

MEADOW BROOK COMMONS

13 Nicholson Road, East Granby, CT

ZONING SUMMARY

THE PROPERTY IS ZONED "COMMERCE PARK TRANSITIONAL ZONE"

EXISTING USE: VACANT

PROPOSAL: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
INCLUDES 120 APARTMENT UNITS IN FOUR (4) BUILDINGS
AND ONE (1) COMMUNITY BUILDING

ITEM	REQUIRED / PERMITTED	PROPOSED
LOT AREA	80,000 SQ.FT. MINIMUM	458,420 SQ.FT. = 10.524 ACRES
LOT FRONTAGE	100' MINIMUM	990.20'
FRONT YARD	50' MINIMUM	54.8'
SIDE YARD	30' MINIMUM	72.4'
REAR YARD	30' MINIMUM	80.1'
LOT COVERAGE	65% MAXIMUM	29.9%
BUILDING HEIGHT	3 1/2 STORIES OR 45' MAX.	3 STORIES / LESS THAN 45'±
DENSITY	16 UNITS/ACRE MAXIMUM	11.4 UNITS/ACRE
NUMBER OF BEDROOMS PER UNIT	NOT PERMITTED - GREATER THAN 2 BEDROOMS/UNIT MAXIMUM NUMBER OF 2-BEDROOM UNITS SHALL NOT EXCEED 75% OF TOTAL DWELLING UNITS	THERE ARE 120 DWELLING UNITS 60 UNITS - 2 BEDROOMS - 50% 60 UNITS - ONE BEDROOM - 50%
DISTANCE BETWEEN BUILDINGS	35' MINIMUM	140'
BUILDING FOOTPRINT	18,000 SQ.FT. MAXIMUM	9,516 SQ. FT.
PARKING	REQUIRED: 1.7 SPACES PER UNIT 120 UNITS x 1.7 SPACES/UNIT = 204 SPACES ARE REQUIRED PROPOSED: 215 SPACES (INCLUDES 207 REGULAR AND 8 ACCESSIBLE SPACES)	

ELECTRIC VEHICLE STATIONS

REQUIREMENT: 10% OF PARKING SPACES ARE TO BE PROVIDED WITH AN "EV" STATION

PHASE 1:

TOTAL NUMBER OF PARKING SPACES REQUIRED = 102
10% x 102 SP. = 10.2 SP. "EV" SPACES REQUIRED
"EV" SPACES PROVIDED FOR PHASE 1 = 11 SPACES
(INCLUDES 2 ACCESSIBLE SPACES & 9 REGULAR SP.)

FUTURE "EV" STATIONS PROPOSED FOR PHASE 1 = 33
33 + 11 (PREVIOUS) = 44 "EV" SPACES PROVIDED FOR PHASE 1
44 / 102 = 43.1% OF TOTAL REQUIRED SPACES IN PHASE 1

PHASE 2:

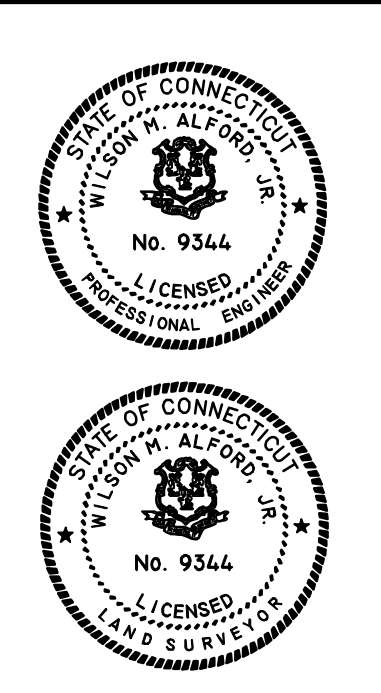
TOTAL NUMBER OF PARKING SPACES REQUIRED = 102
10% x 102 SP. = 10.2 SP. "EV" SPACES REQUIRED
"EV" SPACES PROVIDED FOR PHASE 2 = 11 SPACES
(INCLUDES 2 ACCESSIBLE SPACES & 9 REGULAR SP.)

FUTURE "EV" STATIONS PROPOSED FOR PHASE 2 = 31
31 + 11 (PREVIOUS) = 42 "EV" SPACES PROVIDED FOR PHASE 2
42 / 102 = 41.2% OF TOTAL REQUIRED SPACES IN PHASE 2

SHEET INDEX

SHEET NUMBER	SHEET TITLE
COVER	COVER SHEET
L 1	LAYOUT PLAN SCALE: 1"= 40'
LS 1	LANDSCAPING PLAN SCALE: 1"= 40'
LS 2	LANDSCAPING PLAN INCLUDES PLANT LIST SCALE: 1"= 40'
G 1	GRADING PLAN SCALE: 1"= 40'
UT 1	UTILITIES PLAN SCALE: 1"= 40'
ESC 1	SOIL EROSION AND SEDIMENTATION CONTROL PLAN SCALE: 1"= 40'
EXC 1	EXISTING CONDITIONS PLAN SCALE: 1"= 40'
NOTES 1	NOTES AND DETAILS STORM DRAINAGE SCHEDULE, GENERAL NOTES & E&SC NOTES
NOTES 2	NOTES AND DETAILS PAVEMENT AND WALKS
NOTES 3	NOTES AND DETAILS EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
NOTES 4	NOTES AND DETAILS STORM DRAINAGE, WATER SERVICE & MISC. UTILITIES
NOTES 5	NOTES AND DETAILS SANITARY SEWER DETAILS
NOTES 6	NOTES AND DETAILS SANITARY SEWER DETAILS
SL-1	SITE LIGHTING PHOTOMETRIC CALCULATION PREPARED BY APEX LIGHTING SOLUTIONS

NO.	DATE	REVISION
9-21-23	9-13-23	SHOWED "EV" PARKING SPACES MISC. REMISIONS



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



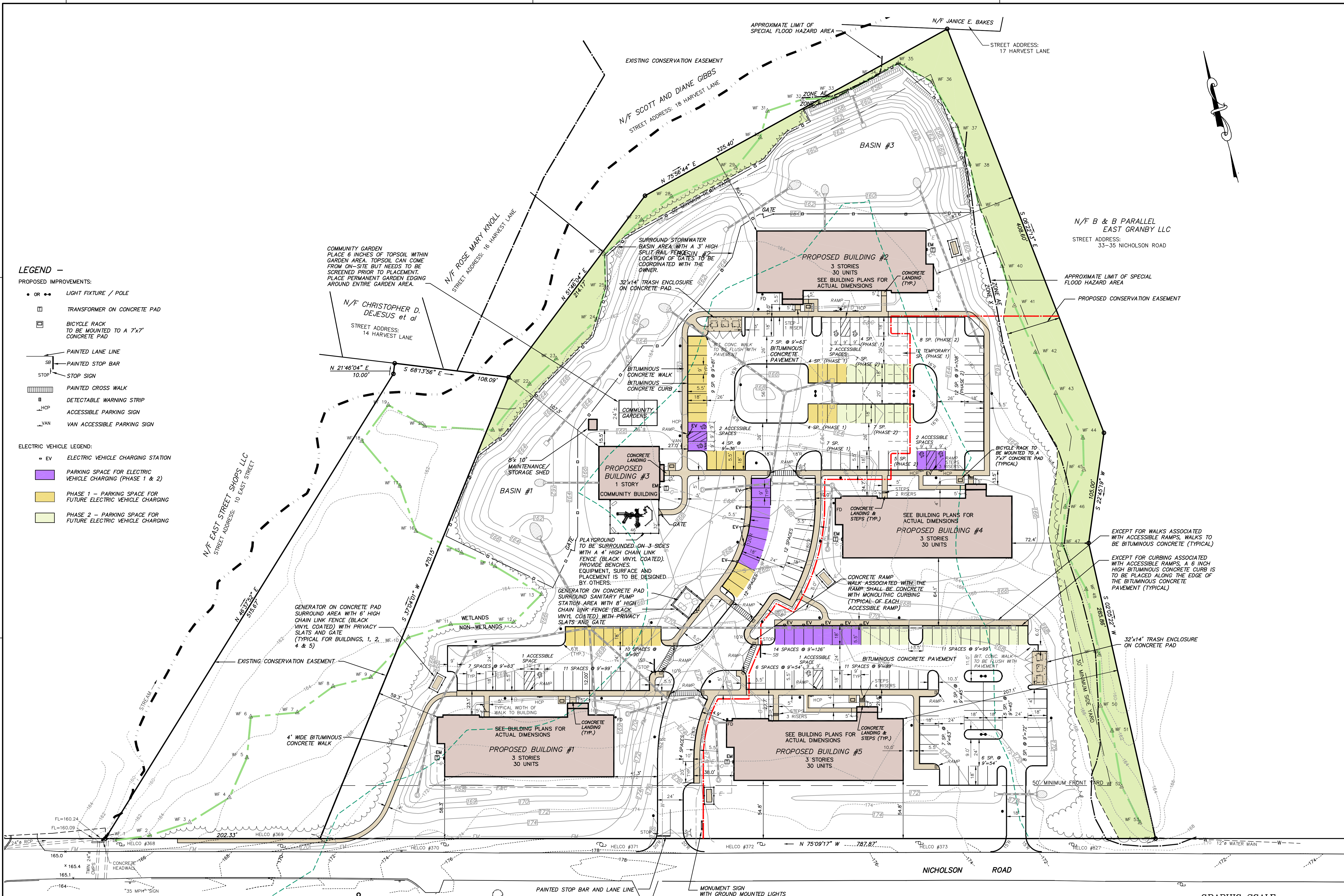
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: AUGUST 15, 2023

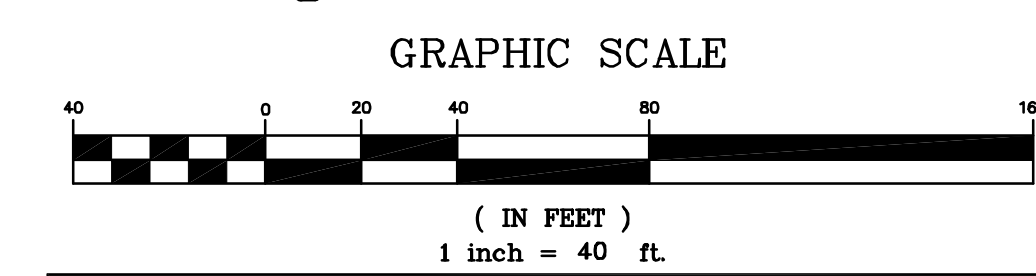
SCALE: 1 IN. = 100 FT.

MEADOW BROOK COMMONS
COVER SHEET
PREPARED FOR
DAKOTA PARTNERS
EAST GRANBY, CONNECTICUT
13 NICHOLSON ROAD

Sheet
COVER

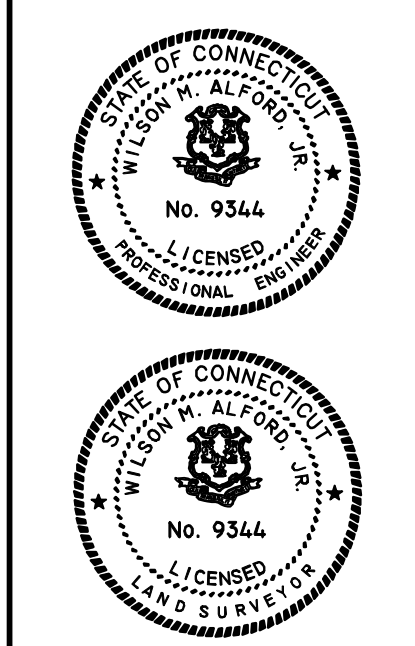


- LEGEND -**
- PROPOSED IMPROVEMENTS:**
- OR ●● LIGHT FIXTURE / POLE
 - TRANSFORMER ON CONCRETE PAD
 - BICYCLE RACK TO BE MOUNTED TO A 7'x7' CONCRETE PAD
 - PAINTED LANE LINE
 - PAINTED STOP BAR
 - STOP STOP SIGN
 - ▨ PAINTED CROSS WALK
 - ▨ DETECTABLE WARNING STRIP
 - _HCP ACCESSIBLE PARKING SIGN
 - _VAN VAN ACCESSIBLE PARKING SIGN
- ELECTRIC VEHICLE LEGEND:**
- EV ELECTRIC VEHICLE CHARGING STATION
 - █ PARKING SPACE FOR ELECTRIC VEHICLE CHARGING (PHASE 1 & 2)
 - █ PHASE 1 - PARKING SPACE FOR FUTURE ELECTRIC VEHICLE CHARGING
 - █ PHASE 2 - PARKING SPACE FOR FUTURE ELECTRIC VEHICLE CHARGING



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
9-21-23	SHOWED "EV" PARKING SPACES
9-13-23	MISC. REVISIONS



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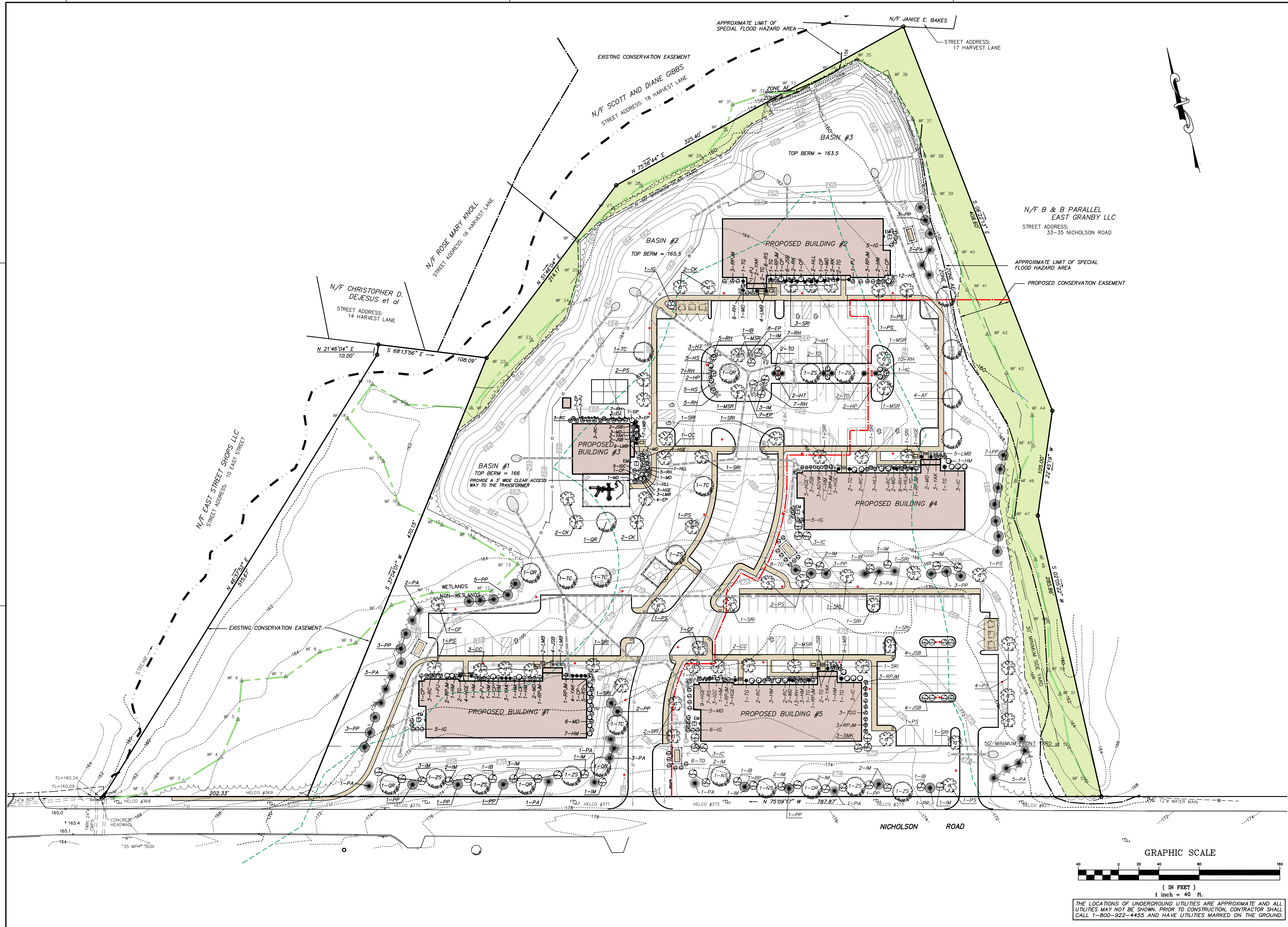
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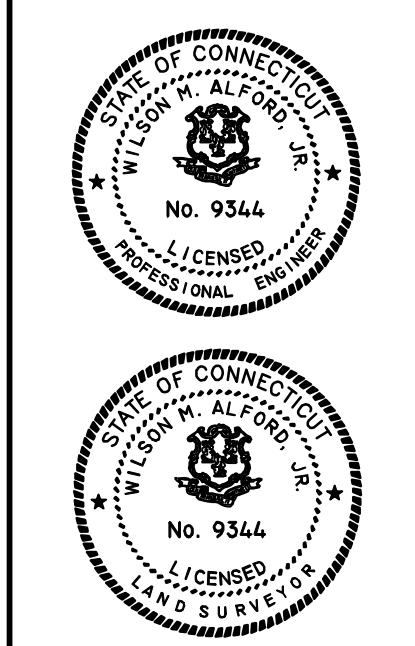
SCALE: 1 IN. = 40 FT.

MEADOW BROOK COMMONS
LAYOUT PLAN
PREPARED FOR
DAKOTA PARTNERS
IMPROVEMENT LOCATION SURVEY
EAST GRANBY, CONNECTICUT
13 NICHOLSON ROAD

Sheet
L-1



NO.	DATE	REVISION
1	9-13-23	MISC. REVISIONS



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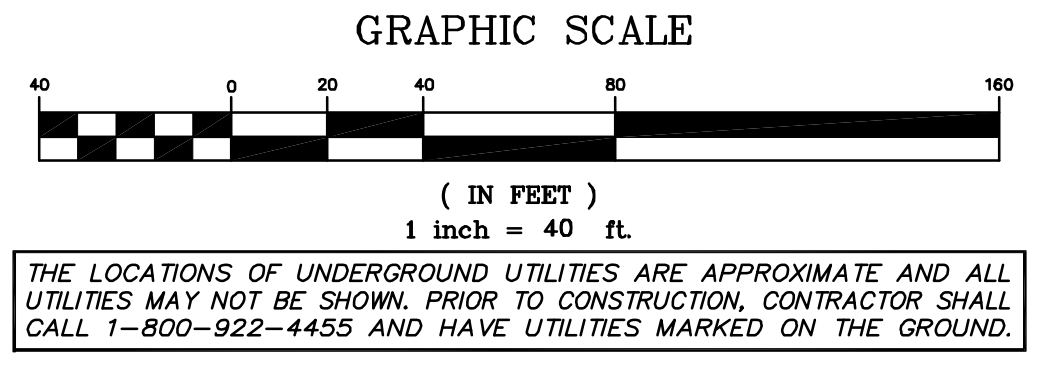
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: AUGUST 15, 2023

SCALE: 1 IN. = 40 FT.

MEADOW BROOK COMMONS
LANDSCAPING PLAN
PREPARED FOR
DAKOTA PARTNERS
IMPROVEMENT LOCATION SURVEY
EAST GRANBY, CONNECTICUT
13 NICHOLSON ROAD

Sheet
LS 1



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PLANT LIST -

NOTES:

- IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- PROPOSED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES AND FILLED WITH A MIXTURE OF 80% TOPSOIL AND 20% PEAT MOSS. ALL PLANTING BEDS SHALL BE MULCHED WITH 4 INCHES OF 3/4 STONE, WOOD CHIPS OR WOOD BARK MULCH.
- ADJUSTMENTS IN THE LOCATION AND/OR NUMBER OF PROPOSED PLANTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. SUCH ADJUSTMENTS SHALL BE APPROVED BY THE DESIGN ENGINEER AND THE TOWN PLANNER.

TREES

SYMBOL	QUANTITY PHASE 1	PHASE 2	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE AT TIME OF PLANTING (MIN.)	SIZE WHEN MATURE (HEIGHT x WIDTH)
AF	0	4	4	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2 1/2"-3" CAL. B&B	45'x35'
CC	4	2	6	CERCIS CANADENSIS	FOREST PANSY EASTER REDBUD	1 1/2"-2" CAL. B&B	15'x15'
CF	5	0	5	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	1 1/2"-2" CAL. B&B	15'x15'
CK	4	0	4	CORNUS KOUSA	KOUSA DOGWOOD	1 1/2"-2" CAL. B&B	20'x20'
MSR	2	4	6	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	6'-8' TALL B&B	15'x10'
NS	0	2	2	NYSSA SYLVATICA	SOUR GUM, BLACK GUM OR TUPELO	2 1/2"-3" CAL. B&B	40'x25'
PA	14	10	24	PICEA ABIES	NORWAY SPRUCE	6'-8' TALL B&B	60'x40'
PP	19	17	36	PICEA PUNGENS GLAUCA	BLUE COLORADO SPRUCE	6'-8' TALL B&B	60'x20'
PS	6	10	16	PRUNUS SARGENTII	SARGENT'S CHERRY	1 1/2"-2" CAL. B&B	20'x20'
QR	6	1	7	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"-3" CAL. B&B	60'x45'
SRI	8	12	20	SYRINGA RETICULATA 'IVORY SILK'	TREE LILAC	1 1/2"-2" CAL. B&B	16'x12'
TC	5	0	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	2 1/2"-3" CAL. B&B	60'x30'
TO	2	18	20	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	3 GALLON CONTAINER	12'x5'
ZS	5	2	7	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"-3" CAL. B&B	60'x60'

SHRUBS

SYMBOL	QUANTITY PHASE 1	PHASE 2	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE (MINIMUM) AT TIME OF PLANTING (MIN.)	SIZE WHEN MATURE (HEIGHT x WIDTH)
ADWV	0	3	3	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	3 GALLON CONTAINER	4'x4'
CP	10	0	10	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDTHREAD FALSECYPRESS	3 GALLON CONTAINER	10'x5'
HLL	4	6	10	HYDRANGEA p. 'LITTLE LIME'	LITTLE LIME HYDRANGEA	3 GALLON CONTAINER	4'x4'
HM	15	8	23	HYDRANGEA MACROPHYLLA 'ALL SUMMER BEAUTY'	BIGLEAF HYDRANGEA	3 GALLON CONTAINER	4'x4'
HP	2	3	5	HYDRANGEA PANICULATA 'PINK DIAMOND'	PINK DIAMOND PANICLED HYDRANGEA	3 GALLON CONTAINER	8'x8'
HT	5	2	7	HYDRANGEA PANICULATA 'TARDOVA'	TARDOVA PANICLED HYDRANGEA	3 GALLON CONTAINER	8'x8'
IB	2	3	5	ILEX x MESERVEAE	BLUE HOLLY 'BLUE BOY'	3 GALLON CONTAINER	6'x6'
IC	0	13	13	ILEX CRENATA 'COMPACTA'	JAPANESE HOLLY	3 GALLON CONTAINER	8'x8'
IG	11	11	22	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3 GALLON CONTAINER	4'x4'
IGC	5	3	8	ILEX GLABRA 'CHAMZIN'	CHAMZIN INKBERRY	3 GALLON CONTAINER	4'x4'
IM	14	17	31	ILEX x MESERVEAE	BLUE HOLLY 'BLUE MAID'	3 GALLON CONTAINER	8'x8'
JSB	14	13	27	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GALLON CONTAINER	2'x3'
MD	15	11	26	MICTOBIOTA DECUSSATE	SIBERIAN CYPRESS	3 GALLON CONTAINER	4'x4'
PJ	11	0	11	PIERIS JAPONICA 'DOROTHY WYCKOFF'	MOUNTAIN ANDROMEDA	3 GALLON CONTAINER	5'x4'
RC	6	8	14	RHODODENDRON 'CHIONOIDES'	CHIONOIDES RHODODENDRON	3 GALLON CONTAINER	4'x4'
RK	4	0	4	ROSA 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	3 GALLON CONTAINER	4'x4'
RPJM	11	10	21	RHODODENDRON PJM	PJM RHODODENDRON	3 GALLON CONTAINER	5'x5'
SMK	0	3	3	SYRINGA p. 'MISS KIM'	MISS KIM LILAC	3 GALLON CONTAINER	6'x6'
TG	8	9	17	TAXUS x MEDIA 'GREENWAVE'	GREENWAVE YEW	3 GALLON CONTAINER	4'x4'
TGG	0	3	3	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE	3 GALLON CONTAINER	4'x4'
YAK	11	6	17	RHODODENDRON DEGRONIANUM YAKUSHIMANUM	YAK RHODODENDRON CAN BE DIFFERENT VARIETIES, BUT KEEP SAME VARIETY IN EACH GROUPING	3 GALLON CONTAINER	3'x3'

PERENNIALS

SYMBOL	QUANTITY PHASE 1	PHASE 2	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE (MINIMUM) AT TIME OF PLANTING (MIN.)
EP	28	0	28	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GALLON
HGE	7	20	27	HOSTA SIEBOLDIANA 'GREAT EXPECTATIONS'	SIEBOLD PLANTAIN LILY	1 GALLON
HS	17	0	17	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GALLON
LMB	30	14	44	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF 'BIG BLUE'	1 GALLON
RH	49	32	81	RUDBECKIA HIRTA	BLACK EYED SUSAN	1 GALLON
RS	11	7	18	PEROVSKIA ATRICLIPIFOLIA	RUSSIAN SAGE	1 GALLON

REVISION	
MISC. REVISIONS	
DATE	9-13-23



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

DATE: AUGUST 15, 2023

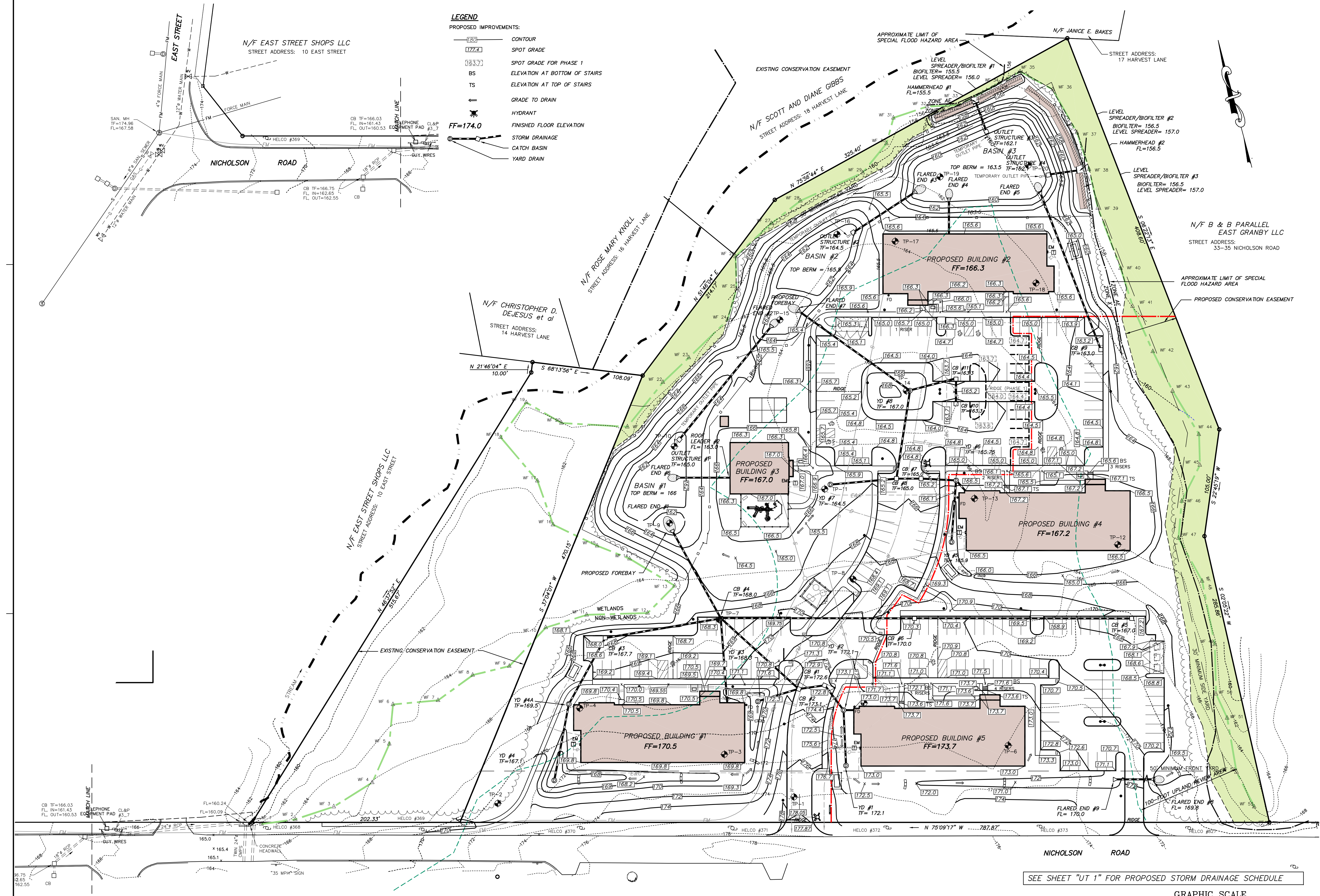
SCALE: 1 IN. = 40 FT.

MEADOW BROOK COMMONS
 LANDSCAPING PLAN
 PREPARED FOR
 DAKOTA PARTNERS
 IMPROVEMENT LOCATION SURVEY
 EAST GRANBY, CONNECTICUT
 13 NICHOLSON ROAD

Sheet
LS 2

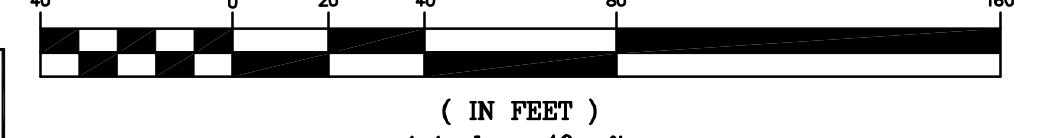
- LEGEND**
- PROPOSED IMPROVEMENTS:
- CONTOUR
 - SPOT GRADE
 - SPOT GRADE FOR PHASE 1
 - ELEVATION AT BOTTOM OF STAIRS
 - ELEVATION AT TOP OF STAIRS
 - GRADE TO DRAIN
 - HYDRANT
 - FINISHED FLOOR ELEVATION
 - STORM DRAINAGE
 - CATCH BASIN
 - YARD DRAIN

FF=174.0



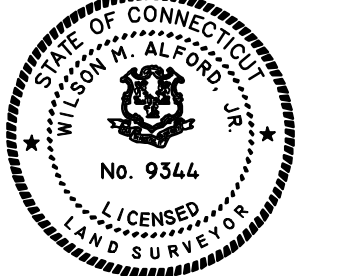
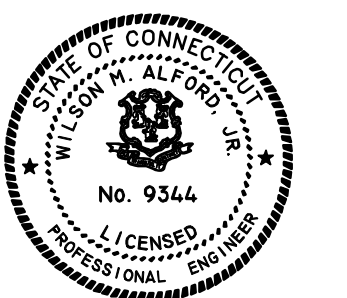
SEE SHEET "UT 1" FOR PROPOSED STORM DRAINAGE SCHEDULE

GRAPHIC SCALE



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9-13-23	MISC. REVISIONS
8-15-23	REVISED PROPOSED BUILDINGS AND RELATED IMPROVEMENTS
7-29-21	TOWN PLANNING AND ENGINEERING COMMENTS
10-27-20	REVISED BUILDING FINISHED FLOOR ELEVATIONS. ADDED DETENTION BASIN OUTLETS.
	DATE
	REVISION



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

DATE: NOVEMBER 11, 2020

SCALE: 1 IN. = 40 FT.

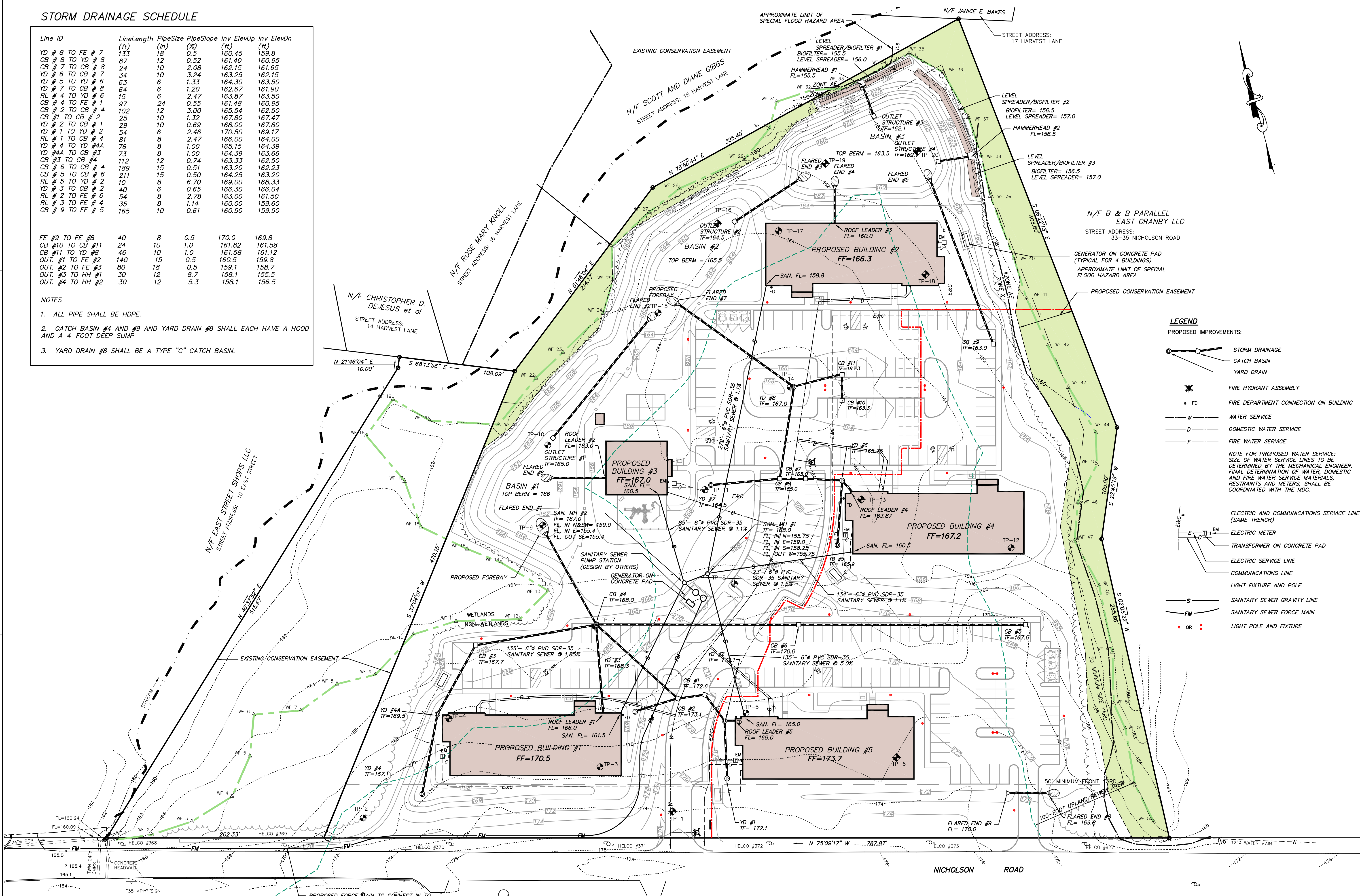
MEADOW BROOK COMMONS
GRADING PLAN
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Sheet
G 1

STORM DRAINAGE SCHEDULE

Line ID	Line Length (ft)	Pipe Size (in)	Pipe Slope (%)	Inv ElevUp (ft)	Inv ElevDn (ft)
YD # 8 TO FE # 7	133	18	0.5	160.45	159.8
CB # 8 TO YD # 8	87	12	0.52	161.40	160.95
CB # 7 TO CB # 8	24	10	2.08	162.15	161.65
YD # 6 TO CB # 7	34	10	3.24	163.25	162.15
YD # 5 TO YD # 6	64	6	1.33	164.30	163.50
YD # 7 TO CB # 8	64	6	1.20	162.67	161.90
RL # 4 TO YD # 6	15	6	2.47	163.87	163.50
CB # 4 TO FE # 1	97	24	0.55	161.48	160.95
CB # 2 TO CB # 4	102	12	3.00	165.54	162.50
CB #1 TO CB # 2	25	10	1.32	167.80	167.47
YD # 2 TO CB # 1	29	10	0.69	168.00	167.80
YD # 1 TO YD # 2	54	6	2.46	170.50	169.17
RL # 1 TO CB # 4	81	8	2.47	166.00	164.00
YD # 4 TO YD #4A	76	8	1.00	165.15	164.39
YD #4A TO CB #3	73	8	1.00	164.39	163.66
CB #3 TO CB #4	112	12	0.74	163.33	162.50
CB # 6 TO CB # 4	189	15	0.51	163.20	162.23
CB # 5 TO CB # 6	211	15	0.50	164.25	163.20
RL # 5 TO YD # 2	10	8	6.70	169.00	168.33
YD # 3 TO CB # 2	40	6	0.65	166.30	166.04
RL # 2 TO FE # 6	54	8	2.78	163.00	161.50
RL # 3 TO FE # 4	35	8	1.14	160.00	159.60
CB # 9 TO FE # 5	165	10	0.61	160.50	159.50
FE #9 TO FE #8	40	8	0.5	170.0	169.8
CB #10 TO CB #11	24	10	1.0	161.82	161.58
CB #11 TO YD #8	46	10	1.0	161.58	161.12
OUT. #1 TO FE #2	140	15	0.5	160.5	159.8
OUT. #2 TO FE #3	80	18	0.5	159.1	158.7
OUT. #3 TO HH #1	30	12	8.7	158.1	155.5
OUT. #4 TO HH #2	30	12	5.3	158.1	156.5

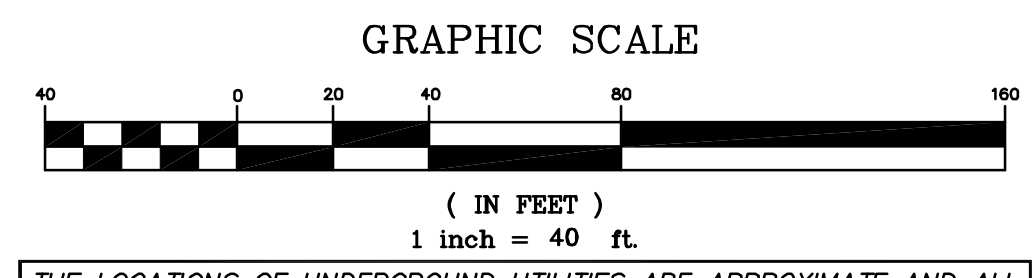
- NOTES -
- ALL PIPE SHALL BE HDPE.
 - CATCH BASIN #4 AND #9 AND YARD DRAIN #8 SHALL EACH HAVE A HOOD AND A 4-FOOT DEEP SUMP
 - YARD DRAIN #8 SHALL BE A TYPE "C" CATCH BASIN.



LEGEND
PROPOSED IMPROVEMENTS:

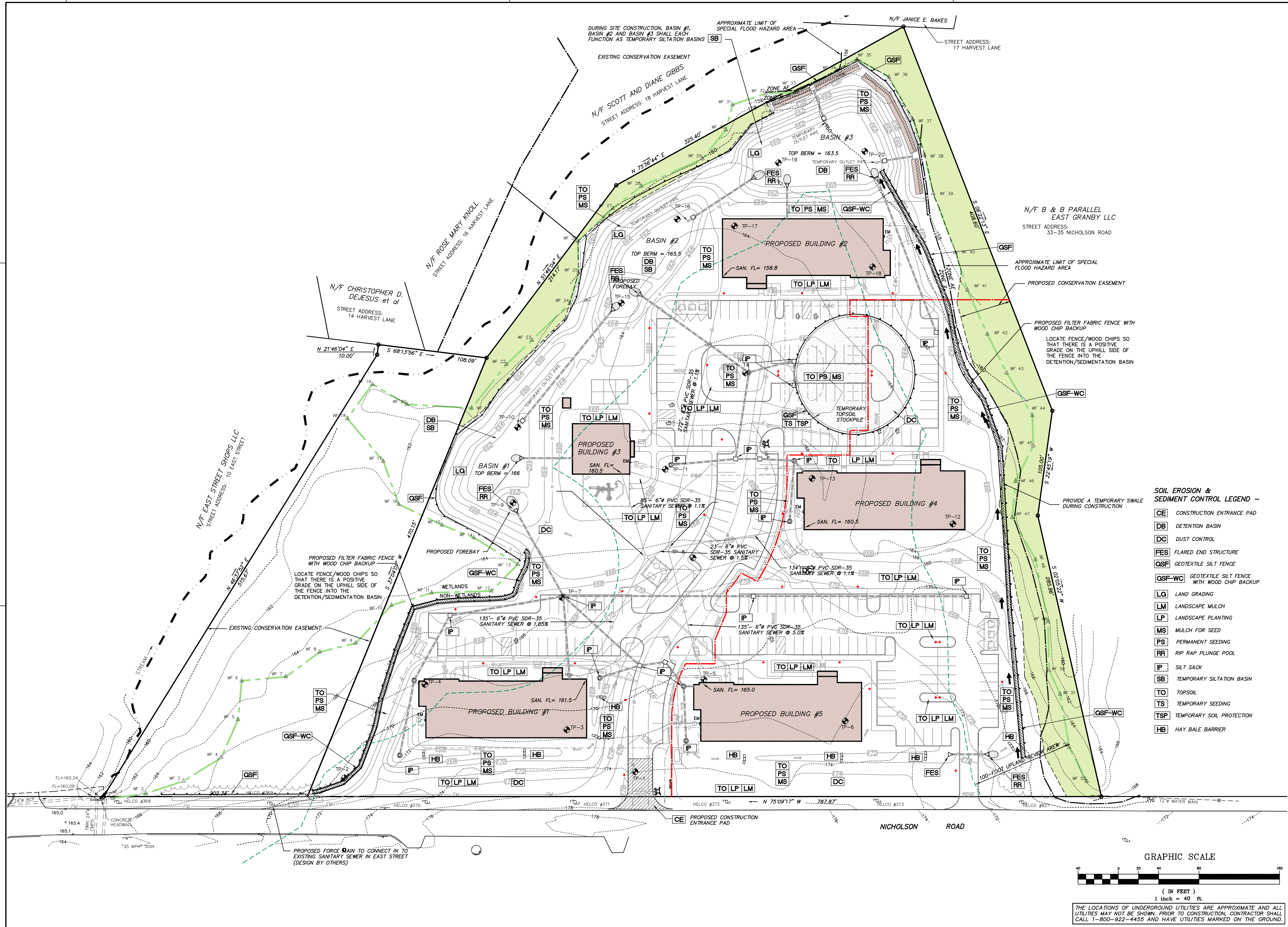
- STORM DRAINAGE
- CATCH BASIN
- YARD DRAIN
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION ON BUILDING
- WATER SERVICE
- DOMESTIC WATER SERVICE
- FIRE WATER SERVICE
- ELECTRIC AND COMMUNICATIONS SERVICE LINE (SAME TRENCH)
- ELECTRIC METER
- TRANSFORMER ON CONCRETE PAD
- ELECTRIC SERVICE LINE
- COMMUNICATIONS LINE
- LIGHT FIXTURE AND POLE
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER FORCE MAIN
- LIGHT POLE AND FIXTURE

NOTE FOR PROPOSED WATER SERVICE: SIZE OF WATER SERVICE LINES TO BE DETERMINED BY THE MECHANICAL ENGINEER. FINAL DETERMINATION OF WATER, DOMESTIC AND FIRE WATER SERVICE MATERIALS, RESTRAINTS AND METERS, SHALL BE COORDINATED WITH THE MDC.

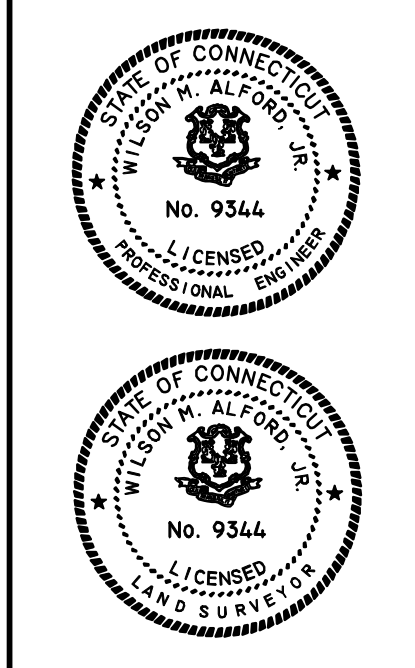


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MEADOW BROOK COMMONS UTILITIES PLAN PREPARED FOR DAKOTA PARTNERS IMPROVEMENT LOCATION SURVEY EAST GRANBY, CONNECTICUT 13 NICHOLSON ROAD	
DATE: NOVEMBER 11, 2020 SCALE: 1 IN. = 40 FT.	
Sheet UT-1	
SS: 2023-PROPOSED UTILITIES P: W20059 D: W20059SP FOLDER: WILES	



DATE	REVISION
9-13-23	MISC. REVISIONS
8-15-23	REVISED PROPOSED BUILDINGS AND RELATED IMPROVEMENTS
7-29-21	TOWN PLANNING AND ENGINEERING COMMENTS



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

DATE: NOVEMBER 11, 2020
 SCALE: 1 IN. = 40 FT.

MEADOW BROOK COMMONS
 EROSION AND SEDIMENTATION CONTROL PLAN
 PREPARED FOR
DAKOTA PARTNERS
 IMPROVEMENT LOCATION SURVEY
 EAST GRANBY, CONNECTICUT
 13 NICHOLSON ROAD

Sheet
 ESC 1

SUMMARY OF TEST PITS

TEST PITS WERE PERFORMED BY GNCB CONSULTING ENGINEERS, P.C. ON JUNE 26, 2023.
FOR COMPLETE INFORMATION, PLEASE REFER TO THEIR REPORT DATED JULY 11, 2023.

TABLE I
SUMMARY OF TEST PITS
MEADOW BROOK COMMONS
EAST GRANBY, CONNECTICUT

TEST PIT NO.	TOTAL DEPTH (FT.)	APPROX. ELEV. GROUND SURFACE (FT.)	ELEV. WATER (FT.)	THICKNESS SOIL STRATA (FT.)	FOREST MAT OR TOPSOIL	FILL	SUBSOIL	SAND	ELEV. TOP SAND (FT.)
TP-1	10.0	174	Below 164.0	0.6	0.0	1.3	8.1+	172.1	
TP-2	9.0	170	161.0	0.3	0.0	1.5	7.2+	168.2	
TP-3	8.0	171	Below 163.0	0.6	0.0	0.5	6.9+	169.9	
TP-4	7.5	164	Below 156.5	0.9	0.0	2.1	4.5+	161.0	
TP-5	8.5	170	161.5	1.1	0.0	1.6	5.8+	167.3	
TP-6	8.0	172	Below 164.0	0.3	0.0	1.7	6.0+	170.0	
TP-7	8.0	165	157.0	0.5	2.9	0.0	4.6+	161.6	
TP-8	8.5	165	Below 176.5	1.2	0.4	0.0	6.9+	163.4	
TP-9	6.5	163	Below 156.5	0.9	5.6+	-	-	Below 156.5	
TP-9A	12.0	163	151.0	0.6	10.4	0.0	1.0+	152.0	
TP-10	11.2	162	153.5	1.0	0.0	2.2	8.0+	158.8	
TP-11	10.5	164	160.3	1.0	0.0	0.0	9.5+	163.0	
TP-12	8.0	164	Below 156.0	1.0	0.0	0.0	7.0+	163.0	
TP-13	8.4	165	158.0	0.8	0.0	0.0	7.6+	164.2	
TP-14	10.0	165	155.0	0.7	0.0	2.7	6.6+	161.6	
TP-15	9.5	163	153.5	0.5	0.0	2.1	6.9+	160.4	
TP-16	10.0	163	Below 153.0	1.2	0.0	1.2	7.6+	160.6	
TP-17	8.0	164	Below 156.0	1.1	0.0	0.8	6.1+	162.1	
TP-18	8.0	162	154	0.8	0.0	2.5	4.7+	158.7	
TP-19	10.0	162	152	0.5	0.0	0.7	8.8+	160.8	
TP-20	11.0	160	149	1.0	0.0	2.8	7.2+	156.2	

SOIL TYPES -

SOIL TYPES HAVE BEEN TAKEN FROM THE WEB SOIL SURVEY PREPARED BY THE NATURAL RESOURCES CONSERVATION SERVICE.

WETLANDS:

- 9** SCITCO, SHAKER, AND MAYBID SOILS
HYDROLOGIC SOIL GROUP: C/D
- 108** SAGO SILT LOAM
HYDROLOGIC SOIL GROUP: B/D
- 23A** SUDBURY SANDY LOAM, 0 TO 5% SLOPES
HYDROLOGIC SOIL GROUP: B
- 27A** BELGRADE SILT LOAM, 0 TO 5% SLOPES
HYDROLOGIC SOIL GROUP: C
- 29A** AGAWAM FINE SANDY LOAM, 0 TO 3% SLOPES
HYDROLOGIC SOIL GROUP: B

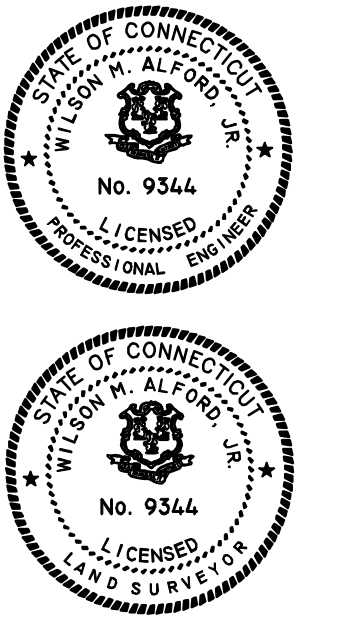
N/F B & B PARALLEL
EAST GRANBY LLC
STREET ADDRESS:
33-35 NICHOLSON ROAD

APPROXIMATE LIMIT OF SPECIAL FLOOD HAZARD AREA

LEGEND -

EXISTING IMPROVEMENTS:

- 179.05 CONTOUR
- SPOT GRADE
- SANITARY SEWER MAN HOLE
- SANITARY SEWER LINE
- CATCH BASIN
- STORM DRAINAGE LINE
- TOP OF FRAME ELEVATION
- INVERT ELEVATION OF PIPE
- WATER MAIN
- WATER GATE
- GAS SERVICE LINE
- GAS GATE
- UTILITY POLE



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



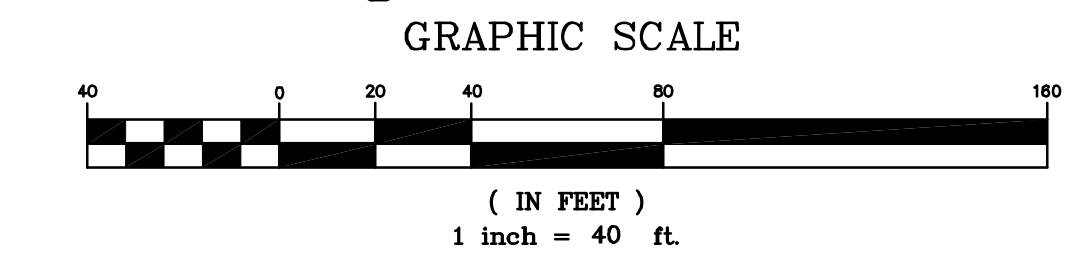
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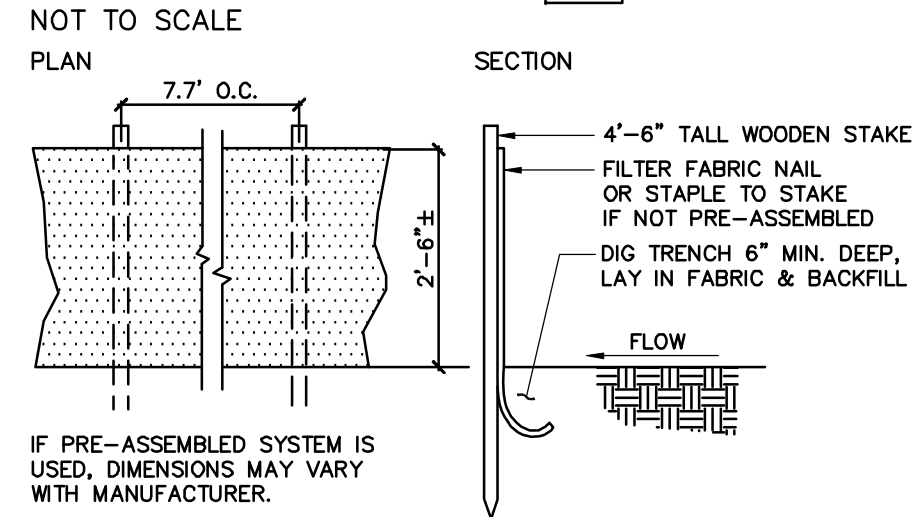
MEADOW BROOK COMMONS
EXISTING CONDITIONS PLAN
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EXC 1



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.

FILTER FABRIC FENCE-- GSF



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

VEGETATIVE COVER SCHEDULE--

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH A MINIMUM OF 8 INCHES OF TOPSOIL. ALL LANDSCAPED AREAS WILL REQUIRE A MINIMUM OF 4 INCHES OF TOPSOIL. 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

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 SQ. FT.

DETENTION BASIN:
SLOPES OF THE BASIN -
USE "NEW ENGLAND CONSERVATION / WILDLIFE MIX"
APPLICATION RATE: 1 LB./2500 SQ. FT.

BOTTOM OF THE BASIN -
USE "NEW ENGLAND EROSION CONTROL RESTORATION MIX"
APPLICATION RATE: 1 LB./1250 SQ. FT.

SOURCE OF MIXES: NEWP (NEW ENGLAND WETLAND PLANTS), 820 WEST STREET, AMHERST, MA 01002, TEL. NO. 413-548-8200

TEMPORARY VEGETATIVE COVER:
TEMPORARY SEEDING SHALL BE USED WHEN SOILS WILL BE EXPOSED FOR A PERIOD OF GREATER THAN ONE (1) MONTH BUT LESS THAN TWELVE (12) MONTHS.

SEEDING DATES: MARCH 1 TO JUNE 15 & AUGUST 1 TO OCTOBER 15
USE THE FOLLOWING SEED OR EQUAL AS APPROVED BY DESIGN ENGINEER -

- ANNUAL RYEGRASS 100%
- APPLY 1 LB./1000 S.F.

IF FINAL GRADING IS FINISHED TOO LATE IN THE SEASON FOR ESTABLISHMENT OF VEGETATIVE COVER, AREAS DISTURBED TO BE ROUGH GRADED, COVERED WITH HAY MULCH, THEN EROSION CONTROL FABRIC OR BLANKET TO BE PLACED ON TOP OF THE HAY. EROSION CONTROL FABRIC OR BLANKET TO BE PLACED PER MANUFACTURER'S SPECIFICATIONS.

ALL 3:1 SLOPES AND STEEPER ARE TO BE STABILIZED WITH NETTING OR OTHER DIRECT STABILIZATION METHOD, IN ADDITION TO TEMPORARY OR PERMANENT SEEDING.

SUMMARY OF CONSERVATION PRACTICES --

TEMPORARY MEASURES DURING CONSTRUCTION

1. CONSTRUCTION ENTRANCE PAD
2. MIRAFI FABRIC FENCE TO BE PLACED IN AREAS AS SHOWN ON THE PLAN
3. DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER
4. ALL LITTER AND DEBRIS TO BE PICKED UP ON A DAILY BASIS
5. ANY DISCARDED CONSTRUCTION MATERIALS SHALL BE DISPOSED OF IN A PROPER MANNER
6. DISTURBED SURFACE WATER WILL BE COLLECTED IN A TEMPORARY SEDIMENT BASIN

PERMANENT MEASURES ONCE SITE IS DEVELOPED

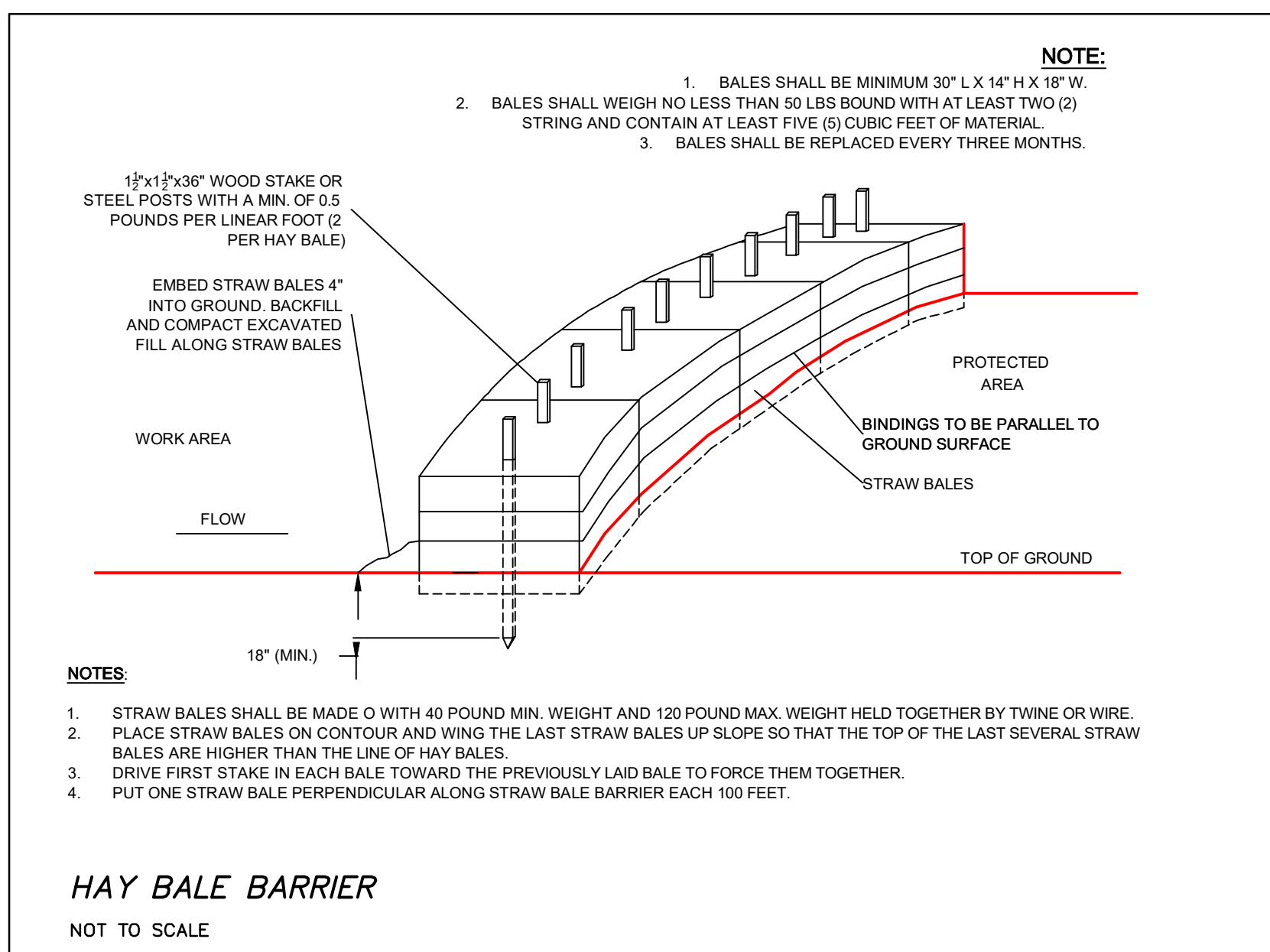
1. ALL DISTURBED AREAS WITHOUT PAVEMENT SHALL BE LOAMED AND SEEDED TO ESTABLISH PERMANENT GRASS COVER.
2. ALL LITTER AND DEBRIS TO BE PICKED UP ON A REGULAR BASIS
3. THERE IS ARE DETENTION BASINS AND BIO-FILTER/LEVEL SPREADERS FOR THE STORM DRAINAGE.

STORM DRAINAGE MAINTENANCE SCHEDULE --

MAINTENANCE OF THE ON-SITE STORM DRAINAGE IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.

MAINTENANCE SCHEDULE:

- PARKING AREA SURFACE CLEANING; ALL PAVED AREAS SHALL BE SWEEPED ANNUALLY BETWEEN APRIL 1st AND JULY 1st.
- CATCH BASINS AND YARD DRAINS; ALL BASIN RIM AREAS AND SUMPS SHALL BE KEPT CLEAR OF SEDIMENT, TRASH AND DEBRIS. ALL CATCH BASINS SHALL BE INSPECTED ANNUALLY BETWEEN MAY 1st AND SEPTEMBER 15th AND SUMPS SHALL BE CLEANED WHEN THE DEPTH OF ACCUMULATED MATERIAL EXCEEDS 1 FOOT. ACCUMULATED SAND, DIRT AND DEBRIS SHALL BE DISPOSED OF OFF-SITE IN A PROPER MANNER.
- STORM DRAINAGE PIPES, STRUCTURES AND BIO-FILTER/LEVEL SPREADERS; SHALL BE KEPT IN PROPER WORKING CONDITION.
- DETENTION BASINS; DETENTION BASINS SHALL BE INSPECTED ANNUALLY FOR EVIDENCE OF EROSION. UNDERCUT OR ERODED AREAS SHALL BE REPAIRED WITHIN 30 DAYS OF DOCUMENTATIONS.
- REFER TO THE LATEST EDITION OF THE CONNECTICUT GUIDELINES FOR STORMWATER QUALITY MANAGEMENT, AS WELL AS THE TOWN'S STORMWATER MANUAL AS AMENDED, AND THE TOWN'S ENGINEERING STANDARDS AND SPECIFICATIONS AS AMENDED, FOR THE PROPER IMPLEMENTATION OF STORMWATER MANAGEMENT.



HAY BALE BARRIER

NOT TO SCALE

CONSTRUCTION AND EROSION AND SEDIMENTATION CONTROL NARRATIVE --

1. THE SUBJECT PROPERTY IS A 10.524 ACRE PARCEL LOCATED ON THE NORTH SIDE OF NICHOLSON ROAD, IN EAST GRANBY, CONNECTICUT. THE PROPERTY IS MOSTLY WOODED WITH DECIDUOUS TREES AND THERE ARE SOME WETLANDS LOCATED TO THE WEST, NORTH AND EAST ON THE PROPERTY. THERE ARE NO BUILDINGS LOCATED ON THE PROPERTY. THE PARCEL IS ZONED "COMMERCIAL PARK TRANSITIONAL ZONE".
2. THE PROPOSAL IS TO BUILD 120 APARTMENT UNITS IN FOUR (4) BUILDINGS, A SEPARATE BUILDING FOR A COMMUNITY CENTER AND ASSOCIATED PARKING AND DRIVES.
3. CONSTRUCTION WILL BE DONE IN TWO PHASES. THE ANTICIPATED START OF CONSTRUCTION OF THE FIRST PHASE IS PLANNED FOR THE AUTUMN OF 2023, WITH FINAL COMPLETION WITHIN APPROXIMATELY 18 MONTHS.

SEQUENCE OF CONSTRUCTION:

- A) INSTALL CONSTRUCTION ENTRANCE PAD.
- B) CLEAR CUT TREES REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED BUILDINGS, DRIVES, PARKING AREAS AND DETENTION BASINS.
- C) INSTALL GEOTEXTILE SILT FENCE AND GEOTEXTILE SILT FENCE WITH WOOD CHIP BACK-UP.
- D) CONSTRUCT DETENTION BASINS AND BIOFILTER / LEVEL SPREADERS. DURING SITE DEVELOPMENT, BASINS SHALL FUNCTION AS A TEMPORARY SILTATION BASIN. FOR EACH BASIN:
 - STUMP BASIN AREA.
 - STRIP AND STOCKPILE TOPSOIL. PLACE FILTER FABRIC FENCE AROUND STOCKPILED AREAS AND SEED PILES FOR TEMPORARY VEGETATION IF PILE IS TO REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME.
 - EXCAVATE AND GRADE BASIN.
 - INSTALL PERMANENT OUTLET STRUCTURE AND TEMPORARY STAND PIPE.
 - TOPSOIL AND SEED AREA.
 - TEMPORARY SEDIMENT BASIN AND BIOFILTER/LEVEL SPREADER AREAS SHALL BE CLEANED OF ACCUMULATED SILT AND SEDIMENT SO THAT THEY PROPERLY FUNCTION THROUGHOUT THE DEVELOPMENT OF THE SITE.
 - AFTER CONTRIBUTING DISTURBED CONSTRUCTION AREAS HAVE BEEN COMPLETED AND STABILIZED, TEMPORARY STANDPIPE IS TO BE REMOVED. FOREBAY AREA IS TO BE CREATED. INSTALL PERMANENT BASIN OUTLET. AS NECESSARY, REPAIR, RE-TOPSOIL AND RESEED ANY DISTURBANCE TO THE PREVIOUSLY GRADED AREAS TO ESTABLISH PERMANENT VEGETATION. TOPSOIL AND SEED NEWLY GRADED AREA.
- E) STUMP AND REMOVE UNSUITABLE MATERIAL FROM THE AREA OF THE PROPOSED BUILDINGS AND PAVEMENT.
- F) STRIP AND STOCKPILE TOPSOIL. PLACE FILTER FABRIC FENCE AROUND STOCKPILED AREAS. PILES ARE TO BE SEEDED FOR TEMPORARY VEGETATION IF PILE IS TO REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME.
- G) GRADE THE ENTIRE AREA TO THE APPROXIMATE FINISHED GRADE. BOX OUT PAVEMENT AREAS.
- H) CONSTRUCT BUILDINGS.
- I) CONSTRUCT STORM DRAINAGE, PAVEMENT AREAS AND OTHER ON-SITE AND OFF-SITE IMPROVEMENTS.
- J) INSTALL PLANT MATERIAL. LOAM AND SEED FOR PERMANENT COVER. IF PERMANENT COVER IS NOT DESIRABLE AT THE TIME OF SEEDING, USE TEMPORARY SEEDING COVER PER VEGETATIVE COVER SCHEDULE.
- K) THROUGHOUT CONSTRUCTION AND AT LEAST ONCE A WEEK, INSPECT MIRAFI FABRIC FENCE AND TEMPORARY VEGETATIVE COVER. IF REQUIRED, PERFORM MAINTENANCE AND REPAIRS TO INSURE PROPER WORKING ORDER. MIRAFI FABRIC FENCE IS TO REMAIN IN PROPER WORKING ORDER UNTIL ALL VEGETATIVE COVER HAS BEEN ESTABLISHED. BEFORE REMOVAL OF ANY SILT FENCE, ACCUMULATED SILT AND SEDIMENT IS TO BE REMOVED AND DISPOSED OF PROPERLY. SEED ALL AREAS TO ESTABLISH VEGETATIVE COVER.
- L) DAKOTA PARTNERS SHALL BE RESPONSIBLE FOR INSPECTION/MAINTENANCE/REPAIR/REPLACEMENT OF ALL EROSION CONTROL MEASURES UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN ESTABLISHED. 24-HOUR EMERGENCY CONTACT: MARK PILOTTE, 617-759-3027

GENERAL NOTES FOR NARRATIVE --

1. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE TOWN OF EAST GRANBY STAFF AND THE TOWN ENGINEER.
2. ALL SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
3. MIRAFI FABRIC FENCE SHALL BE KEPT ON-SITE IN THE EVENT OF AN EMERGENCY OR TOWN REQUEST FOR ADDITIONAL EROSION PROTECTION DURING CONSTRUCTION.
4. MAINTAIN DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER AT ALL TIMES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS OF ANY DEBRIS AND SEDIMENTS FROM THE CONSTRUCTION ACTIVITIES.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP SILT FENCE FUNCTIONAL. IN ALL CASES, DEPOSITS SHALL BE REMOVED WHEN THE ACCUMULATED SEDIMENT HAS REACHED ONE-HALF ABOVE THE GROUND HEIGHT OF THE FENCE.
7. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", PREPARED BY THE CONNECTICUT DEP.
8. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. THE OWNER/DEVELOPER/GENERAL CONTRACTOR SHALL ADD EROSION AND SEDIMENTATION CONTROL MEASURES AS DEEMED NECESSARY BY THE TOWN ENGINEER.
9. THE CONTRACTOR AND/OR OWNER SHALL BE CONTACTED IN THE EVENT OF EMERGENCY EROSION OR SEDIMENTATION FAILURE.
10. AFTER A RAIN STORM, HAY BALES, MIRAFI FABRIC FENCE AND VEGETATIVE COVER SHALL BE INSPECTED FOR POSSIBLE DAMAGE OR WASHOUT. REPAIR AS NECESSARY.
11. NO STUMPS SHALL BE BURIED ON THE SUBJECT PROPERTY.
12. WHEN ACTIVITIES HAVE STOPPED, DISTURBED AREAS MUST BE SEEDED WITH PERENNIAL RYE GRASS OR SIMILAR GROUND COVER.
13. ADDITIONAL SEDIMENT TRAPS TO BE INSTALLED AS REQUIRED DURING THE CONSTRUCTION PROCESS.
14. DAILY INSPECTIONS AND REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE COMPLETED BY THE GENERAL CONTRACTOR UNTIL A PERMANENT VEGETATED COVER IS ESTABLISHED, AS DETERMINED BY THE TOWN OF EAST GRANBY STAFF AND/OR THE TOWN ENGINEER. REPAIRS SHALL BE MADE IMMEDIATELY AFTER INSPECTIONS.

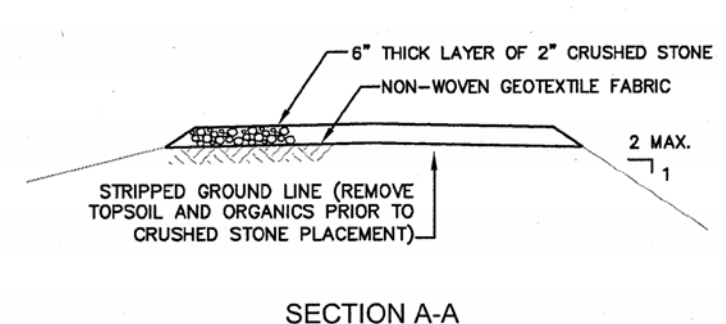
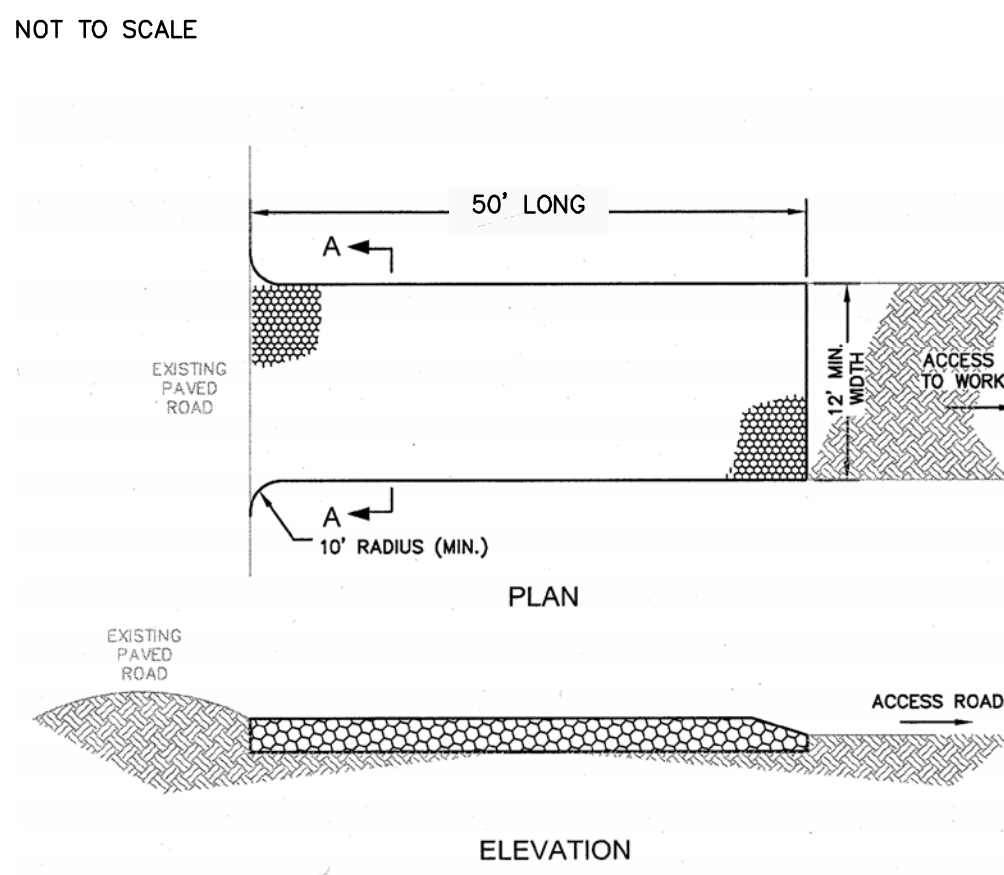
GENERAL NOTES --

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF 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 DEPENDENT RESURVEY BASED ON REFERENCE MAP IN NOTE 2 AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND A VERTICAL CLASS T-2 AND IS INTENDED TO BE USED AS AN IMPROVEMENT LOCATION SURVEY.
2. REFERENCE MAP: "PROJECT NAME: NICHOLSON ROAD, LLC 13 NICHOLSON ROAD, EAST GRANBY, CONNECTICUT. DRAWING TITLE: PROPOSED LOT MERGER PLAN. C-1 DATES: 8-8-05 9-9-05 10-14-05 FRANK C. BORAWSKI, CT LSP#3422 PDS ENGINEERING & CONSTRUCTION, INC."
3. THE AREA OF THE PROPERTY = 10.524 ACRES
4. ZONE OF SUBJECT PROPERTY: COMMERCIAL PARK TRANSITIONAL ZONE. REQUIREMENTS:
5. WETLANDS WERE FLAGGED IN THE FIELD BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON JANUARY 7, 2003 AND ARE SHOWN ON REFERENCE PLAN IN NOTE 2.
6. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7. A PORTION OF THE SUBJECT PROPERTY IS WITHIN ZONE "AE", A SPECIAL FLOOD HAZARD AREA. THE REMAINING PROPERTY IS WITHIN ZONE "X", AN AREA OF MINIMUM FLOOD HAZARD. FLOOD INFORMATION IS TAKE FROM PLAN ENTITLED "NATIONAL FLOOD HAZARD LAYER FIRMETTE 09003C0204F EFF. 9-26-2008", PREPARED BY FEMA.

SITE PLAN NOTES --

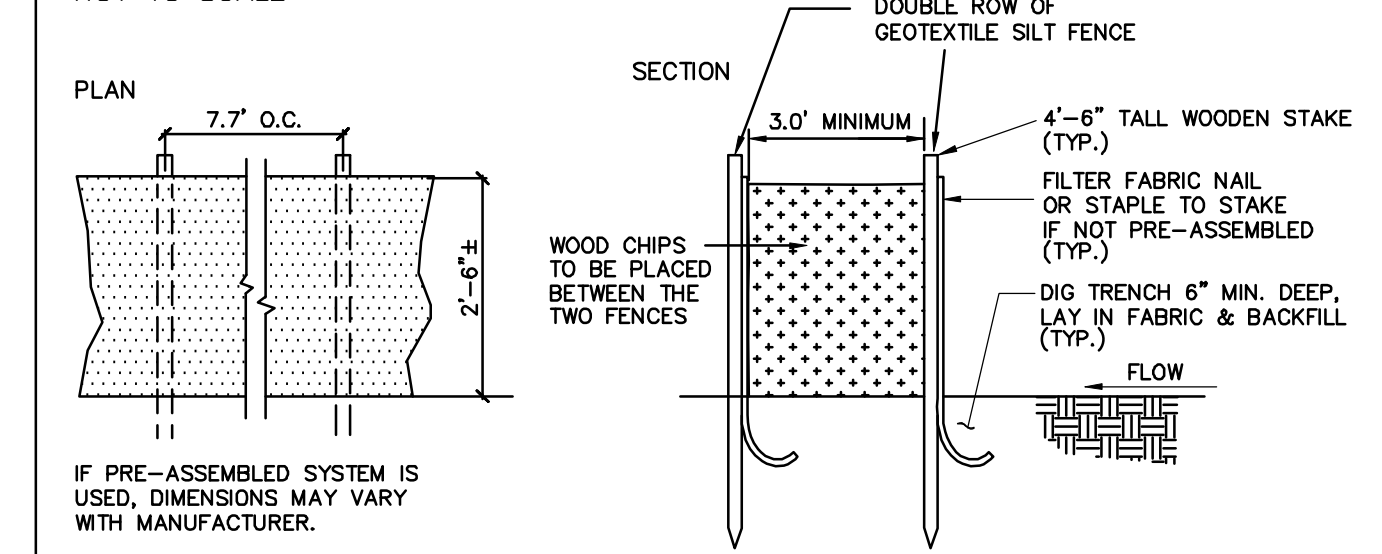
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF EAST GRANBY STANDARDS.
2. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
3. CONTRACTOR SHALL VERIFY LAYOUT DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.
4. MATERIAL THICKNESSES SPECIFIED ARE COMPACTED THICKNESSES.
5. PROPOSED PAVEMENT SHALL MAKE A SMOOTH TRANSITION WITH THE EXISTING PAVEMENT.
6. ROUND TOPS AND TOES OF ALL PAVED AND PLANTED SLOPES.
7. UNSPECIFIED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF EAST GRANBY ENGINEERING STANDARDS AND SPECIFICATIONS. THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 818, AS AMENDED, AND WITH MANUFACTURER'S SPECIFICATIONS.
8. WASTE CONTROL IS TO BE MAINTAINED ON THE SITE AT ALL TIMES. THIS INCLUDES ACCUMULATED SEDIMENT AND LITTER. SPECIFICALLY, ALL WASTE MATERIALS (INCLUDING WASTEWATER) SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW. LITTER SHALL BE PICKED UP AT THE END OF EACH WORK DAY.
9. THE CONTRACTOR/DEVELOPER SHALL NOTIFY THE TOWN ENGINEER AND/OR THE INWC AGENT AT LEAST TWO (2) WORKING DAYS BEFORE THE FOLLOWING:
 - a) START OF CONSTRUCTION
 - b) COMPLETION OF CLEARING LIMIT DEMARCATION
 - c) INSTALLATION OF E&S MEASURES
 - d) COMPLETION OF SITE CLEARING
 - e) COMPLETION OF ROUGH GRADING
 - f) COMPLETION OF FINAL GRADING
 - g) CLOSE OF CONSTRUCTION SEASON
 - h) COMPLETION OF FINAL LANDSCAPING
 - i) PRIOR TO THE REMOVAL OF CONSTRUCTION E&S CONTROL SYSTEM
10. THE DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL PER THE SOIL CONSERVATION SERVICE HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY THE PERMITTING AUTHORITIES.
12. THE TOPSOIL IS THE PROPERTY OF THE OWNER.
13. THE INTENTION OF THIS PLAN IS NOT TO POND SURFACE WATER WITHIN THE PAVED AREAS.
14. PROPOSED LIGHTS SHALL BE SHIELDED TO CONFINE ILLUMINATION TO THE SUBJECT SITE.
15. REQUIRED LANDSCAPING SHOWN ON THE APPROVED SITE PLAN SHALL BE MAINTAINED IN A MANNER REASONABLY ASSURING ITS SURVIVAL. ANY REQUIRED PLANTING FOUND DEAD BY THE ZONING ENFORCEMENT OFFICER SHALL BE REPLACED IN-KIND DURING THE NEXT AVAILABLE PLANTING SEASON.
16. AREAS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT SHOULD BE SAW CUT, TACK COAT EDGE AND SEAL JOINT WITH HOT ASPHALT AC-20 OR APPROVED EQUAL.
17. PROPOSED PARKING SPACES SHALL BE DELINEATED WITH 4" WIDE STRIPES OF WHITE TRAFFIC PAINT.
18. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND.
19. ALL UNSUITABLE MATERIAL DISCOVERED DURING CONSTRUCTION SHALL BE REMOVED IN A SUITABLE MANNER.
20. FINAL LOCATION OF UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
21. ROOF LEADERS WILL BE CONNECTED TO THE STORM DRAINAGE.
22. DURING CONSTRUCTION, AREA AROUND CATCH BASIN AND YARD DRAIN TOPS TO BE DEPRESSED AND TOPS ARE TO BE WRAPPED WITH FILTER FABRIC.
23. ALL FILL MATERIAL TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
24. ALL SIGNS TO CONFORM TO APPLICABLE ZONING REGULATIONS.
25. ALL STUMPS TO BE REMOVED FROM THE SITE OR CHIPPED. NO STUMPS SHALL BE BURIED ON THE PROPERTY.
26. ALL SANITARY SEWER LATERALS TO THE PROPOSED PUMP STATION SHALL BE SIX (6) INCH MINIMUM.
27. THE PROJECT SHALL REQUIRE A CONNECTICUT DEEP STORMWATER GENERAL PERMIT.

CONSTRUCTION ENTRANCE



- NOTES:**
1. THIS DETAIL IS BASED ON DETAIL FROM PG. 5-12-4 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL.
 2. NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED OVER THE ENTIRE AREA OF THE CONSTRUCTION ENTRANCE PRIOR TO PLACING STONE.
 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

GEOTEXTILE SILT FENCE WITH WOOD CHIP BACKUP --



LIGHTING DESIGN

PLEASE REFER TO "SITE LIGHTING PHOTOMETRIC CALCULATION" PLAN PREPARED BY APEX LIGHTING SOLUTIONS, SHEET SL-1, DATE: 9-7-23, SCALE: 1"=30'-0". FOR DETAILS OF FIXTURES AND POLES USE DETAILS SPECIFIED ON THE ABOVE REFERENCED PLAN.

MEADOW BROOK COMMONS
NOTES AND DETAILS
PREPARED FOR
DAKOTA PARTNERS
IMPROVEMENT LOCATION SURVEY
EAST GRANBY, CONNECTICUT
13 NICHOLSON ROAD

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

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

L.S. No. 9344

9-13-23
8-15-23
7-29-21

MISC. REVISIONS
REVISED TITLE BLOCK & NOTES
TOWN PLANNING AND ENGINEERING COMMENTS

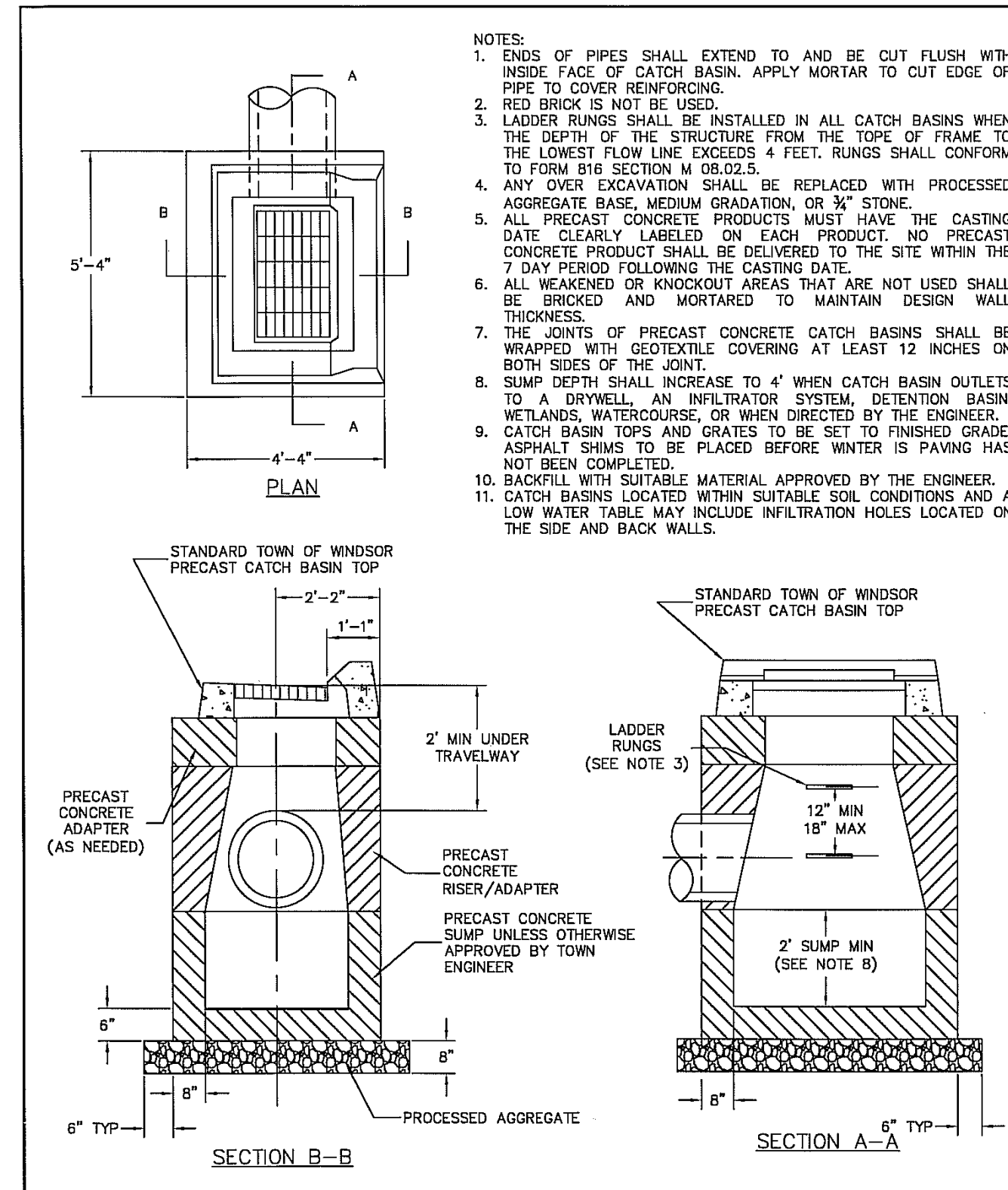
DATE
REVISION

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

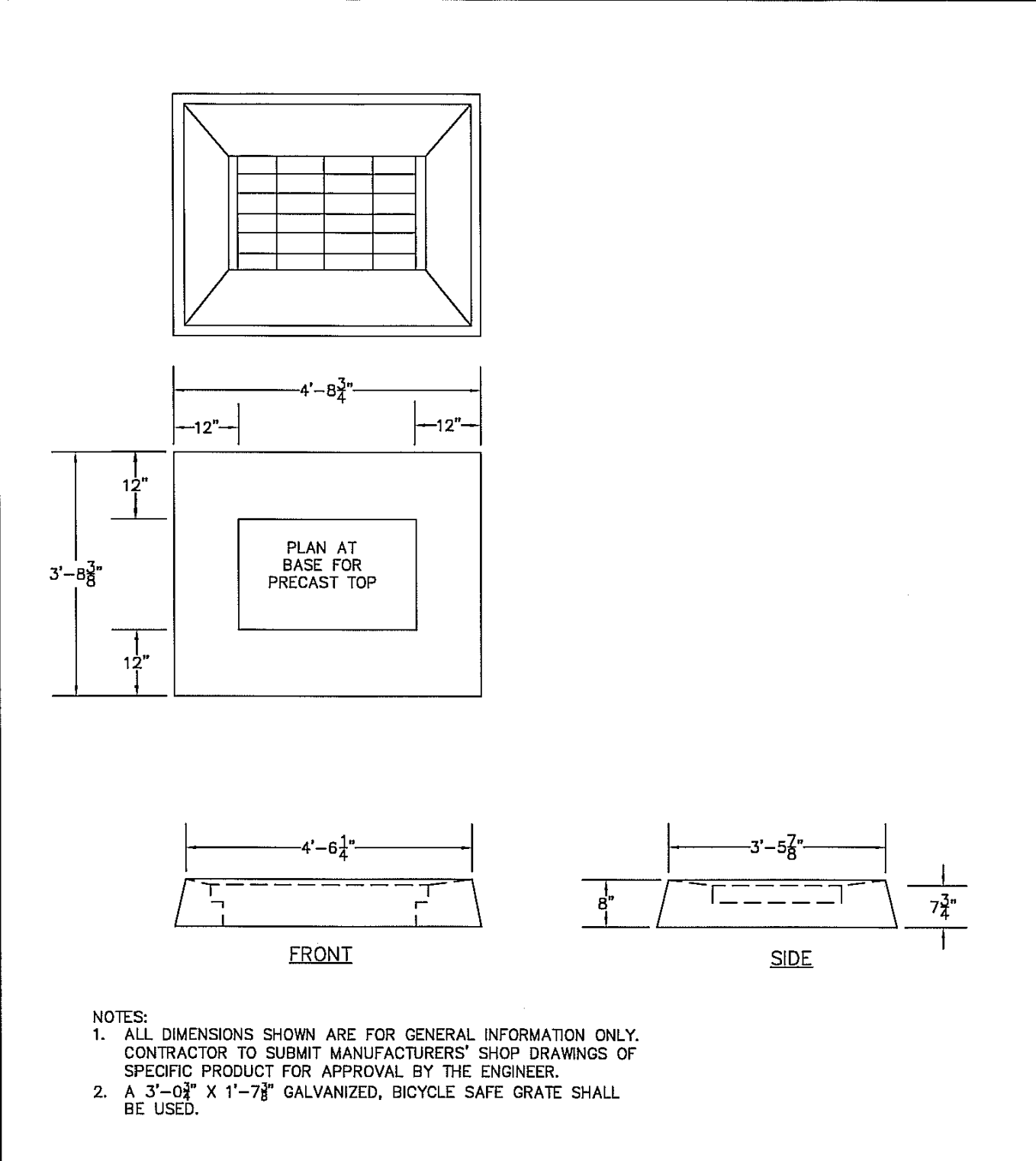
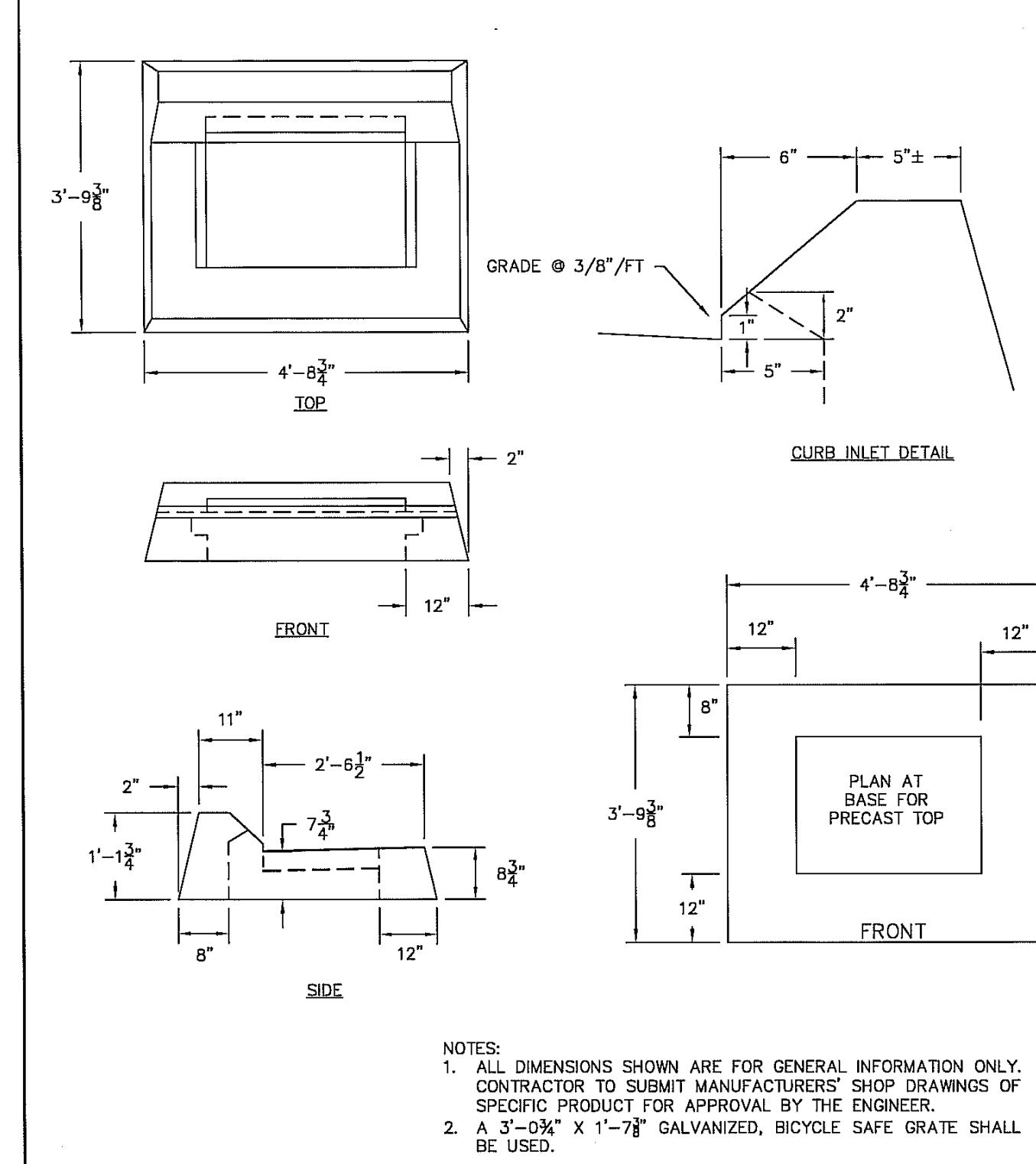
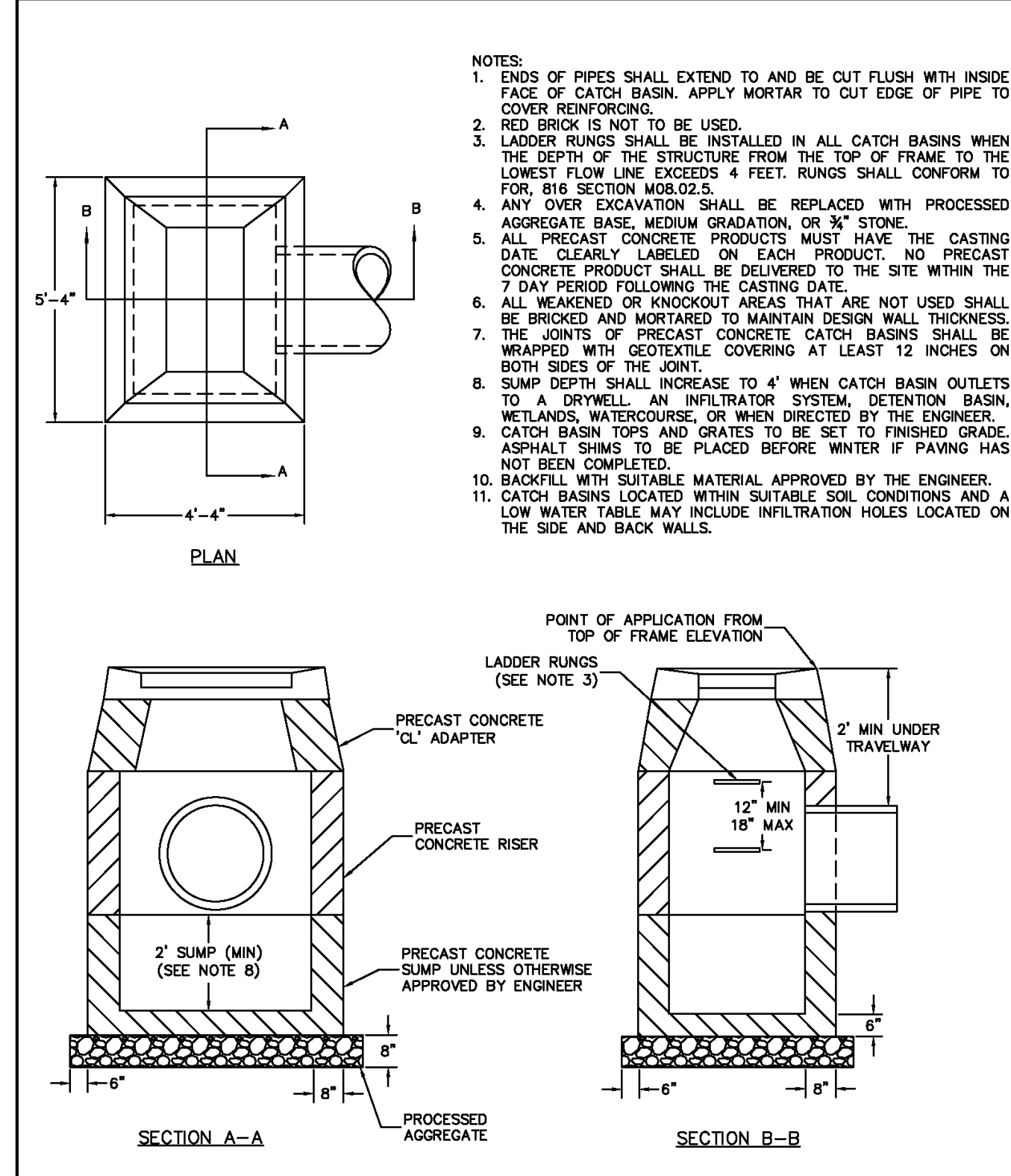
STATE OF CONNECTICUT
WILSON M. ALFORD, JR.
LICENSED PROFESSIONAL ENGINEER
No. 9344

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

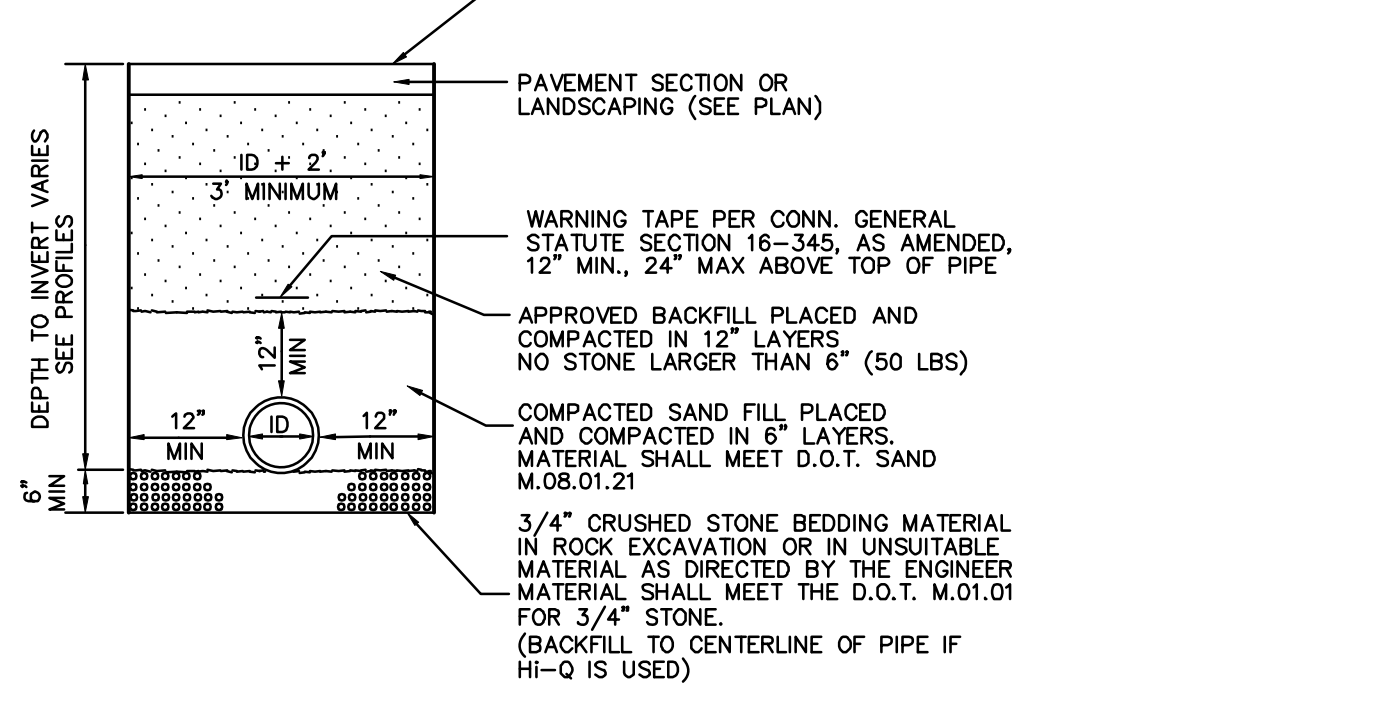
CATCH BASIN TYPE "C"
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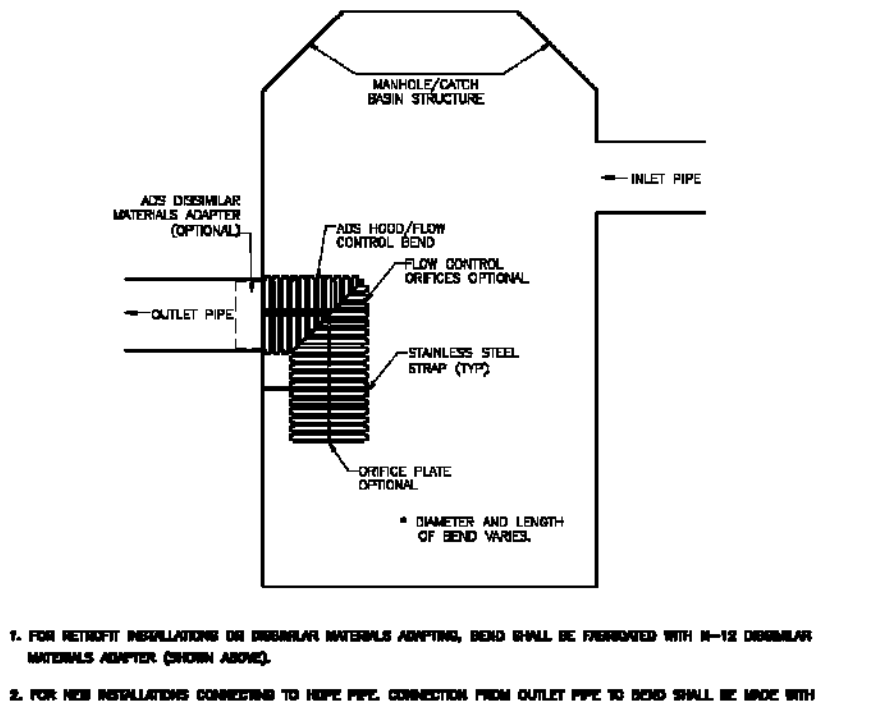
CATCH BASIN TYPE "CL"
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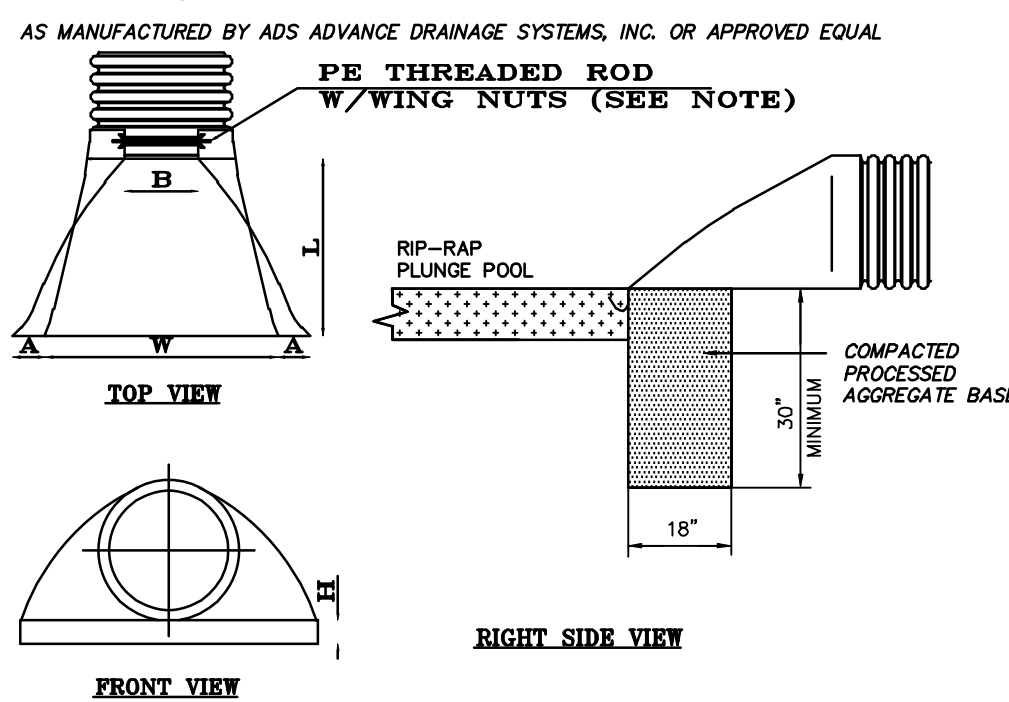
STORM DRAIN TRENCH
NOT TO SCALE



HOOD/FLOW CONTROL BEND INSTALLATION DETAIL



FLARED END SECTION
NOT TO SCALE

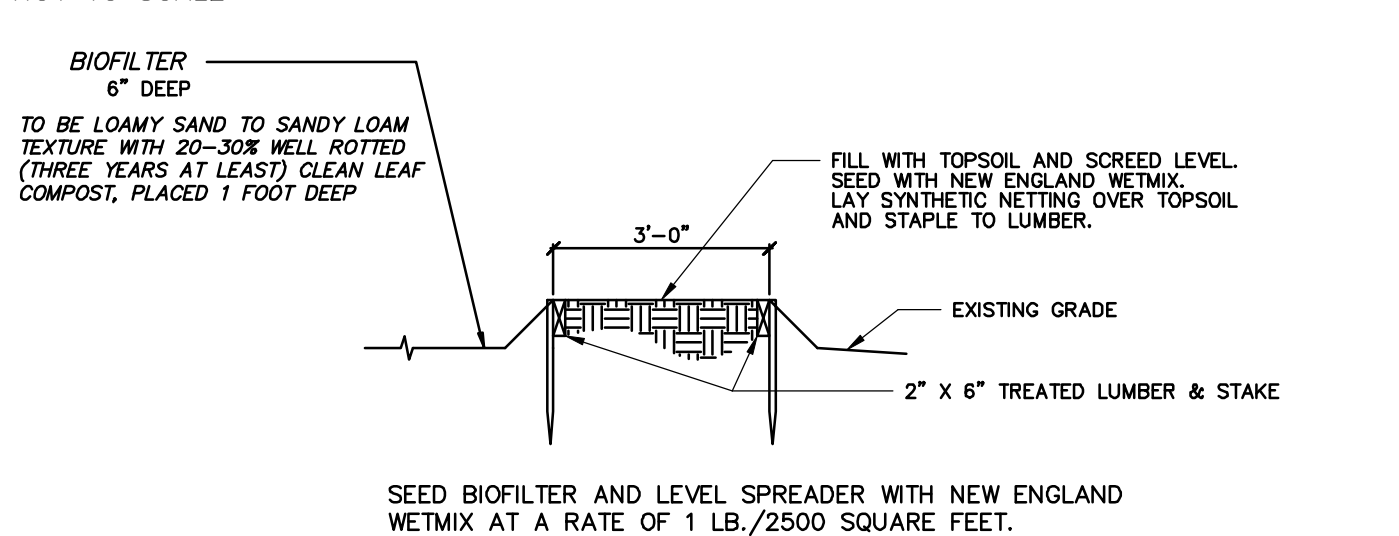


PART NO	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
1210-NP	300 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1210-NP	15"	6.5"	10"	6.5"	26"	29"
1210-NP	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	32"	38"
1810-NP	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	18"	6.5"	38"	45"
2410-NP	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
3012-NP	30"	10.5"	N/A	7.0"	53"	68"
3012-NP	750 mm	260 mm	N/A	178 mm	1345 mm	1725 mm
3612-NP	36"	10.5"	N/A	7.0"	53"	68"
3612-NP	900 mm	260 mm	N/A	178 mm	1345 mm	1725 mm

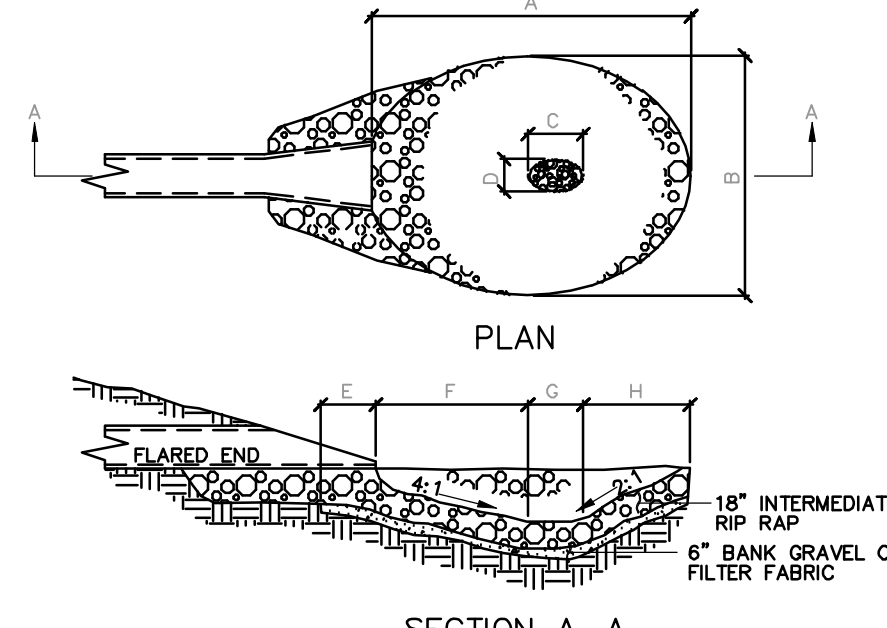
NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 18"-24" & 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: ALL DIMENSIONS ARE NOMINAL.

BIOFILTER AND LEVEL SPREADER DETAIL
NOT TO SCALE

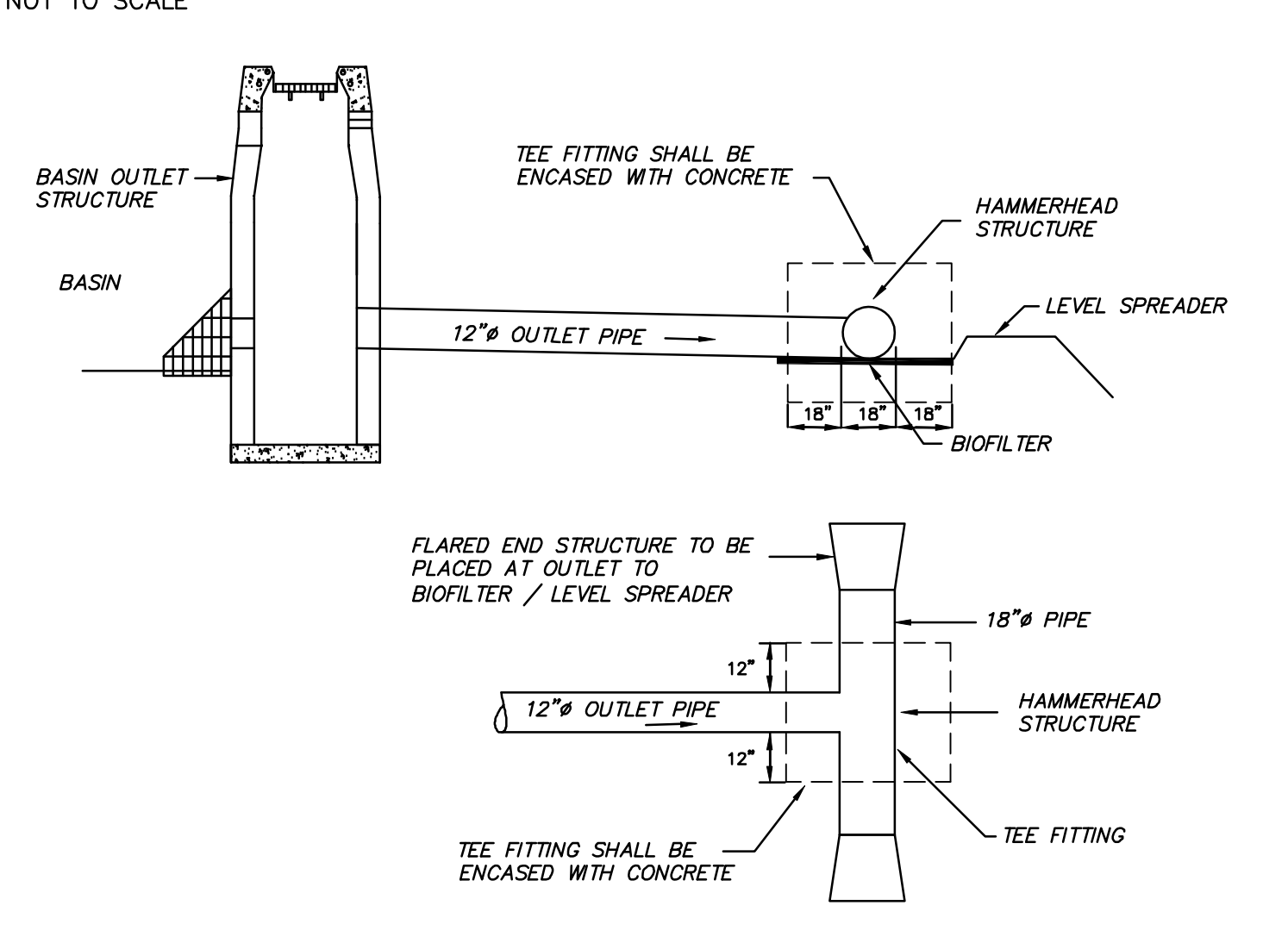


PLUNGE POOL DETAIL
NOT TO SCALE

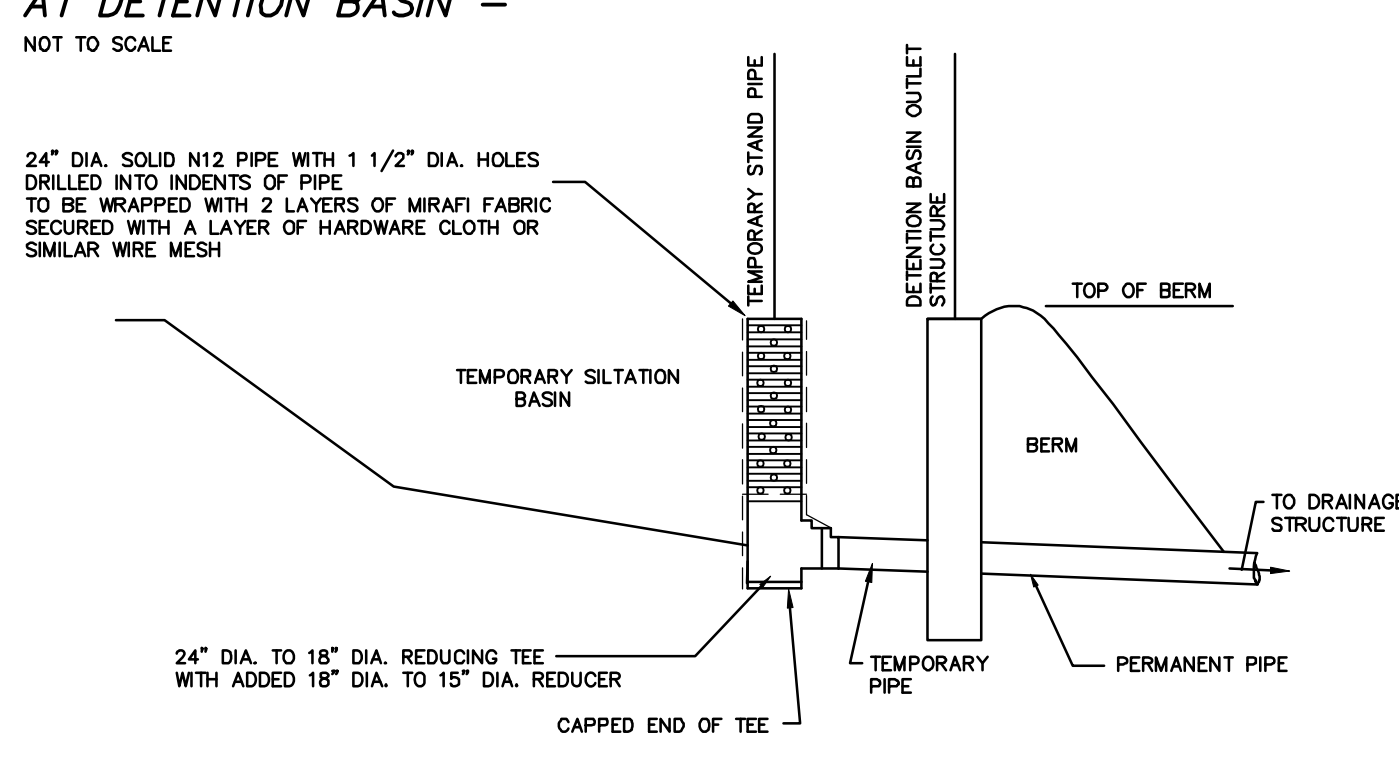


PIPE	A	B	C	D	E	F	G	H	WT. TONS
12"	10'	7'	1-1/2'	1'	1'	4-1/2'	1-1/2'	3'	6
15"	10'	7'	1-1/2'	1'	1'	4-1/2'	1-1/2'	3'	6
18"	12'	8'	2'	1'	1'	5'	2'	4'	8
21"	15'	9'	2-1/2'	1-1/2'	1'	7'	2-1/2'	4-1/2'	12
24"	17'	10'	2-1/2'	1-1/2'	1'	8'	2-1/2'	5-1/2'	15
30"	20'	13'	3'	2'	2'	9'	3'	6'	22
36"	24'	16'	3-1/2'	2'	2'	9-1/2'	3-1/2'	7'	33
4" ELIP.	17'	10'	2-1/2'	1-1/2'	1'	8'	2-1/2'	5-1/2'	15

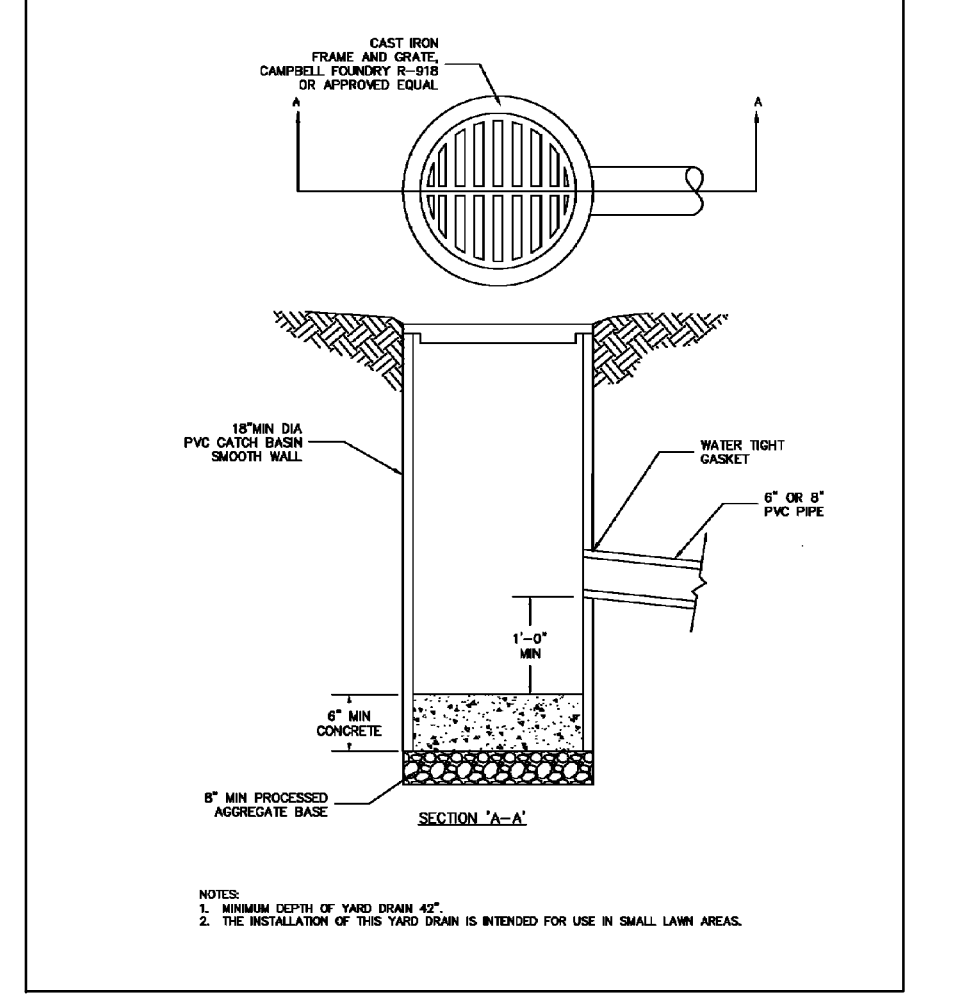
Basin Outlet and Hammerhead Structure
NOT TO SCALE



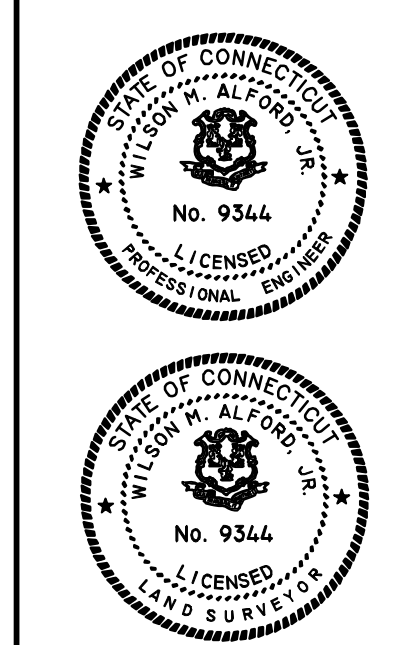
DETAIL OF TEMPORARY SILTATION BASIN OUTLET AT DETENTION BASIN
NOT TO SCALE



YARD DRAIN
NOT TO SCALE



NO.	DATE	REVISION
9-13-23		MISC. REVISIONS
8-15-23		REVISED TITLE BLOCK AND DETAILS
7-29-21		TOWN PLANNING AND ENGINEERING 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



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

DATE: NOVEMBER 11, 2020

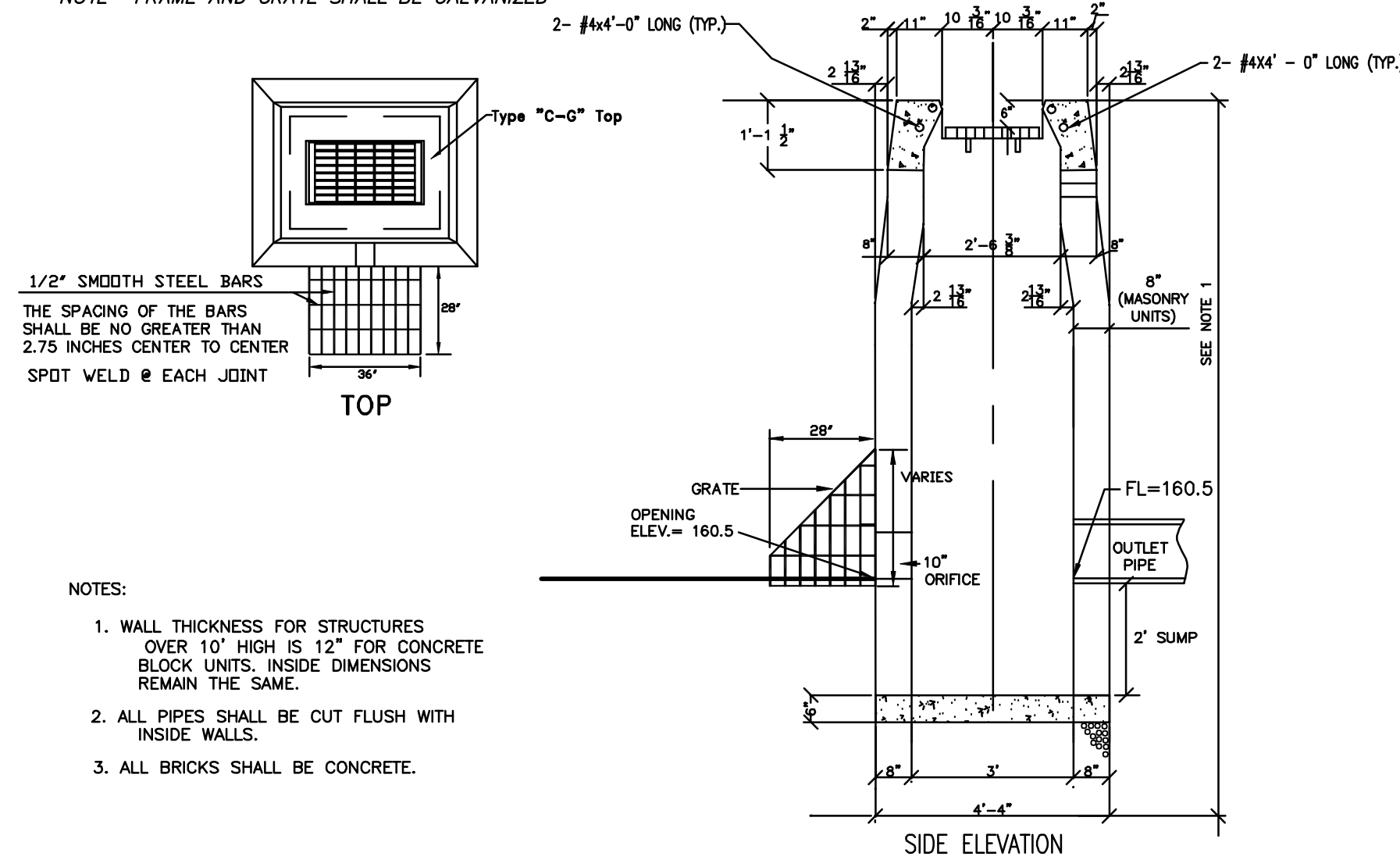
SCALE: 1 IN. = - FT.

MEADOW BROOK COMMONS
NOTES AND DETAILS
PREPARED FOR
DAKOTA PARTNERS
IMPROVEMENT LOCATION SURVEY
EAST GRANBY, CONNECTICUT
13 NICHOLSON ROAD

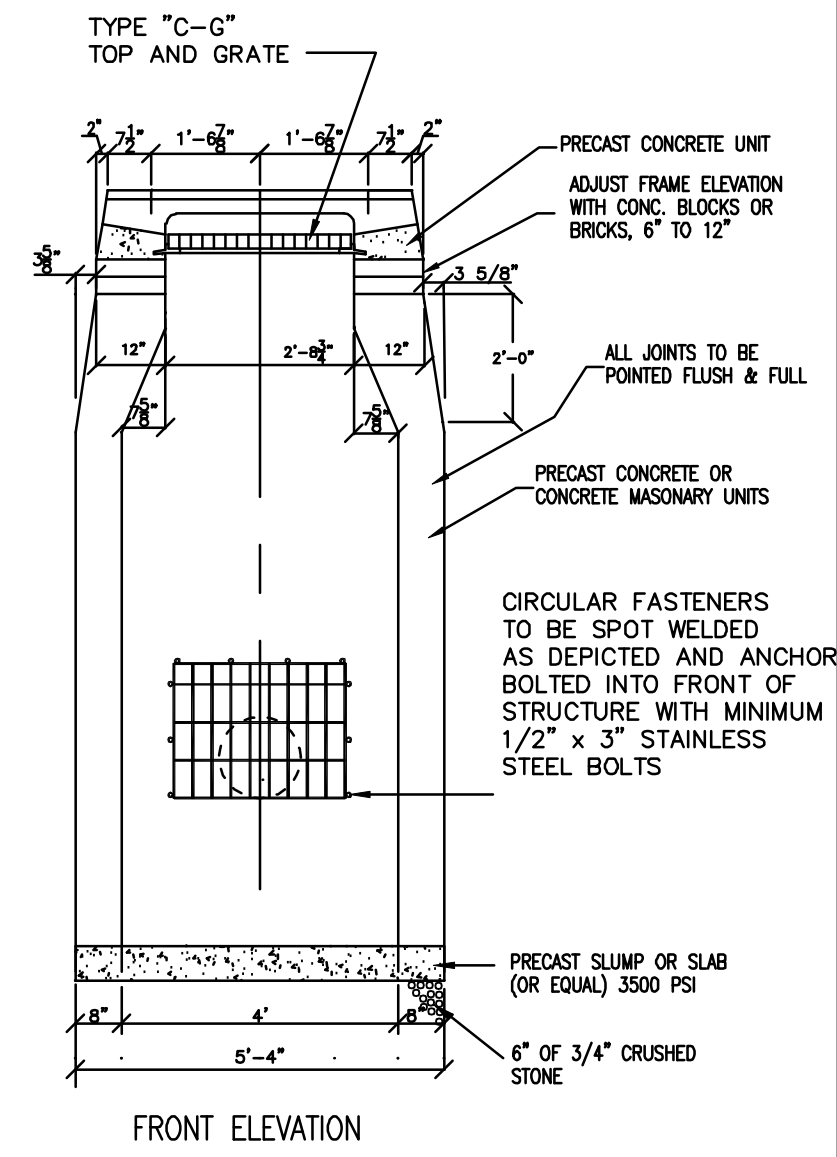
Sheet
NOTES 2

DETENTION BASIN OUTLET STRUCTURE #1

NOT TO SCALE
NOTE- FRAME AND GRATE SHALL BE GALVANIZED

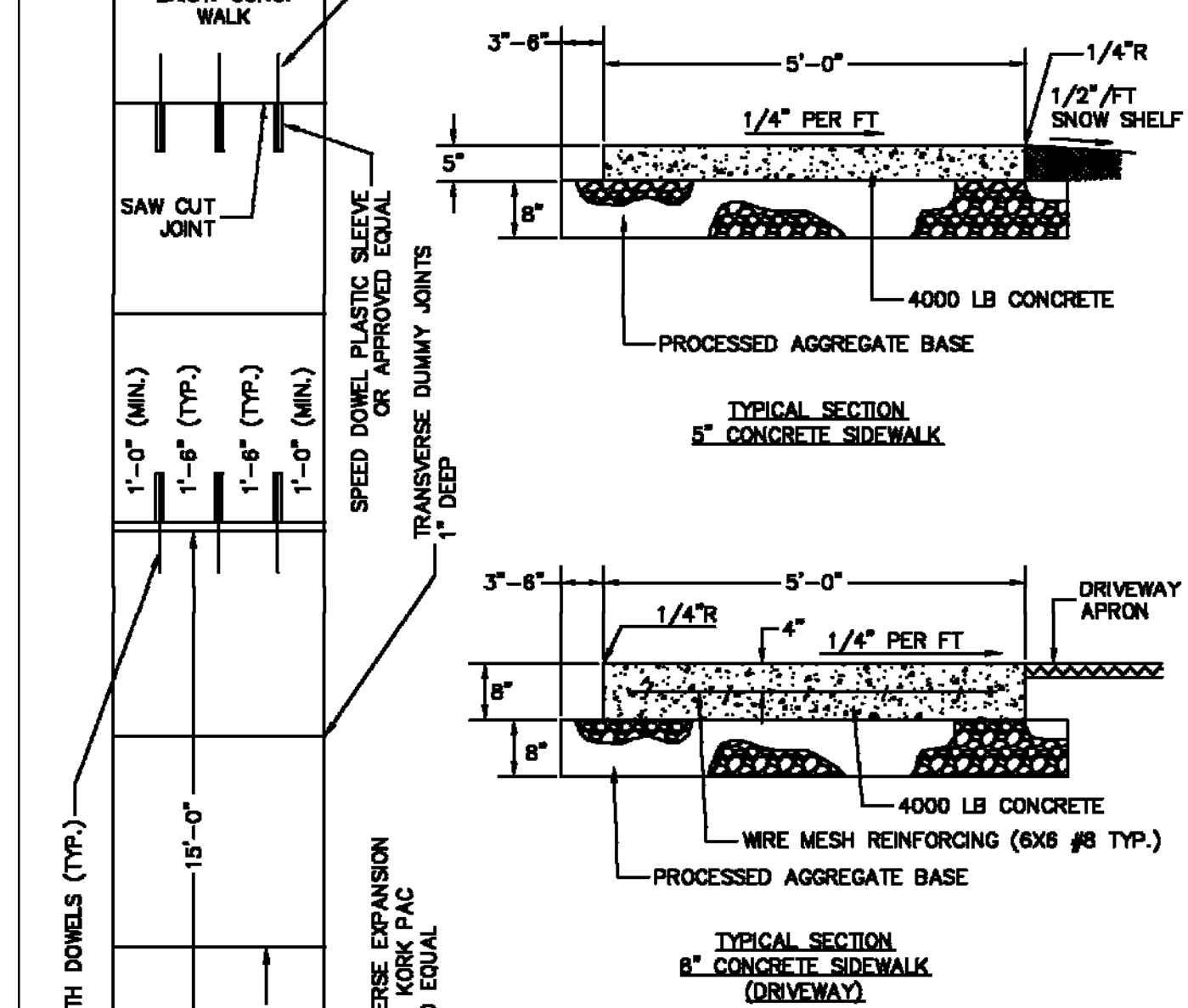


- NOTES:
1. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME.
 2. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
 3. ALL BRICKS SHALL BE CONCRETE.



CONCRETE WALK DETAIL

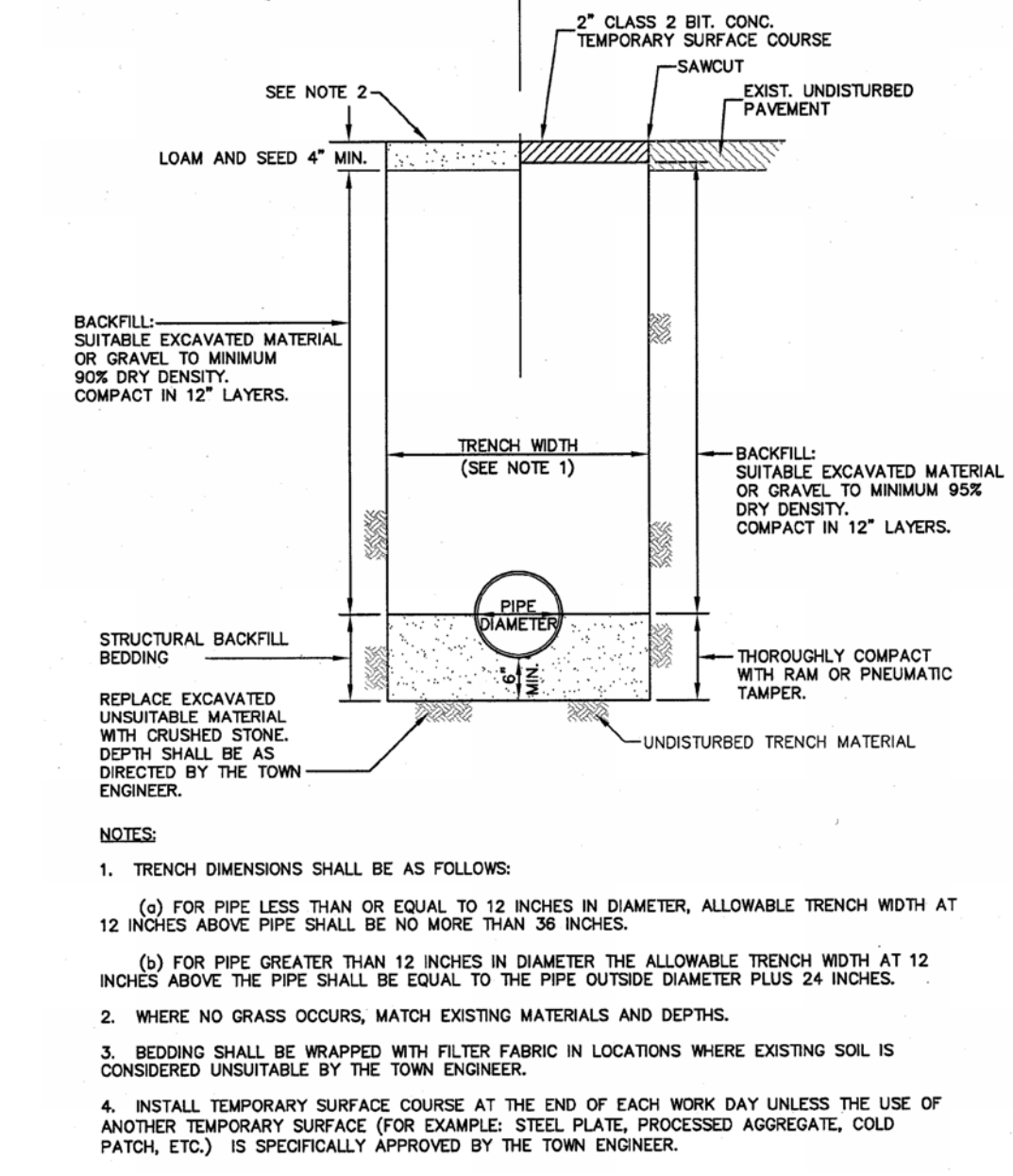
NOT TO SCALE



- NOTES:
1. 1"-0" (TYP.) DOWEL SPACING FOR 4' WIDE CONCRETE WALK.
 2. ALL TOOL MARKS TO BE TROWELED, FINISH CONCRETE WITH A FINE BROOM.

UTILITY TRENCH TYPICAL CROSS-SECTION

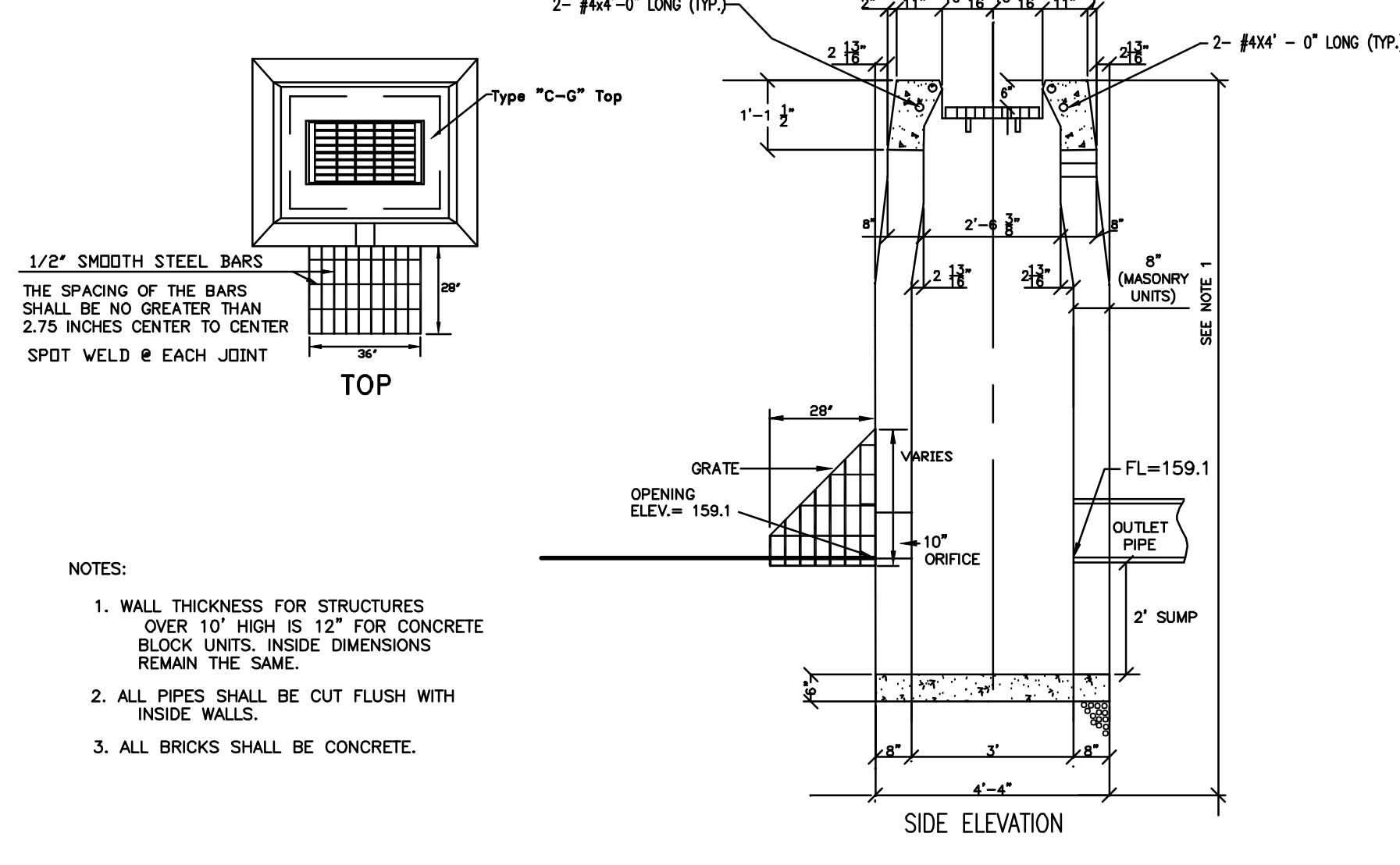
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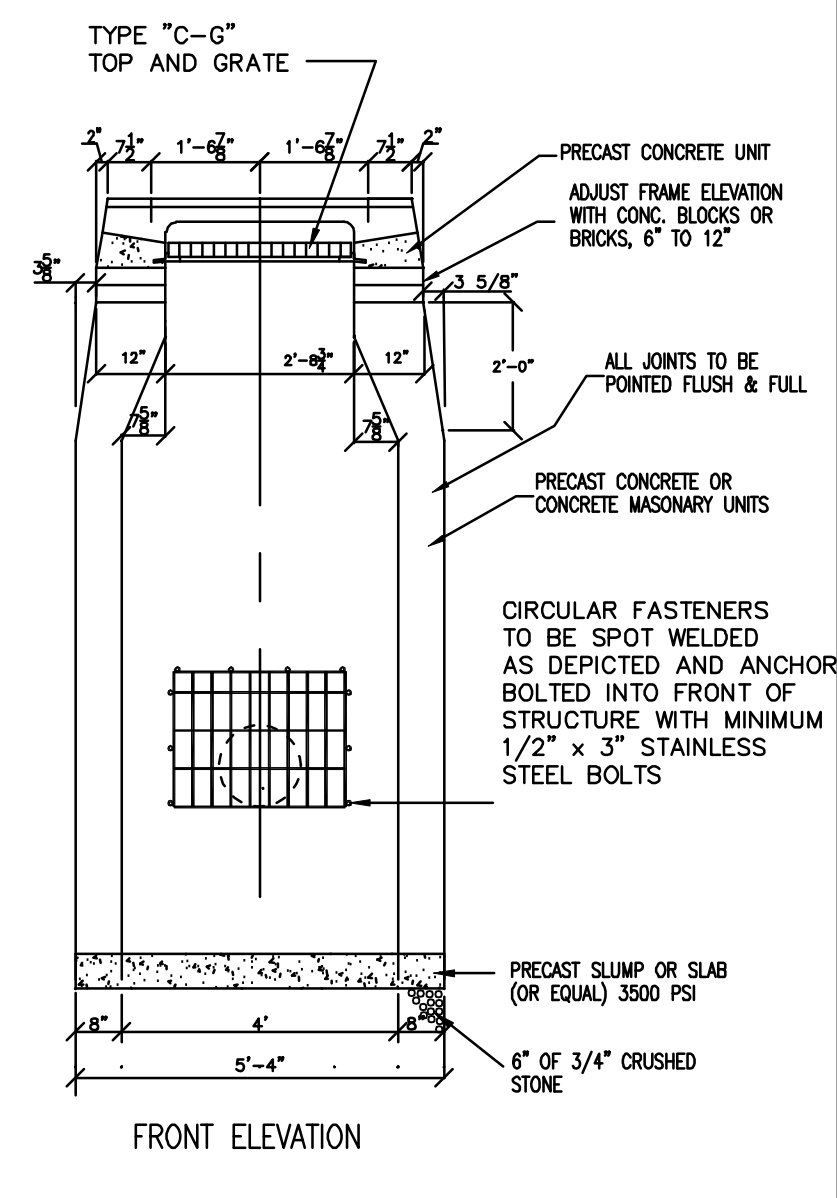
- NOTES:
1. TRENCH DIMENSIONS SHALL BE AS FOLLOWS:
(a) FOR PIPE LESS THAN OR EQUAL TO 12 INCHES IN DIAMETER, ALLOWABLE TRENCH WIDTH AT 12 INCHES ABOVE PIPE SHALL BE NO MORE THAN 36 INCHES.
(b) FOR PIPE GREATER THAN 12 INCHES IN DIAMETER THE ALLOWABLE TRENCH WIDTH AT 12 INCHES ABOVE THE PIPE SHALL BE EQUAL TO THE PIPE OUTSIDE DIAMETER PLUS 24 INCHES.
 2. WHERE NO GRASS OCCURS, MATCH EXISTING MATERIALS AND DEPTHS.
 3. BEDDING SHALL BE WRAPPED WITH FILTER FABRIC IN LOCATIONS WHERE EXISTING SOIL IS CONSIDERED UNSUITABLE BY THE TOWN ENGINEER.
 4. INSTALL TEMPORARY SURFACE COURSE AT THE END OF EACH WORK DAY UNLESS THE USE OF ANOTHER TEMPORARY SURFACE (FOR EXAMPLE, STEEL PLATE, PROCESSED AGGREGATE, COLD PATCH, ETC.) IS SPECIFICALLY APPROVED BY THE TOWN ENGINEER.

DETENTION BASIN OUTLET STRUCTURE #2

NOT TO SCALE
NOTE- FRAME AND GRATE SHALL BE GALVANIZED

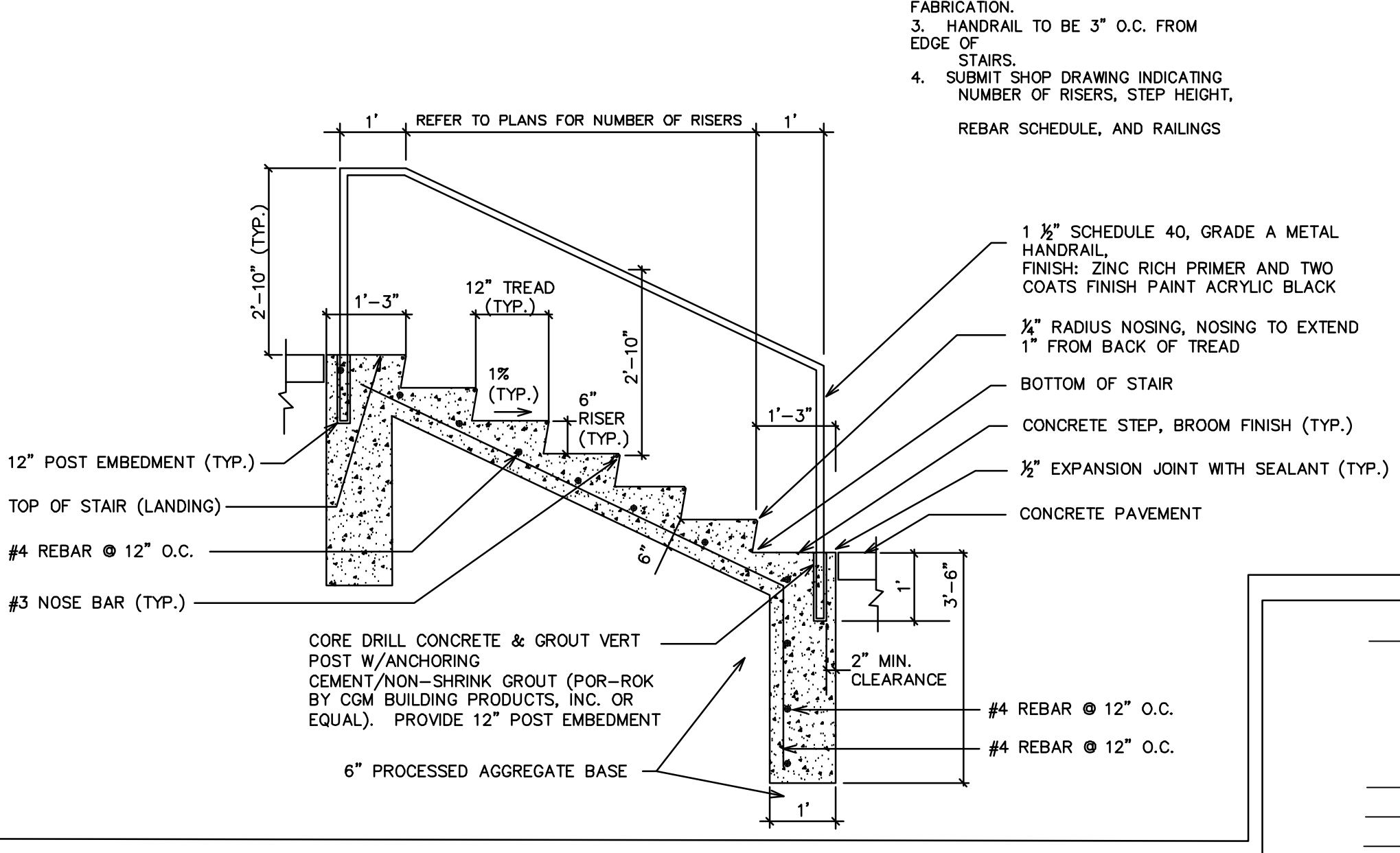


- NOTES:
1. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME.
 2. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
 3. ALL BRICKS SHALL BE CONCRETE.



CONCRETE STAIRS AND HANDRAIL

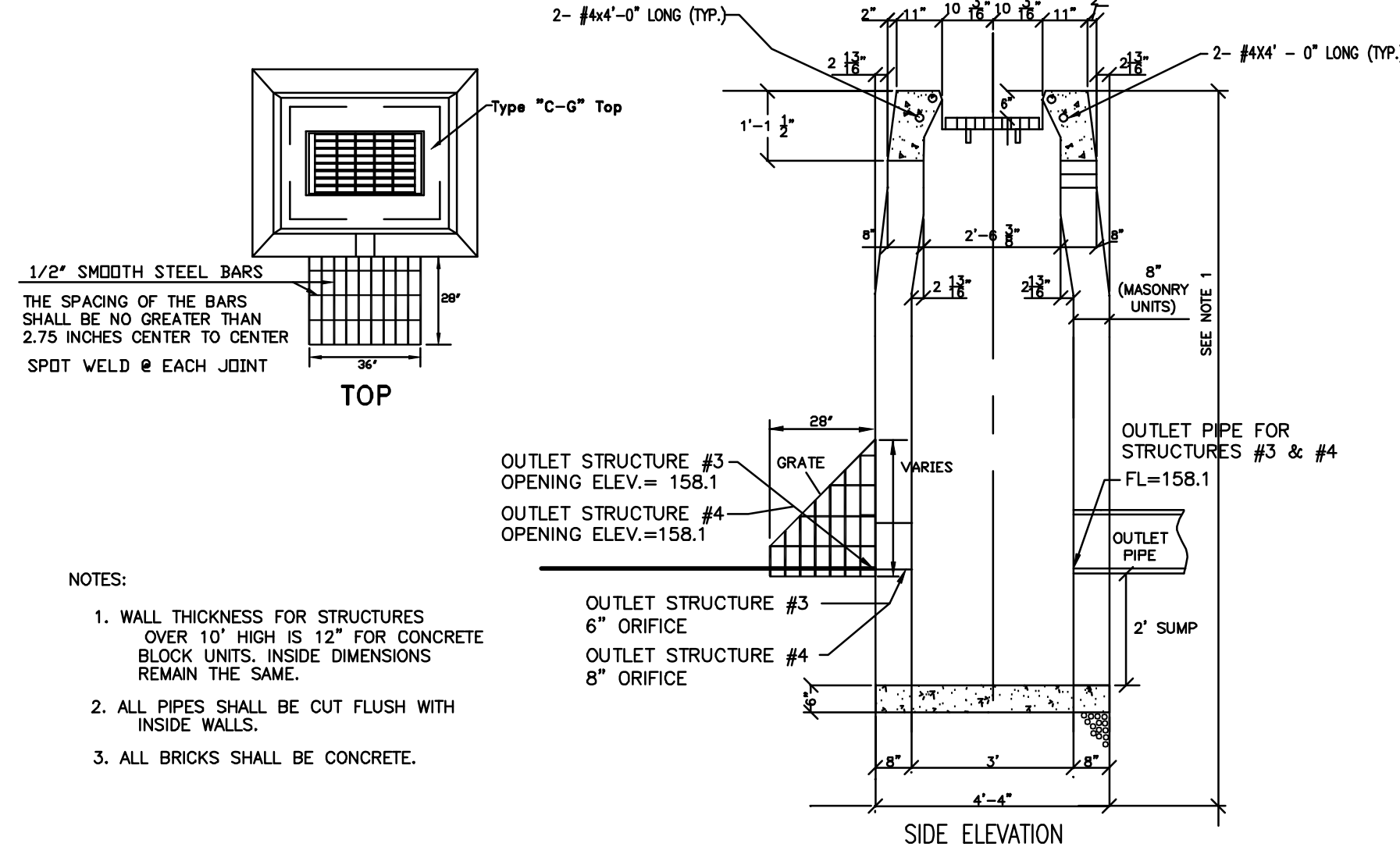
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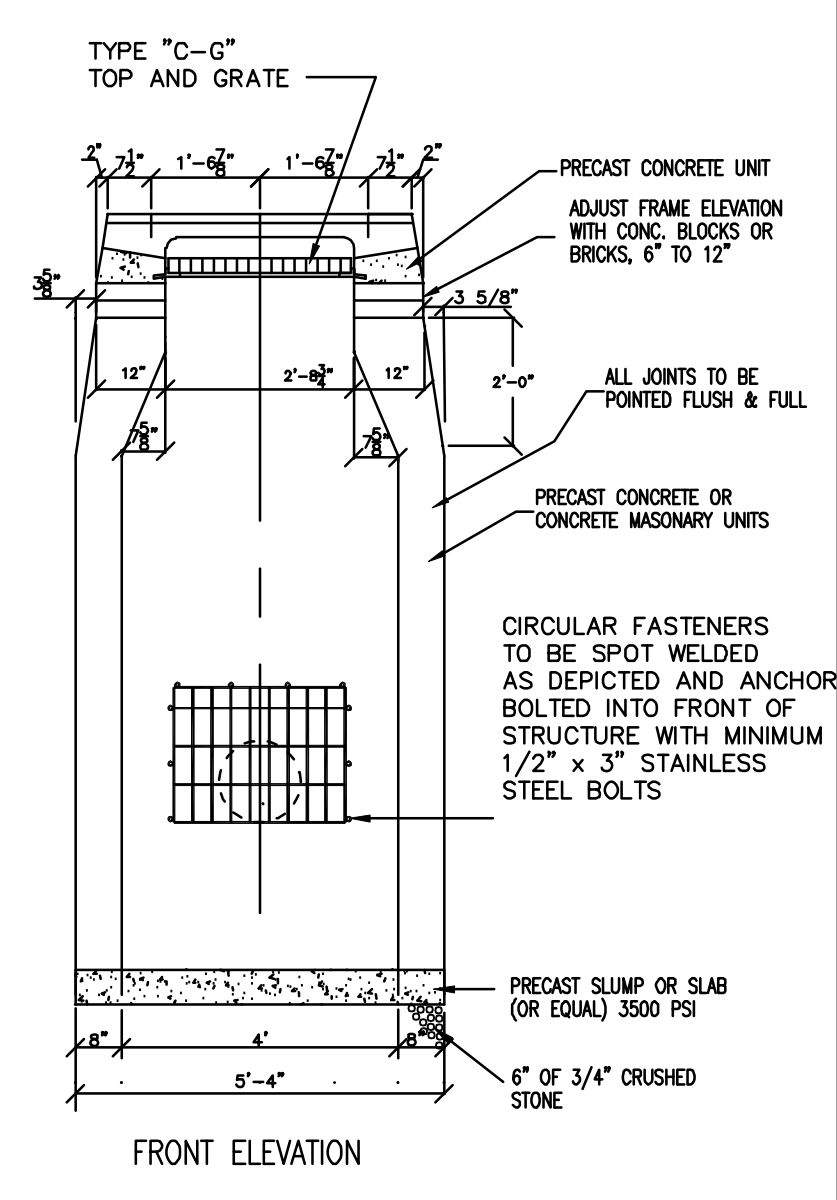
- NOTES:
1. WELD AND GRIND ALL JOINTS SMOOTH.
 2. CONTRACTOR TO SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO FABRICATION.
 3. HANDRAIL TO BE 3" O.C. FROM EDGE OF STAIRS.
 4. SUBMIT SHOP DRAWING INDICATING NUMBER OF RISERS, STEP HEIGHT, REBAR SCHEDULE, AND RAILINGS.

DETENTION BASIN OUTLET STRUCTURES #3 AND #4

NOT TO SCALE
NOTE- FRAME AND GRATE SHALL BE GALVANIZED

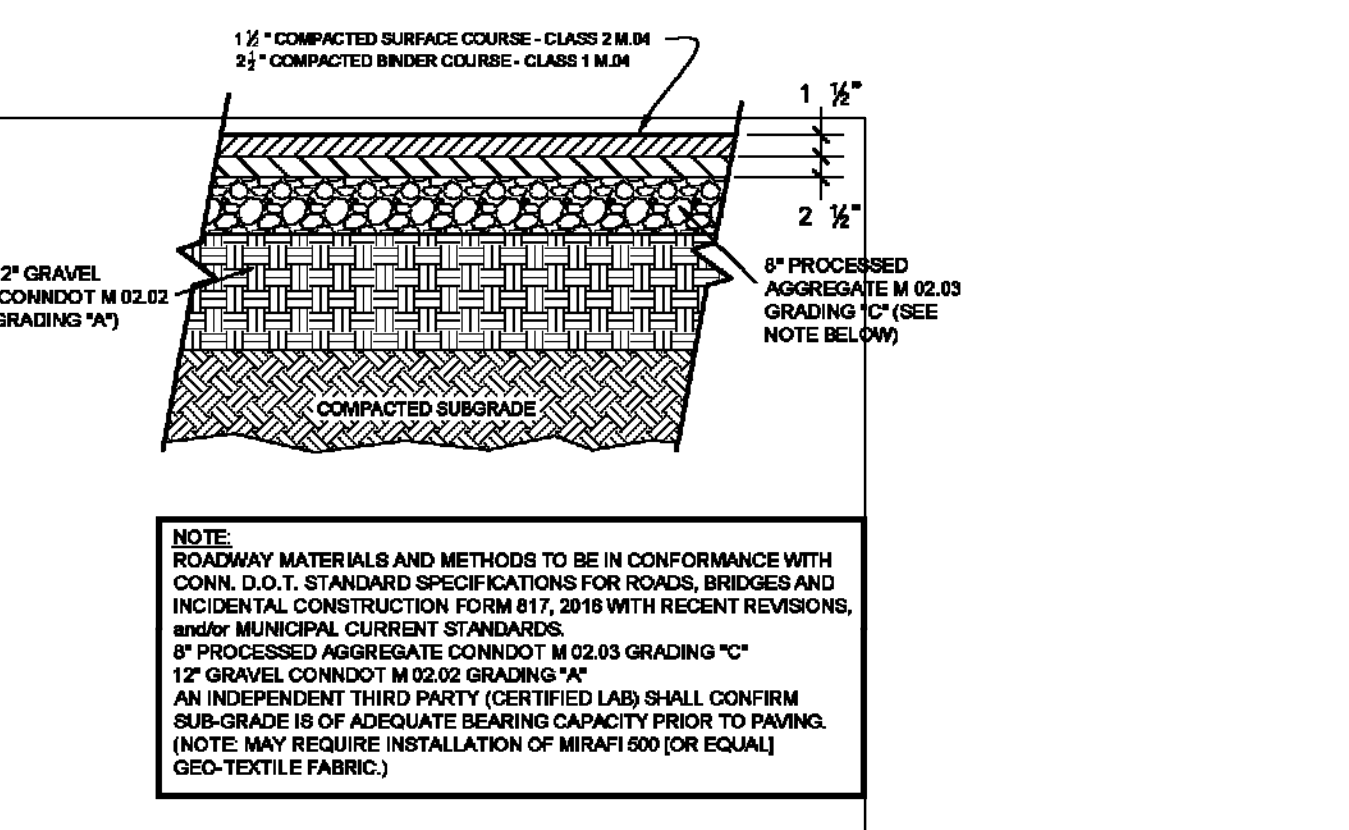
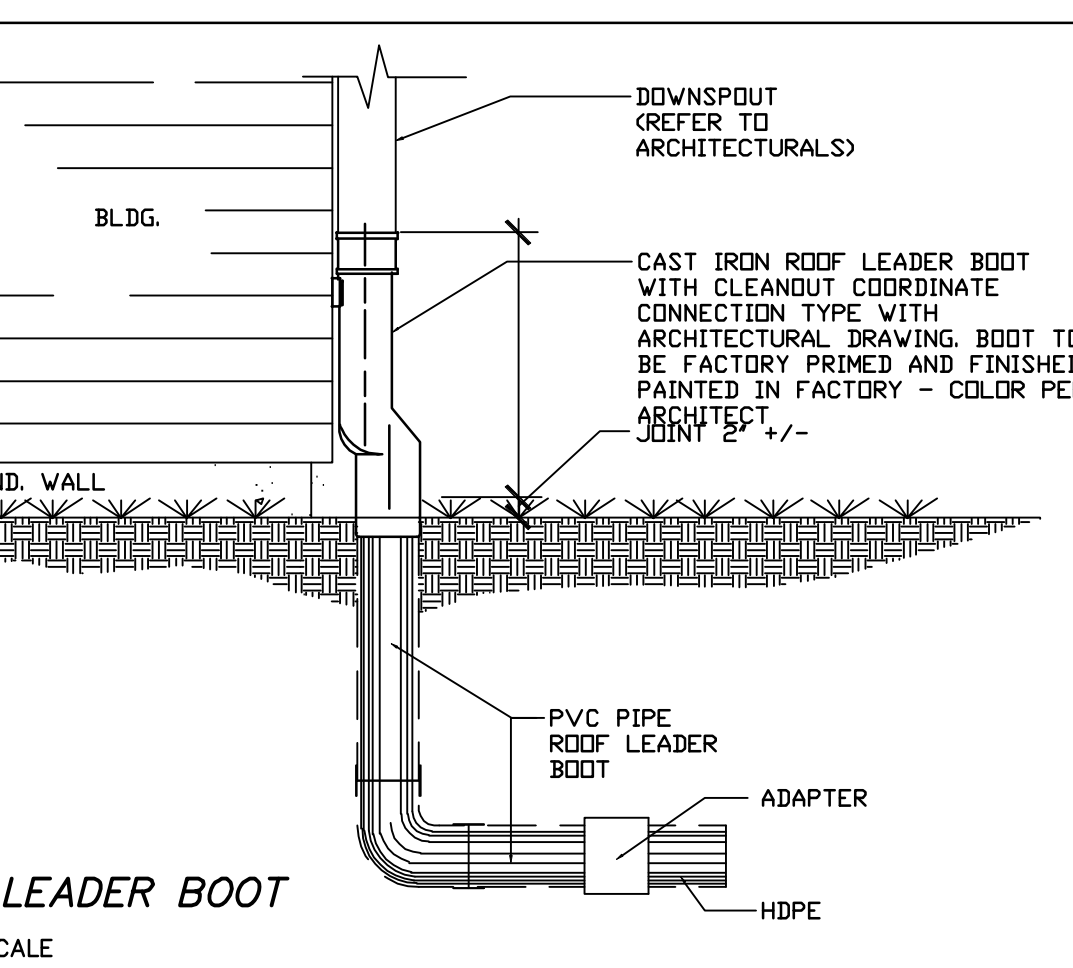
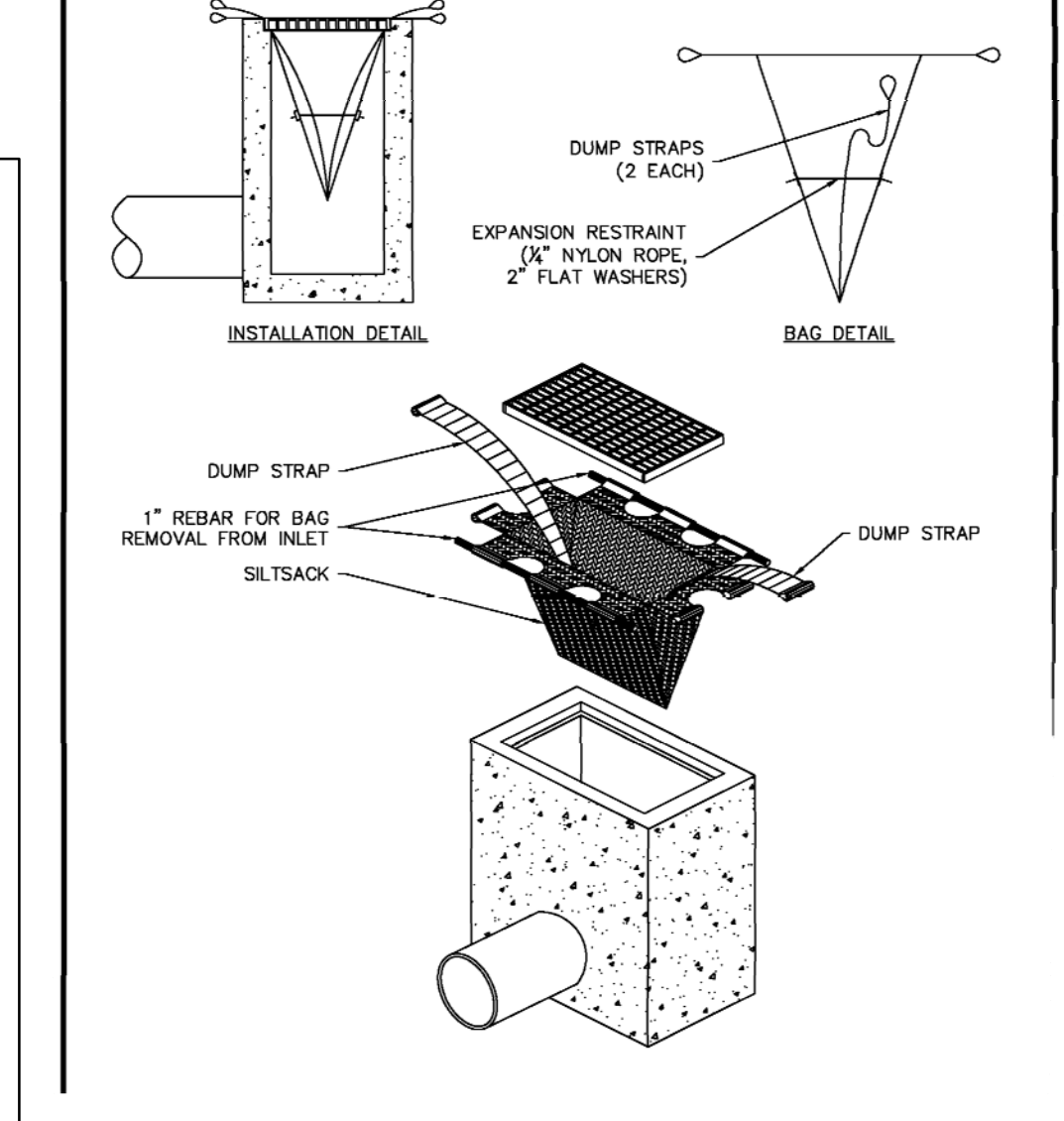


- NOTES:
1. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME.
 2. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
 3. ALL BRICKS SHALL BE CONCRETE.



SILTSACK AT CATCHBASIN

NOT TO SCALE



- NOTE: ROADWAY MATERIALS AND METHODS TO BE IN CONFORMANCE WITH CONN. D.O.T. STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM #11, 2018 WITH RECENT REVISIONS, and/or MUNICIPAL CURRENT STANDARDS.
- 8" PROCESSED AGGREGATE CONDOT M 02.03 GRADING "C"
12" GRAVEL CONDOT M 02.02 GRADING "A"
AN INDEPENDENT THIRD PARTY CERTIFIED LAB SHALL CONFIRM SUB-GRADE IS OF ADEQUATE BEARING CAPACITY PRIOR TO PAVING. (NOTE: MAY REQUIRE INSTALLATION OF MIRAFLOO (OR EQUIV.) GEO-TEXTILE FABRIC.)

**TOWN OF EAST GRANBY
4" BITUMINOUS PAVEMENT DETAIL**

SCALE: N.T.S.

NO.	DATE	REVISION
1	7-29-21	TOWN PLANNING AND ENGINEERING COMMENTS
2	8-15-23	REVISED TITLE BLOCK AND DETAILS
3	9-13-23	MISC. REVISIONS



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

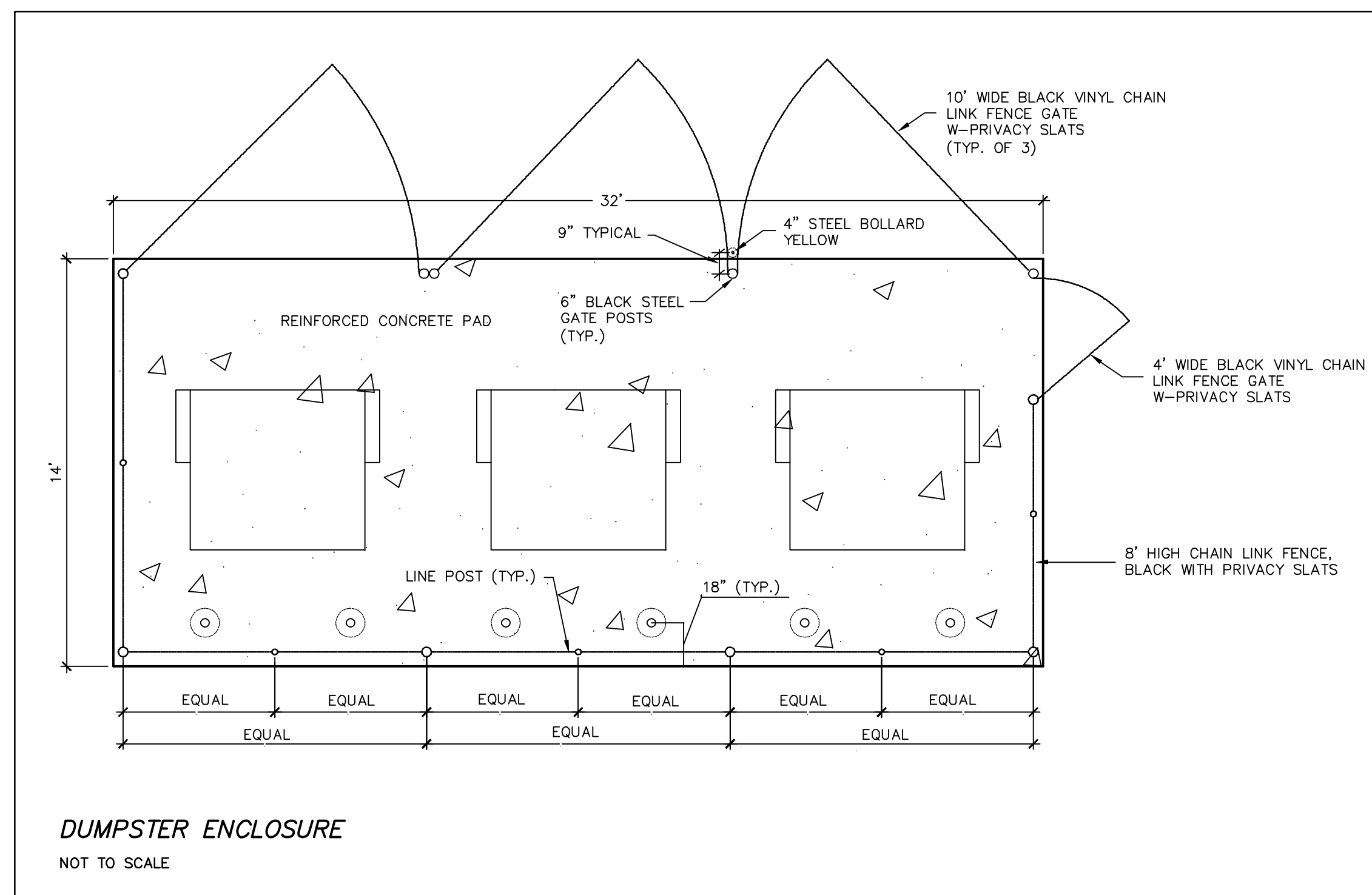
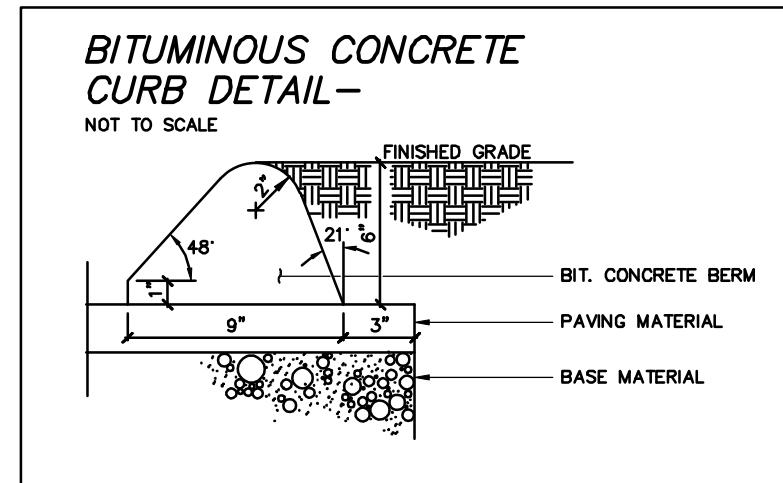
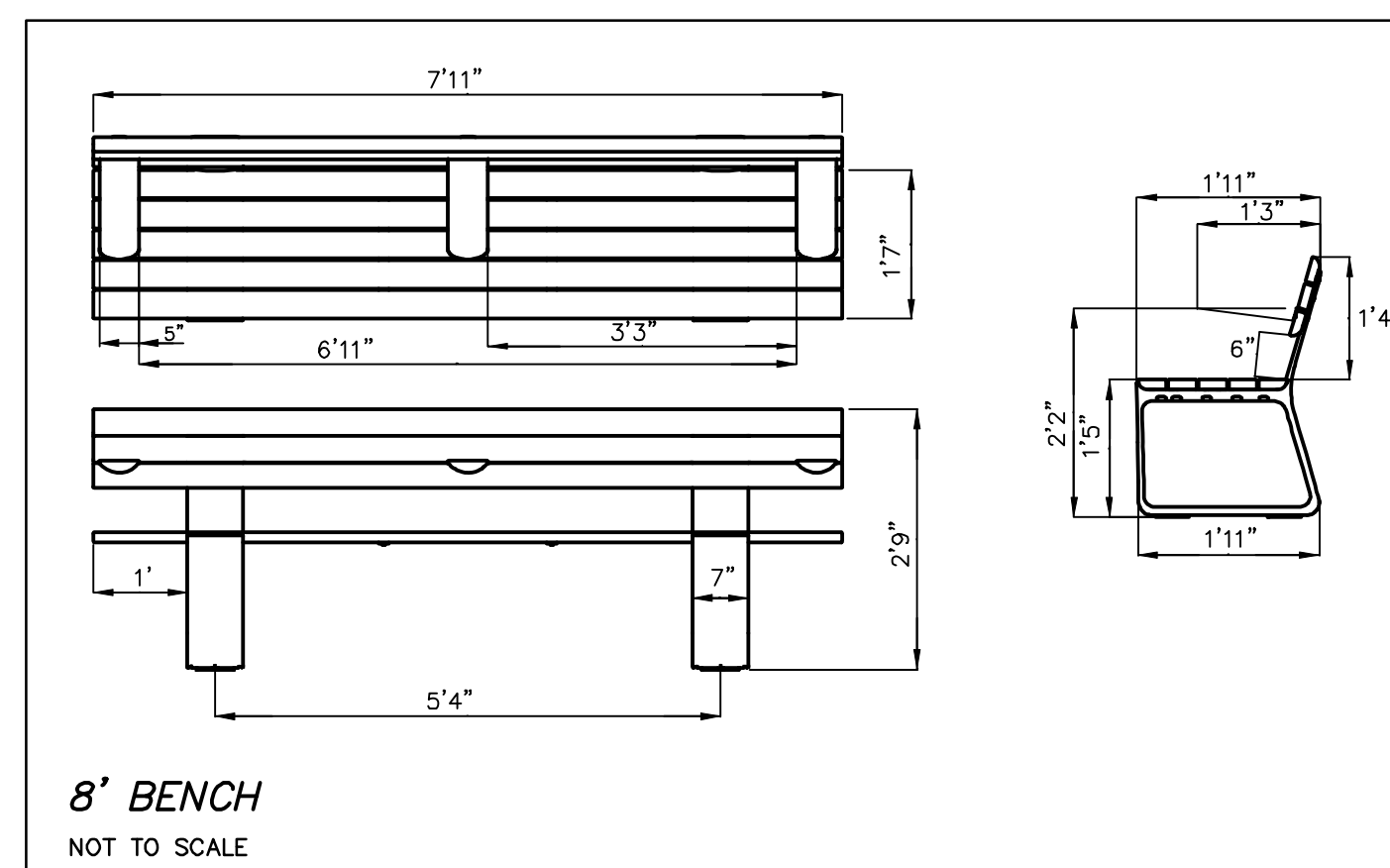
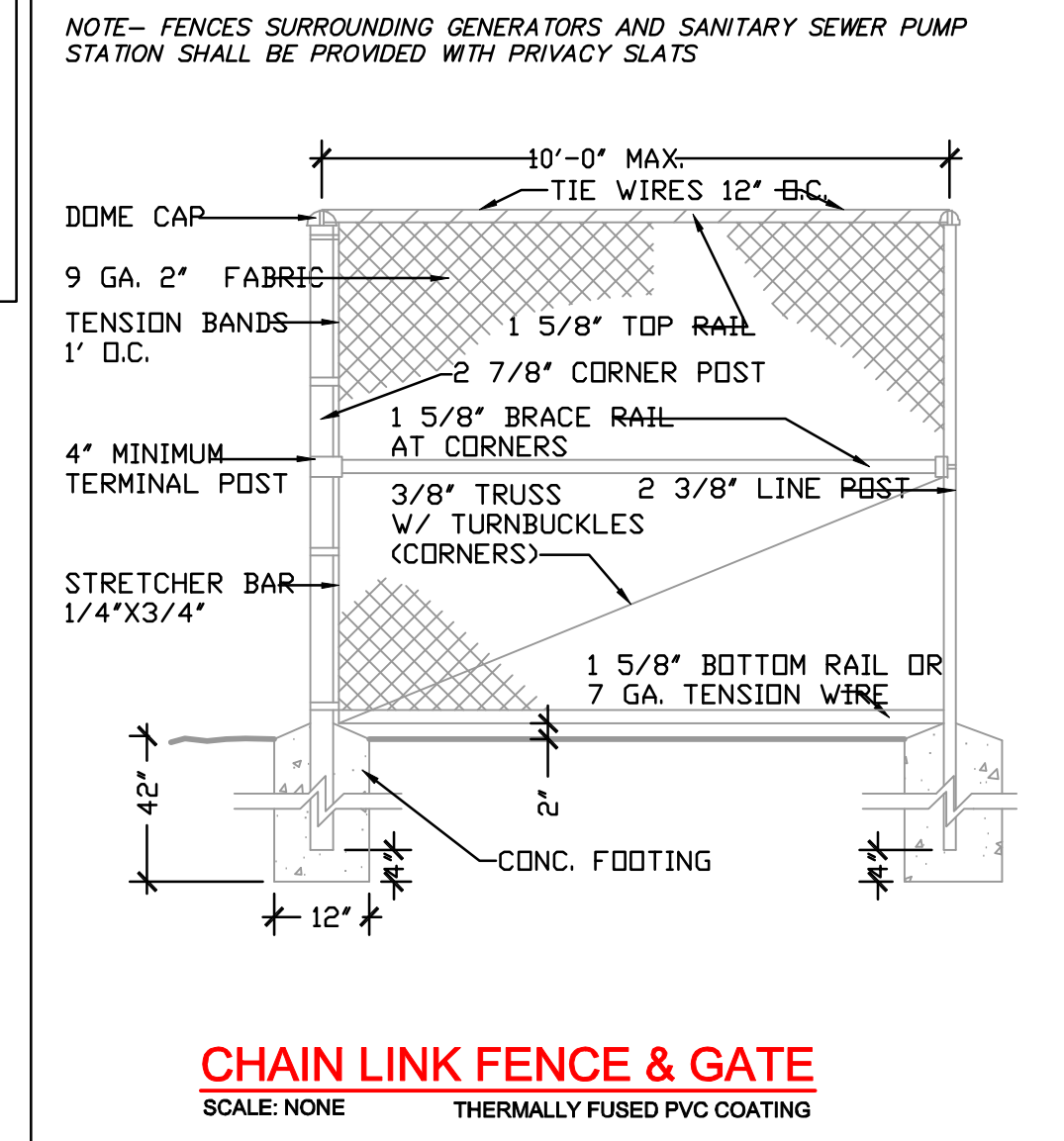
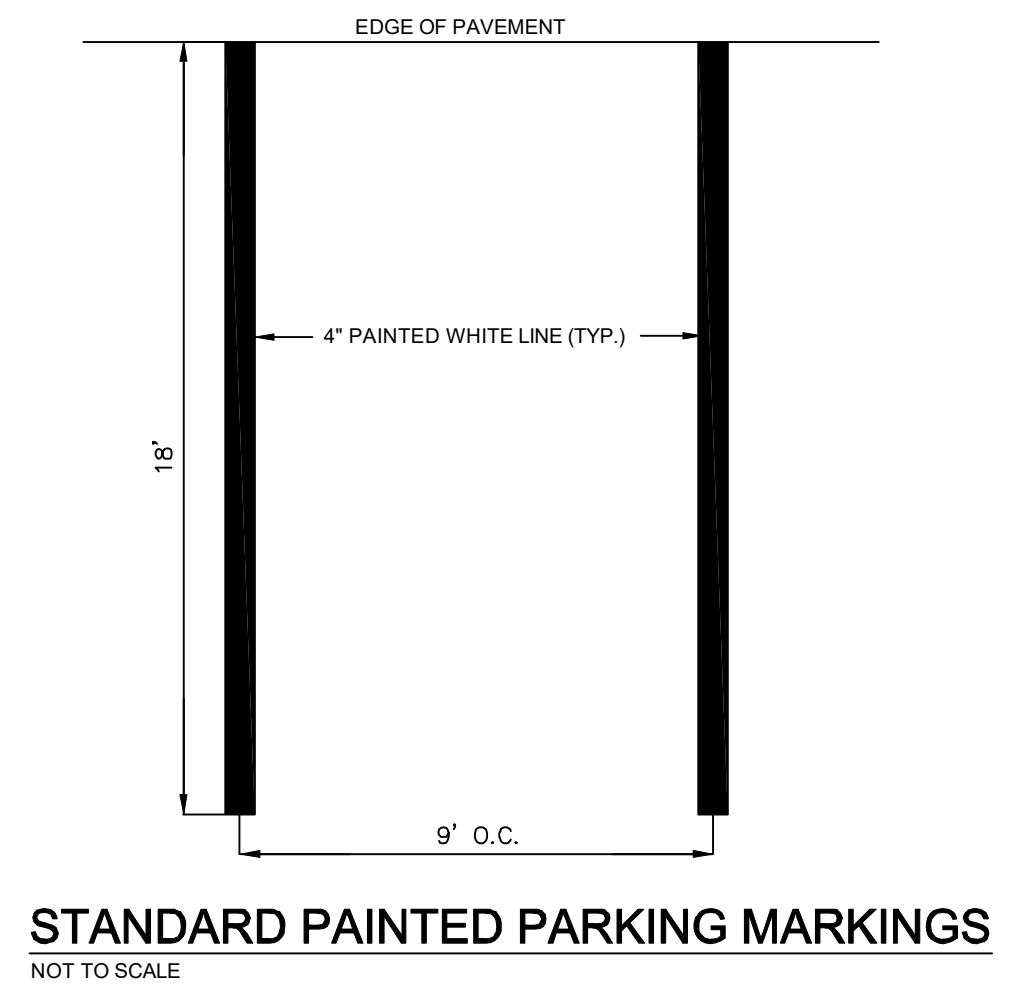
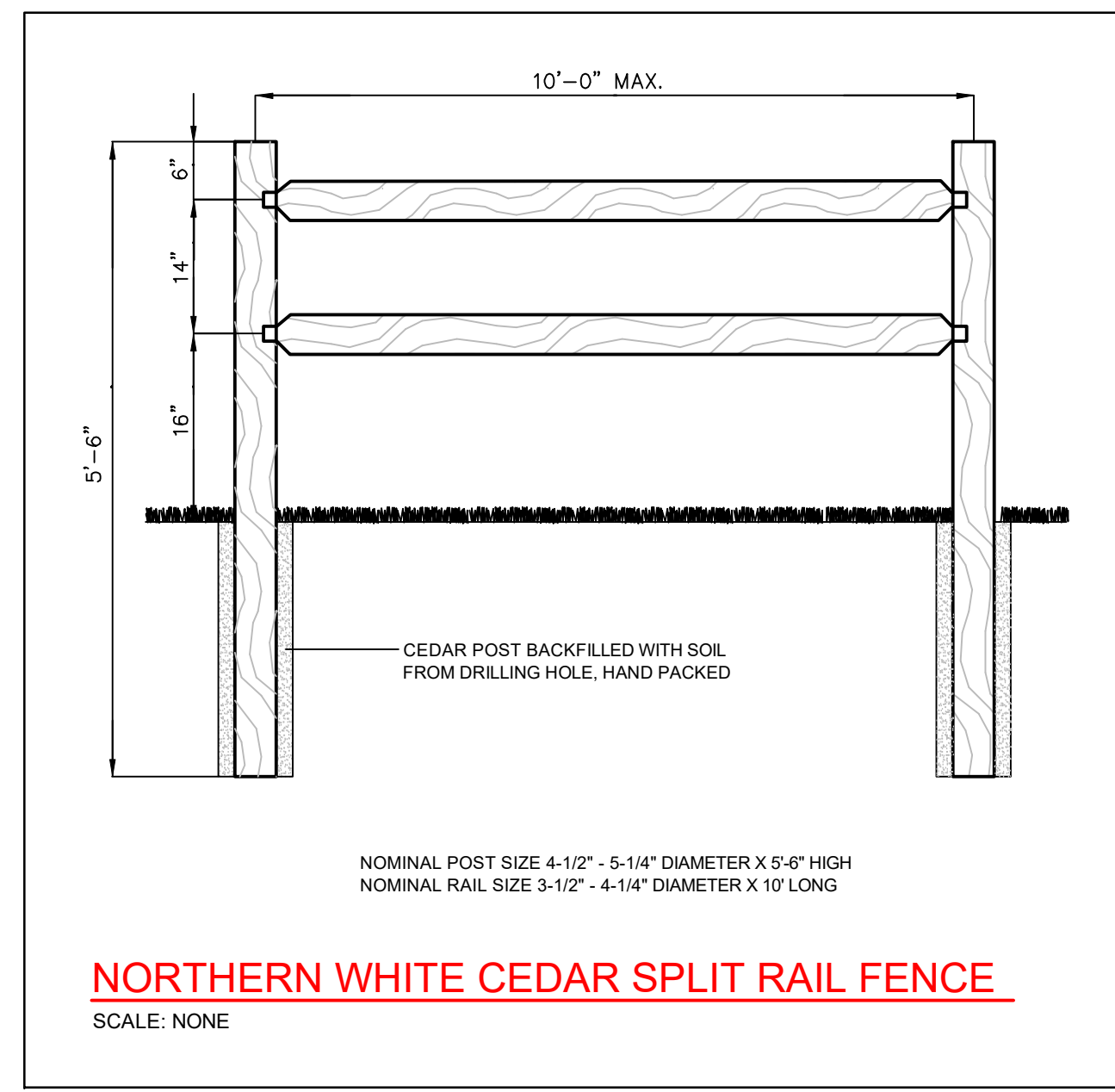
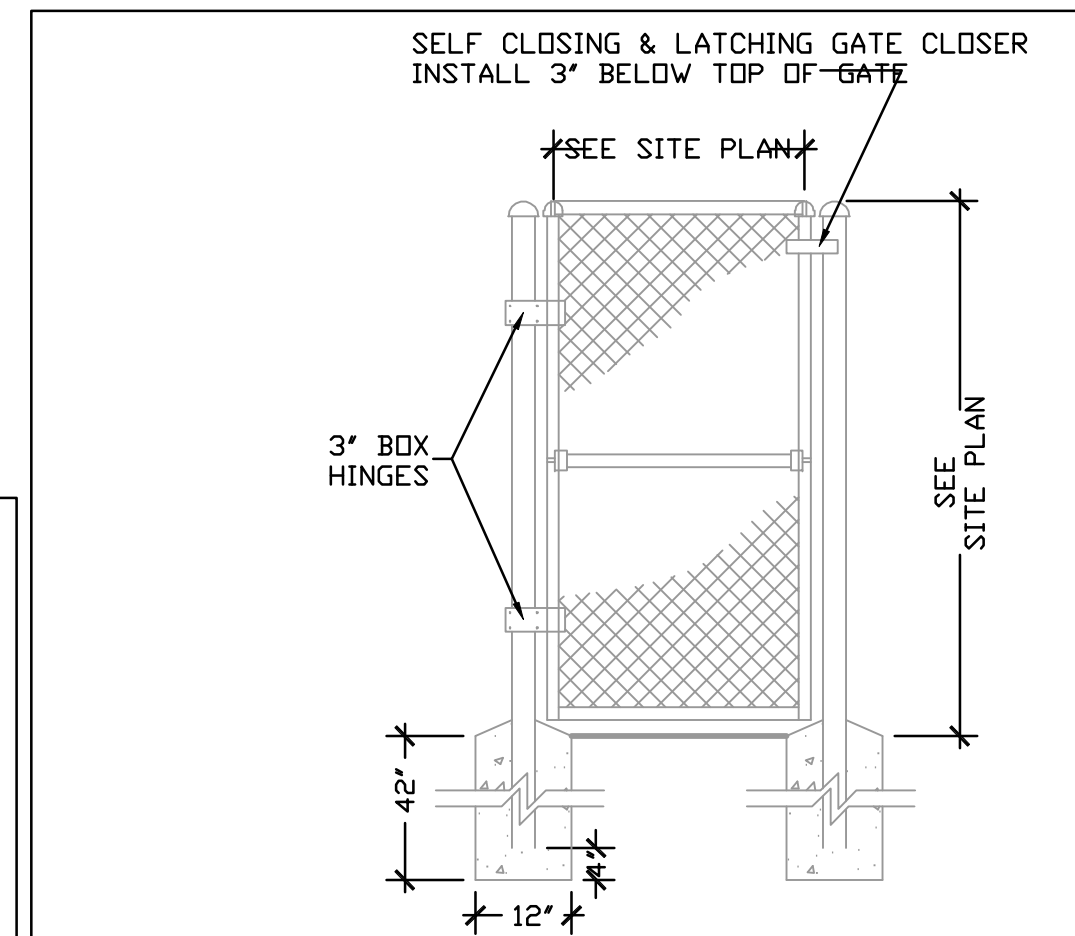
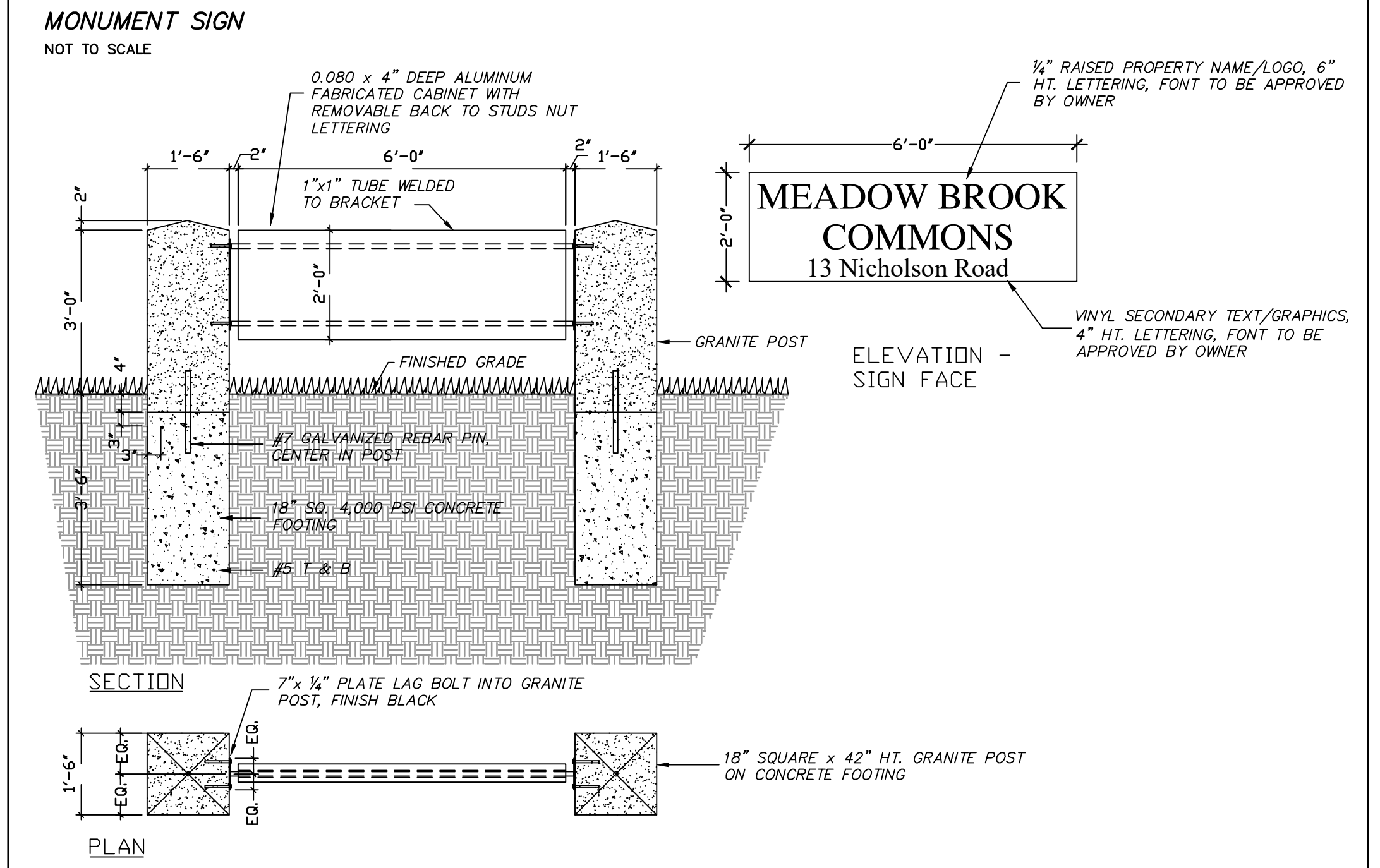
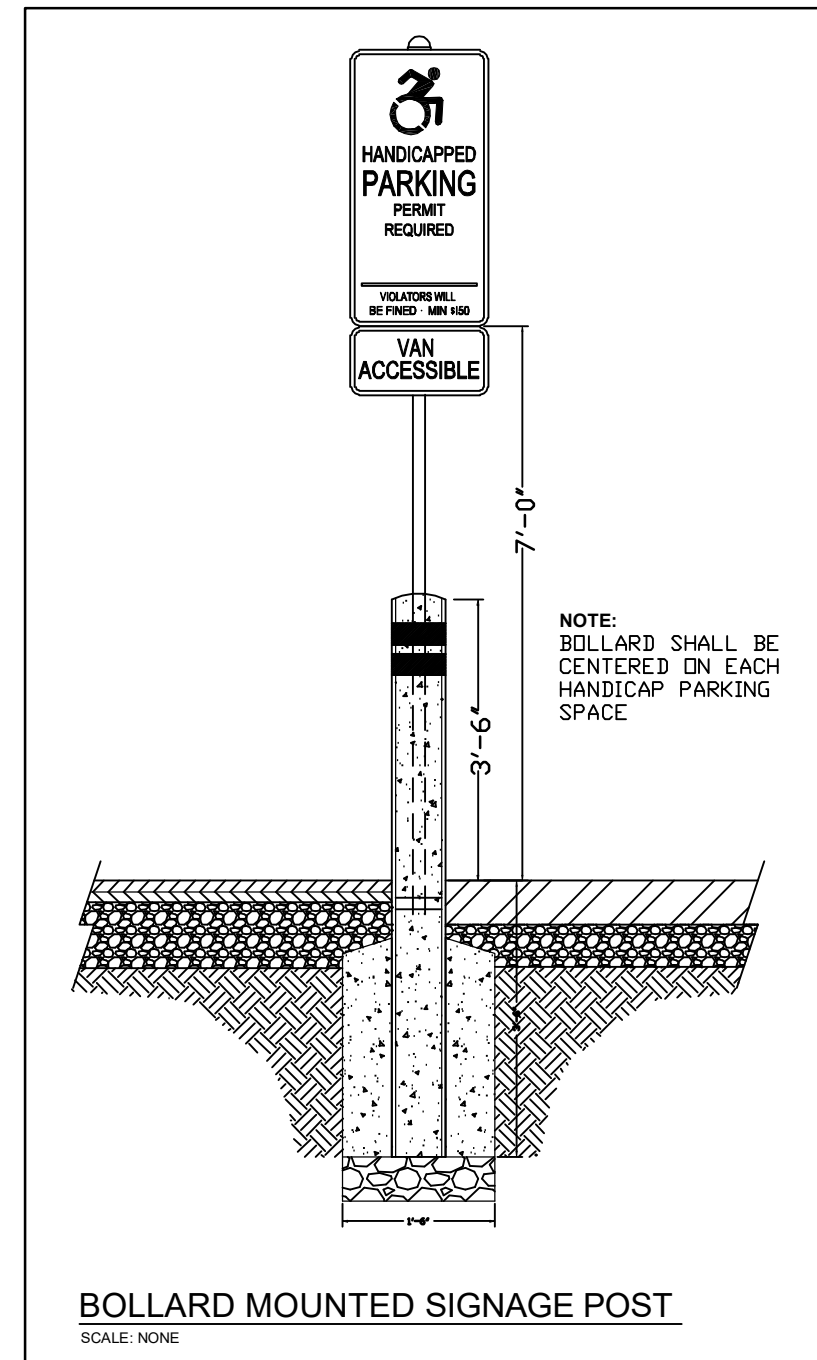
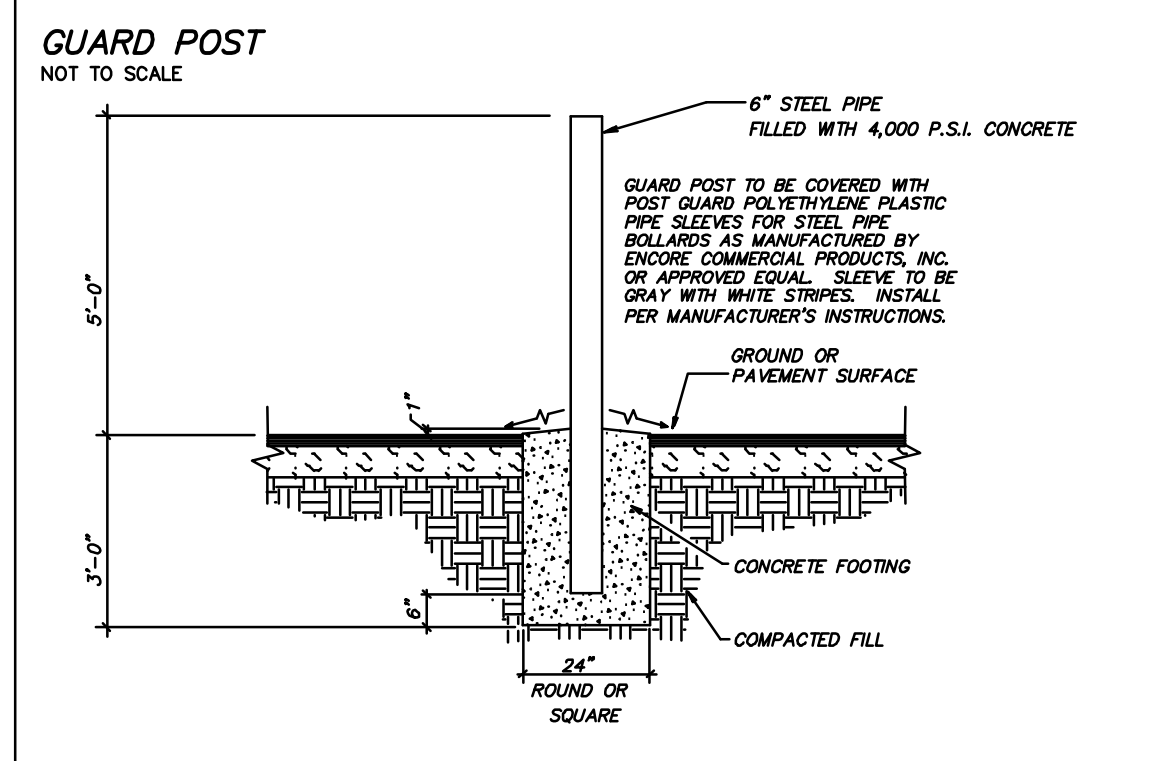
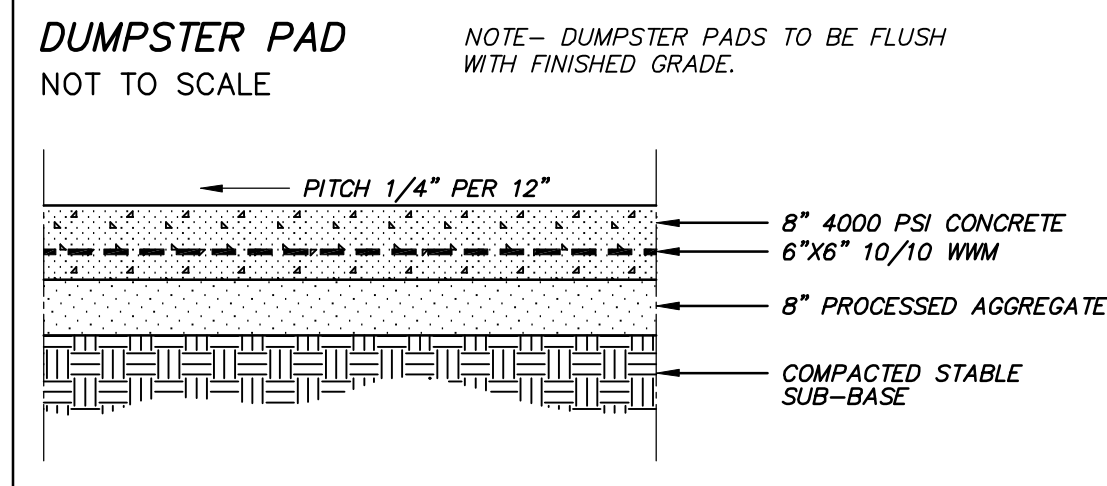
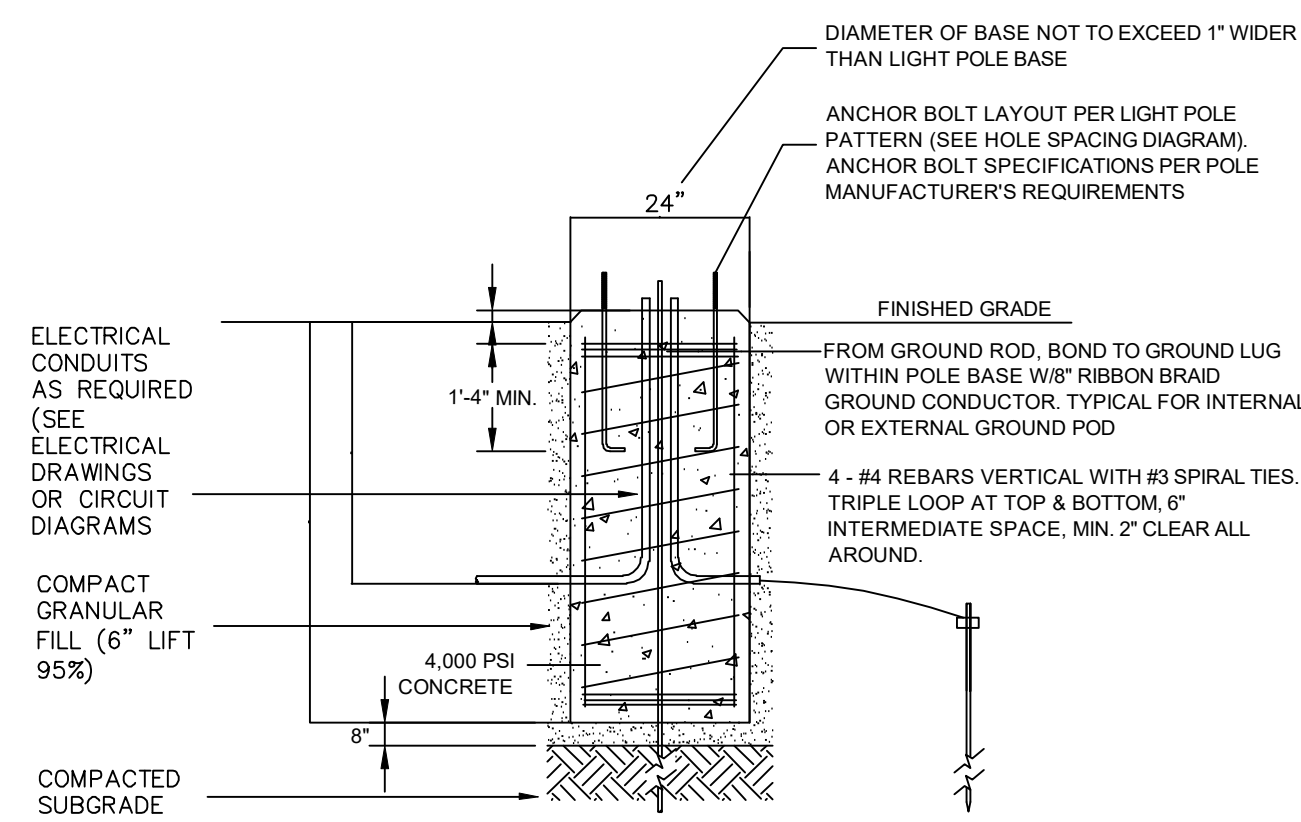
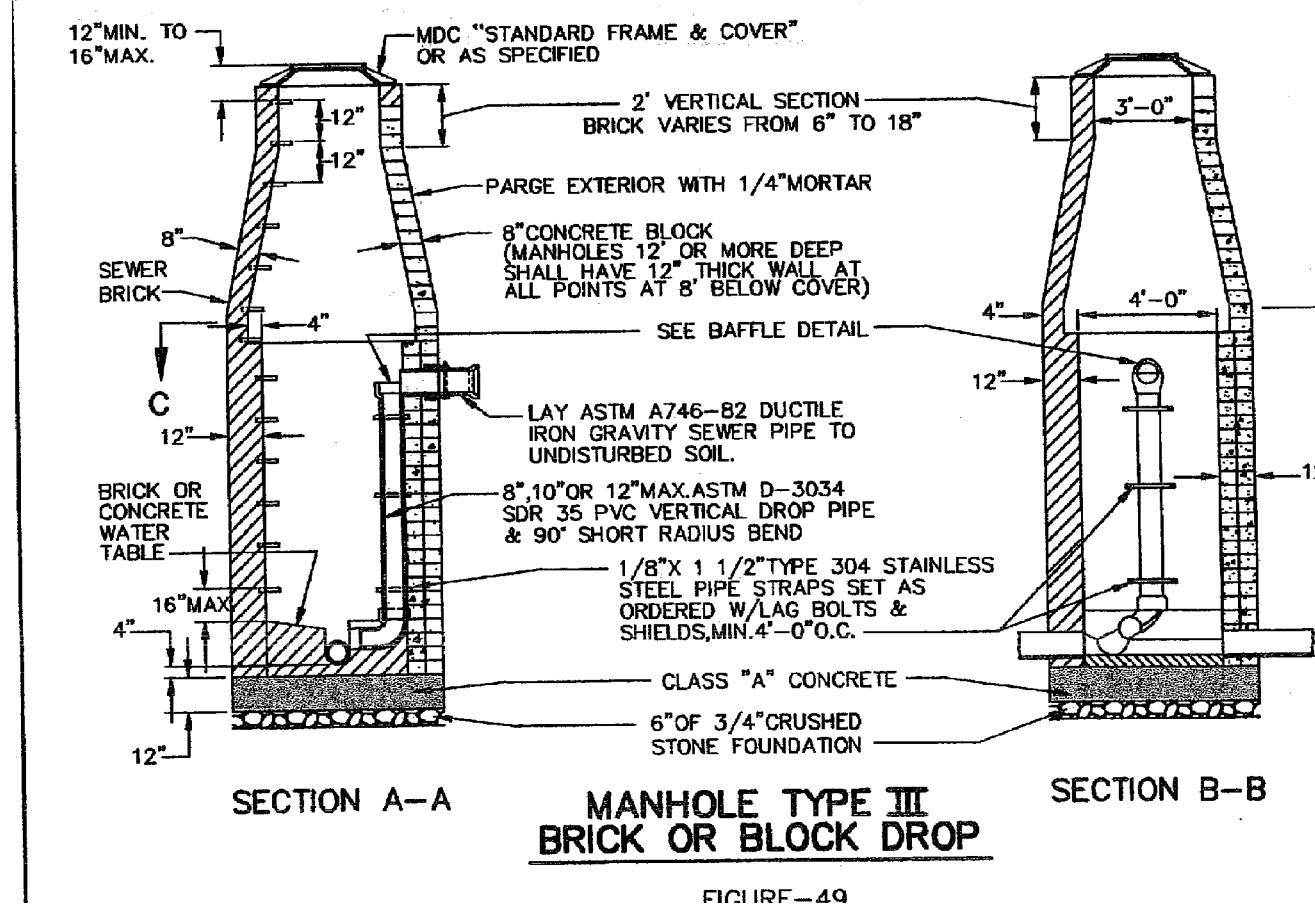
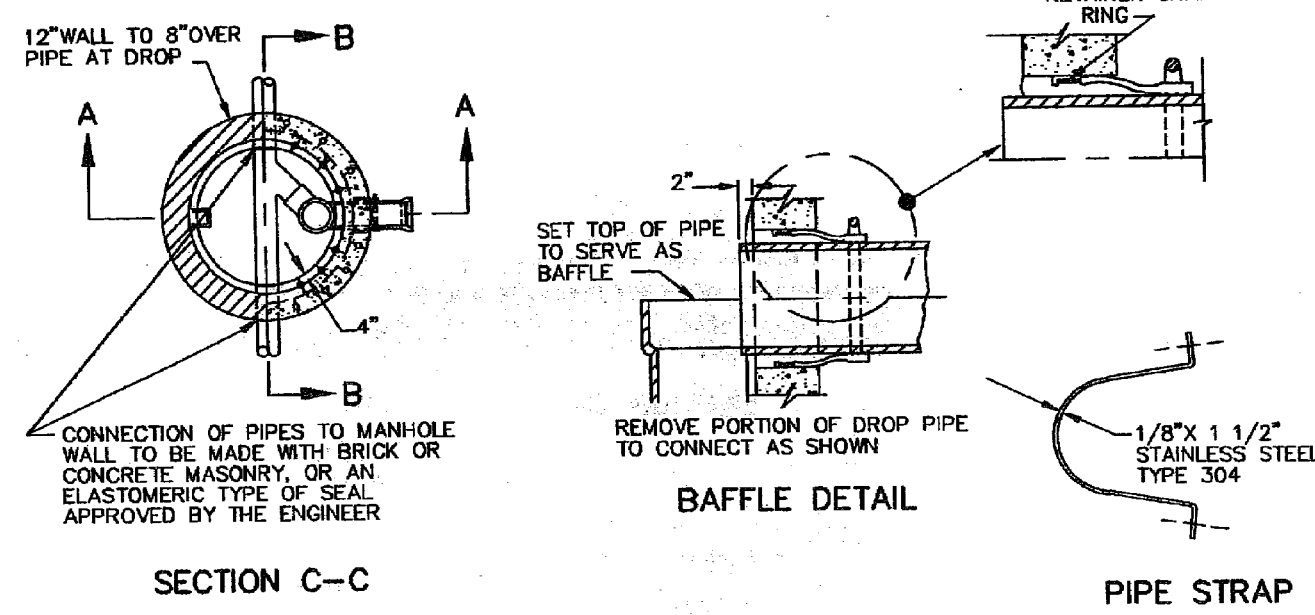
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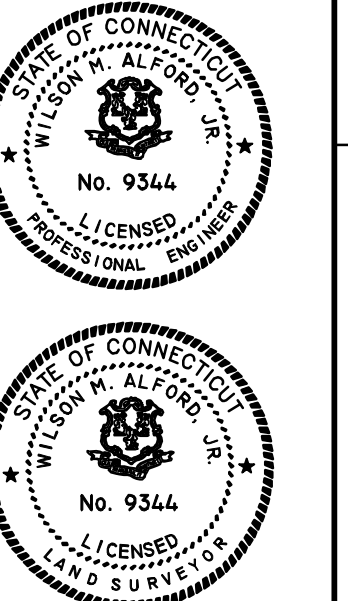
MEADOW BROOK COMMONS
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IMPROVEMENT LOCATION SURVEY
EAST GRANBY, CONNECTICUT
13 NICHOLSON ROAD

Sheet
NOTES 3

THE METROPOLITAN DISTRICT
SANITARY SEWER - STORM DRAIN
DETAILS



REVISION	
DATE	



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

DATE: AUGUST 15, 2023

SCALE: 1 IN. = - FT.

MEADOW BROOK COMMONS
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IMPROVEMENT LOCATION SURVEY
EAST GRANBY, CONNECTICUT
13 NICHOLSON ROAD

Sheet
NOTES 5

