA SHOULD ALSO MEET THE FOLLOWING SPECIFICATIONS:

- PH (SOIL REACTION): 5.5 TO 7.5
- CATION EXCHANGE CAPACITY (CEC): MINIMUM OF 10 MILLIEQUIVALENTS PER 100 GRAMS OF SOIL (MEQ/100 G) AT PH OF 7.0
- ORGANIC MATTER (PERCENTAGE BY VOLUME): 3% TO 10%
- TOTAL PHOSPHORUS: <100 MG/KG

5. BIORETENTION SOIL MEDIA SHOULD NOT CONTAIN ANY OF THE FOLLOWING MATERIALS: STONES, CLODS, ROOTS, CLAY, LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76 MM) IN ANY DIMENSION; PLANTS, SOD, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND ANY OTHER EXTRANEEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.

6. USE NON-WOVEN FILTER FABRIC THAT COMPLIES WITH STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION M.08.01.19 (DRAINAGE - GEOTEXTILES).

N.T.S.

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CONSTRUCTION DETAILS

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035

TOWN OF GRANBY

CONNECTICUT

SHEET NUMBER
C-6.3



PROPERTY LINE (TYP.)

GRANBY ROAD

BIORETENTION BASIN
MATRIX PLANTING (963 s)

— SEEDING AREA TO REMAIN
OUTSIDE OF EXISTING
TREELINE (TYP.)

LOT TREES (3)


$$1'' = 100$$

PLANT KEY

SEE FULL PLANT SCHEDULE ON SHEET
L-1.1 - LANDSCAPE NOTES AND DETAILS

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
---------------	-------------	--------------------------------

DECIDUOUS TREES

	CA <i>Carpinus caroliniana</i> American Hornbeam
	NS <i>Nyssa sylvatica</i> Sour Gum
	TB <i>Tilia americana</i> "Boulevard" Boulevard American Linden

EVERGREEN TREES

	CT	<i>Chamaecyparis thyoides</i> Atlantic White Cypress
	IA	<i>Ilex opaca</i> American Holly

ORNAMENTAL TREES

	AB	<i>Amelanchier canadensis</i> 'Autumn Brilliance' Canadian Serviceberry
	CC	<i>Cercis canadensis</i> Eastern Redbud
	MS	<i>Magnolia virginiana</i> Sweetbay Magnolia

DECIDUOUS SHRUBS

	AMA	<i>Aronia melanocarpa</i>	Autumn Magic
	CAN	<i>Ceanothus americanus</i>	Autumn Magic Black Chokeberry
	CSR	<i>Cornus sericea</i>	New Jersey Tea
	HVW	<i>Hamamelis virginiana</i>	Common Witch Hazel
	HQH	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea

EVERGREEN SHRUBS:

	IGH	Ilex glabra Inkberry Holly
	RMC	Rhododendron maximum "Compacta" Compact Rosebay Rhododendron

SHRUB AREAS

BIORETENTION BASIN MATRIX PLANTING	
AGB	Andropogon gerardi Big Bluestem
ASM	Asclepias incarnata Swamp Milkweed
CST	Carex stricta Tussock Sedge
JER	Juncus effusus Soft Rush
LCF	Lobelia cardinalis Cardinal Flower
PVS	Penicum virgatum Switch Grass
PDW	Phlox divaricata Woodland Phlox
VHB	Verbena hastata Blue Verbena

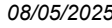
GROUND COVERS

	E136	ERNST-136 ERNST SEED THREE-WAY TALL FESCUE MIX
	E180	ERNST-180 ERNST RAIN GARDEN SEED MIX



FOR
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LANDSCAPE PLAN

AUTOZONE GRANBY
8 E GRANBY ROAD

TOWN OF GRANBY
CONNECTICUT

SHEET NUMBER
L-1.0

