

KEY PLAN  
SCALE: 1"=1000'

**SHEET INDEX**

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

**PERMIT - WETLANDS REGULATED ACTIVITY**

I hereby certify that at a meeting on \_\_\_\_\_ the East Granby Planning and Zoning 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

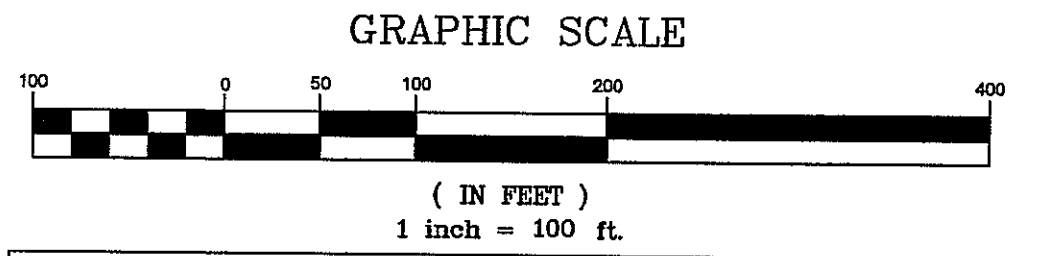
**FINAL APPROVAL**

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

Chairman \_\_\_\_\_ Date Signed \_\_\_\_\_

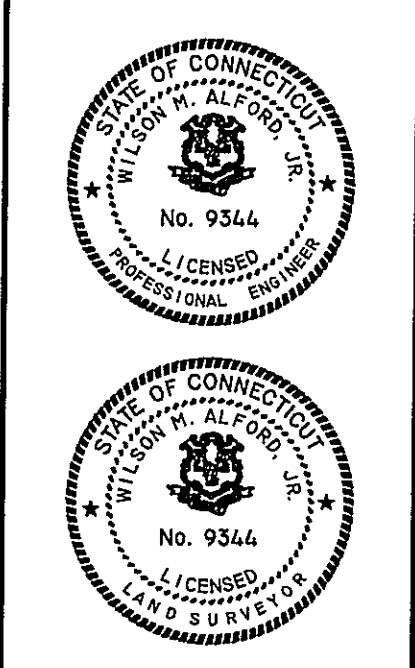
In accordance with CGS 8-26c, all work in connection with this subdivision shall be completed within five years of the date of approval. The completion date shall be \_\_\_\_\_

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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.

RESUBDIVISION OF LOT 4 INTO TWO (2) LOTS	8-25-22	
MERGED "OTHER LAND OF BLUE SKY BUILDERS, LLC" (12.982 AC) INTO AND MADE PART OF LOT 4	1-19-16	
INCORPORATED CONDITIONS OF PARC & WETLANDS APPROVALS	1-19-15	
INCORPORATED STAFF COMMENTS	3-17-14	
DATE		REVISION



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

L.S. No. 9344

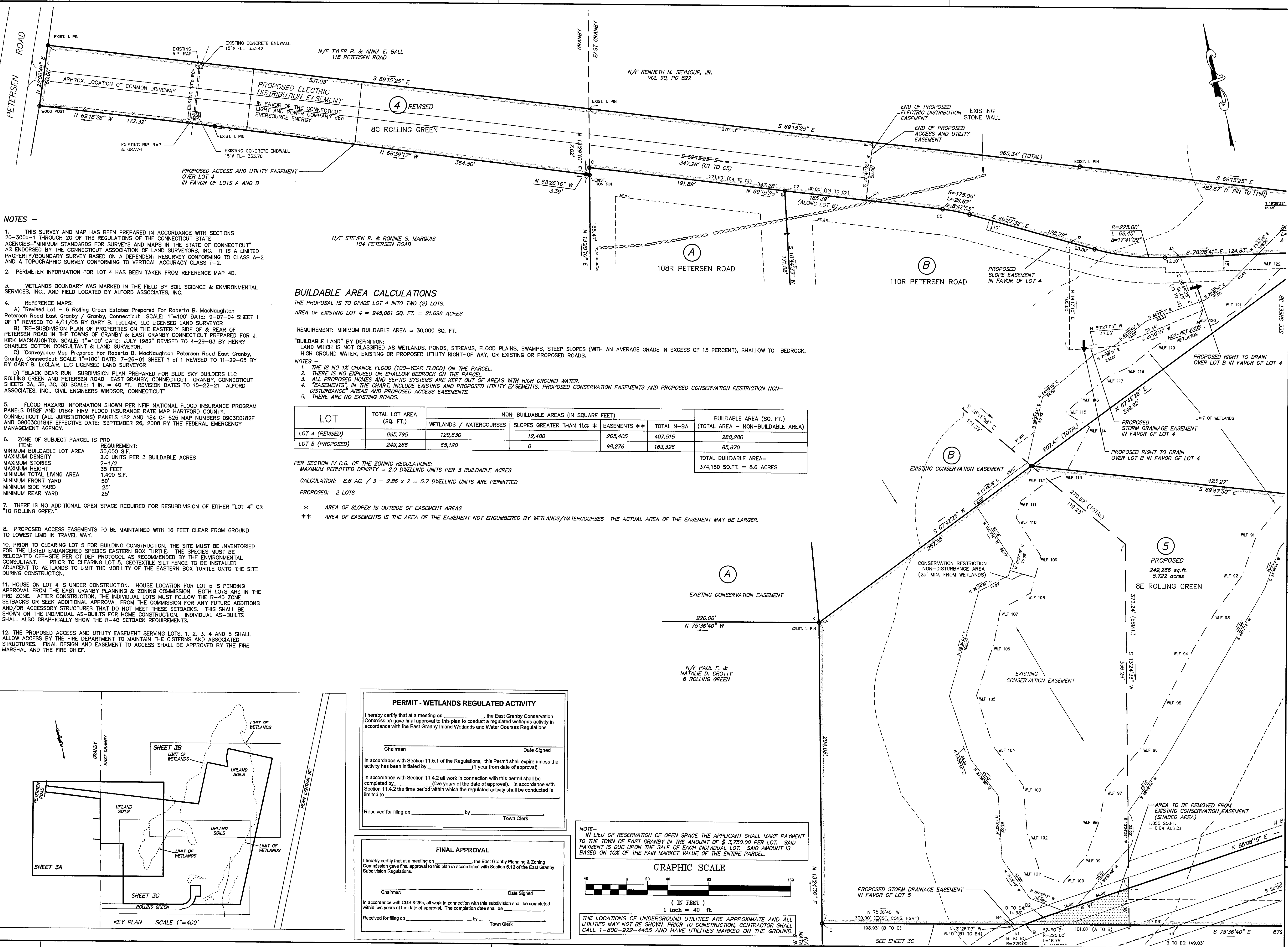
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**Alford ASSOCIATES, INC.**

CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. 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  
8C ROLLING GREEN AND PETERSEN ROAD



- NOTES -**
- 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.
  - PERIMETER INFORMATION FOR LOT 4 HAS BEEN TAKEN FROM REFERENCE MAP 4D.
  - WETLANDS BOUNDARY WAS MARKED IN THE FIELD BY SOIL SCIENCE & ENVIRONMENTAL SERVICES, INC., AND FIELD LOCATED BY ALFORD ASSOCIATES, INC.
  - 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, Connecticut SCALE: 1"=100' DATE: 7-29-01 SHEET 1 OF 1 REVISED TO 11-29-05 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"
  - FLOOD HAZARD INFORMATION SHOWN PER NFIP NATIONAL FLOOD INSURANCE PROGRAM PANELS 0182F AND 0184F FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANELS 182 AND 184 OF 625 MAP NUMBERS 0903C0182F AND 0903C0184F EFFECTIVE DATE: SEPTEMBER 26, 2008 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - 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'
  - THERE IS NO ADDITIONAL OPEN SPACE REQUIRED FOR RESUBDIVISION OF EITHER "LOT 4" OR "LOT 5 ROLLING GREEN".
  - PROPOSED ACCESS EASEMENTS TO BE MAINTAINED WITH 16 FEET CLEAR FROM GROUND TO LOWEST LIMB IN TRAVEL WAY.
  - 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.
  - 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.
  - THE PROPOSED ACCESS AND UTILITY EASEMENT SERVING LOTS 1, 2, 3, 4 AND 5 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 TWO (2) LOTS.  
 AREA OF EXISTING LOT 4 = 945,061 SQ. FT. = 21.696 ACRES

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

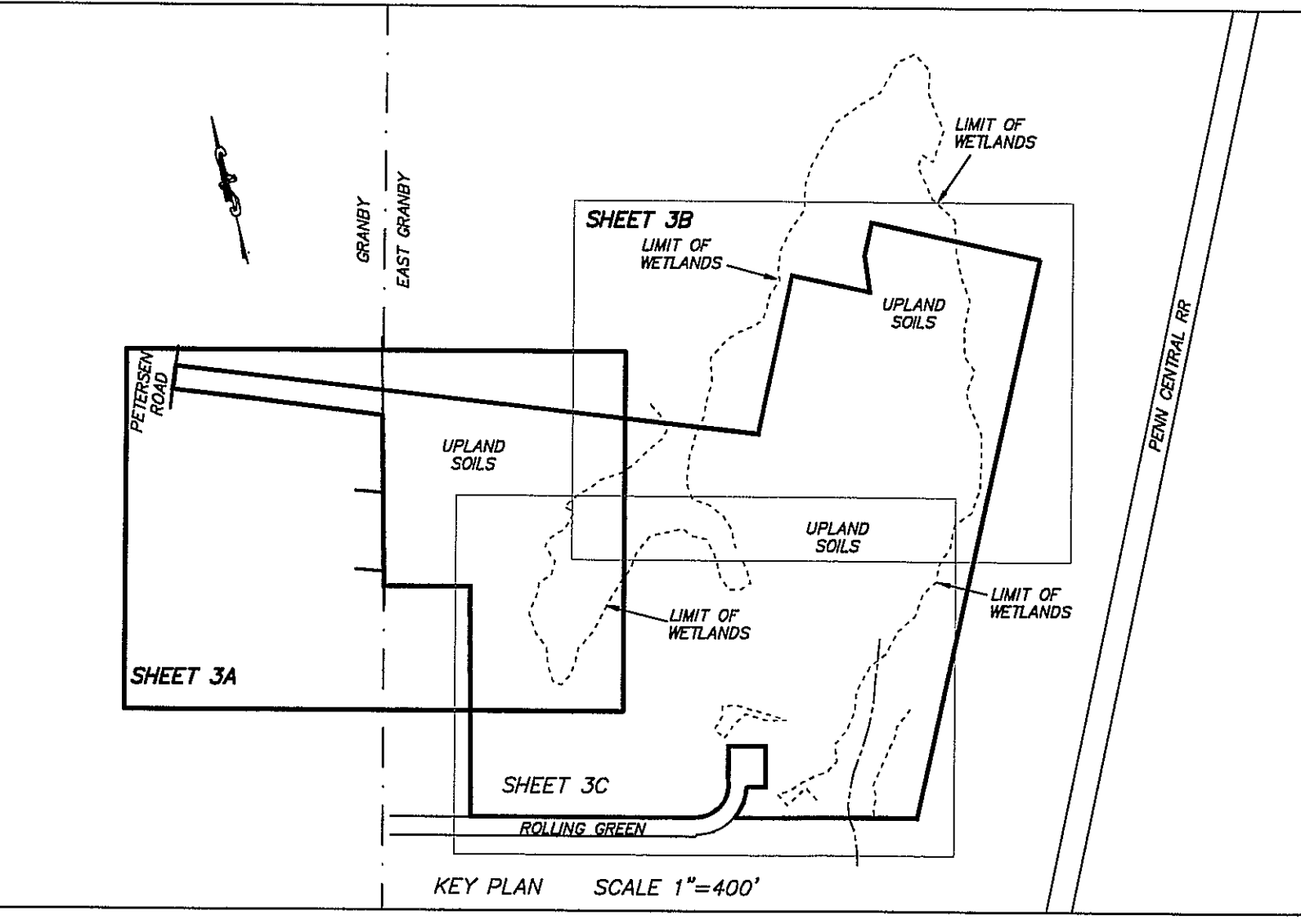
"BUILDABLE LAND" BY DEFINITION:  
 LAND WHICH IS NOT CLASSIFIED AS WETLANDS, PONDS, STREAMS, FLOOD PLAINS, SWAMPS, STEEP SLOPES (WITH AN AVERAGE GRADE IN EXCESS OF 15 PERCENT), SHALLOW TO BEDROCK, HIGH GROUND WATER, EXISTING OR PROPOSED UTILITY RIGHT-OF WAY, OR EXISTING OR PROPOSED ROADS.

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

LOT	TOTAL LOT AREA (SQ. FT.)	NON-BUILDABLE AREAS (IN SQUARE FEET)			BUILDABLE AREA (SQ. FT.)
		WETLANDS / WATERCOURSES	SLOPES GREATER THAN 15% *	EASEMENTS **	
LOT 4 (REVISED)	695,795	129,630	12,480	265,405	288,280
LOT 5 (PROPOSED)	249,266	65,120	0	98,276	85,870
<b>TOTAL BUILDABLE AREA=</b>					<b>374,150 SQ.FT. = 8.6 ACRES</b>

PER SECTION IV C.6. OF THE ZONING REGULATIONS:  
 MAXIMUM PERMITTED DENSITY = 2.0 DWELLING UNITS PER 3 BUILDABLE ACRES  
 CALCULATION: 8.6 AC. / 3 = 2.86 x 2 = 5.7 DWELLING UNITS ARE PERMITTED  
 PROPOSED: 2 LOTS

- \* AREA OF SLOPES IS OUTSIDE OF EASEMENT AREAS
- \*\* AREA OF EASEMENTS IS THE AREA OF THE EASEMENT NOT ENCLUMBERED 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 \_\_\_\_\_

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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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 \_\_\_\_\_.

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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**  
 ( 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.

RESUBDIVISION OF LOT 4 INTO TWO (2) LOTS  
 REVISIONS TO LOT 4 & ADDED ELECTRIC DISTRIBUTION EASEMENT  
 MERGED PORTION OF LOT 4 INTO LOT 3 TO MAKE LOT 3 TO BE 7 ACRES  
 MERGED OTHER LAND OF BLUE SKY BUILDERS, LLC (12.88 AC.)  
 INCORPORATED CONDITIONS OF FACG & WETLANDS APPROVALS  
 INCORPORATED STAFF COMMENTS

DATE

6-15-22  
 10-25-21  
 8-22-21  
 1-19-16  
 1-19-15  
 3-17-14

STATE OF CONNECTICUT  
 WILSON M. ALFORD, JR., P.E. L.S.  
 LICENSED PROFESSIONAL ENGINEER  
 No. 9344

STATE OF CONNECTICUT  
 WILSON M. ALFORD, JR., P.E. L.S.  
 LICENSED LAND SURVEYOR  
 No. 9344

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

L.S. No. 9344

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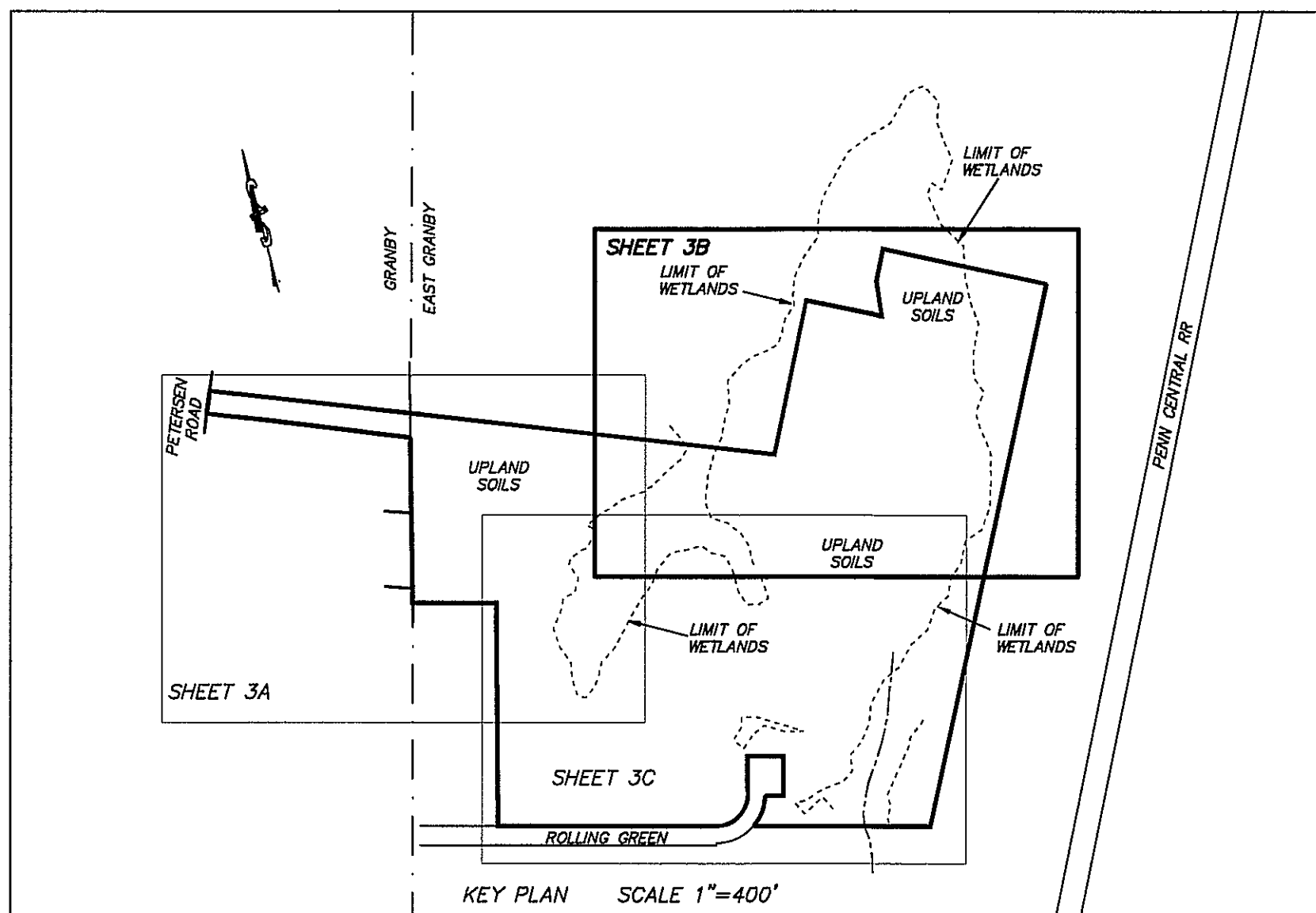
**Alford ASSOCIATES, INC.**  
 CIVIL ENGINEERS WINDSOR, CONNECTICUT  
 WILSON M. ALFORD, JR., P.E. L.S.

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  
 8C ROLLING GREEN AND PETERSEN ROAD

Sheet  
 2A

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



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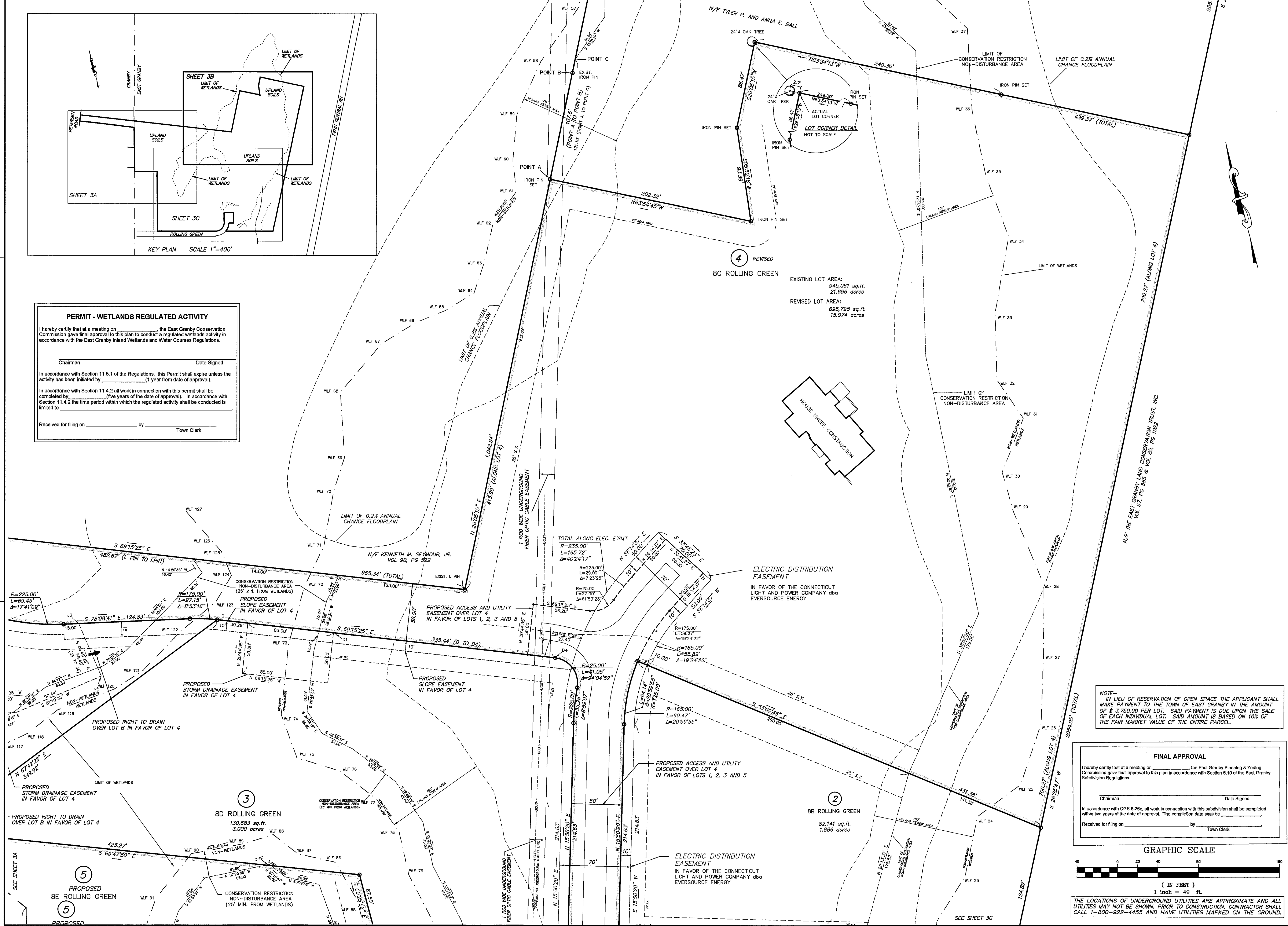
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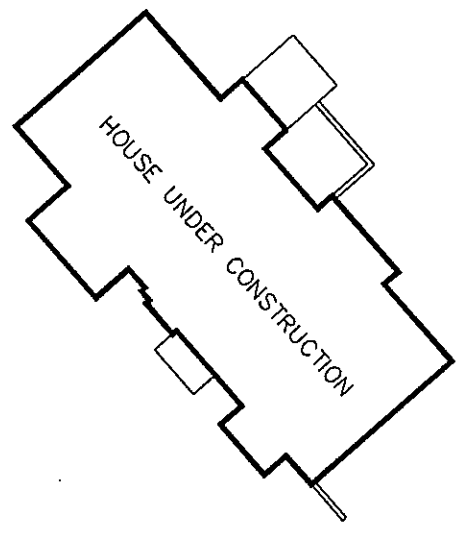
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EXISTING LOT AREA:  
945,061 sq.ft.  
21.696 acres

REVISED LOT AREA:  
695,795 sq.ft.  
15.974 acres



NOTE—  
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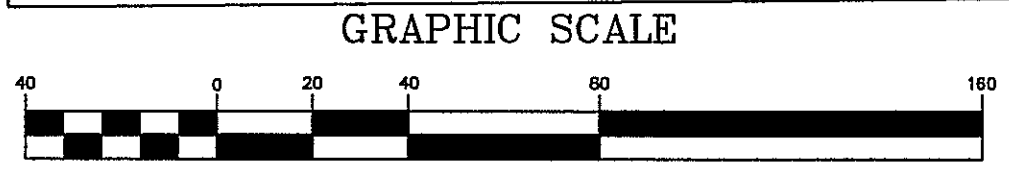
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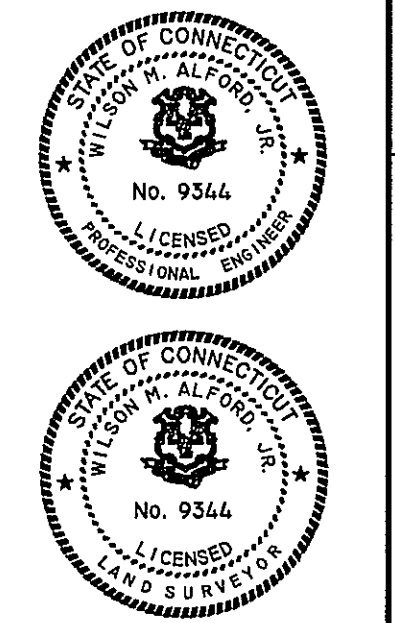
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6-15-22	RESUBDIVISION OF LOT 4 INTO TWO (2) LOTS	REVISION
10-22-21	REVISIONS TO LOT 4 & ADDED ELECTRIC DISTRIBUTION EASEMENT	
6-22-21	MERGED PORTION OF LOT 4 INTO LOT 3 TO MAKE LOT 3 TO BE 3 ACRES	
1-19-16	MERGED OTHER LAND OF BLUE SKY BUILDERS, LLC (12.862 AC) INTO AND MADE PART OF LOT 4	
1-19-15	INCORPORATED CONDITIONS OF PAZ&Z & WETLANDS APPROVALS	
3-17-14	INCORPORATED STAFF COMMENTS	
DATE		



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

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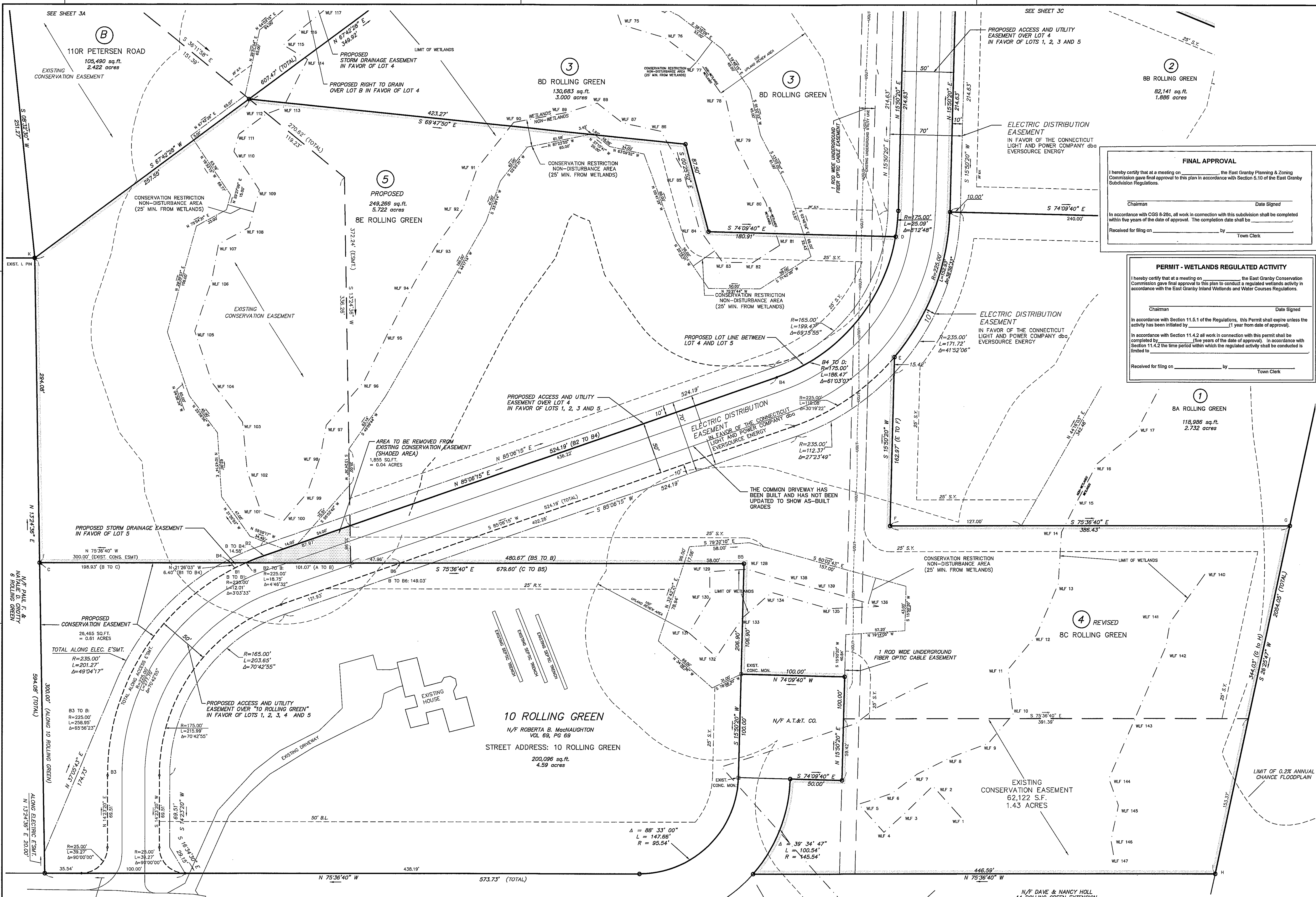
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BLACK BEAR RUN  
RESUBDIVISION PLAN FOR LOT 4

PREPARED FOR  
BLUE SKY BUILDERS LLC  
EAST GRANBY, CONNECTICUT

8C ROLLING GREEN AND PETERSEN ROAD

Sheet  
2B



**FINAL APPROVAL**

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In accordance with CGS 8-28c, all work in connection with this subdivision shall be completed within five years of the date of approval. The completion date shall be \_\_\_\_\_

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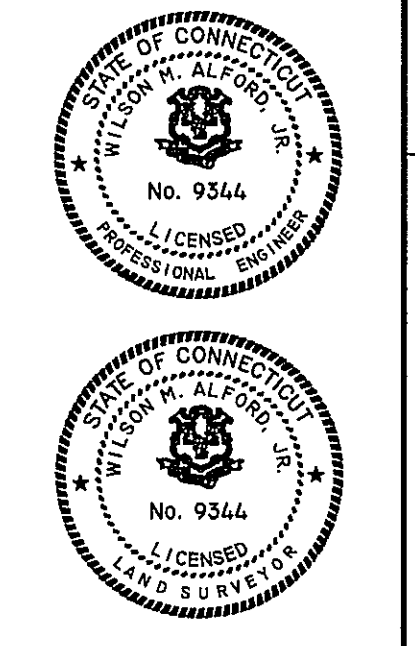
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REVISION	DATE	DESCRIPTION
1	3-17-14	INCORPORATED COMMENTS
2	3-17-14	INCORPORATED COMMENTS
3	3-17-14	INCORPORATED COMMENTS
4	3-17-14	INCORPORATED COMMENTS
5	3-17-14	INCORPORATED COMMENTS
6	3-17-14	INCORPORATED COMMENTS
7	3-17-14	INCORPORATED COMMENTS
8	3-17-14	INCORPORATED COMMENTS
9	3-17-14	INCORPORATED COMMENTS
10	3-17-14	INCORPORATED COMMENTS



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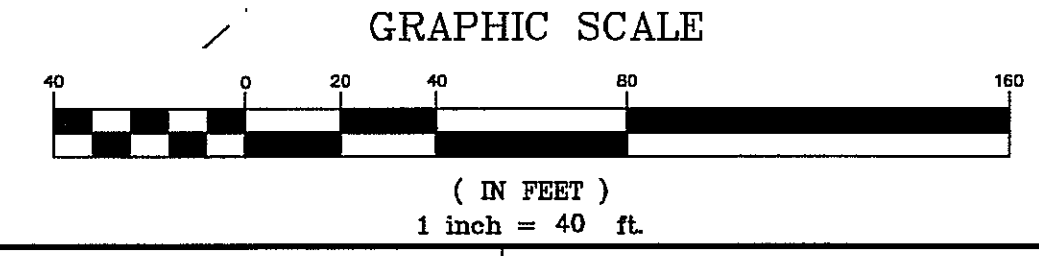
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PREPARED FOR  
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EAST GRANBY, CONNECTICUT  
8C ROLLING GREEN AND PETERSEN ROAD

Sheet  
20

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**NOTES:**

- 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.
- THE PROPOSAL IS TO DIVIDE "LOT 4" INTO TWO (2) LOTS. REVISED "LOT 4" AND A NEW "LOT 5". A SINGLE FAMILY HOME AND RELATED IMPROVEMENTS ARE PROPOSED FOR NEW "LOT 5" AND ARE SHOWN ON THESE PLANS.
- THERE ARE NO ZONING VIOLATIONS WITH RESPECT TO THE LOCATION OF THE PROPOSED HOUSES ON REVISED "LOT 4" AND NEW "LOT 5", IF ERRECTED AS SHOWN.
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF EAST GRANBY.
- 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 818, AS AMENDED AND MANUFACTURER'S SPECIFICATIONS.
- MIRAFI FABRIC FENCE SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN STABILIZED.
- ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT EROSION AND SEDIMENTATION GUIDELINES.
- FINAL LOCATION OF UTILITIES SERVING PROPOSED HOUSE SHALL BE DETERMINED BY THE UTILITY COMPANIES. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- SIZE, SHAPE, LOCATION AND GRADING OF PROPOSED HOUSE SHOWN ON NEW "LOT 5" IS SCHEMATIC AND REPRESENTS SUITABILITY FOR THE LOT. ACTUAL HOUSE THAT MAY BE BUILT MAY DIFFER.

**SEEDING SCHEDULE -**

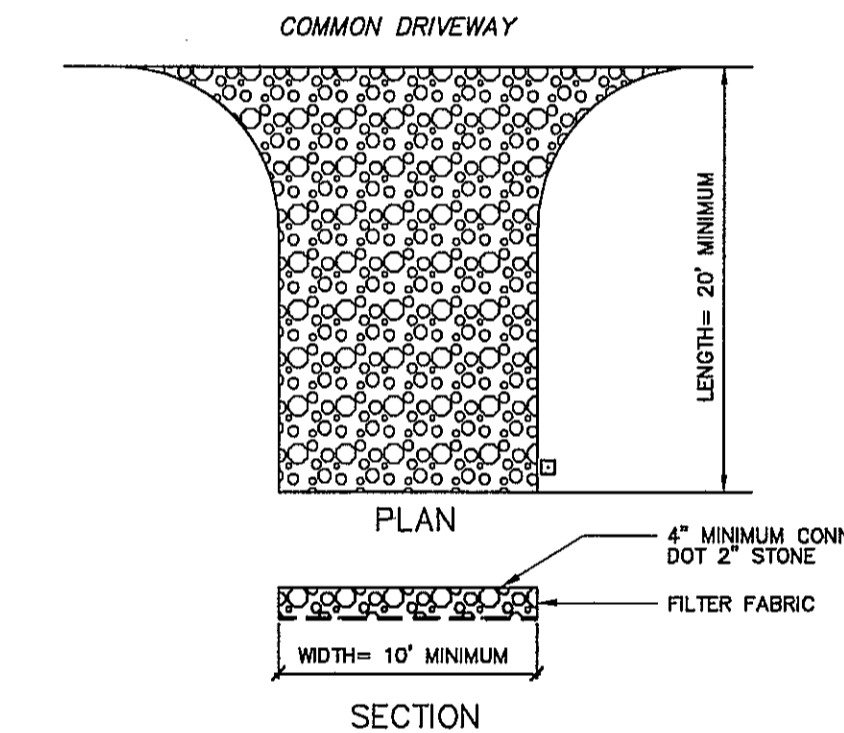
ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH 6" MINIMUM OF TOPSOIL. SEED AS INDICATED BELOW. CONDITION SOIL WITH FERTILIZER AND LIMESTONE AS INDICATED BY SOIL TEST.

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.

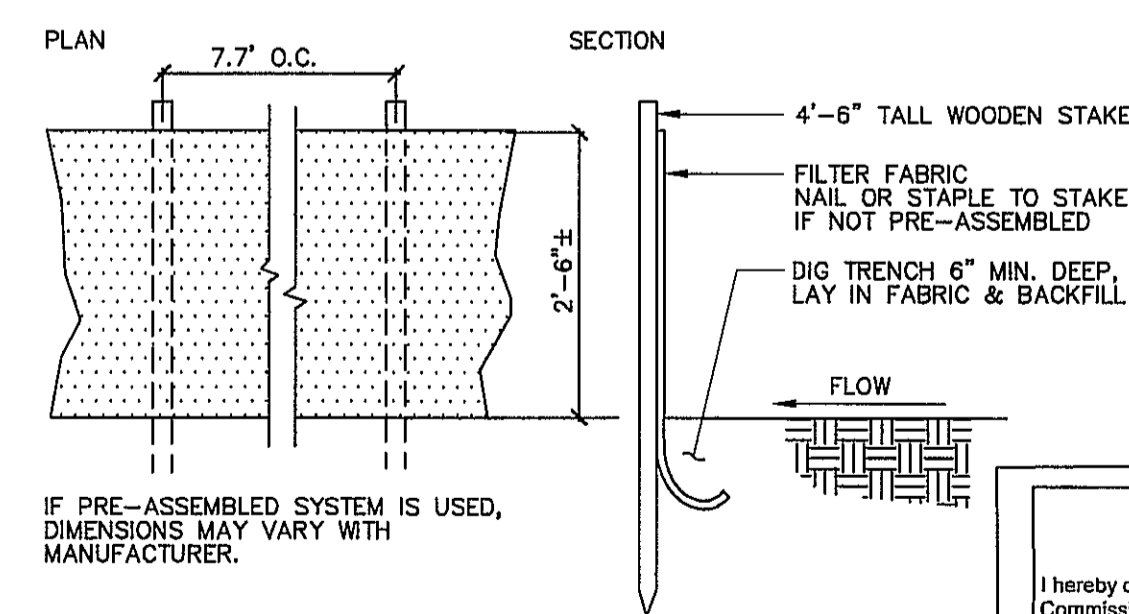
**CONSTRUCTION ENTRANCE PAD -**  
NOT TO SCALE



**NOTES:**

- THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.
- BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDESIRABLE MATERIAL.
- 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 ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

**MIRAFI FABRIC FENCE**  
NOT TO SCALE



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

**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**

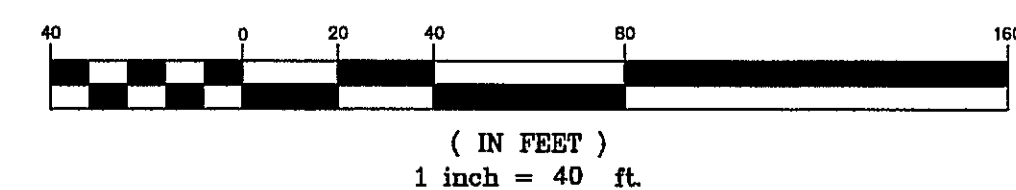
I hereby certify that at a meeting on \_\_\_\_\_, the East Granby Planning & Zoning Commission gave final approval to this plan in accordance with Section 5.10 of the East Granby Subdivision Regulations.

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

**GRAPHIC SCALE**



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.

**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:**

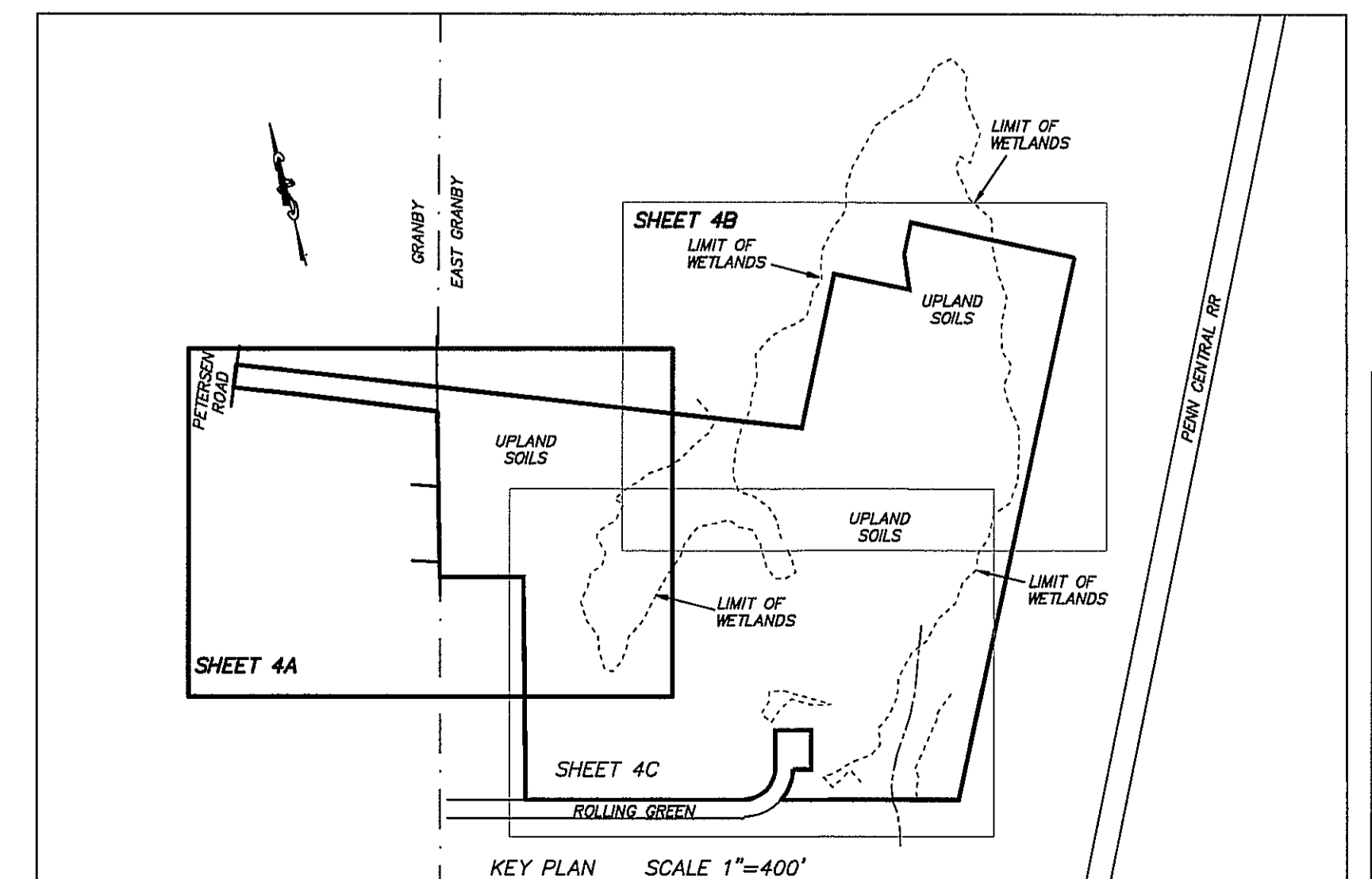
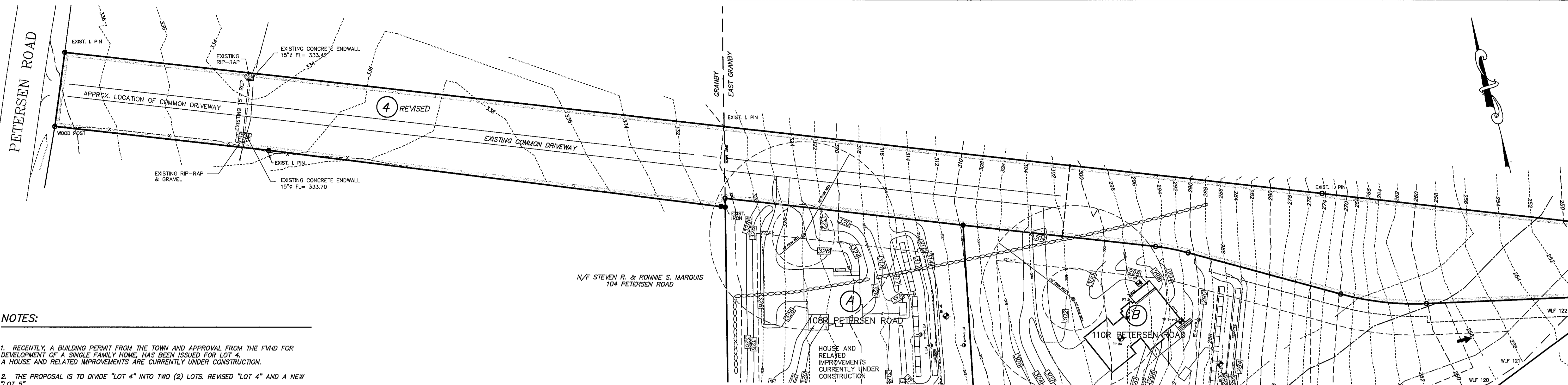
TEST 2021-A (5-26-21)  
TOP OF HOLE = 18' ± 0  
PRIME HOLE AT 10:00

TIME:	READING:	TIME CHANGE:	DEPTH CHANGE:	PERC. RATE:
11:14	0			
11:20	1.75	00:08	1.75	3.4 MIN./IN.
11:25	2.5	00:05	0.75	6.7
11:30	3.25	00:05	0.75	6.7
11:35	4.5	00:05	1.25	4.0
11:40	5.5	00:05	1.0	5.0
11:45	6.5	00:05	1.0	5.0
11:50	7.25	00:05	0.75	6.7
11:55	8.0	00:05	0.75	6.7

**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  
USING 18" HIGH X 36" WIDE ELIEN "MANTIS 536-B UNITS" AT 11.0 SQ.FT./LIN. FEET (UNITS ARE 5 FEET LONG)  
577.5 / 11.0 S.F./L.F. = 52.5 LINEAR FEET REQUIRED  
55 LINEAR FEET PROVIDED  
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. = 15"  
HF = 28 (18.0" x 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'



DATE	REVISION
7-26-23	ADDED DETAIL OF CONSTRUCTION ENTRANCE PAD
7-26-23	RESUBDIVISION OF LOT 4 INTO TWO (2) LOTS
7-26-23	REVISIONS TO LOT 4 & ADDED LEACHING DISTRIBUTION ASSEMBLY
7-26-23	ADDED PERCOLATION TEST DATA FOR NEW LOT 5 TO BE 3 ACRES
7-26-23	ADDED PERCOLATION TEST DATA FOR NEW LOT 5 TO BE 3 ACRES
7-19-16	INCORPORATED CONDITIONS OF PARCEL & WETLANDS APPROVALS
3-17-14	INCORPORATED STAFF COMMENTS



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

L.S. No. 9344

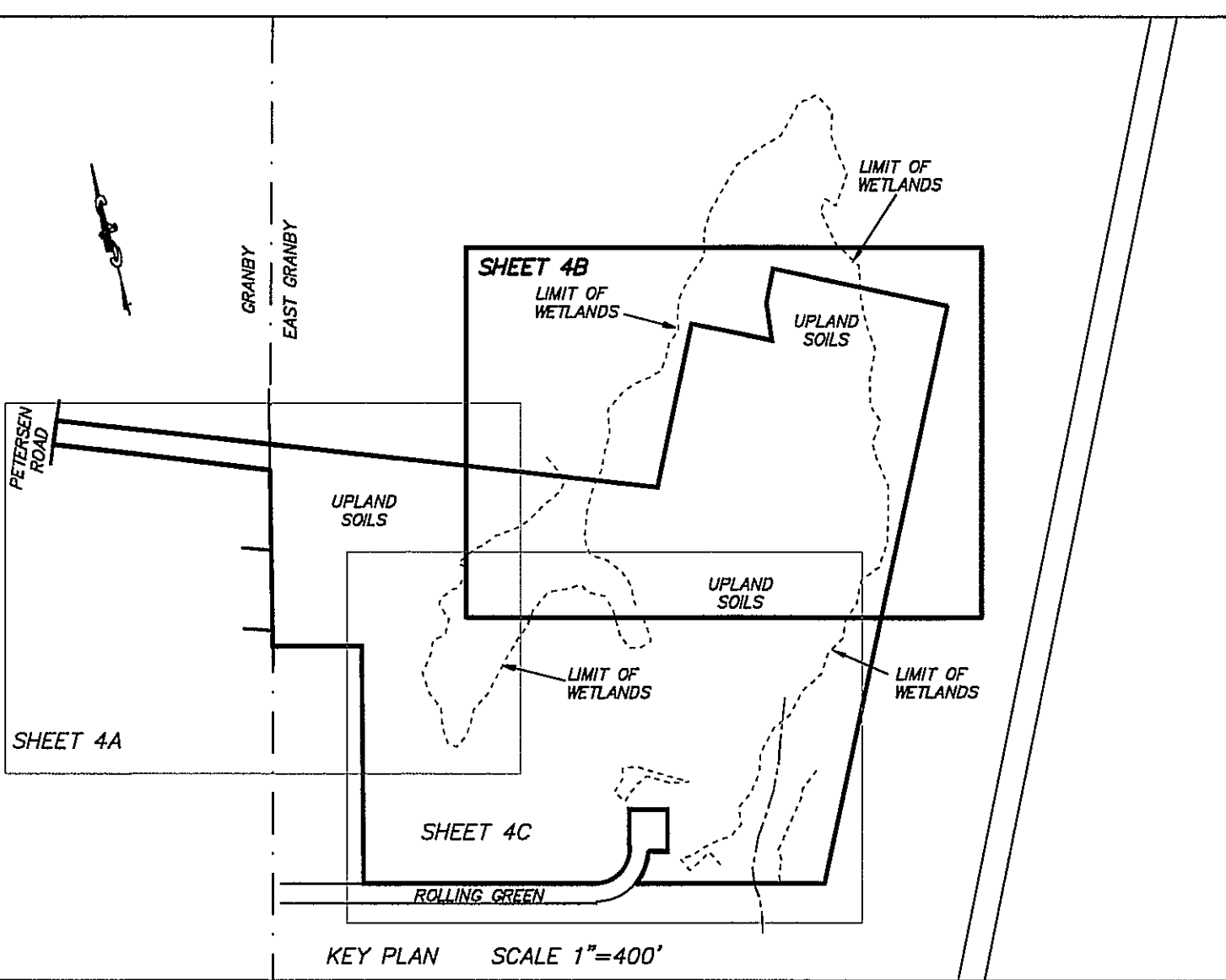
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL



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  
80 ROLLING GREEN AND PETERSEN ROAD

Sheet 3A



**PERMIT - WETLANDS REGULATED ACTIVITY**

I hereby certify that at a meeting on \_\_\_\_\_ the East Granby Planning & Zoning 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

NOTE: SEPTIC SYSTEM DESIGN HAS BEEN APPROVED BY THE FVHD ON MARCH 22, 2022.

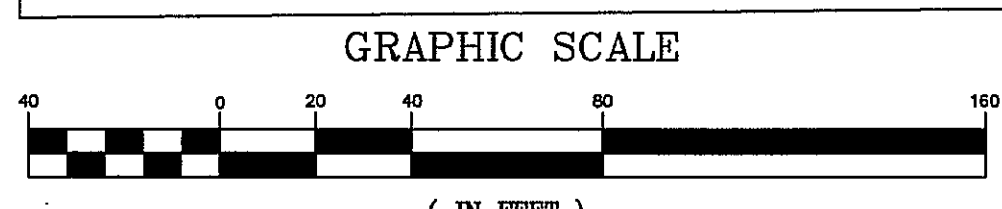
**FINAL APPROVAL**

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 \_\_\_\_\_

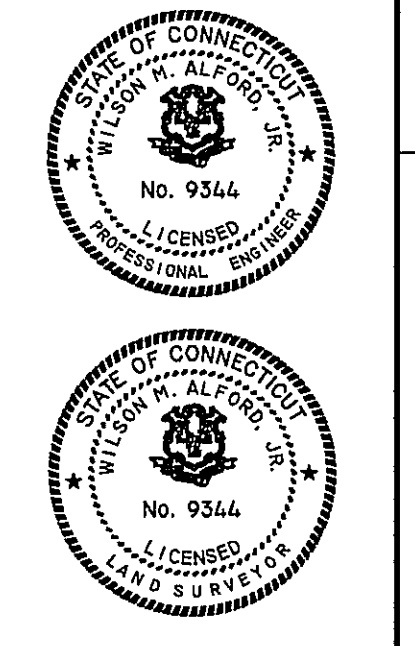
In accordance with CGS 8-26c, all work in connection with this subdivision shall be completed within five years of the date of approval. The completion date shall be \_\_\_\_\_

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.

NO.	DATE	REVISION
1	3-17-14	INCORPORATED STAFF COMMENTS
2	1-19-16	INCORPORATED CONDITIONS OF PARC & WETLANDS APPROVALS
3	6-22-21	MERGED "OTHER LAND OF BLUE SKY BUILDERS, LLC" (12.562 AC) INTO AND MADE PART OF LOT 4
4	10-22-21	REVISIONS TO LOT 4 & ADDED ELECTRIC DISTRIBUTION EASEMENT
5	8-25-22	RESUBDIVISION OF LOT 4 INTO TWO (2) LOTS



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

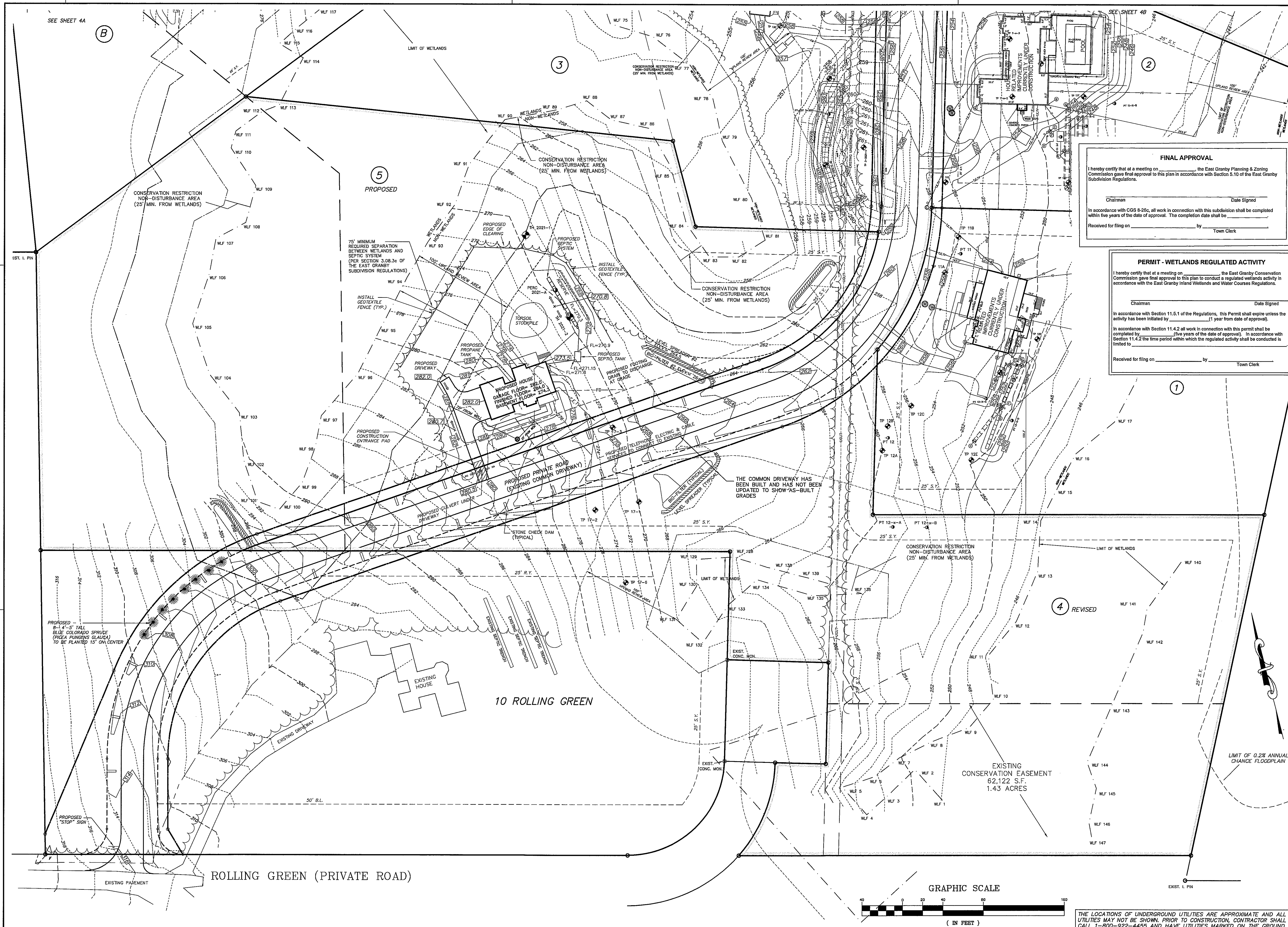


CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON H. ALFORD, JR., P.E. & L.S.

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  
8C ROLLING GREEN AND PETERSEN ROAD

Sheet  
3B



**FINAL APPROVAL**

I hereby certify that at a meeting on \_\_\_\_\_ the East Granby Planning and 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 \_\_\_\_\_

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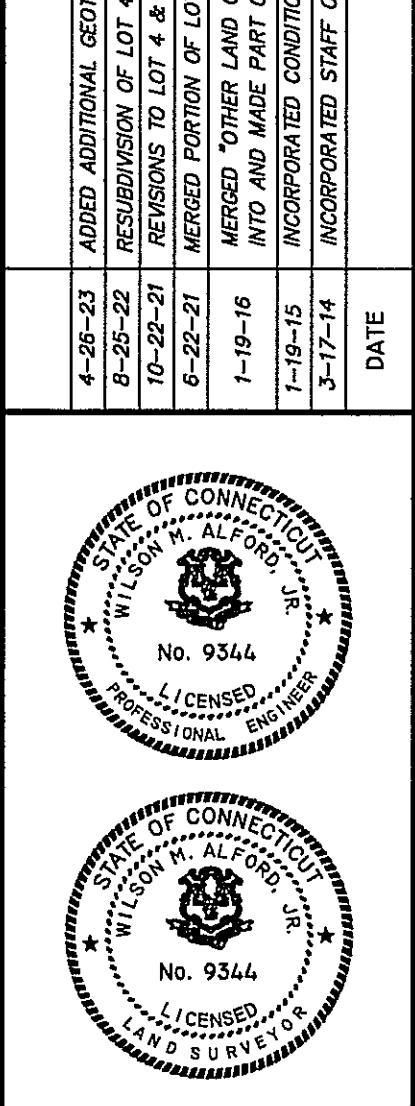
Chairman \_\_\_\_\_ Date Signed \_\_\_\_\_

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Received for filing on \_\_\_\_\_ by \_\_\_\_\_ Town Clerk

NO.	DATE	DESCRIPTION	BY
1-28-23		ADDED ADDITIONAL GEOTEKSTILE SBT FENCE ON LOT 5	
1-28-23		REVISION OF LOT 4 INTO TWO (2) LOTS	
1-28-23		REVISIONS TO LOT 4 & ADDED ELECTRIC DISTRIBUTION EASEMENT	
1-28-23		REVISION TO LOT 4 INTO LOT 3 TO MAKE LOT 3 TO BE 3 ACRES	
1-19-16		ADDED 100' WIDE BUFFER TO LOT 4	
1-19-16		ADDED AND MADE PART OF LOT 4	
1-19-16		INCORPORATED CONDITIONS OF F.A.R.C. & WETLANDS APPROVALS	
3-17-14		INCORPORATED STAFF COMMENTS	



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

L.S. NO. 9344

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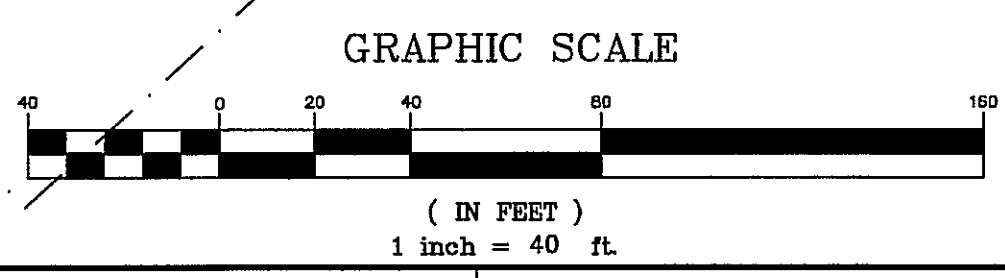


CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: MARCH 11, 2014  
SCALE: 1 IN. = 40 FT.

BLACK BEAR RUN  
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BLUE SKY BUILDERS LLC  
EAST GRANBY, CONNECTICUT  
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Sheet  
3C



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