# THE BRAMBLE BUSH VILLAGE

A Multi-Family Development

East Street / Bramble Bush Circle

East Granby, Connecticut

Inland Wetland & Special Permit Application

March 24, 2023


VICINITY MAP
(NOT TO SCALE)

## DEVELOPMENT TEAM

| | |
|---|---|
| Owner | Connecticut Reality Trust |
| Developer | Krown Point Capital LLC |
| Civil and Traffic Engineer | F. A. Hesketh & Associates, Inc. |
| Landscape Architect | F. A. Hesketh & Associates, Inc. |
| Land Surveyor | F. A. Hesketh & Associates, Inc. |
| Architect | Architects |

## LIST OF DRAWINGS



**PERMIT - WETLANDS REGULATED ACTIVITY**

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Chairman Date Signed

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Received for filing on _____ by _____.
Town Clerk

**SPECIAL PERMIT APPROVAL**

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Chairman Date signed

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In accordance with CGS 8-3d, any Special Permit shall be recorded in the Land Records.

Guy A. Hesketh P.E. #19394


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


## OVERALL DEVELOPMENT DATA

**PHASE 1**

Bramble Bush Village

| | |
|---|---|
| Lot Area | 28.65 Acres |
| Buildable Area | 24.22 Acres |
| Total Units | 116 Units |

**PHASE 2**

**East Granby Meadows**

| | |
|---|---|
| Lot Area | 26.29 Acres |
| Buildable Area | 18.27 Acres |
| Total Units | 47 Units |

**OVERALL COMBINED DEVELOPMENT**

| | |
|---|---|
| Lot Area | 54.94 Acres |
| Buildable Area | 42.49 Acres |
| Total Units | 163 Units |
| Proposed Density | 3.8 Units per Acre |

## PHASE 1 DEVELOPMENT DATA

Bramble Bush Village

Zone: MFRD

Section IV.6

| Requirement | Required | Proposed |
|---|---|---|
| Minimum Parcel Area | 10 Acres | 28.65 Acres |
| Minimum Buildable Land | | 24.22 Acres |
| Minimum Parcel Frontage | 200 Feet | 591.41 Feet |
| Minimum Front Yard Setback | 75 Feet | 75 Feet |
| Minimum Side Yard Setback | 50 Feet | 52 ± Feet |
| Minimum Rear Yard Setback | 50 Feet | 121 ± Feet |
| Minimum Landscaped Front Yard | 25 Feet | 39 ± Feet |
| Minimum Landscaped Buffer | 25 Feet | 25 Feet |
| Maximum Building Coverage | 20 Percent | 13.9 Percent |
| Maximum Lot Coverage | 40 Percent | 33.3 Percent |
| Minimum Building Separation | 25 Feet | 25 Feet |
| Maximum Building Height | 35 Feet | 24 ± Feet |
| Maximum Stories | 2.5 Stories | 2 Stories |
| Minimum Open Space | 60 Percent | 75 ± Percent |
| Minimum Parking Spaces (2.5 Spaces per Unit) | 290 Spaces | 334 Spaces |

## PARKING TABULATION

**Required** (Section VII.B.2)

Multiple-family dwelling: 2.5 spaces per dwelling unit

116 Units x 2.5 required spaces per unit = 290 Required Spaces

Proposed

| | |
|---|---|
| A. Garage Spaces | 116 Spaces |
| B. Driveway Spaces | 116 Spaces |
| C. Dedicated Reserved (HC Accessible) | 3 Spaces |
| D. Standard On-Street Spaces | 77 Spaces |
| E. Electric Vehicle Charging Spaces | 22 Spaces * |
| Total Proposed Spaces | 334 Spaces |

* Proposed Electric Vehicle Charging spaces equals 10 percent of total Garage Spaces plus all On-Street Spaces

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Revisions:

| No. | Date | Description |
|---|---|---|

MASTER PLAN
PREPARED FOR
**K SFR EAST GRANBY OWNER, LLC**
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: KLL | Job no: 22082
Scale: 1" = 100' | Checked by: GAH | Sheet no: 1 OF 1

MA-1

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## SIGNAGE LEGEND

| Symbol | Graphic | Catalog Number | Quantity |
|---|---|---|---|
| A | RESERVED PARKING PERMIT REQUIRED | New Reserved Sign (CT Building Code) | 3 |
| B | VAN ACCESSIBLE | 31-0648 | 3 |
| C | STOP | 31-0552 | 2 |
| D | ELECTRIC VEHICLE CHARGING STATION | Custom (12" x 18") | 22 |
| E | DO NOT ENTER | 31-1119 | 2 |

## PAVEMENT LEGEND

| Symbol | Type |
|---|---|
| (e) | Electric Vehicle Charging Space |
| (r) | Reserved (Handicap Accessible) Space |
| (s) | Standard On-Street Space |

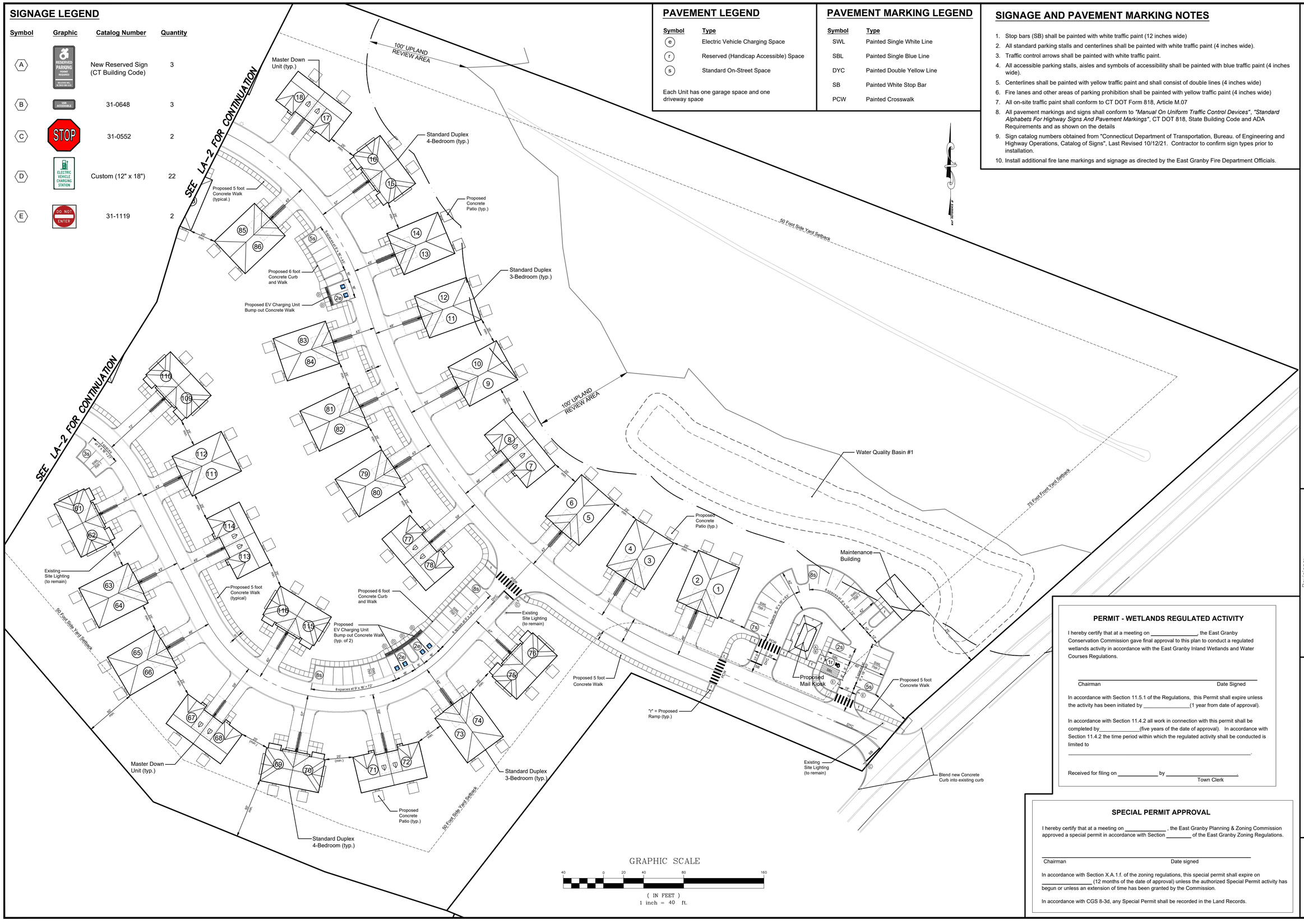
Each Unit has one garage space and one driveway space

## PAVEMENT MARKING LEGEND

| Symbol | Type |
|---|---|
| SWL | Painted Single White Line |
| SBL | Painted Single Blue Line |
| DYC | Painted Double Yellow Line |
| SB | Painted White Stop Bar |
| PCW | Painted Crosswalk |

## SIGNAGE AND PAVEMENT MARKING NOTES

1. Stop bars (SB) shall be painted with white traffic paint (12 inches wide)
2. All standard parking stalls and centerlines shall be painted with white traffic paint (4 inches wide).
3. Traffic control arrows shall be painted with white traffic paint.
4. All accessible parking stalls, aisles and symbols of accessibility shall be painted with blue traffic paint (4 inches wide).
5. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide)
6. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide)
7. All on-site traffic paint shall conform to CT DOT Form 818, Article M.07
8. All pavement markings and signs shall conform to *"Manual On Uniform Traffic Control Devices"*, *"Standard Alphabets For Highway Signs And Pavement Markings"*, CT DOT 818, State Building Code and ADA Requirements and as shown on the details
9. Sign catalog numbers obtained from "Connecticut Department of Transportation, Bureau. of Engineering and Highway Operations, Catalog of Signs", Last Revised 10/12/21. Contractor to confirm sign types prior to installation.
10. Install additional fire lane markings and signage as directed by the East Granby Fire Department Officials.




GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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Revisions:

| No. | Date | Description |
|---|---|---|

LAYOUT PLAN
PREPARED FOR
**KSFR EAST GRANBY OWNER, LLC**
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: KLL | Checked by: GAH | Job no: 22082 | Sheet no: 1 OF 2
Scale: 1" = 40'

LA-1

Q:\2022\22082 - Krown Point East Granby\Submittal\2023-03-24\LA-1 2023-03-24.dwg, LA 1, Mar 22, 2023 - 10:54:54 AM

Water Quality Basin #3

100' UPLAND REVIEW AREA

50 Foot Rear Yard Setback

Master Down Unit (typ.)

Standard Duplex 4-Bedroom (typ.)

50 Foot Side Yard Setback

Proposed Concrete Patio (typ.)

Proposed EV Charging Unit Bump out Concrete Walk

Existing Site Lighting (to remain)

Proposed 5 foot Concrete Walk (typical.)

Proposed EV Charging Unit Bump out Concrete Walk (typical of 2)

Proposed 6-Foot Concrete Curb and Walk

Dog Park (56' x 64')

Proposed EV Charging Unit Bump out Concrete Walk (typical of 2)

Patio (25' x 58')

Pool (20' x 50')

(2) Pickleball Courts (60' x 60')

Community Building 4,000 Sq. Ft. (50' x 80')

Proposed EV Charging Unit Bump out Concrete Walk (typical of 3)

Proposed 6-Foot Concrete Curb and Walk

Proposed 5 foot Concrete Walk (typical.)

Water Quality Basin #2

50 Foot Side Yard Setback

100' UPLAND REVIEW AREA

SEE LA-1 FOR CONTINUATION

SEE LA-1 FOR CONTINUATION

GRAPHIC SCALE

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Revisions:

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UTILITY PLAN
PREPARED FOR
**KSFR EAST GRANBY OWNER, LLC**
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Checked by: GAH | Job no: 22082 | Sheet no: 2 OF 2
Scale: 1" = 40'

LA-2

Q:\2022\22082 - Krown Point East Granby\Submittal\2023-03-24\LA-1 2023-03-24.dwg, LA 2, Mar 22, 2023 - 10:05:13 AM

SEE LS-2 FOR CONTINUATION

SEE LS-2 FOR CONTINUATION

Seeded Lawn Seed Type 'A'

100' UPLAND REVIEW AREA

25 Foot Side Yard Buffer

Seed disturbed bottom of Water Quality Basin #1 with Seed Type 'C' (typical)

Seed disturbed slopes of Water Quality Basin #1 with Seed Type 'B' (typical)

Water Quality Basin #1

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PREPARED FOR
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EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: KLL | Job no: 22082
Scale: 1" = 40' | Checked by: GAH | Sheet no: 1 OF 5

LS-1

Q:\2022\22082 - Krown Point East Granby\Submittal\2023-03-24\LS-1 2023-03-24.dwg, LS-1, Mar. 28, 2023 - 9:52:03 AM

Seed disturbed bottom of Water Quality Basin #3 with Seed Type 'C' (typical)

Seed disturbed slopes of Water Quality Basin #3 with Seed Type 'B' (typical)

Water Quality Basin #3

25 Foot Side Yard Buffer

100' UPLAND REVIEW AREA

Seeded Lawn Seed Type 'A'

Dog Park (56' x 64')

Patio (25' x 58')

Pool (20' x 50')

(2) Pickleball Courts (60' x 80')

Community Building 4,000 Sq. Ft. (50' x 80')

SEE LS-1 FOR CONTINUATION

Water Quality Basin #2

Seed disturbed bottom of Water Quality Basin #2 with Seed Type 'C' (typical)

Seed disturbed slopes of Water Quality Basin #2 with Seed Type 'B' (typical)

MAP REFERENCE #1

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LS-2

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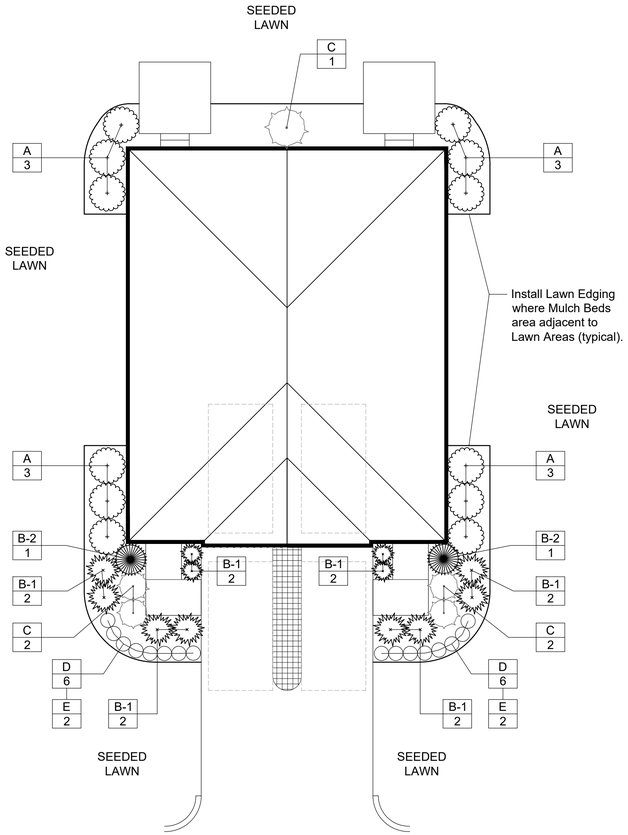
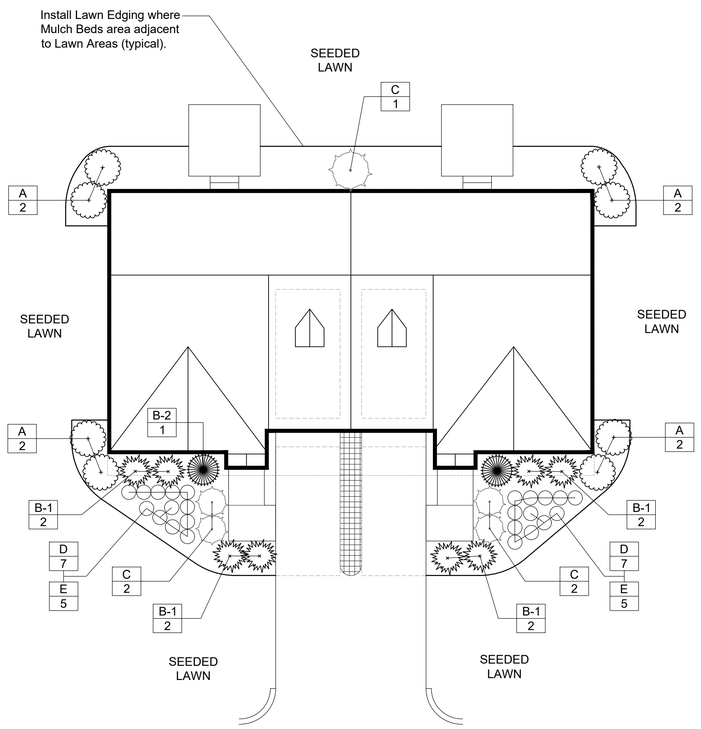
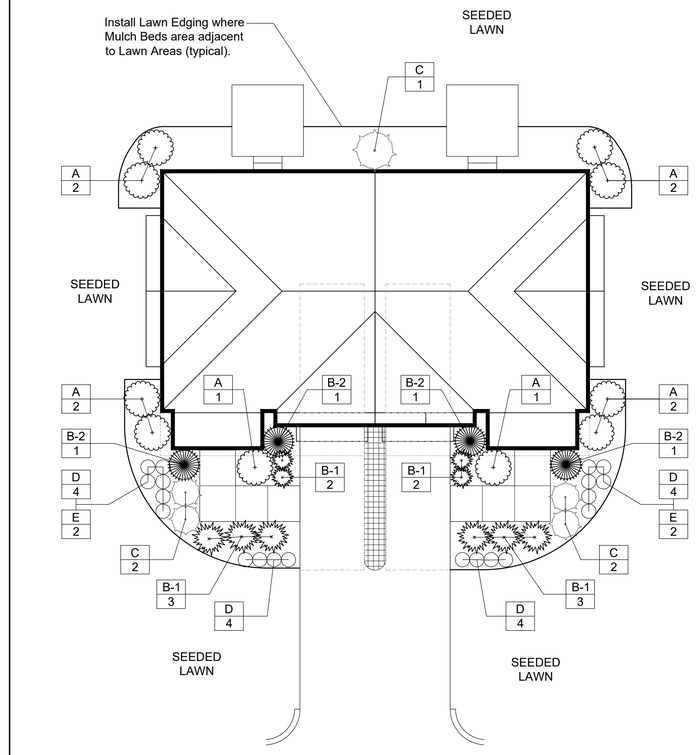


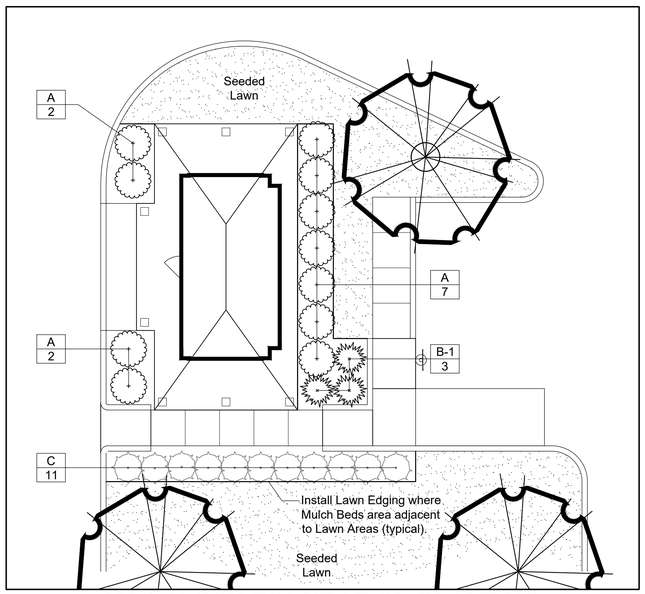

## 3-BEDROOM FOUNDATION PLANTING
(typical of 34)




## MASTER DOWN FOUNDATION PLANTING
(typical of 12)




## 4-BEDROOM FOUNDATION PLANTING
(typical of 12)




## MAIL KIOSK FOUNDATION PLANTING

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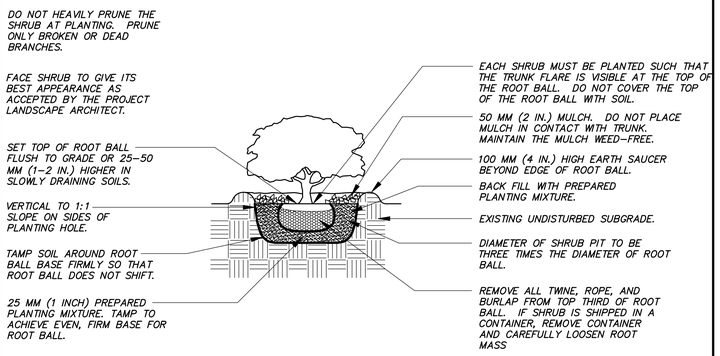
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Scale: AS SHOWN | Drawn by: KLL | Checked by: GAH | Job no: 22082 | Sheet no: 3 OF 5

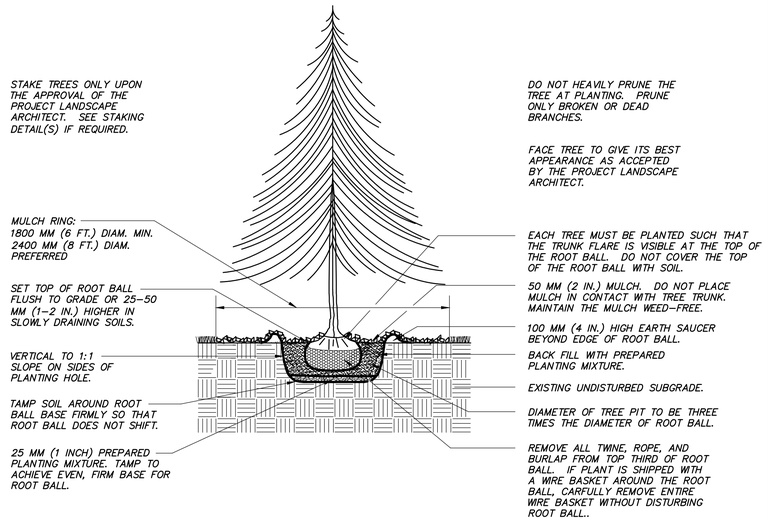
LS-3

Q:\2022\22082 - Krown Point East Granby\Submittal\2023-03-24\LS-1 2023-03-24.dwg, LS-3, Mar 28, 2023 - 9:53:34 AM



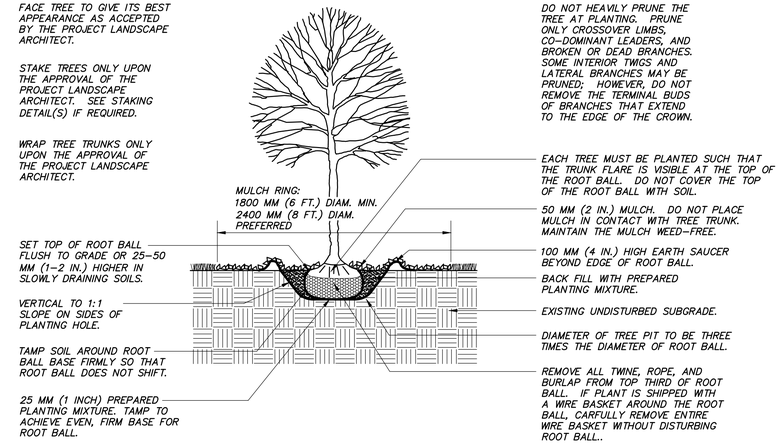

## SHRUB PLANTING DETAIL

N.T.S.



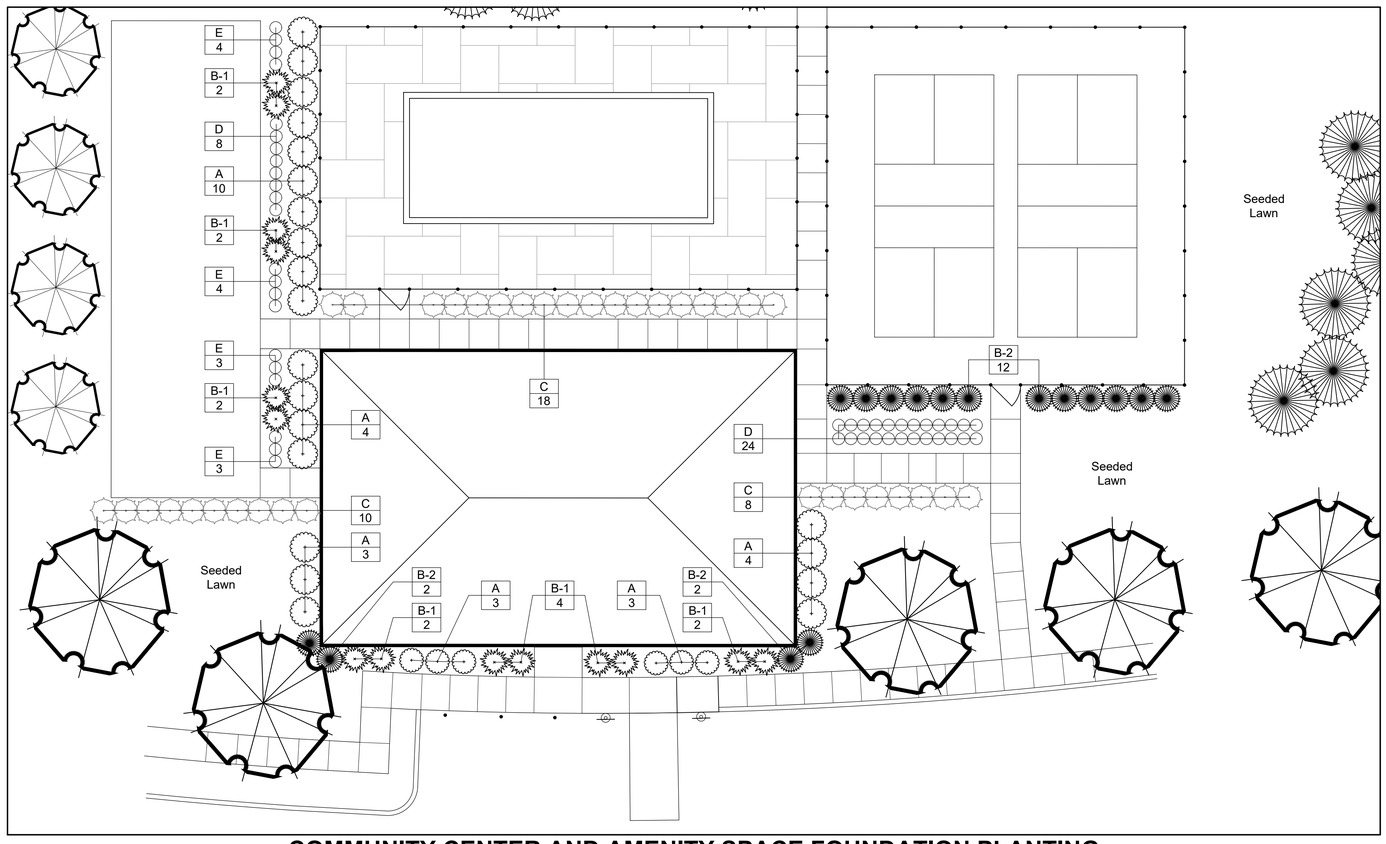

## EVERGREEN B&B TREE PLANTING DETAIL

N.T.S.




## B&B TREE PLANTING DETAIL

N.T.S.




## COMMUNITY CENTER AND AMENITY SPACE FOUNDATION PLANTING

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Scale: AS SHOWN

LS–4

Q:\2022\22082 – Krown Point East Granby\Submittal\2023-03-24\LS-1 2023-03-24.dwg, LS-4, Mar. 28, 2023 – 9:54:18 AM

# LANDSCAPE SCHEDULE

**Deciduous Canopy Trees**

| Symbol | Botanical Name | Common Name | Quantity | Size | Root | Mature Height |
|---|---|---|---|---|---|---|
| AXA | *Acer x freemanii* 'Autumn Blaze' | Autumn Blaze Maple | 29 | 2 ½ to 3 inch caliper | Balled and Burlapped | 50 Feet |
| GTS | *Gleditsia triacanthos* 'Shademaster' | Shademaster Honeylocust | 29 | 2 ½ to 3 inch caliper | Balled and Burlapped | 40 Feet |
| QA | *Quercus alba* | White Oak | 21 | 2 ½ to 3 inch caliper | Balled and Burlapped | 60 Feet |
| UAV | *Ulmus americana* 'Valley Forge' | Valley Forge American Elm | 19 | 2 ½ to 3 inch caliper | Balled and Burlapped | 70 Feet |

**Flowering Trees**

| Symbol | Botanical Name | Common Name | Quantity | Size | Root | Mature Height |
|---|---|---|---|---|---|---|
| AGA | Amelanchier x grand. 'Autum Brilliance | Autumn Brilliance Serviceberry | 57 | 1 ½ to 2 inch caliper | Balled and Burlapped | 20 Feet |
| CVW | *Crataegus viridis* 'Winter King' | Winter King Hawthorn | 21 | 1 ½ to 2 inch caliper | Balled and Burlapped | 20 Feet |
| CXS | *Cornus x rutgersensis* 'Stellar Pink' | Stellar Pink Dogwood | 50 | 1 ½ to 2 inch caliper | Balled and Burlapped | 20 Feet |

**Evergreen Trees**

| Symbol | Botanical Name | Common Name | Quantity | Size | Root | Mature Height |
|---|---|---|---|---|---|---|
| AC | *Abies concolor* | White Fir | 37 | 5 to 6 foot height | Balled and Burlapped | 50 Feet |
| JV | Juniperus virginiana | Eastern Red Cedar | 28 | 5 to 6 foot height | Balled and Burlapped | 45 Feet |
| PS | *Pinus strobus* | Eastern White Pine | 46 | 5 to 6 foot height | Balled and Burlapped | 60 Feet |
| TPG | *Thuja plicata* 'Green Giant' | Green Giant Arborvitae | 41 | 5 to 6 foot height | Balled and Burlapped | 40 Feet |

**Deciduous Shrubs**

| Symbol | Botanical Name | Common Name | Quantity | Size | Root | Mature Height |
|---|---|---|---|---|---|---|
| AAB | *Aronia arbutifolia* 'Brilliantissima' | Red Chokeberry | 30 | 18 to 24 inch height | #3 Container | 6 Feet |
| *CA* | Clethra alnifolia | Summersweet | 22 | 18 to 24 inch height | #2 Container | 5 Feet |

**Evergreen Shrubs**

| Symbol | Botanical Name | Common Name | Quantity | Size | Root | Mature Height |
|---|---|---|---|---|---|---|
| JPK | *Juniperus x pfitzeriana* 'Kallay's Compact' | Kallay's Compact Juniper | 23 | 18 to 24 inch spread | #2 Container | 3 Feet |

# UNIT FOUNDATION PLANTINGS (Units A,B,C,D, E and F) SCHEDULE

**A Deciduous Accent Shrubs**

| Botanical Name | Common Name | Size | Root | Mature Height |
|---|---|---|---|---|
| *Clethra alnifolia* | Summersweet | 18 to 24 inch height | #2 Container | 5 to 6 Feet |
| *Prunus x cistena* | Purple Leaf Sand Cherry | 18 to 24 inch height | #2 Container | 5 to 6 Feet |
| *Spirea x bumalda* 'Gold Mound' | Gold Mound Spirea | 18 to 24 inch height | #2 Container | 3 to 4 Feet |
| *Spirea japonica* 'Little Princess' | Little Princess Spirea | 18 to 24 inch height | #2 Container | 3 to 4 Feet |

**B Evergreen Accent Shrubs**

| Botanical Name | Common Name | Size | Root | Mature Height |
|---|---|---|---|---|
| *Juniperus chinensis species (B-1)* | Spreading and Mounding Junipers | 18 to 24 inch spread | #2 Container | 2 to 4 Feet depending on species |
| *Taxus x media* 'Densiformis' (B-1) | Dense Spreading Yew | 18 to 24 inch height | #2 Container | 3 to 4 Feet |
| *Taxus cuspidata* 'Capitata' (B-2) | Upright Yew | 3 to 4 foot height | #3 Container | 20 Feet |

**C Broadleaf Evergreen Shrubs**

| Botanical Name | Common Name | Size | Root | Mature Height |
|---|---|---|---|---|
| *Azalea species* | Flowering Azalea Species | 18 to 24 inch height | #2 Container | 4 to 5 Feet depending on species |
| *Buxus x* 'Green Gem' | Green Gem Boxwood | 18 to 24 inch height | #2 Container | 2 to 3 Feet |
| *Ilex crenata* 'Green Lustre' | Green Lustre Japanese Holly | 18 to 24 inch height | #2 Container | 3 Feet |
| *Ilex glabra* 'Shamrock' | Shamrock Inkberry | 18 to 24 inch height | #2 Container | 4 to 5 Feet |
| *Rhododendron species* | Flowering Rhododendron | 18 to 24 inch height | #2 Container | 5 to 6 Feet depending on species |

**D Perennials**

| Botanical Name | Common Name | Size | Root | Mature Height |
|---|---|---|---|---|
| *Echinacea purpurea* 'Prairie Splendor' | Prairie Splendor Coneflower | 10 to 12 inch height | #1 Container | 2 Feet |
| *Nepata faassentii* 'Walker's Low' | Walker's Low Catmint | 10 to 12 inch height | #1 Container | 18 to 24 Inches |
| Rudbeckia fulgida sullivantii *'Little Goldstar'* | Little Goldstar Coneflower | 10 to 12 inch height | #1 Container | 16 to 18 Inches |

**E Ornamental Grasses**

| Botanical Name | Common Name | Size | Root | Mature Height |
|---|---|---|---|---|
| *Calamagrostis acutiflora 'Karl Foerster'* | Karl Foerster Feather Reed Grass | 18 to 24 inch height | #2 Container | 4 to 6 Feet |
| *Pennisetum alopecuroides 'Hameln'* | Dwarf Fountain Grass | 10 to 12 inch height | #2 Container | 2 to 3 Feet |

Plants to be installed based upon climatic conditions and shall be coordinated in the field with the Project Landscape Architect

# SEED TYPES

## Seed Type 1 - General Lawn

Sun & Shade Mixture

By: Jonathan Green or approved equal

Seed rate: 25 pounds per 9,375 square feet

20% Darkstar II Perennial Ryegrass
20% Carmen Chewings Fescue
15% Deepblue Kentucky Bluegrass
15% Eugene Creeping Red Fescue
15% Yorkshire Dales Perennial Ryegrass
15% Salisbury Chewings Fescue

## Seed Type 2 - Conservation Mix

New England Erosion Control / Restoration Mix

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

Seed rate: 35 pounds per Acre

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

## Seed Type 3 - WetMix

New England Wetmix
by New England Wetland Plants, Inc.
www.newp.com
413-548-8000

Application Rate: 1 lbs per 2,500 square feet

Fox Sedge *(Carex vulpinoidea)*, Hop Sedge *(Carex lupulina)*, Bearded Sedge *(Carex comosa)*, Lurid Sedge *(Carex lurida)*, Nodding Bur Marigold *(Bidens cernua)*, Soft Rush *(Juncus effusus)*, Grass-leaved Goldenrod *(Solidage graminifolia)*, Blue Vervain *(Verbana hastata)*, Boneset *(Eupatorium perfoliatum)*, Flat-top Aster *(Aster umbellatus)*, Hard-stem Bulrush *(Scirpus acutus)*, Green Bulrush *(Scirpus atrovirens)*, Woolgrass *(Scirpus cyperinus)*, Sensitive Fern *(Onoclea sensibilis)*, Spotted Joe-Pye Weed *(Eupatorium maculatum)*, Water Plaintain *(Alisma plantago-aquatica)*, Soft-Stem Bulrush *(Scirpus validus)*, Ditch Stonecrop *(Penthorum sedoides)*

## PERMIT - WETLANDS REGULATED ACTIVITY

I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to
_____.

Received for filing on _____ by _____.
Town Clerk

## SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____ , the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____ (12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

In accordance with CGS 8-3d, any Special Permit shall be recorded in the Land Records.

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

Revisions:

| No. | Date | Description |
|---|---|---|

LANDSCAPE PLAN
PREPARED FOR
**K SFR EAST GRANBY OWNER, LLC**
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: KLL | Checked by: GAH | Scale: AS SHOWN | Job no: 22082 | Sheet no: 5 OF 5

LS-5

Q:\2022\22082 - Krown Point East Granby\Submittal\2023-03-24\LS-1 2023-03-24.dwg, LS-5, Mar 28, 2023 - 9:54:57 AM

## LEGEND
(SYMBOLS NOT TO SCALE)

- = EXISTING CATCH BASIN
- = EXISTING SANITARY MANHOLE
- = EXISTING DRAINAGE MANHOLE
- = EXISTING WATER MANHOLE
- = EXISTING ELECTRIC MANHOLE
- = UNKNOWN MANHOLE
- = EXISTING YARD DRAIN
- = EXISTING FLARED END SECTION
- = EXISTING FIRE HYDRANT
- = EXISTING HAND HOLE
- = EXISTING ELECTRIC TRANSFORMER
- = EXISTING UTILITY POLE
- = EXISTING LIGHT POLE
- = EXISTING POST
- = TRAFFIC LIGHT SUPPORT POLE
- = EXISTING STREET SIGN
- = EXISTING TREE (TYP.)
- = EXISTING WATER GATE VALVE
- = EXISTING TREE LINE
- = DIRECTION OF FLOW
- = EXISTING I.P. PROPERTY CORNER
- = EXISTING MONUMENT
- = FENCE LINE
- = PROPOSED CATCH BASIN
- = PROPOSED YARD DRAIN (TYPE 'R' C.B.)
- = PROPOSED DRAINAGE MANHOLE
- = PROPOSED FLARED END SECTION
- = PROPOSED STORM DRAIN CULVERT
- = PROPOSED SPOT GRADE
- = PROPOSED CONTOUR
- = PROPOSED DRAINAGE DIVIDE

## GENERAL GRADING NOTES

1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING. CONSTRUCT PAVEMENT MATCH DETAIL.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW, WHERE APPLICABLE, AND PRECLUDE PONDING.
5. RCP = REINFORCED CONCRETE PIPE (CLASS IV OR V AS SHOWN ON THE PLANS) CONFORMING TO CT DOT FORM 818, M.08.01–7.
6. PVC: DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 818, M.08.01–20.
7. CPE = CORRUGATED POLYETHYLENE PIPE CONFORMING TO CT DOT 818, M.08.01–18 (TYPE S IF NOT SPECIFIED, OR TYPE S–P, AS SPECIFIED).
8. RCFES = REINFORCED CONCRETE FLARED END SECTION CONFORMING TO CT DOT 818, M.08.01–11.
9. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 818 SECTION M.08.02.

SEE GR–2 FOR CONTINUATION

SEE GR–2 FOR CONTINUATION

BRAMBLE BUSH CIRCLE

100' UPLAND REVIEW AREA

Water Quality Basin #1

3:1 SLOPE

S.M.H. T.F.=173.23 (RESET T.F.=173.48)

S.M.H. T.F.=172.98 (RESET T.F.=172.50)

C.B. TYPE 'C' T.F.=171.74 (MAINTAIN T.F.=171.77) F.L.=167.57–15" RCP F.L.=167.95–15" RCP F.L.=167.57–21" RCP

C.B. TYPE 'C' T.F.=171.74 (MAINTAIN T.F.=171.74) F.L.=168.04–15" RCP.

S.M.H. T.F.=172.59 (RESET T.F.=172.59)

S.M.H. T.F.=172.84 (RESET T.F.=173.30)

S.M.H. T.F.=172.68 (RESET T.F.=172.33)

S.M.H. T.F.=173.07 (RESET T.F.=173.35)

S.M.H. T.F.=172.98 (RESET T.F.=173.06)

Y.D. T.F.=171.73 (RESET T.F.=171.25) F.L.=168.48–15"C.P.E. F.L.=168.48–15"C.P.E.

Y.D. T.F.=171.23 (MAINTAIN T.F.=171.23) F.L.=167.93–15" CPE F.L.=167.93–15" CPE

Y.D. T.F.=171.51

Y.D. T.F.=173.16 (MAINTAIN T.F.=173.16) F.L.=170.16–12" CPE

Y.D. T.F.=173.63 (RESET T.F.=172.75) F.L.=169.68–12" CPE

S.M.H. T.F.=175.37 (RESET T.F.=175.58)

S.M.H. T.F.=174.22 (RESET T.F.=175.47)

S.M.H. T.F.=173.20 (MAINTAIN T.F.=173.20)

S.M.H. T.F.=174.11 (MAINTAIN T.F.=174.11)

C.B. TYPE 'C–L' T.F.=172.42 CONVERT TO M.H. TOP (SET T.F. M.H.=173.54) F.L.=167.97–12" RCP

C.B. TYPE 'C–L' T.F.=172.84 F.L.=168.21–15" RCP

C.B. TYPE 'C' T.F.=171.99 F.L.=167.61–15" RCP F.L.=167.61–15" RCP

C.B. TYPE 'C' T.F.=172.19 (MAINTAIN T.F.=172.19) F.L.=166.89–30" RCP F.L.=167.54–12" CPE F.L.=167.04–24" RCP

C.B. TYPE 'C' T.F.=172.25 (MAINTAIN T.F.=172.25) F.L.=166.85–30"R.C.P.

REMOVE EXIST CPE FES. REPLACE WITH 30" RCFES. SET F.L.= 164.31±

30" CPE STORM DRAIN OUTFALL F.L.=164.07

C.B. #2 'TYPE 'C' T.F.=172.16 F.L.=165.48 N F.L.=169.16 S

68'–12" CPE S=0.0097

48'–12" RCP S=0.010

C.B. #3 'TYPE 'C' T.F.=172.82 F.L.=169.82

12" RCFES #4 F.L.=165.00

50'–12" CPE S=0.0096

C.B. 'TYPE 'C' T.F.=172.67 F.L.=169.67

RCFES F.L.=162.77–15" RCP

C.B. TYPE 'C' T.F.=167.80 F.L.=163.40–15" RCP WEIR FROM DMH=164.50

C.B. TYPE 'C' T.F.=168.87 F.L.=163.63–15" RCP

C.B. TYPE 'C' T.F.=167.65 F.L.=163.35–15" RCP S F.L.=163.35–15" RCP W WEIR FROM DMH=163.90

RCFES=163.85–12" (REMOVE)

24'–12" CPE S=0.0050

C.B. #1 TYPE 'C' T.F.=172.71 F.L.=169.79

52'–15" RCP S=0.0050

15" RCFES #17 F.L.=163.59

15" RCFES #18 F.L.=163.85

D.M.H. T.F.=168.04 F.L.=163.29

D.M.H. T.F.=167.93 F.L.=162.98

RCFES INV.=162.53 15" RCP

RCFES INV.=162.49

RCFES=163.56–12" (REMOVE)

C.B. #13 TYPE 'R' INSTALL IN LINE T.F.=172.75 F.L.=169.49±

C.B. #9 TYPE 'R' T.F.=172.50 F.L.=167.76

22'–12" CPE S=0.010

PROPOSED CLEARING LIMIT (TYP.)

SAWCUT AND CONSTRUCT PAVEMENT MATCH TREATMENT. BLEND TO MATCH EXISTING GRADE AND TO MAINTAIN EXISTING ROADWAY AND GUTTERLINE PROFILE ON EAST STREET.

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )

1 inch = 40 ft.

### PERMIT - WETLANDS REGULATED ACTIVITY

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Town Clerk

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Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

Revisions:

| No. | Date | Description |
|---|---|---|
| | | |

GRADING & DRAINAGE PLAN
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03–24–2023 | Drawn by: DRT | Checked by: GAH | Job no: 22082 | Sheet no: 1 OF 2
Scale: 1" = 40'

GR–1

Q:\2022\22082 – Krown Point East Granby\Submittal\2023–03–24\GR–1 2023–03–24.dwg, GR–1, Mar 22, 2023 – 11:47:55 AM

REMOVE CPE FES AND APPROXIMATELY 6 FEET OF 15" CPE. REPLACE EXIST. CPE FES WITH NEW 15" RCFES. SET F.L.=163.06±. RESHAPE OUTLET AND RECONSTRUCT RIP RAP OUTLET PROTECTION

CONSTRUCT 5'-WIDE BERM AT EL. 168.5 AS SHOWN

12" RCFES #7
F.L.=164.31

246'-12" CPE
S=0.0050

60'-12" CPE
S=0.0050

S.M.H.
T.F.=172.59
(RESET T.F.=172.78)

D.M.H.
T.F.=172.59
(MAINTAIN T.F.=172.59)
F.L.=165.49-12" CPE
F.L.=165.49-18" RCP
F.L.=165.49-15" RCP

C.B. #5 TYPE 'R'
T.F.=168.00
F.L.=166.00

C.B. #6 TYPE 'R'
T.F.=168.00
F.L.=165.54

C.B. #8 TYPE 'R'
T.F.=172.00
F.L.=165.79

92'-12" CPE
S=0.0050

C.B. #12 TYPE 'R'
INSTALL IN LINE
T.F.=171.500
F.L.=169.45±

C.B. TYPE 'C'
T.F.=170.54
F.L.=166.49-15" RCP
(MAINTAIN T.F.=170.54)

C.B. TYPE 'C'
T.F.=170.54
F.L.=166.49-15" RCP
(REPLACE WITH TYPE 'C-L TOP
(MAINTAIN T.F.=170.54)

C.B. #11 TYPE 'R'
INSTALL IN LINE.
T.F.=171.40
F.L.=169.38±-12"
F.L.=169.38-8"

Y.D.
T.F.=173.24
CONVERT TO M.H.
(SET T.F.=173.25)
F.L.=169.24-15" CPE
F.L.=169.58-8" PVC

S.M.H.
T.F.=172.03
(RESET T.F.=172.19)

C.B. #10 TYPE 'R'
INSTALL IN LINE
T.F.=171.44
F.L.=169.11±

Water Quality Basin #3

PROTECT TREES

(MAINTAIN T.F.=171.33)

C.B. TYPE 'C'
T.F.=171.82
F.L.=166.49-15" RCP

(MAINTAIN T.F.=171.32)

100' UPLAND REVIEW AREA

S.M.H.
T.F.=172.21
(RESET T.F.=172.21)

(MAINTAIN T.F.=171.74)

Y.D.
T.F.=171.74
F.L.=164.12 C.P.E.

S.M.H.
T.F.=173.44
(RESET T.F.=173.66)

F.E.S.=164.74-12" CPE

C.B. TYPE 'C'
T.F.=169.43
F.L.=164.81-12" CPE
F.L.=167.83-3' WEIR
F.L.=164.87-8" ORIFICE

REPLACE EXIST. CPE FES WITH NEW 12" RCFES. SET F.L.= 164.74. RECONSTRUCT RIP RAP OUTLET PROTECTION

24" RCFES #17
F.L.=165.03±

CONSTRUCT 5'-WIDE BERM AT EL. 170.5 AS SHOWN

Water Quality Basin #2

4:1 SLOPE

4:1 SLOPE

F.E.S.=164.24" CPE

C.B. TYPE 'C'
T.F.=168.02
F.L.=164.87-18" CPE
F.L.=164.24-12" RCP

(MAINTAIN T.F.=174.22)

S.M.H.
T.F.=173.67
(RESET T.F.=173.96)

C.B. TYPE 'CL'
T.F.=168.02
F.L.=164.87-18" CPE
F.L.=164.24-12" RCP

(MAINTAIN T.F.=173.18)

S.M.H.
T.F.=174.77
(RESET T.F.=174.77)

S.M.H.
T.F.=172.63

D.M.H.
T.F.=173.89
F.L.=168.44-12" CPE
F.L.=168.69-12" CPE

Y.D.
T.F.=172.95
(RESET T.F.=172.00)
F.L.=168.73-12" CPE
F.L.=168.73-12" CPE

C.B #14 TYPE 'R'
INSTALL IN LINE
T.F.=172.0
F.L.=169.0±

112'-8" PVC
S=0.010

100'-8" PVC
S=0.010

C.B #16 TYPE 'R'
T.F.=172.75
F.L.=170.58

C.B #15 TYPE 'R'
T.F.=172.75
F.L.=170.50

FF=174.00

S.M.H.
T.F.=173.40
(RESET T.F.=173.72)

C.B. TYPE 'C'
T.F.=171.83
(REPLACE WITH TYPE 'C-L TOP
MAINTAIN T.F.=171.83)
F.L.=167.68-15" RCP

C.B. TYPE 'C'
T.F.=171.75
(MAINTAIN T.F.=171.75)
F.L.=167.45-18" RCP
F.L.=167.45-15" RCP

Y.D.
T.F.=172.89
(RESET T.F.=172.00)
F.L.=169.24-12" CPE
F.L.=169.24-12" CPE

S. BRAMBLE BUSH CIRCLE

BRAMBLE BUSH CIRCLE

SEE GR-1 FOR CONTINUATION

SEE GR-1 FOR CONTINUATION

MAP REFERENCE #1

## LEGEND
(SYMBOLS NOT TO SCALE)

- = EXISTING CATCH BASIN
- = EXISTING SANITARY MANHOLE
- = EXISTING DRAINAGE MANHOLE
- = EXISTING WATER MANHOLE
- = EXISTING ELECTRIC MANHOLE
- = UNKNOWN MANHOLE
- = EXISTING YARD DRAIN
- = EXISTING FLARED END SECTION
- = EXISTING FIRE HYDRANT
- = EXISTING HAND HOLE
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- = EXISTING LIGHT POLE
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- = EXISTING STREET SIGN
- = EXISTING TREE (TYP.)
- = EXISTING WATER GATE VALVE
- = EXISTING TREE LINE
- = DIRECTION OF FLOW
- = EXISTING I.P. PROPERTY CORNER
- = EXISTING MONUMENT
- = FENCE LINE
- = PROPOSED CATCH BASIN
- = PROPOSED YARD DRAIN (TYPE 'R' C.B.)
- = PROPOSED DRAINAGE MANHOLE
- = PROPOSED FLARED END SECTION
- = PROPOSED STORM DRAIN CULVERT
- = PROPOSED SPOT GRADE
- = PROPOSED CONTOUR
- = PROPOSED DRAINAGE DIVIDE

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

## GENERAL GRADING NOTES

1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING. CONSTRUCT PAVEMENT MATCH DETAIL.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW, WHERE APPLICABLE, AND PRECLUDE PONDING.
5. RCP = REINFORCED CONCRETE PIPE (CLASS IV OR V AS SHOWN ON THE PLANS) CONFORMING TO CT DOT FORM 818, M.08.01-7.
6. PVC: DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 818, M.08.01-20,
7. CPE = CORRUGATED POLYETHYLENE PIPE CONFORMING TO CT DOT 818, M.08.01-18 (TYPE S IF NOT SPECIFIED, OR TYPE S-P, AS SPECIFIED).
8. RCFES = REINFORCED CONCRETE FLARED END SECTION CONFORMING TO CT DOT 818, M.08.01-11.
9. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 818 SECTION M.08.02.

## PERMIT - WETLANDS REGULATED ACTIVITY

I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to _____.

Received for filing on _____ by _____.
Town Clerk

## SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____ , the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____ (12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

In accordance with CGS 8-3d, any Special Permit shall be recorded in the Land Records.

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

Revisions:

| No. | Date | Description |
|---|---|---|

GRADING & DRAINAGE PLAN
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Checked by: GAH | Sheet no: 2 OF 2 | Job no: 22082
Scale: 1" = 40'

GR-2

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## SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____ , the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____ (12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

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## PERMIT - WETLANDS REGULATED ACTIVITY

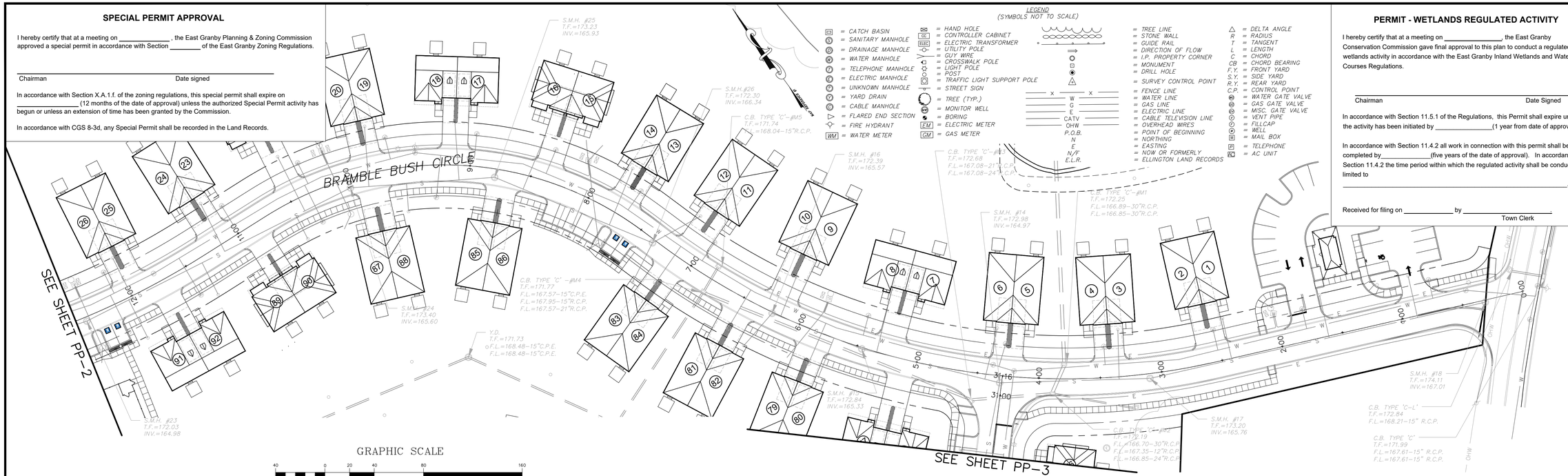
I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

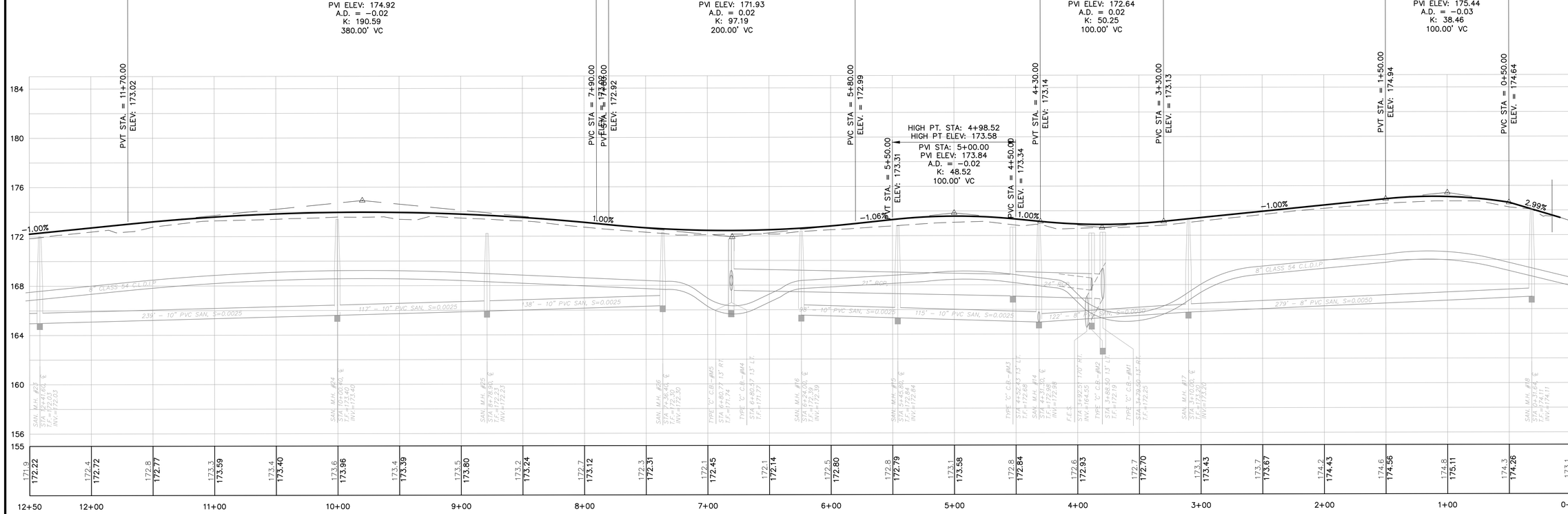
In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to _____.

Received for filing on _____ by _____
Town Clerk




ELEVATIONS ARE BASED ON NGVD 1929 DATUM.




**PROFILE**
**SCALE: 1"=40' HORIZ**
**1"=4' VERT.**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Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects


| No. | Date | Description |
|---|---|---|
| | | |

Revisions:

PLAN & PROFILE
PREPARED FOR
***K SFR EAST GRANBY OWNER, LLC***
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

| | | | |
|---|---|---|---|
| Date: 03-24-2023 | Drawn by: DRT | Job no: 22082 | Sheet no: 1 OF 3 |
| Scale: 1" = 40' | Checked by: GAH | | |

**PP-1**

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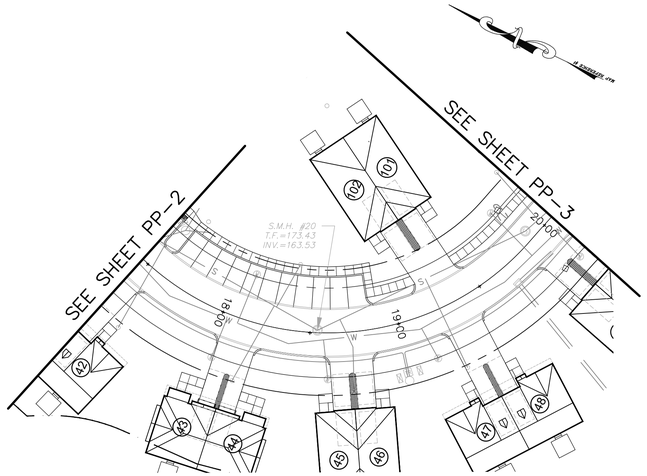
LEGEND
(SYMBOLS NOT TO SCALE)

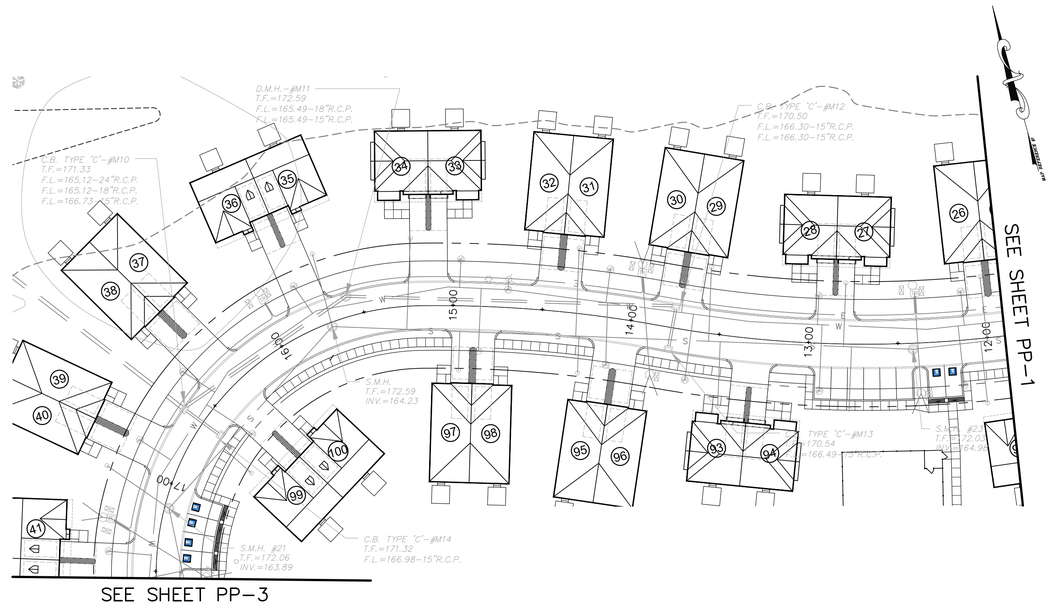
| | |
|---|---|
| □ | = CATCH BASIN |
| S | = SANITARY MANHOLE |
| D | = DRAINAGE MANHOLE |
| W | = WATER MANHOLE |
| T | = TELEPHONE MANHOLE |
| E | = ELECTRIC MANHOLE |
| U | = UNKNOWN MANHOLE |
| Y | = YARD DRAIN |
| C | = CABLE MANHOLE |
| ▷ | = FLARED END SECTION |
| | = FIRE HYDRANT |
| W | = WATER GATE VALVE |
| G | = GAS GATE VALVE |
| MV | = MISC. GATE VALVE |
| V | = VENT PIPE |
| F | = FILLCAP |
| W | = WELL |
| M | = MAIL BOX |
| H | = HAND HOLE |
| CC | = CONTROLLER CABINET |
| ELEC | = ELECTRIC TRANSFORMER |
| | = UTILITY POLE |
| | = GUY WIRE |
| | = CROSSWALK POLE |
| | = LIGHT POLE |
| | = POST |
| | = TRAFFIC LIGHT SUPPORT POLE |
| 4 | = STREET SIGN |
| | = TREE (TYP.) |
| MW | = MONITOR WELL |
| | = BORING |
| EM | = ELECTRIC METER |
| GM | = GAS METER |
| WM | = WATER METER |
| P | = TELEPHONE |
| AC | = AC UNIT |
| | = TREE LINE |
| | = STONE WALL |
| | = GUIDE RAIL |
| | = DIRECTION OF FLOW |
| | = I.P. PROPERTY CORNER |
| | = MONUMENT |
| | = DRILL HOLE |
| | = SURVEY CONTROL POINT |
| X X | = FENCE LINE |
| W | = WATER LINE |
| G | = GAS LINE |
| E | = ELECTRIC LINE |
| CATV | = CABLE TELEVISION LINE |
| OHW | = OVERHEAD WIRES |
| P.O.B. | = POINT OF BEGINNING |
| N | = NORTHING |
| E | = EASTING |
| N/F | = NOW OR FORMERLY |
| X.L.R. | = XXX LAND RECORDS |
| Δ | = DELTA ANGLE |
| R | = RADIUS |
| T | = TANGENT |
| L | = LENGTH |
| C | = CHORD |
| CB | = CHORD BEARING |
| C.P. | = CONTROL POINT |

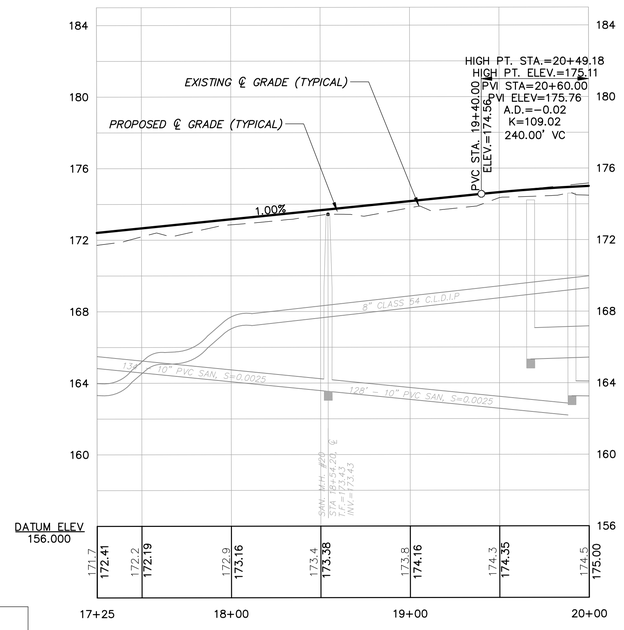


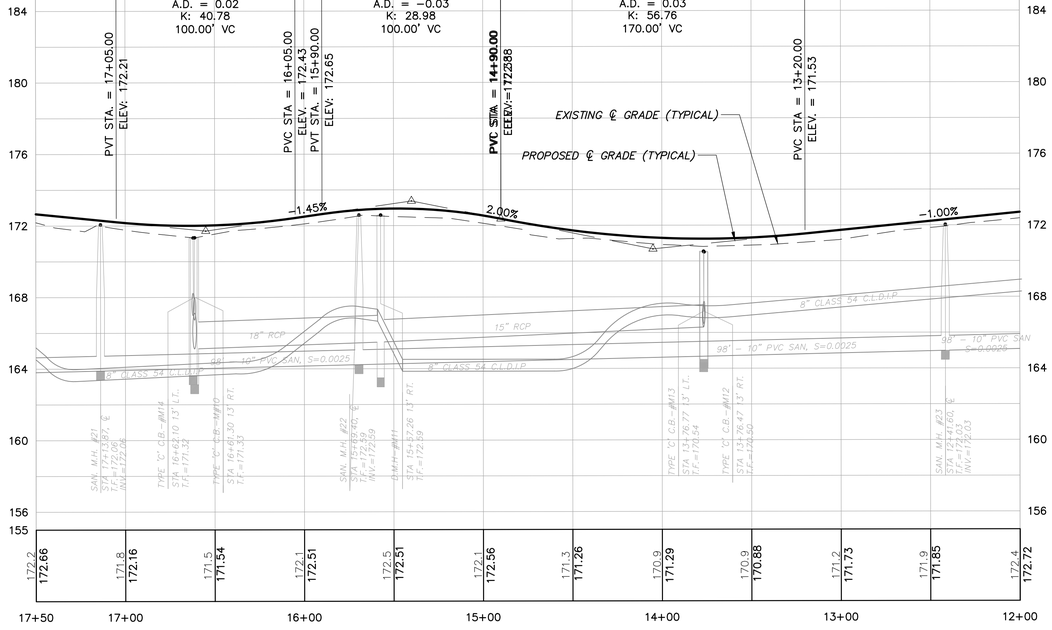

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




## PERMIT - WETLANDS REGULATED ACTIVITY

I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to

_____.

Received for filing on _____ by _____.
Town Clerk

## SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____ , the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____ (12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

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Revisions:

| No. | Date | Description |
|---|---|---|

IMPROVEMENT LOCATION PLAN – RECORD
PREPARED FOR
**K SFR EAST GRANBY OWNER, LLC**
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Checked by: GAH | Job no: 22082 | Sheet no: 2 OF 3
Scale: 1" = 40'

PP-2

## PERMIT - WETLANDS REGULATED ACTIVITY

I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

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_____.

Received for filing on _____ by _____,
Town Clerk

## SPECIAL PERMIT APPROVAL

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_____
Chairman Date signed

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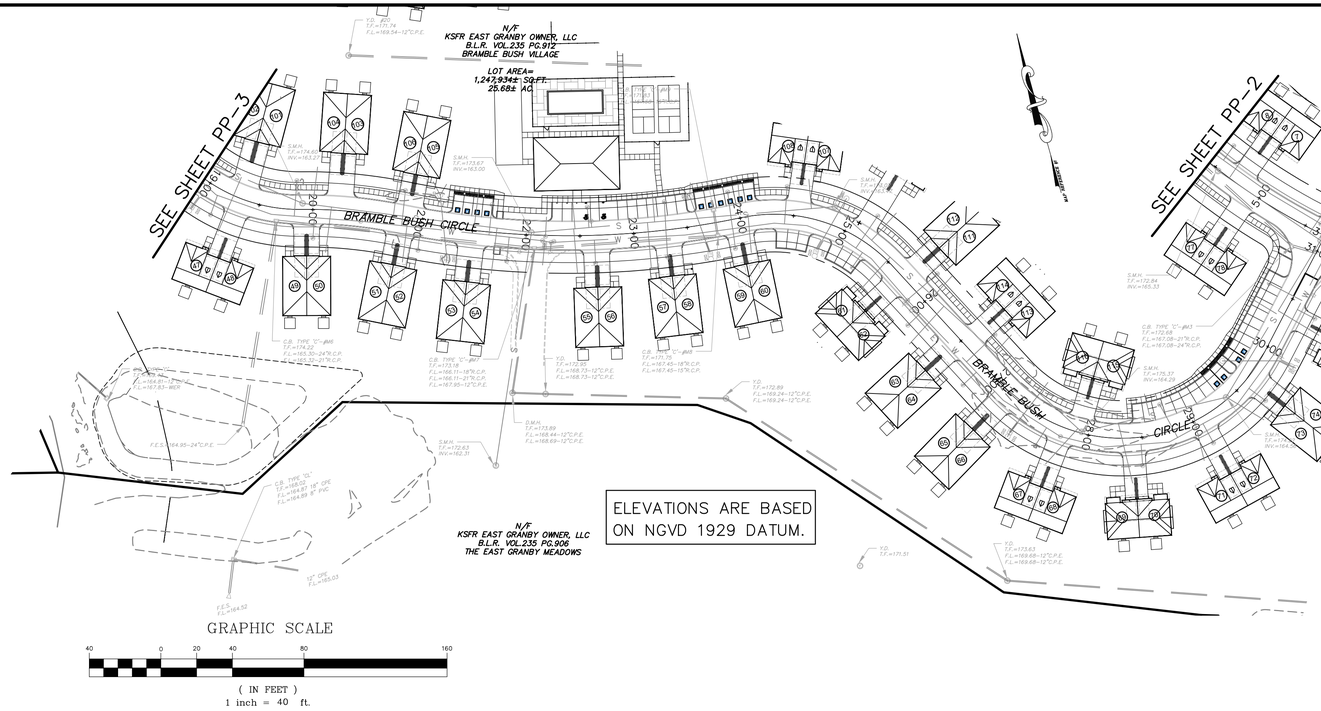
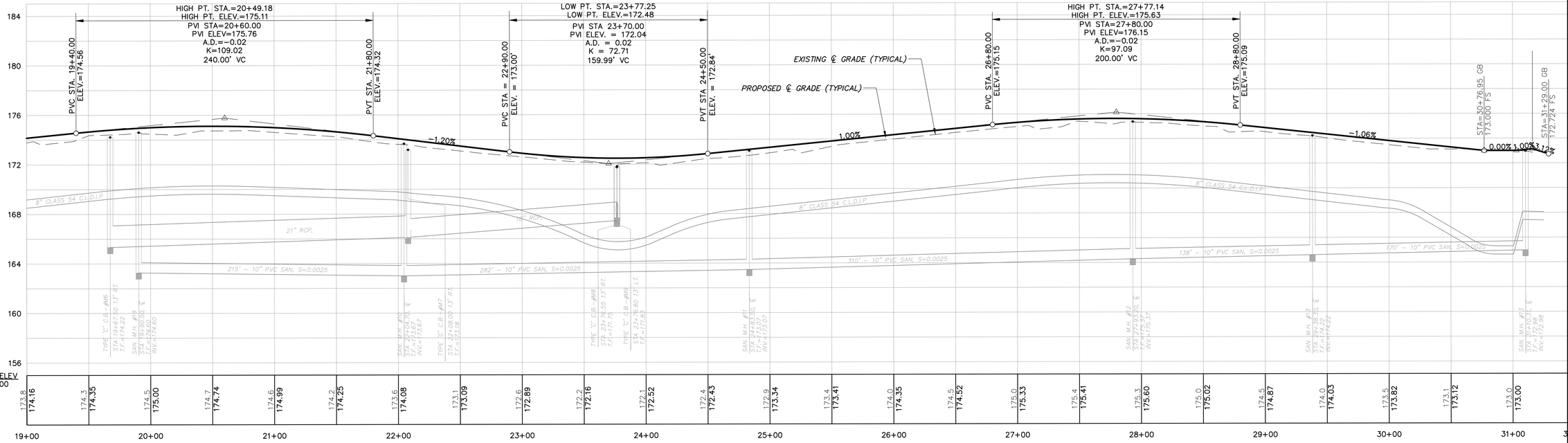



LEGEND
(SYMBOLS NOT TO SCALE)

= 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
= FILLCAP
= 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
= WATER 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
= XXX LAND RECORDS
= DELTA ANGLE
= RADIUS
= TANGENT
= LENGTH
= CHORD
= CHORD BEARING
= CONTROL POINT




PROFILE
SCALE: 1"=40' HORIZ
1"=4' VERT.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Revisions:

| No. | Date | Description |
|---|---|---|
| | | |

PLAN & PROFILE
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Job no: 22082
Scale: 1" = 40' | Checked by: GAH | Sheet no: 3 OF 3

PP-3

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## LEGEND

- = PROPOSED CATCH BASIN
- = PROPOSED SANITARY MANHOLE
- = PROPOSED DRAINAGE MANHOLE
- = PROPOSED FLARED END SECTION
- = PROPOSED STORM DRAIN CULVERT
- 100.00 = PROPOSED SPOT GRADE
- 194 = PROPOSED CONTOUR
- = PROPOSED CONSTRUCTION EXIT (CE)
- = PROPOSED CATCH BASIN INLET PROTECTION (IP)
- = PROPOSED RIPRAP PLUNGE POOL (RRPP)
- = PROPOSED SEDIMENT FENCE EROSION CONTROL (SFEC)
- = PROPOSED SEDIMENT LOG (SL)
- = PROPOSED STONE CHECK DAM (SCD)
- = PROPOSED RIPRAP LEVEL SPREADER (RRLS)
- = PROPOSED EROSION CONTROL BLANKET (ECB)

**RIP RAP PLUNGE POOL NOTE.**

AT ALL STORMWATER OUTFALLS WHERE RIP RAP PLUNGE POOLS ARE SHOWN SUPPLEMENT WITH ADDITIONAL RIP RAP LINING (MODIFIED RIP RAP) TO PROVIDE EROSION CONTROL PROTECTION IN THE FORM OF AN APRON FROM THE LIMITS OF THE OUTER SIDE EDGES OF THE PLUNGE POOL TO THE BOTTOM OF THE BASIN FOR THE APPROXIMATE LIMITS SHOWN. SHAPE TO SPREAD FLOW EVENLY. CONTRACTOR TO COORDINATE THE LIMITS WITH THE DESIGN ENGINEER DURING CONSTRUCTION.

- CE = CONSTRUCTION ENTRANCE
- GRSW = VEGETATIVE SWALE
- IP = INLET PROTECTION
- SCD = STONE CHECK DAM
- RRPP = RIP RAP PLUNGE POOL
- SL = SEDIMENT LOG
- TSS = TEMPORARY SOIL STOCKPILES
- ECB = TEMPORARY EROSION CONTROL BLANKET
- SFEC = SEDIMENT FENCE EROSION CONTROL

**CONTINGENCY PROVISIONS FOR EROSION & SEDIMENT CONTROL FAILURES AND EMERGENCIES:**

1. THE CONTRACTOR SHALL SCHEDULE WORK SO THAT NO EARTHWORK THAT IS POTENTIALLY EXPOSED TO EROSION IS CONDUCTED DURING SEVERE WEATHER EVENTS, OR WHEN SEVERE WEATHER IS FORECAST, WITHOUT IMPLEMENTATION OF PROPER EROSION CONTROL MEASURES.
2. THE CONTRACTOR SHALL STABILIZE OR OTHERWISE SECURE DISTURBED AREAS AT THE END OF EACH WORK DAY AND WORK WEEK TO MINIMIZE IMPACTS OF EROSION. SUCH MEASURES SHALL INCLUDE TEMPORARY DIVERSIONS, INSTALLATION OF STABILIZATION STRUCTURES, ETC.
3. THE CONTRACTOR SHALL KEEP, ON-SITE, EXTRAS HAY BALES, SILT FENCE, STRAW WATTLES, RIP RAP, AND EROSION CONTROL FABRIC FOR USE IN CASE OF AN EROSION CONTROL EMERGENCY.
4. IN THE EVENT THAT AN EROSION CONTROL EMERGENCY, THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO STABILIZE THE IMPACT AREAS, PREVENT FURTHER EROSION AND TRANSPORT OF SEDIMENTS, ETC. IN THE EVENT THAT SEDIMENTS ARE TRANSPORTED OFF THE SITE, THE CONTRACTOR SHALL NOTIFY THE OWNER, AND THE PROJECT ENGINEER. IN THE EVENT THAT SEDIMENTS ENTER ANY STORM DRAIN SYSTEMS, THE CONTRACTOR SHALL NOTIFY THE TOWN PUBLIC WORKS DEPARTMENT, OR THE CT DOT, AS APPROPRIATE AND TAKE IMMEDIATELY IMPLEMENT REMEDIAL MEASURES.

MAP REFERENCE #1

SEE EC-2 FOR CONTINUATION

BRAMBLE BUSH CIRCLE

100' UPLAND REVIEW AREA

INSTALL SFEC TYPICAL

RECONSTRUCT RRPP AND RIP RAP PROTECTION (SEE RIP RAP PLUNGE POOL NOTE)

INSTALL SL TYPICAL

INSTALL SFEC TYPICAL

INSTALL TEMPORARY SCD TYPICAL

INSTALL SFEC TYPICAL

INSTALL RRPP AND RIP RAP PROTECTION AS SHOWN. (TYPICAL) (SEE RIP RAP PLUNGE POOL NOTE)

INSTALL ECB ON DISTURBED SIDE SLOPES OF WQ BASIN

Water Quality Basin #1

100' REGULATED AREA

CE

CONSTRUCT GRSW

INSTALL IP TYPICAL ALL INLETS

CONSTRUCT TSS RING WITH SFEC. LOCATION TO VARY WITH STAGES OF CONSTRUCTION

INSTALL IP TYPICAL AT ALL YARD DRAINS

INSTALL SL SPACED @ 50' O.C (TYPICAL)

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

### PERMIT - WETLANDS REGULATED ACTIVITY

I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to _____.

Received for filing on _____ by _____.
Town Clerk

### SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____ , the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____ (12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

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www.fahesketh.com - mail@fahesketh.com

Revisions:

| No. | Date | Description |
|---|---|---|

SOIL EROSION AND SEDIMENT CONTROL PLAN

PREPARED FOR
**K SFR EAST GRANBY OWNER, LLC**

BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Job no: 22082
Scale: 1" = 40' | Checked by: GAH | Sheet no: 1 OF 2

EC-1

Q:\2022\22082 - Krown Point East Granby\Submittal\2023-03-24\EC-1 2023-03-24.dwg, EC 1, Mar 22, 2023 - 11:58:01 AM

RECONSTRUCT RIP RAP OUTLET PROTECTION AFTER REPLACEMENT OF RCFES

INSTALL RRPP AND RIP RAP PROTECTION AS SHOWN. (TYPICAL) (SEE RIP RAP PLUNGE POOL NOTE)

INSTALL SFEC TYPICAL

INSTALL SL SPACED @ 50' O.C

CONSTRUCT GRSW

INSTALL SFEC TYPICAL

Water Quality Basin #3

100' UPLAND REVIEW AREA

INSTALL INWARD SFEC AFTER CONSTRUCTION OF GRSW

INSTALL SL SPACED @ 50' O.C AFTER CONSTRUCTION OF GRSW

CONSTRUCT GRSW

INSTALL OUTWARD SFEC PRIOR TO CONSTRUCTION OF GRSW

INSTALL SL 50' O.C.AFTER CONSTRUCTION OF GRSW

RECONSTRUCT RIP RAP OUTLET PROTECTION AFTER REPLACEMENT OF FES

100' UPLAND REVIEW AREA

INSTALL SL SPACED @ 50' O.C AFTER CONSTRUCTION OF GRSW

Water Quality Basin #2

INSTALL IP TYPICAL ALL INLETS

INSTALL SFEC TYPICAL

INSTALL ECB ON DISTURBED SIDE SLOPES OF WQ BASIN

CONSTRUCT RRPP AND RIP RAP PROTECTION AS SHOWN. (SEE RIP RAP PLUNGE POOL NOTE)

INSTALL SL SPACED @ 50' O.C (TYPICAL)

INSTALL IP TYPICAL ALL INLETS

BRAMBLE BUSH CIRCLE

SEE EC-1 FOR CONTINUATION

SEE EC-1 FOR CONTINUATION

MAP REFERENCE #1

**RIP RAP PLUNGE POOL NOTE.**

AT ALL STORMWATER OUTFALLS WHERE RIP RAP PLUNGE POOLS ARE SHOWN SUPPLEMENT WITH ADDITIONAL RIP RAP LINING (MODIFIED RIP RAP) TO PROVIDE EROSION CONTROL PROTECTION IN THE FORM OF AN APRON FROM THE LIMITS OF THE OUTER SIDE EDGES OF THE PLUNGE POOL TO THE BOTTOM OF THE BASIN FOR THE APPROXIMATE LIMITS SHOWN. SHAPE TO SPREAD FLOW EVENLY. CONTRACTOR TO COORDINATE THE LIMITS WITH THE DESIGN ENGINEER DURING CONSTRUCTION.

- CE = CONSTRUCTION ENTRANCE
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- IP = INLET PROTECTION
- TP = TREE PROTECTION
- RRPP = RIP RAP PLUNGE POOL
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**LEGEND**

- = PROPOSED CATCH BASIN
- = PROPOSED SANITARY MANHOLE
- = PROPOSED DRAINAGE MANHOLE
- = PROPOSED FLARED END SECTION
- = PROPOSED STORM DRAIN CULVERT
- 100.00 = PROPOSED SPOT GRADE
- 194 = PROPOSED CONTOUR
- = PROPOSED CONSTRUCTION EXIT (CE)
- = PROPOSED CATCH BASIN INLET PROTECTION (IP)
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- = PROPOSED RIPRAP LEVEL SPREADER (RRLS)
- = PROPOSED EROSION CONTROL BLANKET (ECB)

**PERMIT - WETLANDS REGULATED ACTIVITY**

I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to _____.

Received for filing on _____ by _____.
Town Clerk

**SPECIAL PERMIT APPROVAL**

I hereby certify that at a meeting on _____ , the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____ (12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

In accordance with CGS 8-3d, any Special Permit shall be recorded in the Land Records.

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

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

Revisions:

| No. | Date | Description |
|---|---|---|

SOIL EROSION AND SEDIMENT CONTROL PLAN

PREPARED FOR
**K SFR EAST GRANBY OWNER, LLC**
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Checked by: GAH | Job no: 22082 | Sheet no: 2 OF 2
Scale: 1" = 40'

EC-2

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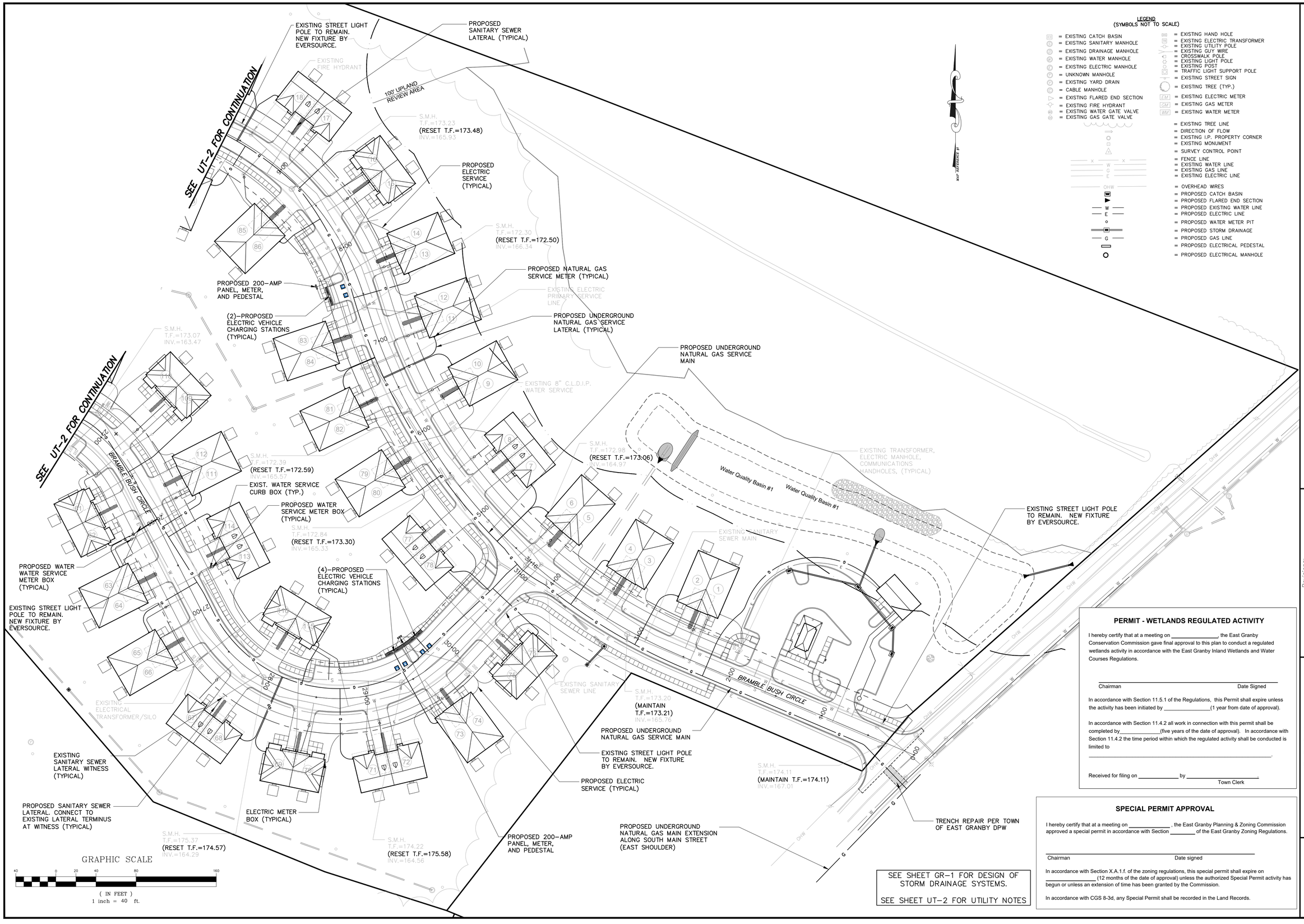


LEGEND
(SYMBOLS NOT TO SCALE)

- = EXISTING CATCH BASIN
- = EXISTING SANITARY MANHOLE
- = EXISTING DRAINAGE MANHOLE
- = EXISTING WATER MANHOLE
- = EXISTING ELECTRIC MANHOLE
- = UNKNOWN MANHOLE
- = EXISTING YARD DRAIN
- = CABLE MANHOLE
- = EXISTING FLARED END SECTION
- = EXISTING FIRE HYDRANT
- = EXISTING WATER GATE VALVE
- = EXISTING GAS GATE VALVE
- = EXISTING HAND HOLE
- = EXISTING ELECTRIC TRANSFORMER
- = EXISTING UTILITY POLE
- = EXISTING GUY WIRE
- = CROSSWALK POLE
- = EXISTING LIGHT POLE
- = EXISTING POST
- = TRAFFIC LIGHT SUPPORT POLE
- = EXISTING STREET SIGN
- = EXISTING TREE (TYP.)
- EM = EXISTING ELECTRIC METER
- GM = EXISTING GAS METER
- WM = EXISTING WATER METER
- = EXISTING TREE LINE
- = DIRECTION OF FLOW
- = EXISTING I.P. PROPERTY CORNER
- = EXISTING MONUMENT
- = SURVEY CONTROL POINT
- = FENCE LINE
- = EXISTING WATER LINE
- = EXISTING GAS LINE
- = EXISTING ELECTRIC LINE
- = OVERHEAD WIRES
- = PROPOSED CATCH BASIN
- = PROPOSED FLARED END SECTION
- = PROPOSED EXISTING WATER LINE
- = PROPOSED ELECTRIC LINE
- = PROPOSED WATER METER PIT
- = PROPOSED STORM DRAINAGE
- = PROPOSED GAS LINE
- = PROPOSED ELECTRICAL PEDESTAL
- = PROPOSED ELECTRICAL MANHOLE

SEE SHEET GR-1 FOR DESIGN OF STORM DRAINAGE SYSTEMS.

SEE SHEET UT-2 FOR UTILITY NOTES

**PERMIT - WETLANDS REGULATED ACTIVITY**

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Received for filing on _____ by _____
Town Clerk

**SPECIAL PERMIT APPROVAL**

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Revisions:

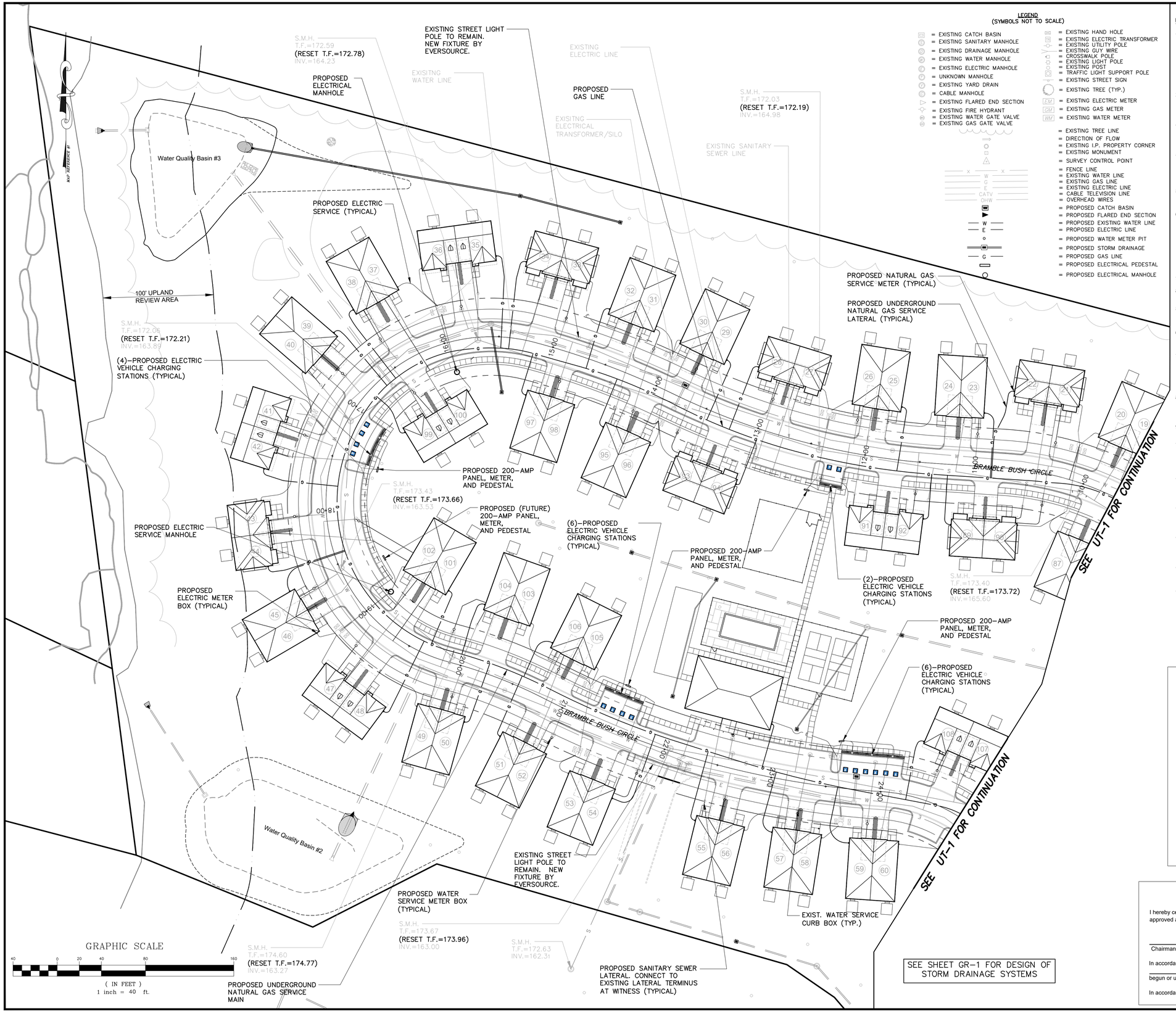
| No. | Date | Description |
|---|---|---|
| | | |

UTILITY PLAN
PREPARED FOR
**K SFR EAST GRANBY OWNER, LLC**
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Checked by: GAH | Job no: 22082 | Sheet no: 1 OF 1
Scale: 1" = 40'

UT-1

Q:\2022\22082 - Krown Point East Granby\Submittal\2023-03-24\UT-1 2023-03-24.dwg, UT 1, Mar 22, 2023 - 12:11:17 PM

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(SYMBOLS NOT TO SCALE)

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- = PROPOSED GAS LINE
- = PROPOSED ELECTRICAL PEDESTAL
- = PROPOSED ELECTRICAL MANHOLE

## UTILITY NOTES

1. UNDERGROUND UTILITIES DEPICTED ON THIS DRAWING ARE A COMPILATION OF FIELD SURVEY DATA, RECORD UTILITY PLANS, AS–BUILT FIELD SURVEY, AND RECORD DESIGN PLANS. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. PRIOR TO THE START OF CONSTRUCTION OF THE UTILITIES, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AT ALL UTILITY CROSSINGS AND POINTS OF CONNECTION WITH EXISTING UTILITIES TO IDENTIFY POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND ARCHITECT OF SUCH CONFLICTS.
2. CONTACT "CALL BEFORE YOU DIG" BY CALLING 811 OR 1–800–922–4455 AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION TO HAVE ALL UTILITY SERVICES DEMARCATED IN THE FIELD. CONDUCT, AS REQUIRED, TEST PITS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.
3. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAST GRANBY STANDARDS AND SPECIFICATIONS, CT DOT FORM 818, AND/OR CUSTODIAL UTILITY COMPANY AND MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS, AS APPROPRIATE.
4. ALL UTILITIES TAKEN OUT OF SERVICE SHALL BE ABANDONED IN ACCORDANCE WITH REQUIREMENT OF THE CUSTODIAL UTILITY COMPANY SPECIFICATIONS, THE TOWN OF EAST GRANBY WATER POLLUTION CONTROL AUTHORITY STANDARDS, OR STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION (CT DOT) AS APPLICABLE.
5. ACTUAL ROUTING OF UTILITY SERVICES MAY BE SUBJECT TO REVISION BY THE CUSTODIAL UTILITY COMPANY. CONTRACTOR SHALL COORDINATE ROUTING OF UTILITIES WITH THE CUSTODIAL UTILITY COMPANY.
6. THE EXISTING SANITARY SEWER SYSTEM AND LATERALS CONNECTION LOCATIONS DEPICTED ON THESE PLANS ARE TAKEN FROM RECORD PLANS FROM TOWN OF EAST GRANBY ARCHIVES AND FIELD SURVEY DATA. THE PLANS INCLUDE THE LOCATION OF WITNESS MARKERS PURPORTED TO IDENTIFY THE LOCATION OF THE EXISTING SANITARY SEWER LATERALS. THE CONTRACTOR SHALL CONDUCT A TEST PIT AT THE PROPOSED LOCATION OF SANITARY SEWER CONNECTION AND VERIFY LOCATION AND INVERT OF SANITARY SEWER BEFORE CONSTRUCTION OF SEWER TO VERIFY IF INVERT ELEVATIONS SHOWN ON THIS PLAN WILL WORK AS DESIGNED. NOTIFY DESIGN ENGINEER AND ARCHITECT OF CONFLICTS PRIOR TO START OF CONSTRUCTION OF NEW SEWER LATERAL CONNECTIONS.
7. ALL NEW UTILITY SERVICES AND CONNECTIONS SHALL BE UNDERGROUND.
8. SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN DESIGN AND RELATED NOTES.
5. ALL MATERIALS AND CONSTRUCTION OF SANITARY SEWERS SHALL BE IN COMPLIANCE WITH THE EAST GRANBY WATER POLLUTION CONTROL AUTHORITY AND THE MDC STANDARDS AND SPECIFICATIONS.
6. PVC SEWER PIPE = SDR 35 PVC PIPE W/ PUSH–ON GASKETED JOINTS IN CONFORMANCE WITH THE MDC AND TOWN OF EAST GRANBY WATER POLLUTION CONTROL AUTHORITY SPECIFICATIONS.
7. EACH DUPLEX WILL DISCHARGE SEWAGE VIA A COMMON LATERAL CONNECTION TO THE CLOSEST EXISTING SANITARY SEWER LATERAL. LOCATIONS OF EXISTING SANITARY SEWER LATERALS ARE DEPICTED ON THE PLAN ARE FIELD–LOCATED WITNESS, PURPORTED TO BE THE LOCATION OF THE TERMINUS OF THE LATERAL CONSTRUCTED CIRCA 2009. A SINGLE LATERAL SERVICE WILL EXIT EACH DUPLEX. INTERCONNECTION BETWEEN DUPLEXES WILL BE INTERNAL.
8. INVERT ELEVATIONS OF ALL SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND ARCHITECT OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
9. ALL MATERIALS AND CONSTRUCTION FOR DOMESTIC WATER AND FIRE SERVICE SHALL BE IN COMPLIANCE WITH MDC STANDARDS AND SPECIFICATIONS.
10. EACH DUPLEX WILL BE SERVED VIA A COMMON WATER SERVICE LATERAL. THE LOCATION OF EXISTING WATER SERVICE CURB BOXES ARE DEPICTED ON THE PLAN. A WATER METER BOX IS REQUIRED AFTER THE CURB BOX. EACH DUPLEX WILL BE SERVED VIA THE COMMON METER BOX. INTERCONNECTION BETWEEN DUPLEXES WILL BE INTERNAL.
11. CONTRACTOR SHALL COORDINATE ELECTRIC SERVICE WITH EVERSOURCE. IT IS ANTICIPATED THAT THE EXISTING ELECTRICAL INFRASTRUCTURE WILL BE USED. ADDITIONAL SECONDARY SERVICE ROADWAY CROSSINGS AND ELECTRIC SERVICE MANHOLES WILL BE REQUIRED.
12. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ELECTRIC VEHICLE CHARGING STATION METER AND BREAKER PEDESTALS AND RELATED HANDHOLES FOR SECONDARY SERVICE, ETC. COORDINATE INSTALLATION WITH EVERSOURCE UTILITY SERVICES.
13. SITE LIGHTING FOUNDATIONS, STANDARDS, FIXTURES AND ELECTRICAL CONDUITS AND WIRING. THIS INCLUDES PARKING AREA PERIMETER LIGHTING AND MISCELLANEOUS SITE. COORDINATE INSTALLATION WITH ARCHITECT'S ELECTRICAL DRAWINGS.
14. SAW CUT FOR ALL TRENCHES IN TOWN RIGHT–OF–WAY. CONSTRUCT BACKFILLING AND PAVEMENT REPAIR DETAIL PER TOWN OF EAST GRANBY DEPARTMENT OF PUBLIC WORKS STANDARDS.
15. WORK WITHIN THE TOWN ROAD RIGHT OF WAY WILL REQUIRE A PERMIT FROM THE EAST GRANBY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL OBTAIN SAID PERMIT PRIOR TO INITIATING CONSTRUCTION ACTIVITIES. ALL WORK WITHIN THE TOWN HIGHWAY RIGHT OF WAY SHALL CONFORM TO CONDITIONS OF THE TOWN OF EAST GRANBY DPW PERMIT.

### PERMIT - WETLANDS REGULATED ACTIVITY

I hereby certify that at a meeting on _____ the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

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Chairman Date Signed

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Received for filing on _____ by _____.
Town Clerk

### SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

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Revisions:

| No. | Date | Description |
|---|---|---|

UTILITY PLAN
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03–XX–2023 | Scale: 1" = 40' | Drawn by: DRT | Checked by: GAH | Job no: 22082 | Sheet no: 2 OF 2

UT–2

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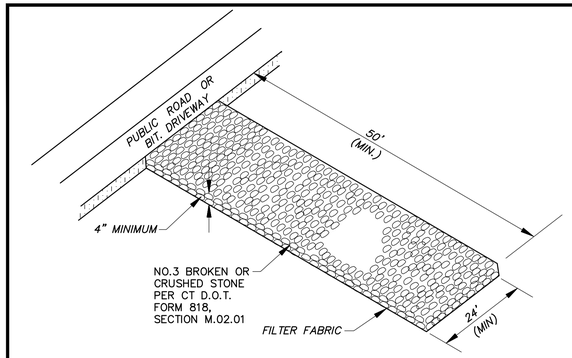
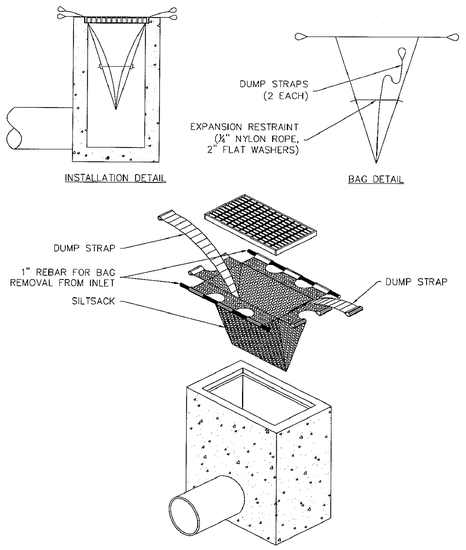



## CONSTRUCTION EXIT (CE)

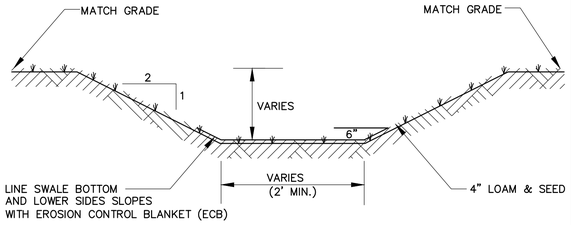
N.T.S.




1. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

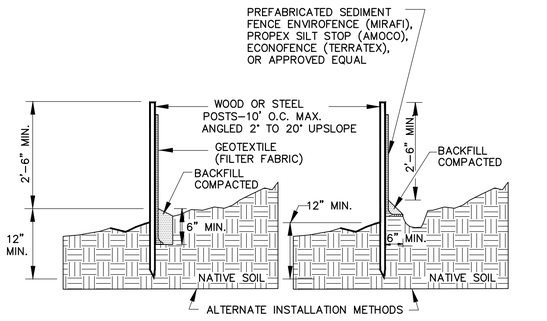
## INLET PROTECTION (IP) [SILT SACK INSERT]

N.T.S.




## VEGETATED SWALE DETAIL (GRSW)

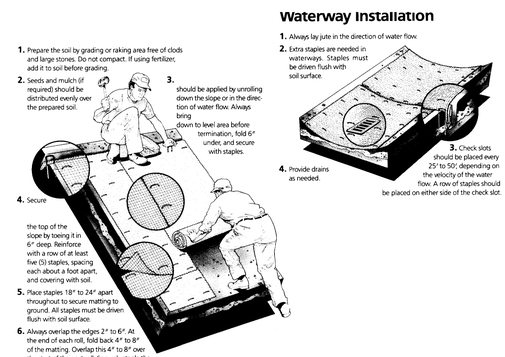
N.T.S.




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

## SEDIMENT FENCE EROSION CONTROL (SFEC)

N.T.S.




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

**Specifications**

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

*Smolder treatment adds approximately .05 lb./yd²

**Staples**

| Type |
|---|
| 11 gauge 6" |
| 8 gauge 6" |
| 8 gauge 8" |

Typical usage: Approximately 200 staples per roll.

**Roll Packaging**

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

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

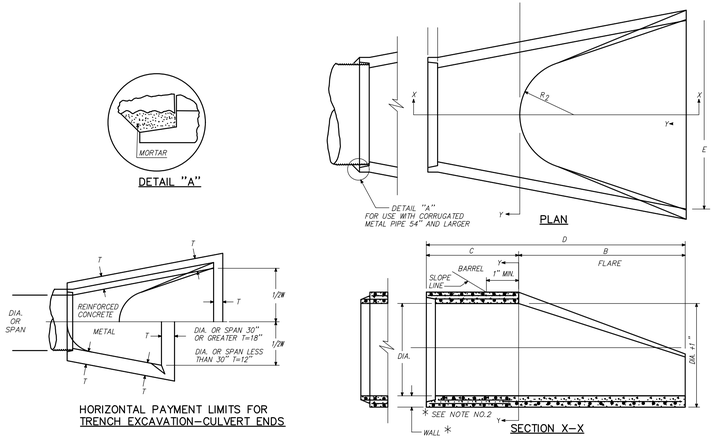
NOTES:

1. MUST BE CERTIFIED WEED FREE.

1. USE ANTI–WASH/GEOJUTE PRODUCT OR APPROVED EQUAL

## EROSION CONTROL BLANKET (ECB)

N.T.S.

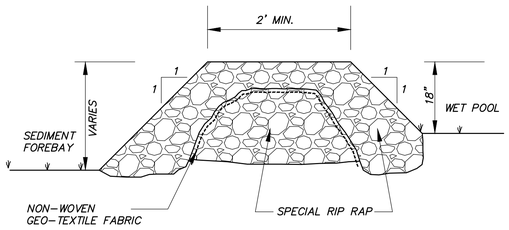



| DIMENSIONS FOR REINFORCED CONCRETE CULVERT END | | | | | | | | | FLARE REINFORCEMENT ONE LAYER ONLY IN CENTER OF WALL | |
|---|---|---|---|---|---|---|---|---|---|---|
| DIA. | A | B | C | D | E | F | $R_1$ | $R_2$ | MIN. AREA OF LONGITUDINALS SQ. IN. PER FT. | MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT. |
| 12" | 4" | 2'–0" | 4'–0 3/8" | 6'–0 3/8" | 2'–0" | 1'–7 15/16" | 10 1/4" | 9" | 0.048 | 0.048 |
| 15" | 6" | 2'–3" | 3'–10" | 6'–1" | 2'–6" | 2'–0 5/16" | 1'–0 1/2" | 11" | 0.054 | 0.054 |
| 24" | 9 1/2" | 3'–7 1/2" | 2'–6" | 6'–1 1/2" | 4'–0" | 2'–9 3/16" | 1'–4 13/16" | 1'–2" | 0.072 | 0.072 |
| 30" | 1'–0" | 4'–6" | 1'–7 3/4" | 6'–1 3/4" | 5'–0" | 3'–1" | 1'–6 1/2" | 1'–3" | 0.084 | 0.084 |

REINFORCED CONCRETE CULVERT END

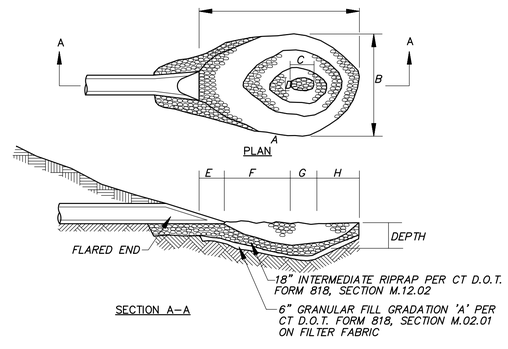
## REINFORCED CONCRETE CULVERT END

N.T.S.




## STONE CHECK DAM

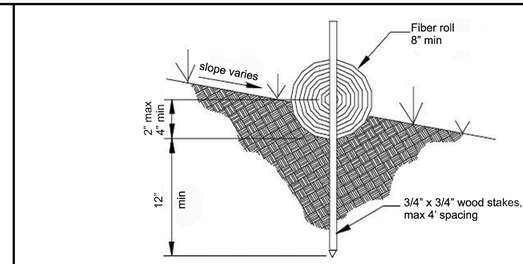
N.T.S.




| PIPE SIZE | A | B | C | D | E | F | G | H | WT. RIPRAP TONS. | DEPTH |
|---|---|---|---|---|---|---|---|---|---|---|
| 12" | 8' | 6' | 1 1/2' | 1' | 1' | 3 1/2' | 1 1/2' | 2' | 4.5 | 1'–0" |
| 15" | 10' | 7' | 1 1/2' | 1' | 1' | 4 1/2' | 1 1/2' | 3' | 6 | 1'–0" |
| 24" | 17' | 10' | 2 1/2' | 1 1/2' | 1' | 8' | 2 1/2' | 5 1/2' | 15 | 1'–10" |
| 30" | 20' | 13' | 3' | 2' | 2' | 9' | 3' | 6' | 22 | 2'–0" |

## RIPRAP PLUNGE POOL (RRPP)

N.T.S.




NOTES:

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

## SEDIMENT LOG SECTION

N.T.S.

**PERMIT - WETLANDS REGULATED ACTIVITY**

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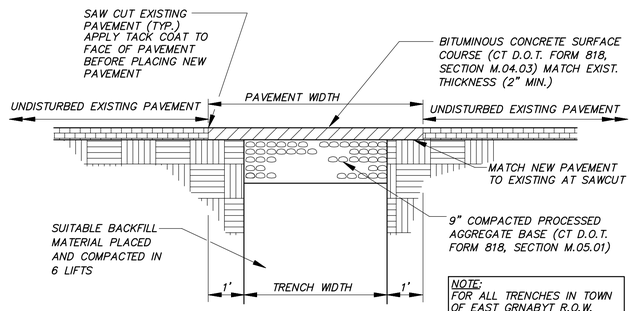
| No. | Date | Description |
|---|---|---|
| | | Revisions: |

SITE DETAILS
PREPARED FOR
*K SFR EAST GRANBY OWNER, LLC*
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

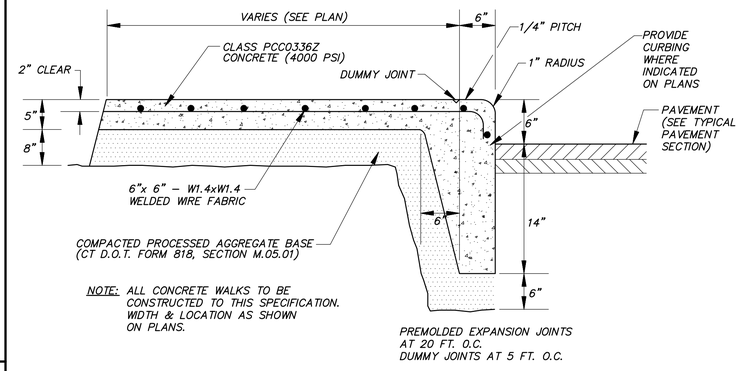
Date: *03–24–2023* | Drawn by: *DRT* | Checked by: *GAH* | Scale: *AS NOTED*
Job no: *22082* | Sheet no: *1 OF 5*

SD–1



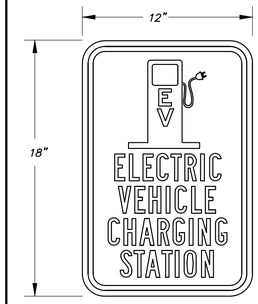

## TRENCH REPAIR DETAIL – PAVEMENT

N.T.S.



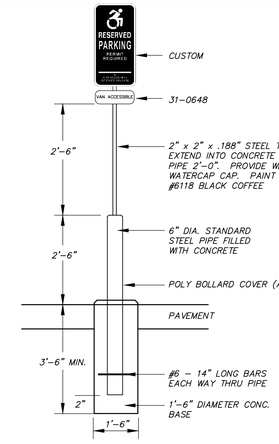

## CONCRETE SIDEWALK & CURB

N.T.S.



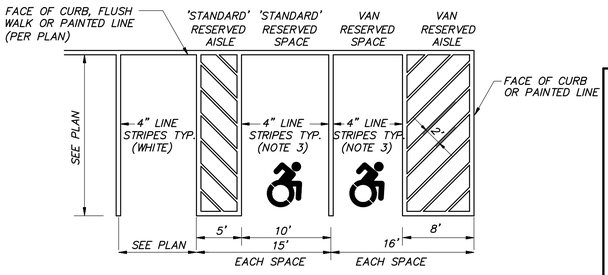

## EV PARKING SPACE SIGN

N.T.S.




## ACCESSIBLE SPACE SIGN POST/BASE

N.T.S.

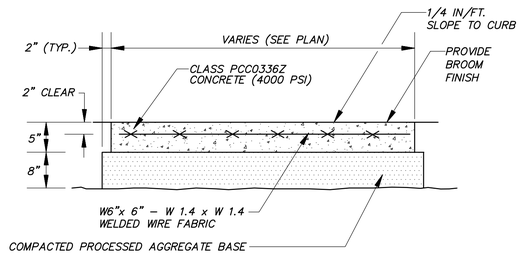



NOTES:

1. AISLE CONFIGURATION PER PLAN.
2. SIGN/BOLLARD LOCATION PER PLAN.
3. LINE STRIPING COLOR AND ADA SYMBOL SPECIFICS NEED TO COORDINATED WITH ENFIELD BUILDING INSPECTOR BEFORE INSTALLATION
4. ADJACENT 'STANDARD' RESERVED PARKING SPACES MAY SHARE COMMON AISLE. ADJACENT 'VAN' RESERVED PARKING SPACES MAY SHARE A COMMON AISLE.

## RESERVED PARKING SPACE LAYOUT

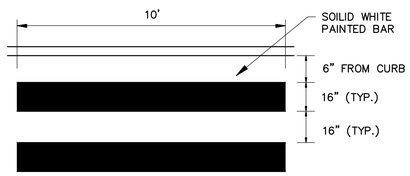
N.T.S.




EXPANSION JOINTS AT 20 FT. O.C.
DUMMY JOINTS AT 5 FT. O.C.
UNLESS OTHERWISE SPECIFIED

## CONCRETE SIDEWALK / PATIO & POOL DECK SECTION

N.T.S.

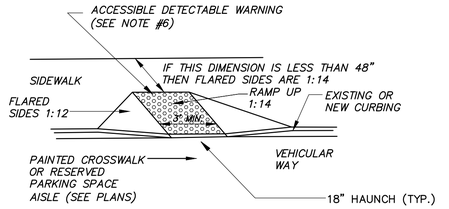


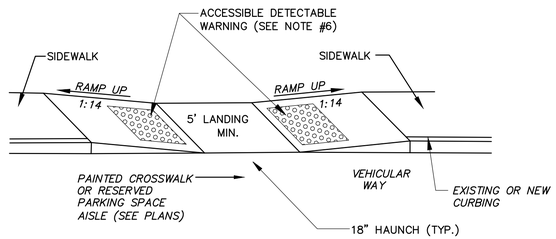

## PAINTED PEDESTRIAN CROSSWALK

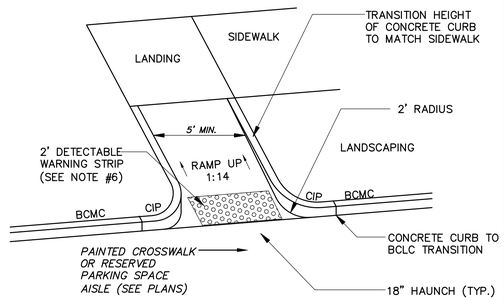
N.T.S.

NOTES:

1. CLASS 'C' CONCRETE.
2. ALL ACCESSIBLE RAMPS TO RECEIVE BROOM FINISH 90° TO THE SLOPE OF THE RAMP.
3. IF CURRENT BUILDING CODE REQUIRES ALTERNATE DESIGN, CONSTRUCT RAMP TO MEET CURRENT CODE REQUIREMENTS.
4. INTEGRATE TRUNCATED DOME TACTILE STRIPS IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
5. CONSTRUCT 18–INCH HAUNCH AT ALL POINTS WHERE RAMP ABUTS PAVEMENT
6. ACCESSIBLE DETECTABLE WARNINGS TO BE INSTALLED AS REQUIRED BY CONTRACT DOCUMENTS

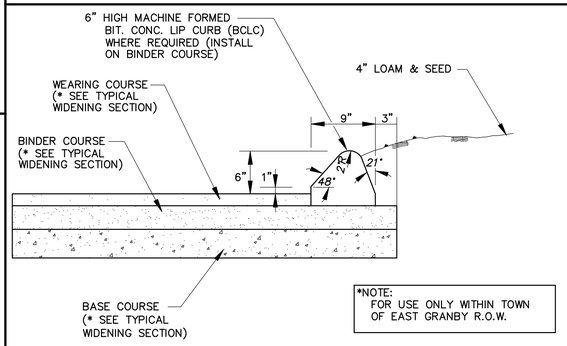


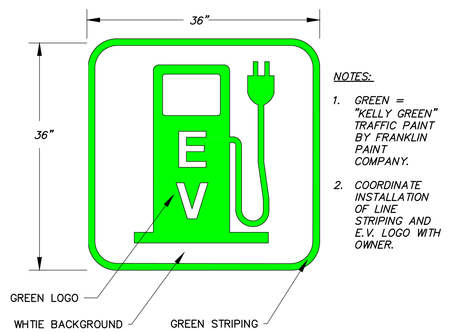

## ACCESSIBLE RAMPS

N.T.S.




## BITUMINOUS CONCRETE LIP CURBING (BCLC)

N.T.S.

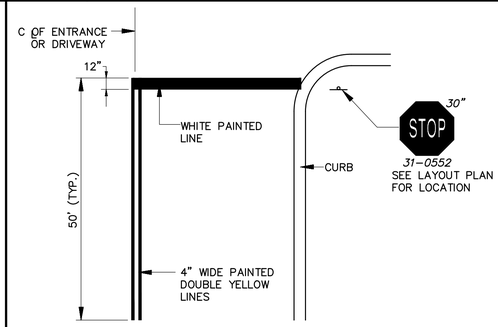



NOTES:

1. GREEN = "KELLY GREEN" TRAFFIC PAINT BY FRANKLIN PAINT COMPANY.
2. COORDINATE INSTALLATION OF LINE STRIPING AND E.V. LOGO WITH OWNER.

## EV PARKING SPACE GRAPHIC

N.T.S.




## TYPICAL PAVEMENT MARKINGS AT STOP BAR

N.T.S.

### PERMIT - WETLANDS REGULATED ACTIVITY

I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to

_____.

Received for filing on _____ by _____,
Town Clerk

### SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____(12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

In accordance with CGS 8-3d, any Special Permit shall be recorded in the Land Records.

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

FAH

Revisions:

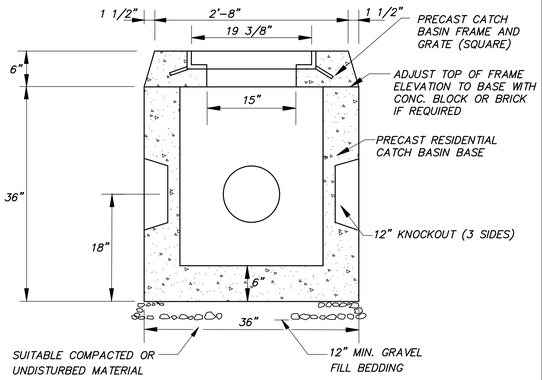
| No. | Date | Description |
|---|---|---|

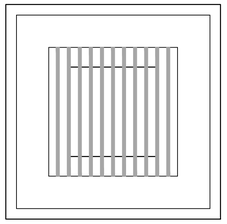
SITE DETAILS
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Job no: 22082 | Sheet no: 2 OF 5
Date: 03-24-2023 | Drawn by: DRT | Checked by: GAH
Scale: AS NOTED

SD-2

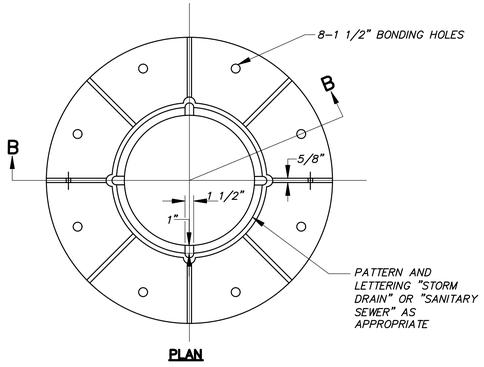
O:\2022\22082 – Known Point East Granby\Submittal\2023-03-24\SD-1 2023-03-24.dwg, SD-2, Mar 22, 2023 – 11:57:41 AM



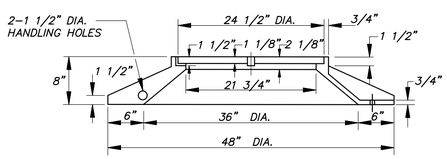



## TYPE 'R' CATCH BASIN

N.T.S.

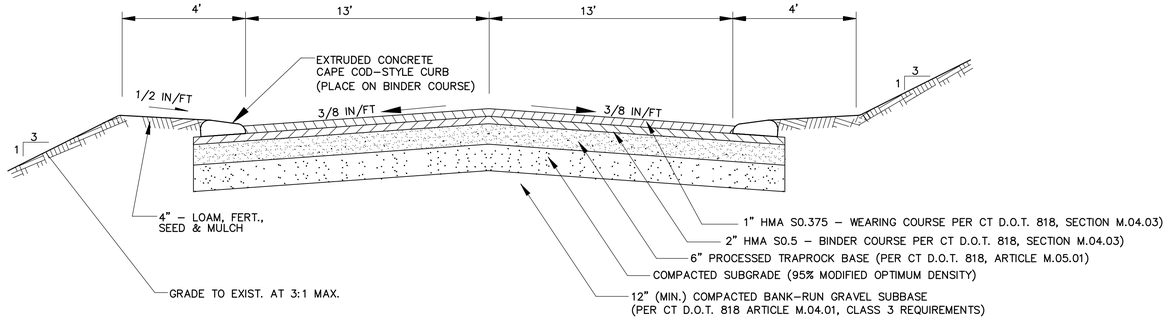



PLAN



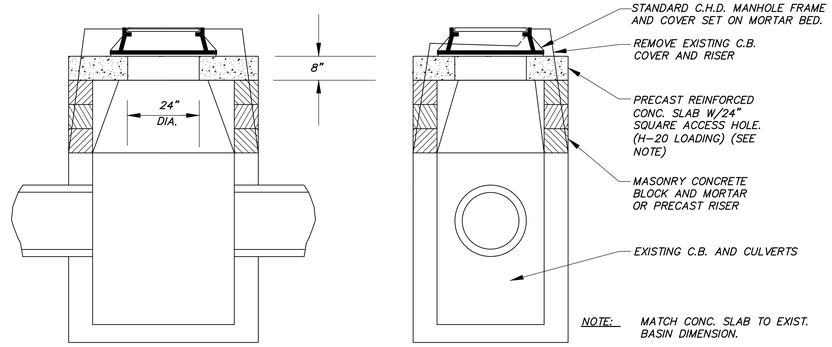

N.T.S.

## STANDARD FRAME & COVER



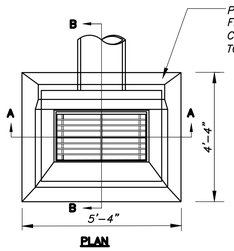

## TYPICAL ROADWAY SECTION

N.T.S.




## CATCH BASIN TO MANHOLE CONVERSION

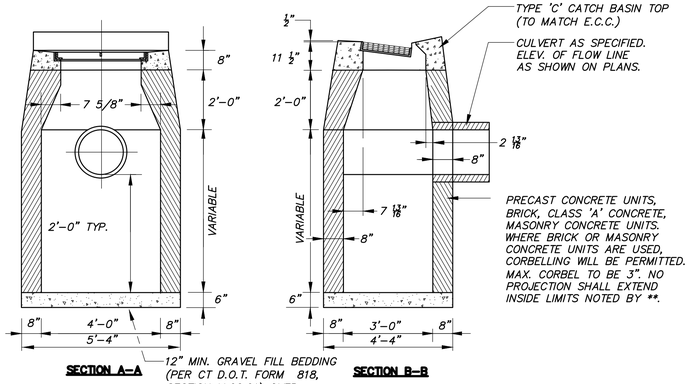
N.T.S.




PLAN

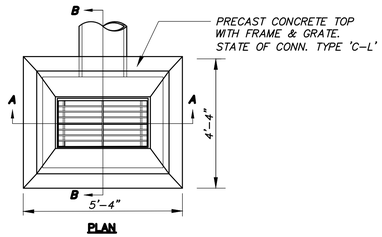
NOTES:

1. ALL MATERIALS SHALL CONFORM TO CT D.O.T. FORM 818, SECTION M.08.02
2. PRECAST CONCRETE TOP TO MATCH PROPOSED EXTRUDED CONCRETE CURB MOUNTABLE STYLE.

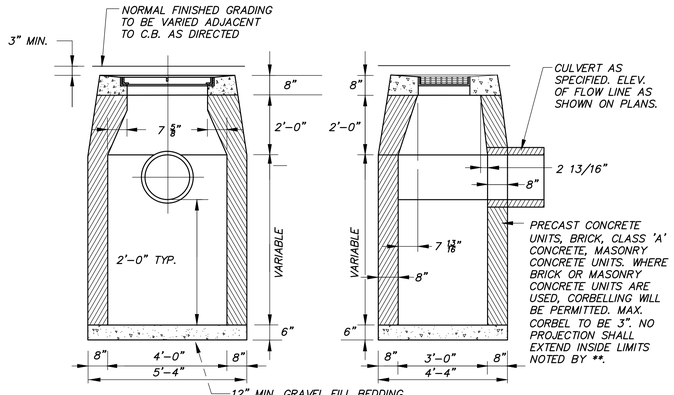



## TYPE 'C' CATCH BASIN

N.T.S.




PLAN




## TYPE 'C-L' CATCH BASIN

N.T.S.

### PERMIT - WETLANDS REGULATED ACTIVITY

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Chairman Date Signed

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Received for filing on _____ by _____.
Town Clerk

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Chairman Date signed

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Civil & Traffic Engineers Surveyors Planners Landscape Architects

Revisions:

| No. | Date | Description |
|---|---|---|

SITE DETAILS
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Checked by: GAH | Job no: 22082 | Sheet no: 3 OF 5
Scale: AS NOTED

SD-3

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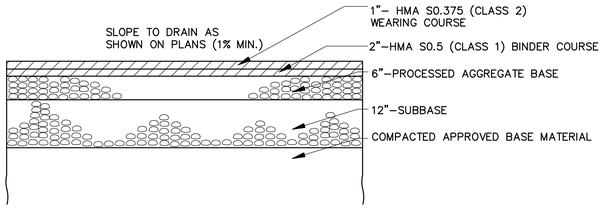
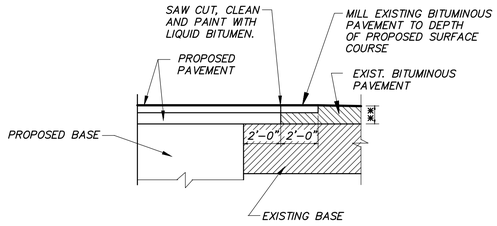



## PAVEMENT SECTION

N.T.S.

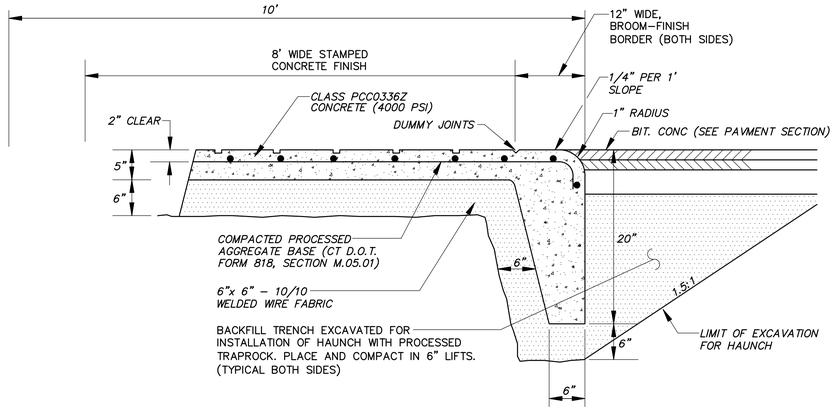



NOTES:

1. OVERLAP BOTH PROPOSED BITUMINOUS CONCRETE COURSES (CLASS I AND CLASS 2) OVER EXISTING SUBBASE.
2. ** MINIMUM THICKNESS TO BE SAME AS PROPOSED BITUMINOUS CONCRETE OR MATCH THICKNESS OF EXISTING PAVEMENT, WHICH EVER IS GREATER.

## PAVEMENT MATCH TREATMENT

N.T.S.

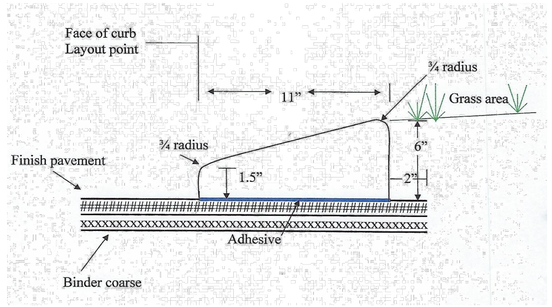



NOTES:

1. PREMOLDED EXPANSION JOINTS AT 20 FT. ON CENTER DUMMY JOINTS AT 5 FT. ON CENTER.

## STAMPED CONCRETE DRIVE/WALK

N.T.S.




## EXTRUDED CONCRETE CURB MOUNTABLE STYLE (ECC)

N.T.S.

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Revisions:

| No. | Date | Description |
|---|---|---|

SITE DETAILS
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Job no: 22082
Scale: AS NOTED | Checked by: GAH | Sheet no: 4 OF 5

SD-4

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WATER
STANDARD DETAILS

THE METROPOLITAN DISTRICT

JANUARY 2017

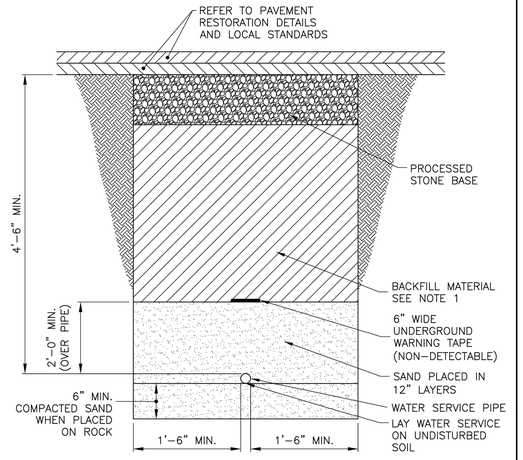
SEWER
STANDARD DETAILS

THE METROPOLITAN DISTRICT

JANUARY 2017

ALL DETAILS IN THE STANDARD DETAILS MANUAL ARE INCORPORATED BY REFERENCE. MOST RECENT REVISION SHALL APPLY.

## THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS




NOTE:

1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS (INCLUDING SIDEWALKS AND DRIVEWAYS) OR COMMON FILL IN NON-PAVED AREAS.

WATER SERVICE TRENCH

DETAIL W 4

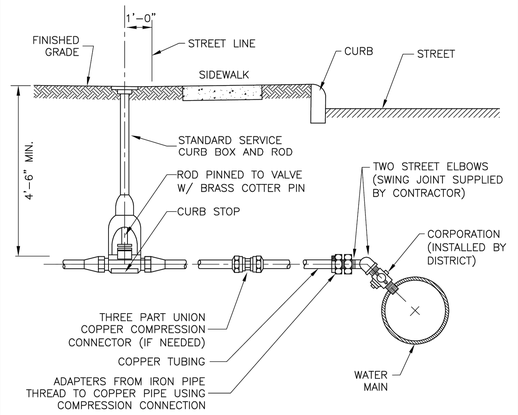
NTS

File: W-4 Water Service Trench.dwg



Latest Revision: JANUARY 2017

## THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS




NOTE:

1. IF THE WATER SERVICE PIPE IS IRON OR BRASS ON THE PRIVATE PROPERTY SIDE, PROVIDE SHORT LENGTH OF COPPER PIPE AND PACK JOINT ADAPTER COUPLING OR EQUIVALENT.

1-INCH SERVICE TAP OFF HORIZONTAL CENTER LINE

DETAIL W 9

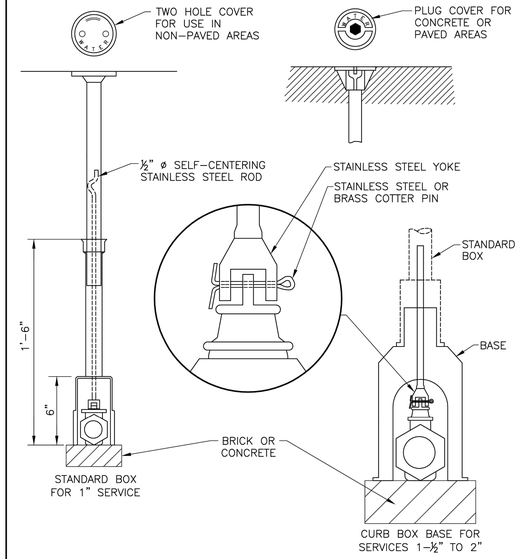
NTS

File: W-9 1-Inch Service Tap Off Horizontal Center Line.dwg



Latest Revision: JANUARY 2017

## THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS




STANDARD SERVICE CURB BOX

DETAIL W 11

NTS

File: W-11 Standard Service Curb Box.dwg

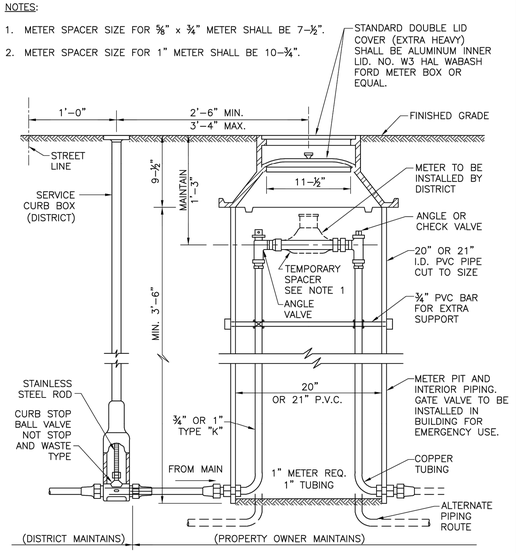


Latest Revision: JANUARY 2017

## THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS

NOTES:

1. METER SPACER SIZE FOR ⅝" x ¾" METER SHALL BE 7-½".
2. METER SPACER SIZE FOR 1" METER SHALL BE 10-¾".




METER BOX FOR 1" SERVICE AND ⅝" x ¾" TO 1" METER

DETAIL W 36

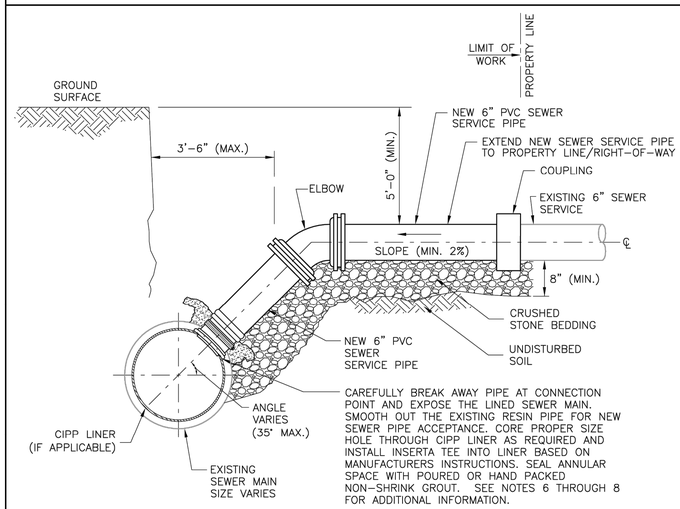
NTS

File: W-36 Meter Box for 1-inch Service and 1-inch Meter.dwg



Latest Revision: JANUARY 2017

## THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS




NOTES:

1. THIS DETAIL SHALL APPLY TO EXISTING OR NEW SERVICE LATERALS THAT WILL BE CONNECTED TO A CIPP LINED SEWER MAIN AT THE EXISTING WYE OR AT A RELOCATED LOCATION AS SHOWN ON THE DRAWINGS. MAINLINE SEWER CIPP LINING WORK SHALL BE COMPLETED PRIOR TO SERVICE LATERAL REPLACEMENT.
2. CONNECTIONS FOR SERVICES THAT ARE SCHEDULED FOR RELOCATION SHALL BE MADE AT A 5' MIN. DISTANCE AWAY FROM THE EXISTING SERVICE CONNECTION. THE EXISTING SERVICE PIPE THAT REMAINS SHALL BE FILLED AND ABANDONED USING GROUT, SAND OR FLOWABLE FILL, OR ABANDONED IN PLACE AS DIRECTED BY THE ENGINEER. THE EXISTING CONNECTION TO THE MAIN SHALL BE PLUGGED, SEALED AND ABANDONED AS REQUIRED.
3. CONNECT NEW PVC SERVICE LATERAL PIPE DIRECTLY TO THE EXISTING SERVICE LATERAL PIPE AT THE PROPERTY LINE AS SHOWN ON THE PLANS.
4. WHEN BREAKING AWAY EXISTING PIPE, DO NOT ALLOW DEBRIS TO ENTER SEWER.
5. REFER TO SEWER TRENCH DETAIL FOR BACKFILLING AND RESTORATION REQUIREMENTS.
6. CONTRACTOR TO PROVIDE ALL FITTINGS FOR NEW SERVICE CONNECTIONS AS REQUIRED.
7. FOR CURED-IN-PLACE LINER, VERIFY THAT THE LINER IS COMPLETELY CURED AND ALLOW THE LINER TO NORMALIZE TO AMBIENT TEMPERATURE AND RECOVER FROM IMPOSED STRETCH PRIOR TO NEW SERVICE LATERAL CONNECTION WORK.
8. IMMEDIATELY FOLLOWING LINER INSTALLATION AND CURING, THE CONTRACTOR SHALL CUT A RELIEF HOLE AT EACH SERVICE LATERAL. THE RELIEF HOLE SHALL BE CUT AS REQUIRED TO ALLOW FOR A 6-INCH INSERTA TEE PER MANUFACTURER'S RECOMMENDATIONS.
9. THE CONTRACTOR SHALL PROVIDE SUFFICIENT WORKING SPACE TO INSTALL A 6-INCH INSERTA TEE PER MANUFACTURER'S RECOMMENDATIONS.
10. NOT TO BE USED FOR HOUSE CONNECTION PERMIT WORK.

SERVICE LATERAL INSERTA TEE CONNECTION

DETAIL S 10

NTS

File: S-10 Service Lateral Inserta Tee Connection.dwg



Latest Revision: JANUARY 2017

### PERMIT - WETLANDS REGULATED ACTIVITY

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Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to

_____.

Received for filing on _____ by _____.
Town Clerk

### SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____ (12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

In accordance with CGS 8-3d, any Special Permit shall be recorded in the Land Records.

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

Revisions:

| No. | Date | Description |
|---|---|---|

SITE DETAILS
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03-24-2023 | Drawn by: DRT | Job no: 22082
Scale: AS NOTED | Checked by: GAH | Sheet no: 5 OF 5

SD-5

Q:\2022\22082 - Krown Point East Granby\Submittal\2023-03-24\SD-1 2023-03-24.dwg, SD-5, Mar. 22, 2023 - 11:58:48 AM

## GENERAL NOTES:

1. Survey information is taken from a plan entitled "IMPROVEMENT LOCATION PLAN – RECORD" Prepared for KSFR East Granby Owner, LLC, Bramble Bush Circle East Granby, Connecticut, dated XX–XX–2023, prepared by F. A. Hesketh & Assoc., Inc., 1"=40'.
2. All work and materials to conform to Town of East Granby Public Works Department and Water Pollution Control Authority standard specifications, Connecticut D.O.T. Form 818, the MDC Standards and Specifications, custodial utility company standards and specifications, or the details shown on these plans, as applicable.
3. All work on this project shall be completed in conformance with the requirements of the various federal, State, and local permits issued for this project.
4. A permit is required from the East Granby Department of Public Works prior to undertaking any work within the town ROW. The Contractor is responsible for applying for and obtaining said permit.
5. All work on this project shall be completed in conformance with the requirements of the various zoning and inland wetland permits issued for this project.
6. A pre–construction meeting and authorization to proceed will be required prior to start of any construction, including removal of trees or stripping of land. Procedures for such pre–construction meeting and authorization to proceed shall be in accordance with Town and State requirements. The Contractor is responsible for arranging this meeting with Town officials, as applicable.
7. Prior to any excavation the contractor shall verify all underground utilities by calling 811, or 1–800–922–4455 at least 48 hours in advance.
8. The location of all utilities shown is approximate and is based on available as–built information from utility company records, the property owner, and limited survey data. All existing utilities may not be shown. The Contractor is responsible for determining the exact location of all utilities on the site prior to the start of any construction activity and notifying the design site engineer of any adjustments to the plans which are necessary. Test pits will be required at all proposed utility crossings and connection locations in order to determine underground utility locations and to identify potential conflicts with vertical and horizontal alignments shown on the plans. Test pits shall be completed by the contractor at his expense.
9. All utilities to be installed in accordance with governing/custodial utility company applicable requirements. Final location of utility connections is subject to revision by individual utility companies prior to the installation. The Contractor is responsible for coordinating the work with the custodial utility companies.
10. Erosion and sedimentation control measures shall be installed and maintained in accordance with the plans, specifications, the Soil Erosion and Sediment Control Plan and notes, and in accordance with any Town and State requirements.
11. Trees shall be flagged and approved, prior to removal.
12. No stumps, logs, brush, construction debris, or deleterious materials are to be buried on site.
13. The Contractor shall maintain the site in a neat and orderly manner throughout the construction period. All debris shall be removed from the site by the Contractor, and properly disposed, off site, in accordance with applicable laws.
14. Utility service shall be maintained at all times.
15. Drainage shall be maintained throughout the project so as not to cause flooding of roadways or damage to private property.
16. All new site utilities are to be installed underground.
17. Trees and vegetation identified to be saved shall be protected from construction equipment by suitable means approved by Town staff.
18. All exterior lighting shall not be directed onto abutting properties or roadways.
19. Removal of trees or other vegetation, or re–grading substantially different from that shown on the approved site plan, will not be permitted without prior authorization by the Town or State, as applicable.
20. All construction vehicles, equipment and materials are to enter the site via the construction entrance/exit directly to East Street.
21. Any additional revisions to the plans shall be submitted to the Town Engineer and the Town Planner for review and approval prior to the issuance of a building permit.
22. An as–built site improvement and grading plan, prepared by a State of CT Registered Land Surveyor, shall be submitted after all of the site work is completed, and approved by Town of East Granby Staff prior to requesting a Certificate of Occupancy.

## PROJECT DESCRIPTION:

The proposed development consists of the completion of a partially–constructed housing development that has been sitting vacant for years. It will include construction of 58 duplex units, a clubhouse and outdoor pool area, mail kiosk and maintenance building. The existing utility infrastructure and roadways that were previously constructed will be utilized. The development will have access via a 26–foot–wide driveway to East Street.

Currently, the development is serviced by underground utilities, including, electric, telephone and CATV, water, sanitary sewers, and storm drain systems. This existing infrastructure will be used to serve the proposed development. New natural gas service is proposed to be extended up to and through the site. All site utilities are and will be underground. Minor improvements are proposed to the existing storm drain systems.

Surface drainage is currently collected in conventional storm sewer systems comprised of catch basins, manholes and culverts. Storm drain systems are discharged to one of three on–site water quality basins that promote infiltration and mitigate peak rates of runoff attributed to increase in impervious areas. The reconstruction effort will include making modest improvements to these existing water quality basins and their outlet works, including expansion of volumetric capacity in one basin, and improvements to stormwater outfalls in each basin.

## SPECIAL INLAND WETLANDS PROVISIONS:

1. Coordinate all work within 100–foot wetlands–regulated area with Town's Wetlands Officer prior to start of work
2. Coordinate removal of any trees with Town's Wetlands Officer.
3. Install all erosion control devices adjacent to wetlands prior to any earth disturbance.
4. Make proposed improvements to water quality basins, including expansion of basins and reconstruction of outfalls prior to mass earthwork.
5. Rough grade areas within wetlands–regulated areas and construct vegetated swales to direct runoff away from wetlands and into water quality basins.
6. Immediately stabilize all areas to not receive further work by topsoiling, seeding and mulching. Use erosion control blankets on all unstable, disturbed slopes 3:1 and steeper.
7. Do NOT stockpile any construction materials, fuels, paints, topsoil, or other earthen materials within 100–foot regulated areas.

## EROSION AND SEDIMENT CONTROL NOTES

1. Disturbance of soil surfaces is regulated by State Law. All work shall comply with an approved "Soil Erosion and Sediment Control Plan" to prevent or minimize soil erosion.
2. The installation and maintenance of erosion control devices is the responsibility of the land owner, developer, and the excavation contractor. Town officials shall be notified in writing of the name, address and telephone number of the individual responsible for this work (including any changes) at the required pre–construction conference.
3. The contractor shall use the "Connecticut Guidelines For Soil Erosion And Sediment Control" (2002), as amended as a guide in construction the erosion and sediment controls indicated of the plans. The guidelines may be obtained from the Connecticut DEEP, 79 Elm Street, Hartford, CT, 06106–5127.
4. The project will require registration for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. The Contractor shall follow the requirements of the General Permit and those of a site–specific Stormwater Pollution Prevention Plan that will be generated prior to registration.
5. The contractor shall schedule operations to limit disturbance to the smallest practical area for the shortest possible time. Overall site disturbance shall be confined to those limits delineated on the plans.
6. The contractor shall schedule operations to limit disturbance to the smallest practical area for the shortest possible time. Overall site disturbance shall be confined to those limits delineated on the plans.
7. The contractor is responsible for the timely installation, inspection, repair or replacement of erosion control devices to insure proper operation.
8. The contractor shall notify the design engineer of unsatisfactory erosion conditions not controlled by the Soil Erosion and Sediment Control Plan and shall install additional measures as required.
9. All disturbed areas not covered by buildings, pavement, mulch or ground cover plantings shall be planted with grass.
10. Accumulated sediment removed from erosion control devices is to be spread and stabilized in level, erosion resistant locations as general fill.
11. Special attention shall be given to the construction sequence outlined on Grading and Erosion Control Plan.
12. The developer shall be responsible for cleaning any construction debris or sediment from existing roads as ordered by the Town and/or State, if any debris or sediment from construction activities enter onto these roadways.
13. Limit work within wetland areas to the least disturbance necessary for construction. Restore disturbed areas as closely as possible to their original natural state.
14. Additional dust control measures as specified in D.O.T. 818 Section 9.39, Section 9.42 and Section 9.43 shall be furnished by the contractor as site conditions warrant or as directed by Town or State officials.
15. The contractor is responsible for cleaning and removal of sediment and/or debris from the storm drainage system throughout the duration of the project (i.e. silt sacks, sumps, etc.)
16. A pre–construction meeting is recommended with the Town of East Granby Staff and/or Consultant(s) prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
17. The Owner/Developer shall add erosion and sedimentation control measures as deemed necessary by the Town of East Granby staff and/or Consultant(s) throughout the construction process.
18. The construction activities will require registration with the Connecticut Department of Energy and Environmental Protection (CT DEEP) for the General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. Construction activities shall be in compliance with the General Permit and required Stormwater Pollution Control Plan.

## EROSION CONTROL DEVICES:

Refer to the "Connecticut Guidelines For Soil Erosion And Sediment Control – 2002" (see Erosion and Sediment Control Note 3) when constructing erosion control devices shown on this plan.

SFEC – SEDIMENT FENCE EROSION CHECK: a synthetic textile barrier designed to filter sediment from surface water runoff. Placement shall be similar to HBEC and installation requires anchoring the fence bottom to prevent bypass. All sediment shall be removed if deposits reach one (1) foot in depth. Additional support (such as snow fence or wire fence) on the downhill face may be required to strengthen sediment fence in high flow locations.

CE – CONSTRUCTION EXIT: a broken stone pad providing a hard surface points where vehicles will leave the site. The construction exits reduce tracking of sediment into adjacent pavement. Excess sediment should be periodically removed from the stone surface.

GRSW – GRASSED SWALE: a shaped shallow earth drainage way used to convey excess surface runoff. Grass vegetation should be well established before use. Stabilization with netting or mulch may be required.

IP – INLET PROTECTION: a sediment control device used during construction that mounts under the grate of a catch basin, residing inside the structure. It is made of permeable geotextile that allows water to pass, but traps silt and sediment. (Silt Sack or approved equal.) The silt sack must be removed when silt/sediment reaches one half the height of the device. Remove sediments and deposit on stable area of site and rinse devise for reuse. Replace when damaged.

SL – SEDIMENT LOGS: A sediment control device consisting of an outside, open weave containment fabric filled with fibers. It is designed to provide a flexible, lightweight, porous, sediment control device with the ability to conform to the terrain upon which it is installed. It is designed to dissipate velocity of flow and filter and trap sediments upgradient and within the device.

RRPP – RIP RAP PLUNGE POOL: A riprap lined apron installed at a zero percent grade to absorb the initial impact of stormwater discharge from the storm drainage system and further reduce flow velocities to prevent erosion downstream. RRPP is designed per the "Connecticut Department of Transportation, Drainage Manual – 2000"

ECB – EROSION CONTROL BLANKET: A manufactured blanket composed of biodegradable/photodegradable natural or polymer fibers and/or filaments that have been mechanically, structurally or chemically bound together to form a continuous matrix.

## CONSTRUCTION SEQUENCE/PHASING:

In general, the overall project will follow the sequence below:

1. Contact "call before you dig" at 811 or 1–800–922–4455 at least 48 hours prior to the start of construction to have existing utilities marked.
2. Attend a pre–construction meeting with the Owner, Project Engineer and Town of East Granby representatives.
3. Place sediment fence and sediment logs as shown on the Grading and Soil Erosion & Sediment Control Plan to establish perimeter controls, prior to the start of any excavation.
4. Remove section of pavement and install construction entrance/exit East Street.
5. Stake clearing limits and complete site clearing. Coordinate activities with the Owner and Town's Wetlands Officer.
6. Replace flared end sections for outlet pipes from Water Quality (WQ) Basin #2 and WQ Basin #3. Replace outlet pipe and flared–end sections of WQ Basin #1. Stabilize outfalls with rip rap erosion controls.
7. Strip topsoil in area for construction of Expansion of WQ Basin #1, WQ Basin #2, WQ Basin #3 and the vegetated swales along the western and northern parcel boundaries. Stockpile and stabilize topsoil pile with perimeter silt fencing.
8. Rough grade for re–shaping of water quality basins and vegetative swales along the western and northern parcel boundaries.
9. Replace 30–inch flared end section of inlet to WQ Basin #1 and 24–inch flared end section of WQ Basin #2. Stabilize outfalls with rip rap erosion controls. Install temporary stone check dam in WQ Basin #1.
10. Install CB #2, 48 LF of pipe and RCFES #4 to outfall into WQ Basin #1. Stabilize outfall with rip rap erosion controls.
11. Construct vegetated swales along western and northern perimeters of disturbed areas to direct site runoff to the water quality basins. Stabilize the swales with topsoil, seed and mulch. Install Erosion Control Blanket in bottom of swales and lower side–slopes of swales, where indicated.
12. Install CB #6 and RCFES #7. Construct rip rap erosion controls at outlet of RCFES #7. Topsoil, seed, and mulch all disturbed areas to establish stabilized vegetative growth.
13. Install inlet protection in drainage inlets of existing catch basin and yard drain inlet structures.
14. Strip topsoil in balance of site except in a area where natural vegetation is to remain. Stockpile and stabilize topsoil stockpiles with perimeter silt fencing and temporary seeding. Remove excess topsoil from site.
15. Rough grade/fill balance of site. Finish grade all cut and fill slopes, topsoil, seed and install erosion control fabric.
16. Install balance of new on–site storm drainage systems. Install inlet protection in drainage inlets of new structures.
17. Construct building foundations and start building construction.
18. Perform full–depth reclamation of roadway and bituminous curbing. reshape roadway and compact millings to form processed aggregate base course.
19. Install site utilities, including gas service and new utility lateral services.
20. Box out paved parking areas and drives and construct pavement base courses.
21. Install concrete pads, sidewalks and ramps.
22. Construct pavement binder course.
23. Install extruded concrete curbing.
24. Place topsoil and establish lawns and install landscaping for balance of project.
25. Install pavement wearing course and apply pavement markings and install signs.
26. Remove erosion controls after disturbed areas are landscaped and mulched or new lawn areas are stabilized. Complete final cleaning of storm sewer system.
27. The approximate date for start of construction is summer 2023. The estimated completion date is fall of 2025.

## SCHEDULE AND DESCRIPTION OF RESPONSIBILITY FOR MAINTENANCE OF THE ON–SITE STORM WATER SYSTEM:

1. Maintenance of the on–site storm water system is the responsibility of the property owner. This includes all catch basins, manholes, system piping, and water quality basins.
2. In general, good housekeeping practices shall be incorporated into the routine site and facility maintenance plan to minimize deposition of sediment, litter and contaminants into the storm drainage system.
3. Maintenance records documenting system inspection and cleaning operations shall be maintained by the property owner and shall be made available for inspection by the Town as requested.

The following schedule of maintenance shall be followed:

Annually (in late spring):

A. Visually inspect all drainage structures. Structures consist of catch basins, manholes, water quality basin outlet structures, and flared–end sections outfalls. Note any deficiencies and make repairs.

B. Clean the catch basins, outlet structures, manholes and piping of any accumulation of sediment and/or debris.

B.1. All cleaning and removal of sediment and debris to be performed by a licensed contractor.

B.2. Cleaning to be done with a vacuum truck so that direct access into the drainage structures is not required.

B.3. All material removed shall be disposed according to the requirements of the State of Connecticut and local regulations. If any repair work is required for the stormwater management system, the work involved shall be conducted according to Federal, State and Local Regulations.

C. Inspect water quality basins for:

C.1. Deposition of sediments in rip rap plunge pools.

C.2. Erosion at outlets structures.

C.3. Condition of flared end sections.

C.4. Trash and debris in basin.

C.5. Repair/correct condition, as warranted

Semi–annually: (late spring, after winter sanding operations and mid fall, after leaf litter):

A. Sweep or vacuum all paved roadways and parking areas to remove accumulated sediments and leaf litter. Dispose of materials at licensed facility.

Monthly:

A. Remove litter and other debris from the site and water quality basins.

B. During the growing season:

B.1. Cut/trim vegetation in the vegetated swales and remove any accumulated debris to maintain the flow capacity of the swales.

B.2. Cut/trim vegetation in the water quality basins to prevent growth of woody vegetation.

As needed:

A. Maintain lawn areas by cutting with mulching blades or collecting trimmings and disposing off site.

B. DO NOT dispose of lawn cuttings or landscape trimming on site. Dispose off site.

C. Stabilize or repair any landscaped areas on the site.

D. Clean up any spills or material deposits immediately as required according to the requirements of the State of Connecticut and local regulations.

### SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission approved a special permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date signed

In accordance with Section X.A.1.f. of the zoning regulations, this special permit shall expire on _____ (12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

In accordance with CGS 8–3d, any Special Permit shall be recorded in the Land Records.

### PERMIT - WETLANDS REGULATED ACTIVITY

I hereby certify that at a meeting on _____, the East Granby Conservation Commission gave final approval to this plan to conduct a regulated wetlands activity in accordance with the East Granby Inland Wetlands and Water Courses Regulations.

_____
Chairman Date Signed

In accordance with Section 11.5.1 of the Regulations, this Permit shall expire unless the activity has been initiated by _____(1 year from date of approval).

In accordance with Section 11.4.2 all work in connection with this permit shall be completed by_____(five years of the date of approval). In accordance with Section 11.4.2 the time period within which the regulated activity shall be conducted is limited to _____.

Received for filing on _____ by _____,
Town Clerk

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

Revisions:

| No. | Date | Description |
|---|---|---|

NOTES
PREPARED FOR
K SFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

| | | | |
|---|---|---|---|
| Date: 03–24–2023 | Drawn by: DRT | Job no: 22082 | Sheet no: 1 OF 1 |
| Scale: N.T.S. | Checked by: GAH | | |

NT–1

S69°38'29"E
320.76'

N/F
THE WINDSOR ROD & GUN CLUB,
INCORPORATED
B.L.R. VOL.137 PG.290
44 EAST STREET

MAP REFERENCE #1




VICINITY MAP
(NOT TO SCALE)

S68°46'14"E
773.50'

N: 10214.56
E 14593.01

135.47'

MON. NOT FOUND

F.L.=163.09–FES

C.B. TYPE 'C'
T.F.=167.83
F.L.=163.63–15" RCP

C.B. TYPE 'C'
T.F.=167.65
F.L.=163.35–15" RCP, S.
F.L.=163.35–15" RCP, W.
WEIR FROM D.M.H. =163.90

F.L.=162.77 15

F.L.=162.49 24

F.L.=162.53 15

D.M.H.
T.F.=167.93
F.L.=162.98

F.E.S.=163.85–12" CPE

S48°21'52"W 520.29'

384.81'

BRAMBLE BUSH CIRCLE

50' R.O.W.

26' ROAD WIDTH

MON. FOUND

C.P. #11
Rc
N=10357.16
E=1365.30
ELEV.=173.04

S.M.H.
T.F.=172.83
INV.=165.93

S.M.H.
T.F.=173.40
INV.=165.60

T.F.=171.44
F.L.=169.24–15" CPE
F.L.=169.24–12" CPE

Y.D.
T.F.=171.73
F.L.=168.48–15" CPE
F.L.=168.48–15" CPE

S.M.H.
T.F.=172.30
INV.=166.34

C.B. TYPE 'C'
T.F.=171.74
F.L.=169.04–15" RCP

C.B. TYPE 'C'
T.F.=171.83
F.L.=167.68–15" RCP

C.B. TYPE 'C'
T.F.=171.72
F.L.=167.57–15" CPE
F.L.=167.95–15" RCP
F.L.=167.57–24" RCP

S.M.H.
T.F.=172.39
INV.=165.57

S.M.H.
T.F.=173.07
INV.=163.47

Y.D.
T.F.=171.23
F.L.=167.93–15" CPE

F.E.S.=164.07–30" CPE

C.B. TYPE 'C'
T.F.=171.83
F.L.=167.45–18" RCP
F.L.=167.45–15" RCP

S.M.H.
T.F.=172.84
INV.=165.33

S.M.H.
T.F.=172.98
INV.=164.97

C.B. TYPE 'C'
T.F.=172.68
F.L.=167.08–21" RCP
F.L.=167.08–24" RCP

C.B. TYPE 'C'
T.F.=172.25
F.L.=166.89–30" CPE
F.L.=166.85–27 RCP

C.P. #20
Spur=sc
N=9927.69
E=14032.83
ELEV.=174.38

C.P. #3
Rc
N=9929.78
E=13502.76
ELEV.=175.67

50' R.O.W.

BRAMBLE BUSH CIRCLE

S.M.H.
T.F.=173.17
INV.=164.23

S.M.H.
T.F.=174.22
INV.=164.56

C.B. TYPE 'C–L'
T.F.=x.xx
F.L.=xxxx.xx–12" CPE

C.B. TYPE 'C'
T.F.=172.19
F.L.=166.89–27" RCP
F.L.=167.54–12" CPE
F.L.=167.04–24" RCP

S.M.H.
T.F.=173.20
INV.=165.76

MON. FOUND
HELD FOR POSITION

MON. FOUND

EAST STREET

S40°04'05"W
77.14'

C.B. TYPE 'C–L'
T.F.=172.94
F.L.=168.21–15" RCP

S.M.H.
T.F.=174.11
INV.=167.01

C.B. TYPE 'C'
T.F.=171.99
F.L.=167.61–15" RCP
F.L.=167.61–15" RCP

Y.D.
T.F.=171.51

Y.D.
T.F.=125.63
F.L.=169.68–12" CPE
F.L.=169.68–12" CPE

N40°08'24"W
283.00'

N68°59'07"W
250.00'

S37°50'15"W
300.00'

184.65'
N67°49'51"W

127.63'
N72°19'29"W

N 9675.27

N/F
EARL R. RANSOM
RUBY B. MALONEY
B.L.R. VOL.80 PG.645
33 EAST STREET

Y.D.
T.F.=173.16
F.L.=170.16–12" CPE

OHW

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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.

**PROGRESS 03–17–2023**

TODD S. HESKETH LS 17945


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


Revisions:

| No. | Date | Description |
|---|---|---|
| | | |

IMPROVEMENT LOCATION PLAN – RECORD
PREPARED FOR
**KSFR EAST GRANBY OWNER, LLC**
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03–XX–2023 | Drawn by: DRT | Job no: 22082 | Sheet no: 1 OF 2
Scale: 1" = 40' | Checked by: TSH

ILP–1

Q:\2022\22082 – Known Point East Granby\SURVEY\BRAMBLE BUSH 2022–03–14.dwg, SHEET 1, Mar 17, 2023 – 2:08:29 PM

N 10878.59
E 12538.05

N/F
RHEAL J BOUCHARD
SUZANNE N. BOUCHARD
B.L.R. VOL.191 PG.913
28 NORTH MAIN STREET

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
= HAND HOLE
= CONTROLLER CABINET
= ELECTRIC TRANSFORMER
= UTILITY POLE
= GUY WIRE
= CROSSWALK POLE
= LIGHT POLE
= TRAFFIC LIGHT SUPPORT POLE
= STREET SIGN
= TREE (TYP.)
= MONITOR WELL
= BORING
= ELECTRIC METER
= GAS METER
= WATER 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
= EAST GRANBY LAND RECORDS
W
G
E
CATV
OHW
P.O.B.
N
E
N/F
E.G.L.R.
= DELTA ANGLE
R = RADIUS
T = TANGENT
L = LENGTH
C = CHORD
CB = CHORD BEARING
F.Y. = FRONT YARD
S.Y. = SIDE YARD
R.Y. = REAR YARD
C.P. = CONTROL POINT
= WELL
= MAIL BOX
= FILLCAP
= STANDING PIPE

MAP REFERENCE:

1. PROPOSED ZONE CHANGE OWNER & DEVELOPER WILLIAM H. WILSON WEST SIDE – EAST STREET NORTH SIDE – RAINBOW ROAD EAST GRANBY CONNECTICUT DATE NOVEMBER 12, 2008 SCALE 1" = 100' BY HENRY C. COTTON & ASSOCIATES LAND SURVEYORS & CONSULTANTS SINCE 1957

2. THE BRAMBLE BUSH VILLAGE PROPERTY OF WILLIAM H. WILSON EAST STREET EAST GRANBY, CONNECTICUT GENERAL SUBDIVISION PLAN – 1 AND 2 OF 2 SHEET NO. 1 AND 2 OF 15 DATE CHECKED: 08/02/2006 SCALE 1"=40' REV. 7 DATE 08/03/2011 FINAL APPROVAL BY ECODESIGN, LLC

3. THE BRAMBLE BUSH VILLAGE PROPERTY OF WILLIAM H. WILSON EAST STREET EAST GRANBY, CONNECTICUT SUBDIVISION DEVELOPMENT PLAN – 1 AND 2 OF 2 SHEET NO. 3 AND 4 OF 15 DATE CHECKED: 08/02/2006 SCALE 1"=40' REV. 7 DATE 08/03/2011 FINAL APPROVAL BY ECODESIGN, LLC

MAP REFERENCE #1

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20, AS AMENDED.

2. IT IS AN IMPROVEMENT LOCATION PLAN – RECORD INTENDED TO BE USED FOR PLANNING PURPOSES.

3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.

4. THIS SURVEY CONFORMS TO CLASS A–2 HORIZONTAL ACCURACY STANDARDS AND T–2 TOPOGRAPHIC ACCURACY STANDARDS.

5. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY KSFR EAST GRANBY OWNER, LLC, EAST GRANBY LAND RECORDS VOLUME 235 PAGE 912.

6. BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE #1. COORDINATES ARE ASSUMED. CONTROL POINTS #7 AND #21 HAVE CONVERSION COORDINATES TO NAD83 BASED UPON OPUS RAPID STATIC OBSERVATIONS ON 08–05–2022.

7. ELEVATIONS DEPICTED HEREON ARE BASED UPON NAVD29. CONTROL POINTS #7 AND #21 HAVE CONVERSION ELEVATIONS BASED UPON OPUS RAPID STATIC OBSERVATIONS ON 08–05–2022 RESULTING IN THE FOLLOWING VALUES. CONTROL POINT #7, ELEV.=171.60 (NAVD88) AND CONTROL POINT #21 ELEV.=172.47 (NAVD88).

8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS (IF ANY) DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROL TESTIMONY, VISIBLE FEATURES AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN 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 1–800–922–4455.

N 10606.23
E 13571.28

S69°38'29"E
320.76'

C.B. TYPE "C–L"
T.F.=166.45
F.L.=163.10–15" CPE
F.L.=164.85–4" WEIR
F.L.=163.22–8" ORIFICE
F.E.S.=163.77–24" CPE

C.B. TYPE "C"
T.F.=171.33
F.L.=165.12–24"R.C.P.
F.L.=165.12–18"R.C.P.
F.L.=166.73–15"R.C.P.

C.P. #7
dh–gps–2
N=10573.85
E=12853.18
ELEV.=171.60

D.M.H.
T.F.=172.59
F.L.=165.49–18" RCP
F.L.=165.49–15" RCP

C.B. TYPE "C"
T.F.=171.32
F.L.=166.98–15" RCP

S.M.H.
T.F.=172.06
INV.=163.89

S.M.H.
T.F.=173.43
INV.=163.53

C.B. TYPE "C"
T.F.=170.50
F.L.=166.30–15"R.C.P.
F.L.=166.30–15"R.C.P.

C.P. #9
Rc
N=10517.08
E=13262.04
ELEV.=172.04

S.M.H.
T.F.=172.39
INV.=164.23

S.M.H.
T.F.=172.03
INV.=164.98

C.B. TYPE "C"
T.F.=171.44
F.L.=167.45–15" RCP
F.L.=167.45–12" RCP

50' R.O.W.

26' ROAD WIDTH

MON. FOUND

MON. FOUND HELD FOR LINE

BRAMBLE BUSH CIRCLE

N/F
KSFR EAST GRANBY OWNER, LLC
B.L.R. VOL.235 PG.912
BRAMBLE BUSH VILLAGE

LOT AREA=
1,247,934± SQ.FT.
25.68± AC.

Δ=1°25'57"
R=805.35'
L=20.14'
T=10.07'
C=20.14'
CB=S72°25'06"E

C.P. #8
Rc
N=10230.12
E=13040.47
ELEV.=174.77

C.B. TYPE "C"
T.F.=174.52
F.L.=165.30–24"R.C.P.
F.L.=165.32–21"R.C.P.

S.M.H.
T.F.=174.60
INV.=163.27

S.M.H.
T.F.=173.67
INV.=163.00

C.B. TYPE "C"
T.F.=173.18
F.L.=166.11–18" RCP
F.L.=166.11–21" RCP
F.L.=167.95–12" CPE

C.B. TYPE "C"
T.F.=171.83
F.L.=167.68–15" RCP

C.B. TYPE "C"
T.F.=171.75
F.L.=167.45–18" RCP
F.L.=167.45–15" RCP

S.M.H.
T.F.=173.07
INV.=163.47

Y.D.
T.F.=172.95
F.L.=168.73–12" CPE
F.L.=168.73–12" CPE

Y.D.
T.F.=172.89
F.L.=169.24–12" CPE
F.L.=169.24–12" CPE

D.M.H.
T.F.=173.89
F.L.=168.44–12" CPE
F.L.=168.69–12" CPE

S.M.H.
T.F.=172.61
INV.=162.51

C.B. TYPE "CL"
T.F.=168.02
F.L.=164.87–15" CPE
F.L.=164.87–12" CPE

C.B. TYPE "C"
T.F.=169.43
F.L.=164.81–12" CPE
F.L.=167.83–3" WEIR
F.L.=164.87–8" ORIFICE

N 10127.36
E 12634.76

S67°49'52"E
172.73'

N63°00'27"E
126.07'

330.08'
N73°56'40"W

52.28'
N55°27'15"W

F.E.S.=164.74–12" CPE

F.E.S.=164.95–24" CPE

C.P. #11
Rc
N=10357.16
E=13653.30
ELEV.=173.04

S.M.H.
T.F.=173.83
INV.=165.93

S.M.H.
T.F.=173.40
INV.=165.60

S.M.H.
T.F.=172.30
INV.=166.34

C.B. TYPE "C"
T.F.=171.74
F.L.=168.04–12" RCP

C.B. TYPE "C"
T.F.=171.77
F.L.=167.57–15" CPE
F.L.=167.95–15" RCP
F.L.=167.57–24" RCP

S.M.H.
T.F.=172.39
INV.=165.57

Y.D.
T.F.=171.23
F.L.=167.95–15" CPE
F.L.=167.93–15" CPE

S.M.H.
T.F.=172.84
INV.=165.33

Y.D.
T.F.=171.73
F.L.=168.48–15" CPE
F.L.=168.48–15" CPE

C.B. TYPE "C"
T.F.=172.68
F.L.=167.08–21" RCP
F.L.=167.08–24" RCP

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

PROGRESS 03–17–2023

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

Revisions:
No. | Date | Description

IMPROVEMENT LOCATION PLAN – RECORD
PREPARED FOR
KSFR EAST GRANBY OWNER, LLC
BRAMBLE BUSH CIRCLE
EAST GRANBY, CONNECTICUT

Date: 03–XX–2023 | Drawn by: DRT | Job no: 22082
Scale: 1" = 40' | Checked by: TSH | Sheet no: 2 OF 2

ILP–2

Q:\2022\22082 – Known Point East Granby\SURVEY\BRAMBLE BUSH 2022–03–14.dwg, SHEET 2, Mar 17, 2023 – 2:19:13 PM