

ZONING DATA TABLE

Zone: Commerce Park A
 Use: Manufacturing

Regulation - Section V.6	Required	Proposed
Minimum Lot Area	80,000 Sq. Ft.	128,465 Sq. Ft.
Minimum Lot Frontage	100 Feet	374+ Feet
Minimum Front Yard	50 Feet	101.1 Feet
Minimum Side Yard	30 Feet	90.2 Feet
Minimum Rear Yard	30 Feet	NA
Maximum Lot Coverage	75 Percent	29.4 Percent
Maximum Building Height	3 1/2 Stories, 45 Feet	2 Stories - 24 ± Feet
Minimum Parking Spaces (Section VII.B.2)	31 Spaces	33 Spaces

Parking Tabulation - Manufacturing - 1.5 Spaces per 1,000 S.F. (manufacturing use 70% or more)
 20,296 S.F. (Gross Area) x 1.5 spaces / 1,000 S.F. = 31 Spaces

SIGNAGE LEGEND

Symbol	Graphic	Catalog Number	Quantity
(A)		New Reserved Sign (CT Building Code)	2
(B)		31-0648	2

WATER QUALITY VOLUME (WQV) COMPUTATION:
 INCREASE IN IMPERVIOUS AREA = 3,800 S.F.
 WQV = 3,800 S.F. X 1.3 INCHES/12 INCHES/FT = 411 C.F. = 15.3 C.Y.

SEED TYPES

Seed Type A
 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

GENERAL NOTES:

- Existing site condition depicted hereon are from a field survey conducted by F. A. Hesketh & Associates, Inc. on April 20, 2023. Property boundary information shown is from a plan entitled "SITE UTILITIES, SU-1" Prepared by Loureiro Engineering Associates, Consulting Engineers, Avon, Connecticut, dated May 1989. Said plan was available in the East Granby Planning Department files for the site address and is signed as approved by the East Granby PZC Chair 8/5/89.
- This plan is intended to be submitted with application for a Site Plan Modification to Town Planning Staff for an administrative approval.
- All work and materials to conform to Town of East Granby standard specifications, Connecticut D.O.T. Form B18, custodial utility company standards and specifications, or the details shown on these plans, as applicable.
- All work on this project shall be completed in conformance with the requirements of the zoning permits issued for this project.
- 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 requirements. The contractor is responsible for arranging this meeting with Town officials, as applicable.
- Prior to any excavation the contractor shall verify all underground utilities by calling 1-800-922-4455 at least 48 hours in advance.
- The location of all utilities shown is approximate and is based on available as-built information from record mapping, utility company records, the property owner, and limited survey data. All existing utilities may not be shown, and those shown may not be accurately depicted. 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 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.
- All utilities to be installed in accordance with governing 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.
- Erosion and sedimentation control measures shall be installed and maintained in accordance with the plans, specifications, the Soil Erosion and Sedimentation Control Plan (this Plan) and notes, and in accordance with any Town and State requirements.
- Trees shall be flagged and approved, prior to removal.
- Remove all stumps required for construction of shown improvements. Backfill and adequately compact all voids with granular fill.
- No stumps, logs, brush, construction debris, or deleterious materials are to be buried on site.
- 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.
- Utility service shall be maintained at all times.
- Drainage shall be maintained throughout the project so as not to cause flooding of roadways or damage to private property.
- All new site utilities are to be installed underground.
- Trees and vegetation identified to be saved shall be protected from construction equipment by suitable means approved by Town staff.
- All exterior lighting shall not be directed onto abutting properties or roadways.
- 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.
- Restore all disturbed areas with topsoil, seed (Type A) and mulch to establish lawn.

EROSION AND SEDIMENT CONTROL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The contractor is responsible for the timely installation, inspection, repair or replacement of erosion control devices to insure proper operation.
- 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.
- All disturbed areas not covered by buildings, pavement, mulch or ground cover plantings shall be planted with grass.
- Accumulated sediment removed from erosion control devices is to be spread and stabilized in level, erosion resistant locations as general fill.
- Special attention shall be given to the construction sequence outlined on Grading and Erosion Control Plan.
- 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.
- Limit work within wetland areas to the least disturbance necessary for construction. Restore disturbed areas as closely as possible to their original natural state.
- Additional dust control measures as specified in D.O.T. 817 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.
- 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.)

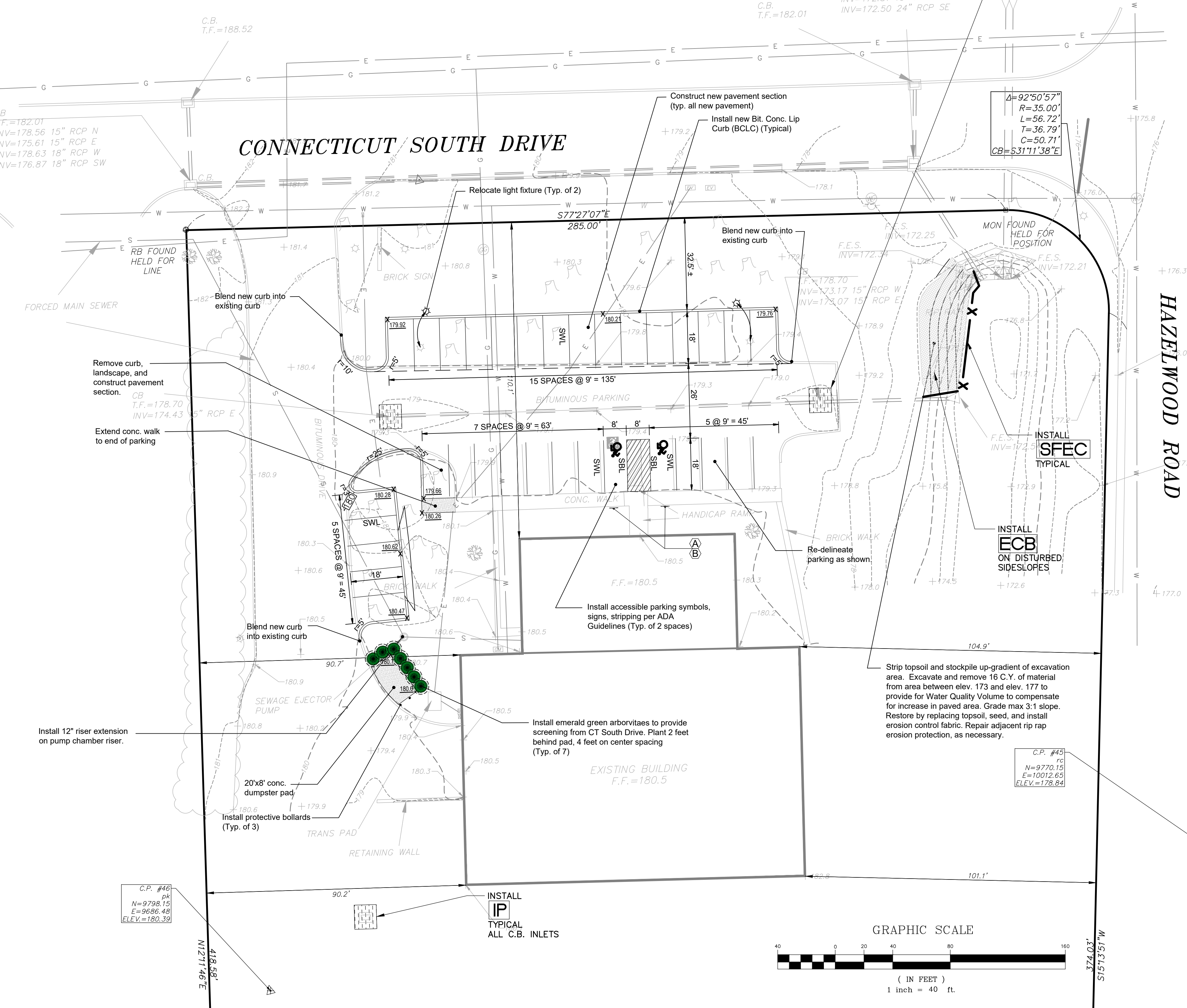
EROSION CONTROL DEVICES:

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.

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

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 device for reuse. Replace when damaged.

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.



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FAH

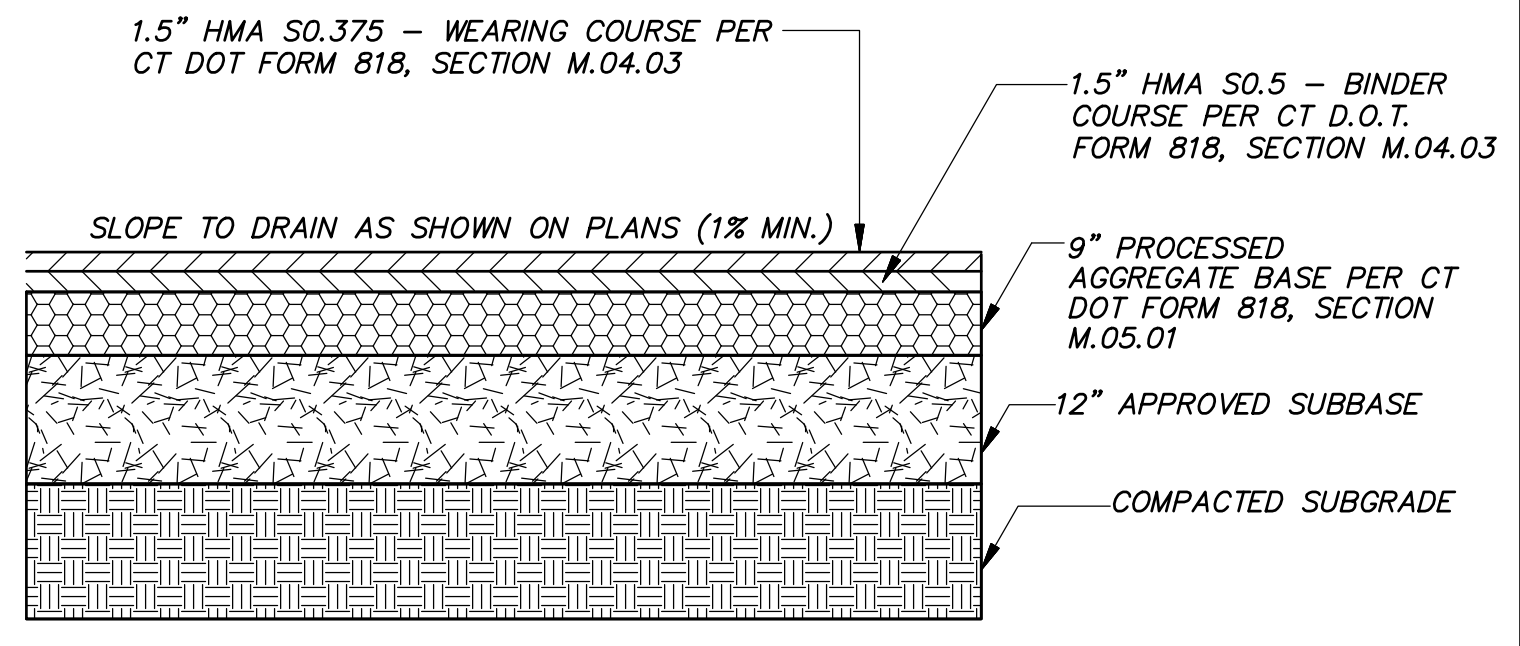
No.	Date	Description
1.	06-12-2023	Add dumpster pad screening

Revisions:

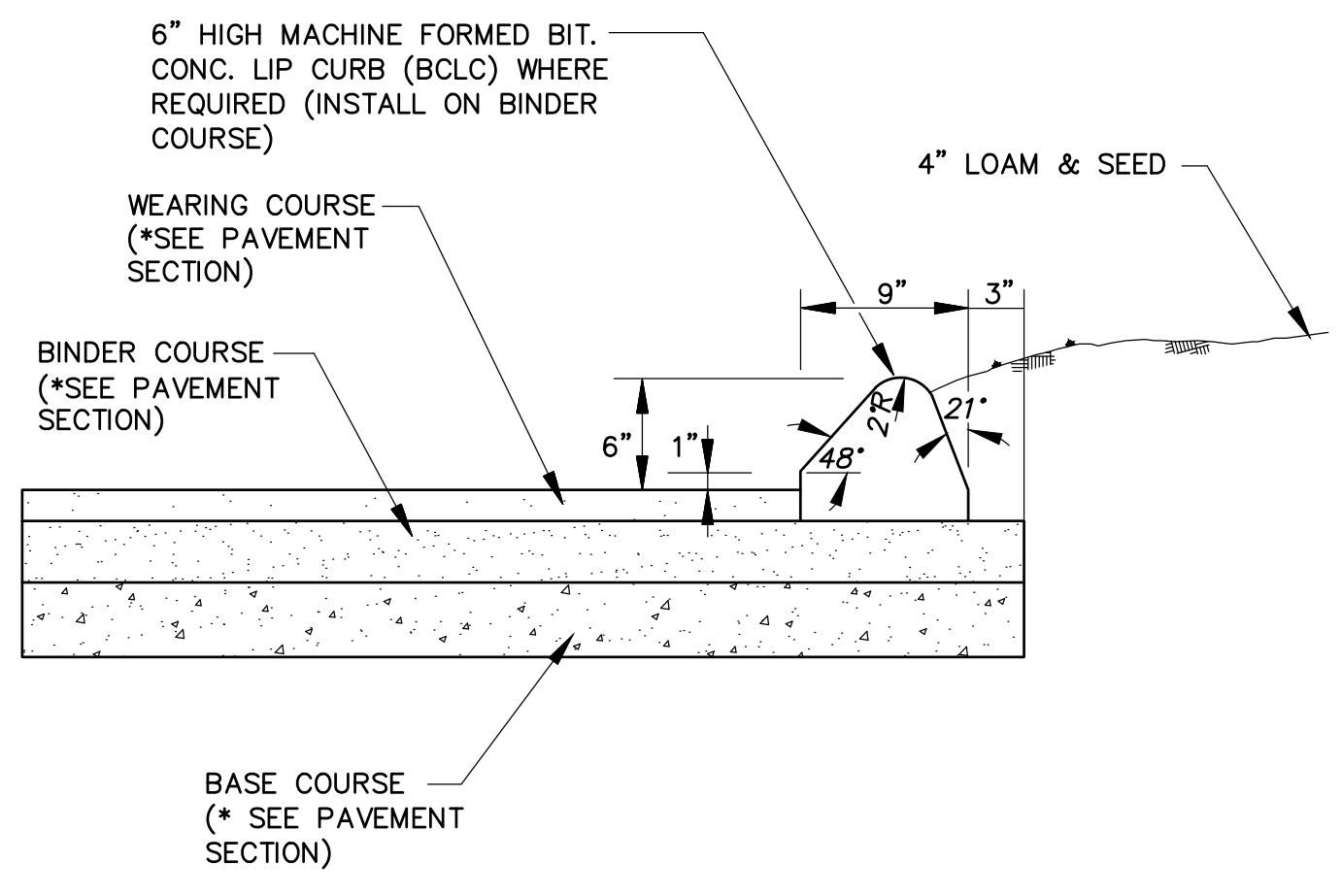
SITE PLAN MODIFICATION
 PARKING IMPROVEMENT PLAN
 20 CONNECTICUT LLC
 20 CT SOUTH DRIVE
 EAST GRANBY, CONNECTICUT

Date: 05-12-2023 Drawn by: CAD Job no: 23132
 Scale: 1" = 40' Checked by: GAH Sheet no: 1 OF 1
 Date: 05-12-2023
 Scale: 1" = 40' Checked by: GAH Sheet no: 1 OF 1

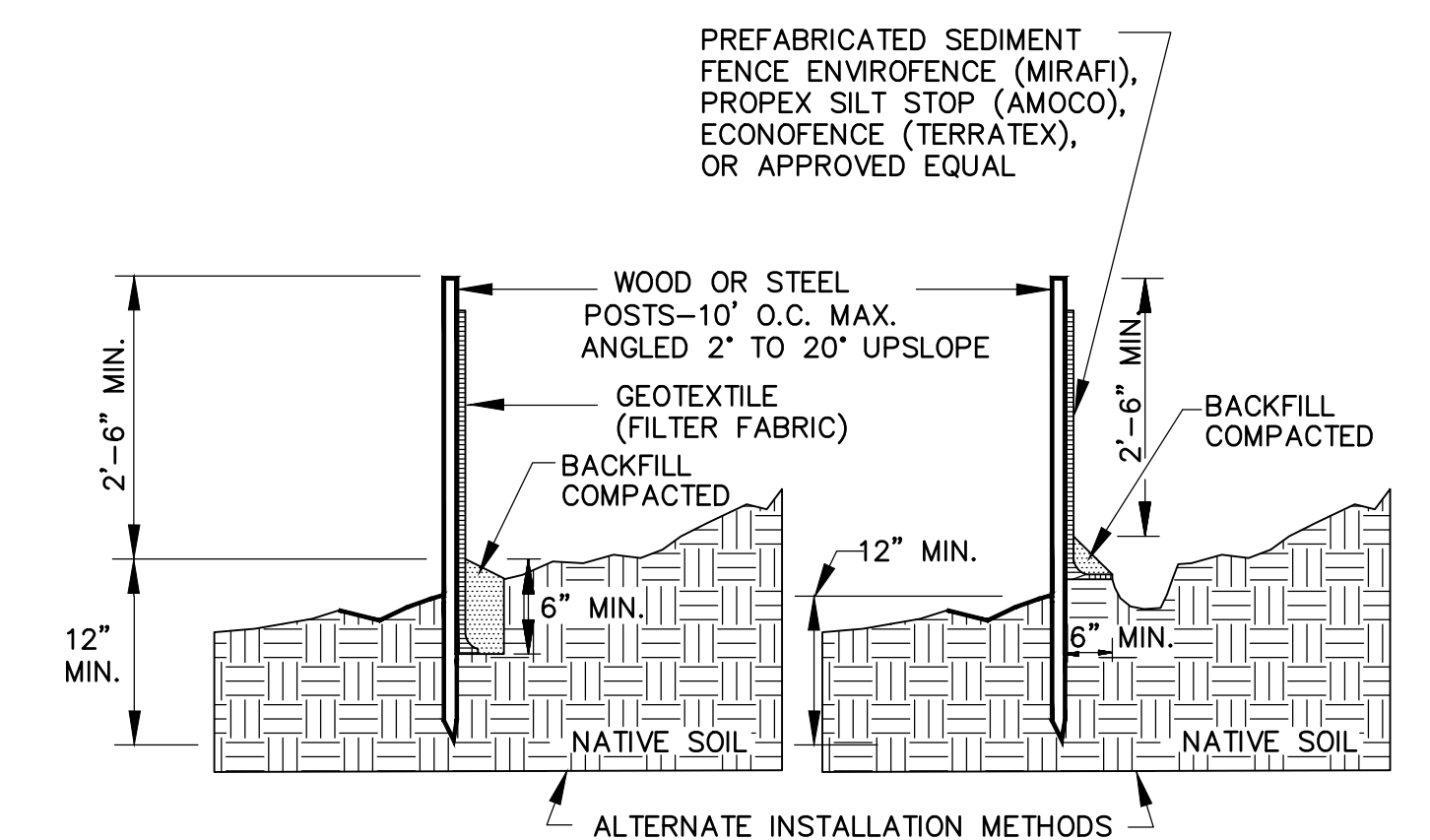
SP-1



PAVEMENT SECTION
N.T.S.

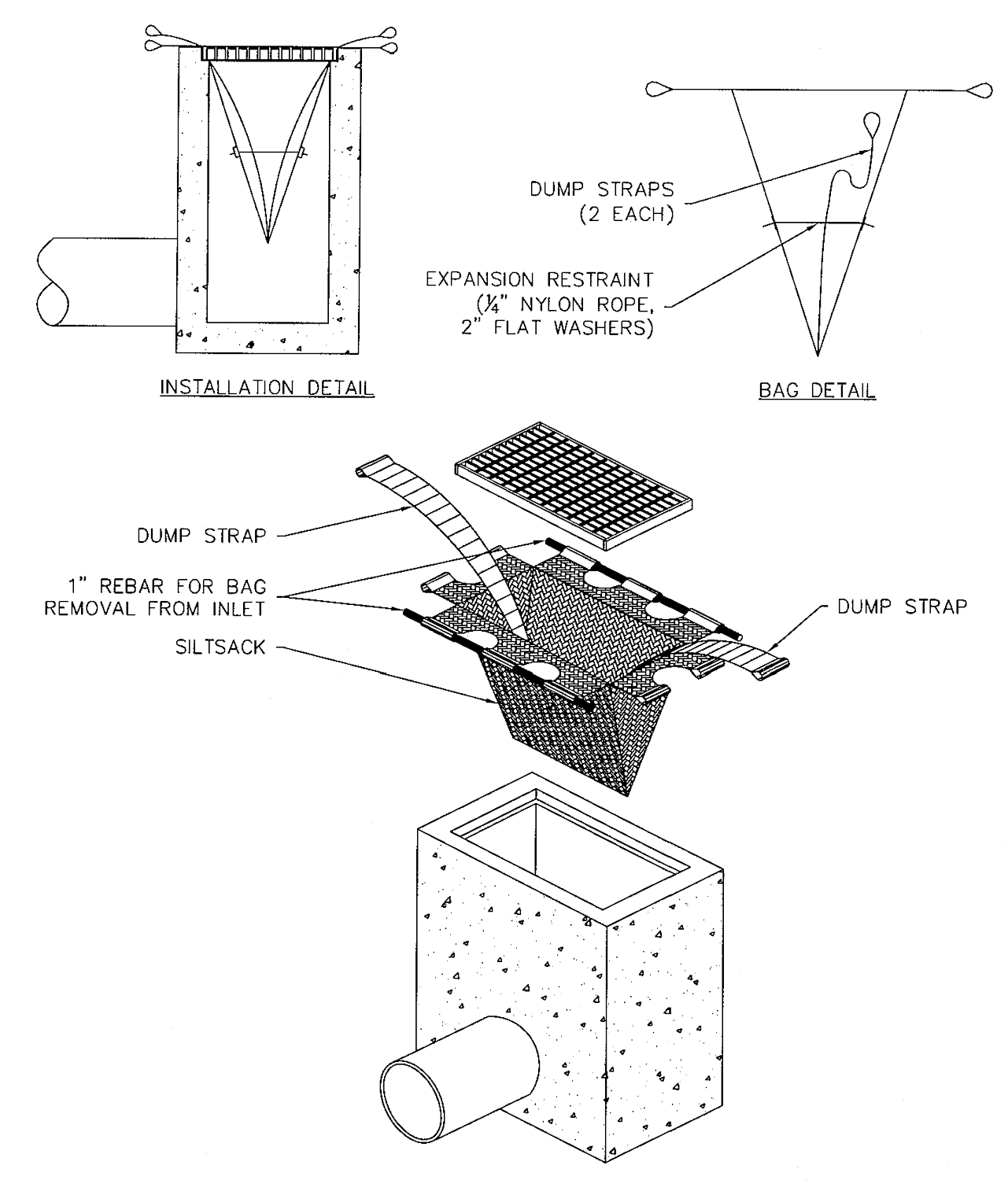


BITUMINOUS CONCRETE LIP CURBING (BCLC)
N.T.S.



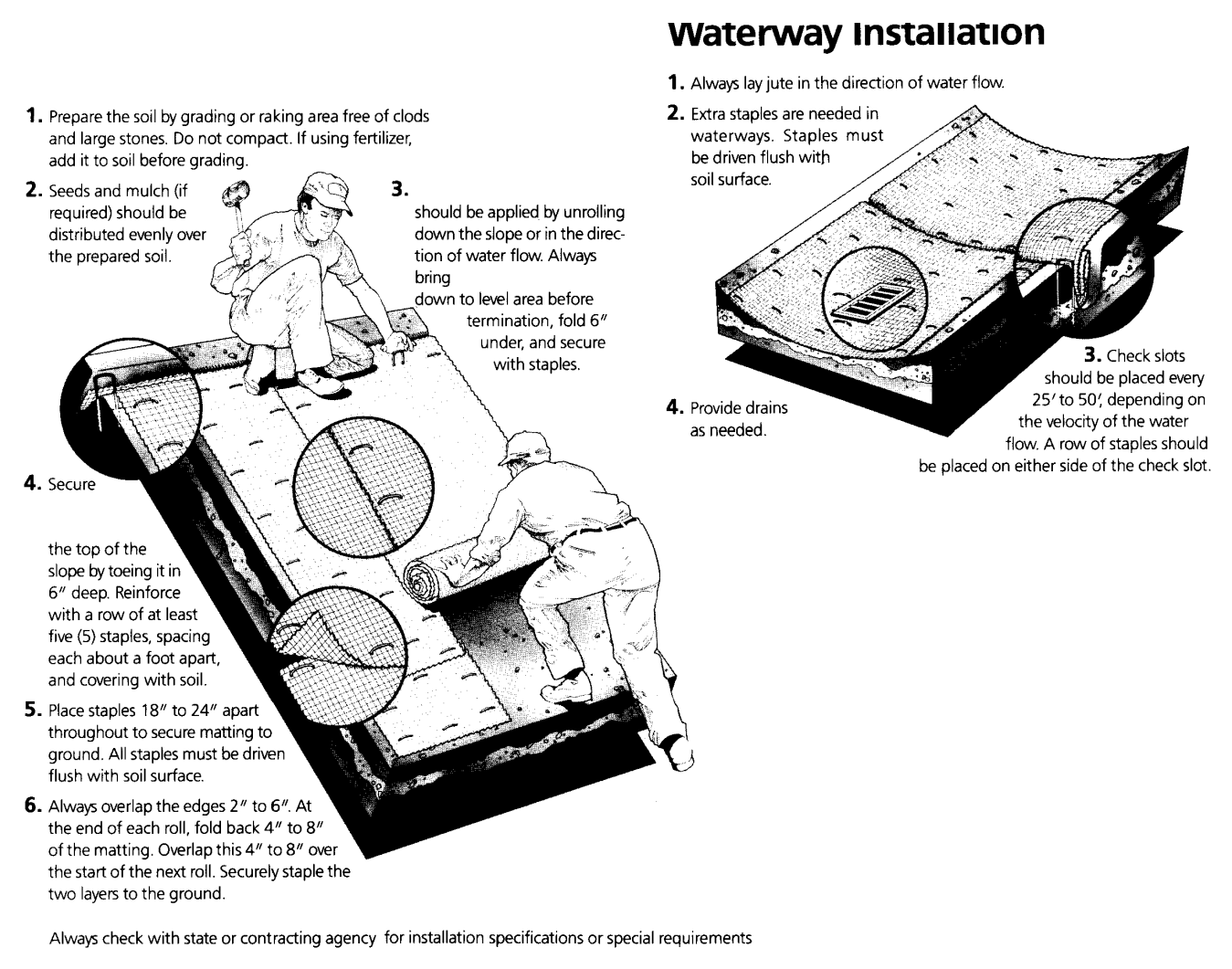
- NOTES:**
- WOOD POSTS SHALL BE HARDWOOD 1 1/2" x 1 1/2" x 48" MIN. STEEL POST SHALL BE A MINIMUM OF 0.5 POUNDS PER LINEAR FOOT X 48".
 - JOINTS, WHEN REQUIRED, SHALL BE SPliced & SECURELY SEALED TOGETHER, AT POST LOCATIONS ONLY, WITH A MINIMUM 6" OVERLAP.

SEDIMENT FENCE EROSION CONTROL (SFEC)
N.T.S.



INLET PROTECTION (IP) [SILT SACK INSERT]
N.T.S.

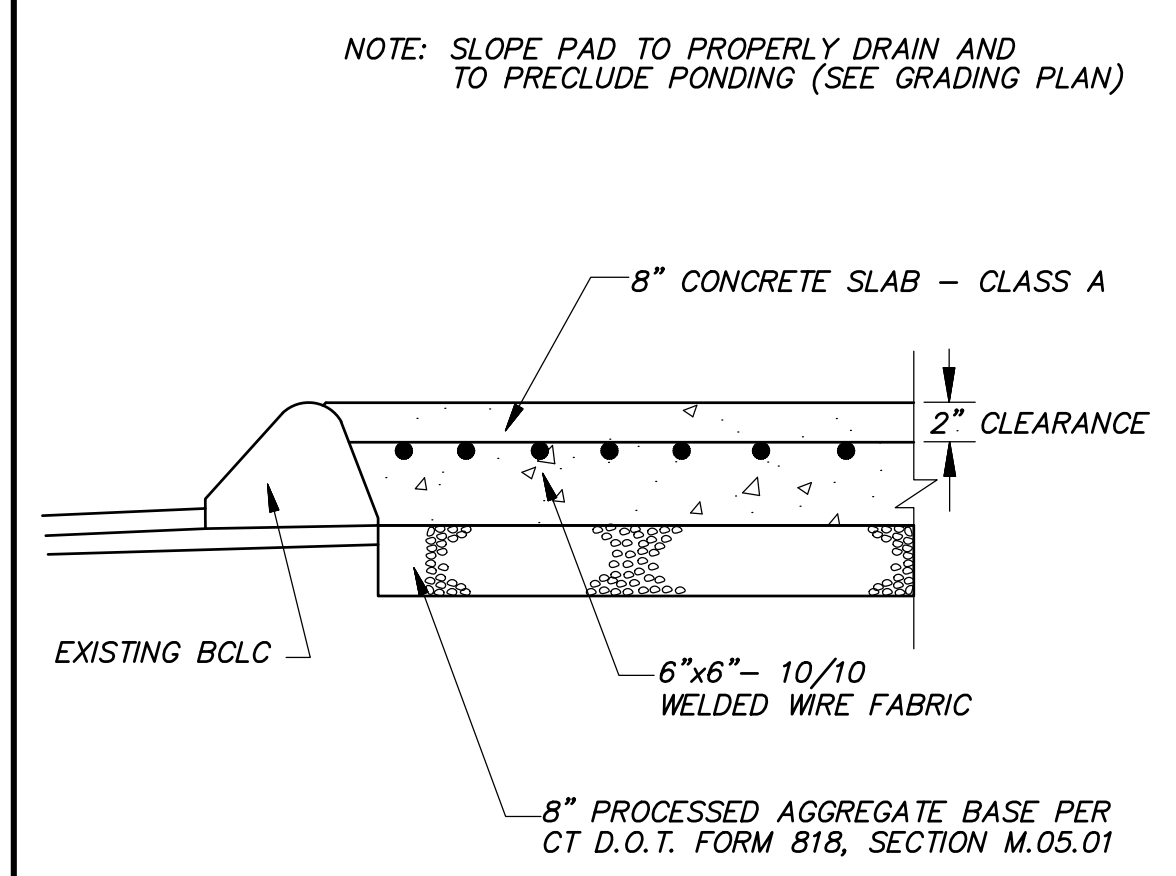
1. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS



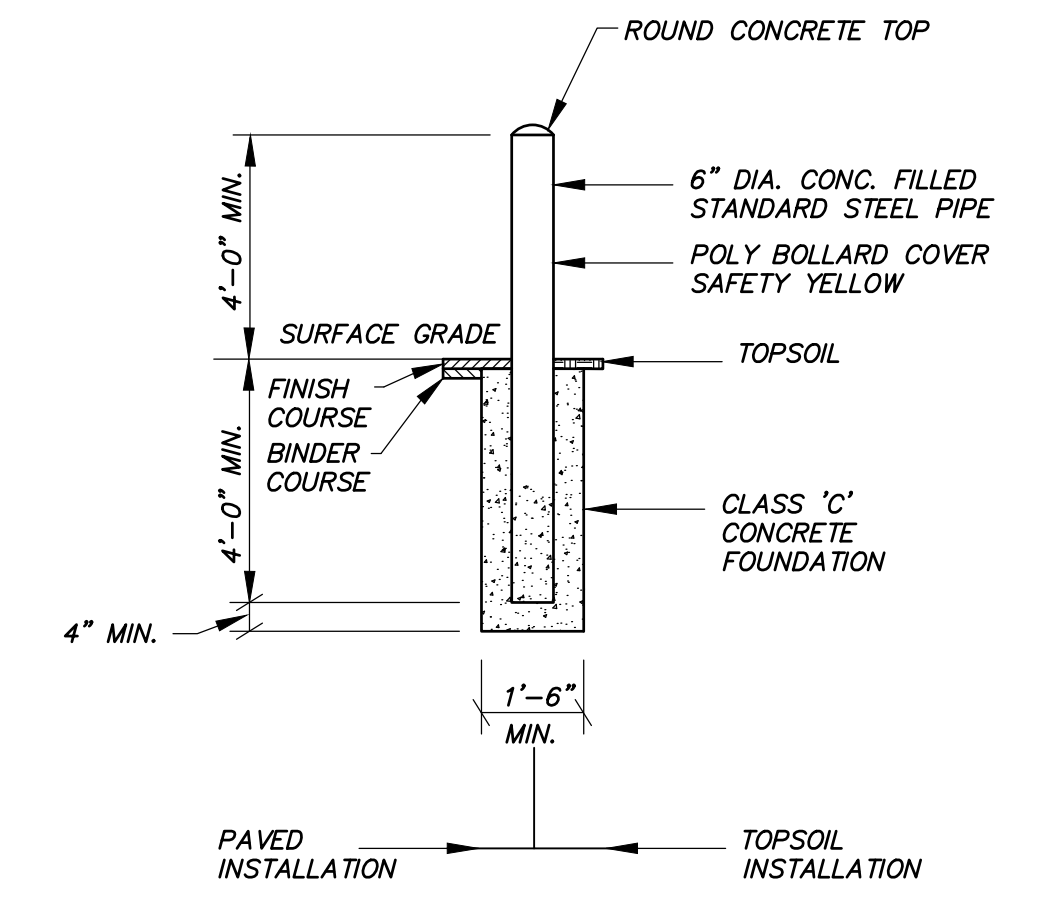
Specifications		Staples		Roll Packaging	
Property	Results	Type	Type	Sq. Yards	Weight
Fabric structure	Woven	11 gauge 6"	Regular	100	92 lbs.
Yarn	Julis undyed and unbleached	8 gauge 6"	Smolder resistant	100	97 lbs.
Fabric width	48"	8 gauge 8"	UV5-sole roll	65	60 lbs.
Weight	92 lbs./yd ²	Typical usage: Approximately 200 staples per roll.			
Yarn count/loop	75 per width, minimum	Available in regular and smolder resistant treated rolls. (Call or write for current product data sheet on smolder resistant fabric).			
Wet	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 yd ² rolls)				
*Smolder treatment adds approximately .05 lb./yd ²					

- NOTES:**
- MUST BE CERTIFIED WEED FREE.
1. USE ANTI-WASH/GEOTEXILE PRODUCT OR APPROVED EQUAL

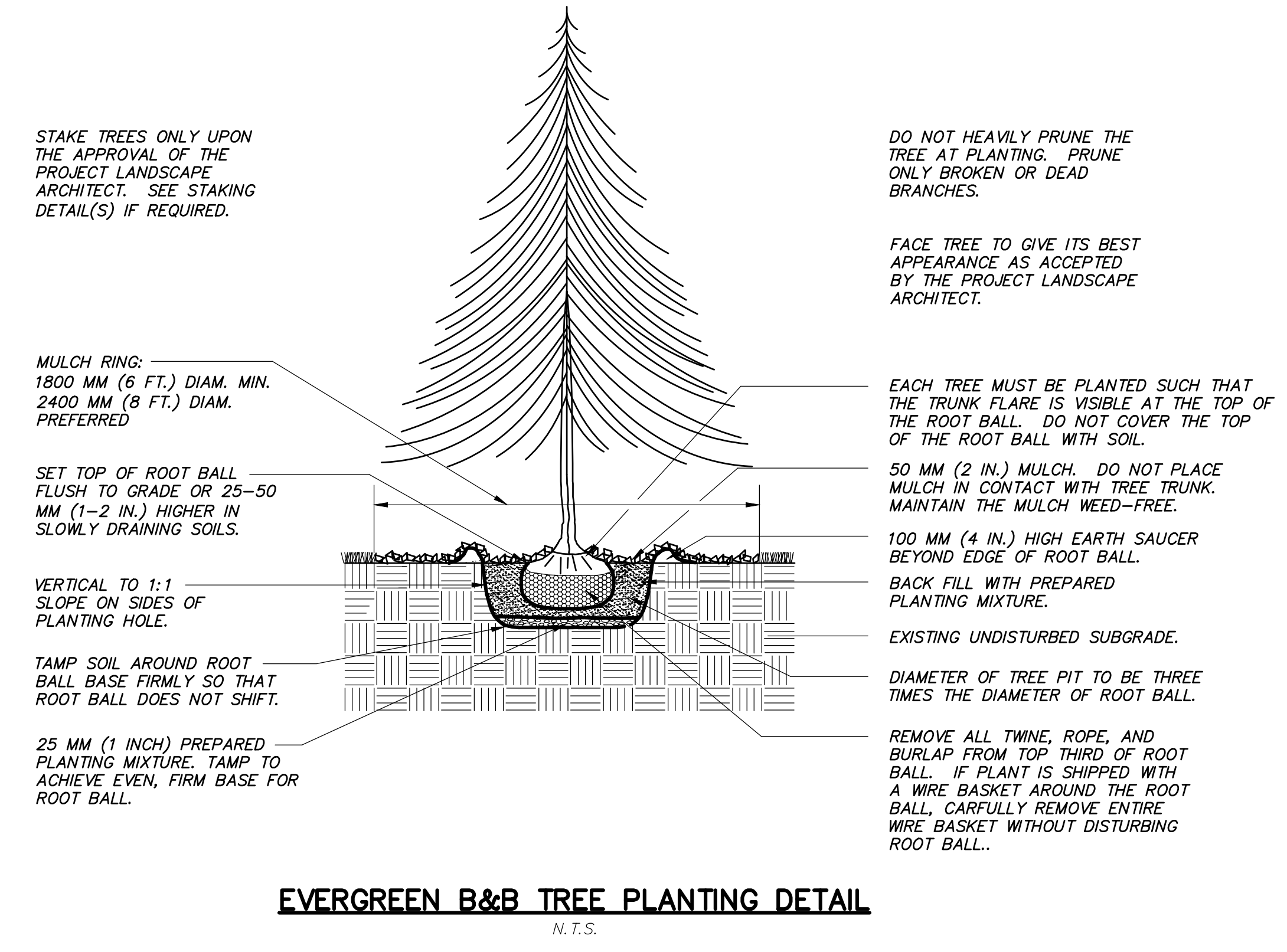
EROSION CONTROL BLANKET (ECB)
N.T.S.



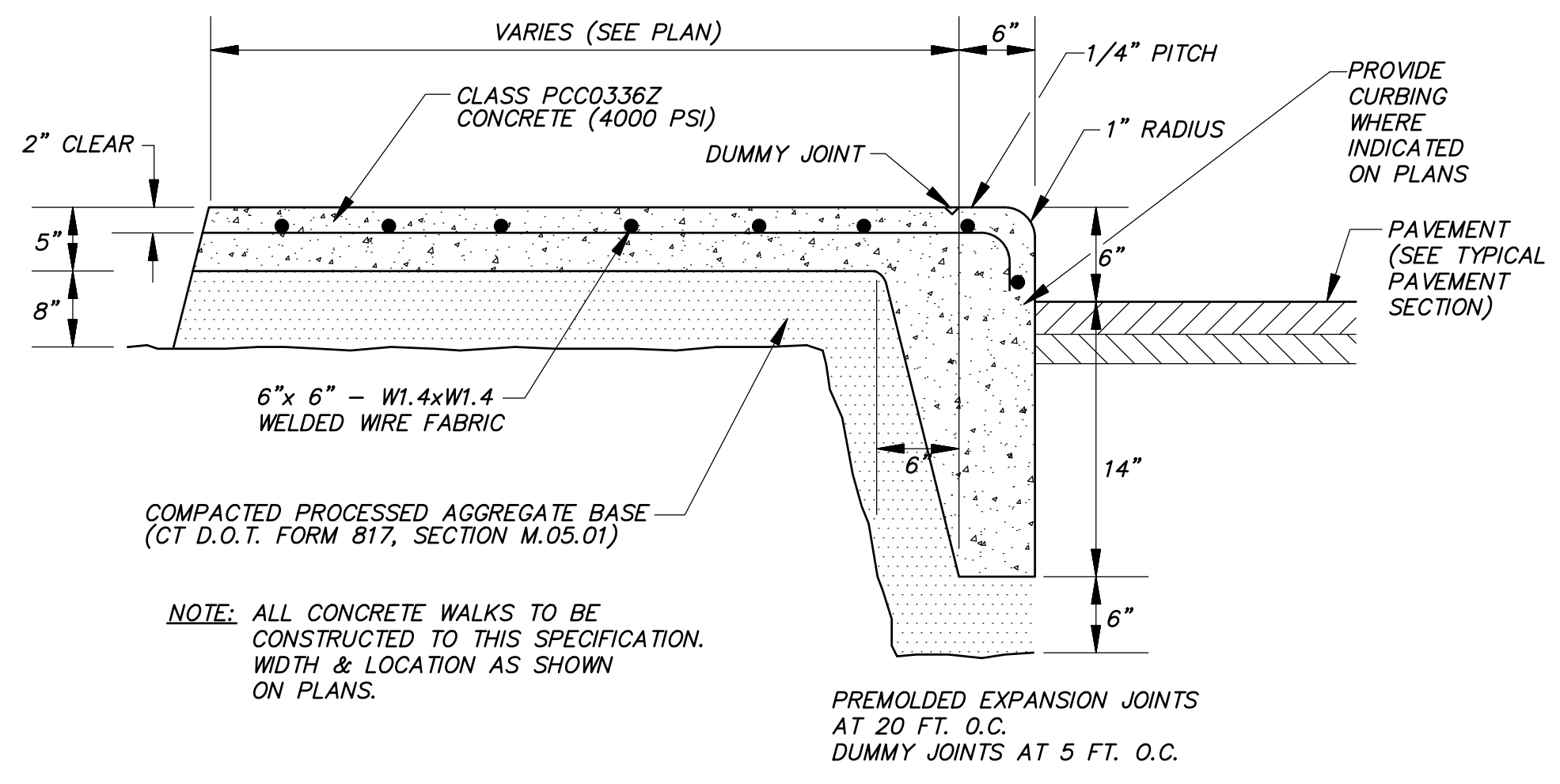
DUMPSTER PAD SECTION
N.T.S.



BOLLARD DETAIL
N.T.S.



EVERGREEN B&B TREE PLANTING DETAIL
N.T.S.



CONCRETE SIDEWALK & CURB
N.T.S.

Revisions:

No.	Date	Description
1.	06-12-2023	Add dumpster pad screening

STANDARD DETAILS

20 CONNECTICUT LLC	Job no: 23132
20 CT SOUTH DRIVE	Drawn by: DRT
EAST GRANBY, CONNECTICUT	Checked by: GAH
	Sheet no: 1 OF 1

Date: 05-12-2023
Scale: AS NOTED
Submitter: 2023-09-23 (09-1-2023-6-12.dwg, SD-1, Jun. 12, 2023 - 11:04:32 AM)

SD-1

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