

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

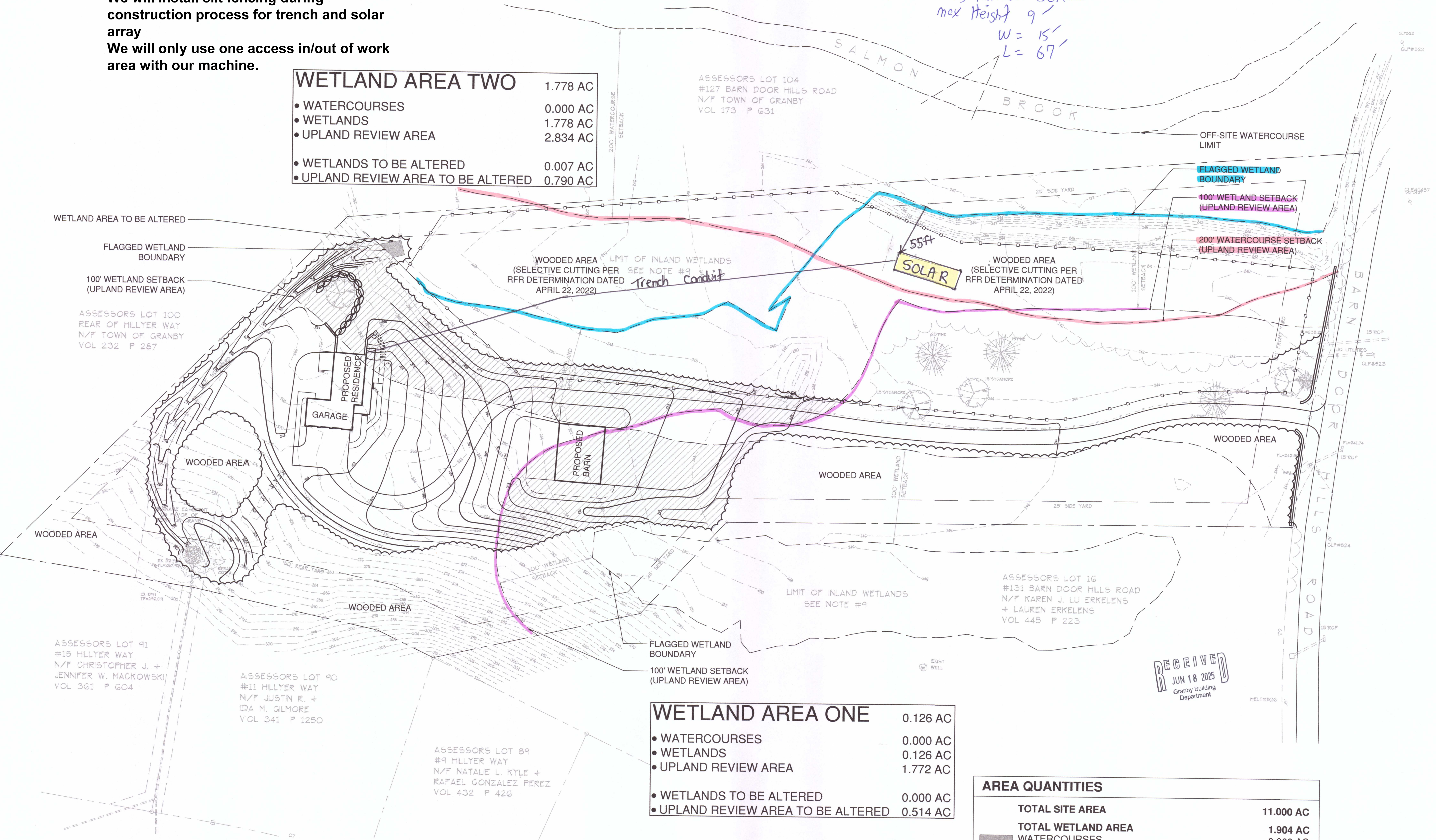
JD Solar Solutions

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

(25.6 acres total)

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.

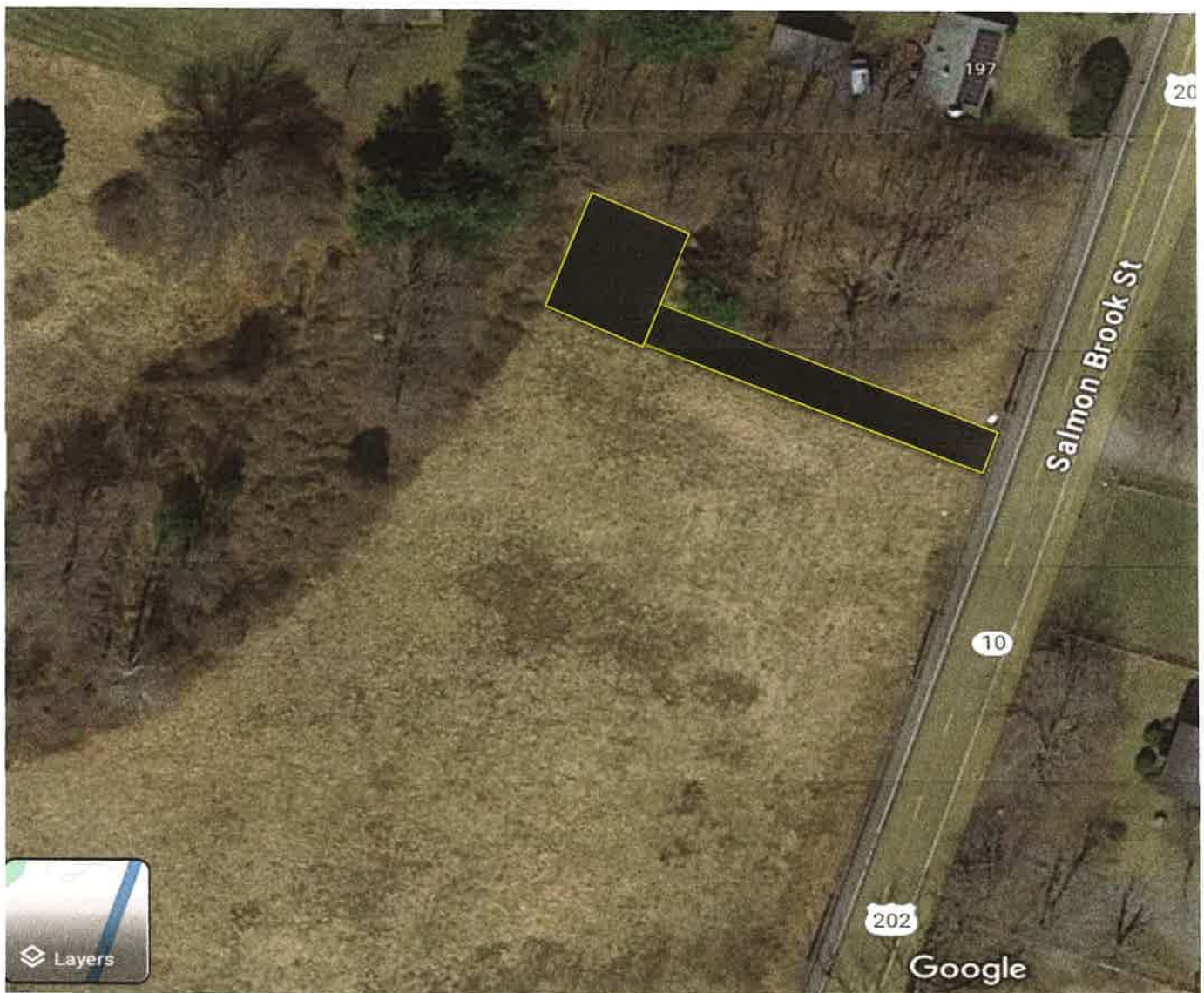
Granby Wildflower Meadow Parking Lot Proposal

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 ScanlanComplete Address: 17 Harness Way Granby CT 06035Daytime Phone: 860-944-0383 Evening Phone: _____ Fax: _____Email: john.scanlan28@gmail.comOwner'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 06035Phone 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? NoWetlands 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 ScanlanDate: 7/22/2025Owner's Signature: John ScanlanDate: 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

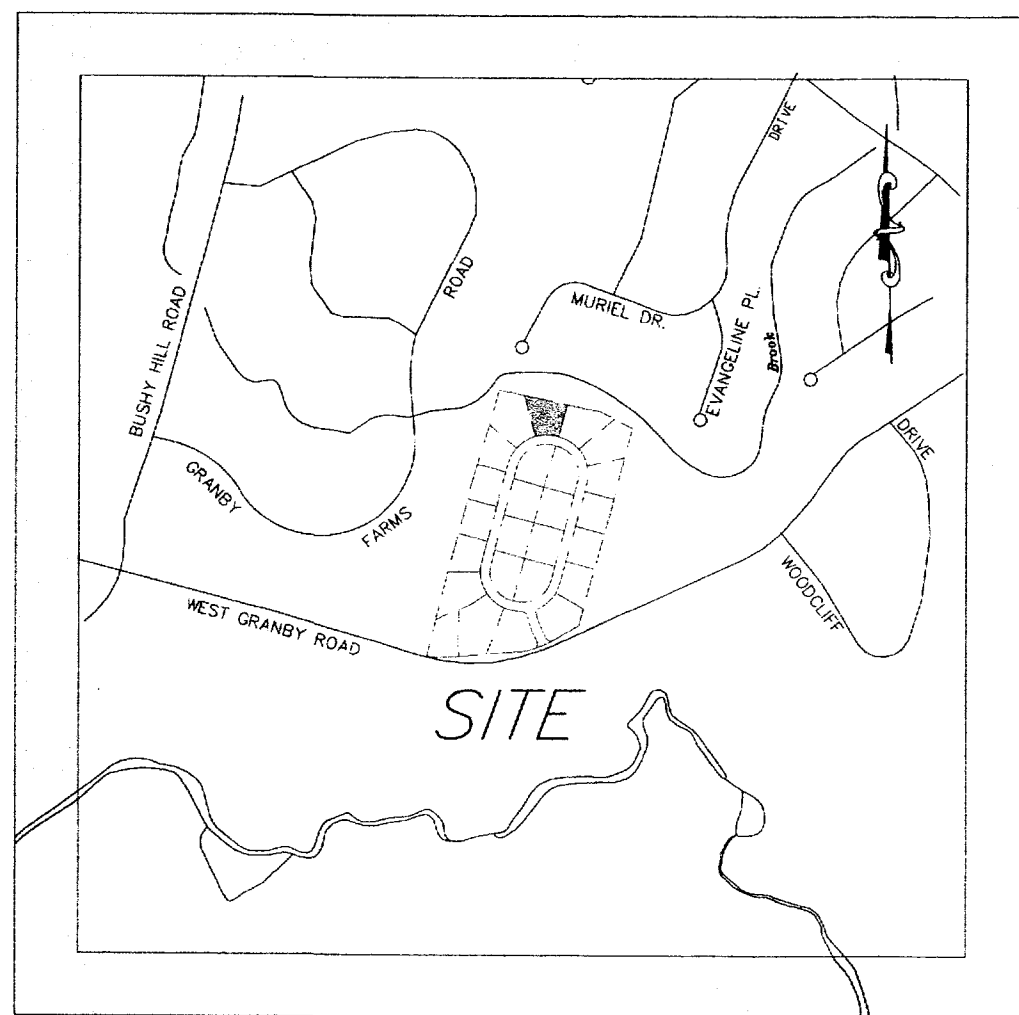
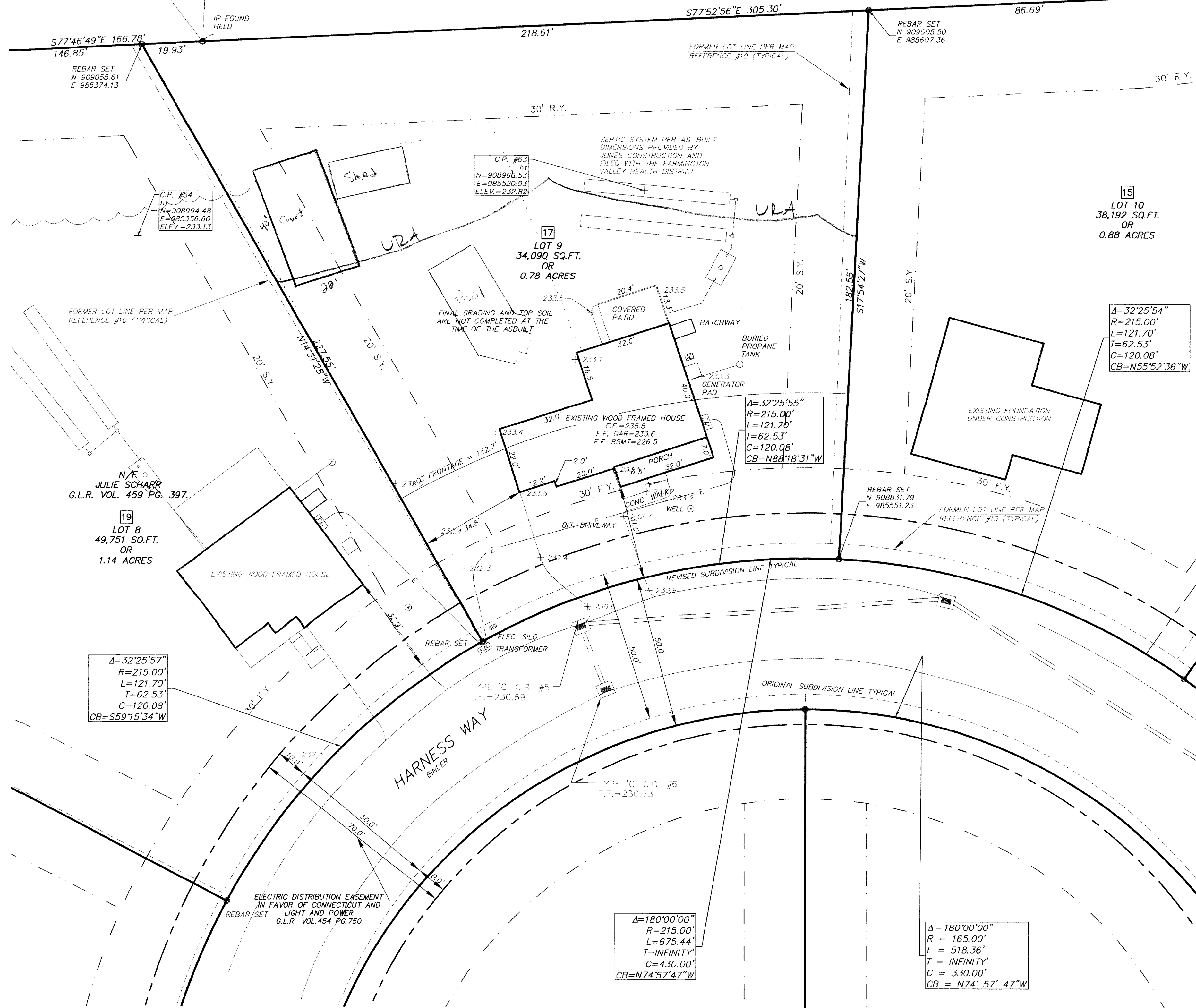
- LEGEND
(SYMBOLS NOT TO SCALE)
- == CATCH BASIN
 - == SANITARY MANHOLE
 - == DRAINAGE MANHOLE
 - == WATER MANHOLE
 - == TELEPHONE MANHOLE
 - == ELECTRIC MANHOLE
 - == UNKNOWN MANHOLE
 - == YARD DRAIN
 - == CABLE MANHOLE
 - == FLARED END SECTION
 - == FIRE HYDRANT
 - == WATER GATE VALVE
 - == GAS GATE 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

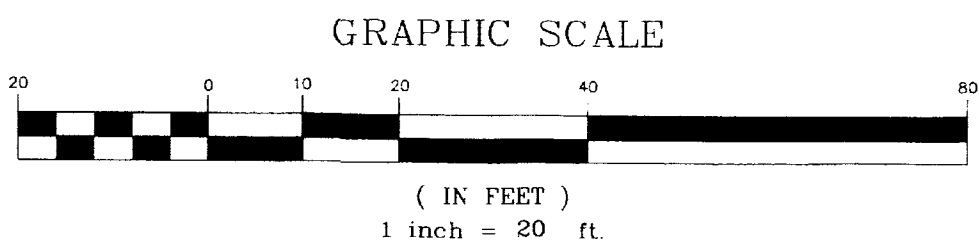
FRONT YARDS MEASURED FROM THE PROPOSED PERMANENT DEAD-END STREET ARE PERMITTED TO BE REDUCED FROM 50 FEET TO 30 FEET IN ACCORDANCE WITH SECTION 5.2.9 OF THE GRANBY ZONING REGULATIONS.

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 MURREL 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

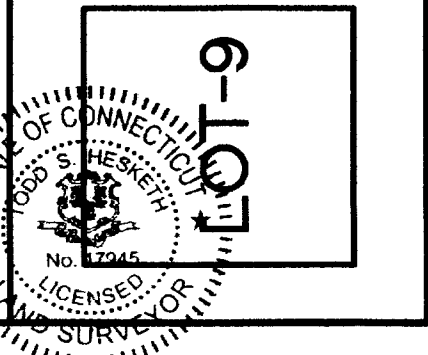
Harness Way Subdivision

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: 1/2020/20145-76 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: _____

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 – ALL OTHER APPLICATIONS		
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	\$ _____ +
➤ TOTAL APPLICATION FEE:		\$ <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



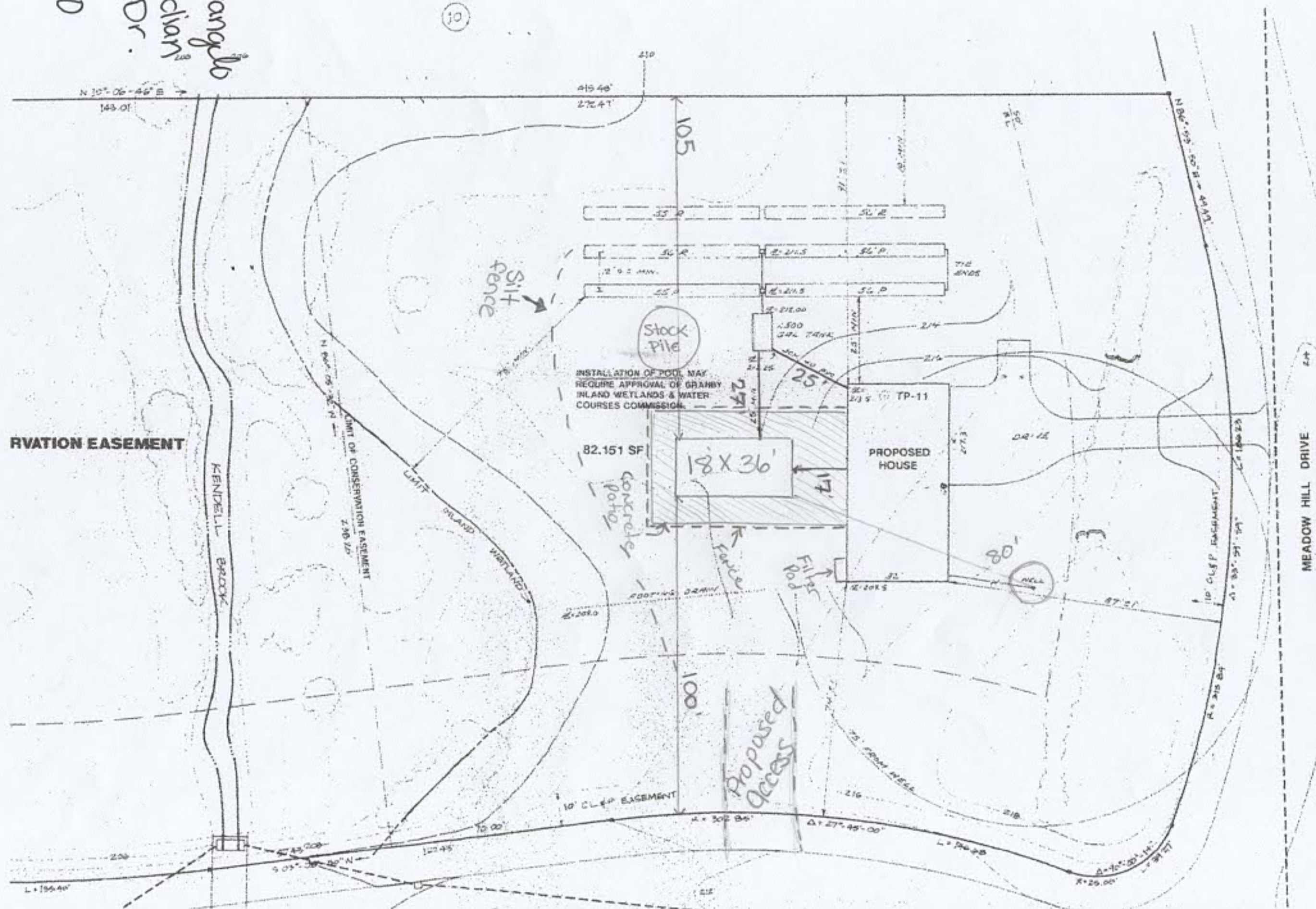
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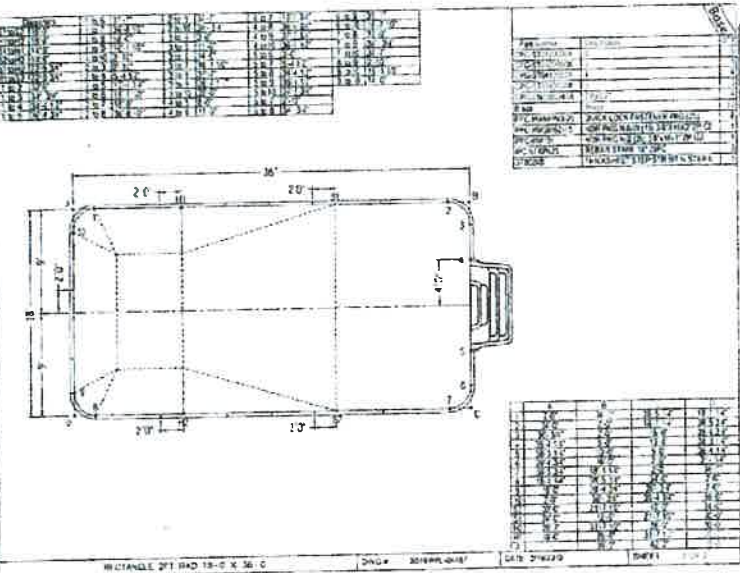
-  Parcels
-  Roads
-  Streams and Rivers
-  Hydrology
-  Wetlands

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

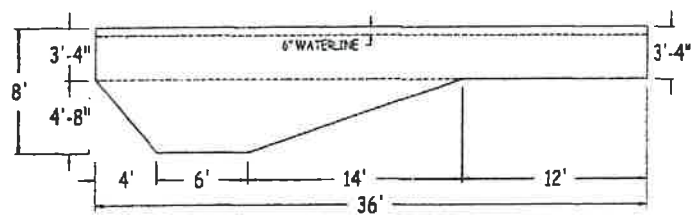
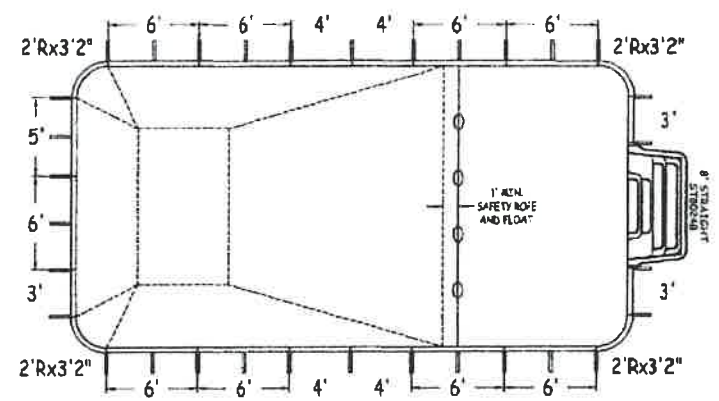
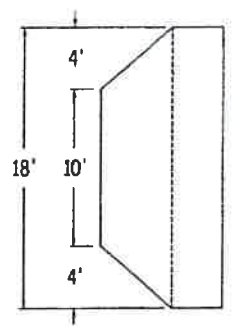
Date created: 8/4/2025
Last Data Uploaded: 8/4/2025 5:21:04 AM

Developed by  SCHNEIDER
GEOSPATIAL

$$1 = 40$$




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.



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"

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/NSP-1 TYPE II POOL - DIVING PERMITTED

POOL COMPLIES TO NSP-1S

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

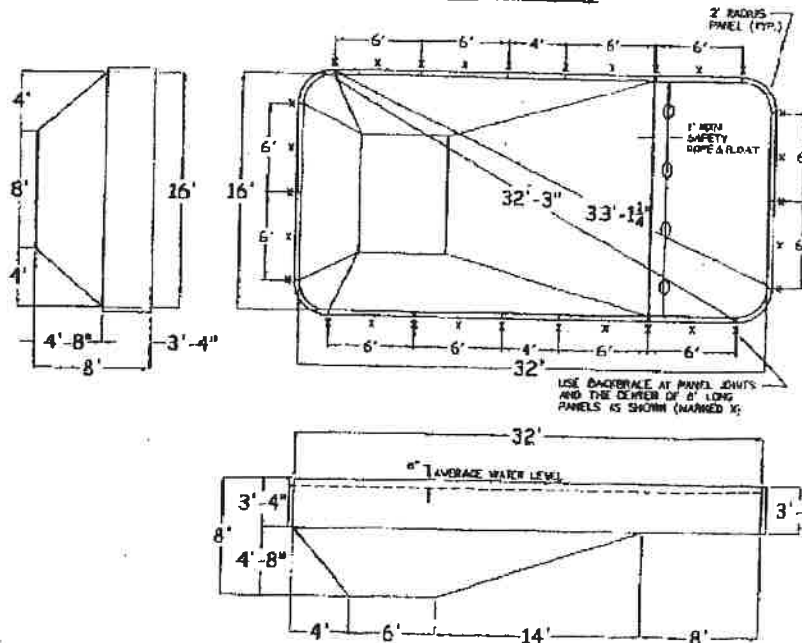
CONNECTICUT

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

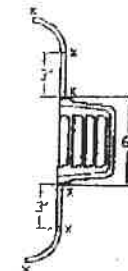
A. ELECTRICAL & PLUMBING

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.

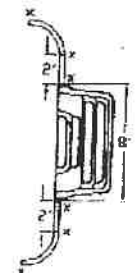
STANDARD PANEL LAYOUT



STEP OPTIONS



6' STEP



6' STEP

GRAPHTEX

GRAPHTEX 19th

16' x 32' RECT. (2' RAD.)

PART: GX-1213

SURFACE AREA: (8') 508

PERIMETER: 62'-7"

DATE: 12/10/07

LINE AREA (sq ft): 612

VOLUME (US Gal): 10,612

SCALE: 1/8" = 1'-0"

SPRINKLER COVER AREA (sq ft): 812

VOLUME (Liters): 70,457



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.

RECTANGLE

DANGER

GX-1213

SHEET: 1 OF 2

JAMES A. MARX JR.
PROFESSIONAL ENGINEER
10 High Mountain Road, Shelton, CT 06484
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 _____

Footings 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-E

CONCRETE WALK DETAIL

(NOT TO SCALE)

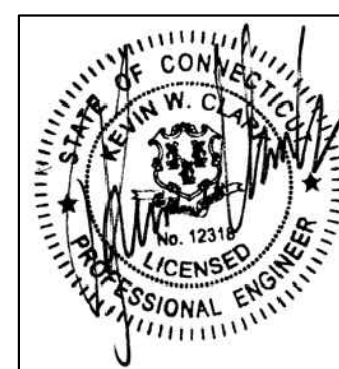
UTILITY WARNING

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 damage 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		

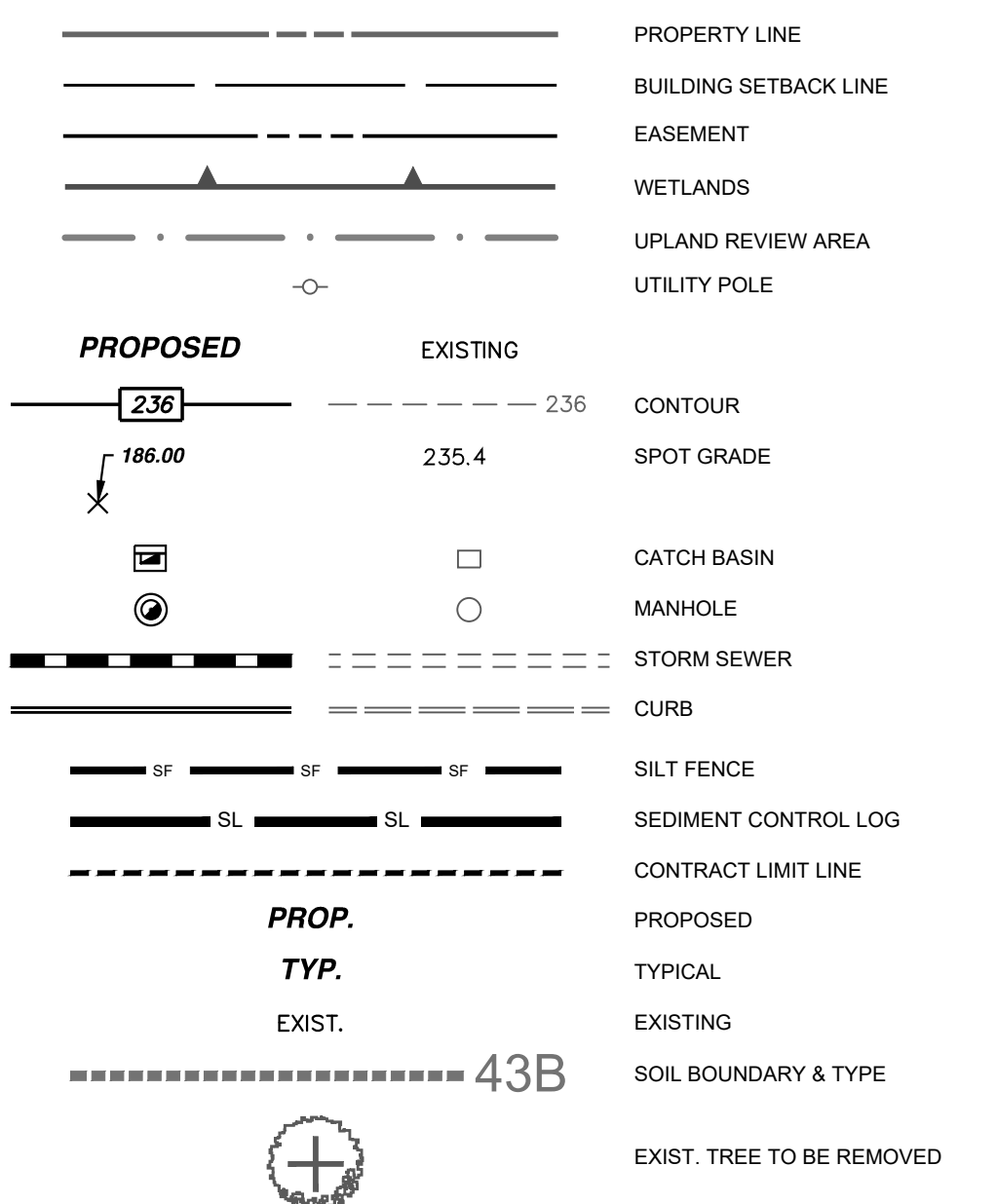
GENERAL NOTES:

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 OR EXCAVATIONS AND OTHER CAVE-INS AND DISPLACEMENT OF ADJOINING GROUND. 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 ENCLOSED 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, DOWATERING 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 MEASURE CONTROL SEDIMENT 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 6 MONTHS, STABILIZE THE SITE WITHIN 7 DAYS OF THE SUSPENSION OF GRADING THROUGH THE USE OF MULCH OR OTHER MATERIALS APPROPRIATE FOR USE ON TEMPORARY EROSION PROTECTORS. FOR SURFACES THAT ARE NOT TO BE REWORKED WITHIN 6 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.

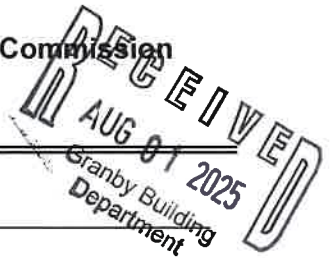
LEGEND



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	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 Emery 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

RECEIVED
AUG 12 2025
Granby Building
Department

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 a 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. (See photo #1). 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. (See photo #2) 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 6 or so inches of those two Sonotubes remain buried. (See photo #3) In early May 2025, a "beaver deceiver" was installed 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. Input from Kate Bednaz was solicited and Kate and IWWC board member Sue Okie inspected the site on 5/29/25. Going forward, the GLT is requesting permission to complete additional work intended to reinforce the integrity of the footbridge in an environmentally responsible manner. The proposed plan has two components:

- 1) 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.
- 2) 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 cement to reinforce western abutment. The cement 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 cement 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.



Photo #1

Beaver dam and impoundment upstream of DBWP footbridge.

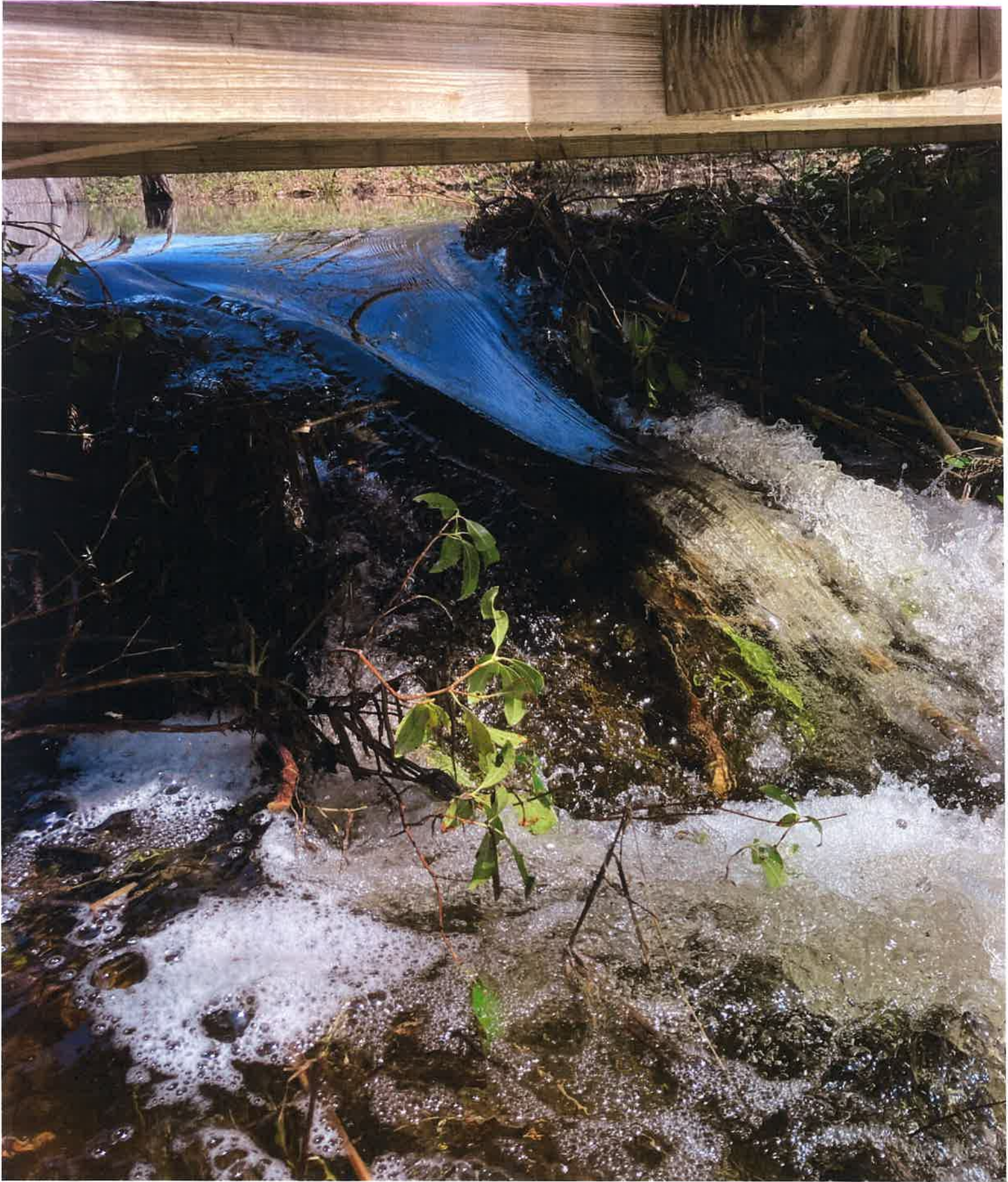


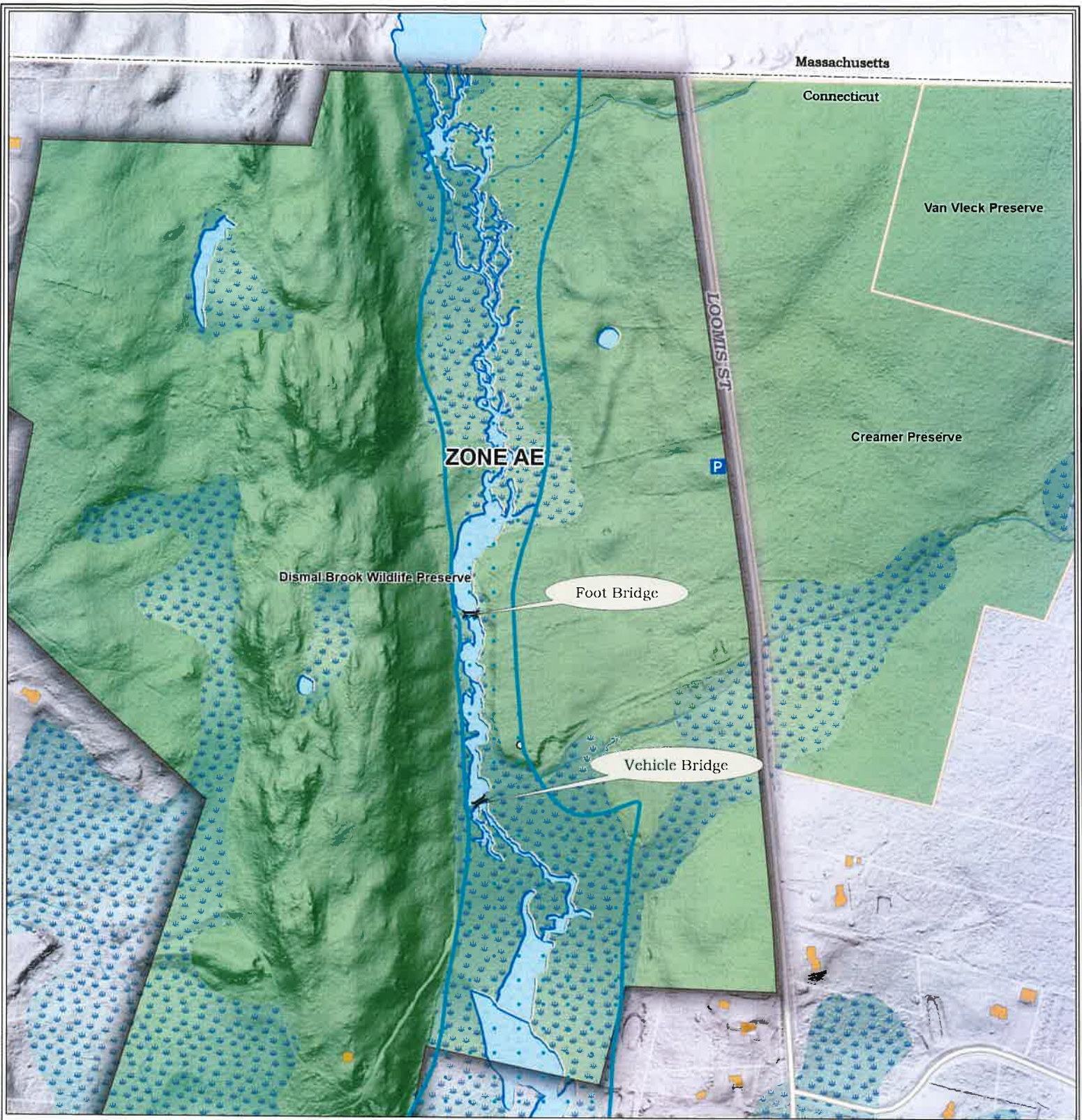
Photo #2

View underneath DBWP footbridge looking upstream.



Photo #3.

Erosion at DBWP western footbridge abutment.



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

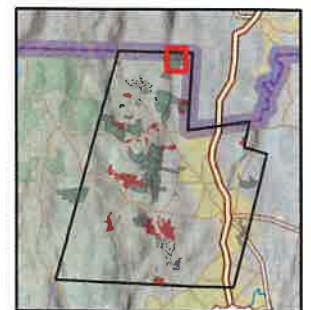
GRANBY LAND TRUST Dismal Brook Wildlife Preserve Beaver Dam Work



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

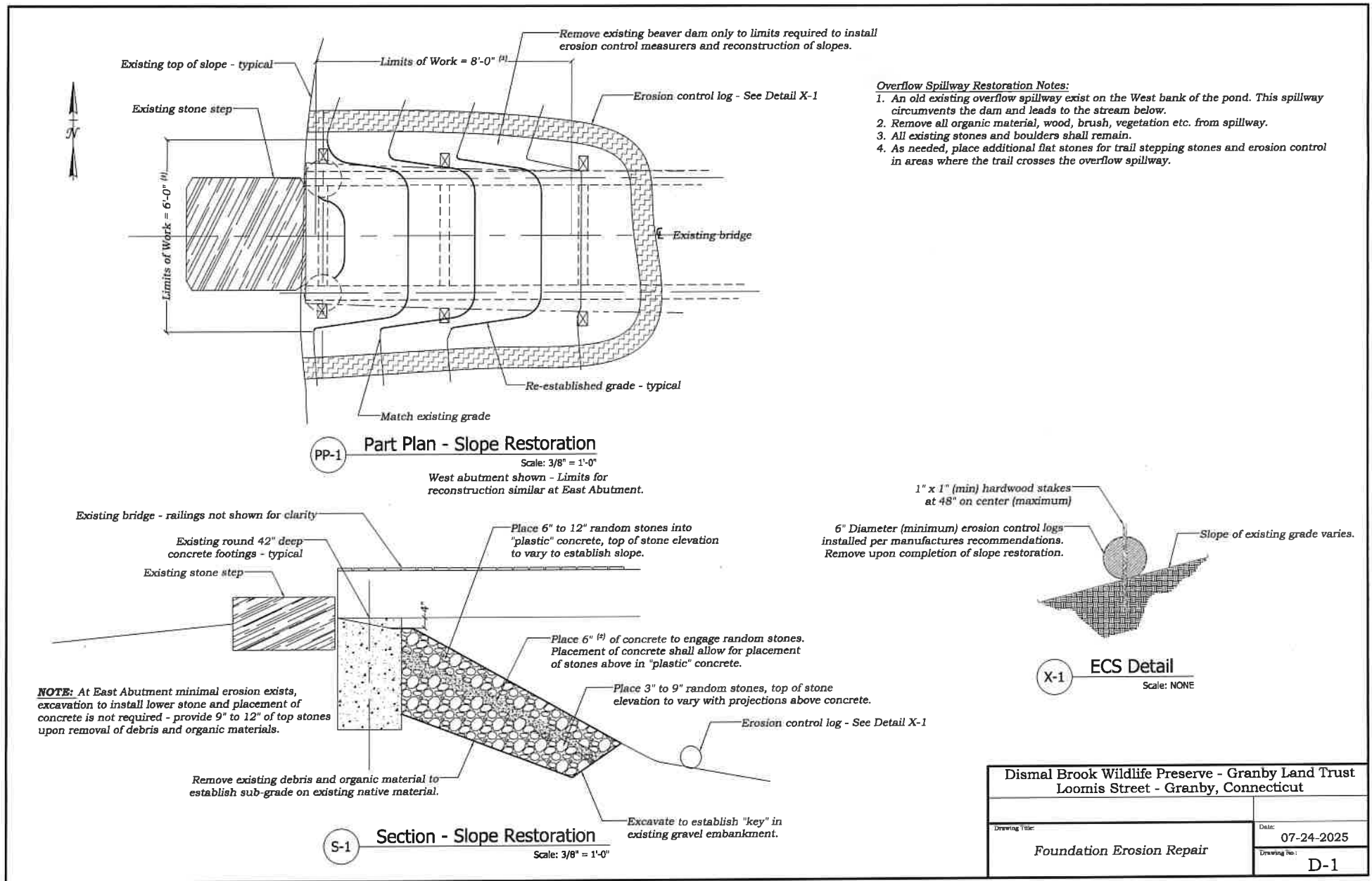


diagram produced by Marty Ray P.E.

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

FW: 8 East Granby Road-AutoZone, Inland Wetlands Application

From: Abigail Kenyon <akenyon@granby-ct.gov>
Date: Mon 8/11/2025 12:32 PM
To: Renee Deltenre <RDeltenre@granby-ct.gov>
Cc: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>

Hi Renee-

Can you please forward this to the applicant? And include in the IWWC meeting folder / packet.

Thanks,
Abby

From: Kevin Clark <townengineer@granby-ct.gov>
Sent: Monday, August 11, 2025 10:53 AM
To: Abigail Kenyon <akenyon@granby-ct.gov>; Kate Bednaz <freshwaterwetland@gmail.com>
Subject: 8 East Granby Road-AutoZone, Inland Wetlands Application

Abby,

The revised plans dated 8/5/25 submitted by the applicant and the revised drainage report, address all of my comments from my 5/22/25 review.

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



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.



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

Duralast 2 YEAR

Duralast 2 YEAR

**Get The Fun
Started**

Keep It Fresh

Duralast

Duralast

slim jim

slim jim

slim jim

slim jim

slim jim

2.85

\$4.99

DO IT YOURSELF

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

4

6

BatteryZone
FREE TESTING

FREE "CHECK ENGINE LIGHT" HELP

Take Pride In Your Ride

Duralast PROVEN TOUGH
2 YEAR 3 YEAR Duralast 3 YEAR

Get Ready

INTERIOR & EXTERIOR
WHY LED?

Duralast

ROADSIDE KIT

Electroplate

Duralast

NAS

DE-ICE

Prestone

Prestone De-Ice

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**

Post-Engine
Power Tools
Carpet

3

Wind Shields
Wash Tires
Car Care

OilZone

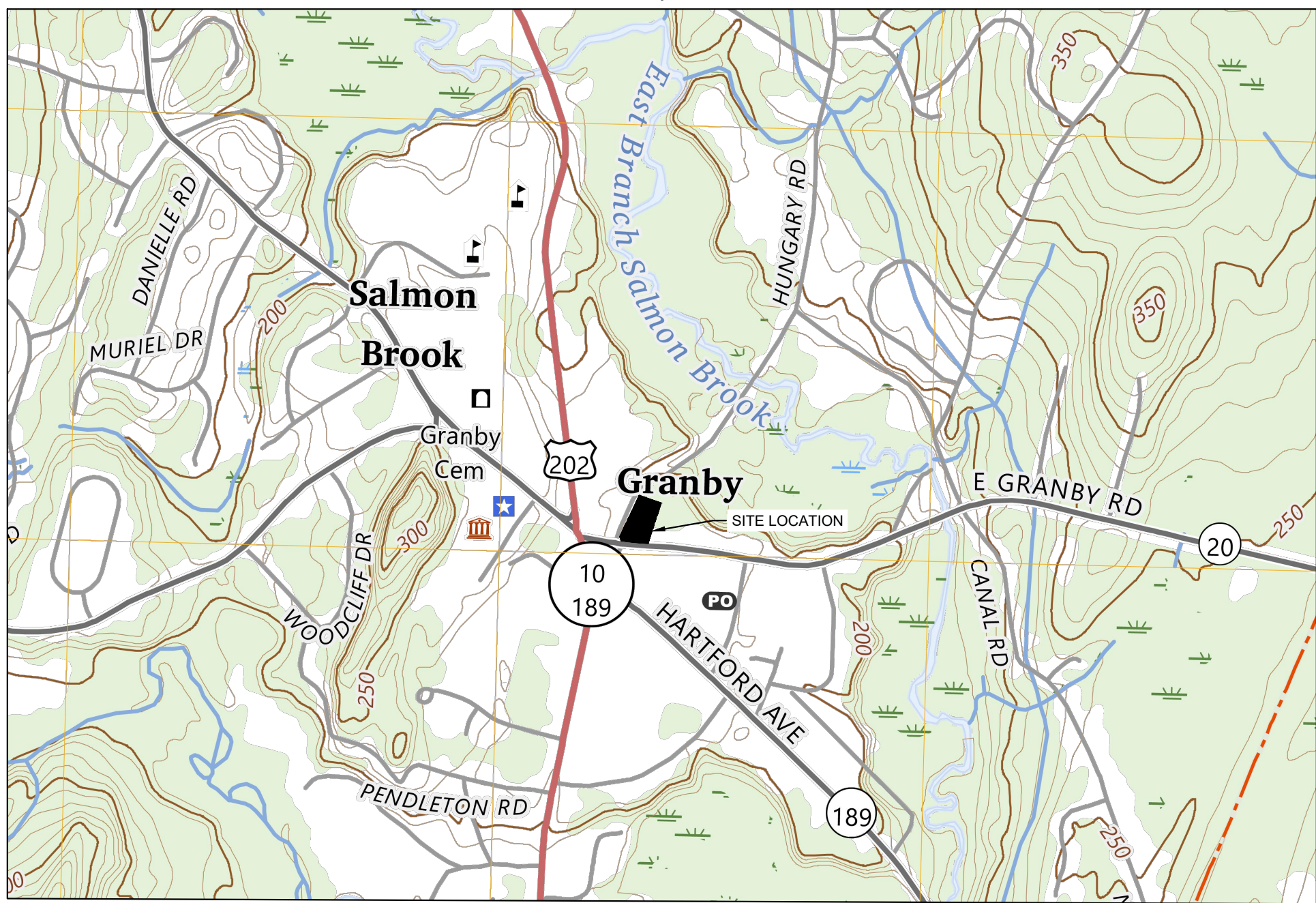
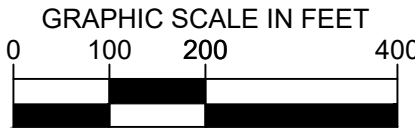
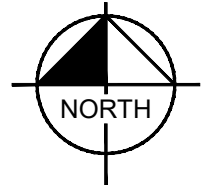
Wash & Wax Keep It Looking Great

FREE AutoZone Rewards

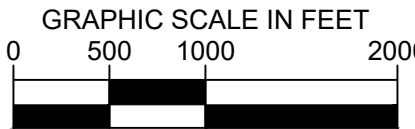
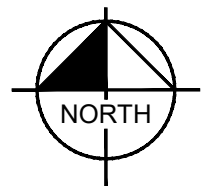
**HOT
DEALS**

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

SOURCE: NEARMAPS



SOURCE: USGS

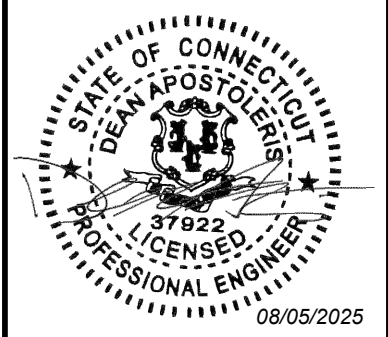


Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-0.1	GENERAL NOTES
--	SURVEY (BY OTHERS)
C-1.0	EXISTING CONDITIONS AND DEMO PLAN
C-2.0	SITE PLAN
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-5.0	EROSION AND SEDIMENT CONTROL - PHASE 1
C-5.1	EROSION AND SEDIMENT CONTROL - PHASE 2
C-5.2	EROSION AND SEDIMENT 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	DATE	SCALE:	AS SHOWN	DESIGNED BY:	TS	DRAWN BY:	AMA	CHECKED BY:	TS
112703002	05/13/2025								

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:

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:

NORTHWESTERLY by Hungary Road, 346.00 feet

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.

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

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

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE.

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

CONNECTICUT NATURAL GAS CORP-
PHONE: 8607273030,

EVERSOURCE ELECTRIC—
PHONE: 2039152555, 8007789140

FRONTIER COMMUNICATIONS—
PHONE: 203 694 4183,

SALMON BROOK DISTRICT WATER CO-
PHONE: 8606533327,

STATELINE PROPANE—
PHONE: 860-653-8076 / 860-653-7241

TOWN OF GRANBY—
PHONE: 8606538960.

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

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

To: AutoZone; & First American Title Insurance Company

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
Ph: 610-365-2007

Phone 610-365-2907
Fax 610-365-2958
Email: jshoemaker@firstorderllc.net

Project No. V240258

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR

PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

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 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.

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X(UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP 09003C0183F, COMMUNITY PANEL NO. 090125 0183 F WHICH HAS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.(NAVJDB8)

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY

4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 246A28339300

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

CLIENT: AUTOZONE
PROJECT NO. CT10582

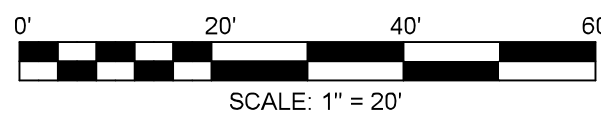
JOB NO: V240258

DRAWN BY: IND

APPROVED BY: AJS

DATE: OCTOBER 30, 2024

REVISIONS:		DESCRIPTION
No.	DATE	
1	04-25-25	UPDATED WITH PROPERTY CORNERS SET
2	06-27-25	UPDATED TREE SIZES AND DRIP LINES



PAGE 1 OF 1

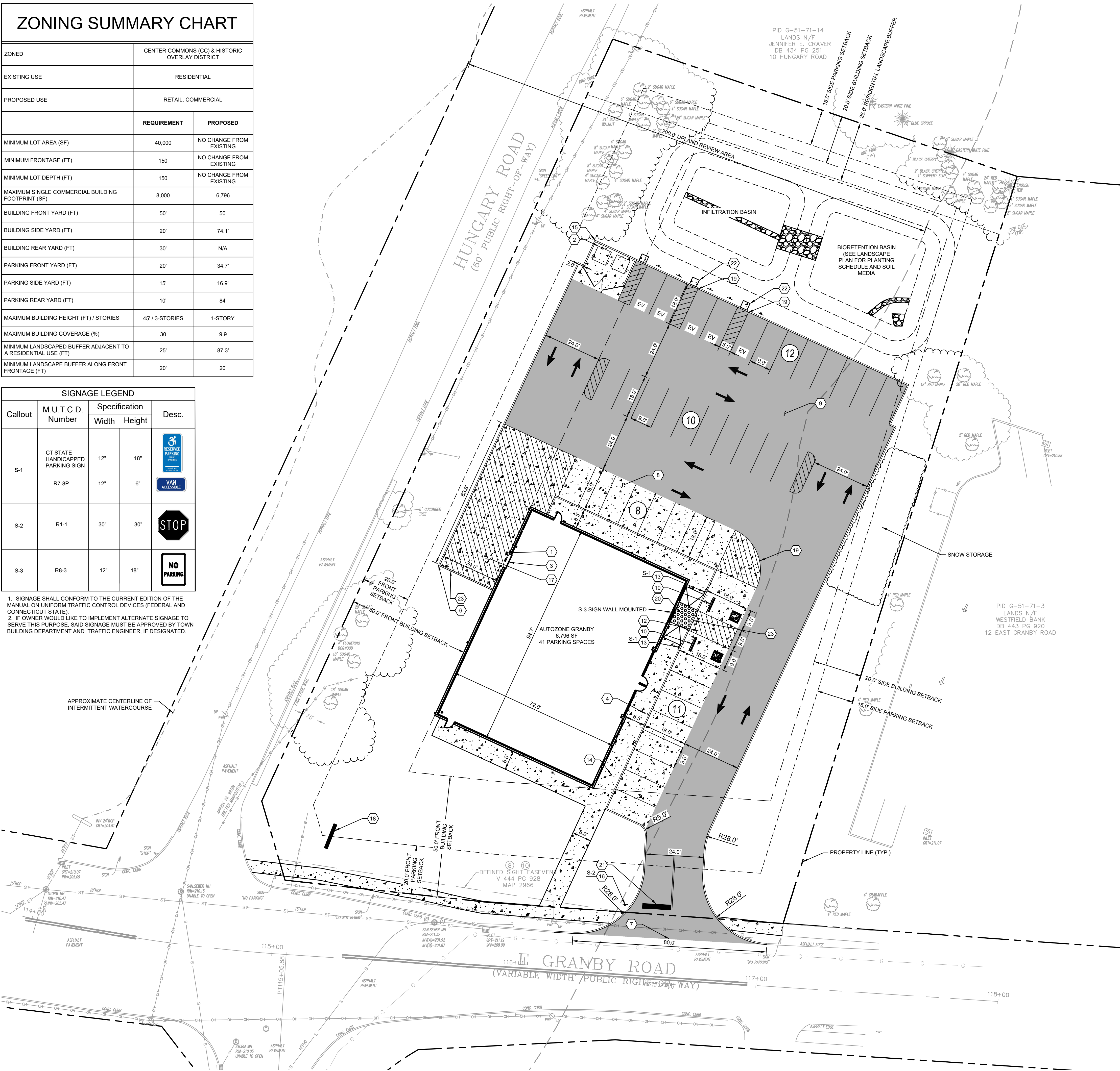


ZONING SUMMARY CHART

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"	

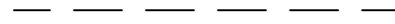
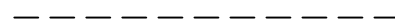
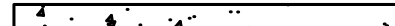
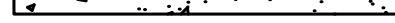
1. SIGNAGE SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL AND CONNECTICUT STATE).
2. IF OWNER WOULD LIKE TO IMPLEMENT ALTERNATE SIGNAGE TO SERVE THIS PURPOSE, SAID SIGNAGE MUST BE APPROVED BY TOWN BUILDING DEPARTMENT AND TRAFFIC ENGINEER, IF DESIGNATED.



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

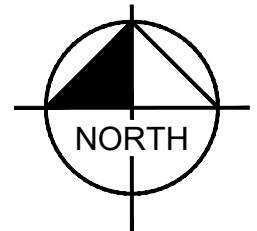
TOTAL REQUIRED PARKING SPACES	41 SPACES	X	1 EV SPACE FOR 10% OF THE REQUIRED PARKING SPACES	=	5 SPACES
TOTAL EV PARKING PROVIDED					= 5 SPACES

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
0 10 20 40

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AutoZone



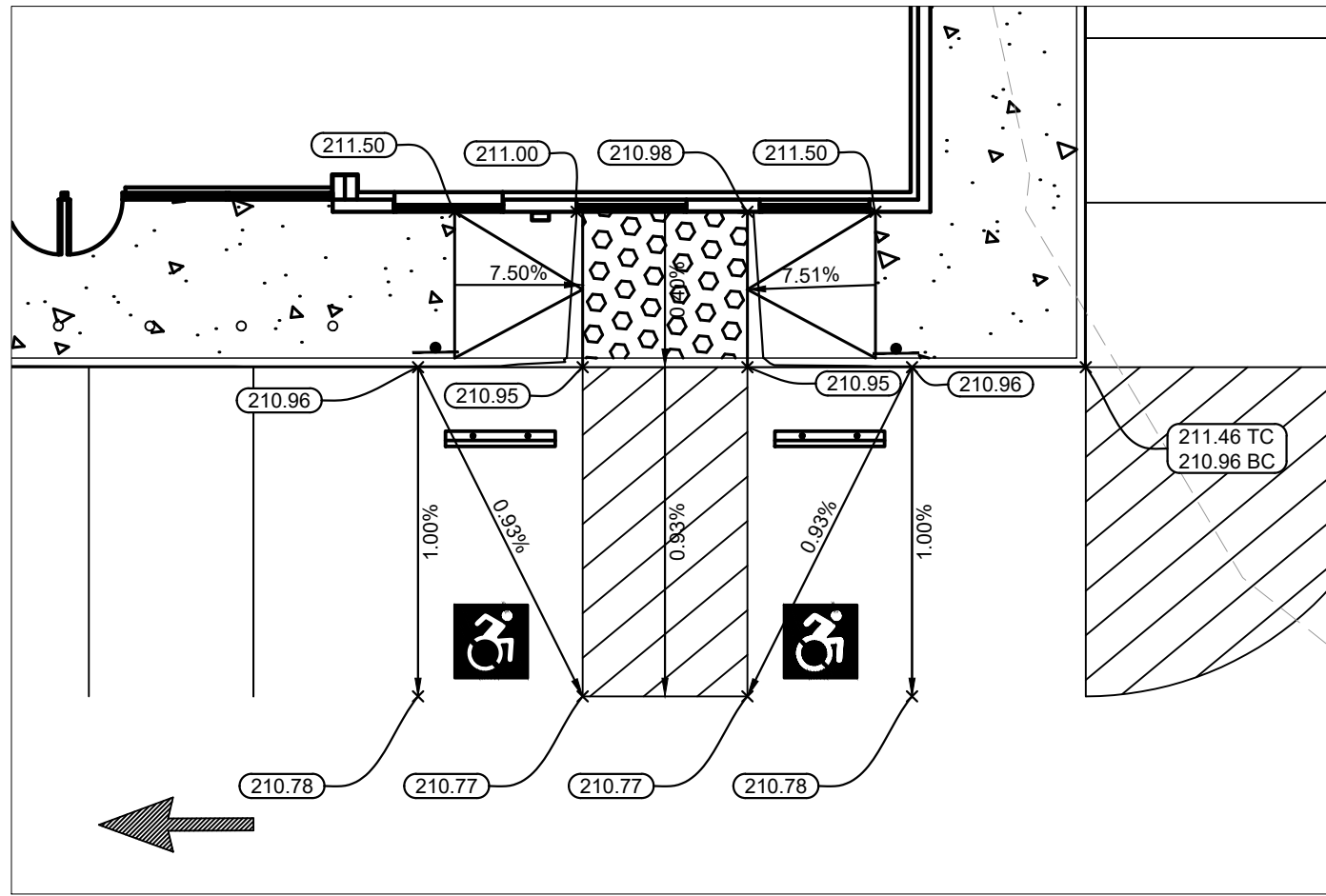
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SITE PLAN

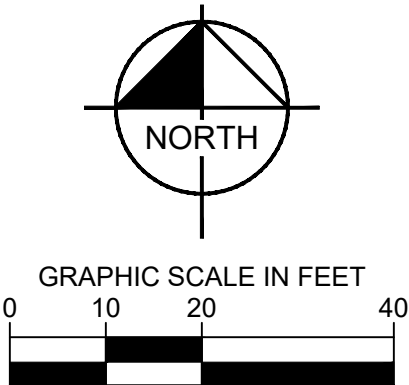
AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035

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. BIORETENTION BASIN & INFILTRATION BASIN CONSTRUCTION SHALL BE THE SINGLE CONTRIBUTING DRAINAGE AREA SHOULD BE COMPLETELY STABILIZED PRIOR TO DIRECTING ANY FLOW TO THE SYSTEM. ADEQUATE VEGETATIVE COVER MUST BE ESTABLISHED OVER ANY PERVIOUS AREA TO PREVENT EROSION OR CONTRIBUTING TO THE SYSTEM BEFORE RUNOFF CAN BE ACCEPTED.
2. BIORETENTION 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 SIGNIFICANT DISTURBANCE OF THE VEGETATION OF THE PROPOSED SYSTEMS.
4. THE SYSTEMS SHOULD BE FENCED OFF DURING THE CONSTRUCTION PERIOD TO PREVENT DISTURBANCE OF THE SOILS.
5. THE BIORETENTION BASIN & INFILTRATION BASIN SHOULD BE EXCAVATED TO THE DIMENSIONS, SIDE SLOPES, AND ELEVATIONS SHOWN ON THE PLANS. THE METHOD OF EXCAVATION SHALL BE BY MEANS OF THE COMPACTOR OF THE BOTTOM OF THE SYSTEM. A HYDRAULIC EXCAVATOR OR BACKHOE LOADER, OPERATING OUTSIDE THE LIMITS OF THE INFILTRATION BASIN, SHALL BE USED TO EXCAVATE THE BASIN. THE USE OF ANY EQUIPMENT SHOULD NOT BE ALLOWED WITHIN THE LIMITS OF THE SYSTEM.
6. INSTALL VEGETATION ON THE SIDE SLOPES AND SURFACE OF THE BIORETENTION BASIN & 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.

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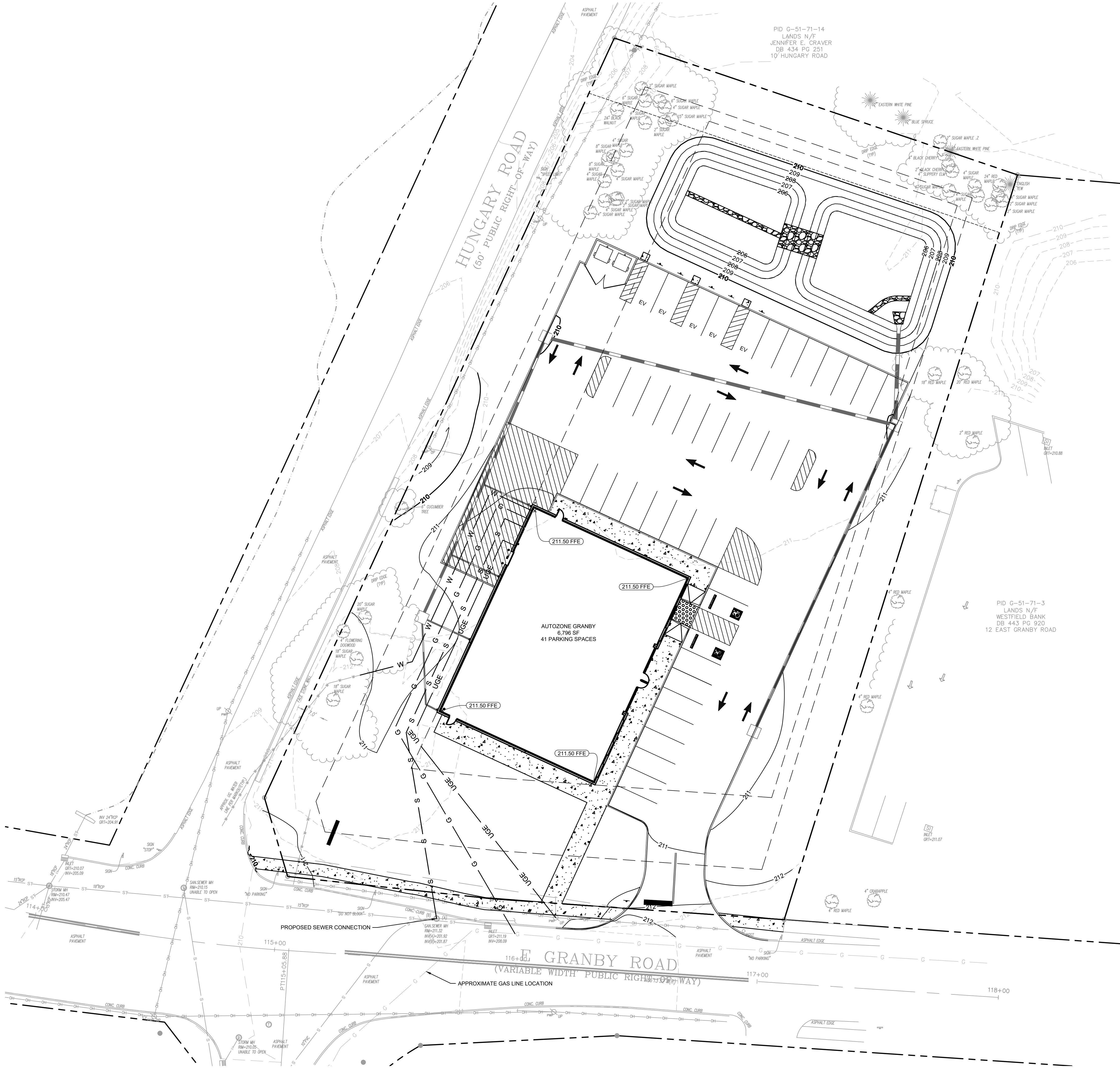
GRADING AND DRAINAGE PLAN

AUTOZONE GRANBY
8 E GRANBY ROAD

TOWN OF GRANBY
CONNECTICUT

SHEET NUMBER
C-3.0

NO.	REVISIONS	DATE	BY
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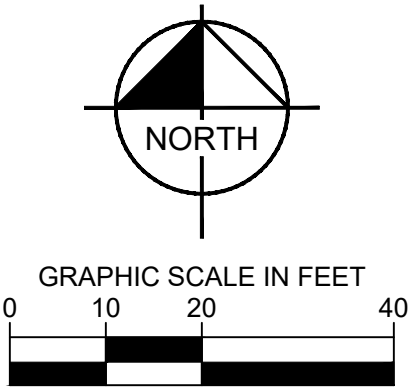
UTILITY PLAN LEGEND	
	EXISTING OVERHEAD ELECTRICAL
	EXISTING ELECTRICAL LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING STORM DRAINAGE INLET
	EXISTING STORM DRAINAGE PIPE
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED STORM DRAINAGE STRUCTURES
	PROPOSED STORM DRAINAGE PIPE

- UTILITY NOTES
1.

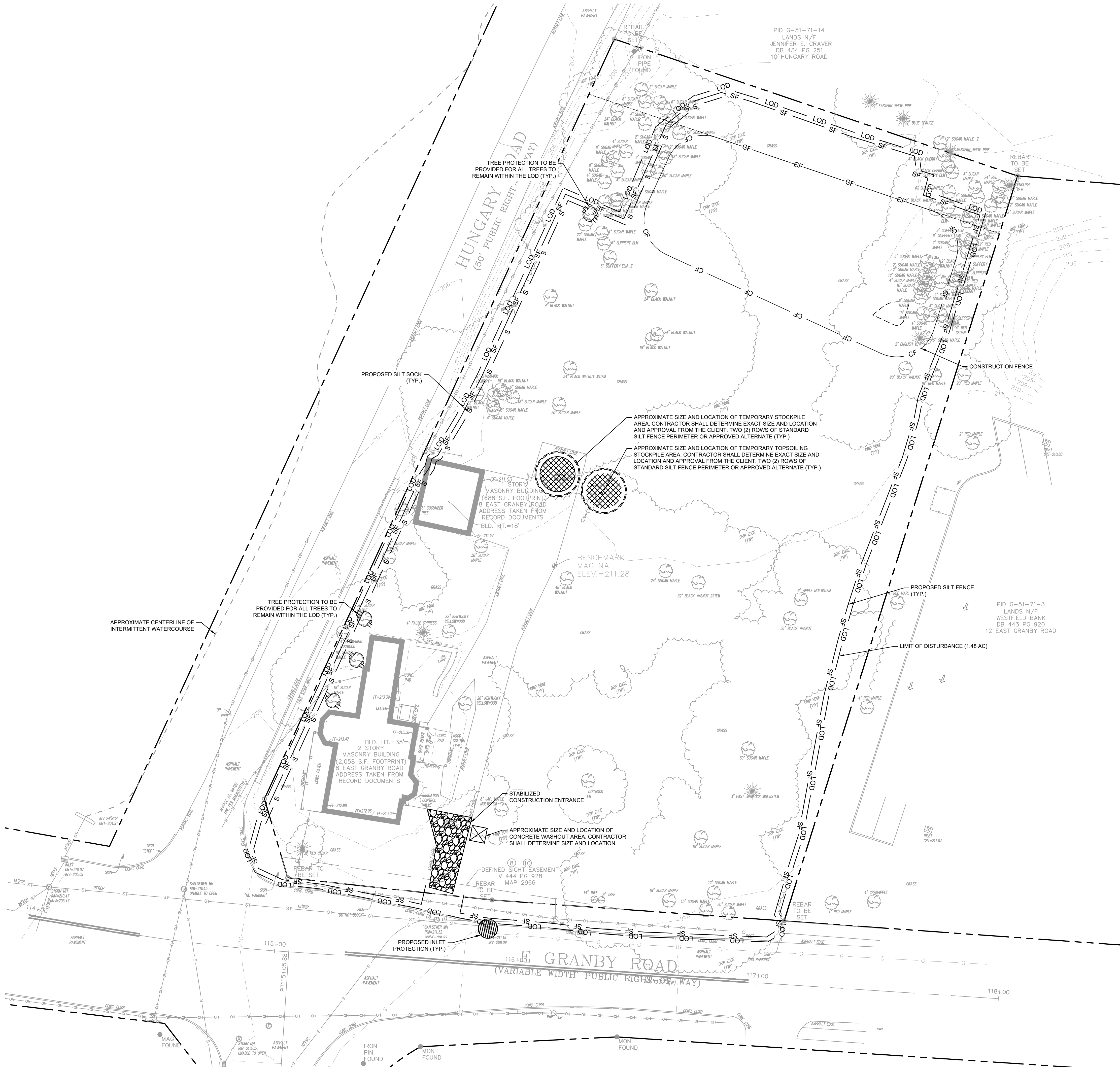
PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH THE TOWN OF GRANBY, SALMON BROOK WATER DISTRICT, AND EVERSOURCE ENERGY.
2.

UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE CIVIL ENGINEER AT THE TIME OF THE SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE APPLICANT, OWNER, OR THE CIVIL ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY.
3.

PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTION TO EXISTING UTILITIES, AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.



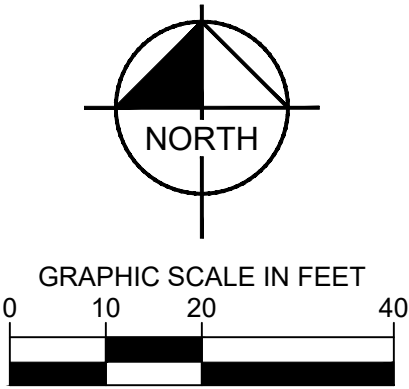
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AutoZone		STATE OF CONNECTICUT DEAN APOSTOLAKIS REGISTERED PROFESSIONAL ENGINEER 08/05/2025		KIMLEY-HORN	
KHA PROJECT 112703002		DATE 06/13/2025		SCALE AS SHOWN	
DESIGNED BY: TS		DRAWN BY: ANA		CHECKED BY: TS	
UTILITY PLAN		AUTOZONE GRANBY 8 E GRANBY ROAD GRANBY, CT 06035		TOWN OF GRANBY CONNECTICUT	
SHEET NUMBER C-4.0		NO.		DATE	
		2		08/05/25	
		1		07/01/25	
		NO.		BY	



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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2		1	
IHWG COMMENTS REVISION		IHWG COMMENTS REVISION	
08/05/25		07/01/25	
KH		KH	
		NO.	
		DATE	
		BY	

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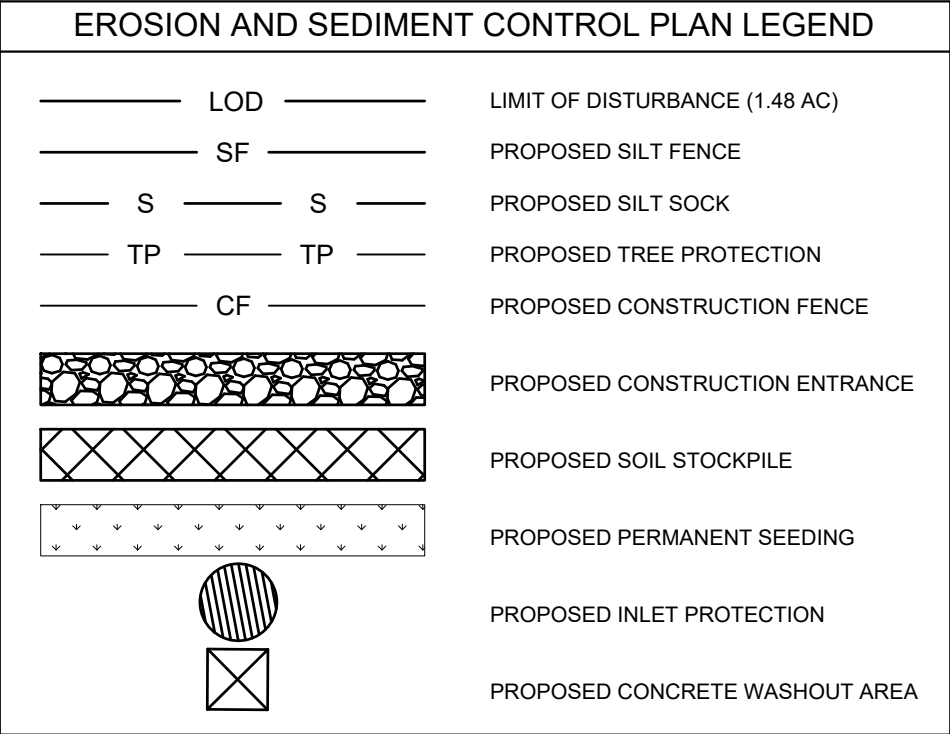
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SCALE	AS SHOWN
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DRAWN BY:	ANA
CHECKED BY:	TS

EROSION AND SEDIMENT CONTROL - PHASE 1

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035

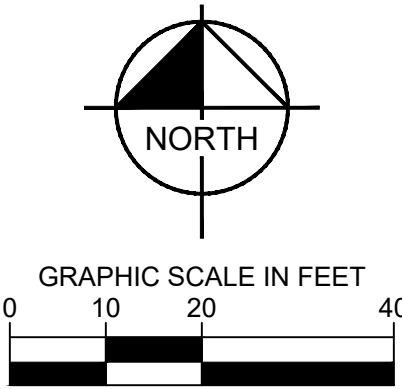
TOWN OF GRANBY CONNECTICUT

SHEET NUMBER
C-5.0



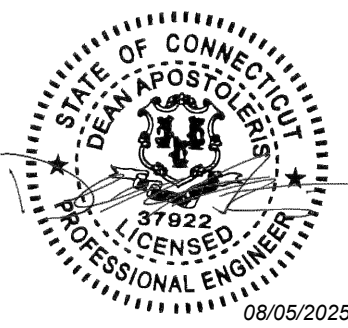
I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. AS NEEDED TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	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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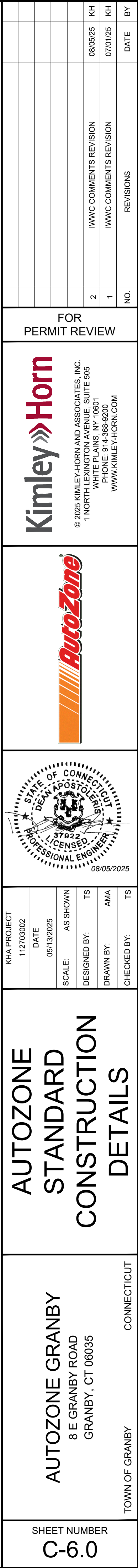
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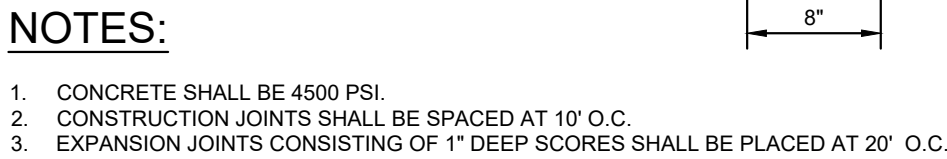
EROSION AND SEDIMENT CONTROL - PHASE 2

AUTOZONE GRANBY
8 E GRANBY ROAD

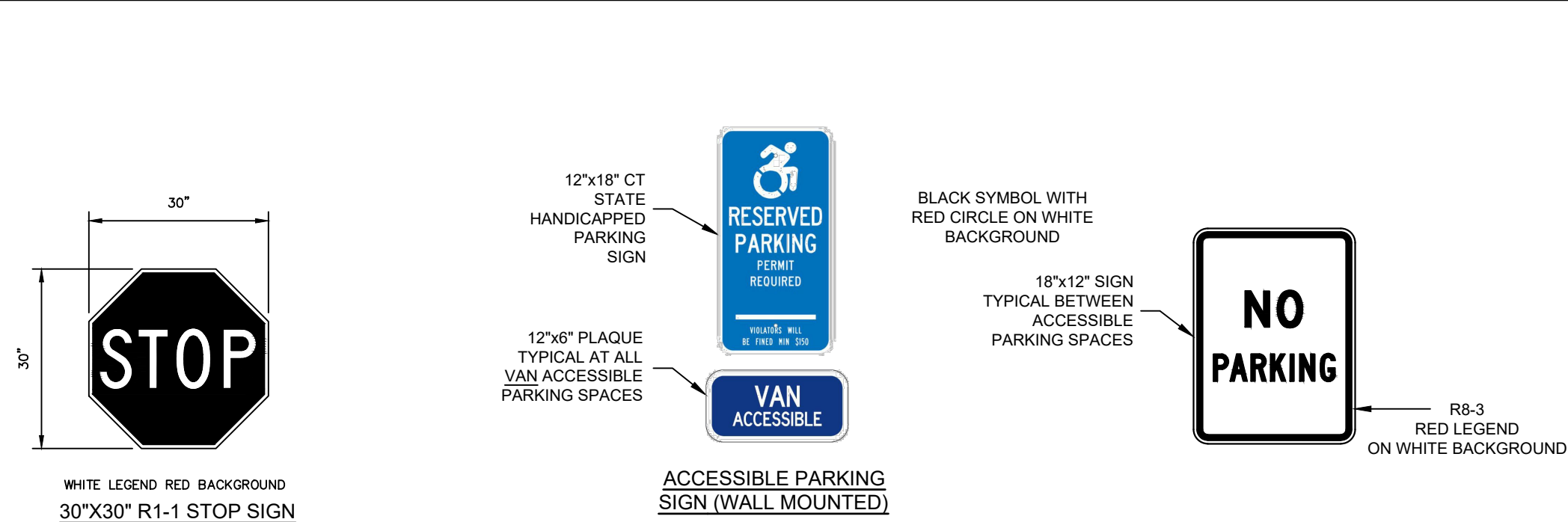
SHEET NUMBER
C-5.1

TOWN OF GRANBY
CONNECTICUT

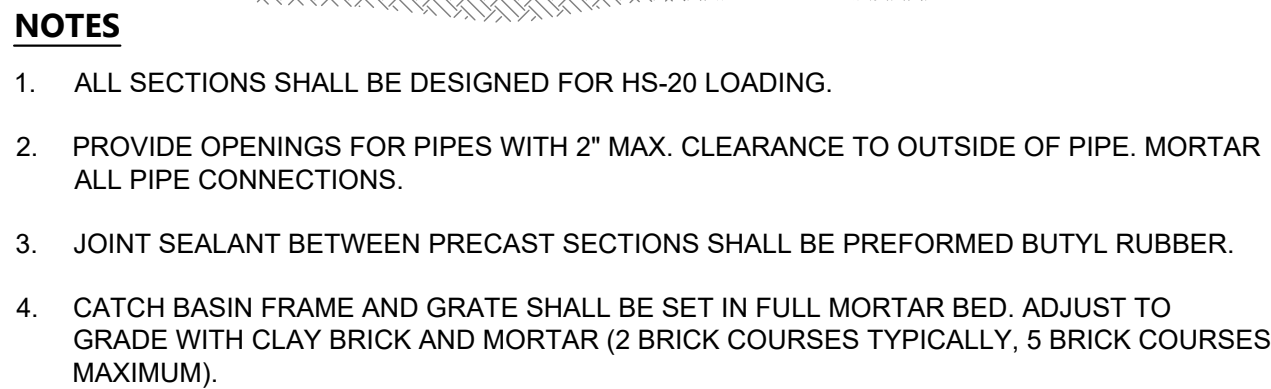




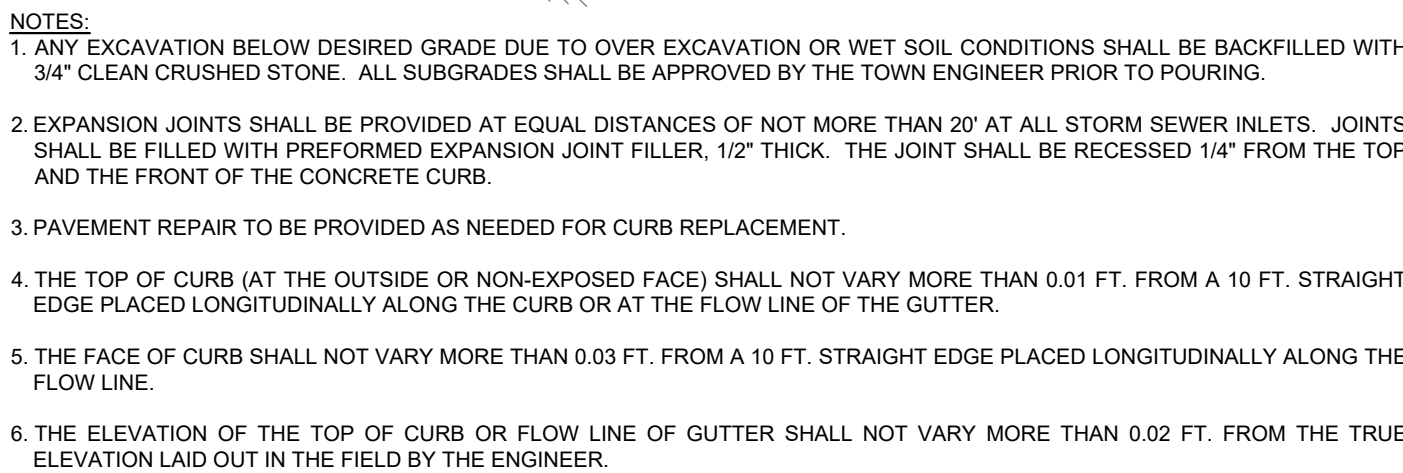
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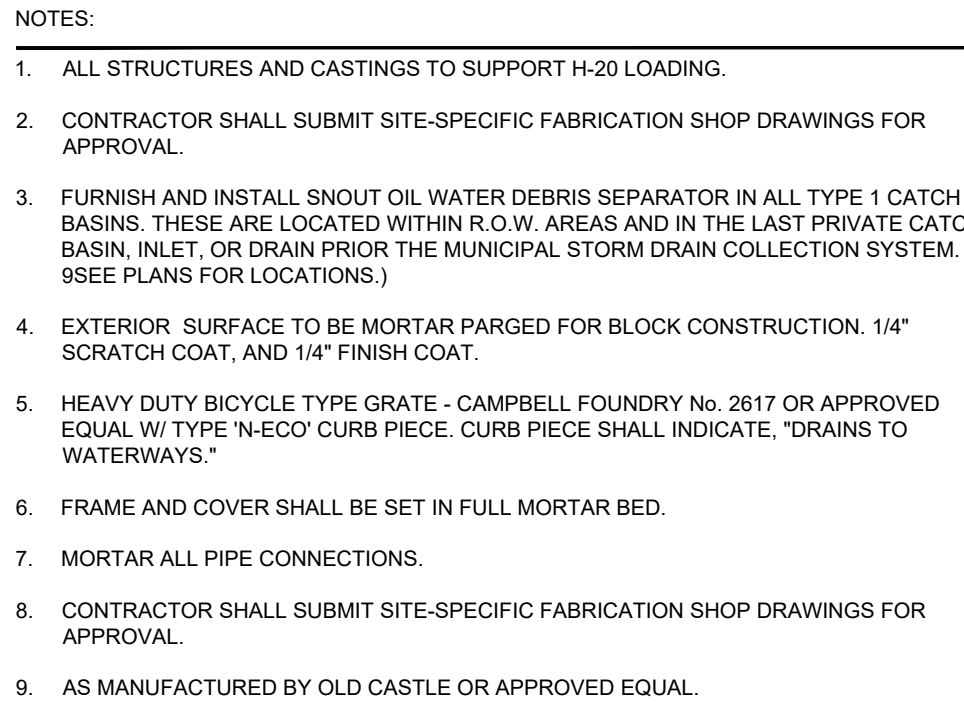


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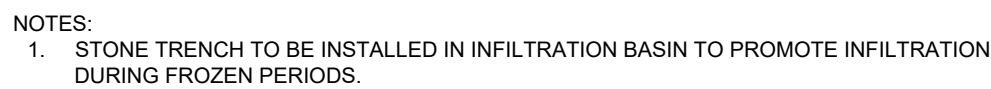


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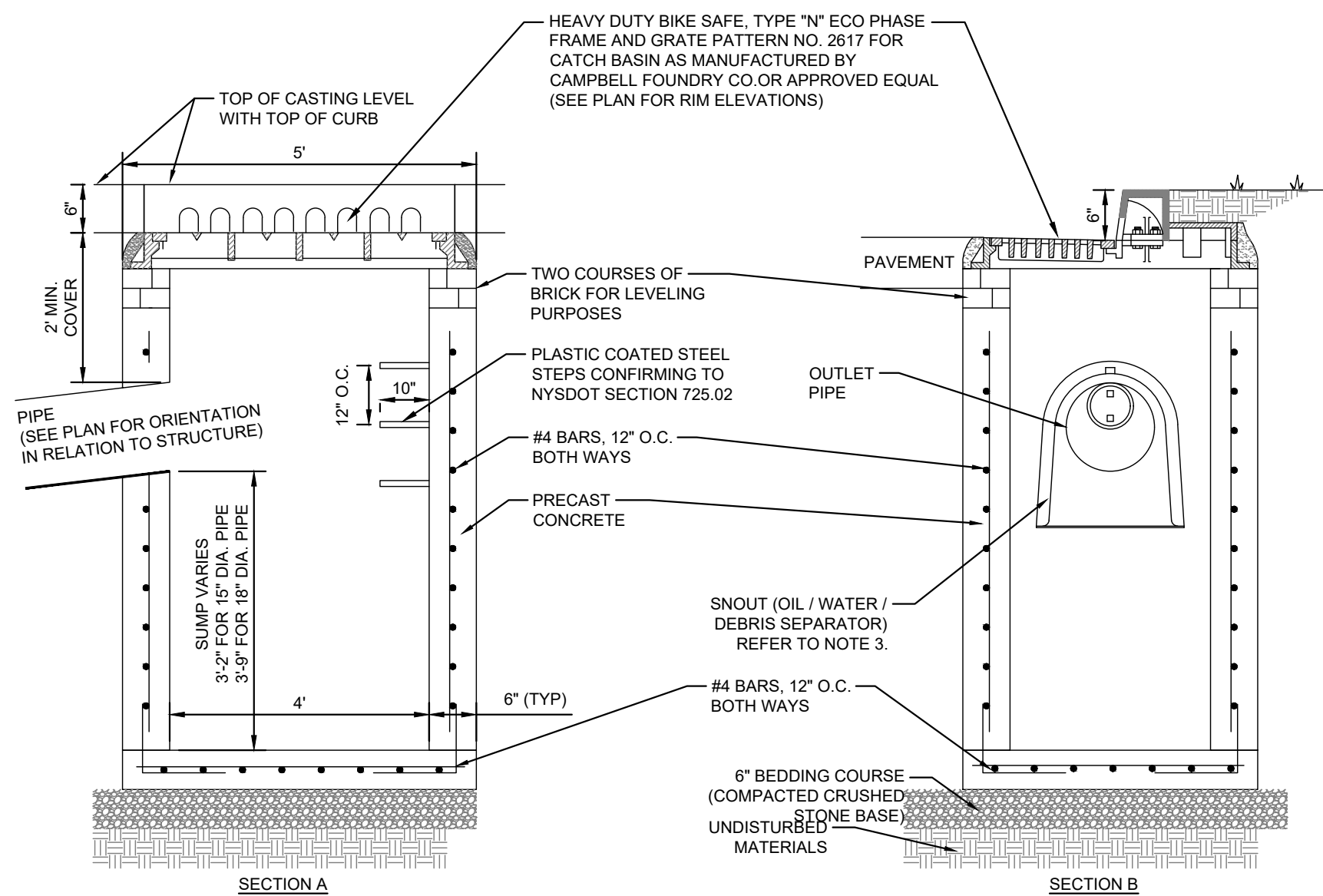
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112703002	05/13/2025								

CONSTRUCTION DETAILS

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035

TOWN OF GRANBY
CONNECTICUT

SHEET NUMBER
C-6.1



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

- SPHAGNUM PEAT: PARTIALLY DECOMPOSED SPHAGNUM 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. BIOTRENTEN SOLID 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. BIOTRENTEN SOLID 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; SOIL CONTAMINANTS 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).

BIORETENTION BASIN

N.T.S.

[illegible]



PROPERTY LINE (TYP.)

GRANBY ROAD
ABLE WIDTH / PUBLIC RIGHT-OF-WAY

RETENTION BASIN
RIPARIAN 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

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREE

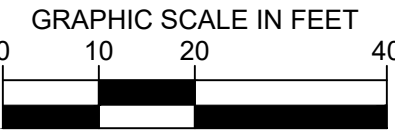
DECIDUOUS SHRUB

EVERGREEN SHRUB

SHRUB AREAS

GROUND COVERS

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



FOR
PERMIT REVIEW

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



08/05/2025

LANDSCAPE PLAN

8 E GRANBY ROAD

TOWN OF GRANBY
CONNECTICUT

SHEET NUMBER
L-1.0

PERFORMANCE SPECIFICATION

I. PLANTS

A. General

- 1. Live healthy plants free of dead branches and parts
- 2. Free of disease, insect, injury and damage
- 3. Unbroken, intact, dense and solid rootballs and containers, without cracks, flat sides or previously repaired damage.
- 4. Free of girdling roots or rootbound/circling container conditions
- 5. Plants of consistent in growth habit and healthy character
- 6. Free of compromising growth conditions such as weak crotch connections, crossed branches, snags and scars
- 7. Point of origin growing location within 100 miles of project site
- 8. Graded, standards, caliper, sizes and stock consistent with *ANSI Z60.1, American Standard for Nursery Stock* most current edition
- 9. Species identified consistent with the most current editions of:
Hortus Third: Concise Dictionary of Plants Cultivated in the United States and Canada, and
Manual of Woody Plants: Their Identification, Ornamental Characteristics, Culture, Propagation and Uses
- 10. All disturbed areas shall be grass seed unless otherwise identified on landscape plans

B. Trees:

1. Deciduous Single Trunk

- a. Full, straight and upright with consistent symmetrical natural branching pattern throughout
- b. Branching Height-seven (7) feet to lowest branch in two years unless otherwise required by local jurisdiction

2. Deciduous Multi-Trunk

- a. Full and upright with straight consistent symmetrical natural branching pattern throughout
- b. Canes evenly spaced and of similar growth habit
- c. Free of suckers and extraneous branching

3. Evergreen Single-Trunk

- a. Full and upright with continuous symmetrical dense natural habit
- b. Clear branching height twelve (12) inches above top of rootball
- c. Free of suckers and extraneous branching
- d. Do not shear or otherwise prune to shape plantings

C. Evergreen and Deciduous Shrubs

- 1. Full, dense and naturally symmetrical.
- 2. Consistent with container and/or balled and burlapped size
- 3. Free of suckers and extraneous branching
- 4. Do not shear or otherwise prune or shape plantings

D. Evergreen and Deciduous Groundcover

- 1. Full and dense in pots or flats

E. Perennials and Seasonal Color

- 1. Full and dense in pots or flats

F. Turf Grass

1. Subgrade

- a. Soil Mix-10% Compost, 90% topsoil by volume
- b. Preparation-loosen subgrade to a minimum depth of four (4) inches. Remove all non-natural materials including litter, stones, sticks and all items greater than ½ inch in any dimension
- c. Preparation-spread soil mix at a depth of four (4) inches continuously to meet grade elevations shown on drawings. Allow for thickness of sod when applicable

2. Grass Sod

- a. Install not longer than twenty-four (24) hours from harvest
- b. Grass bed not less than two (2) inches in continuous thickness
- c. 100% continuous live sod coverage after first growing season and at end of warranty period.
- d. Of uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation. Weed and noxious plant free
- e. Stagger installation rows and place aligned parallel to contours
- f. Fill joints solidly with planting bed preparation soil
- g. Provide anchor pins at twenty-four (24) inches on center for slopes greater than 4:1
- 3. Grass Seed
- a. Mix approved by the Landscape Architect
- b. Provide first and new of year seed crops in mix free of weed seeds and deleterious matter
- c. Provide seed mix not greater than 15% annual or perennial rye
- d. Coverage 85% continuous coverage live stand after first growing season and at end of warranty
- e. Replacement or overseeding mixes consistent with original application/installation
- f. Provide erosion blankets or other slope retention methods as noted on drawings

II. Materials and Appurtenances

A. Testing

- 1. Materials testing information/certificates/dated labels shall be current to the project and performed/certified not greater than 120 calendar previous days from current date of submittal for review

B. Top Soil

- 1. Neutral Ph balance 5.5 -7.5. Friable and containing 2.0-5.0% organic matter by dry weight. Continuously free of non-soil items such as stones, debris, sticks, trash, and deleterious matter greater than ¼ inch in any direction. Clay content shall not exceed 25%. Gravel content shall not exceed 10%. Silt shall not exceed 25%

C. Use of Existing Topsoil

- 1. Existing topsoil on-site may be repurposed with prior Owner approval. Contractor shall provide soil testing and additive program that demonstrates consistent performance and characteristics and composition as identified herein. Owner shall approve soil testing and soil amendment/additive methods and procedures

D. Shredded Hardwood Mulch

- 1. 100% organic shredded first year hardwood free of deleterious matter, rock, gravel and weed seed. Neutral Ph balance 5.5-7.5

E. Compost Ph

- 1. Balanced 5.0-8.5 mature, stable and weed free produced by natural aerobic decomposition. Free of visible contaminants and toxic substances. Not greater than 5% sand, silt, clay or rock by dry weight. Consistent with US-EPA CFR Title 40 Part 503 Standards for Class A biosolids

G. Compost Testing

- 1. Prior to delivery on-site, the following items are required for approval by Owner: Feedstock percentage in final compost product; statement that the products meets federal, state and local health safety requirements
- 2. Provide copy of lab analysis less than 120 calendar days old verifying that the product meets described physical requirements; chemical contaminants; Ph; physical contaminants; biological contaminants (including a statement that fecal coliform and salmonella testing and results comply with requirements of the US Composting Council Seal of Testing approval programs

H. Planting Mix

- 1. 85% topsoil and 15% Compost

I. Fertilizer

- 1. Granular 10% nitrogen, 6% Phosphorous, 4% Potassium granular form with 50% Nitrogen in organic form. Product and Material Safety Data as approved by Owner

J. Herbicide

- 1. Product and Material Safety Data as approved by Owner

K. Water

- 1. Potable only unless otherwise approved by Owner

L. Hardwood Stakes

- 1. 2 x 2 x 48 inch square of sound hardwood, painted flat black on all sides

M. Tree Ties

- 1. Villa Non-Abrasive Rubber Tree Ties or approved equal

N. Filter Fabric

- 1. Mirafi 140-N or approved equal

O. Steel Edging

- 1. 1/8-inch x 4-inch in full sections. Ryerson, Timec or approved equal with integral stakes. No open corners. Corners shall be formed and trued to compliant angle or welded closed

P. River Stone

- 1. Locally sourced, river rounded, unfaceted river stone/cobbles.
- 2. Size shall not exceed 3 total inches in any dimension.
- 3. Color and texture approved by Owner
- 4. When placed in concrete or mortar setting bed, tamp to secure and brush clear joints.
- 5. Concrete or mortar as approved by owner.

III. Execution

A. Site Conditions

- 1. Inspect site and notify Owner in writing of acceptance with indication that project conditions are acceptable are suitable to proceed with work. Notify Owner of any existing damage and/or other conflicting conditions.
- 2. Do not proceed with work until unsatisfactory conditions have been satisfactorily remedied. Notify Owner of acceptance prior to commencement of work.
- 3. Notify Owner in writing of any conditions that may preclude successful completion of work including items such as coordination with other trades, incomplete work, drainage, soil temperature and/or composition, access to storage/work areas, damage to conditions, etc.
- 4. Notify Owner in writing immediately of any items that may influence work schedule, timing of tasks, materials delivery and/or installation and warranty responsibilities.
- 5. Coordinate and cooperate with other trades working in and adjacent to work areas. Examine drawings of other trades which show development of the entire project and become familiar with the scope of required work by others.

B. Planting Seasons

- Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons may/may not coincide with request(s) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed with Owner on an individual project basis.

1. Deciduous and Evergreen Trees

- Do not install/plant the following trees between September 15 and March 15

- 1. Oaks (Quercus Sp., Such as Q. rubra, Q. alba, Q. phellos, Q. coccinea)
- 2. Dogwood (Cornus Sp.)
- 3. Sweetgum (Liquidambar Sp.)
- 4. All Conifers and Evergreens except White Pine (Pinus strobus Sp.)

2. Deciduous and Evergreen Shrubs

- a. Install/plant between March 15 and June 15 and/or September 15 and November 30

3. Perennials

- a. Install/plant between March 15 and June 15 and/or September 15 and November 30

4. Spring Flowering Bulbs

- a. Install/plant between September 15 and December 15

5. Seasonal Annuals

- a. Install/plant in season per approved schedule

6. Turf Grass

- a. Install/plant between March 15 and May 15 and/or September 15 and November 30
- b. Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or forecast for a twelve (12) hour period after completion of work

No Plant Installation

- a. Do not install plantings or turf grass between June 15 and September 15, without approval by Owner

C. Positioning & Location of Plantings

- 1. Position plants to show the most-prominent and well-formed face to project-public view
- 2. Field locate plants and location/spacing/dimension of planting beds on site prior to beginning installation
- 3. Verify location of individual plants and plant beds prior to beginning installation. Do not proceed without Owner approval

D. Implementation

- 1. Pursue work continuously without delay or interruption until completion unless notified otherwise by Owner
- 2. Provide project submittals ahead of commencement of work. Landscape Architect requires a minimum of ten (10) working days from date of receipt for review of submittals and response to Owner and Contractor. Plan accordingly for procurement of materials
- 3. Continuously update implementation schedule and notify Owner of progress. Delays related to material availability are not cause for non-completion of scheduled delivery of work
- 4. Report delays due to weather or site conditions immediately upon finding. Provide recommendation for remedy of schedule delays. Do not work, place or modify frozen soil
- 5. Report delays due to extraordinary natural or other conditions beyond control of Contractor

E. Clean Up

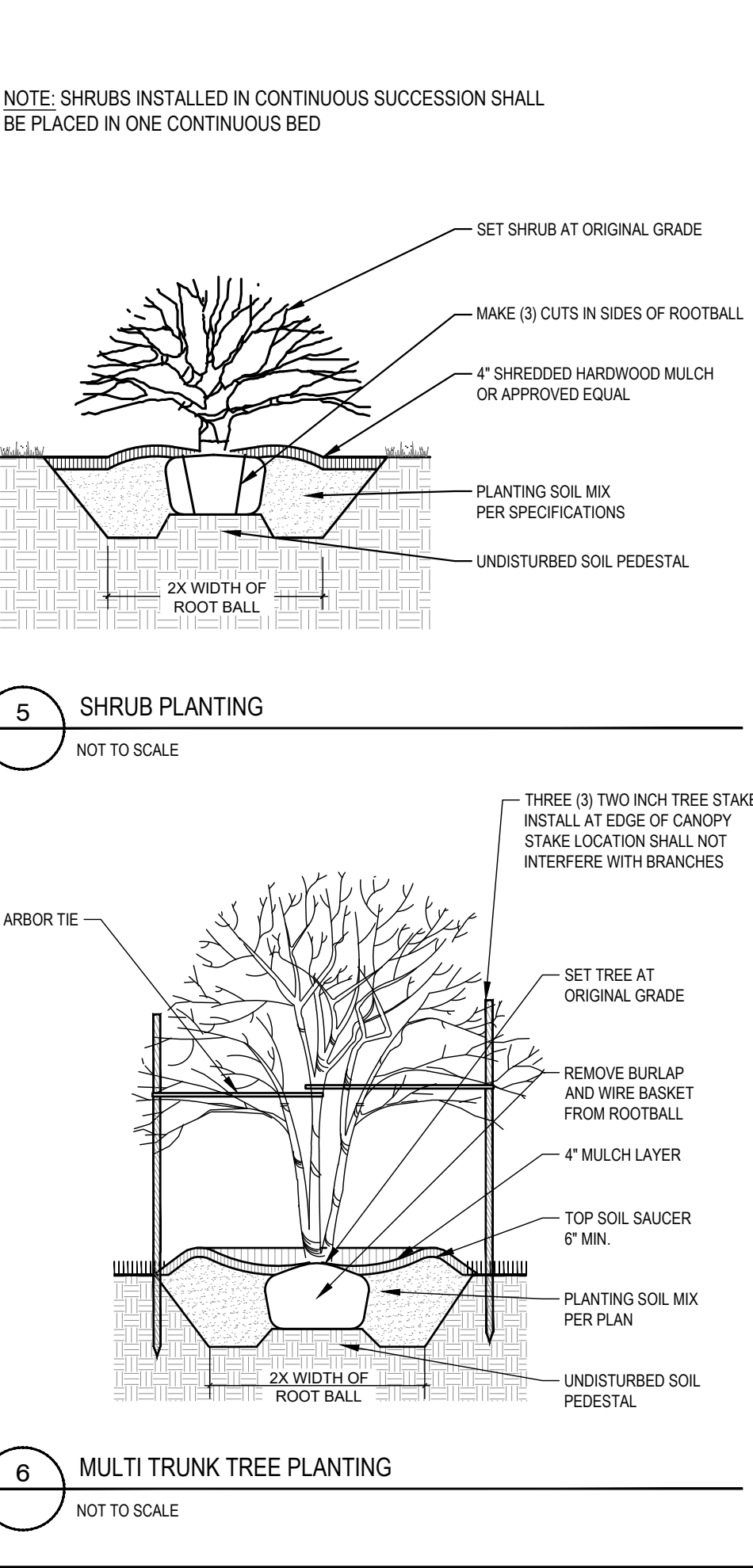
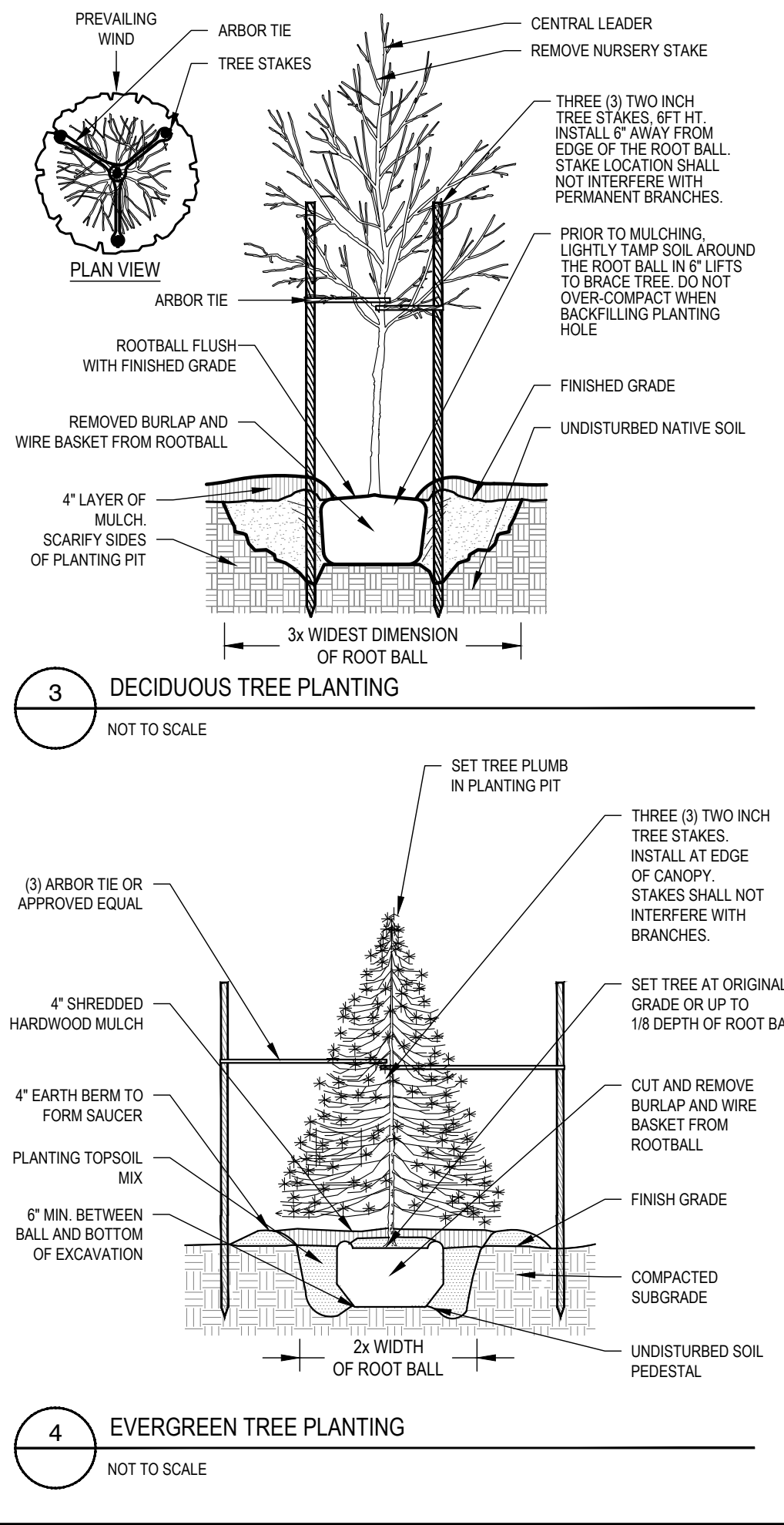
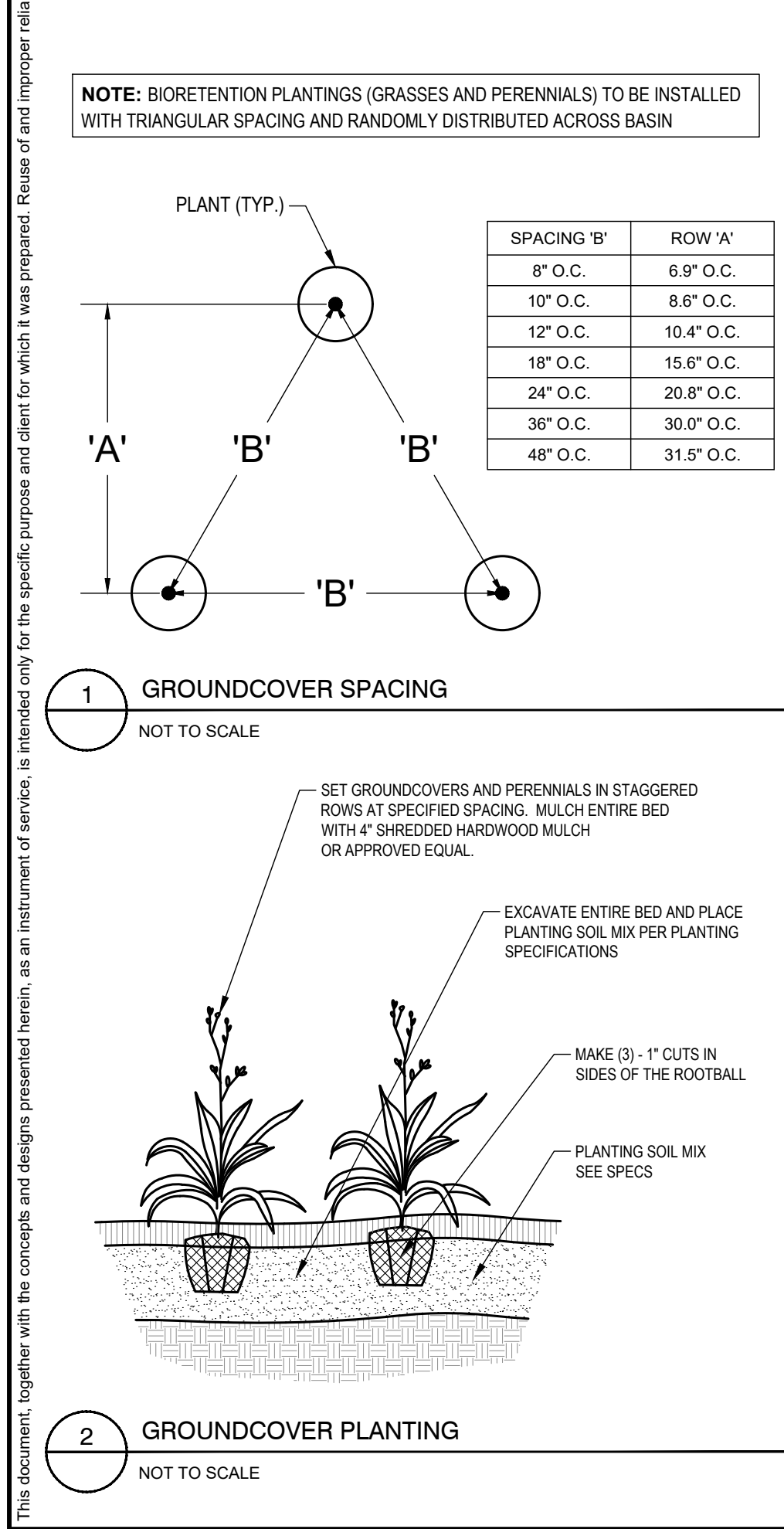
- 1. Remove trash, debris and work materials from site prior to request for substantial completion. Thoroughly clean surfaces impacted by work including building, parking areas, roadways, sidewalks, signs, lights, site furnishings, etc.
- 2. Repair any damage to existing conditions that occurred during execution of work.
- 3. All clean-up and demobilization procedures shall be performed to satisfaction of the Owner and Landscape Architect.

GENERAL NOTES

- 1. Plants shall be healthy, vigorous material, free of pests and diseases and are subject to approval/rejection of the Landscape Architect prior to, during and after installation.
- 2. Contractor shall identify all materials at growing location prior to purchase and submit digital photographs, and source list to the Landscape Architect for approval at a minimum of six (6) calendar weeks prior to installation. Plants not approved shall be resourced and resubmitted.
- 3. Planting beds and individual tree plantings shall be mulched continuously as specified.
- 4. Prior to construction the contractor shall be responsible for locating underground utilities and execute work in a manner that avoids damage to utilities during the course of work. Contractor shall be responsible or remedy of any damage to utilities, structures, site appurtenances that occur as a result of landscape related work.
- 5. Contractor is responsible for verifying quantities shown on documents. Field adjustments shall be approved by Landscape Architect prior to installation. Quantities indicated on drawings are for reference. It is the Contractor's responsibility to ensure full coverage of plants at the indicated spacing.
- 6. Contractor is responsible for maintenance of all plantings including, but not limited to watering, mowing, edging, spraying, mulching, fertilizing, of plantings, stormwater basin seed areas, and turf grass areas for one (1) calendar year from date of certificate of occupancy. Contractor is responsible for warranty of all plant material for a period of one (1) calendar year from date of certificate of occupancy. Warranty replacement planting shall meet or exceed the original specification identified on drawings. Replacement planting shall extend the same warranty as originally installed materials. Plantings and grass areas shall be flourishing and fully thriving at end of warranty period.
- 7. Plants identified for replacement by Owner, Landscape Architect shall be replaced immediately by the Contractor unless otherwise agreed upon. Plantings (trees, shrubs, groundcover) subject to replacement by warranty shall exhibit characteristics of 30% dead-per individual plant, non-contributing or disease compromised. Grass areas suitable for acceptance shall demonstrate 85% sustained/consistent and continuous, densely established coverage. Contractor shall perform a site review at end of warranty period and provide the Owner with written documentation of the site, including plant health, warranty replacement items, and conditions that may be influencing plant health. Contractor shall remove from plants and site, all staking and guying material at end of warranty period.
- 8. Contractor shall comply with all local, state and federal requirements, codes and regulations related to the work undertaken.
- 9. All material including planting operation appurtenances shall be of domestic origin manufacture and sourced within 100 miles of the project site.
- a. 10. Contractor is responsible for coordination among trades operating on site. Coordination and if necessary resulting modifications to schedules are responsibility of the Contractor.

INVASIVE SPECIES REMOVAL NOTES

- 1. DURING TREE CLEARING, THE CONTRACTOR WILL REMOVE AND ERADICATE ANY NOXIOUS WEEDS OR INVASIVE SPECIES ON THE ENTIRE PROPERTY.
- 2. REFER TO THE CONNECTICUT INVASIVE PLANT SPECIES LIST FOR GUIDANCE REGARDING IDENTIFICATION OF ALL INVASIVE SPECIES OF VEGETATION AND NOXIOUS WEEDS. REFER TO CONNECTICUT INVASIVE PLANTS COUNCIL AND CONNECTICUT GENERAL STATUTES §22A-381A THROUGH §22A-381D.
- 3. INVASIVE SPECIES REMOVAL SHALL OCCUR AT TIME OF TREE CLEARING. SIX (6) MONTHS AFTER INITIAL INVASIVE SPECIES CLEARING THE SITE WILL BE EVALUATED AGAIN FOR ANY NECESSARY INVASIVE CLEARING.
- 4. ALL INVASIVE SPECIES CLEARING SHALL INCLUDE FULL REMOVAL OF HERBACEOUS AND WOODY VEGETATION, ROOT MATERIAL, AND ANY NEW GROWTH OR SEEDLINGS. ALL REMOVAL SHALL BE CONDUCTED BY MECHANICAL OR CHEMICAL MEANS AS PERMITTED BY THE TOWN OF GRANBY OR STATE AND FEDERAL LAW.
- 5. ALL INVASIVE SPECIES CLEARING SHOULD BE CONDUCTED USING PROPER PERSONAL PROTECTIVE EQUIPMENT TO PROTECT AGAINST ANY POTENTIAL BODILY HARM FROM NOXIOUS WEED EXPOSURE AS REQUIRED BY STATE AND FEDERAL LAW.
- 6. 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



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	ROOT		
DECIDUOUS TREES							
CA	5	Carpinus caroliniana	American Hornbeam	2" Cal. DBH	B&B		
NS	4	Nyssa sylvatica	Sour Gum	2" Cal. DBH	B&B		
TB	3	Tilia americana 'Boulevard'	Boulevard American Linden	2" Cal. DBH	B&B		
EVERGREEN TREES							
CT	5	Chamaecyparis thyoides	Atlantic White Cypress	6' Ht.	B&B		
IA	21	Ilex opaca	American Holly	6' Ht.	B&B		
ORNAMENTAL TREES							
AB	6	Amelanchier canadensis 'Autumn Brilliance'	Canadian Serviceberry	2" Cal. DBH	B&B		
CC	3	Cercis canadensis	Eastern Redbud	2" Cal. DBH	B&B		
MS	3	Magnolia virginiana	Sweetbay Magnolia	2" Cal. DBH	B&B		
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	CONTAINER		
DECIDUOUS SHRUBS							
AMA	5	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24" - 36" Ht.	10 gal		
CAN	3	Ceanothus americanus	New Jersey Tea	24" - 36" Ht.	3 gal.		
CSR	5	Cornus sericea	Red Twig Dogwood	24" - 36" Ht.	10 gal		
HVW	11	Hamelis virginiana	Common Witch Hazel	5 Ht.	CONT		
HQH	15	Hydrangea quercifolia	Oakleaf Hydrangea	24" - 36" Ht.	10 gal		
EVERGREEN SHRUBS							
IGH	42	Ilex glabra	Inkberry Holly	24" - 36" Ht.	10 gal		
RMC	29	Rhododendron maximum 'Compacta'	Compact Rosebay Rhododendron	24" - 36" Ht.	10 gal		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	CONTAINER	SPACING
SHRUB AREAS							
ASB	120	Andropogon gerardii	Big Bluestem	---	1 gal.		12" O.C.
ASM	120	Asclepias incarnata	Swamp Milkweed	---	1 gal.		12" O.C.
CST	120	Carex stricta	Tussock Sedge	---	1 gal.		12" O.C.
JER	120	Juncus effusus	Soft Rush	---	1 gal.		12" O.C.
LCF	130	Lobelia cardinalis	Cardinal Flower	---	1 gal.		12" O.C.
PVS	130	Parthenium virginicum	Switch Grass	---	1 gal.		12" O.C.
PDW	130	Woodwardia floribunda	Woodwardia Pines	---	1 gal.		12" O.C.
VHB	130	Verberna hastata	Blue Vervain	---	1 gal.		12" O.C.
GROUND COVERS							
E136	24,770 sf	ERNST-136	ERNST SEED THREE-WAY TALL FESCUE MIX	SEED	PER MANUFACTURER		
E180	5,098 sf	ERNST-180	ERNST RAIN GARDEN SEED MIX	SEED	PER MANUFACTURER		

ERNST SEEDS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: June 24, 2025

Rain Garden Mix - ERNMX-180

Botanical Name	Common Name	Price/Lb
Schizanthus pinnatifidus, Fort Indiantown Gap-PA Ecotype	Little Bluestem, Fort Indiantown Gap-PA Ecotype	18.06
Styria virginica, Madison-WV Ecotype	Virginia Wildvine, Madison-WV Ecotype	11.22
Carex vulpinoidea, PA Ecotype	Fox Sedge, PA Ecotype	33.80
Echinacea purpurea	Purple Coneflower	46.80
Chaenactis racemosa, WV Ecotype	River Chats, WV Ecotype	104.00
Panicum rigidulum, PA Ecotype	Redtop Panicgrass, PA Ecotype	78.00
Corynephorus racemosa	Lanceleaf Corynephorus	31.20
Rudbeckia hirta	Black-eyed Susan	33.80
Verberna hastata, PA Ecotype	Blue Vervain, PA Ecotype	41.60
Chamaecrista fasciculata, PA Ecotype	Partridge Pea, PA Ecotype	13.00
Desmodium illinoense, Pa Ecotype	Desmodium, Pa Ecotype	13.87
Asclepias incarnata, PA Ecotype	Swamp Milkweed, PA Ecotype	192.40
Helleborus scaberrimus, PA Ecotype	Oxeye Sunflower, PA Ecotype	36.40
Pendemonia digitalis, PA Ecotype	Tall White Bearded-tongue, PA Ecotype	182.00
Zizia aurea, PA Ecotype	Golden Alexanders, PA Ecotype	78.00
Pycnanthemum tenuifolium	Narrowleaf Mountainmint	260.00
Aster novae-angliae	New England Aster	390.00
Baptisia australis, Southern WV Ecotype	Blue False Indigo, Southern WV Ecotype	104.00
Juncus effusus	Soft Rush	52.00
Juncus tenuis, PA Ecotype	Pink Rush, PA Ecotype	52.00
Senna hebecarpa, VA & WV Ecotype	Wild Senna, VA & WV Ecotype	31.20
Vernonia obovata, PA Ecotype	New York Ironweed, PA Ecotype	288.00
Mimulus discolor, Fort Indiantown Gap-PA Ecotype	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	104.00
Galium aparine	Galium	264.00
Solidago nemoralis, PA Ecotype	Gray Goldenrod, PA Ecotype	312.00
Aster pilosus, PA Ecotype	Heath Aster, PA Ecotype	288.00
Asclepias incarnata, PA Ecotype	Bonnet, PA Ecotype	288.00
Mimulus ringens, PA Ecotype	Square Stemmed Monkeyflower, PA Ecotype	260.00
Solidago juncea, PA Ecotype	Early Goldenrod, PA Ecotype	364.00

100.00 Mix Price/Lb Bulk: \$46.71

Seeding Rate: 20 lb per acre with a cover crop. For sites that drain within 24 hours of a rain event use one of the following cover crops: Oats (1 Jan to 31 Aug; 10 lbs/acre), Japanese Millet (1 May to 31 Aug; 10 lbs/acre), or grain rye (1 Aug to 31 Dec; 30 lbs/acre).

Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Stormwater Management; Upland & Meadow

The native perennial forbs and grasses provide food and cover for rain garden biodiversity. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formulas may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadville, PA.
Please check our web site at www.ernstseed.com for current pricing when placing orders.

FOR PERMIT REVIEW

Kimley»Horn

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1 NORTH LEXINGTON AVENUE, SUITE 605
GRANBY, CT 06035
PHONE: 814-368-9200
WWW.KIMLEY-HORN.COM

AutoZone

08/05/2025

PROJECT: 112703002
DATE: 08/13/2025
SCALE: AS SHOWN
DESIGNED BY: TS
DRAWN BY: AMA
CHECKED BY: TS

LANDSCAPE NOTES AND DETAILS

AUTOZONE GRANBY
8 E GRANBY ROAD
GRANBY, CT 06035

CONNECTICUT

TOWN OF GRANBY

SHEET NUMBER
L-1.1