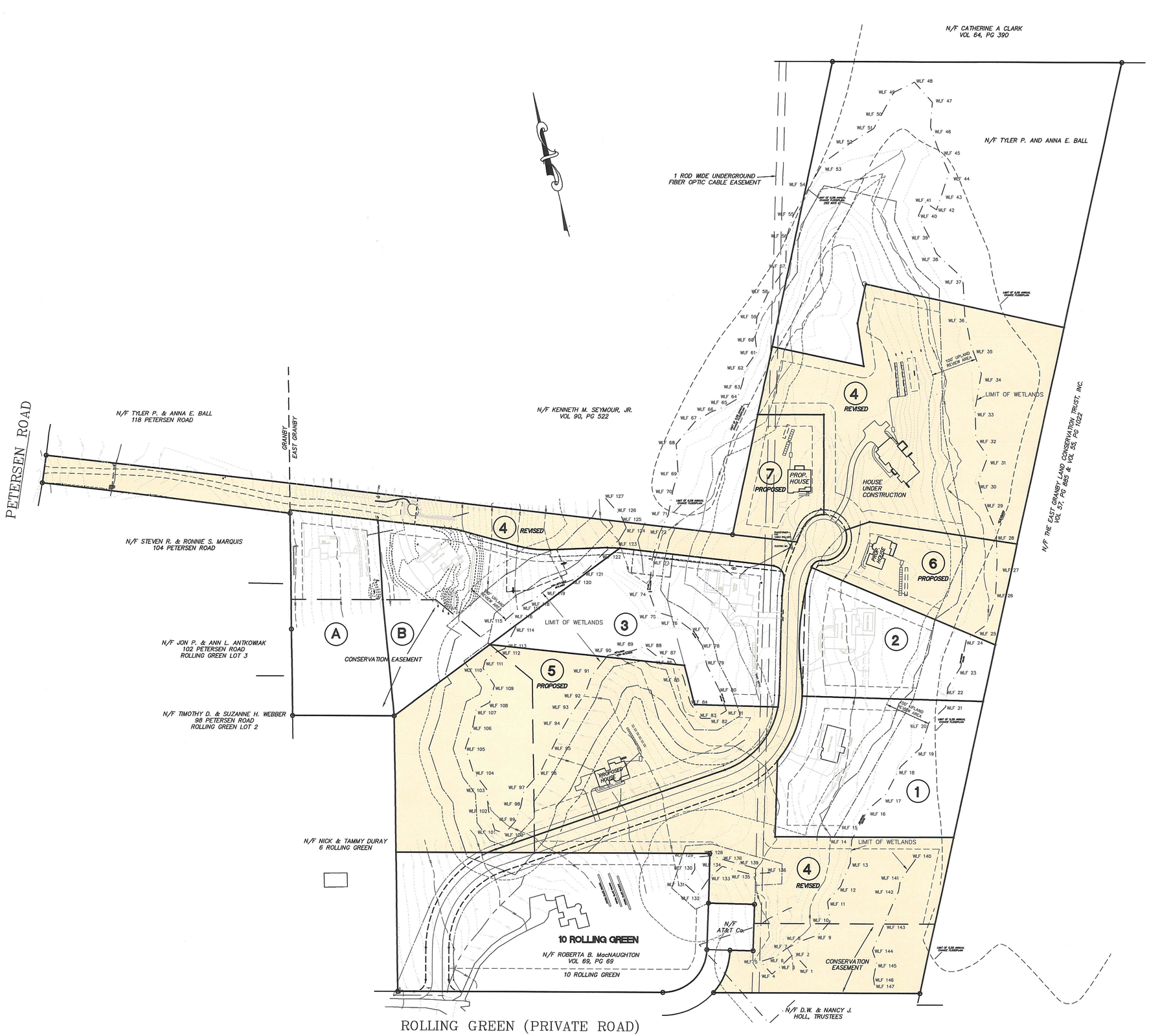
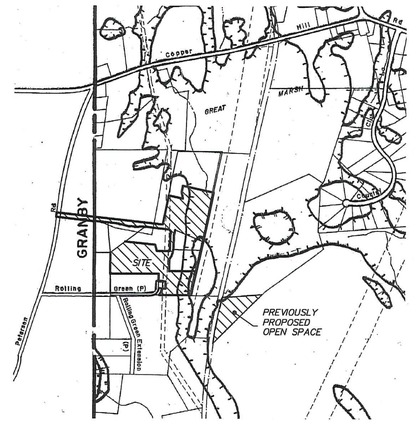




KEY PLAN
SCALE: 1"=1000'

SHEET INDEX

OVERALL PLAN	SCALE: 1 INCH = 100 FEET	1
RESUBDIVISION PLAN FOR LOT 4	SCALE: 1 INCH = 40 FEET	2A, 2B & 2C
RESUBDIVISION PLAN FOR LOT 4 GRADING, UTILITIES AND EROSION & SEDIMENTATION CONTROL PLAN	SCALE: 1 INCH = 40 FEET	3A, 3B & 3C
SEPTIC SYSTEM INFORMATION		3D

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

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Received for filing on _____ by _____
Town Clerk

FINAL APPROVAL

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_____
Chairman — Date Signed

In accordance with CGS 8-26c, all work in connection with this subdivision shall be completed within five years of the date of approval. The completion date shall be _____.

Received for filing on _____ by _____
Town Clerk

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

DATE	REVISION
11-21-24	REVISED TO ADD PROPOSED LOTS 6 & 7
8-25-22	RESUBDIVISION OF LOT 4 INTO TWO (2) LOTS
1-19-16	MERGED "OTHER LAND OF BLUE SKY BUILDERS, LLC" (12.382 AC.) INTO AND MADE PART OF LOT 4
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STATE OF CONNECTICUT WILSON H. ALFORD, JR. No. 9344 LICENSED LAND SURVEYOR

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

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

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

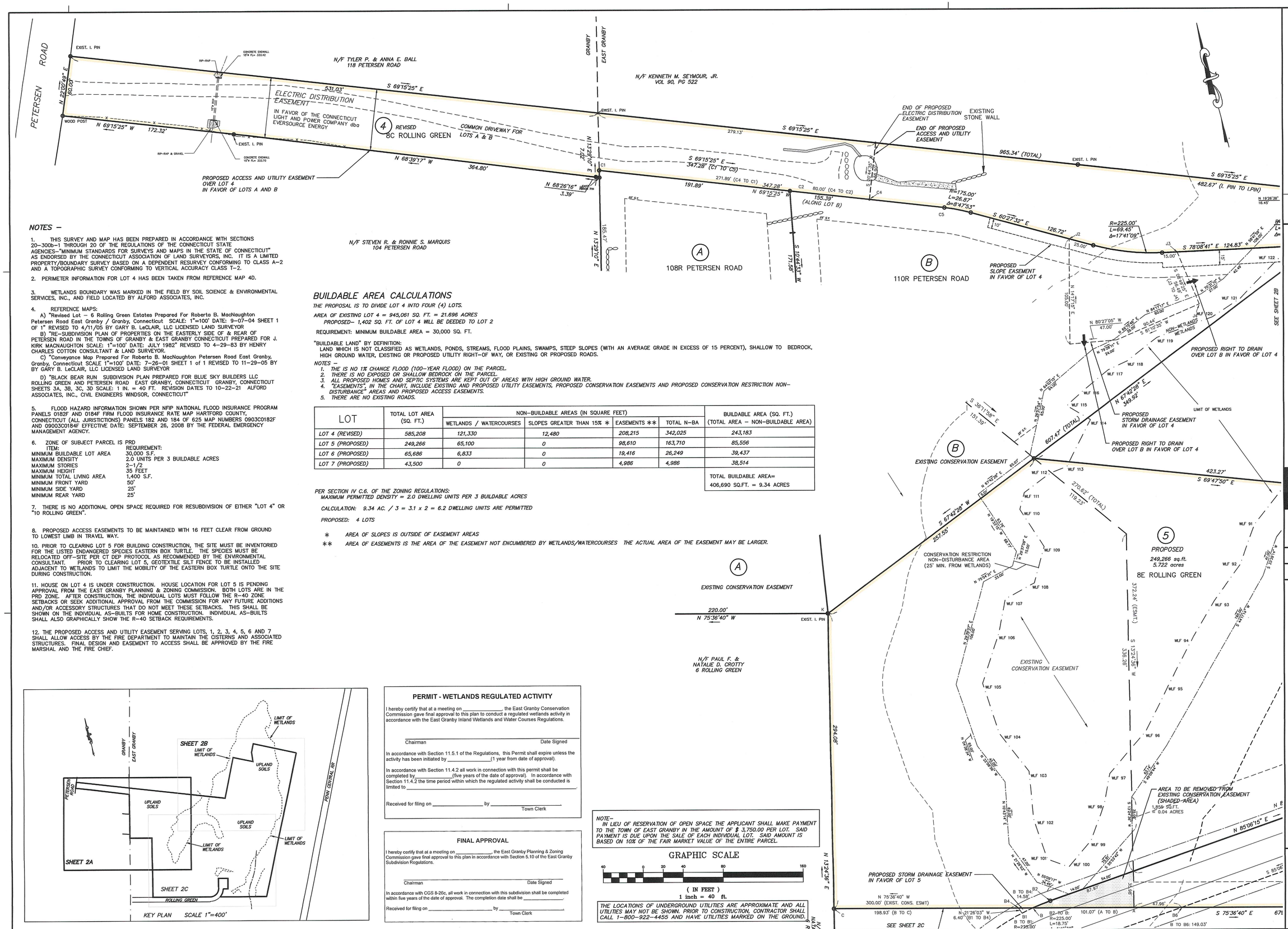
DATE: MARCH 11, 2014

SCALE: 1 IN. = 100 FT.

BLACK BEAR RUN
RESUBDIVISION PLAN FOR LOT 4
OVERALL PLAN
PREPARED FOR
BLUE SKY BUILDERS LLC
EAST GRANBY, CONNECTICUT
GRANBY, CONNECTICUT
8C ROLLING GREEN
AND PETERSEN ROAD

Sheet
1

SS: RESUBDIVISION-OVERALL-LOT 4 P: B06061 D: B06061-2014 FOLDER: BLUE SKY



NOTES –

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS T-2.

2. PERIMETER INFORMATION FOR LOT 4 HAS BEEN TAKEN FROM REFERENCE MAP 4D.

3. WETLANDS BOUNDARY WAS MARKED IN THE FIELD BY SOIL SCIENCE & ENVIRONMENTAL SERVICES, INC., AND FIELD LOCATED BY ALFORD ASSOCIATES, INC.

4. REFERENCE MAPS:
   A) "Revised Lot – 6 Rolling Green Estates Prepared For Roberta B. MacNaughton Petersen Road East Granby / Granby, Connecticut SCALE: 1"=100' DATE: 9-07-04 SHEET 1 OF 1" REVISED TO 4/11/05 BY GARY B. LeCLAIR, LLC LICENSED LAND SURVEYOR
   B) "RE-SUBDIVISION PLAN OF PROPERTIES ON THE EASTERLY SIDE OF & REAR OF PETERSEN ROAD IN THE TOWNS OF GRANBY & EAST GRANBY CONNECTICUT PREPARED FOR J. KIRK MACNAUGHTON SCALE: 1"=100' DATE: JULY 1982" REVISED TO 4-29-83 BY HENRY CHARLES COTTON CONSULTANT & LAND SURVEYOR.
   C) "Conveyance Map Prepared For Roberta B. MacNaughton Petersen Road East Granby, Granby, Connecticut SCALE 1"=100' DATE: 7-26-01 SHEET 1 of 1 REVISED TO 11-29-05 BY BY GARY B. LeCLAIR, LLC LICENSED LAND SURVEYOR
   D) "BLACK BEAR RUN SUBDIVISION PLAN PREPARED FOR BLUE SKY BUILDERS LLC ROLLING GREEN AND PETERSEN ROAD EAST GRANBY, CONNECTICUT GRANBY, CONNECTICUT SHEETS 3A, 3B, 3C, 3D SCALE: 1 IN. = 40 FT. REVISION DATES TO 10-22-21 ALFORD ASSOCIATES, INC., CIVIL ENGINEERS WINDSOR, CONNECTICUT"

5. FLOOD HAZARD INFORMATION SHOWN PER NFIP NATIONAL FLOOD INSURANCE PROGRAM PANELS 0182F AND 0184F FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISTICTIONS) PANELS 182 AND 184 OF 625 MAP NUMBERS 09003C0182F AND 09003C0184F EFFECTIVE DATE: SEPTEMBER 26, 2008 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. ZONE OF SUBJECT PARCEL IS PRD

ITEM:	REQUIREMENT:
MINIMUM BUILDABLE LOT AREA	30,000 S.F.
MAXIMUM DENSITY	2.0 UNITS PER 3 BUILDABLE ACRES
MAXIMUM STORIES	2-1/2
MAXIMUM HEIGHT	35 FEET
MINIMUM TOTAL LIVING AREA	1,400 S.F.
MINIMUM FRONT YARD	50'
MINIMUM SIDE YARD	25'
MINIMUM REAR YARD	25'

7. THERE IS NO ADDITIONAL OPEN SPACE REQUIRED FOR RESUBDIVISION OF EITHER "LOT 4" OR "10 ROLLING GREEN".

8. PROPOSED ACCESS EASEMENTS TO BE MAINTAINED WITH 16 FEET CLEAR FROM GROUND TO LOWEST LIMB IN TRAVEL WAY.

10. PRIOR TO CLEARING LOT 5 FOR BUILDING CONSTRUCTION, THE SITE MUST BE INVENTORIED FOR THE LISTED ENDANGERED SPECIES EASTERN BOX TURTLE. THE SPECIES MUST BE RELOCATED OFF-SITE PER CT DEP PROTOCOL AS RECOMMENDED BY THE ENVIRONMENTAL CONSULTANT. PRIOR TO CLEARING LOT 5, GEOTEXTILE SILT FENCE TO BE INSTALLED ADJACENT TO WETLANDS TO LIMIT THE MOBILITY OF THE EASTERN BOX TURTLE ONTO THE SITE DURING CONSTRUCTION.

11. HOUSE ON LOT 4 IS UNDER CONSTRUCTION. HOUSE LOCATION FOR LOT 5 IS PENDING APPROVAL FROM THE EAST GRANBY PLANNING & ZONING COMMISSION. BOTH LOTS ARE IN THE PRD ZONE. AFTER CONSTRUCTION, THE INDIVIDUAL LOTS MUST FOLLOW THE R-40 ZONE SETBACKS OR SEEK ADDITIONAL APPROVAL FROM THE COMMISSION FOR ANY FUTURE ADDITIONS AND/OR ACCESSORY STRUCTURES THAT DO NOT MEET THESE SETBACKS. THIS SHALL BE SHOWN ON THE INDIVIDUAL AS-BUILTS FOR HOME CONSTRUCTION. INDIVIDUAL AS-BUILTS SHALL ALSO GRAPHICALLY SHOW THE R-40 SETBACK REQUIREMENTS.

12. THE PROPOSED ACCESS AND UTILITY EASEMENT SERVING LOTS, 1, 2, 3, 4, 5, 6 AND 7 SHALL ALLOW ACCESS BY THE FIRE DEPARTMENT TO MAINTAIN THE CISTERNS AND ASSOCIATED STRUCTURES. FINAL DESIGN AND EASEMENT TO ACCESS SHALL BE APPROVED BY THE FIRE MARSHAL AND THE FIRE CHIEF.

BUILDABLE AREA CALCULATIONS

THE PROPOSAL IS TO DIVIDE LOT 4 INTO FOUR (4) LOTS.

AREA OF EXISTING LOT 4 = 945,061 SQ. FT. = 21.696 ACRES
PROPOSED- 1,402 SQ. FT. OF LOT 4 WILL BE DEEDED TO LOT 2

REQUIREMENT: MINIMUM BUILDABLE AREA = 30,000 SQ. FT.

"BUILDABLE LAND" BY DEFINITION:
LAND WHICH IS NOT CLASSIFIED AS WETLANDS, PONDS, STREAMS, FLOOD PLAINS, SWAMPS, STEEP SLOPES (WITH AN AVERAGE GRADE IN EXCESS OF 15 PERCENT), SHALLOW TO BEDROCK, HIGH GROUND WATER, EXISTING OR PROPOSED UTILITY RIGHT-OF WAY, OR EXISTING OR PROPOSED ROADS.

NOTES –
1. *THE IS NO 1% CHANCE FLOOD (100-YEAR FLOOD) ON THE PARCEL.*
2. *THERE IS NO EXPOSED OR SHALLOW BEDROCK ON THE PARCEL.*
3. *ALL PROPOSED HOMES AND SEPTIC SYSTEMS ARE KEPT OUT OF AREAS WITH HIGH GROUND WATER.*
4. *"EASEMENTS", IN THE CHART, INCLUDE EXISTING AND PROPOSED UTILITY EASEMENTS, PROPOSED CONSERVATION EASEMENTS AND PROPOSED CONSERVATION RESTRICTION NON-DISTURBANCE" AREAS AND PROPOSED ACCESS EASEMENTS.*
5. *THERE ARE NO EXISTING ROADS.*

LOT	TOTAL LOT AREA (SQ. FT.)	NON-BUILDABLE AREAS (IN SQUARE FEET)				BUILDABLE AREA (SQ. FT.) (TOTAL AREA – NON-BUILDABLE AREA)
		WETLANDS / WATERCOURSES	SLOPES GREATER THAN 15% *	EASEMENTS **	TOTAL N-BA	
LOT 4 (REVISED)	585,208	121,330	12,480	208,215	342,025	243,183
LOT 5 (PROPOSED)	249,266	65,100	0	98,610	163,710	85,556
LOT 6 (PROPOSED)	65,686	6,833	0	19,416	26,249	39,437
LOT 7 (PROPOSED)	43,500	0	0	4,986	4,986	38,514
						TOTAL BUILDABLE AREA= 406,690 SQ.FT. = 9.34 ACRES

PER SECTION IV C.6. OF THE ZONING REGULATIONS:
MAXIMUM PERMITTED DENSITY = 2.0 DWELLING UNITS PER 3 BUILDABLE ACRES

CALCULATION: 9.34 AC. / 3 = 3.1 x 2 = 6.2 DWELLING UNITS ARE PERMITTED

PROPOSED: 4 LOTS

* *AREA OF SLOPES IS OUTSIDE OF EASEMENT AREAS*

** *AREA OF EASEMENTS IS THE AREA OF THE EASEMENT NOT ENCUMBERED BY WETLANDS/WATERCOURSES THE ACTUAL AREA OF THE EASEMENT MAY BE LARGER.*

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

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FINAL APPROVAL

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_____ Chairman — Date Signed

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NOTE–
IN LIEU OF RESERVATION OF OPEN SPACE THE APPLICANT SHALL MAKE PAYMENT TO THE TOWN OF EAST GRANBY IN THE AMOUNT OF $ 3,750.00 PER LOT. SAID PAYMENT IS DUE UPON THE SALE OF EACH INDIVIDUAL LOT. SAID AMOUNT IS BASED ON 10% OF THE FAIR MARKET VALUE OF THE ENTIRE PARCEL.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

DATE	REVISION
11-21-24	REVISED TO ADD PROPOSED LOTS 6 & 7
6-15-22	RESUBDIVISION OF LOT 4 INTO TWO (2) LOTS
10-22-21	REVISIONS TO LOT 4 & ADDED ELECTRIC DISTRIBUTION EASEMENT
8-22-21	MERGED PORTION OF LOT 4 INTO LOT 3 TO MAKE LOT 3 TO BE 3 ACRES
1-19-16	MERGED "OTHER LAND OF BLUE SKY BUILDERS, LLC" (12.582 AC.) INTO AND MADE PART OF LOT 4
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STATE OF CONNECTICUT WILSON H. ALFORD, JR. No. 9344 LICENSED PROFESSIONAL ENGINEER

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

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford ASSOCIATES, INC.

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

DATE: MARCH 11, 2014

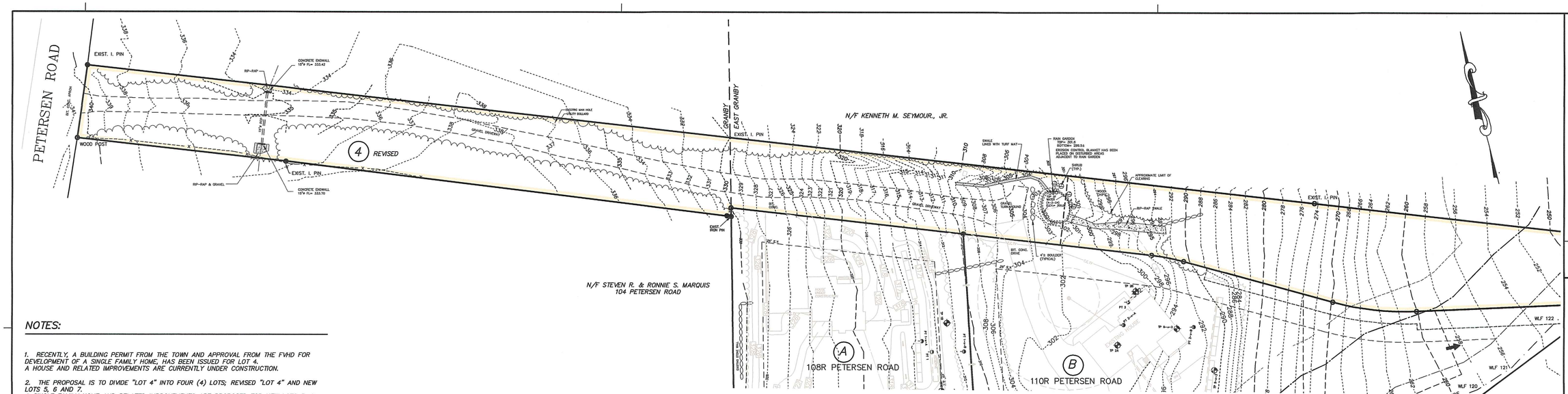
SCALE: 1 IN. = 40 FT.

BLACK BEAR RUN
RESUBDIVISION PLAN FOR LOT 4
PREPARED FOR
BLUE SKY BUILDERS LLC
EAST GRANBY, CONNECTICUT
GRANBY, CONNECTICUT

8C ROLLING GREEN AND PETERSEN ROAD

Sheet 2A

SS: RESUBDIVISION-LOT 4 P: B06061 D: B06061-2014 FOLDER: BLUE SKY



NOTES:

1. RECENTLY, A BUILDING PERMIT FROM THE TOWN AND APPROVAL FROM THE FVHD FOR DEVELOPMENT OF A SINGLE FAMILY HOME, HAS BEEN ISSUED FOR LOT 4. A HOUSE AND RELATED IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION.

2. THE PROPOSAL IS TO DIVIDE "LOT 4" INTO FOUR (4) LOTS; REVISED "LOT 4" AND NEW LOTS 5, 6 AND 7. A SINGLE FAMILY HOME AND RELATED IMPROVEMENTS ARE PROPOSED FOR NEW LOTS 5, 6 AND 7, AS SHOWN ON THESE PLANS.

3. THERE ARE NO ZONING VIOLATIONS WITH RESPECT TO THE LOCATION OF THE PROPOSED HOUSES ON REVISED "LOT 4" AND NEW LOTS, 5, 6 AND 7, IF ERECTED AS SHOWN.

4. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF EAST GRANBY.

5. UNSPECIFIED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF EAST GRANBY, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION", FORM 819, AS AMENDED AND MANUFACTURER'S SPECIFICATIONS.

6. MIRAFI FABRIC FENCE SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN STABILIZED.

7. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT EROSION AND SEDIMENTATION GUIDELINES.

8. FINAL LOCATION OF UTILITIES SERVING PROPOSED HOUSES SHALL BE DETERMINED BY THE UTILITY COMPANIES. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

9. SIZE, SHAPE, LOCATION AND GRADING OF PROPOSED HOUSES SHOWN ON NEW LOTS 5, 6 AND 7 ARE SCHEMATIC AND REPRESENTS SUITABILITY FOR THE EACH LOT. ACTUAL HOUSES THAT MAY BE BUILT, MAY DIFFER.

SEEDING SCHEDULE –

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

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

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

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

CONSTRUCTION ENTRANCE PAD –

NOT TO SCALE

NOTES:

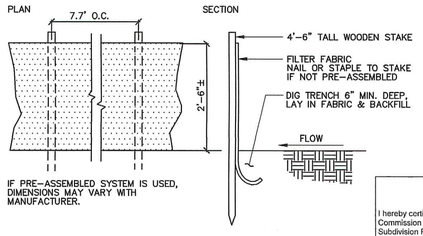
1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.

2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDESIRABLE MATERIAL.

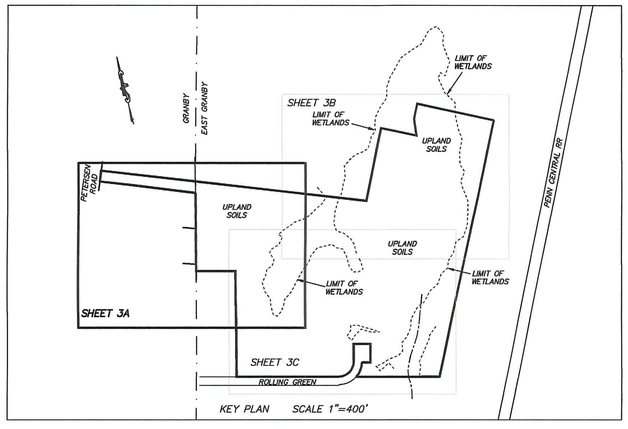
3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

MIRAFI FABRIC FENCE

NOT TO SCALE



IF PRE–ASSEMBLED SYSTEM IS USED, DIMENSIONS MAY VARY WITH MANUFACTURER.



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(IN FEET)
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DATE	REVISION
11–21–24	REVISED TO ADD PROPOSED LOTS 6 & 7
4–26–23	ADDED DETAIL OF CONSTRUCTION ENTRANCE PAD
10–25–21	RESUBDIVISION OF LOT 4 AND REVISED DISTRIBUTION EASEMENT
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CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD,JR.,P.E.& L.S.

DATE: MARCH 11, 2014

SCALE: 1 IN. = 40 FT.

BLACK BEAR RUN

RESUBDIVISION PLAN FOR LOT 4

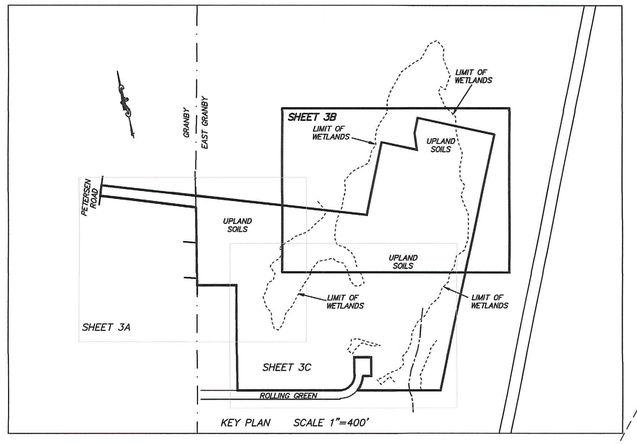
GRADING, UTILITIES AND EROSION & SEDIMENTATION CONTROL PLAN

PREPARED FOR

BLUE SKY BUILDERS LLC
EAST GRANBY, CONNECTICUT
GRANBY, CONNECTICUT

8C ROLLING GREEN
AND PETERSEN ROAD

Sheet
3A



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Alford ASSOCIATES, INC.

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

DATE: MARCH 11, 2014

SCALE: 1 IN. = 40 FT.

BLACK BEAR RUN

RESUBDIVISION PLAN FOR LOT 4
GRADING, UTILITIES AND EROSION & SEDIMENTATION CONTROL PLAN

PREPARED FOR
BLUE SKY BUILDERS LLC
8C ROLLING GREEN AND PETERSEN ROAD
EAST GRANBY, CONNECTICUT
GRANBY, CONNECTICUT

Sheet
3B

SEE SHEET 3A

SEE SHEET 3B

B

EXISTING CONSERVATION EASEMENT

LIMIT OF WETLANDS

CONSERVATION RESTRICTION NON-DISTURBANCE AREA (25' MIN. FROM WETLANDS)

WETLANDS NON-WETLANDS

100' UPLAND REVIEW AREA

5 PROPOSED

CONSERVATION RESTRICTION NON-DISTURBANCE AREA (25' MIN. FROM WETLANDS)

75' MINIMUM REQUIRED SEPARATION BETWEEN WETLANDS AND SEPTIC SYSTEM (PER SECTION 3.08.3c OF THE EAST GRANBY SUBDIVISION REGULATIONS)

PROPOSED EDGE OF CLEARING

PROPOSED SEPTIC SYSTEM

INSTALL GEOTEXTILE FENCE (TYP.)

TH 2021-1

PERC 2021-A

TOPSOIL STOCKPILE

PROPOSED PROPANE TANK

PROPOSED DRIVEWAY

PROPOSED HOUSE, GARAGE FLOOR= 284.0, FINISHED FLOOR= 284.0, BASEMENT FLOOR= 274.3

PROPOSED SEPTIC TANK

50' MIN. YARD ALONG PRIVATE ROAD

PROPOSED FOOTING DRAIN TO DISCHARGE AT GRADE

PROPOSED CONSTRUCTION ENTRANCE PAD (TYPICAL)

75' IRON MEA.

PROPOSED TELEPHONE, ELECTRIC & CABLE SERVICES TO CONNECT TO EXISTING

THE COMMON DRIVEWAY HAS BEEN BUILT AND HAS NOT BEEN UPDATED TO SHOW-AS-BUILT GRADES

EXISTING CONSERVATION EASEMENT

PROPOSED PRIVATE ROAD (EXISTING COMMON DRIVEWAY)

PROPOSED CULVERT UNDER DRIVEWAY

25' S.Y.

25' R.Y.

50' B.L.

PROPOSED 8-1 4'-5' TALL BLUE COLORADO SPRUCE (PICEA PUNGENS GLAUCA) TO BE PLANTED 15' ON CENTER

PROPOSED "STOP" SIGN

EXISTING HOUSE

10 ROLLING GREEN

EXISTING DRIVEWAY

EXISTING SEPTIC TRENCH

EXISTING SEPTIC TRENCH

EXISTING SEPTIC TRENCH

EXISTING PAVEMENT

ROLLING GREEN (PRIVATE ROAD)

EXIST. CONC. MON.

EXIST. CONC. MON.

EXISTING CONSERVATION EASEMENT 62,122 S.F. 1.43 ACRES

LIMIT OF 0.2% ANNUAL CHANCE FLOODPLAIN

EXIST. I. PIN

PROPOSED PRIVATE ROAD (EXISTING COMMON DRIVEWAY)

PROPOSED FRONT PROPERTY LINE FOR LOT 2

50' MIN. YARD ALONG PRIVATE ROAD

40.1'

51.7'

50'

CONSERVATION RESTRICTION NON-DISTURBANCE AREA (25' MIN. FROM WETLANDS)

2 REVISED

4 REVISED

1

CONSERVATION RESTRICTION NON-DISTURBANCE AREA (25' MIN. FROM WETLANDS)

EXISTING SHED

EXISTING POOL

EXISTING HOUSE

EXISTING UNDERGROUND UTILITY LINE

NON-WETLANDS

WETLANDS

WLF 1 – WLF 147

TP 1-1 – TP 17-3

PT 11-A-B – PT 12-A-B

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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

FINAL APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission gave final approval to this plan in accordance with Section 5.10 of the East Granby Subdivision Regulations.

_____ _____
Chairman Date Signed

In accordance with CGS 8-26c, all work in connection with this subdivision shall be completed within five years of the date of approval. The completion date shall be _____.

Received for filing on _____ by _____
Town Clerk

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

DATE	REVISION
11-21-24	REVISED TO ADD PROPOSED LOTS 6 & 7
6-26-23	ADDED ADDITIONAL GEOTEXTILE SILT FENCE ON LOT 5
4-25-23	REVISIONS TO LOT 4 & ADDED PROPOSED DISTRIBUTION EASEMENT
10-25-21	REVISIONS TO LOT 4 AND PROPOSED LOTS 2 & 3
8-22-21	MERGED PORTION OF LOT 4 INTO LOT 3 TO MAKE LOT 3 TO BE 3 ACRES
1-19-16	MERGED "OTHER LAND OF BLUE SKY BUILDERS, LLC" (12.582 AC.) INTO AND MADE PART OF LOT 4.
1-19-15	INCORPORATED CONDITIONS OF P&Z & WETLANDS APPROVALS
3-17-14	INCORPORATED STAFF COMMENTS

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

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

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT

WILSON H. ALFORD, JR., P.E.& L.S.

DATE: MARCH 11, 2014

SCALE: 1 IN. = 40 FT.

BLACK BEAR RUN

RESUBDIVISION PLAN FOR LOT 4

GRADING, UTILITIES AND EROSION & SEDIMENTATION CONTROL PLAN

PREPARED FOR

BLUE SKY BUILDERS LLC

EAST GRANBY, CONNECTICUT
GRANBY, CONNECTICUT

8C ROLLING GREEN AND PETERSEN ROAD

Sheet

3C

SS: RESUBDIVISION-2024-GRADING-LOT 4 P: B06061 D: B06061-2014 FOLDER: BLUE SKY

PROPOSED LOT 7

TEST HOLE DATA FOR NEW "LOT 7" –

TEST HOLES WERE PERFORMED BY ALFORD ASSOCIATES, INC.

TH #1 (10-4-24)

0 – 2" FOREST LITTER
2"–32" BROWN SILTY SAND
32"–87" RED COMPACT WITH STONE
87" BOTTOM. TOUGH DIGGING
ROOTS @ 32"
NO MOTTLES, NO WATER & NO LEDGE

TH #2 (10-4-24)

0 – 2" FOREST LITTER
2"–29" BROWN SILTY SAND
29"–78" RED COMPACT WITH STONE
ROOTS @ 32"
NO MOTTLES, NO WATER & LEDGE AT 78"

TH #3 (10-4-24)

0 – 2" FOREST LITTER
2"–34" BROWN SILTY SAND
34"–78" RED COMPACT WITH STONE
ROOTS @ 32"
NO MOTTLES, NO WATER & LEDGE AT 78"

TEST PIT 3A (2/7/06)

DEPTH:	MATERIAL:
0"– 4"	DARK BROWN TOPSOIL / FOREST LITTER
4"–34"	TAN SILTY SUBSOIL
34"–66"	REDDISH FINE–MED. GRAVEL, SOME FINES, HARD PACKED

ROOTS TO 36", NO WATER, ROCK @ 66"

TEST PIT 3B (2/7/06)

DEPTH:	MATERIAL:
0"– 4"	DARK BROWN TOPSOIL / FOREST LITTER
4"–32"	LIGHT BROWN SILTY SUBSOIL
32"–36"	LIGHT BROWN FINE SAND
36"–56"	BROWN SANDY SILT

ROOTS TO 34", NO WATER, ROCK @ 56"

TEST PIT 3C (2/7/06)

DEPTH:	MATERIAL:
0"– 4"	DARK BROWN TOPSOIL / FOREST LITTER
4"–30"	LIGHT BROWN SILTY SUBSOIL
30"–84"	REDDISH HARD–PACKED SANDY SILT

ROOTS TO 34", NO WATER, ROCK @ 84"

PERC TEST ON LOT 7
(10-4-2024)
PRIMED @ 11:00
TOP OF TEST IS 9" BELOW SURFACE

TIME:	READING: (INCHES)	TIME CHANGE: (MINUTES)	DEPTH CHANGE: (INCHES)	PERC. RATE: (MIN./INCH)
11:06	0			
		00:05	3.5	1.4
11:11	3.5	00:09	3.0	3.0
11:20	6.5	00:06	1.5	4.0
11:26	8.0	00:07	2.75	2.5
11:33	10.75	00:08	1.25	6.4
11:41	12.0	00:06	1.5	4.0
11:47	13.5	00:04	1.0	4.0
11:51	14.5 @ BOTTOM			

SEPTIC SYSTEM DESIGN DATA FOR NEW "LOT 7" –

NUMBER OF BEDROOMS: 4
SEPTIC TANK SIZE REQUIRED: 1,125 GALLON
SEPTIC TANK SIZE PROVIDED: 1,250 GALLON

PERCOLATION TEST RATE: LESS THAN 10.1 MIN./INCH

SQUARE FEET OF EFFECTIVE LEACHING AREA REQUIRED = 577.5

USE: ELJEN "MANTIS DOUBLE–WIDE 58" UNITS
UNITS ARE 72" WIDE x 12" HIGH x 5' LONG
EFFECTIVE LEACHING AREA = 11.6 SQ.FT./LIN. FT.

577.5 / 11.6 S.F./L.F. = 49.8 LINEAR FEET REQUIRED

PROPOSED: 11 UNITS x 5' = 55'
55' x 11.6 = 638 SQ.FT. EFFECTIVE LEACHING AREA PROVIDED

MINIMUM LEACHING SYSTEM SPREAD:

M.L.S.S. = HFxFFxPF
HF = 30 (26.1"–30.0" @ 4.1% – 6.0%)
FF = 1.75 (4 BEDROOM)
PF = 1.0 (PERC RATE = LESS THAN 10.1 MIN/IN.)
30 x 1.75 x 1.0 = 52.5 FEET MINIMUM

M.L.S.S. PROVIDED= 55'

100% RESERVE LEACHING AREA HAS BEEN PROVIDED.

PROPOSED LOT 5

TEST HOLE DATA FOR NEW "LOT 5" –

TEST HOLES WERE PERFORMED BY SKIP ALFORD FROM ALFORD ASSOCIATES, INC. AND WITNESSED BY KRISTEN KULA FROM FARMINGTON VALLEY HEALTH DISTRICT ON MAY 26, 2021.

DEEP PITS:

TEST PIT 2021–1

DEPTH:	MATERIAL:
0"– 5"	TOPSOIL
5"–21"	RED BROWN FINE SANDY LOAM
21"–100"	RED BROWN COMPACT SANDY TILL

MOTTLES AT 21", NO WATER, NO LEDGE

TEST PIT 2021–2

DEPTH:	MATERIAL:
0"– 4"	TOPSOIL
4"–28"	ORANGE BROWN VERY FINE SANDY LOAM
28"–58"	RED BROWN COMPACT TILL

MOTTLES AT 28", ROOTS AT 28", NO WATER, NO LEDGE

PERCOLATION TEST:

TEST 2021–A (5–26–21)
TOP OF HOLE = 8" = 0
PRIME HOLE AT 10:00

TIME:	READING:	TIME CHANGE:	DEPTH CHANGE:	PERC. RATE:
11:14	0			
		00:06	1.75	3.4 MIN./IN.
11:20	1.75	00:05	0.75	6.7
11:25	2.5	00:05	0.75	6.7
11:30	3.25	00:05	1.25	4.0
11:35	4.5	00:05	1.0	5.0
11:40	5.5	00:05	1.0	5.0
11:45	6.5	00:05	0.75	6.7
11:50	7.25	00:05	0.75	6.7
11:55	8.0			

SEPTIC SYSTEM DESIGN DATA FOR NEW "LOT 5" –

NUMBER OF BEDROOMS: 4
SEPTIC TANK SIZE REQUIRED: 1,125 GALLON
SEPTIC TANK SIZE PROVIDED: 1,250 GALLON

PERCOLATION TEST RATE: LESS THAN 10.1 MIN./INCH

SQUARE FEET OF EFFECTIVE LEACHING AREA REQUIRED = 577.5

USE: ELJEN "MANTIS 536–8 UNITS"
UNITS ARE 36" WIDE x 18" HIGH x 5' LONG
EFFECTIVE LEACHING AREA = 11.0 SQ.FT./LIN. FEET

577.5 / 11.0 S.F./L.F. = 52.5 LINEAR FEET REQUIRED

PROPOSED: 11 UNITS x 5' LONG = 55'
55 L.F. x 11.0 S.F./L.F. = 605 S.F. EFFECTIVE LEACHING AREA PROVIDED

MINIMUM LEACHING SYSTEM SPREAD:

M.L.S.S. = HFxFFxPF
HF = 28 (18.0"–22.0" @ 10.1%–15.0%)
FF = 1.75 (4 BEDROOM)
PF = 1.0 (PERC RATE = LESS THAN 10.1 MIN/IN.)
28 x 1.75 x 1.0 = 49 FEET MINIMUM

M.L.S.S. PROVIDED= 55'

100% RESERVE LEACHING AREA HAS BEEN PROVIDED.

PROPOSED LOT 6

TEST HOLE DATA FOR NEW "LOT 6" –

TEST HOLES WERE PERFORMED BY ALFORD ASSOCIATES, INC.

TEST HOLE DATA:

TEST PIT 6–x–1 (12/20/06)

DEPTH:	MATERIAL:
0"– 5"	DARK BROWN–BLACK TOPSOIL W/ FOREST LITTER
5"–14"	BROWN SILTY LOAM
14"–32"	BROWN SANDY LOAM
32"–96"	RED–BROWN HARDPAN

ROOTS TO 30", WATER @ 78"
MOTTLES @ 31", NO LEDGE

TEST PIT 10A (2/7/06)

DEPTH:	MATERIAL:
0"– 4"	DARK BROWN TOPSOIL / FOREST LITTER
4"–32"	MED. BROWN SILTY SUBSOIL
32"–52"	REDDISH FIRM FINE SILTY SAND
52"–68"	MED. BROWN COARSE SAND

ROOTS TO 24", WATER @ 40", ROCK @ 68"

TEST PIT 10B (2/7/06)

DEPTH:	MATERIAL:
0"– 6"	DARK BROWN TOPSOIL / FOREST LITTER
6"–32"	TAN SILTY SUBSOIL
32"–72"	LIGHT BROWN FIRM MED. SILTY SAND
72"–80"	LIGHT BROWN COARSE SAND

ROOTS TO 28", WATER @ 50", ROCK @ 80"

TEST PIT 10C (2/7/06)

DEPTH:	MATERIAL:
0"– 6"	DARK BROWN TOPSOIL / FOREST LITTER
6"–35"	LIGHT BROWN SILTY SUBSOIL
35"–50"	LIGHT BROWN SILTY GRAVEL

ROOTS TO 34", WATER @ 44", ROCK @ 52"

PERC TEST 10 (5/11/06)
DEPTH: 32"
START 12" PRESOAK: 9:59
END 12" PRESOAK: 11:35

TIME:	READING: (INCHES)	TIME CHANGE: (MINUTES)	DEPTH CHANGE: (INCHES)	PERC. RATE: (MIN./INCH)
10.49	14.00			
		00:02	4.00	00:00
10.51	18.00	00:02	4.50	00:00
10.53	22.50	00:02	2.00	1
10.55	24.50	00:02	1.25	1.67
10.57	25.75	00:02	0.75	2.7
10.59	26.50	00:02		
11.01	DRY			

SEPTIC SYSTEM DESIGN DATA FOR NEW "LOT 6" –

NUMBER OF BEDROOMS: 4
SEPTIC TANK SIZE REQUIRED: 1,125 GALLON
SEPTIC TANK SIZE PROVIDED: 1,250 GALLON

PERCOLATION TEST RATE: LESS THAN 10.1 MIN./INCH

SQUARE FEET OF EFFECTIVE LEACHING AREA REQUIRED = 577.5

USE: ELJEN "MANTIS DOUBLE–WIDE 58" UNITS
UNITS ARE 72" WIDE x 12" HIGH x 5' LONG
EFFECTIVE LEACHING AREA = 11.6 SQ.FT./LIN. FT.

577.5 / 11.6 S.F./L.F. = 49.8 LINEAR FEET REQUIRED

PROPOSED: 12 UNITS x 5' LONG = 60'
60' x 11.6 = 696 SQ.FT. EFFECTIVE LEACHING AREA PROVIDED

MINIMUM LEACHING SYSTEM SPREAD:

M.L.S.S. = HFxFFxPF
HF = 34 (30.1"–36.0" @ 2.1% – 3.0%)
FF = 1.75 (4 BEDROOM)
PF = 1.0 (PERC RATE = LESS THAN 10.1 MIN/IN.)
34 x 1.75 x 1.0 = 59.5 FEET MINIMUM

M.L.S.S. PROVIDED= 60'

100% RESERVE LEACHING AREA HAS BEEN PROVIDED.

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

FINAL APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission gave final approval to this plan in accordance with Section 5.10 of the East Granby Subdivision Regulations.

_____
Chairman Date Signed

In accordance with CGS 8-26c, all work in connection with this subdivision shall be completed within five years of the date of approval. The completion date shall be _____.

Received for filing on _____ by _____
Town Clerk

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

REVISION | DATE

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

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

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

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

DATE: NOVEMBER 21, 2024

SCALE: 1 IN. = 40 FT.

BLACK BEAR RUN

RESUBDIVISION PLAN FOR LOT 4
SEPTIC SYSTEM INFORMATION

PREPARED FOR
BLUE SKY BUILDERS LLC
EAST GRANBY, CONNECTICUT
GRANBY, CONNECTICUT

8C ROLLING GREEN
AND PETERSEN ROAD

Sheet
3D

SS: RESUBDIVISION–2024–GRADING–LOT 4 P: B06061 D: B06061–2014 FOLDER: BLUE SKY