TOWN OF HEBRON
CONSERVATION COMMISSION AGENDA
REGULAR MEETING (VIRTUAL)
Thursday, July10, 2025, 7:30 P.M.
Town Office Building, 15 Gilead Street, Hebron, CT

REGULAR MEETING (VIRTUAL)

TOWN OF HEBRON
CONSERVATION COMMISSION Regular Meeting (Virtual)

Jul 10, 2025, 7:30 – 10:30 PM (America/New_York)

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REGULAR MEETING OF July 10, 2025

I. Call to Order/Roll Call

A. Seating of Alternate

II. Approval of Minutes – Regular Meeting – June 12, 2025

III. Additions to the Agenda

IV. Recognition of Guests: Opportunity for citizens to briefly address the Commission on non-agenda items.

V. Violations

VI. Pending Applications

VII. New Applications

A. **Petition 2025-8; 612 Church Street, Savy and Sons, LLC, Construction of a 20,000 sf Storage Building within an Upland Review Area**

TOWN OF HEBRON
CONSERVATION COMMISSION
AGENDA (cont.)
REGULAR MEETING (VIRTUAL)
Thursday, July 10, 2025, 7:30 P.M.
Town Office Building, 15 Gilead Street, Hebron, CT

VIII. Wetlands Agent Approvals

IX. Pre-applications

X. New Business

XI. Other Pertinent Business

A. Annual Report draft

XII. Correspondence

A. Correspondence dated June 20th from Town Manager A. Tierney to J. Cordier re: Letter of Authorization to the Planning and Zoning Commission and the Conservation Commission for the Savy Brothers, LLC to move forward with their project to expand their existing operations at 612 Church Street

XIII. Liaison Reports

A. Open Space Land Acquisition Committee
B. Salmon River Watershed Partnership
C. Hebron Trail Rangers

XIV Adjournment

Next Regular Meeting – August 14, 2025 (Virtual)

JC/dmg

TOWN OF HEBRON
CONSERVATION COMMISSION
Regular Meeting (Virtual)
Thursday, June 12, 2025 - 7:30 PM

MINUTES

ATTENDANCE:
Members Present: Chris Frey (Vice-Chair), Dan Seremet, Joanna Chester

Members Absent: Tom Loto (Chair), Jasmin Okugic

Staff Present: Jim Cordier
Guests: Damon Weiss

I. Call to Order/Roll Call

C. Frey called the meeting to order at 7:38 p.m., with C. Frey, D. Seremet, J. Chester, J. Cordier, and D. Weiss in attendance.

II. Approval of Minutes – May 8, 2025 (Regular Meeting)

There was discussion on J. Celio's status as a broker, as well as T. Loto's inquiries about previous work. The Commission agreed on the following amendments:

1. **Section IV.A, first sentence: Amend to read "real estate broker"**
2. **Section IX.A, fifth sentence: Amend to read "T. Loto inquired about previous work in the wetlands (delete:"violations") on the site and the status of the measures implemented, a summary of which would likely be included with application materials, per M. Bordeaux."**

Motion by D. Seremet and seconded by J. Chester to approve the regular meeting minutes of May 8th, 2025 as amended. The motion passed unanimously (3-0).

III. Additions to the Agenda

None.

IV. Recognition of Guests

None.

V. Violations

None.

VI. Pending Applications

None.

VII. New Applications

A. Petition 2025–07 – 59 Jones Street, c/o Damon Weiss, JD Solar Solutions for Easter Seals DBA Oak Hill, Installation of a 92' x 240' x 9' Solar Array within 0.30 Acres of Upland Review Area

D. Weiss presented, noting the array would power the Easter Seals' Camp Hemlocks pool facility. Topography and layout constraints leave the proposed location as the only viable site. There was review of setbacks and buffer lines, and discussion following J. Chester's request concerning alternative designs, including those which would remove the necessity for any tree clearing.

Motion by D. Seremet and seconded by J. Chester to approve Petition 2025–07, with the following conditions:

1. **Silt fencing to be installed along the utility trench within review area.**
2. **Town staff to be notified prior to tree clearing.**
3. **Wetland flagging to remain in place during the work.**
4. **Singular access/ egress route to work area be established.**

The motion passed unanimously (3-0).

VIII. Wetlands Agent Approvals

None.

IX. Pre-Applications

None.

X. New Business

None.

XI. Other Pertinent Business

A. Environmental Review Team Survey Progress Report re: O'Conner Open Space Parcel

A third walkthrough was recently held, with a fourth upcoming. Per J. Cordier, the final report will likely be completed in December or January. Previous ERT studies are available via ctert.org/hebron/.

B. Hebron Day

Scheduled for this Saturday, with C. Frey working a booth with D. Rose for Hebron Path and Trails.

XII. Correspondence

None.

XIII. Liaison Reports

A. Open Space Land Acquisition Committee

No report. There was brief discussion on a potential target parcel.

B. Salmon River Watershed Partnership

No update, though yearly stream monitoring is underway.

C. Hebron Trail Rangers

J. Chester reported on a walk and Trails Day events, as well as spring cleanups. There was brief discussion on trail maintenance efforts, including establishing a priority list.

XIV. Adjournment

Motion by J. Chester and seconded by D. Seremet to adjourn. The motion passed unanimously (3-0).

The next regular meeting will be July 10th.
Meeting adjourned at 9:04 p.m.

Respectfully submitted,
Hannah Walcott (Board Clerk)

Town of Hebron

TOWN OFFICE BUILDING
15 GILEAD STREET
HEBRON, CONNECTICUT 06248
TELEPHONE: (860) 228-5971
FAX: (860) 228-4859
www.hebronct.com

ANDREW J. TIERNEY
TOWN MANAGER

KEITH C. PETIT
CHAIRMAN

DANIEL E. LARSON
VICE CHAIRMAN

TIFFANY V. THIELE
SELECTMAN

CLAUDIA TEJADA RILEY
SELECTMAN

June 20, 2025

Mr. Matthew Bordeaux
Town Planner
Town of Hebron
15 Gilead Street
Hebron, CT 06248

Mr. James Cordier
Inland/Wetlands Agent
Town of Hebron
15 Gilead Street
Hebron, CT 06248

Re: Savy Brothers, LLC

Dear Matt and Jim:

At a Special Town Meeting on August 20, 2024 it was approved by the residents of Hebron to effectuate a land swap transfer of land known as Parcel 10-10 Church Street to Savy Brothers, LLC. The land transfer was agreeable to the Town as it would allow Savy & Sons to pursue the possible expansion of their existing operations at 612 Church Street. At this time the final legal documents have not been procured.

This letter will act as authorization to allow the Savy Brothers, LLC to make applications to the Planning & Zoning Commission and Conservation Commission to move forward with its project.

Thank you for your anticipated cooperation.

Very truly yours,

Andrew J. Tierney
Town Manager

AJT:dw

Ooo9o

Town of Hebron, Connecticut

Town Office Building
15 Gilead Street; Hebron, Connecticut 06248
Phone: (860) 228-5971 Fax: (860) 228-5980

SPECIAL PERMIT APPLICATION

___ New Special Permit Application; ___ Amendment to Approved Special Permit

Applicant Information:

Name: Savy & Sons

Address: 612 Church Street, Amston, CT 06248

Phone: 860-916-1709 / 860-500-6929 Fax: _____

Email: travis@savyandsons.com

Legal Interest: _____

Owner Information:

Name: Town of Hebron / Savy Brothers, LLC

Address: 18 Gilead Street / 612 Church Street

Phone: 860-916-1709 / 860-500-6929 Fax: _____

Email: travis@savyandsons.com

☐ Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 0 Church Street / 612 Church Street

Size: 3.44 Zone: AV Assessor's Map and Lot # : 10 / Lot 10,11

Is the subject parcel within 500 ft. of the Town boundary? ☐ yes ☒ no

Requested Use:

Application is made under Section 3.E.2.5.1 of the Hebron Zoning Regulations, requesting approval of the following use: to expand the existing business: construct a new 20,000 SF storage building

Relationship of Proposed Special Use to the Plan of Development:

Section3-B. Business Districts - VIII Amston Village District

Benefits of Proposed Special Use to the Town of Hebron:

Expansion of an existing business

Parties of Interest*:

Engineer/ Architect Name: CLA Engineers, Inc.

Address: 317 Main Street, Norwich, CT 06360

Phone: 860-886-1966 Fax: 860-886-9165

Email: ebartlett@claengineers.com

Developer/ Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

*Complete information in this section as applicable.

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? ☒ yes ☐ no

☐ Attached is proof of payment. (Required)

Fees:

Town Fee* $3,350 + $10 Processing Fee + $60.00 (State Fee) = $3,420 (payable to the Town of Hebron)

* Town fee is established by Town ordinance.

Signatures:

Signature of Owner(s) _____ Date: 6/12/2025

Signature of Applicant(s) _____ Date: 6/12/2025

Revised 7/13

APPLICATION

Inland Wetlands and Watercourses Permit

CONSERVATION COMMISSION
TOWN OF HEBRON
15 Gilead Street
Hebron, CT 06248
(860) 228-5971
fax: (860)228-5980

File No.
Received:
Approved:
Denied:
Fee Paid:

Site Location 0 Church Street / 612 Church Street Assessors Map 10 Lot 10, 11 Zone AV

Street Address 0 & 612 Church Total Parcel Acreage 3.44 Total Area of Wetlands Disturbance 0

Owner of Record Town of Hebron/Savy Brothers, LLC Telephone (H) 860-916-1709 (W) 860-500-6929
Address 18 Gilead Street Mailing Address
Address 612 Church Street Mailing Address

Applicant Savy & Sons Telephone (H) 860-916-1709 (W) 860-500-6929
Address 612 Church Street Mailing Address
Address Amston, CT 06248 Mailing Address

Agent/Lessee Telephone (H) (W)
Address Mailing Address
Address Mailing Address

To the Conservation Commission:

I, Travis Savy, hereby apply for and Inland Wetlands and Water Courses Permit, pursuant to Section(s) 6.1, 7.1 of the Hebron Inland Wetlands and Watercourse Regulations for: (describe proposed regulated activities) to expand our existing business: construct a new 20,000 sf storage building in the upland review area

The undersigned hereby applies for an Inland Wetland and Watercourses permit for the property described herein and confirms that:

1) He is familiar with the currently effective Inland Wetlands and Watercourses Regulations, Town of Hebron.

2) The statements and representation contained herein and in all supporting documents are true to the best of his knowledge.

3) By making this application, he gives his permission to the Conservation Commission or its representative to enter the portions of the applicant's premises which are the subject of this application for the purpose of inspection and investigation and otherwise evaluating the merits of the application.

Signature of ~~Owner (s)~~
Travis Savy

Signature of Agent/Lessee

Signature of Applicant
Travis Savy

NOTICE: This application shall be in compliance with Section 7 of the Hebron Inland Wetlands and Watercourses Regulations and accompanied by the required fee, assessors field card, 12 copies of a certified plot plan bearing the raised seal of the Engineer and Surveyor licensed in the State of Connecticut, evidence of good standing with the Tax Collector's office and other materials as may be required by the Town of Hebron Zoning Regulations and or building code, names and addresses of all property owners within 200 feet of the boundaries of the subject parcel keyed to a map delineating a 200 foot radius around the subject site, the limits of clearing, location of adjacent wells, septic systems, ponds, wetlands, watercourses and/or other information as may be required by policies of the Conservation Commission.

Inland Water Resources Division
Department of Environmental Protection
79 Elm Street, 3rd Floor
Hartford, CT 06106-5127
www.ct.gov/dep

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Complete, print, **sign,** and mail this form in accordance with the instructions on pages 2 and 3.*

PART I: To Be Completed By The Municipal Inland Wetlands Agency *Only*

1. DATE ACTION WAS TAKEN (use drop-down box): Year Month
2. ACTION TAKEN (use drop-down box):
3. WAS A PUBLIC HEARING HELD? (select one only) ☐ Yes ☐ No
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

   (print): (signature) _____

PART II: To Be Completed By The Municipal Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING: **Hebron**

   Does this project cross municipal boundaries? (select one only) ☐ Yes ☒ No

   If Yes, list the other town(s) in which the action is occurring:

6. LOCATION: USGS Quad Map Name (see hyperlink): **Colchester**

   Quad Number (see hyperlink): **70**

   Subregional Drainage Basin Number (see hyperlink): **4701**

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: **Levy Brothers LLC**
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: **612 Church Street**

   Briefly describe the action/project/activity: ☐ Temporary ☒ Permanent
   Site Plan for Commercial Expansion to Levy and Sons existing facility

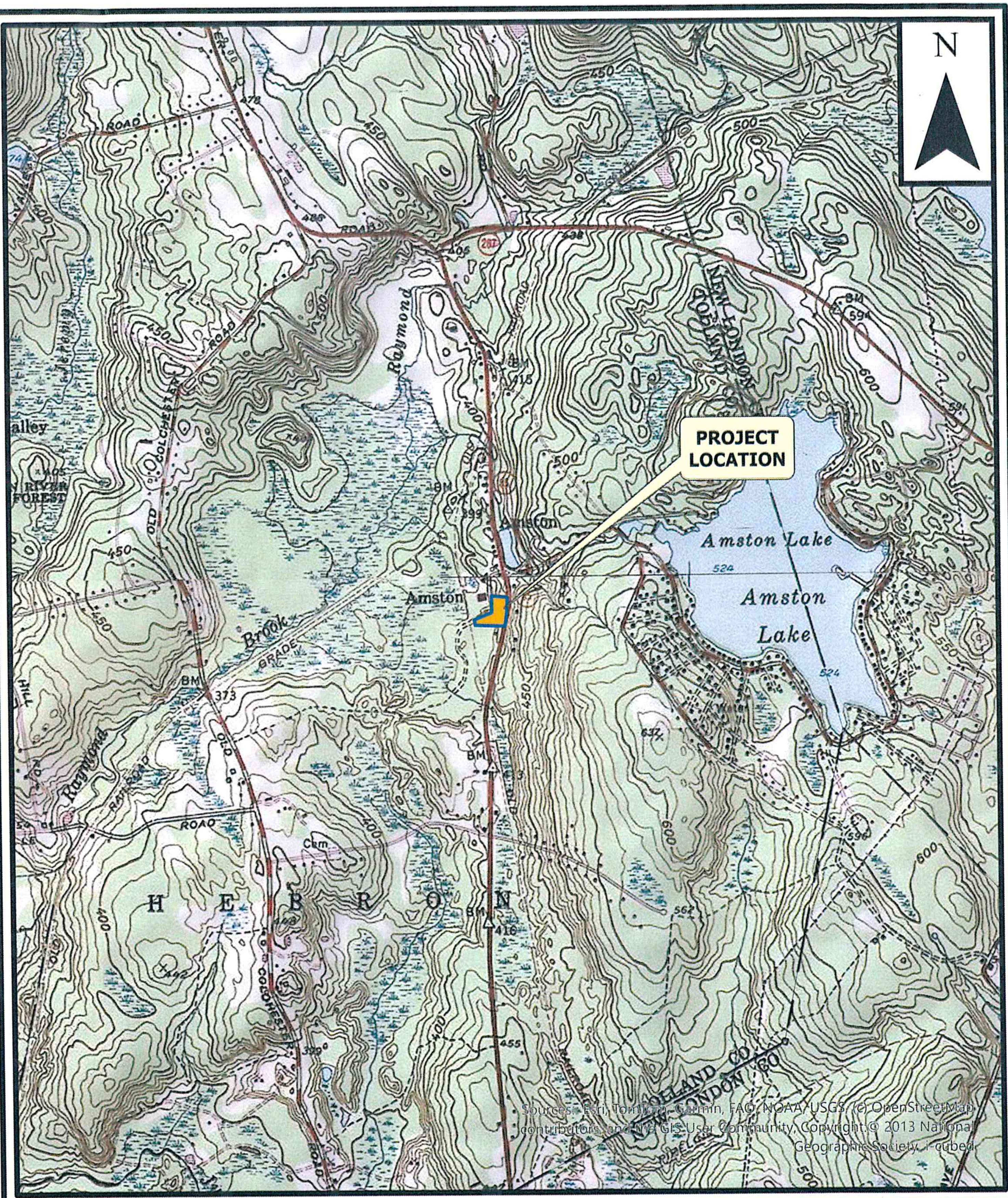
9. ACTIVITY *PURPOSE* CODE (Use drop-down box): D
10. ACTIVITY *TYPE* CODE(S) (Use drop-down box) 12 , 14 , 2, 10
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:

    Wetlands: **0.00** acres Open Water Body: **0.00** acres Stream: **0.00** linear feet
12. UPLAND REVIEW AREA ALTERED [must be provided in acres]: **2.1** acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: **0.00** acres
    [must be provided in acres]

PART III: To Be Completed By The DEP

DATE RECEIVED: DATE RETURNED TO DEP:

FORM COMPLETED: ☐ YES ☐ NO FORM CORRECTED / COMPLETED: ☐ YES ☐ NO



CLA Engineers, Inc.	USGS Topographic Map		FIGURE
Civil • Structural • Surveying	Amston, CT 612 Church St CLA-8062	DATE: 5/23/25	SK-1
317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165 e-mail: cla@claengineers.com		SCALE: 1"=2,000'	

CLA Engineers, Inc.
Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1956 • (860) 886-9165 FAX

April 28, 2025

Town of Hebron
Planning Department
18 Gilead Street
Hebron, CT 06248

RE: Special Permit
612 Church Street, Amston

An application is being submitted by Savy and Sons for an expansion to their existing facility located at 612 Church Street. The site is located in Amston Village.

Savy and Sons is presently in the process of a land swap with the Town of Hebron. Savy and Sons is swapping a parcel they currently own, located just north of their existing facility, (594 Church St) consisting of 8.4 acres, with a parcel of land that the town of Hebron owns, consisting of 3.4 acres, and shown on the south side of the plan. This will be a straight swap, with the Town receiving an extra 5 acres of land.

The project proposes to expand the Savy and Sons facility, by first combining the existing two properties, 612 Church street, with the new parcel of land that they will be receiving from the Town, and then expanding onto the new parcel.

The site plans are proposing a new 20,000 SF building for interior storage, as allowed with a Special Permit per section 3.E.2.5.1 (Warehouse and Storage). The building will be for warehousing and storage purposes only. There will be no bathrooms or running water in the proposed building.

Operating hours will be 7AM – 4PM Monday thru Friday and rarely on weekends. A Pollution Prevention Plan is on sheet 7 of the site plans.

7.D.5 SPECIAL PERMIT CRITERIA

A. Suitable Location for Use -

1. The location and size of the site, the nature and intensity of the operations involved in or conducted in connection with the use, and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.

As stated above, Savy and Sons is in the process of a land swap with the Town of Hebron, which will result in Savy and Sons obtaining a new 3.4 acre property, located directly adjacent to their existing facility. This will allow them to expand their facility, adjacent to their existing gravel storage area. The expansion will not require a new driveway onto Church Street. The existing driveway into the facility will provide access to the area of the expansion.

2. The proposed use shall be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not tend to depreciate the value of property in the neighborhood and shall not be detrimental to the orderly development of adjacent properties in accordance with the zoning classifications of such properties.

The proposed development is an expansion of an existing successful business located at 612 Church Street. This proposed expansion will allow the existing business to continue to grow and expand, while staying in Hebron. Once completed, the equipment that is presently stored outside will be stored in the new building. The proposed expansion will be in harmony with development in the neighborhood and will not be detrimental to the orderly development in the neighborhood.

B. Appropriate Improvements -

1. The design elements of the proposed development are in accordance with the design guidelines incorporated in Section 5.A of these Regulations and are suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future character of the neighborhood in which the use is located.

2. The location, nature, and height of buildings, walls and fences, planned activities and the nature and extent of landscaping on the site will be such that the use shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

3. The proposed use or activity shall not have adverse effect upon the neighboring area resulting from the use of signs, artificial illumination, or any noise-making device(s).

There is an area of wetlands located at the rear of the property. The applicant has met with Town Staff to locate the building in a location that satisfies the needs of Levy and Sons and the concerns of the Conservation Commission. We went before the Conservation Commission with a preliminary application in order to obtain their input as well. The new building has been located on the site as far back from Church Street, while protecting the wetlands, and maximizing the exiting vegetated buffer along Church Street. There will be existing vegetation left in place along Church Street. In addition, a row of Blue Spruce is proposed along the limits of clearing. No new signs are proposed, and new lighting will be located on the rear side of the building, the furthest away from Church Street and the neighborhood.

C. Suitable Transportation Conditions -

1. The design, location, and specific details of the proposed use or activity shall not adversely affect safety in the streets nor increase traffic congestion in the area nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.

2. Parking area or areas will be of adequate size for the particular use and shall be suitably screened from adjoining residential uses and entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.

3. Streets and other rights-of-way will be of such size, condition and capacity (in terms of width, grade, alignment and visibility) to adequately accommodate the traffic to be generated by the particular proposed use.

The proposed site layout will allow Levy and Sons to expand their facility, adjacent to their existing gravel storage area. The expansion will not require a new driveway onto Church Street. The existing driveway into the facility will provide access to the area of the expansion, no new curb cut is proposed. Church Street is a DOT State highway, Route 85, and has more then enough capacity to accommodate any increase in traffic from the proposed expansion. However, Levy and Sons does not typically have much in the way of visitor traffic to their facility, and they do not anticipate an increase in visitor traffic. Once the expansion is completed, they do not anticipate any additional new employees. Therefore, there should not be an increase in traffic from the site. In addition, the existing parking in front of the existing building, will continue to be sufficient for their business.

D. Adequate Utilities and Services -

1. The provisions for water supply, sewage disposal, and storm water drainage conform to accepted engineering practices, comply with all standards of the appropriate regulatory authority, and shall not unduly burden the capacity of such facilities.

All of the bathrooms will be in the existing building, which is already connected to sewer and water. The new building will not have bathrooms or running water, as it will be used for storage only. Detailed stormwater management plans are being submitted with the application package. Once development of the site is completed, there will be a decrease in volume and runoff from the site. The temporary sedimentation basin provides ample wet and dry storage volume to meet and exceed the requirements of the 2024 CT Guidelines for Soil & Sedimentation Control, as well as the 2024 CT Guidelines for Soil & Sedimentation Control. Likewise, the Water Quality Basin meets and exceeds the post construction requirements of the Connecticut 2024 Stormwater Quality Manual.

2. The proposed use or activity shall provide easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.

The site layout provides easy accessibility for fire apparatus and police protection, as well as provisions necessary for emergency services.

E. Environmental Protection & Conservation -

1. Appropriate consideration shall be given to the protection, preservation, and/or enhancement of natural resources and unique resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.

2. Appropriate consideration shall be given to whether the proposed development is compatible with soil types, terrain, and the natural capacity of the land.

3. Appropriate consideration shall be given to the protection, preservation, and/or enhancement of historic and archeologic resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.

4. Appropriate consideration shall be given to the protection, preservation, and/or enhancement of scenic resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.

Again, there is an area of wetlands located at the rear of the property. The applicant has met with Town Staff to locate the building and gravel parking in a location that satisfies the needs of Levy and Sons and the concerns of the Conservation Commission. We went before the Conservation Commission with a preliminary application in order to obtain their input as well. The new building and gravel parking area have been located on the site as far back from Church Street, while protecting the wetlands, and working with the existing soils on the site and terrain of the site. There will be existing vegetation left in place along Church Street. In addition, a row of Blue Spruce is proposed along the limits of clearing. We are not aware of any historic or archeologic resources on the site.

F. Long Term Viability -

1. Adequate provision has been made for the sustained maintenance of the proposed development (structures, streets, and other improvements).

The existing street, Route 85, is a state DOT highway and will be maintained by DOT. The proposed stormwater management system will be maintained by the owner, Levy and Sons. Sheet 6 of the Site Development Plans, has a Maintenance and Inspection section in the Pollution Prevention Plan, that describes how the stormwater management facility (forebays and water quality basin) will be maintained.

G. Consistency With Overall Objectives -

1. The proposed use or activity does not conflict with the purposes of the Regulations, as amended.

The site plans are proposing a new 20,000 SF building for interior and exterior storage, as allowed with a Special Permit per section 3.E.2.5.1 (Warehouse and Storage).

2. The proposed use or activity does not conflict with achievement of the goals, objectives, policies, and recommendations of the Plan of Conservation & Development, as amended.

The proposed expansion is in accordance with Section 3-B Buisness Districts – VIII Amston Village District, of the Plan of Conservation & Development.

3. The proposed use or activity adequately addresses the health, safety, and welfare of the public, in general, and the immediate neighborhood in particular.

As decribed in this letter, the proposed expansion addressed the health, safety and welfare of the public, in general, and the immediate neighborhood in particular.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional

CLA Engineers, Inc.
Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

June 16, 2025

Town of Hebron
Conservation Commission
Town Office Building & Horton House
15 Gilead Street (Route 85)
Hebron, CT 06248

Re: 612 Church Street
Savy & Sons
612 Church St
Amston Ct
CLA #8062

Dear Commissioners:

On behalf of the applicant, CLA Engineers has performed a functional evaluation of the inland wetlands at the referenced site and assessed the site to provide a basis for determining the potential for impacts. This assessment is considered preliminary and based on the conceptual plan prepared by CLA. The inland wetland boundary was delineated by Ian Cole CSS. The wetland boundary and proposed development are shown on the conceptual plans prepared by CLA Engineers dated 3/12/25. The field data used in the assessment were augmented with additional online information from CTDEEP, USFWS, USGS, and the Town of Hebron.

Site Setting

The site is a 3.4 acre parcel located on the west side of Church Street. The parcel is currently owned by the town of Hebron and abuts land owned by Savy & Sons. Although currently undeveloped, the presence of several building foundation remains indicates previous land use. Most of the parcel is forested with trees of 8–14-inch diameter. Only one on-site wetland area was identified, and it extends off site to the south, west and north as part of a larger wetland complex. Therefore, this wetland assessment letter and associated function and value analysis focuses on the onsite portion of the wetland. The entire project area is within the Raymond Brook subregional drainage basin

The site is zoned AV (Amston Village) per most recent update of the Town of Hebron Zoning Map while the Savy & Sons site is zoned AV as well. Much of the surrounding land is currently undeveloped.

Base on a request made during a preapplication meeting with the Commission, CLA inspected the site on May 28, 2025 with WEO James Cordier and found that measures put in place (a stone

berm, silt fence and placards) during the previous expansion of Savy & Sons were all functioning properly and the shrubs planted along the wetland edge were all doing well.

Soils

The upland and wetland soils mapped on the property by NRCS (USGS) are listed in the table below. Additional descriptive details are provided in Appendix A.

Table 1 - Soil Types and Properties at the Church Street Site

Soil Series	Parent Material	Drainage Class	Texture/Characteristics
Walpole (3)*	Glacial outwash	Poorly drained	Sandy loam
Sutton (52)	Coarse-loamy lodgment till	Well drained	Fine sandy loam
Raypol (61)	Coarse-loamy eolian deposits	Poorly drained	Silt loam

*Hydric (wetland) soil type

The wetland soil mapped on the site is classified by the NRCS as the Walpole series. The Walpole soil consists of very deep, poorly drained sandy soils formed in outwash and stratified drift. They are nearly level to gently sloping soils in low-lying positions on terraces and plains. The slope ranges from 0 to 8 percent.

The upland soil units on this site are Sutton fine sandy loam and Canton and Charlton fine sandy loam. The Sutton series consists of very deep, moderately well drained loamy soils formed in melt-out till. They are nearly level to strongly sloping soils on hills, low ridges, and ground moraines, typically on footslopes, lower backslopes and in slight depressions. Slope ranges from 0 to 15 percent. The Canton series consists of very deep, well drained soils formed in a loamy mantle underlain by sandy till. They are on nearly level to very steep moraines, hills, and ridges. The slope ranges from 0 to 45 percent. The Charlton series consists of very deep, well drained soils formed in loamy melt-out till. They are nearly level to very steep soils on moraines, hills, and ridges. The slope ranges from 0 to 60 percent.

During the site walk CLA noted several foundation remains, which are shown on the plans. These remains indicate that soils in the upland and wetland were historically disturbed.

Wetland Characteristics

Classification

While the National Wetlands Inventory (NWI https ://fwsprimary.wim.usgs.gov/ wetlands/apps/wetlands-mapper/) does not identify the wetland, CLA determined the onsite wetland to be a 43,300 square foot palustrine forested wetland (PFO1E) and palustrine emergent wetland (PEM1E) based on field investigation and GIS site review. The description of that classification is provided below**.**

Classification code: PFO1E
System Palustrine (P): The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.
Class Forested (FO): Characterized by woody vegetation that is 6 m tall or taller.
Subclass Persistent (1): Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.
Water Regime Seasonally Flooded/Saturated (E): Surface water is present for extended periods (generally for more than a month) during the growing season, but is absent by the end of the season in most years. When surface water is absent, the substrate typically remains saturated at or near the surface.

Wetland hydrology

The onsite wetland consists largely of a palustrine forested wetland area with surface and groundwater connectivity to the large wetland system that continues off-site to the north, west and south. That wetland system consists of wooded swamps, emergent wetlands, ponds and streams. The on-site wetland is fed by shallow groundwater discharge and reflects the local water table. The wetland also receives minor hydrologic input from the local roads and developed surfaces.

Wetland vegetation

During a field visit conducted in April of 2025, CLA noted the vegetation that was apparent at the time. The wetland tree canopy is dominated by red maple (*Acer rubrum*) while shrub layer is a mixture of invasive species such as barberry (*Berberis thumbergii*) and multiflora rose (*Rosa multiflora*) and non-invasives such as spicebush (*Lindera benzoin*) and sweet pepperbush (*Clethra alnifolia*). The herbaceous layer includes cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*) and skunk cabbage (*Symplocarpus foetidus*). This vegetation is generally typicaly of local wooded swamps (PFO1e). The invasive species reflect the past disturbance and development.

Factors important to functional assessment

The following observations are important to the functional assessment and are listed here to provide context to the later discussion of functions and values.

1. Connecticut protected species are known to be present in the site vicinity per the December 2024 update of the CTDEEP NDDB. Further coordination will be undertaken if the project proceeds.
2. The wetland has one dominant class (PFO1E)

3. The local zoning is residential (R1) and on site is Amston Village (AV) per the Town GIS, and many of the nearby parcels appear to be used for single-family residences.
4. The wetland has melt-out till and outwash soils along its edge. Detailed soil mapping from the U.S. Web Soil Survey is included within Appendix A.
5. The wetland is a part of a larger, broad and diverse wetland system that eventually feeds Raymond Brook.
6. The wetland appears to have been historically disturbed and densely vegetated, and most of its edges are surrounded by at least 100 feet of undeveloped buffer area.

Principal functions

The functional assessment was conducted using the USCAE Highway Methodology (https://www.nae.usace.army.mil/Portals/74/docs/regulatory/Forms/HighwaySupplement6Apr2015.pdf). The assessment is included as Appendix B and it revealed that the wetland has the following principal functions:

1. **Groundwater recharge and discharge**: this wetland has a variable water level and lacks a permanent outlet, indicating that it interfaces with the groundwater system.
2. **Flood flow alteration:** this wetland is part of a wide, nearly flat wetland system that stores floodwater.
3. **Wildlife habitat**: as part of a significant habitat block overland access from the wetland is possible to several wetlands as well as upland areas.
4. **Uniqueness/ Endangered species habitat**: The Connecticut Natural Diversity Data Base (CTNDDB) has identified the wetland area as an area of concern for endangered species.

Proposed Development

The proposed development consists of a 20,000 s.f. building, parking and a stormwater basin
This development is shown on the conceptual plan and would not result in any direct wetland impacts. The lack of direct impact limits the likelihood of loss of wetland function, however potential for impacts to each principal function is given below

The proposed activities outlined above may impact on the wetland's principal functions in the following ways:

1. **Groundwater recharge and discharge**: because the stormwater basin will be sized to accommodate for the changes in drainage due to the development, CLA does not anticipate any changes to the wetland's ability to perform this function.
2. **Flood flow alteration**: the proposed development could increase runoff flow into the wetland. However, the stormwater basin will be designed to CTDEEP guidance and will not increase water flow into the wetland. CLA does not predict significant impacts to this functionality.
3. **Wildlife habitat**: because the area of development is not within the wetland and is in a previously disturbed area we do not expect this project to impact wildlife habitat via fragmentation or other means. CLA also proposed a planted buffer of native species along the wetland edge to retain habitat value.

4. **Endangered species habitat**: CLA has coordinated with CTDEEP NDDB and has listed necessary safeguards on the site plans. These will be put in place prior to development and maintained during the course of construction. The letter from CTDEEP is provided as Appendix C. It is also noted that the land that the town would obtain as part of the proposed land swap also has the same protected species concern and may offer more suitable areas for preservation.

Potential impacts to inland wetlands

Note that no direct impacts to inland wetlands are proposed. CLA has mitigated the potential for construction related impacts by including Best Management Practices (BMPs) consistent with the CTDEEP 2024 Manual to be put in place during construction as shown on plan sheet 3. These BMPs include sediment barrier and a temporary sediment trap. CLA has also designed the post-construction stormwater treatment system per the CTDEEP 2024 Stormwater Manual, and it will treat in excess of the Water Quality Volume (WQV). In addition, the proposed stormwater swale and basin will treat water that currently runs off of the existing stone parking area to the wetland. This reflects an improvement in water quality renovation over the existing conditions.

Summary

No direct filling or altering of inland wetlands is proposed. CLA believes that the proposed development is designed so as to have no significant impact on the four principal functions of the onsite forested wetland. The plans are also protective of the protected species known to be nearby. The site being swapped for also contains the protected species, so the town retains the opportunity to protect such species.

Sincerely,

Robert C Russo

Robert C. Russo
Soil and Wetland Scientist
CLA Engineers, Norwich, CT

Appendix A: Soil Map

Adapted from Web Soil Survey, U.S. Geological Survey, U.S. Department of Agriculture

Soil Map—State of Connecticut, Eastern Part
(Church St Soils)

Map Scale: 1:4,060 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	1.1	1.3%
13	Walpole sandy loam, 0 to 3 percent slopes	14.4	16.5%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	9.6	11.0%
18	Catden and Freetown soils, 0 to 2 percent slopes	4.0	4.5%
23A	Sudbury sandy loam, 0 to 5 percent slopes	4.0	4.6%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	1.8	2.0%
38C	Hinckley loamy sand, 3 to 15 percent slopes	1.4	1.6%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	2.8	3.3%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	14.9	17.1%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	2.9	3.3%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	17.9	20.4%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	8.5	9.7%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	2.3	2.7%
109	Fluvaquents-Udifluvents complex, frequently flooded	1.4	1.6%
W	Water	0.4	0.5%
Totals for Area of Interest		**87.5**	**100.0%**

Appendix B:

Army Corps Wetland Assessment Sheet

Wetland Function-Value Evaluation Form

Total area of wetland NOT CALC Human made? NO Is wetland part of a wildlife corridor? X or a "habitat island"? _____

Adjacent land use undeveloped / residential / commer. Distance to nearest roadway or other development +100'

Dominant wetland systems present PFO/E Contiguous undeveloped buffer zone present yes

Is the wetland a separate hydraulic system? NO If not, where does the wetland lie in the drainage basin? (high)

How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Church St

Latitude 41.624 Longitude -72.351

Prepared by: RR Date 5/25

Wetland Impact:
Type NA Area 0

Evaluation based on:
Office ✓ Field ✓

Corps manual wetland delineation completed? Y ____ N ✓

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	2, 3, 4, 11	✓	wetland is on stratified drift soil
Floodflow Alteration	Y	1, 2, 4, 9,	✓	wetland is part of a large, flat wetland system
Fish and Shellfish Habitat	N			site itself has no stream or pond
Sediment/Toxicant Retention	Y	1, 2, 4, 5, 12, 13, 14		opportunity is present; sources very limited
Nutrient Removal	Y	1, 3, 5, 6, 7, 8		opportunity is present, sources very limited
Production Export	N	1, 2, 4, 5		on sit wetland lacks route of transport
Sediment/Shoreline Stabilization	N			shoreline not present
Wildlife Habitat	Y	2, 3, 4, 5, 6, 7, 8	✓	wetland is part of a diverse, larger habitat system
Recreation	~~N~~			wetland does not have suitable access; ruins = hazard
Educational/Scientific Value	N			wetland lacks suitable access, ruins = hazard
Uniqueness/Heritage	Y		✓	CTDEEP NDDB "bubble"
Visual Quality/Aesthetics	N			alteration & ruins present
ES Endangered Species Habitat	Y			CTDEEP NDDB "bubble"
Other				

* Refer to backup list of numbered considerations.

Notes:

Appendix C: CTDEEP NDDB Coordination

Connecticut
Department of Energy &
Environmental Protection

portal.ct.gov/DEEP

6/6/2025

Bob Russo
CLA Engineers, Inc.
317 Main St
Norwich, CT 06360
brusso@claengineers.com

Subject: 612 Church Street Savy
Filing #: 128782
NDDB - New Determination Number: 202504196

Expiration Date: 6/6/2027

Location: 612 Church St, Amston, CT

I have reviewed Natural Diversity Database (NDDB) maps and files regarding this project. According to our records, there are State-listed species (RCSA Sec. 26-306) documented nearby the areas.

Spotted turtle (*Clemmys guttata)*- State Special Concern

Individuals of this species are associated with wetlands and are vernal pool obligates. Over the course of a season and lifetime, individuals will travel large distances (up to 1km) over upland forest and fields between multiple wetlands. They overwinter burrowed into the mud in wetlands between Nov 1- March 15. They do not begin to reproduce until 7-10 years old and adults can live at least 30 years. This species is threatened most by any activities that reduce adult survivorship including road kills, commercial and casual collection, increased predation in areas around commercial and residential development, mortality and injury from agricultural equipment or other mechanical equipment.

Eastern ribbon snake (*Thamnophis sauritus*) - State Special Concern

Eastern ribbon snakes inhabit areas with shallow water, grassy or shrubby areas bordering streams and wooded swamps. They also prefer sunny areas with low dense vegetation near shallow water areas. They are dormant between Oct 15- April 1.

Reptile Protection measures:

Land disturbance activities need to consider local habitat features and apply fencing and/or time of year restrictions as appropriate. We recommend you consult with a herpetologist familiar with preferred habitats to assist you with proper techniques to ensure the best protection strategies are employed for your site and the scope of your project.

- Land disturbance and excavation confined to the upland can be done without risk for impact if work is restricted to the dormant season (November 1- March 15).

To prevent turtle access and entry into your upland work zone between March 16-October 31:

- Exclusionary practices will be required to prevent any herp access into construction areas. These measures will need to be installed at the limits of disturbance as shown on the plans, or be specifically designated by a qualified herpetologist.
- Exclusionary fencing be at least 20 inches tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through.
- Prior to construction, all turtles occurring within fencing work area will be relocated to suitable habitat outside disturbance area. This should be performed by a qualified professional familiar with habitat requirements and behavior of the species.
- The Contractor must search the work area each morning prior to any work being done.
- All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species.
- Any turtles encountered within the immediate work area shall be carefully moved to an adjacent area outside of the excluded area and fencing should be inspected to identify and remove access point. These animals are protected by law and no turtles should be relocated from the site.
- In areas where silt fence is used for exclusion, it shall be removed as soon as the area is stable to allow for reptile and amphibian passage to resume.

Your submission information indicates that your project does not require a state permit, license, registration, or authorization and does not utilize state funding or involve state agency action. Therefore, this NDDB - New determination **MAY NOT** be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. If, at a later date, it is determined that the project will require a state permit, license, registration, or authorization, or, your project now utilizes state funding or includes state agency action, you will need to re-submit a Request for Review and answer "Yes" to the appropriate question.

Please be aware of the following limitations and conditions:

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the appropriate survey form and follow the instructions for submittal.
- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for biological field surveys assessing on-site habitat and species presence.
- The NDDB - New determination for the 612 Church Street Savy as described in the submitted information and summarized at the end of this document is valid until 6/6/2027. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe

changes, including if work has not begun by 6/6/2027.

If you have further questions, please contact me at the following:

Shannon Kearney
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3170
Shannon.Kearney@ct.gov

Please reference the Determination Number 202504196 when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Shannon Kearney
Wildlife Division- Natural Diversity Data Base
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3170
Shannon.Kearney@ct.gov

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	Addition to an existing facility
Project Name:	612 Church Street Savy
Project Description:	

DRAINAGE CALCULATIONS, HYDRAULICS & HYDROLOGY REPORT

SAVY AND SONS
612 CHURCH STREET

JUNE 2025

CLA Engineers, Inc

DRAINAGE HYDRAULICS AND HYDROLOGY REPORT

0 & 612 Church Street
Amston, CT

EXISTING CONDITIONS

The new site is approximately 3.44 acres in area and is shown on the Existing Survey Plan (Sheet 1 of the site plans). The site has access onto Church Street via an existing driveway.

PROPOSED DEVELOPMENT

An application is being submitted by Savy and Sons for an expansion to their existing facility located at 612 Church Street. The site is located in Amston Village.

Savy and Sons is presently in the process of a land swap with the Town of Hebron. Savy and Sons is swapping a parcel they currently own, located just north of their existing facility, (594 Church St) consisting of 8.4 acres, with a parcel of land that the town of Hebron owns, consisting of 3.4 acres, and shown on the south side of the plan. This will be a straight swap, with the Town receiving an extra 5 acres of land in the deal.

The project proposes to expand the Savy and Sons facility, by first combining the existing two properties, 612 Church street, with the new parcel of land that they will be receiving from the Town, and then expanding onto the new parcel.

The site plans are proposing a new 20,000 SF building for interior storage and exterior storage, as allowed with a Special Permit per section 3.E.2.5.1 (Warehouse and Storage). The building will be for warehousing and storage purposes only. There will be no bathrooms or running water in the proposed building.

EXISTING AND PROPOSED HYDRAULICS

The stormwater management system has been designed to provide for zero increase in peak stormwater discharge from the site. The project has been designed to actually result in a slight decrease in the peak stormwater rates leaving the project site. The proposed forebay swale, forebay, and stormwater water quality basin will provide a treatment train of the runoff from the proposed new site development..

The Proposed Drainage Area contains the proposed development for 2.1 aces of the site. Based on the test holes, the basin has been modelled to assume that the basin will be a dry basin above elevation 384, at the onset of the storm event.

Both the existing and the proposed conditions for the development site have been analyzed for the 2-year, 10-year, 25-year, 50-year, and 100 year design storms using the SCS model and the NOAA Type D rainfall distribution, which is included in the calculations.

Drainage Area 1

	2 Year	10 Year	25 Year	50 Year	100 Year
Existing	2.29 cfs	5.04 cfs	6.92 cfs	8.35 cfs	9.90 cfs
Proposed	0.85 cfs	4.96 cfs	6.92 cfs	8.20 cfs	9.61 cfs

EROSION & SEDIMENTATION CONTROL

The 2024 CT Guidelines for Soil Erosion & Sedimentation Control applies to the construction phase of the project. A detailed erosion and sediment control plan has been provided in the site development plans. The proposed forebay swale, forebay, and stormwater water quality basin have been designed to function as sedimentation trap during stabilization.

The first calculation required by the Guidelines is for the sediment storage volume (SSV). The sediment storage volume is the calculation for one year of predicted sediment load. The required SSV calculation for the temporary sediment trap is shown below.

Drainage Area

SSV = A(134CY/Acre)

A = 2.1 ACRE

SSV = 281.4 CY = **7,598CF**

The second calculation required by the Guidelines is for wet storage volume (WSV). The wet storage volume is the volume in the basin that is located below the bottom of the riprap for the level spreader outlet of the basin. The volume of the wet storage is required to be half of the required SSV. The required wet storage volume is shown below along with the dry storage volumes (DSV).

The required and provided storage for the temporary sediment trap within the forebay and water quality basin (below elevation 364.7):

Drainage Area

Sedimentation Traps

3,799 CF of Wet Storage Volume Required	8,862 CF Provided
3,799 CF of Dry Storage Volume Required	7,721 CF Provided
7,598 CF of Sediment Storage Volume Required	16,583 CF Total Provided

CONNECTICUT STORMWATER QUALITY MANUAL

The Connecticut 2024 Stormwater Quality Manual (Manual) applies to the post construction phase, for the operation of the facility. The temporary sediment trap has been designed to function as a water quality basin after the site is stabilized. The basin meets the criteria of the Connecticut Stormwater Quality Manual for a Water Quality Basin.

Drainage Area

WQV = (1.3")(R)(A)/12

A = 2.1 Acre

R = 0.05 + 0.009(I)

I = 1.6 Acres / 2.1 Acres = 0.76 (76%)

R = 0.73

WQV = 0.166Ac-Ft = 7,231 CF (Required)

7,721 CF (Provided in the Forebay and Water Quality Basin between elevation 364.7 and 366)

Once development of the site is completed, there will be a decrease in volume and runoff from the site. The temporary sedimentation basin provides ample wet and dry storage volume to meet and exceed the requirements of the 2024 CT Guidelines for Soil & Sedimentation Control, as well as the 2024 CT Guidelines for Soil & Sedimentation Control. Likewise, the Water Quality Basin meets and exceeds the post construction requirements of the Connecticut 2024 Stormwater Quality Manual.

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.293	1	729	8,296	------	------	------	Existing Area
2	SCS Runoff	3.657	1	729	12,716	------	------	------	Proposed Area
3	Reservoir	3.635	1	729	12,147	2	384.93	753	Forbay Swale
4	Reservoir	3.384	1	732	10,454	3	384.96	2,326	forebay
5	Reservoir	0.849	1	759	7,759	4	384.82	3,303	Stormwater Basin

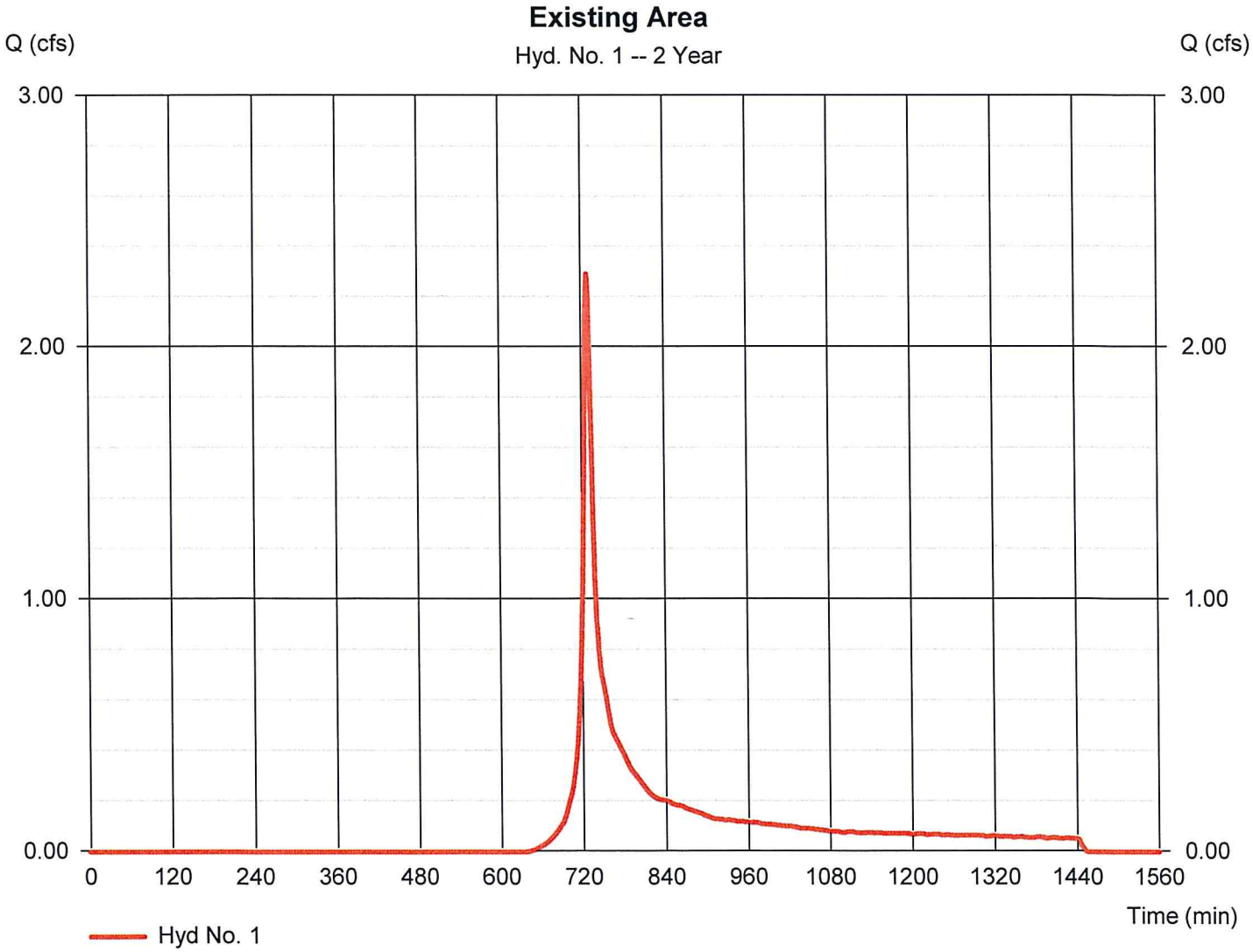
Hydrograph Report

Hyd. No. 1

Existing Area

Hydrograph type	= SCS Runoff	Peak discharge	= 2.293 cfs
Storm frequency	= 2 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 8,296 cuft
Drainage area	= 2.100 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.45 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 modified	Shape factor	= 484

* Composite (Area/CN) = [(0.200 x 98) + (1.900 x 69)] / 2.100



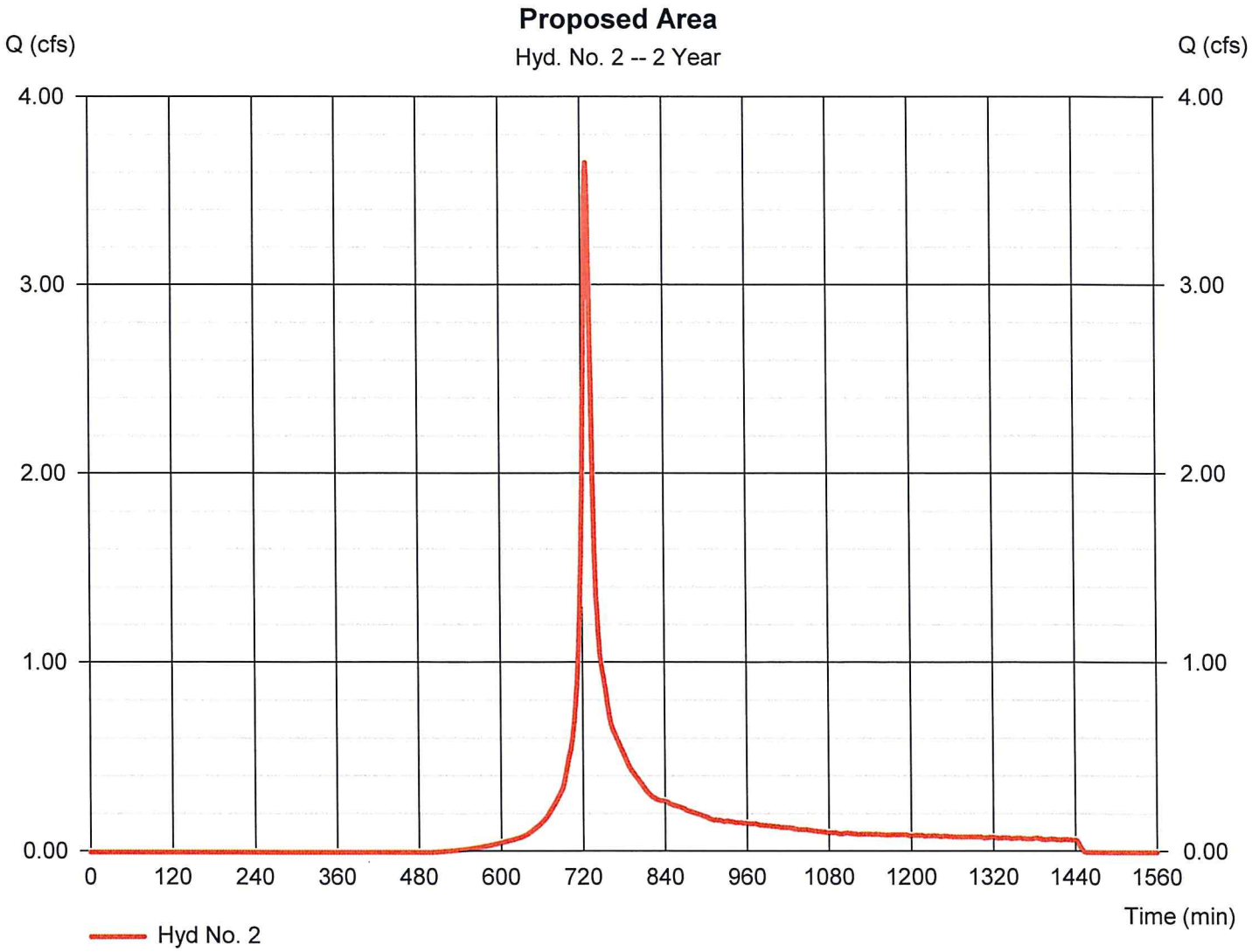
Hydrograph Report

Hyd. No. 2

Proposed Area

Hydrograph type	= SCS Runoff	Peak discharge	= 3.657 cfs
Storm frequency	= 2 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 12,716 cuft
Drainage area	= 2.100 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.45 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 minutes	Shape factor	= 484

* Composite (Area/CN) = [(0.900 x 98) + (1.200 x 69)] / 2.100



Hydrograph Report

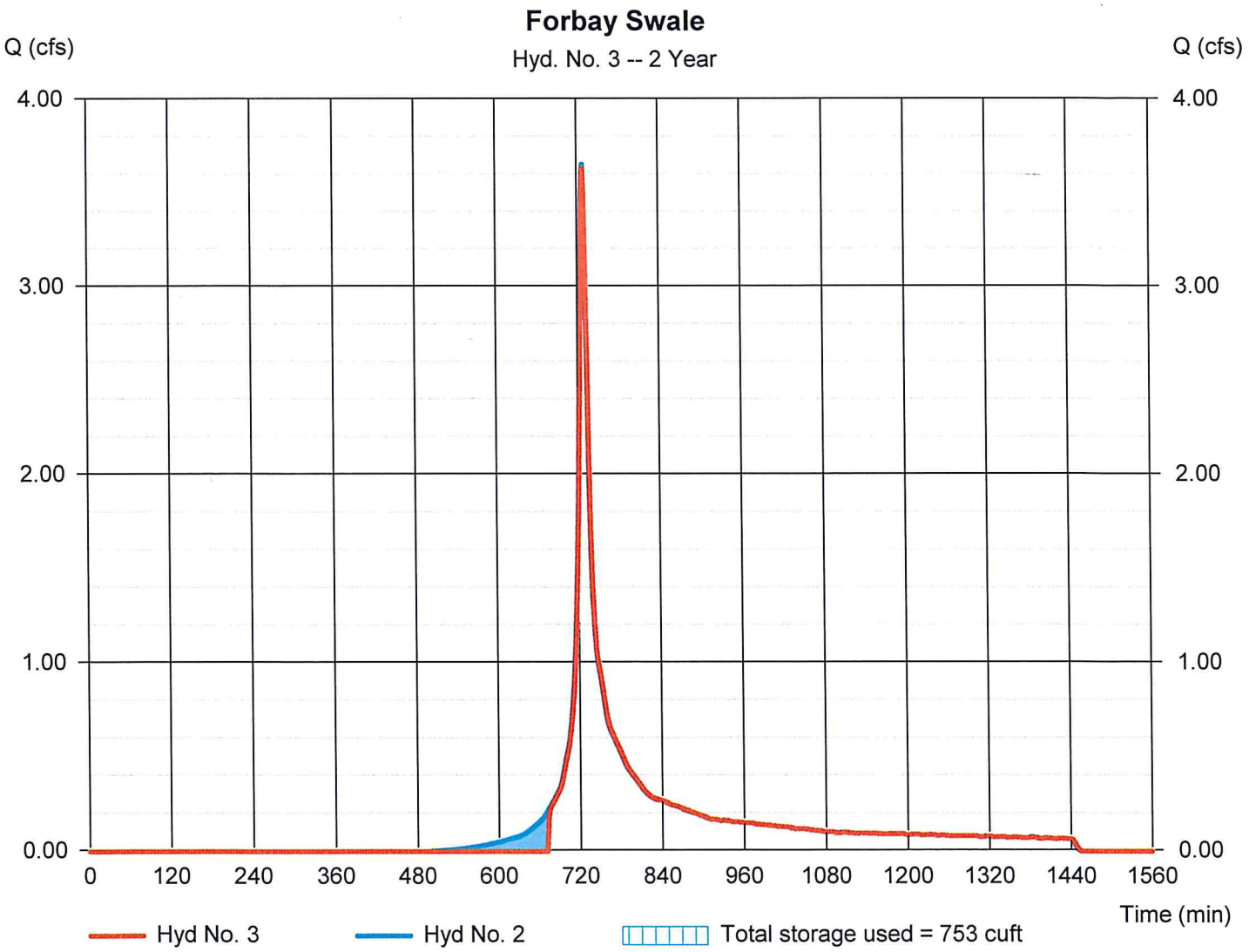
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 — Thursday, 06 / 12 / 2025

Hyd. No. 3

Forbay Swale

Hydrograph type	= Reservoir	Peak discharge	= 3.635 cfs
Storm frequency	= 2 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 12,147 cuft
Inflow hyd. No.	= 2 - Proposed Area	Max. Elevation	= 384.93 ft
Reservoir name	= Forbay Swale	Max. Storage	= 753 cuft

Storage Indication method used.



Hydrograph Report

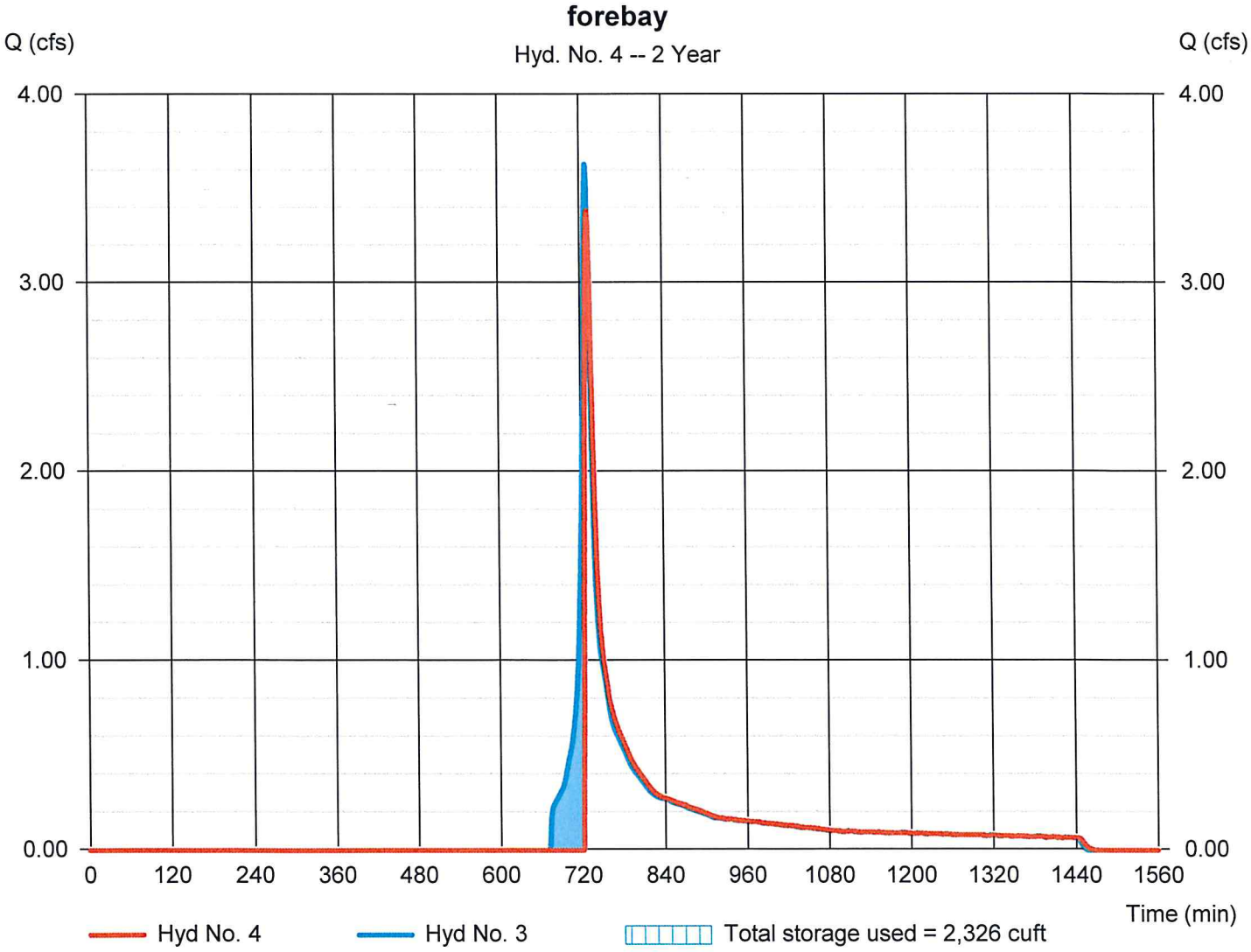
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 — Thursday, 06 / 12 / 2025

Hyd. No. 4

forebay

Hydrograph type	= Reservoir	Peak discharge	= 3.384 cfs
Storm frequency	= 2 yrs	Time to peak	= 732 min
Time interval	= 1 min	Hyd. volume	= 10,454 cuft
Inflow hyd. No.	= 3 - Forbay Swale	Max. Elevation	= 384.96 ft
Reservoir name	= Forebay	Max. Storage	= 2,326 cuft

Storage Indication method used.



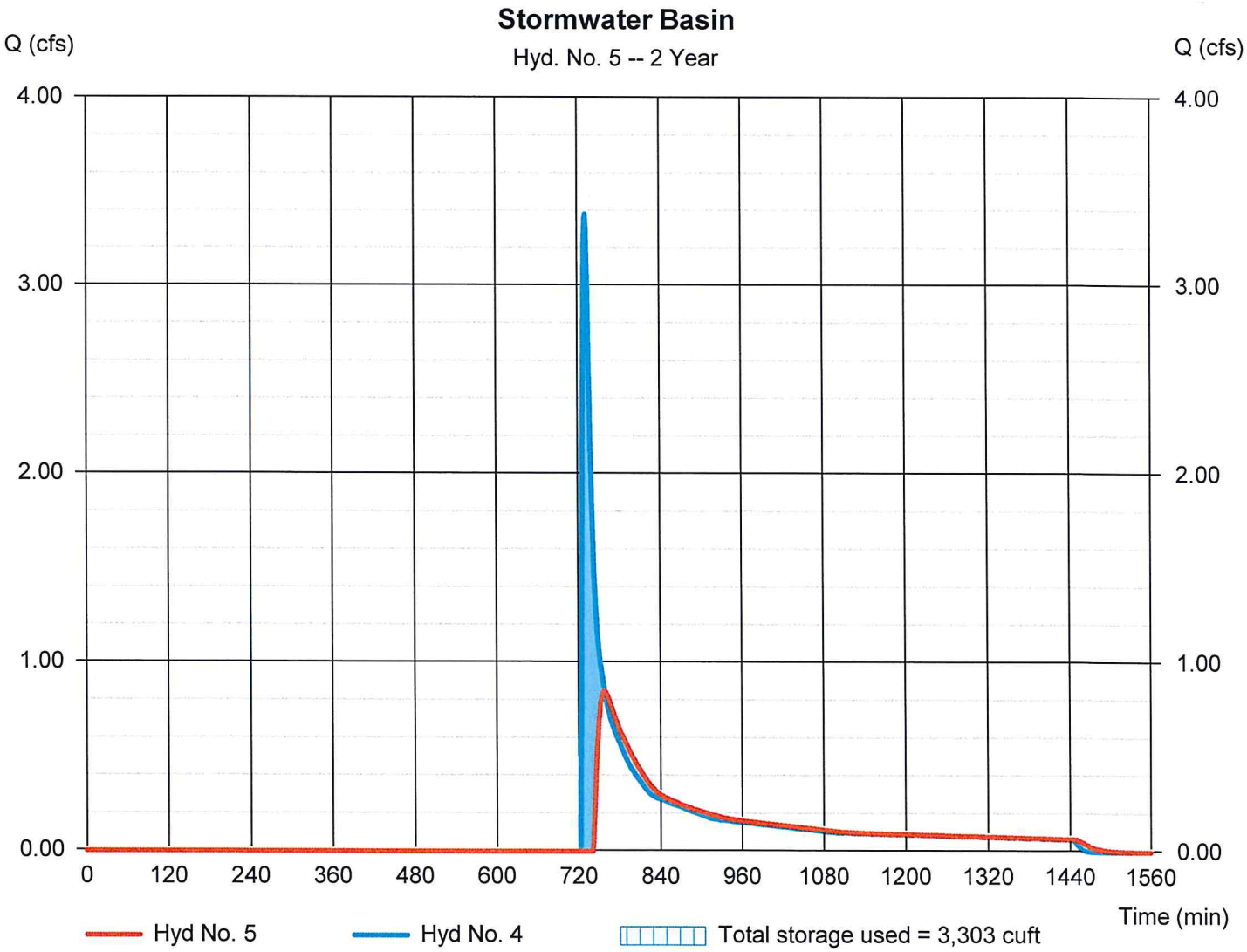
Hydrograph Report

Hyd. No. 5

Stormwater Basin

Hydrograph type	= Reservoir	Peak discharge	= 0.849 cfs
Storm frequency	= 2 yrs	Time to peak	= 759 min
Time interval	= 1 min	Hyd. volume	= 7,759 cuft
Inflow hyd. No.	= 4 - forebay	Max. Elevation	= 384.82 ft
Reservoir name	= Pond 1	Max. Storage	= 3,303 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	5.045	1	729	17,580	------	------	------	Existing Area
2	SCS Runoff	6.767	1	729	23,703	------	------	------	Proposed Area
3	Reservoir	6.685	1	730	23,133	2	385.04	880	Forbay Swale
4	Reservoir	6.288	1	732	21,440	3	385.10	2,766	forebay
5	Reservoir	4.962	1	737	18,745	4	385.09	4,850	Stormwater Basin

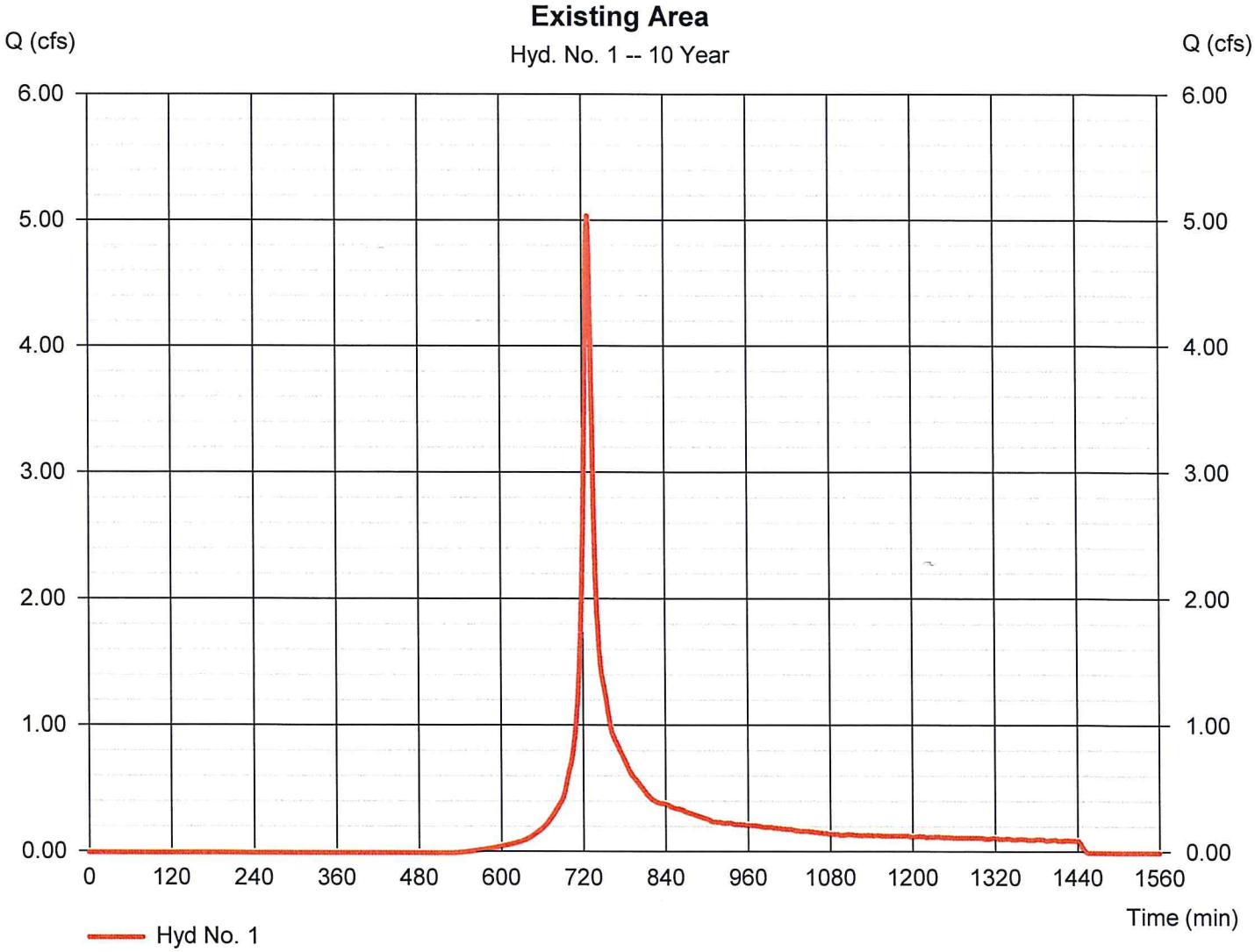
Hydrograph Report

Hyd. No. 1

Existing Area

Hydrograph type	= SCS Runoff	Peak discharge	= 5.045 cfs
Storm frequency	= 10 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 17,580 cuft
Drainage area	= 2.100 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.14 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 minutes	Shape factor	= 484

* Composite (Area/CN) = [(0.200 x 98) + (1.900 x 69)] / 2.100



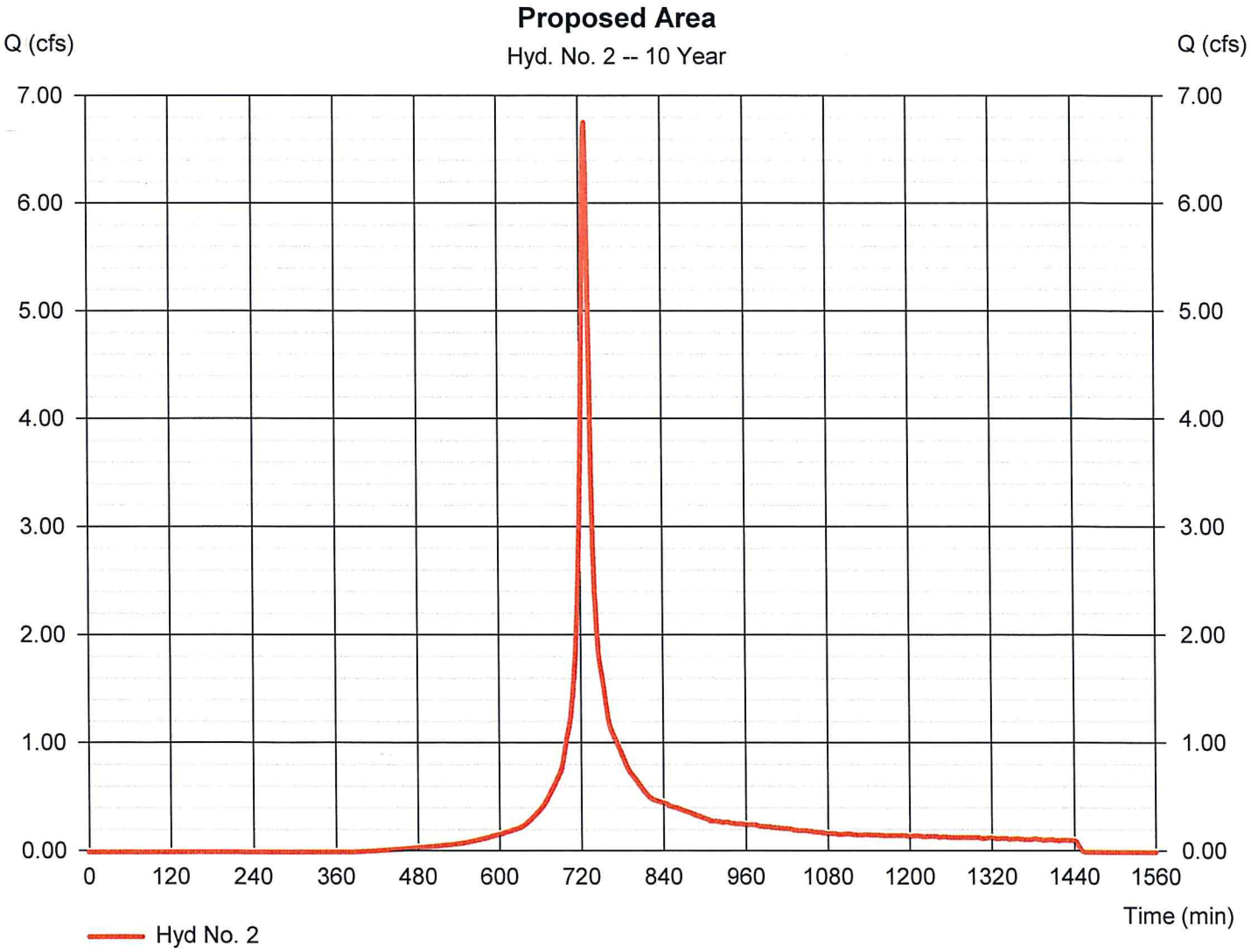
Hydrograph Report

Hyd. No. 2

Proposed Area

Hydrograph type	= SCS Runoff	Peak discharge	= 6.767 cfs
Storm frequency	= 10 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 23,703 cuft
Drainage area	= 2.100 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.14 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 minutes	Shape factor	= 484

* Composite (Area/CN) = [(0.900 x 98) + (1.200 x 69)] / 2.100



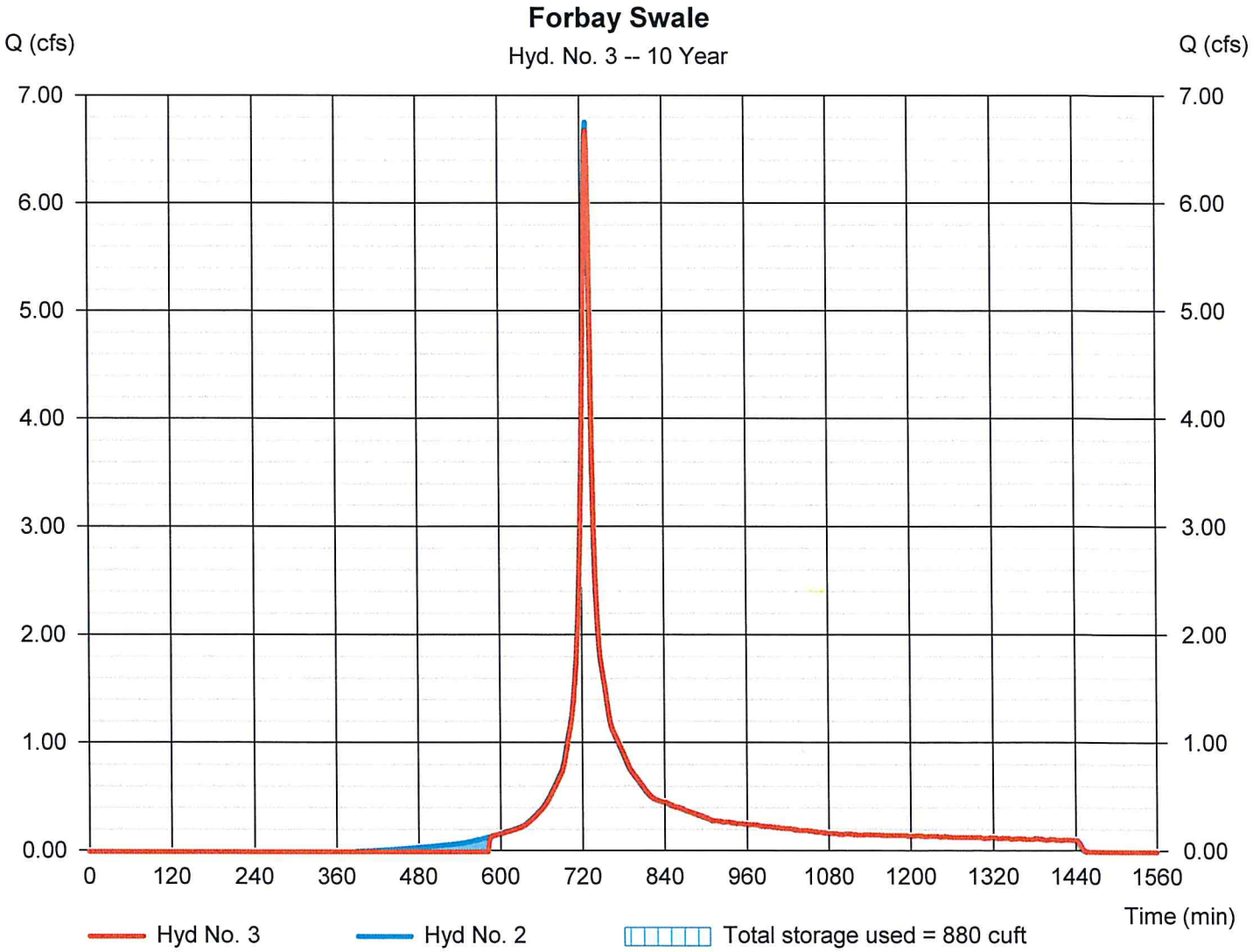
Hydrograph Report

Hyd. No. 3

Forbay Swale

Hydrograph type	= Reservoir	Peak discharge	= 6.685 cfs
Storm frequency	= 10 yrs	Time to peak	= 730 min
Time interval	= 1 min	Hyd. volume	= 23,133 cuft
Inflow hyd. No.	= 2 - Proposed Area	Max. Elevation	= 385.04 ft
Reservoir name	= Forbay Swale	Max. Storage	= 880 cuft

Storage Indication method used.



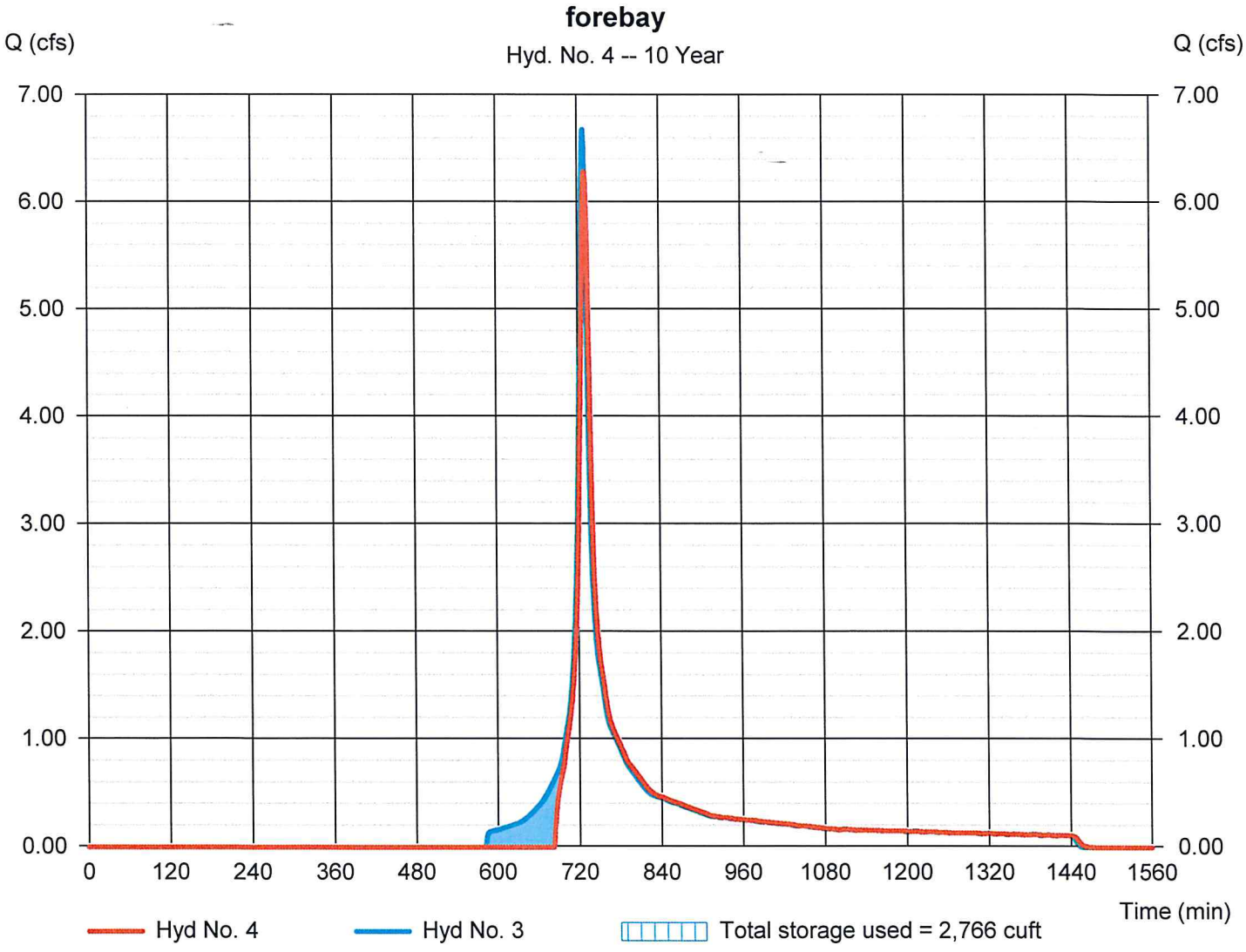
Hydrograph Report

Hyd. No. 4

forebay

Hydrograph type	= Reservoir	Peak discharge	= 6.288 cfs
Storm frequency	= 10 yrs	Time to peak	= 732 min
Time interval	= 1 min	Hyd. volume	= 21,440 cuft
Inflow hyd. No.	= 3 - Forbay Swale	Max. Elevation	= 385.10 ft
Reservoir name	= Forebay	Max. Storage	= 2,766 cuft

Storage Indication method used.



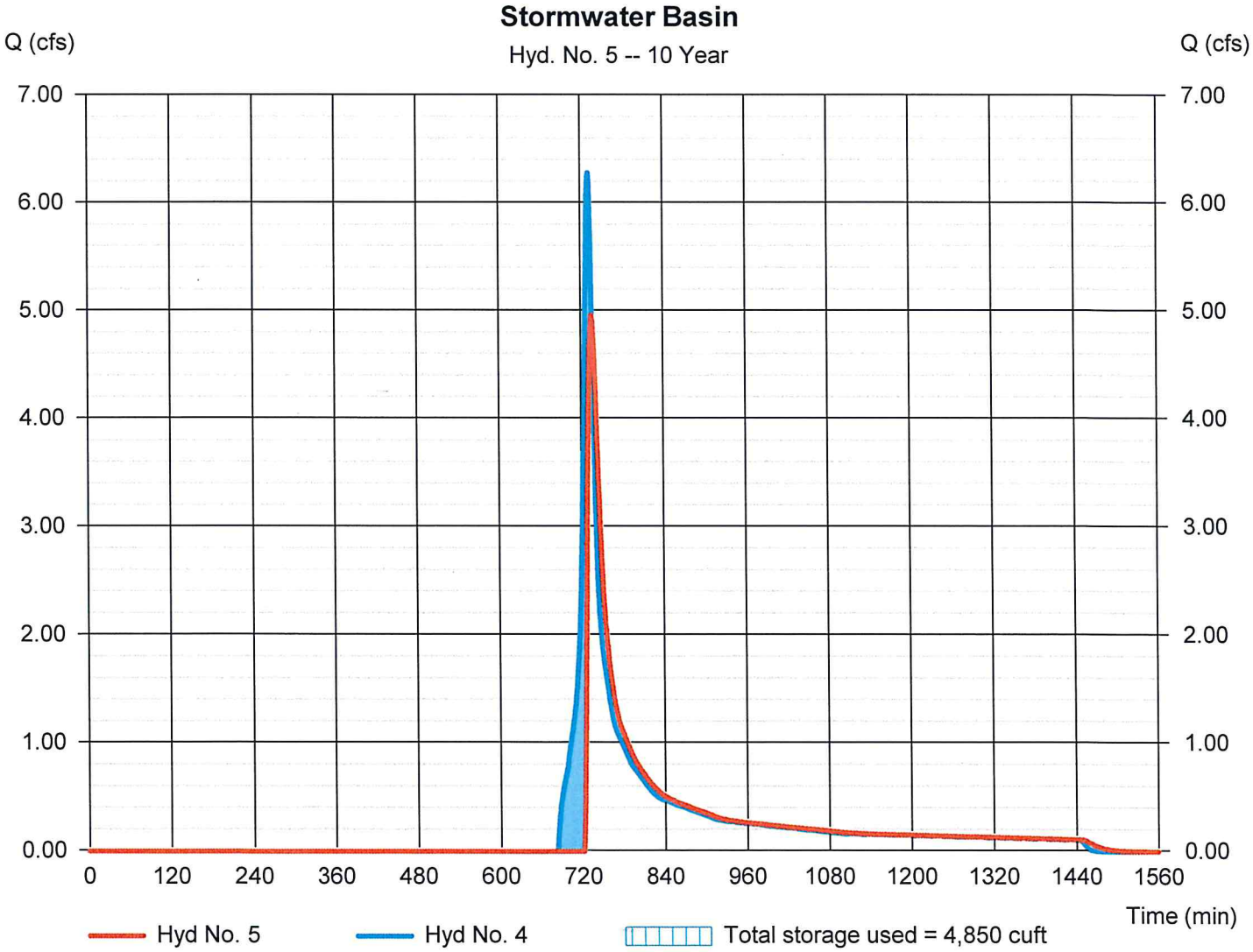
Hydrograph Report

Hyd. No. 5

Stormwater Basin

Hydrograph type	= Reservoir	Peak discharge	= 4.962 cfs
Storm frequency	= 10 yrs	Time to peak	= 737 min
Time interval	= 1 min	Hyd. volume	= 18,745 cuft
Inflow hyd. No.	= 4 - forebay	Max. Elevation	= 385.09 ft
Reservoir name	= Pond 1	Max. Storage	= 4,850 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.924	1	729	24,070	------	------	------	Existing Area
2	SCS Runoff	8.770	1	729	30,999	------	------	------	Proposed Area
3	Reservoir	8.673	1	729	30,429	2	385.11	988	Forbay Swale
4	Reservoir	8.192	1	732	28,736	3	385.17	3,033	forebay
5	Reservoir	6.926	1	736	26,041	4	385.19	5,513	Stormwater Basin

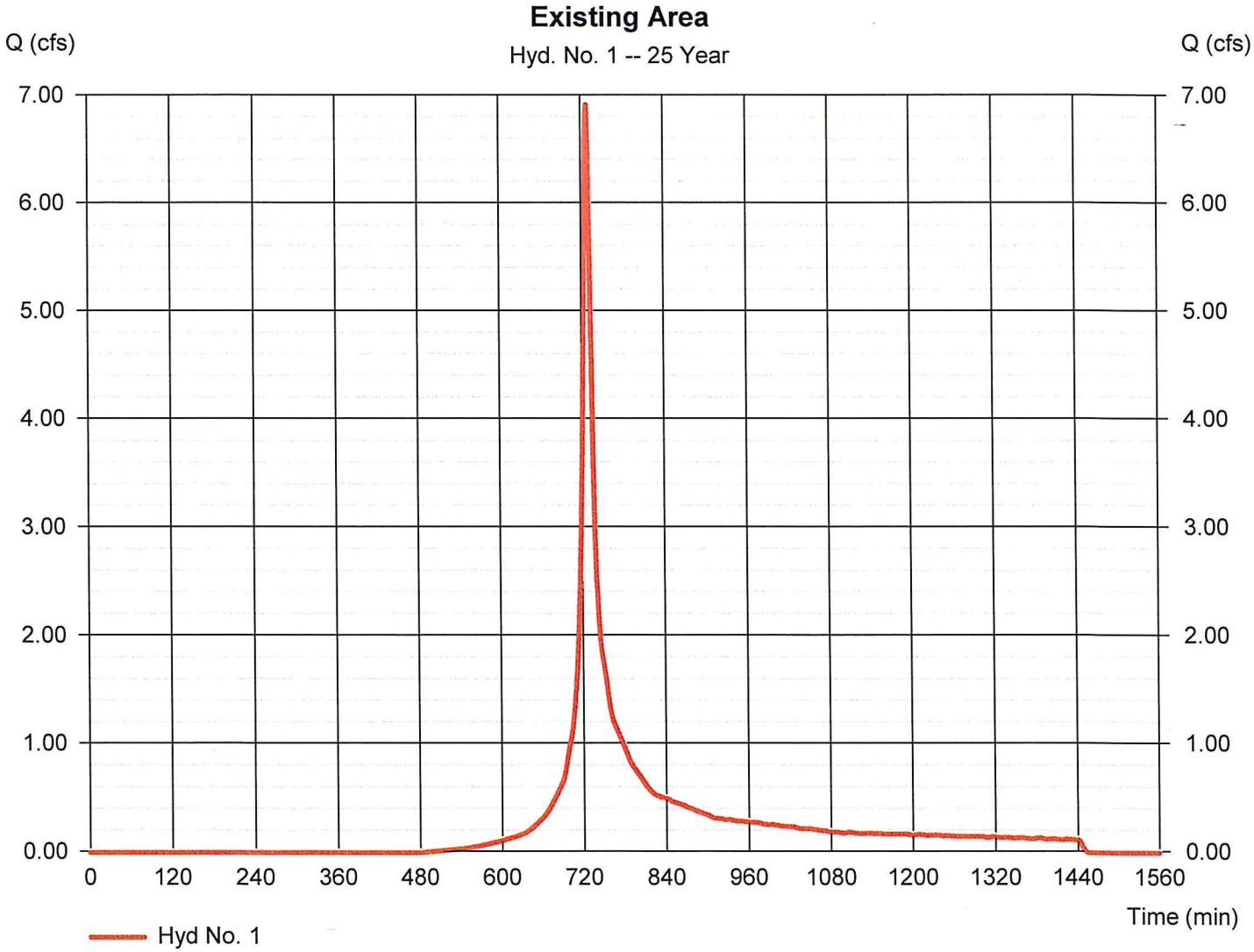
Hydrograph Report

Hyd. No. 1

Existing Area

Hydrograph type	= SCS Runoff	Peak discharge	= 6.924 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 24,070 cuft
Drainage area	= 2.100 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.20 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 rainfall	Shape factor	= 484

* Composite (Area/CN) = [(0.200 x 98) + (1.900 x 69)] / 2.100



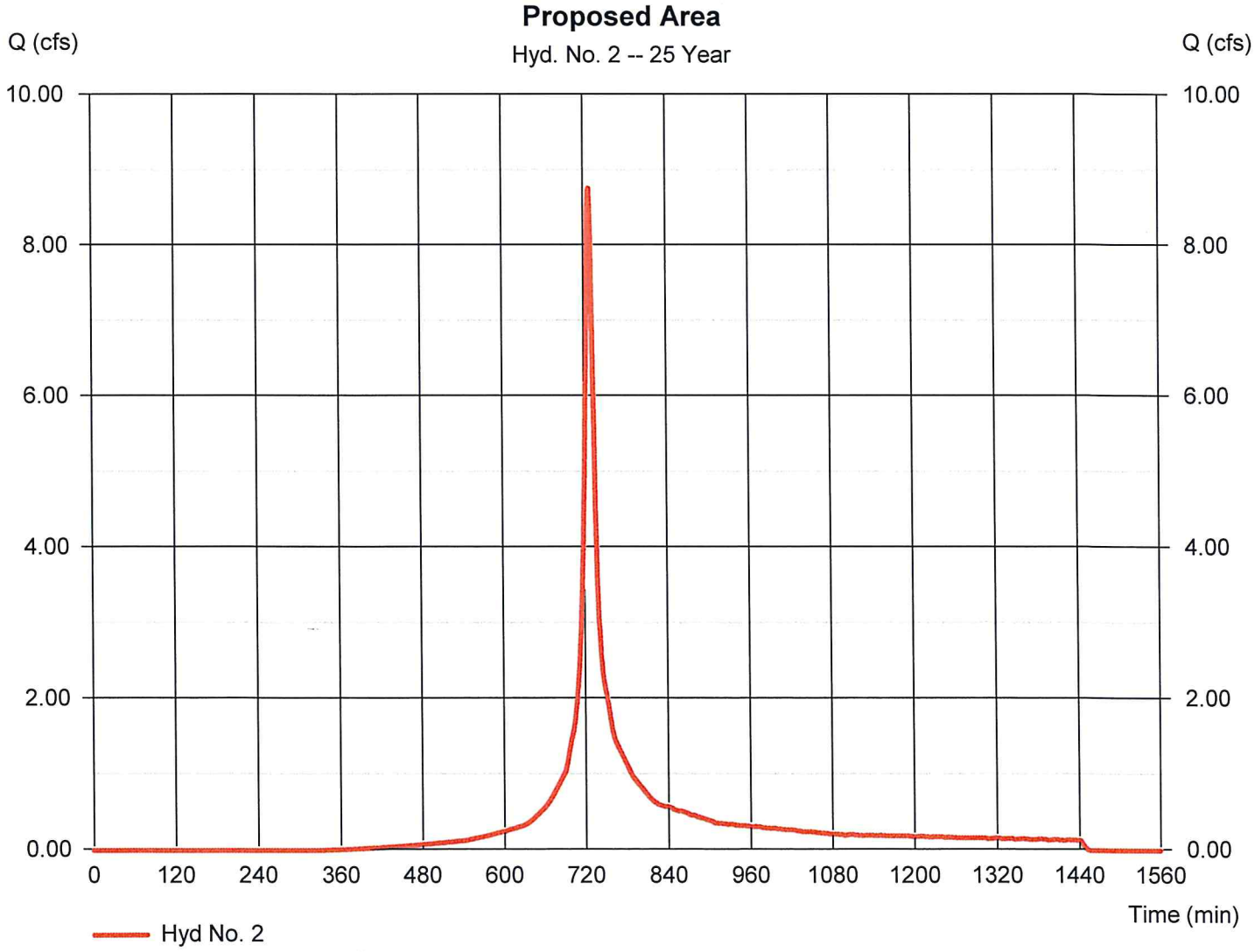
Hydrograph Report

Hyd. No. 2

Proposed Area

Hydrograph type	= SCS Runoff	Peak discharge	= 8.770 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 30,999 cuft
Drainage area	= 2.100 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.20 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 minutes	Shape factor	= 484

* Composite (Area/CN) = [(0.900 x 98) + (1.200 x 69)] / 2.100



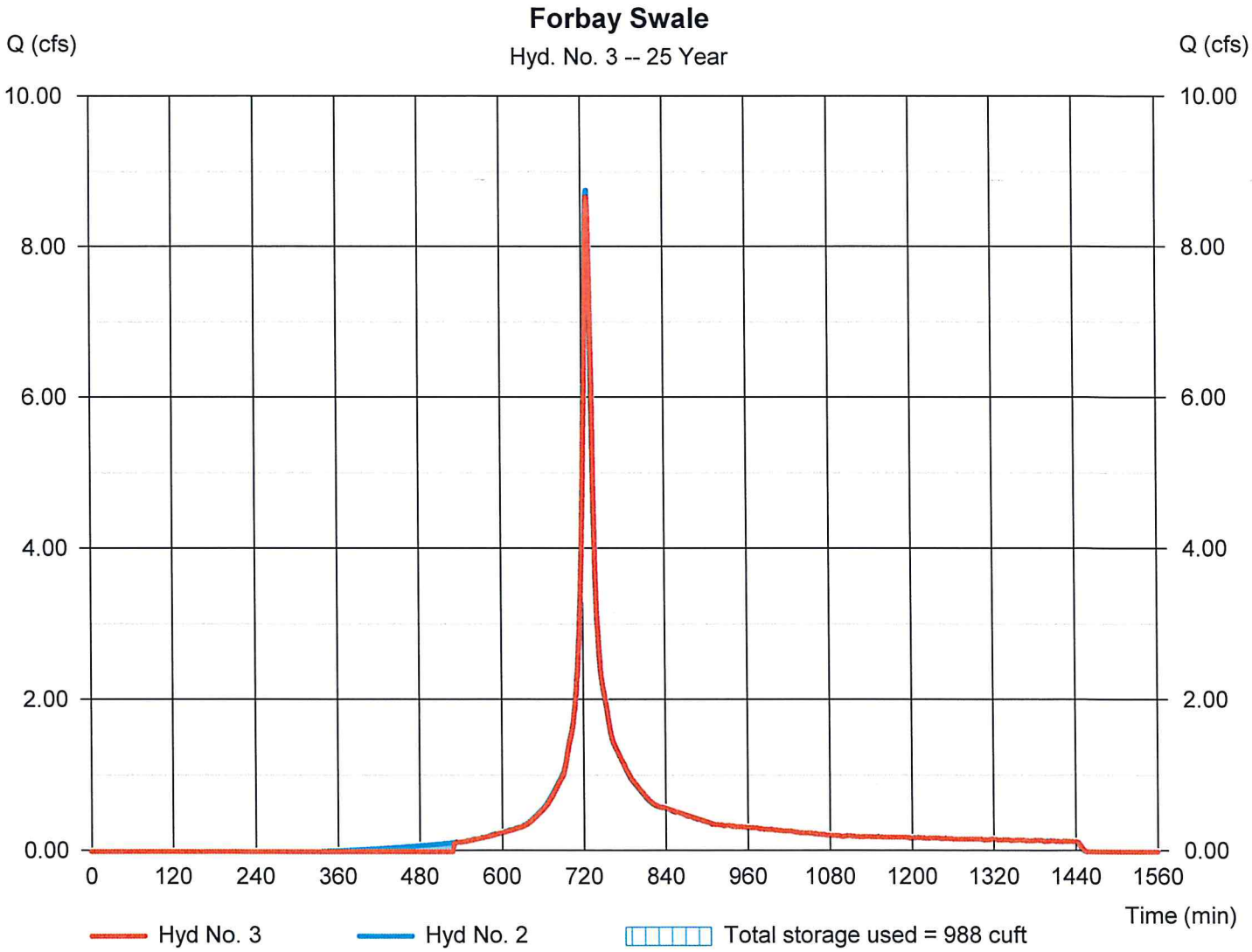
Hydrograph Report

Hyd. No. 3

Forbay Swale

Hydrograph type	= Reservoir	Peak discharge	= 8.673 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 30,429 cuft
Inflow hyd. No.	= 2 - Proposed Area	Max. Elevation	= 385.11 ft
Reservoir name	= Forbay Swale	Max. Storage	= 988 cuft

Storage Indication method used.



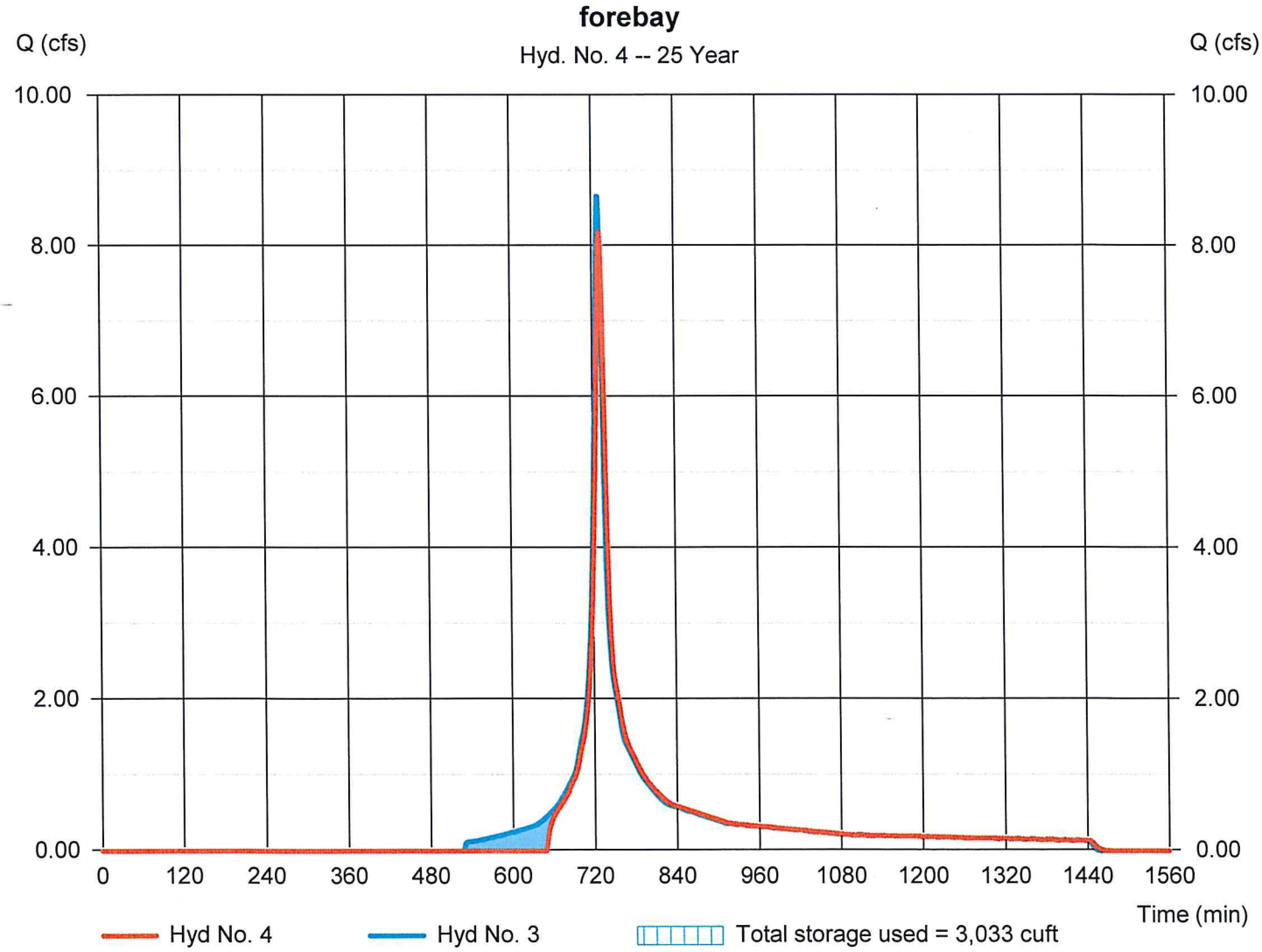
Hydrograph Report

Hyd. No. 4

forebay

Hydrograph type	=	Reservoir	Peak discharge	=	8.192 cfs
Storm frequency	=	25 yrs	Time to peak	=	732 min
Time interval	=	1 min	Hyd. volume	=	28,736 cuft
Inflow hyd. No.	=	3 - Forbay Swale	Max. Elevation	=	385.17 ft
Reservoir name	=	Forebay	Max. Storage	=	3,033 cuft

Storage Indication method used.



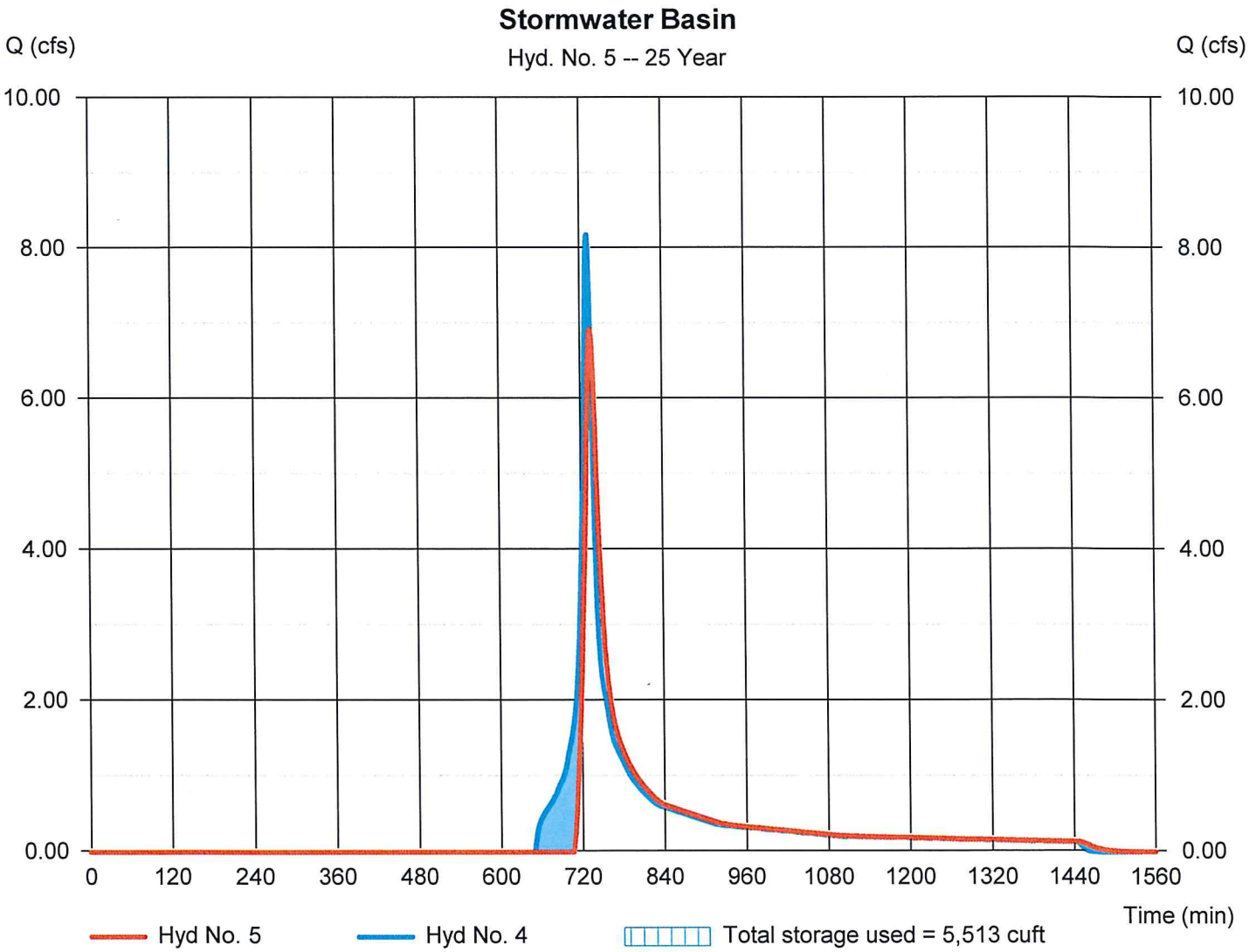
Hydrograph Report

Hyd. No. 5

Stormwater Basin

Hydrograph type	= Reservoir	Peak discharge	= 6.926 cfs
Storm frequency	= 25 yrs	Time to peak	= 736 min
Time interval	= 1 min	Hyd. volume	= 26,041 cuft
Inflow hyd. No.	= 4 - forebay	Max. Elevation	= 385.19 ft
Reservoir name	= Pond 1	Max. Storage	= 5,513 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.347	1	729	29,059	------	------	------	Existing Area
2	SCS Runoff	10.25	1	729	36,487	------	------	------	Proposed Area
3	Reservoir	10.16	1	729	35,918	2	385.15	1,060	Forbay Swale
4	Reservoir	9.644	1	731	34,224	3	385.23	3,225	forebay
5	Reservoir	8.201	1	735	31,530	4	385.25	5,910	Stormwater Basin

Hydrograph Report

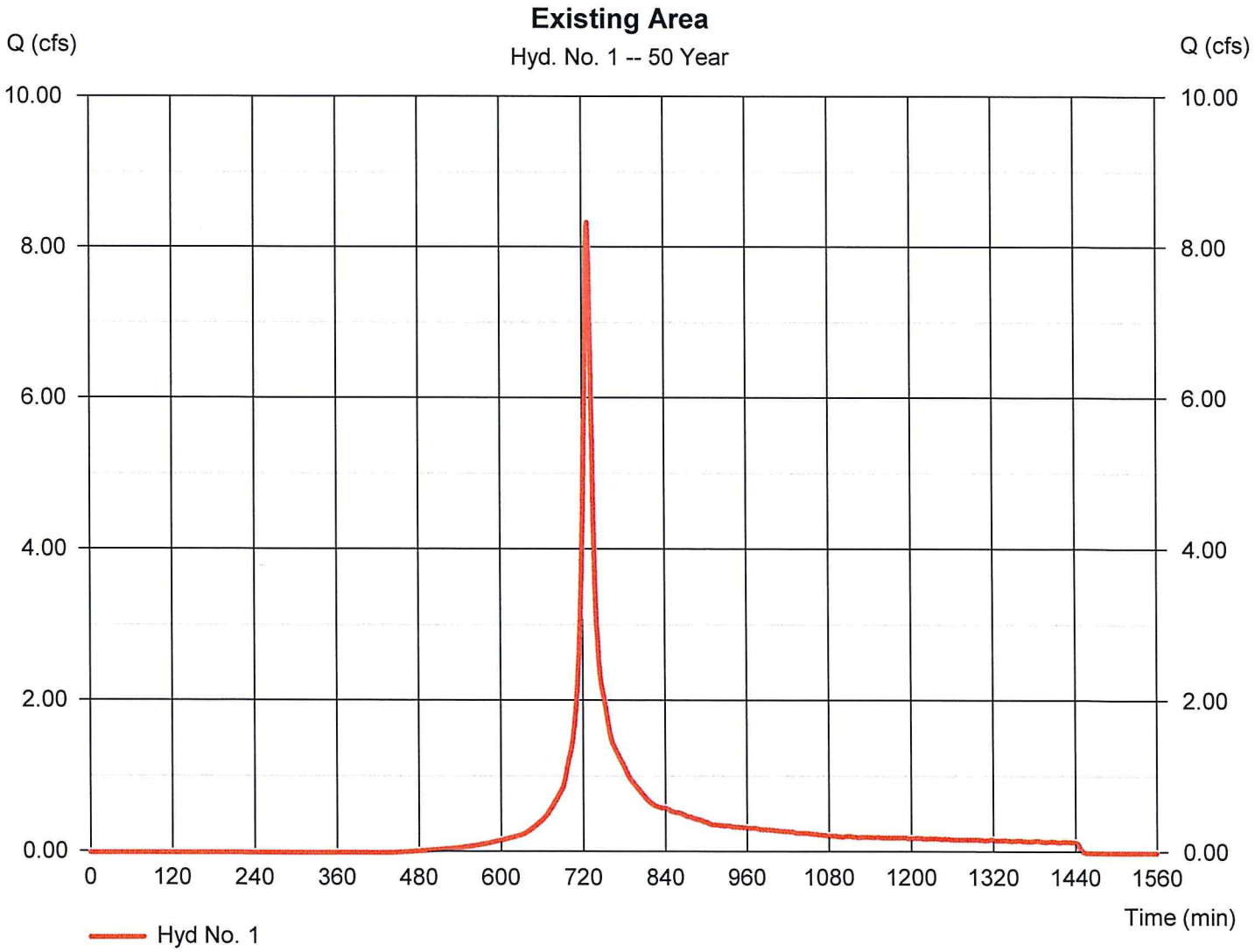
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 — Thursday, 06 / 12 / 2025

Hyd. No. 1

Existing Area

Hydrograph type	= SCS Runoff	Peak discharge	= 8.347 cfs
Storm frequency	= 50 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 29,059 cuft
Drainage area	= 2.100 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.98 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 rainfall	Shape factor	= 484

* Composite (Area/CN) = [(0.200 x 98) + (1.900 x 69)] / 2.100



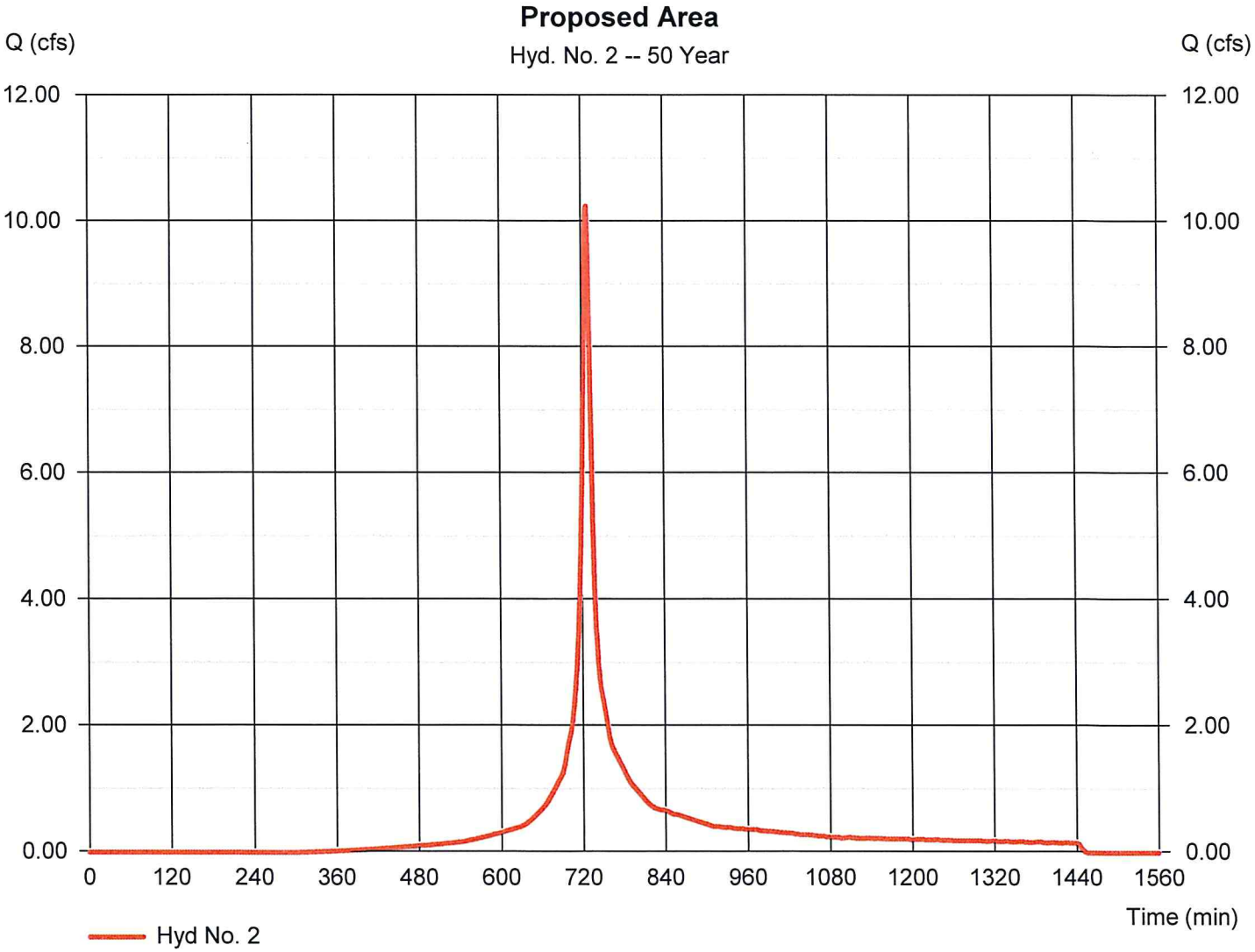
Hydrograph Report

Hyd. No. 2

Proposed Area

Hydrograph type	= SCS Runoff	Peak discharge	= 10.25 cfs
Storm frequency	= 50 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 36,487 cuft
Drainage area	= 2.100 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.98 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 minutes	Shape factor	= 484

* Composite (Area/CN) = [(0.900 x 98) + (1.200 x 69)] / 2.100



Hydrograph Report

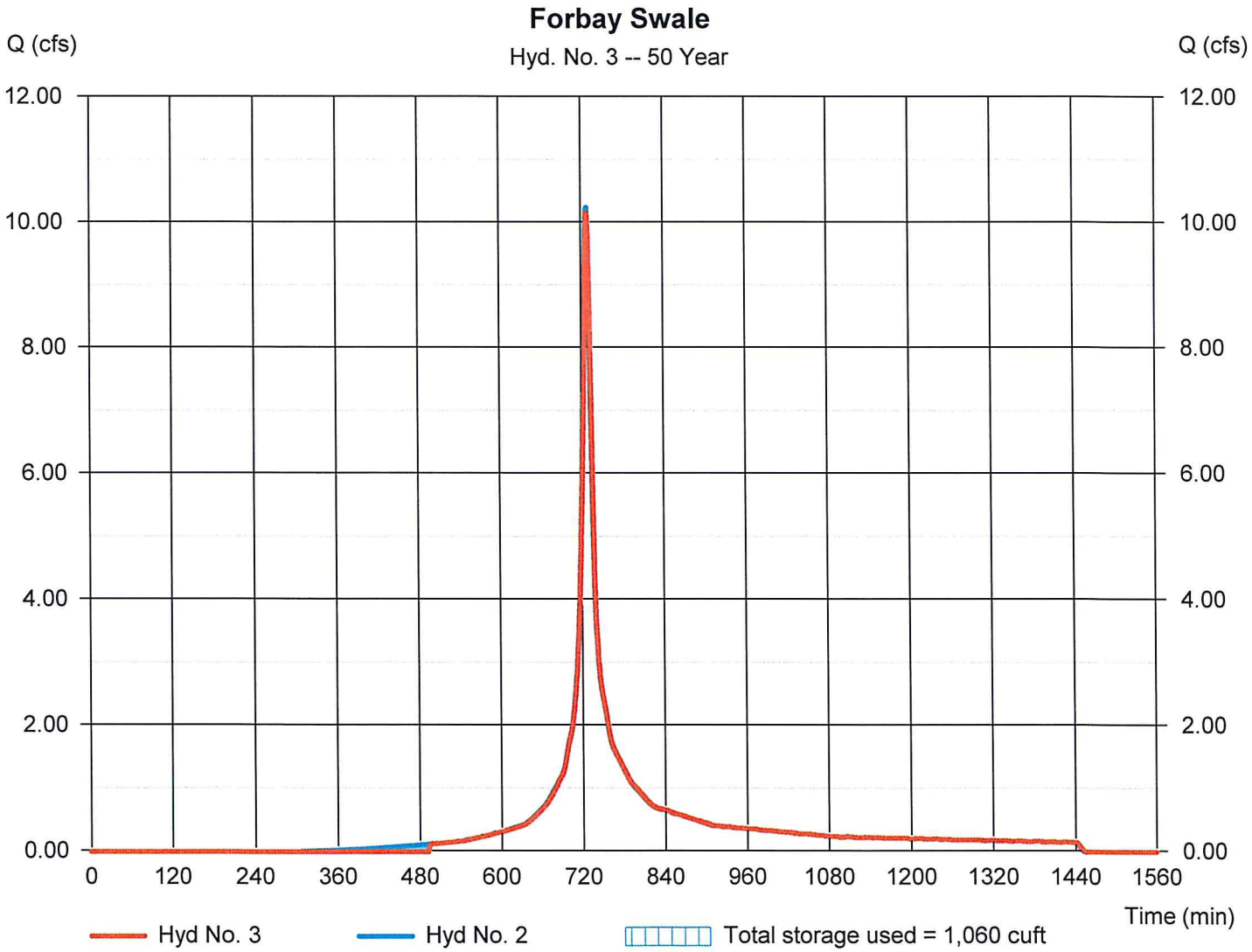
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Thursday, 06 / 12 / 2025

Hyd. No. 3

Forbay Swale

Hydrograph type	= Reservoir	Peak discharge	= 10.16 cfs
Storm frequency	= 50 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 35,918 cuft
Inflow hyd. No.	= 2 - Proposed Area	Max. Elevation	= 385.15 ft
Reservoir name	= Forbay Swale	Max. Storage	= 1,060 cuft

Storage Indication method used.



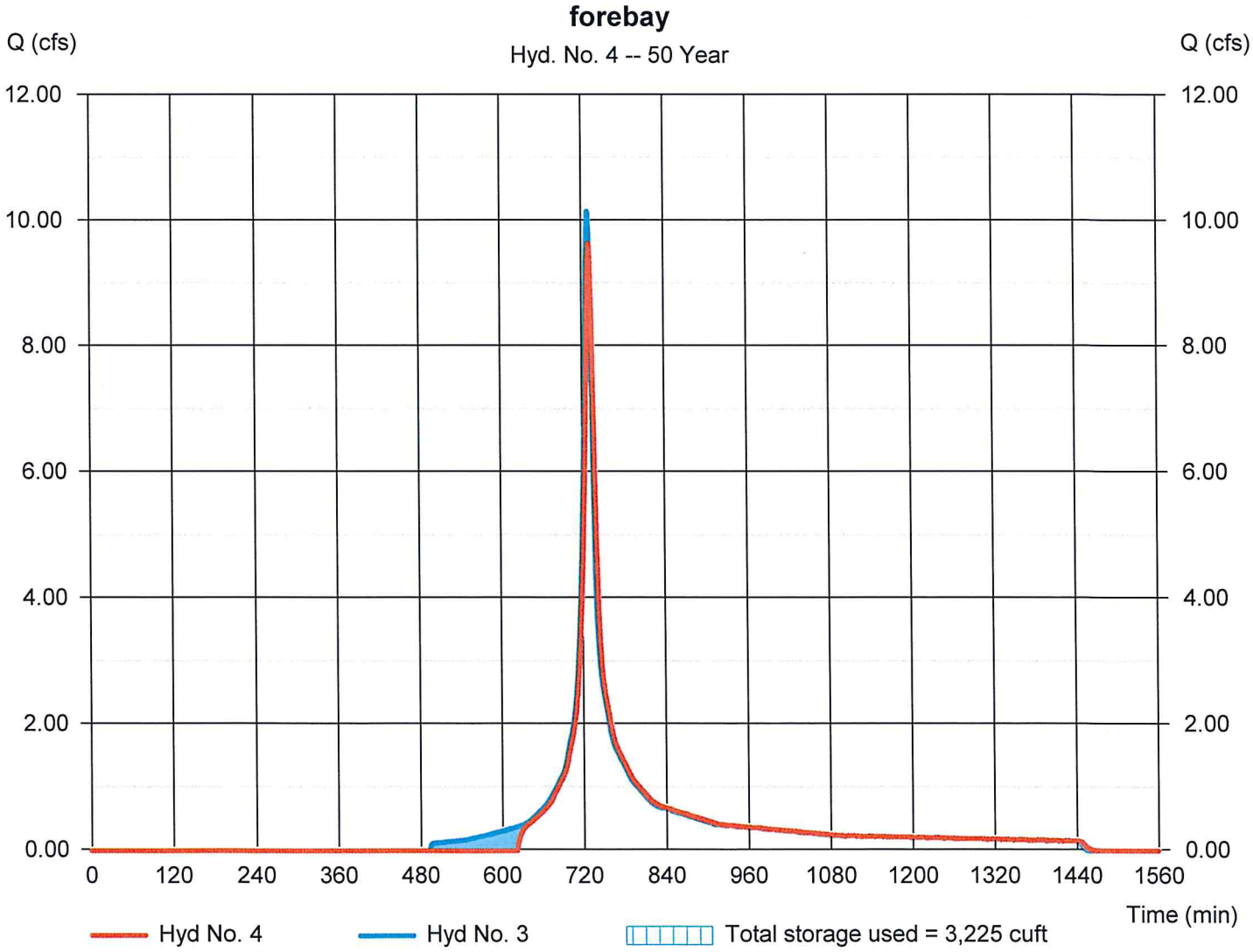
Hydrograph Report

Hyd. No. 4

forebay

Hydrograph type	= Reservoir	Peak discharge	= 9.644 cfs
Storm frequency	= 50 yrs	Time to peak	= 731 min
Time interval	= 1 min	Hyd. volume	= 34,224 cuft
Inflow hyd. No.	= 3 - Forbay Swale	Max. Elevation	= 385.23 ft
Reservoir name	= Forebay	Max. Storage	= 3,225 cuft

Storage Indication method used.



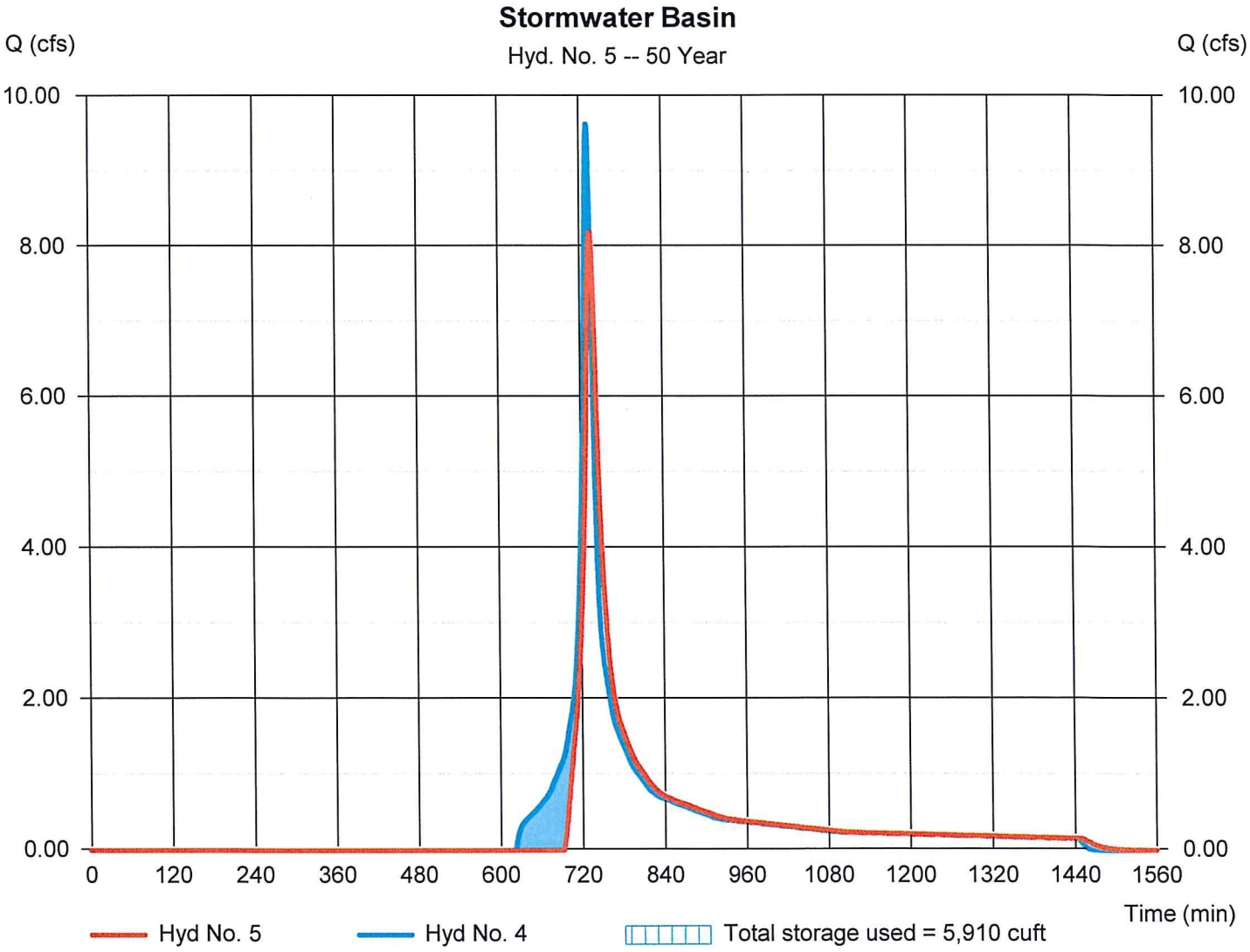
Hydrograph Report

Hyd. No. 5

Stormwater Basin

Hydrograph type	= Reservoir	Peak discharge	= 8.201 cfs
Storm frequency	= 50 yrs	Time to peak	= 735 min
Time interval	= 1 min	Hyd. volume	= 31,530 cuft
Inflow hyd. No.	= 4 - forebay	Max. Elevation	= 385.25 ft
Reservoir name	= Pond 1	Max. Storage	= 5,910 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	9.905	1	729	34,584	------	------	------	Existing Area
2	SCS Runoff	11.85	1	729	42,480	------	------	------	Proposed Area
3	Reservoir	11.75	1	729	41,911	2	385.20	1,137	Forbay Swale
4	Reservoir	11.20	1	731	40,217	3	385.29	3,422	forebay
5	Reservoir	9.613	1	735	37,523	4	385.31	6,324	Stormwater Basin

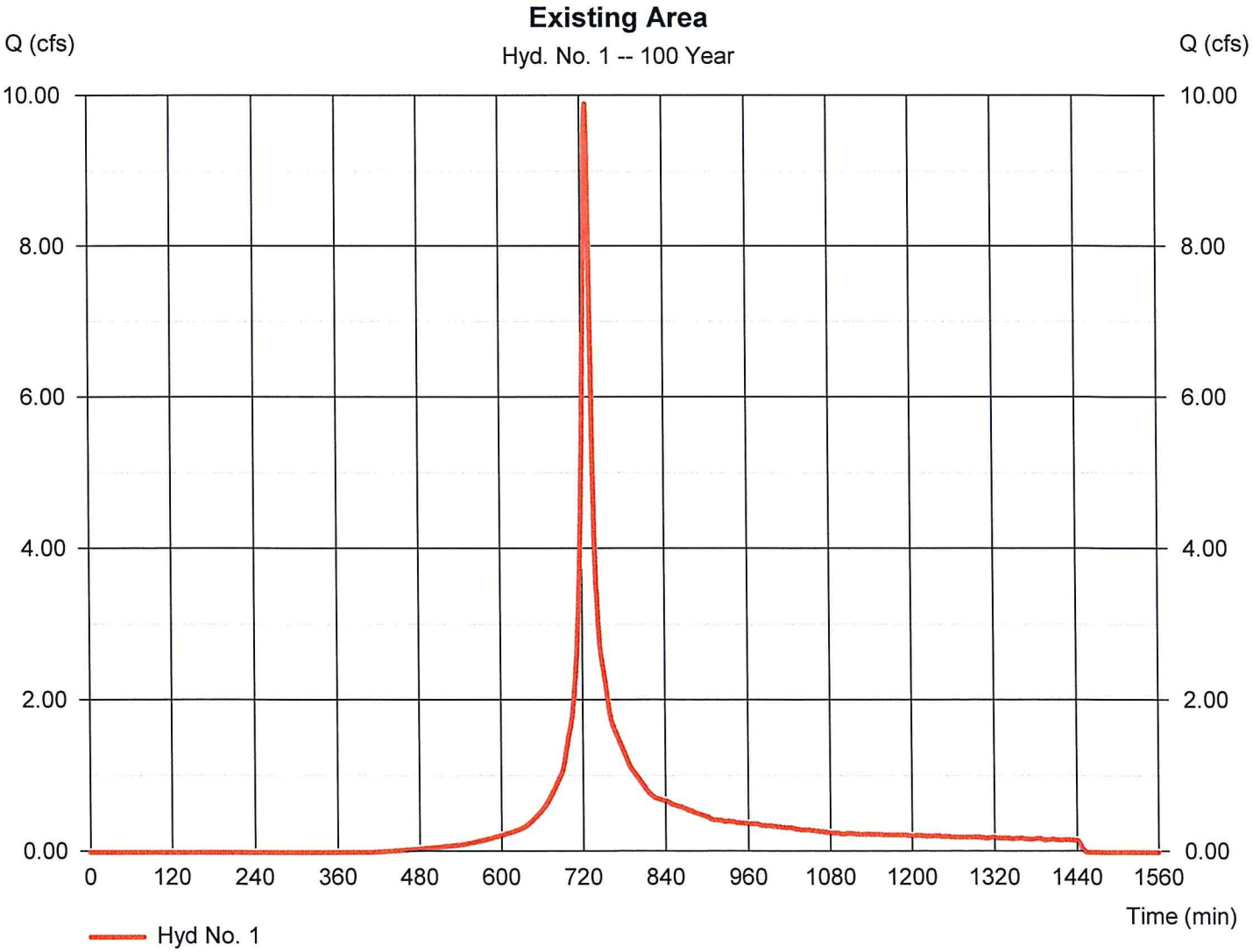
Hydrograph Report

Hyd. No. 1

Existing Area

Hydrograph type	= SCS Runoff	Peak discharge	= 9.905 cfs
Storm frequency	= 100 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 34,584 cuft
Drainage area	= 2.100 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.82 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 minutes	Shape factor	= 484

* Composite (Area/CN) = [(0.200 x 98) + (1.900 x 69)] / 2.100



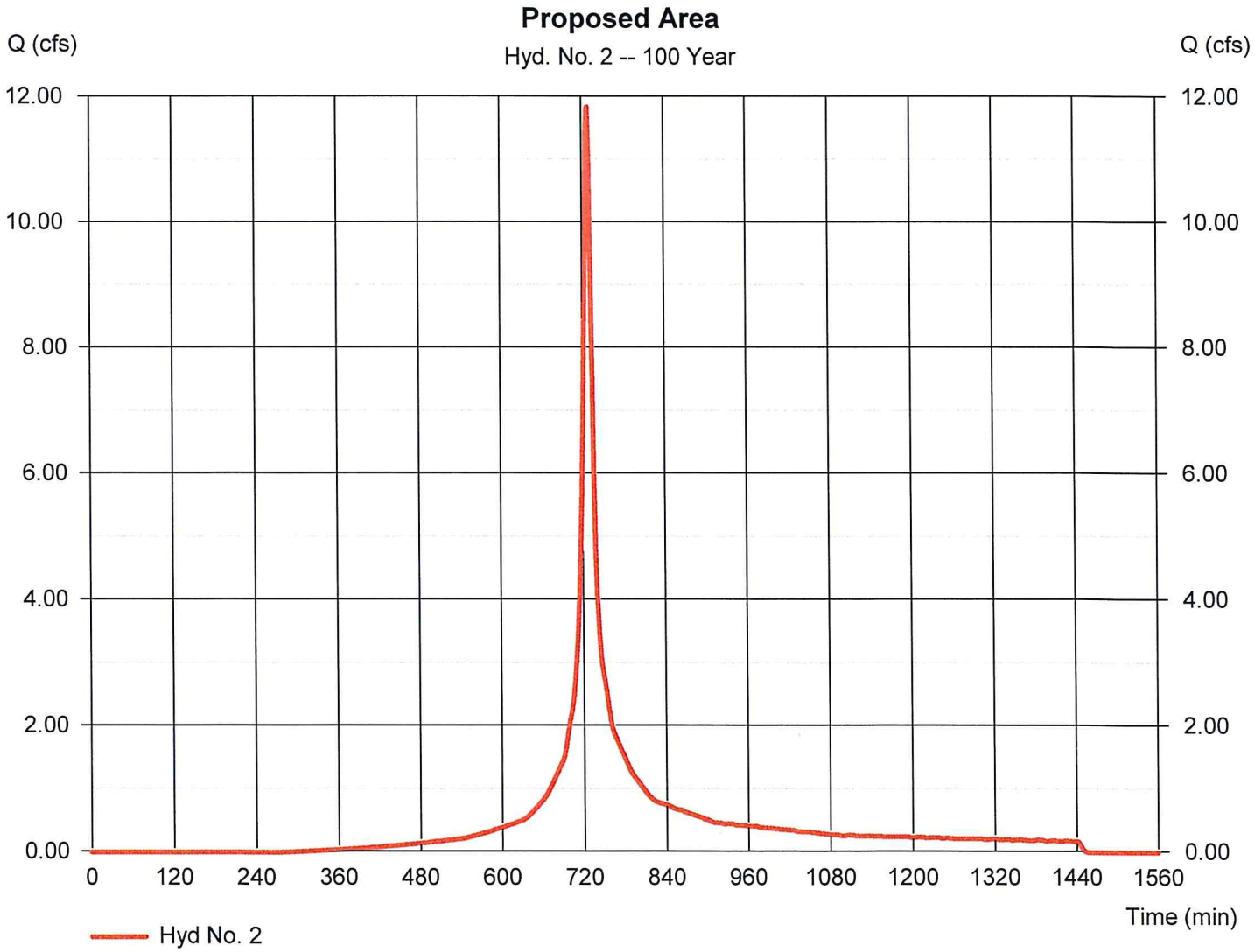
Hydrograph Report

Hyd. No. 2

Proposed Area

Hydrograph type	= SCS Runoff	Peak discharge	= 11.85 cfs
Storm frequency	= 100 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 42,480 cuft
Drainage area	= 2.100 ac	Curve number	= 81*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.82 in	Distribution	= Custom
Storm duration	= NOAA Type D Distribution 1 minutes	Shape factor	= 484

* Composite (Area/CN) = [(0.900 x 98) + (1.200 x 69)] / 2.100



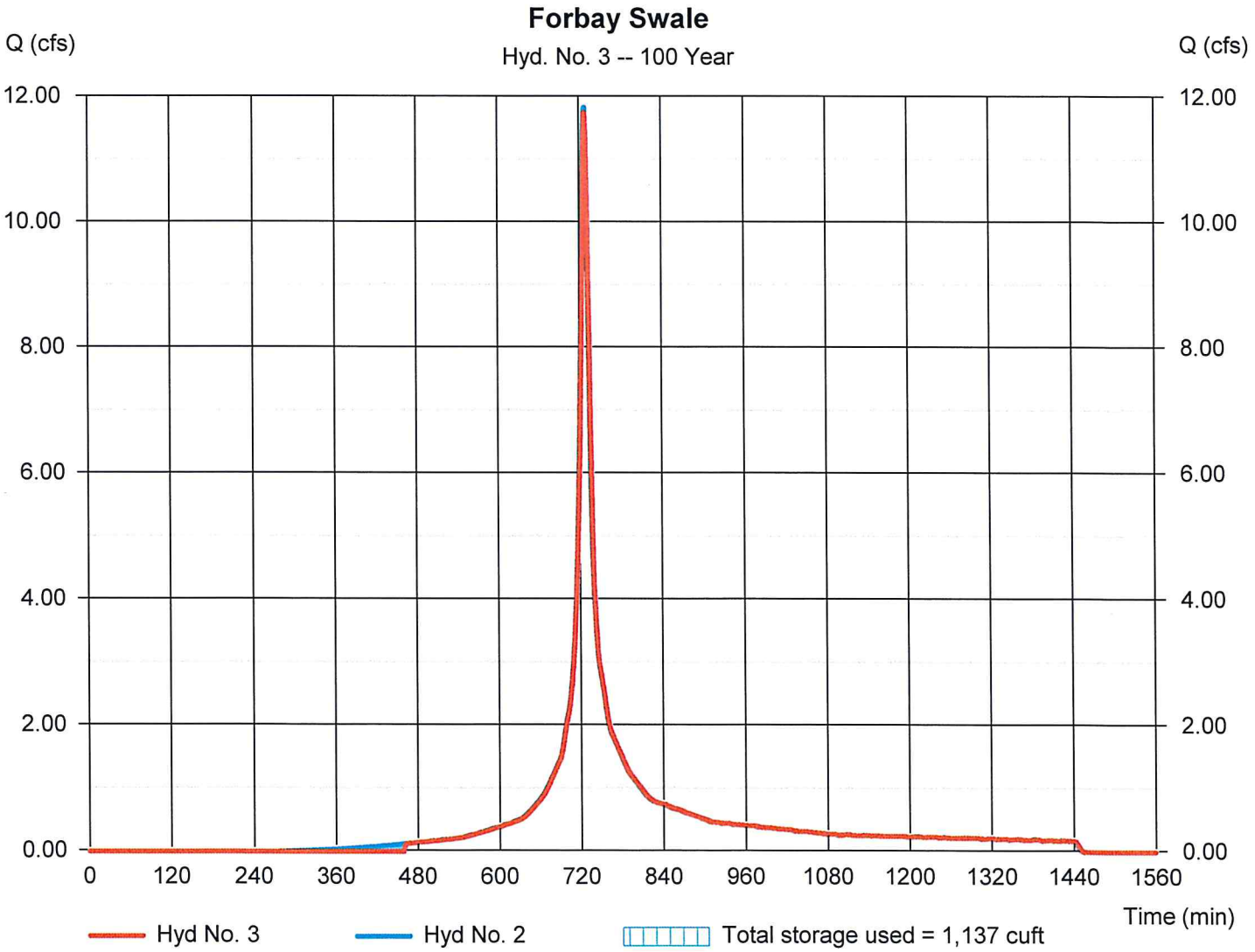
Hydrograph Report

Hyd. No. 3

Forbay Swale

Hydrograph type	= Reservoir	Peak discharge	= 11.75 cfs
Storm frequency	= 100 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 41,911 cuft
Inflow hyd. No.	= 2 - Proposed Area	Max. Elevation	= 385.20 ft
Reservoir name	= Forbay Swale	Max. Storage	= 1,137 cuft

Storage Indication method used.



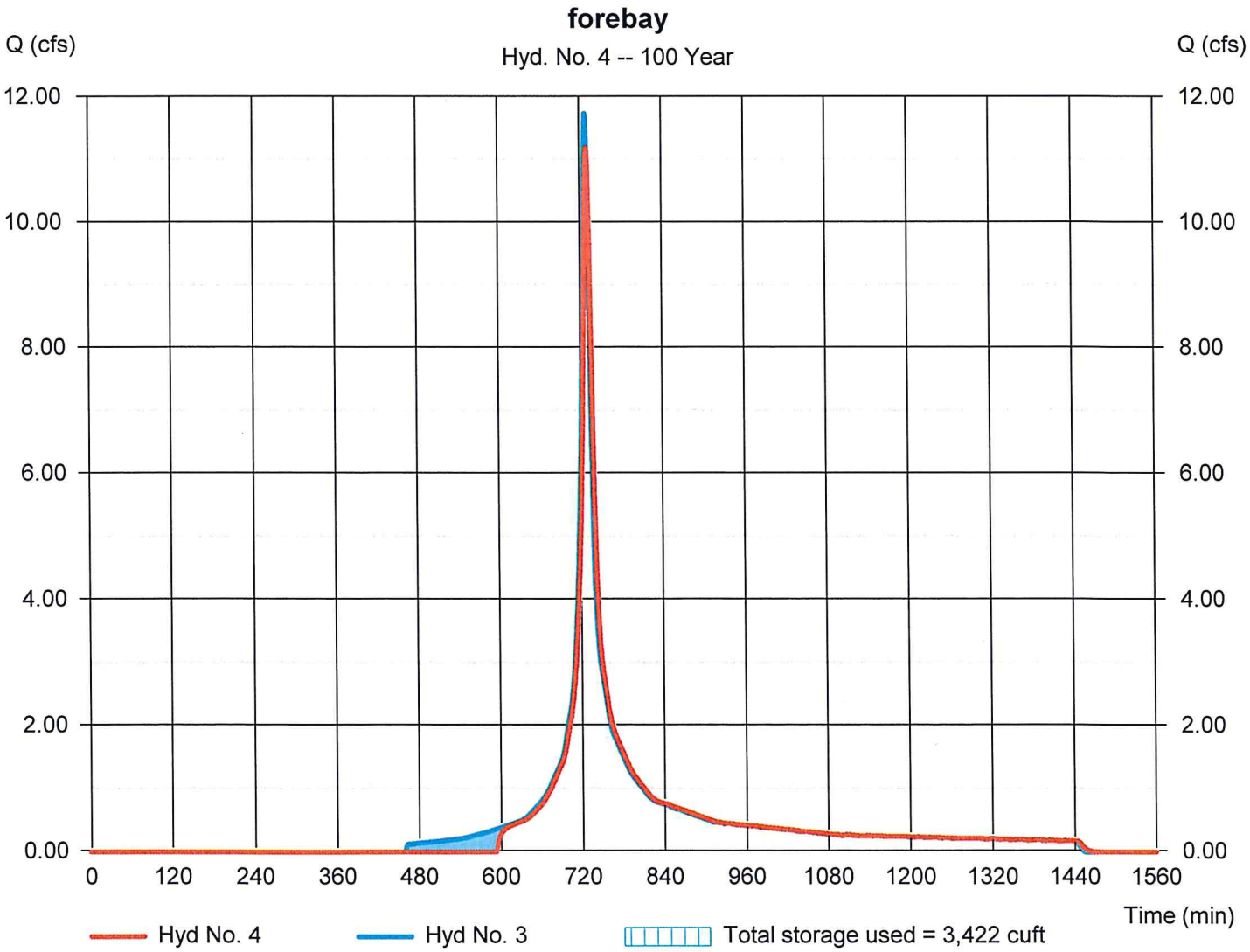
Hydrograph Report

Hyd. No. 4

forebay

Hydrograph type	= Reservoir	Peak discharge	= 11.20 cfs
Storm frequency	= 100 yrs	Time to peak	= 731 min
Time interval	= 1 min	Hyd. volume	= 40,217 cuft
Inflow hyd. No.	= 3 - Forbay Swale	Max. Elevation	= 385.29 ft
Reservoir name	= Forebay	Max. Storage	= 3,422 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

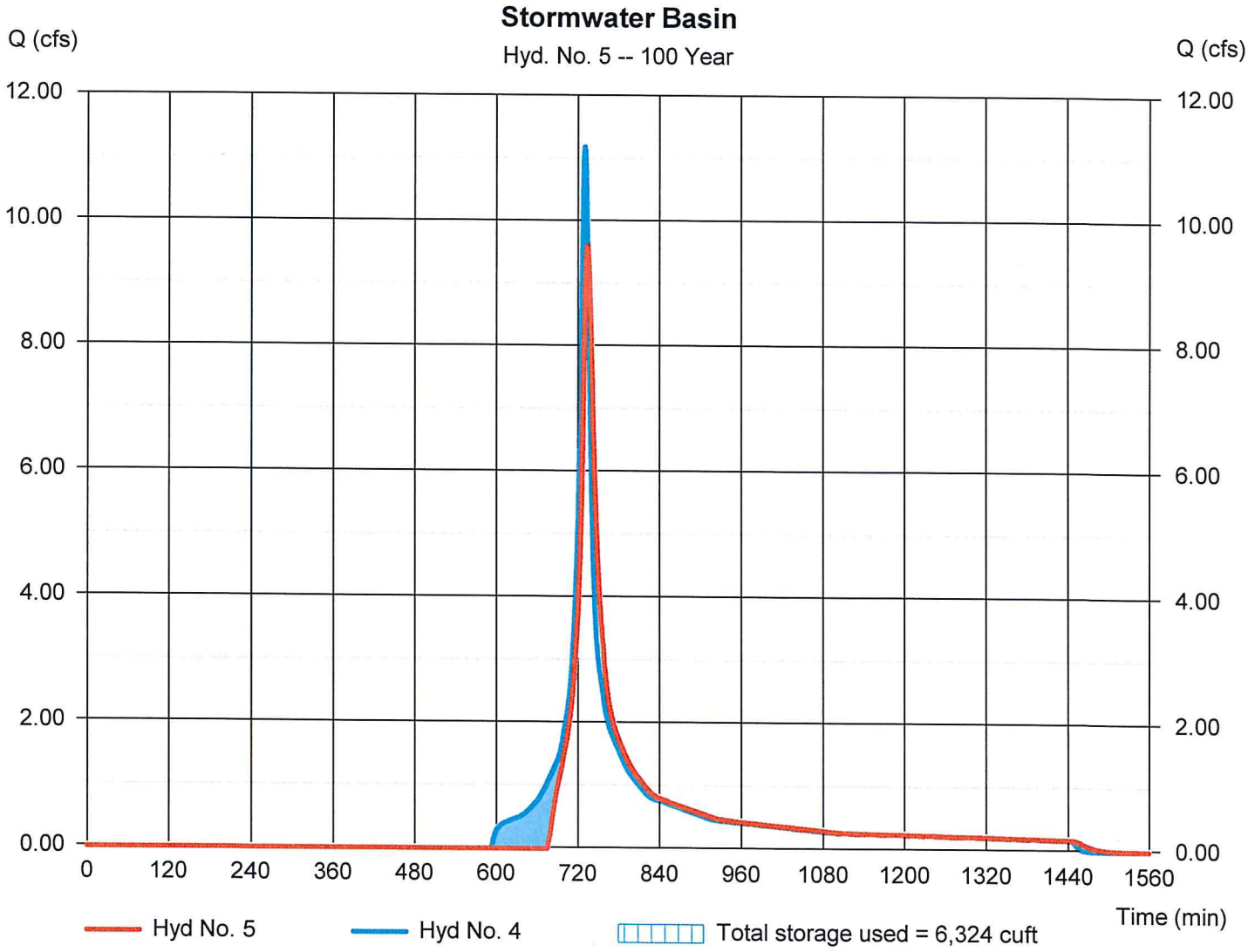
Thursday, 06 / 12 / 2025

Hyd. No. 5

Stormwater Basin

Hydrograph type	= Reservoir	Peak discharge	= 9.613 cfs
Storm frequency	= 100 yrs	Time to peak	= 735 min
Time interval	= 1 min	Hyd. volume	= 37,523 cuft
Inflow hyd. No.	= 4 - forebay	Max. Elevation	= 385.31 ft
Reservoir name	= Pond 1	Max. Storage	= 6,324 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 — Thursday, 06 / 12 / 2025

Pond No. 1 - Pond 1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 384.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	384.00	2,555	0	0
0.50	384.50	4,247	1,683	1,683
1.00	385.00	5,909	2,527	4,210
1.50	385.50	7,601	3,368	7,578
2.00	386.00	9,324	4,223	11,802
2.50	386.50	11,200	5,123	16,925
3.00	387.00	13,680	6,209	23,134

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	Inactive	Inactive	Inactive
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

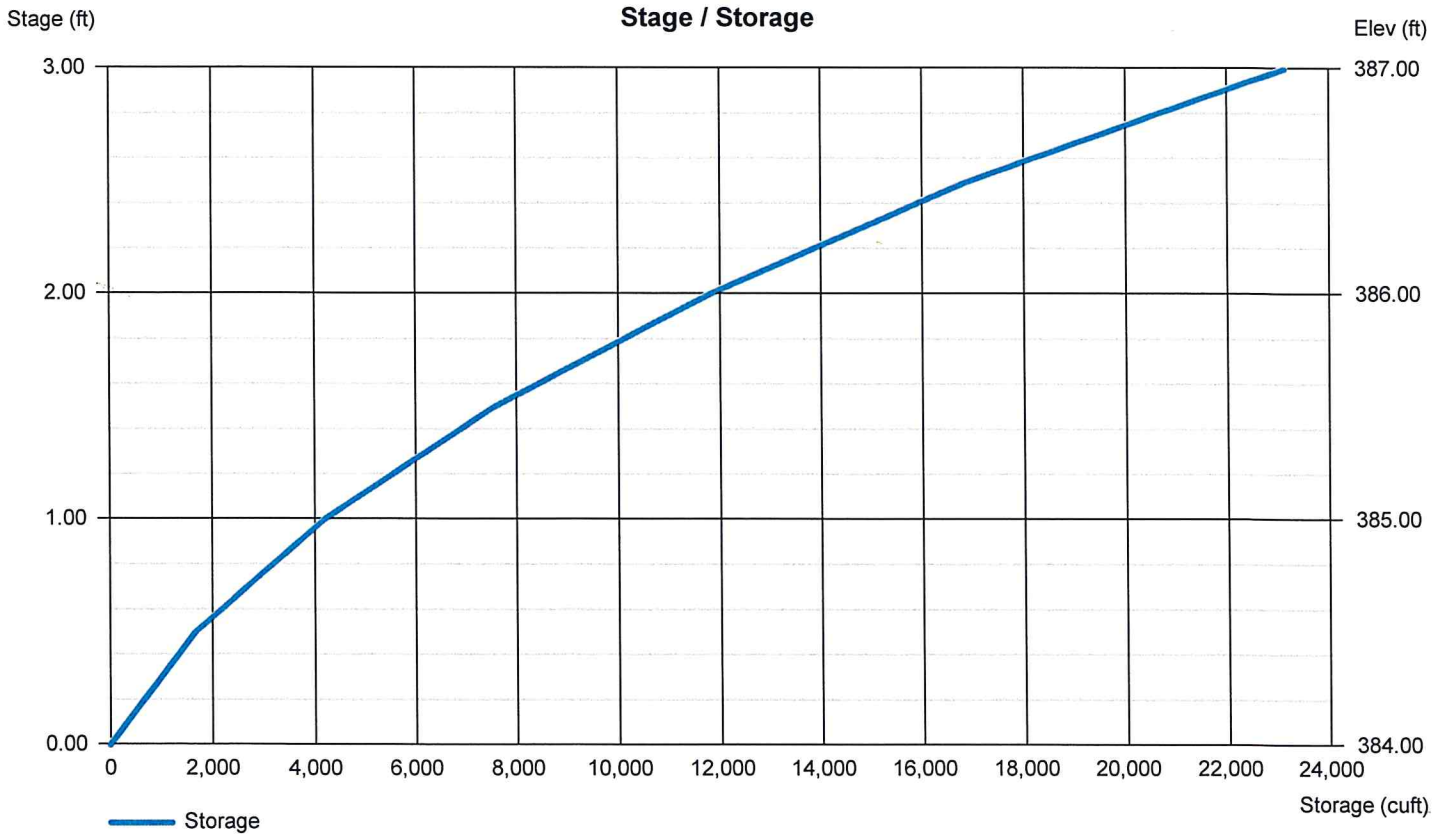
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 384.70	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 — Thursday, 06 / 12 / 2025

Pond No. 3 - Forebay

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 384.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	384.00	1,890	0	0
1.00	385.00	2,990	2,419	2,419
2.00	386.00	4,070	3,516	5,935

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

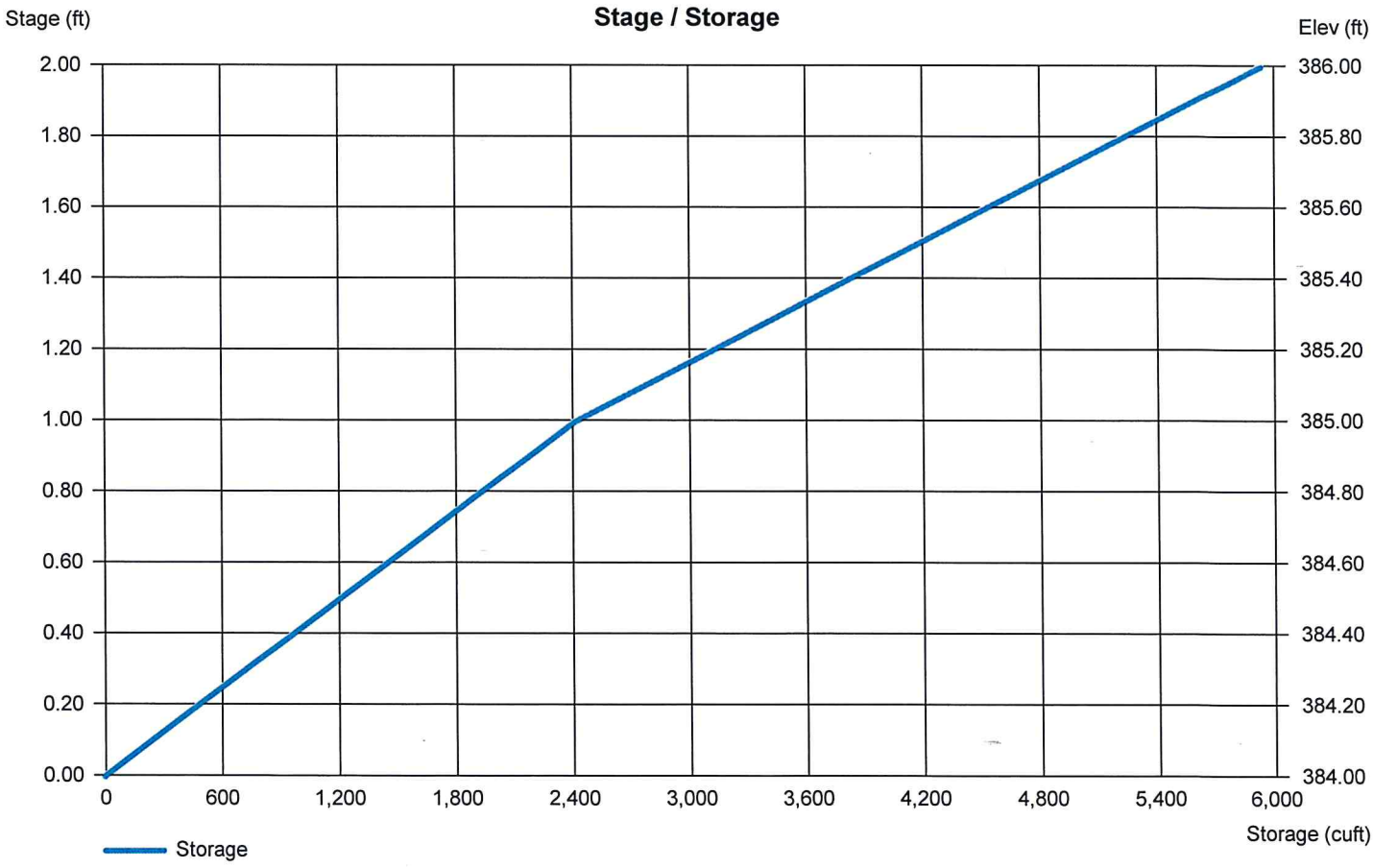
Weir Structures

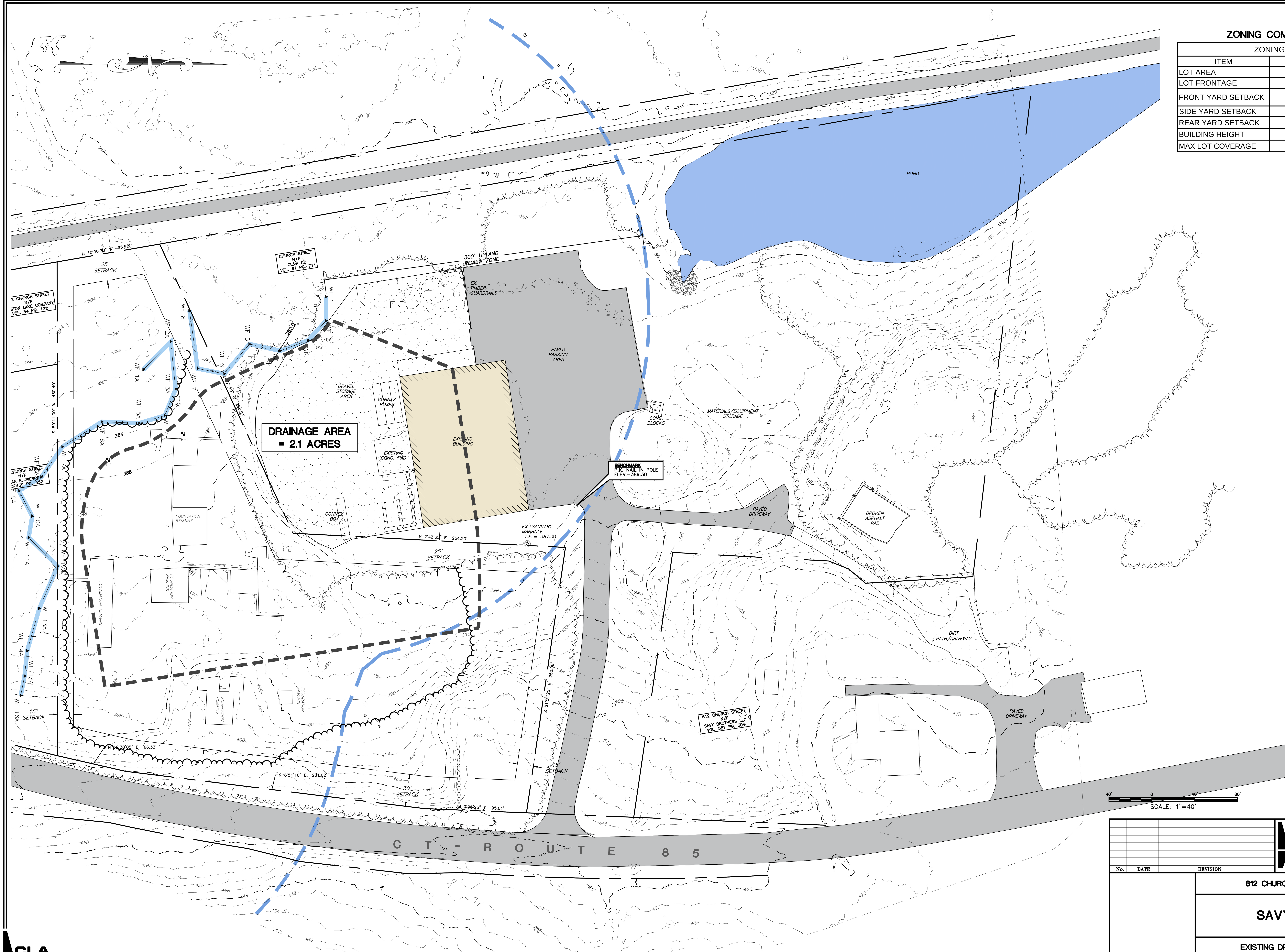
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 7.50	0.00	0.00	0.00
Crest El. (ft)	= 384.70	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).




DRAINAGE AREA
= 2.1 ACRES
POND
PAVED PARKING AREA
EXISTING BUILDING
GRAVEL STORAGE AREA
CONNEX BOXES
CONNEX BOX
EXISTING CONC. PAD
EX. TIMBER GUARDRAILS
300' UPLAND REVIEW ZONE
CHURCH STREET N/F CL&P CO VOL. 67 PG. 711
CONC. BLOCKS
MATERIALS/EQUIPMENT STORAGE
BENCHMARK
P.K. NAIL IN POLE
ELEV.=389.30
EX. SANITARY MANHOLE
T.F. = 387.33
PAVED DRIVEWAY
BROKEN ASPHALT PAD
DIRT PATH/DRIVEWAY
612 CHURCH STREET N/F SAVY BROTHERS LLC VOL. 587 PG. 304
FOUNDATION REMAINS
25' SETBACK
30' SETBACK
15' SETBACK
N 10°06'20" W 96.98'
N 2°42'39" E 254.20'
N 6°51'10" E 281.02'
S 81°59'25" E 250.08'
C T - R O U T E 8 5
SCALE: 1"=40'

ZONING COMPLIANCE CHART

ZONING DISTRICT: AV		
ITEM	REQUIRED	PROVIDED
LOT AREA	21,780 SF	-
LOT FRONTAGE	75	
FRONT YARD SETBACK	30 FT	
SIDE YARD SETBACK	15 FT	
REAR YARD SETBACK	25 FT	
BUILDING HEIGHT	25 FT	
MAX LOT COVERAGE	30%	

No.	DATE	REVISION

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

612 CHURCH ST. AMSTON, CT

SAVY & SONS

EXISTING DRAINAGE CONDITIONS

Project No. CLA-8062
Proj. Engineer E.M.B.
Date: 03/12/25
Sheet No. **D-1**

CLA

POND

CHURCH STREET N/F CLAS CO VOL. 67 PG. 711

300' UPLAND REVIEW ZONE

2 CHURCH STREET N/F STON LAKE COMPANY VOL. 34 PG. 122

25' SETBACK

N 10°06'20" W 86.38'

S 89°41'00" W 460.40'

EX. TIMBER GUARDRAILS

PAVED PARKING AREA

GRAVEL STORAGE AREA

CONNEX BOXES

CONC BLOCKS

MATERIALS/EQUIPMENT STORAGE

DRAINAGE AREA = 2.1 ACRES

GRADE TO DRAIN TO SWALE

EXISTING BUILDING

RELOCATE EX. CONNEX BOXES

EXISTING CONC. PAD

PROPOSED 38' X 85' CONCRETE PAD

65'

50'

BENCHMARK P.K. NAIL IN POLE ELEV.=389.30

CHURCH STREET N/F JEAN E. PIERSON VOL. 439 PG. 352

REMOVE FOUNDATION REMAINS

GRAVEL DRIVE

FOUNDATION REMAINS

CONNEX BOX

PROPOSED 50' X 200' CONCRETE PAD

EX. SANITARY MANHOLE T.F. = 387.33

N 42°42'39" E 254.20'

25' SETBACK

GRAVEL DRIVE AND PARKING

100'

MATCHED GRAVEL DRIVEWAY & PARKING AREA

PROPOSED BUILDING (20,000 SF) FF=387.5

REMOVE ALL FOUNDATION REMAINS

387.0

200'

REMOVE ALL FOUNDATION REMAINS

15' SETBACK

612 CHURCH STREET N/F SAVY BROTHERS LLC VOL. 587 PG. 304

S 81°34'25" E 250.09'

15' SETBACK

N 6°51'10" E 281.02'

30' SETBACK

S 29°58'25" E 95.01'

PAVED DRIVEWAY

BROKEN ASPHALT PAD

DIRT PATH/DRIVEWAY

PAVED DRIVEWAY

C T - R O U T E 8 5

40' 0 40' 80'

SCALE: 1"=40'

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612 CHURCH ST. AMSTON, CT

SAVY & SONS

PROPOSED DRAINAGE CONDITIONS

Project No. CLA-8062
Proj. Engineer E.M.B.
Date: 03/12/25
Sheet No. D-2

SAVY & SONS EXPANSION

612 CHURCH STREET
AMSTON, CT

LEGEND

PROPERTY LINE	
EDGE OF PAVEMENT	
DRAINAGE	D
WATER	W
SEWER	S
GAS	G
ELECTRIC	E
CONTOUR	21
TREE LINE	
GUIDERAIL	
SIGNS	
CATCH BASIN	
IRON PIN, IRON PIPE	
	MS, CHD, MON
FIRE HYDRANT	
ELECTRIC MANHOLE	E
SEWER MANHOLE	S
GAS GATE, WATER GATE	
LAMP	

LOCATION MAP
SCALE: 1"= 1000'

INDEX TO DRAWINGS

PROPOSED USE: LIGHT INDUSTRIAL

APPLICANT: SAVY & SONS

OWNER: TOWN OF HEBRON/SAVY BROTHERS, L.L.C.

MAY 2025

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

APPROVED BY THE AMSTON PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY DATE

CLA

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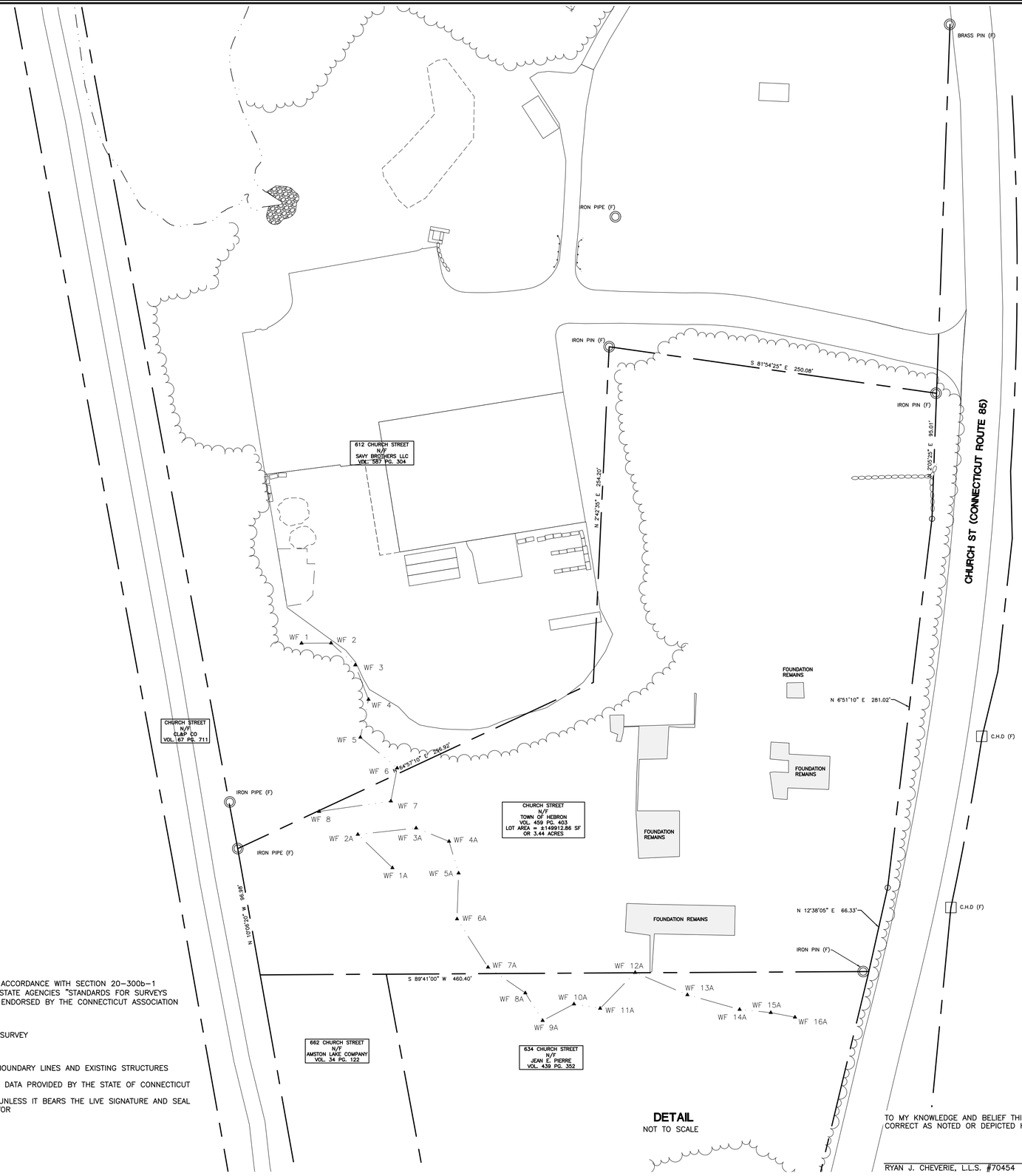

40' 0' 40' 80'

SCALE: 1"=40'

MAP REFERENCES

1. "RIGHT OF WAY AND TRACK MAP THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. FROM NEW HAVEN TO WILLIMANTIC TOWN OF HEBRON STATE OF CONNECTICUT" DATE: JUNE 30, 1915 SCALE: 1"=100'
2. "SURVEY OF PROPERTY FOR NUCLEAR TECHNOLOGY CORP. ROUTE 85 AMSTON CONNECTICUT" PREPARED BY: BERNARD F. STONE DATE: JANUARY 3 1973 SCALE: 1"=50'
3. "RIGHT OF WAY AND TRACK MAP THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. FROM COLCHESTER TO AMSTON TOWN OF HEBRON STATE OF CONNECTICUT" DATE: JUNE 30, 1915 SCALE: 1"=100'
4. "MAP OF PARCEL #1 TO BE CONVEYED TO SAM SOLOMON AT VILLAGE OF AMSTON TOWN OF HEBRON, CONNECTICUT" PREPARED BY: H.E. DAGGETT, CIVIL ENGINEER DATE: MAY 1944 SCALE: 1"=50'
5. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HEBRON HEBRON–COLCHESTER ROAD FROM THE R.R. CROSSING SOUTHERLY ABOUT 5,200 FEET ROUTE No. 366" DATE: APRIL 30 1932 SCALE: 1"=40' SHEET NO. 1 & 2 OF 2
6. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HEBRON COLCHESTER–HEBRON ROAD FROM THE COLCHESTER TOWN LINE NORTHERLY ABOUT 7,800 FEET ROUTE NO. 366" DATE: FEBRUARY 29, 1932 SCALE: 1"=40' SHEET NO. 2 OF 2

LEGEND:

- PROPERTY LINE
- CHAIN–LINK FENCE
- RETAINING WALL
- STONE WALL
- BOUNDARY POINT
- IRON PIN, IRON PIPE
- CHD, MON — MONUMENT
- GAS GATE, WATER GATE
- TRAFFIC SIGN
- SEWER MANHOLE
- UTILITY POLE
- N/F — NOW OR FORMERLY
- U.G. — UNDER GROUND
- DECIDUOUS TREE
- OH — OVERHEAD ELECTRIC LINE
- WATER SHUTOFF
- BOLLARD
- SHRUB

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20–300b–1 THRU 20–300b–20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
   A. TYPE OF SURVEY: BOUNDARY SURVEY
   B. BOUNDARY DETERMINATION CATEGORY: RESURVEY
   C. HORIZONTAL ACCURACY: A–2
      VERTICAL ACCURACY: N / A
      TOPOGRAPHIC ACCURACY: N / A
   D. INTENT: TO DEPICT EXISTING PROPERTY BOUNDARY LINES AND EXISTING STRUCTURES
2. TOPOGRAPHIC DATA WAS PRODUCED USING LIDAR DATA PROVIDED BY THE STATE OF CONNECTICUT
3. THIS SURVEY IS NOT TO BE CONSIDERED VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR

DETAIL
NOT TO SCALE

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454

No.	DATE	REVISION

CLA Engineers, Inc.
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(860) 886–1966 Fax (860) 886–9165

BOUNDARY SURVEY

SAVY & SONS
AMSTON, CONN.

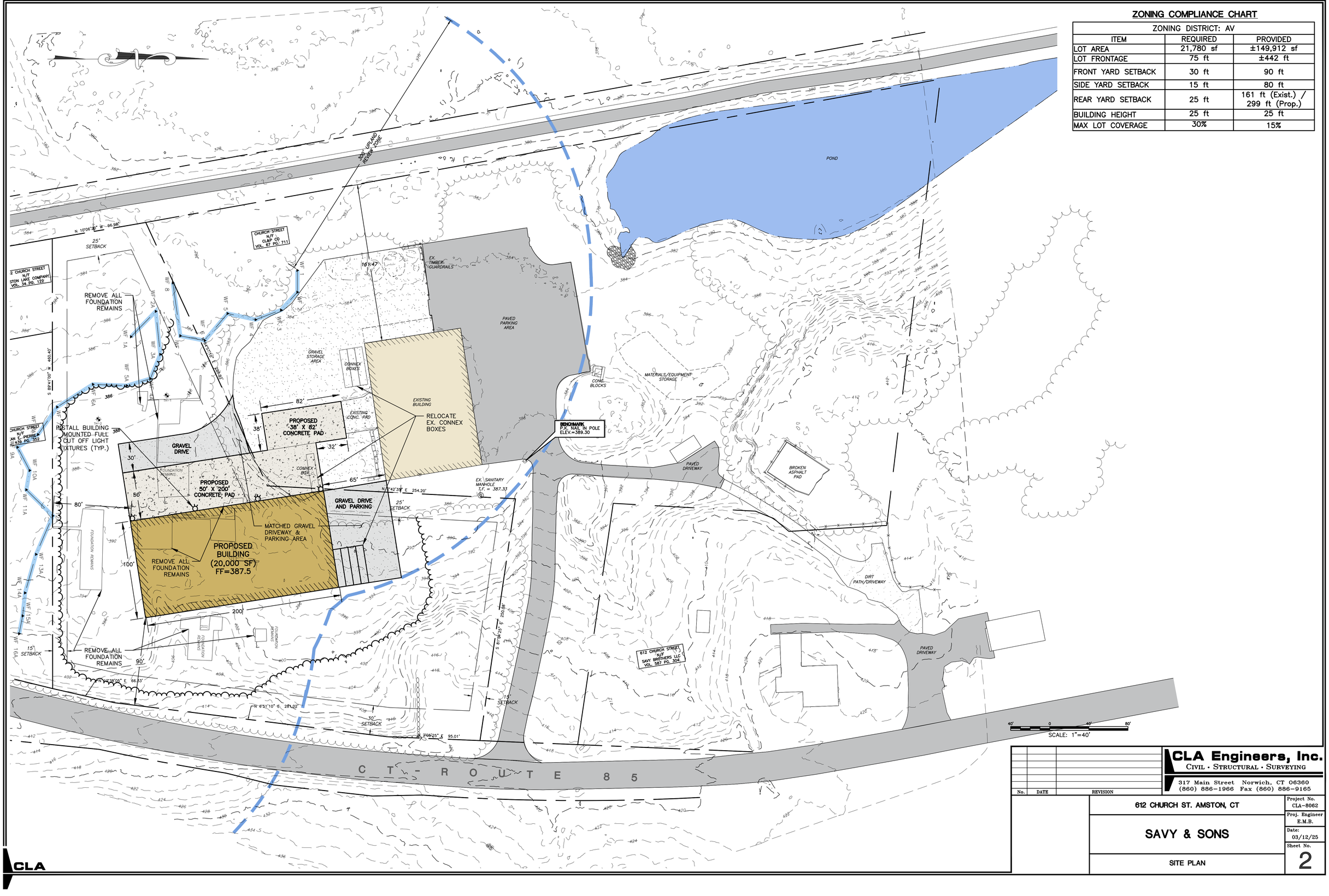
612 CHURCH STREET

Project No. CLA–8062
Proj. Surveyor R.J.C.
Date: FEB. 2025
Sheet No. 1

CLA

ZONING COMPLIANCE CHART

ZONING DISTRICT: AV		
ITEM	REQUIRED	PROVIDED
LOT AREA	21,780 sf	±149,912 sf
LOT FRONTAGE	75 ft	±442 ft
FRONT YARD SETBACK	30 ft	90 ft
SIDE YARD SETBACK	15 ft	80 ft
REAR YARD SETBACK	25 ft	161 ft (Exist.) / 299 ft (Prop.)
BUILDING HEIGHT	25 ft	25 ft
MAX LOT COVERAGE	30%	15%



No.	DATE	REVISION

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612 CHURCH ST. AMSTON, CT

SAVY & SONS

SITE PLAN

Project No.	CLA-8062
Proj. Engineer	E.M.B.
Date:	03/12/25
Sheet No.	2

CLA

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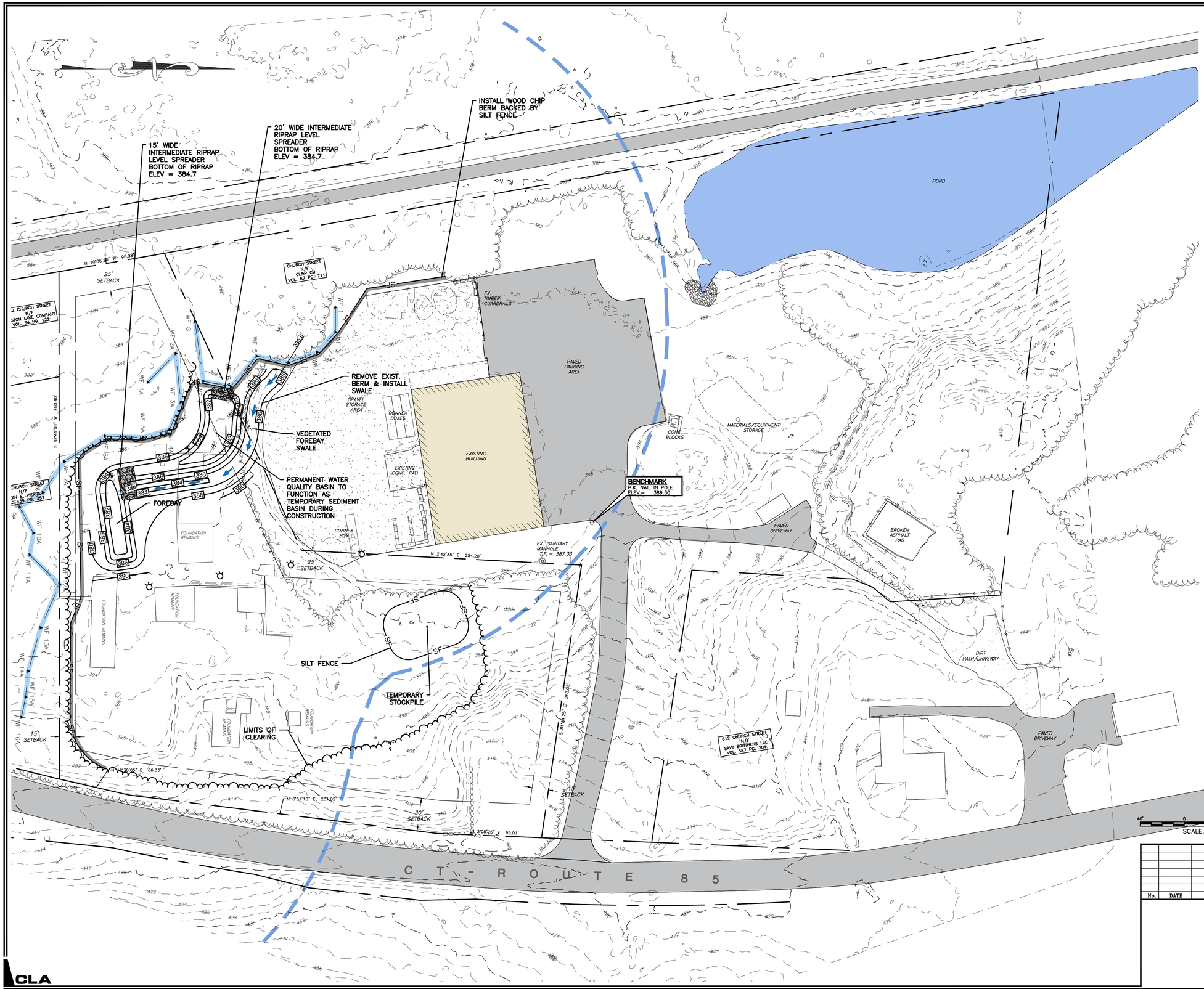

TEST PITS

RECORDED BY ELLEN BARTLETT, ROBERT RUSSO, AND KYLE LYNCH ON JUNE 4, 2025

TH–1
0–26" = FILL BROWN SANDY LOAM
26–29" = TOPSOIL VERY DARK BROWN SANDY LOAM
29–40" - BW BROWN SANDY LOAM
40–57" - C LIGHT YELLOWISH BROWN SANDY LOAM
57–84" - 2C PALE BROWN GRAVELLY LOAMY SAND

NO LEDGE
MOTTLING AT 36"
WATER AT 54"

NOTE: APPROXIMATELY 30 INCHES OF FILL ON EASTERN SIDE OF TEST PIT. WE ARE LOGGING THE WESTERN SIDE OF THE TEST PIT.

TH–2
0–24" = FILL BROWN LOAMY SAND
24–37" = TOPSOIL VERY DARK BROWN MUCKY SANDY LOAM
37–70" = C PALE BROWN LOAMY SAND

NO LEDGE
MOTTLING AT 37"
WATER AT 37"

REPTILE PROTECTION MEASURES

LAND DISTURBANCE ACTIVITIES NEED TO CONSIDER LOCAL HABITAT FEATURES AND APPLY FENCING AND/OR TIME OF YEAR RESTRICTIONS AS APPROPRIATE. WE RECOMMEND YOU CONSULT WITH A HERPETOLOGIST FAMILIAR WITH PREFERRED HABITATS TO ASSIST YOU WITH PROPER TECHNIQUES TO ENSURE THE BEST PROTECTION STRATEGIES ARE EMPLOYED FOR YOUR SITE AND THE SCOPE OF YOUR PROJECT. LAND DISTURBANCE AND EXCAVATION CONFINED TO THE UPLAND CAN BE DONE WITHOUT RISK FOR IMPACT IF WORK IS RESTRICTED TO THE DORMANT SEASON (NOVEMBER 1– MARCH 15).

TO PREVENT TURTLE ACCESS AND ENTRY INTO YOUR UPLAND WORK ZONE BETWEEN MARCH 16– OCTOBER 31:

1. EXCLUSIONARY PRACTICES WILL BE REQUIRED TO PREVENT ANY HERP ACCESS INTO CONSTRUCTION AREAS. THESE MEASURES WILL NEED TO BE INSTALLED AT THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS, OR BE SPECIFICALLY DESIGNATED BY A QUALIFIED HERPETOLOGIST.
2. EXCLUSIONARY FENCING BE AT LEAST 20 INCHES TALL AND MUST BE SECURED TO AND REMAIN IN CONTACT WITH THE GROUND AND BE REGULARLY MAINTAINED (AT LEAST BI–WEEKLY AND AFTER MAJOR WEATHER EVENTS) TO SECURE ANY GAPS OR OPENINGS AT GROUND LEVEL THAT MAY LET ANIMAL PASS THROUGH.
3. PRIOR TO CONSTRUCTION, ALL TURTLES OCCURRING WITHIN FENCING WORK AREA WILL BE RELOCATED TO SUITABLE HABITAT OUTSIDE DISTURBANCE AREA. THIS SHOULD BE PERFORMED BY A QUALIFIED PROFESSIONAL FAMILIAR WITH HABITAT REQUIREMENTS AND BEHAVIOR OF THE SPECIES.
4. THE CONTRACTOR MUST SEARCH THE WORK AREA EACH MORNING PRIOR TO ANY WORK BEING DONE.
5. ALL CONSTRUCTION PERSONNEL WORKING WITHIN THE TURTLE HABITAT MUST BE APPRISED OF THE SPECIES DESCRIPTION AND THE POSSIBLE PRESENCE OF A LISTED SPECIES.
6. ANY TURTLES ENCOUNTERED WITHIN THE IMMEDIATE WORK AREA SHALL BE CAREFULLY MOVED TO AN ADJACENT AREA OUTSIDE OF THE EXCLUDED AREA AND FENCING SHOULD BE INSPECTED TO IDENTIFY AND REMOVE ACCESS POINT. THESE ANIMALS ARE PROTECTED BY LAW AND NO TURTLES SHOULD BE RELOCATED FROM THE SITE.
7. IN AREAS WHERE SILT FENCE IS USED FOR EXCLUSION, IT SHALL BE REMOVED AS SOON AS THE AREA IS STABLE TO ALLOW FOR REPTILE AND AMPHIBIAN PASSAGE TO RESUME.
8. DURING YOUR WORK LISTED SPECIES MAY BE ENCOUNTERED ON SITE. A REPORT MUST BE SUBMITTED BY THE OBSERVER TO THE NATURAL DIVERSITY DATABASE PROMPTLY AND ADDITIONAL REVIEW AND RESTRICTIONS OR CONDITIONS MAY BE NECESSARY TO REMAIN IN COMPLIANCE WITH CERTAIN STATE PERMITS. PLEASE FILL OUT THE APPROPRIATE SURVEY FORM AND FOLLOW THE INSTRUCTIONS FOR SUBMITTAL.
9. IF YOUR PROJECT INVOLVES PREPARING AN ENVIRONMENTAL IMPACT ASSESSMENT, THIS NDDB CONSULTATION AND DETERMINATION SHOULD NOT BE SUBSTITUTED FOR BIOLOGICAL FIELD SURVEYS ASSESSING ON–SITE HABITAT AND SPECIES PRESENCE.
10. THE NDDB – NEW DETERMINATION FOR THE 612 CHURCH STREET SAVY AS DESCRIBED IN THE SUBMITTED INFORMATION AND SUMMARIZED AT THE END OF THIS DOCUMENT IS VALID UNTIL 6/6/2027. THIS DETERMINATION APPLIES ONLY TO THE PROJECT AS DESCRIBED IN THE SUBMISSION AND SUMMARIZED AT THE END OF THIS LETTER. PLEASE RE–SUBMIT AN UPDATED REQUEST FOR REVIEW IF THE PROJECT'S SCOPE OF WORK AND/OR TIMEFRAME CHANGES, INCLUDING IF WORK HAS NOT BEGUN BY 6/6/2027.

No.	DATE	REVISION

CLA Engineers, Inc.
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317 Main Street Norwich, CT 06360
(860) 886–1966 Fax (860) 886–9165

612 CHURCH ST. AMSTON, CT

SAVY & SONS

E&S PLAN

Project No.	CLA–8062
Proj. Engineer	E.M.B.
Date:	03/12/25
Sheet No.	3

CLA

30' WIDE INTERMEDIATE RIPRAP LEVEL SPREADER BOTTOM OF RIPRAP ELEV = 384.7

20' WIDE INTERMEDIATE RIPRAP LEVEL SPREADER BOTTOM OF RIPRAP ELEV = 384.7

INSTALL NORTH AMERICAN GREEN S-150 EROSION MATS ON ALL BOTTOMS & SIDE SLOPES OF THE VEGETATED FOREBAY SWALE, THE FOREBAY & WATER QUALITY BASIN

INSTALL WOOD CHIP BERM BACKED BY SILT FENCE

VEGETATED FOREBAY SWALE

REMOVE EXIST. BERM & INSTALL SWALE

GRADE TO DRAIN TO SWALE

FOREBAY

GRAVEL DRIVE

WATER QUALITY BASIN

INV=384.0

INSTALL CURTAIN DRAIN

INV=390.0

INSTALL CURTAIN DRAIN W/SWALE

INSTALL 10'X20' MODIFIED RIPRAP PAD

PROPOSED 38' X 82' CONCRETE PAD

PROPOSED 50' X 200' CONCRETE PAD

PROPOSED BUILDING (20,000 SF) FF=387.5

GRAVEL DRIVE AND PARKING

CONNEX BOXES

INSTALL CURTAIN DRAIN W/ SWALE

INSTALL CURTAIN DRAIN W/SWALE

6' WIDE REVERSE BENCH W/ SWALE & CURTAIN DRAIN

INSTALL NORTH AMERICAN GREEN S-150 EROSION MATS ON ALL 2:1 SLOPES

BOTTOM OF SWALE ELEV=386.2 INV=384.5

BOTTOM OF SWALE ELEV=399.0 INV=395.0

BOTTOM OF SWALE ELEV=386.2 INV=385.5

BOTTOM OF SWALE ELEV=386.2 INV=385.5

BOTTOM OF SWALE ELEV=399.0 INV=397.5

BENCHMARK
P.K. NAIL IN POLE
ELEV.= 389.30

EX. SANITARY MANHOLE T.F. = 387.33

EX. TIMBER GUARDRAILS

CONC BLOCKS

MATERIALS/EQUIPMENT STORAGE

BROKEN ASPHALT PAD

DIRT PATH/DRIVEWAY

PAVED PARKING AREA

PAVED DRIVEWAY

EXISTING BUILDING

EXISTING CONC. PAD

GRAVEL STORAGE AREA

FOUNDATION REMAINS

POND

25' SETBACK

15' SETBACK

30' SETBACK

CHURCH STREET N/F CLA & CO VOL. 67 PG. 411

2 CHURCH STREET N/F STON LAKE COMPANY VOL. 34 PG. 122

CHURCH STREET N/F AN E. PIERCE JR. 439 PG. 352

612 CHURCH STREET N/F SAVY BROTHERS LLC VOL. 587 PG. 304

C T - R O U T E 8 5

SCALE: 1"=40'

CLA

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(860) 886-1966 Fax (860) 886-9165

612 CHURCH ST. AMSTON, CT

SAVY & SONS

GRADING PLAN

Project No. CLA-8062
Proj. Engineer E.M.B.
Date: 03/12/25
Sheet No. 4

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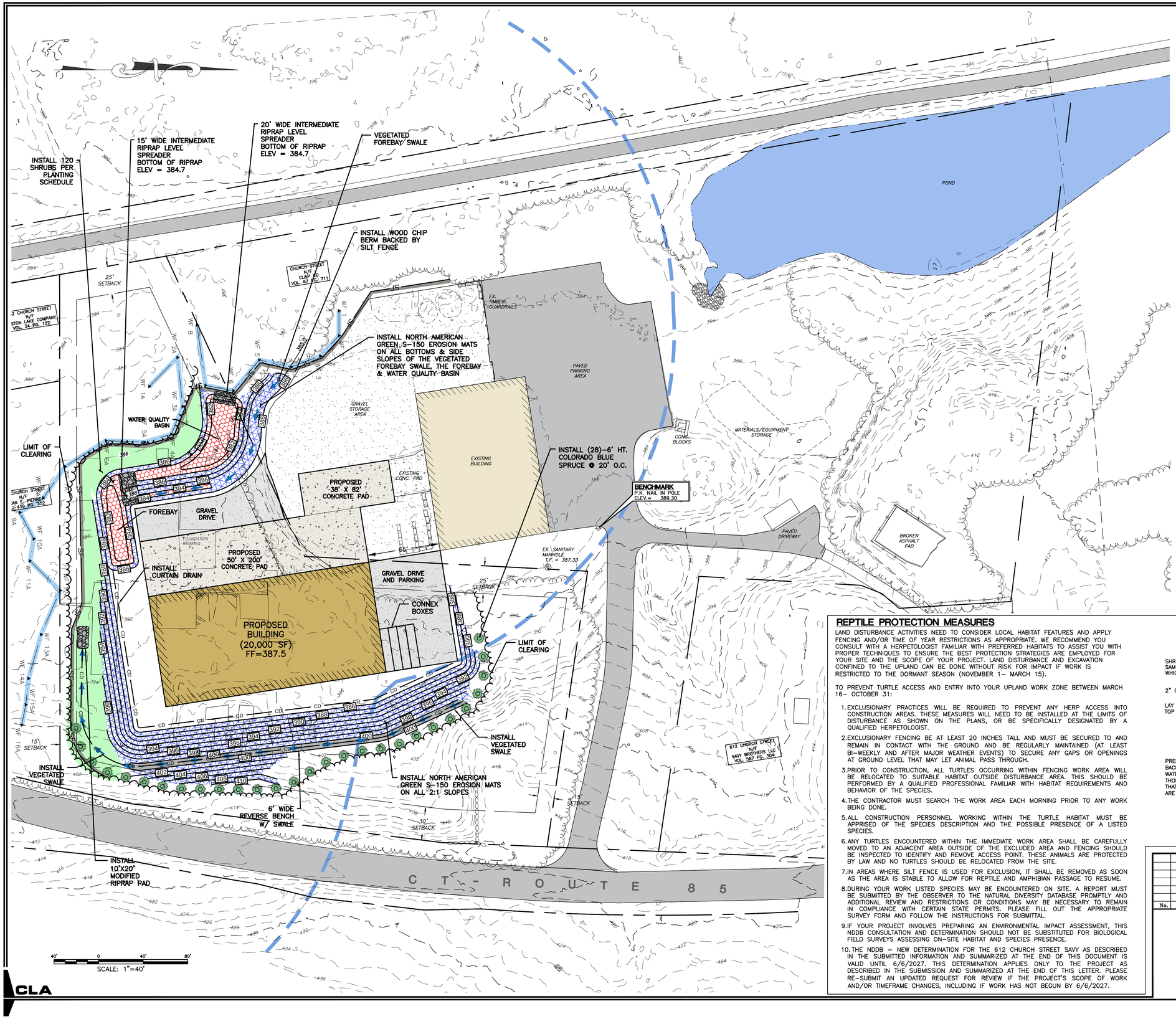


SEEDING SCHEDULE

THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ONLY ON AREAS TO BE MAINTAINED AS LAWN:

KENTUCKY BLUE GRASS	20 LB's/AC
CREEPING RED FESCUE	20 LB's/AC
PERENNIAL RYEGRASS	5 LB's/AC

DISTURBED AREA MIX SEEDING

WETLAND MIX (NEW ENGLAND EROSION CONTROL/RESTORATION FOR MOIST SITES)

PLANTING NOTES

1. ALL SEDIMENTATION AND EROSION CONTROLS WILL BE ESTABLISHED BEFORE GRADING OR PLANTING BEGINS.
2. TEMPORARY DEVICES AND STRUCTURES TO CONTROL EROSION AND SEDIMENTATION IN AND AROUND MITIGATION SITES SHALL BE PROPERLY MAINTAINED. THE DEVICES AND STRUCTURES SHALL BE DISASSEMBLED AND DISPOSED OF NO LATER THAN NOVEMBER 1, THREE FULL GROWING SEASONS AFTER PLANTING. SEDIMENTS COLLECTED BY THESE DEVICES WILL BE REMOVED AND PLACED UPLAND IN A MANNER THAT PREVENTS ITS TRANSPORT INTO A WETLAND OR WATERWAY.
3. PLANTING AND SEEDING WILL TAKE PLACE IN THE SPRING OR FALL PLANTING PERIODS TO MAXIMIZE PLANT SURVIVAL AND SEED GERMINATION.
4. NO EQUIPMENT WILL BE STAGED IN THE EXISTING WETLANDS. EQUIPMENT WILL BE USED IN THE BUFFER AREA ONLY AS NECESSARY FOR REMOVAL OF FILL AND GRADING. IF NECESSARY CONSTRUCTION MATS WILL BE USED TO STAGE EQUIPMENT.
5. TO REDUCE THE IMMEDIATE THREAT AND MINIMIZE THE LONG-TERM POTENTIAL OF DEGRADATION, THE SPECIES INCLUDED ON THE CONNECTICUT INVASIVE PLANT SPECIES LIST HTTPS://CIPWG.UCONN.EDU/INVASIVE_PLANT_LIST/ ARE NOT INCLUDED AS PLANTING STOCK IN THE OVERALL PROJECT. ONLY PLANT MATERIALS NATIVE AND INDIGENOUS TO THE REGION SHALL BE USED. SPECIES NOT SPECIFIED IN THE MITIGATION PLAN SHALL NOT BE USED WITHOUT WRITTEN APPROVAL OF THE WETLAND SCIENTIST.
6. A CERTIFIED SOIL SCIENTIST OR QUALIFIED WETLAND SCIENTIST WILL OVER-SEE THE BUFFER AREA PLANTINGS.
7. A CERTIFIED SOIL SCIENTIST OR QUALIFIED WETLAND SCIENTIST WILL LOCATE THE SITES FOR PLANTING THE SHRUBS.
8. THE SITE WILL BE MONITORED FOR 2 YEARS FOLLOWING THE COMPLETION OF WORK AND CONTROLLED FOR INVASIVE SPECIES. ANNUAL REPORTS WILL BE FILED WITH THE LOCAL INLAND WETLANDS COMMISSION.
9. THE LOCAL INLAND WETLANDS COMMISSION WILL BE NOTIFIED BEFORE WORK BEGINS AND ALSO BE NOTIFIED UPON COMPLETION OF THE MITIGATION SITE AND PLANTINGS SO THAT THEY MAY INSPECT.

BUFFER AREA PLANTING SCHEDULE

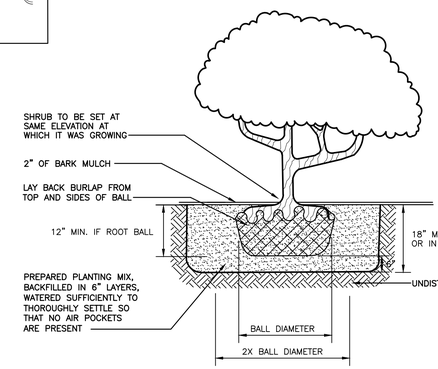
Name	NWI Wetland Indicator Status	Quantity/Description	Functions/Benefits
Shrubs			
Winterberry holly (*Ilex verticillata*)	Facultative Wetland	30 shrubs (1 gallon size)	Soil stabilization, wildlife cover, aesthetics
Arrowood vibunum (*Viburnum recognitum*)	Facultative Wetland	30 shrubs (1 gallon size)	Soil stabilization, wildlife cover
Sweet pepperbush (*Clethra alnifolia*)	Facultative Wetland	30 shrubs (1 gallon size)	Soil stabilization, wildlife cover, aesthetics
Highbush blueberry (*Vaccinum corymbosum*)	Facultative Wetland	30 shrubs (1 gallon size)	Wildlife food source, aesthetics

REPTILE PROTECTION MEASURES

LAND DISTURBANCE ACTIVITIES NEED TO CONSIDER LOCAL HABITAT FEATURES AND APPLY FENCING AND/OR TIME OF YEAR RESTRICTIONS AS APPROPRIATE. WE RECOMMEND YOU CONSULT WITH A HERPETOLOGIST FAMILIAR WITH PREFERRED HABITATS TO ASSIST YOU WITH PROPER TECHNIQUES TO ENSURE THE BEST PROTECTION STRATEGIES ARE EMPLOYED FOR YOUR SITE AND THE SCOPE OF YOUR PROJECT. LAND DISTURBANCE AND EXCAVATION CONFINED TO THE UPLAND CAN BE DONE WITHOUT RISK FOR IMPACT IF WORK IS RESTRICTED TO THE DORMANT SEASON (NOVEMBER 1- MARCH 15).

TO PREVENT TURTLE ACCESS AND ENTRY INTO YOUR UPLAND WORK ZONE BETWEEN MARCH 16- OCTOBER 31:

1. EXCLUSIONARY PRACTICES WILL BE REQUIRED TO PREVENT ANY HERP ACCESS INTO CONSTRUCTION AREAS. THESE MEASURES WILL NEED TO BE INSTALLED AT THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS, OR BE SPECIFICALLY DESIGNATED BY A QUALIFIED HERPETOLOGIST.
2. EXCLUSIONARY FENCING BE AT LEAST 20 INCHES TALL AND MUST BE SECURED TO AND REMAIN IN CONTACT WITH THE GROUND AND BE REGULARLY MAINTAINED (AT LEAST BI-WEEKLY AND AFTER MAJOR WEATHER EVENTS) TO SECURE ANY GAPS OR OPENINGS AT GROUND LEVEL THAT MAY LET ANIMAL PASS THROUGH.
3. PRIOR TO CONSTRUCTION, ALL TURTLES OCCURRING WITHIN FENCING WORK AREA WILL BE RELOCATED TO SUITABLE HABITAT OUTSIDE DISTURBANCE AREA. THIS SHOULD BE PERFORMED BY A QUALIFIED PROFESSIONAL FAMILIAR WITH HABITAT REQUIREMENTS AND BEHAVIOR OF THE SPECIES.
4. THE CONTRACTOR MUST SEARCH THE WORK AREA EACH MORNING PRIOR TO ANY WORK BEING DONE.
5. ALL CONSTRUCTION PERSONNEL WORKING WITHIN THE TURTLE HABITAT MUST BE APPRISED OF THE SPECIES DESCRIPTION AND THE POSSIBLE PRESENCE OF A LISTED SPECIES.
6. ANY TURTLES ENCOUNTERED WITHIN THE IMMEDIATE WORK AREA SHALL BE CAREFULLY MOVED TO AN ADJACENT AREA OUTSIDE OF THE EXCLUDED AREA AND FENCING SHOULD BE INSPECTED TO IDENTIFY AND REMOVE ACCESS POINT. THESE ANIMALS ARE PROTECTED BY LAW AND NO TURTLES SHOULD BE RELOCATED FROM THE SITE.
7. IN AREAS WHERE SILT FENCE IS USED FOR EXCLUSION, IT SHALL BE REMOVED AS SOON AS THE AREA IS STABLE TO ALLOW FOR REPTILE AND AMPHIBIAN PASSAGE TO RESUME.
8. DURING YOUR WORK LISTED SPECIES MAY BE ENCOUNTERED ON SITE. A REPORT MUST BE SUBMITTED BY THE OBSERVER TO THE NATURAL DIVERSITY DATABASE PROMPTLY AND ADDITIONAL REVIEW AND RESTRICTIONS OR CONDITIONS MAY BE NECESSARY TO REMAIN IN COMPLIANCE WITH CERTAIN STATE PERMITS. PLEASE FILL OUT THE APPROPRIATE SURVEY FORM AND FOLLOW THE INSTRUCTIONS FOR SUBMITTAL.
9. IF YOUR PROJECT INVOLVES PREPARING AN ENVIRONMENTAL IMPACT ASSESSMENT, THIS NDDB CONSULTATION AND DETERMINATION SHOULD NOT BE SUBSTITUTED FOR BIOLOGICAL FIELD SURVEYS ASSESSING ON-SITE HABITAT AND SPECIES PRESENCE.
10. THE NDDB - NEW DETERMINATION FOR THE 612 CHURCH STREET SAVY AS DESCRIBED IN THE SUBMITTED INFORMATION AND SUMMARIZED AT THE END OF THIS DOCUMENT IS VALID UNTIL 6/6/2027. THIS DETERMINATION APPLIES ONLY TO THE PROJECT AS DESCRIBED IN THE SUBMISSION AND SUMMARIZED AT THE END OF THIS LETTER. PLEASE RE-SUBMIT AN UPDATED REQUEST FOR REVIEW IF THE PROJECT'S SCOPE OF WORK AND/OR TIMEFRAME CHANGES, INCLUDING IF WORK HAS NOT BEGUN BY 6/6/2027.



SHRUB PLANTING DETAIL
NOT TO SCALE

No.	DATE	REVISION

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

612 CHURCH ST. AMSTON, CT

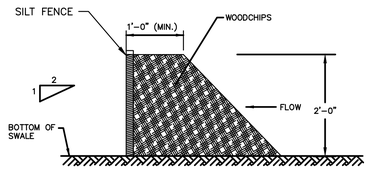
SAVY & SONS

LANDSCAPE PLAN

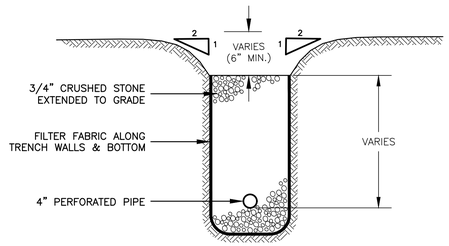
Project No. CLA-8062
Proj. Engineer E.M.B.
Date: 03/12/25
Sheet No. 5

CLA

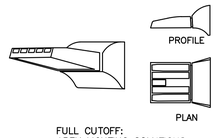
M:\8000\8062 - Church St Boundary Survey\Drawings\8062 - Church Street Amston Conceptual Plan v7.dwg, 6/13/2025 1:32:27 PM



WOODCHIP BERM WITH SILT FENCE
NOT TO SCALE

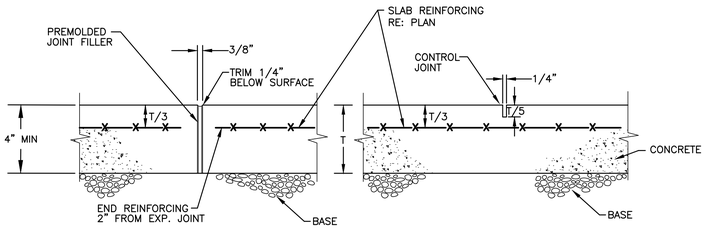


CURTAIN DRAIN DETAIL
NOT TO SCALE



FULL CUTOFF:
APEX LIGHTING SOLUTIONS
BO-UO-GP

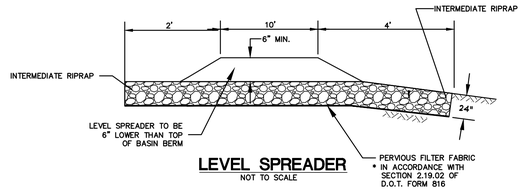
WALLPACK
NOT TO SCALE



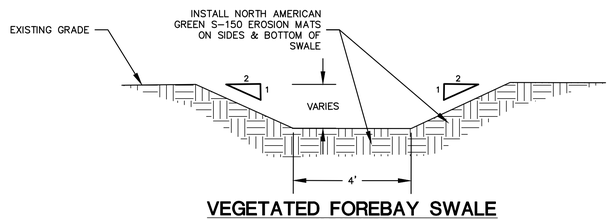
EXPANSION JOINT
INSTALL AT 20' O.C. OR AS SHOWN ON PLANS

CONTROL JOINT
INSTALL AT 5' O.C. OR AS SHOWN ON PLANS

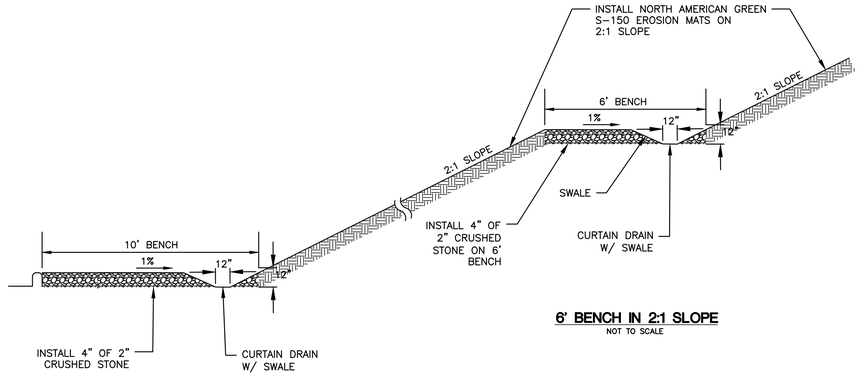
CONCRETE PAD
NOT TO SCALE



LEVEL SPREADER
NOT TO SCALE



VEGETATED FOREBAY SWALE
NOT TO SCALE



6' BENCH IN 2:1 SLOPE
NOT TO SCALE

EROSION CONTROL & SEDIMENTATION NARRATIVE

1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF HEBRON ZONING/WETLANDS OFFICE.
2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AS SHOWN ON SHEET 3, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY THE ZONING/WETLANDS OFFICER.
3. THE CONTRACTOR SHALL CONTACT THE ZONING/WETLANDS OFFICER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ZONING/WETLANDS OFFICER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES.
4. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
5. INSTALLATION OF THE FOREBAY SWALE, FOREBAY, & WATER QUALITY BASIN TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION, AND SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND BE CLEANED & MAINTAINED AS NECESSARY.
6. CLEARING AND GRUBBING OF THE AREA TO BE GRADED, AND REMOVE ALL OLD FOUNDATIONS ON THE SITE.
7. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS.
8. ROUGH GRADE THE SITE.
9. CONSTRUCT BUILDING.
10. INSTALL CONCRETE PADS & GRAVEL SURROUNDING THE BUILDING.
11. TOPSOIL SHALL BE RE-APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
12. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED.
13. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 & JUNE 1 OR AUGUST 15 & OCTOBER 1.
14. THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS:

KENTUCKY BLUE GRASS	20 LB's/AC
CREEPING RED FESCUE	20 LB's/AC
PERENNIAL RYEGRASS	5 LB's/AC

15. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

POLLUTION PREVENTION PLAN

1. POLLUTION PREVENTION TEAM
   THE OWNERS WILL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.

   PARKING LOTS, DRIVEWAYS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEPT CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE A YEAR.
   A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
   B. DURING APRIL (AFTER SNOW MELT) NO WASHING VEHICLES OR EQUIPMENT IN PARKING AREAS.
2. MAINTENANCE AND INSPECTION
   A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.
   B. CLEAN SEDIMENT AND DEBRIS FROM FOREBAY SWALE, FOREBAY, WATER QUALITY BASIN AND OUTFALLS TWICE A YEAR DURING APRIL AND NOVEMBER. SUBMIT MAINTENANCE & INSPECTION REPORT TO THE PLANNING DEPARTMENT.
3. SPILL OR ACCIDENTAL DISCHARGE
   COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.

   CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338 AND THE PLAINFIELD FIRST SELECTMAN.

   IN THE EVENT A SPILL OCCURS THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
   A. STOP THE SOURCE OF THE SPILL
   B. CONTAIN THE SPILL
   C. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
   D. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
4. BEST MANAGEMENT PRACTICES FOR FUTURE UPKEEP OF THE SITE WILL INCLUDE NON-CHEMICAL LAWN CARE & MINIMAL USE OF FERTILIZERS, DE-ICING OR WINTER OPERATIONS WITHOUT THE USE OF CALCIUM, AND NO EXTERIOR WASHING OF VEHICLES OR DISCHARGING OF INTERIOR WASH WATER.

No.	DATE	REVISION

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

612 CHURCH ST. AMSTON, CT

SAVY & SONS

SITE DETAILS

Project No.	CLA-8062
Proj. Engineer	E.M.B.
Date:	03/12/25
Sheet No.	6

CLA

NUCOR BUILDING SYSTEMS

PROJECT NUMBER: W0S-24028

PROJECT NAME: Savy and Sons

PROJECT LOCATION: Amston, CT COUNTY: Tolland

CUSTOMER: Colchester Construction LLC Oakdale, CT

MBMA MEMBER

IAS ACCREDITED AC 472

GENERAL NOTES

1. MATERIALS

MATERIALS	ASTM DESCRPTION	MATERIALS	ASTM DESCRPTION
STRUCTURAL STEEL PLATE	A529 / A572 / A1011	ROOF AND WALL SHEETING	A653 / A792
HOT ROLLED MILL SHAPES	A36 / A529 / A572 / A500	BOLTS	A307 / A325 / A490
HSS ROUND	A500	CABLE	A475
HSS RECTANGULAR	A500	RODS	A529 / A572
COLD FORM SHAPES	A653 / A1011		

2. STRUCTURAL PRIMER NOTES:
SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. BUILDING ERECTION NOTES:
THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS AND EITHER MBMA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED AND INSTALLED BY THE ERECTOR.THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RESULTING FROM THE ERECTION OPERATION. SECONDARY WALL AND ROOF FRAMING (PURLINS, GIRTS AND/OR JOIST) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST /SAFETY TIE OFF.\P

4. A325 & A490 BOLT TIGHTENING REQUIREMENTS:
IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. FOR PROJECTS IN THE UNITED STATES SEE THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS OR FOR PROJECTS IN CANADA, SEE THE CAN/CSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION.
THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRETENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS:
A) ALL A490 BOLTS SHALL BE "FULLY-PRETENSIONED".
B) ALL A325 BOLTS IN PRIMARY FRAMING (RIGID FRAMES AND BRACING) MAY BE "SNUG-TIGHT",EXCEPT AS FOLLOWS: "FULLY-PRETENSION" A325 BOLTS IF:
a) BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
b) BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT OR STRESS-REVERSALS ON THE CONNECTIONS. THE ENGINEER-OF- RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
c) THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR IBC-BASED CODES,"HIGH SEISMIC AREA" IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF "D", "E", OR "F". SEE THE "BUILDING LOADS" SECTION OF THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
d) ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-SC". "SLIP-CRITICAL (SC)" CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.
C) IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACES.
SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT", UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

5. GENERAL DESIGN NOTES:
1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CAN/CSA S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE ? STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)" , AS REQUIRED BY THE SPECIFIED BUILDING CODE.
3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISI 100 OR THE CAN/CSA S136 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" , AS REQUIRED BY THE SPECIFIED BUILDING CODE.
4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
5) THIS MANUFACTURING FACILITY IS IAS AC-472 ACCREDITED AND CAN/CSA A660 AND W47.1 CERTIFIED (IF APPLICABLE) FOR THE DESIGN AND MANUFACTURING OF METAL BUILDING SYSTEMS.
6) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.758 OF OSHA SAFETY STANDARDS FOR STEEL ERECTION, DATED JANUARY 18, 2001.

6. GLOSSARY OF ABBREVIATIONS:

A.B. = ANCHOR BOLTS	Max = MAXIMUM	Req?d = REQUIRED
BS = BOTH SIDES	M.B. = MACHINE BOLTS	Rev. = REVISION
B.U. = BUILT-UP	MBS = METAL BUILDING SUPPLIER	SIM = SIMILAR
Dia = DIAMETER	Min = MINIMUM	SL = STEEL LINE
Flg = FLANGE	N/A = NOT APPLICABLE	SLV = SHORT LEG VERTICAL
F.S =FAR SIDE	NIC = NOT IN CONTRACT	TBD = TO BE DETERMINED
Ga. = GAUGE	N.S. = NEAR SIDE	Typ = TYPICAL
H.S.B. = HIGH STRENGTH BOLTS	O.A.L. = OVERALL LENGTH	U.N.O. = UNLESS NOTED OTHERWISE
Ht. = HEIGHT	O.C. = ON CENTER	
LLV = LONG LEG VERTICAL	BS = BOTH SIDES	

?? = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON FOR CONSTRUCTION DRAWINGS

PROJECT LOADS

DESIGN CODE: Connecticut 2022 BUILDING END USE: 6

ROOF LIVE LOAD: 20 PSF MBMA OCC. CLASS: II - Standard Buildings

GROUND SNOW LOAD: 30 PSF SNOW EXP. FACTOR, Ce: 1

SNOW IMPORTANCE FACTOR, Is: 1

WIND: 120 WIND IMPORTANCE FACTOR, Iw:

EXPOSURE: C WITHIN HURRICANE COASTLINE ☐ YES ☒ NO

UL 90 ☐ YES ☒ NO RAIN INTENSITY (in/hr) 6.31

SEISMIC INFORMATION Ss:0.202, S1:0.055

Design Sds/Sd1: Site Class: D

Seismic Imp. Factor Ie: 1 Seismic Design Category:

Analysis Procedure: Equivalent Lateral Force Method

Basic SFRS:

NOTES:
1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 200 POUNDS, OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.

2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

	BUILDING
	Unit 1
ROOF DEAD (PSF):	2.9
PRI. COL. (PSF):	10
SEC. COL. (PSF):	10
SNOW Ct:	1
SNOW Cs:	
ROOF SNOW (PSF):	21
WIND ENCLOSURE:	Enclosed
GCpi:	
SEISMIC R:	
SEISMIC Cs:	
BASE SHEAR (KIPS):	

NUCOR BUILDING SYSTEMS

IAS AC 472

MBMA MEMBER

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC OAKDALE, CT

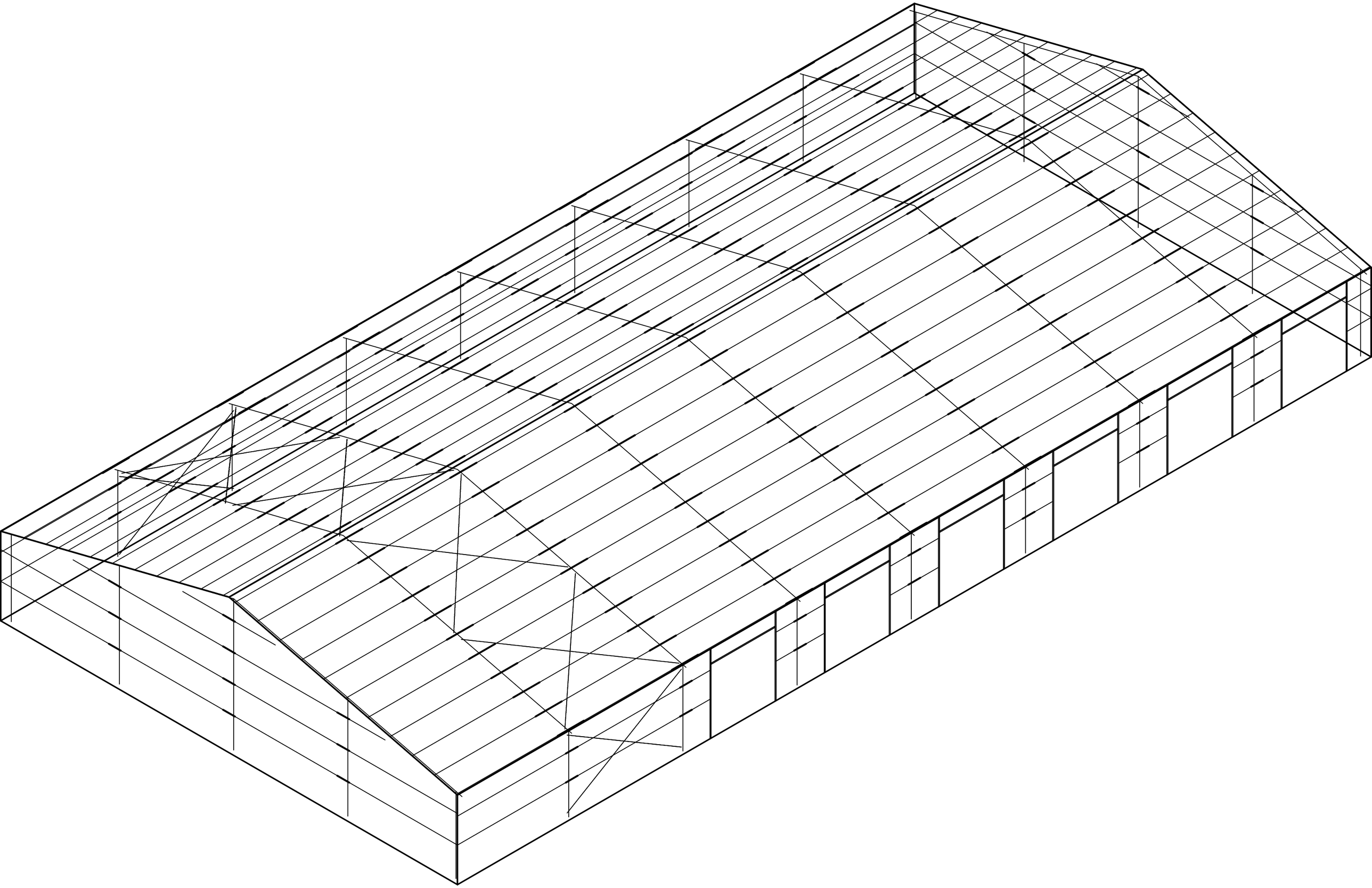
DO NOT USE FOR FINAL CONSTRUCTION

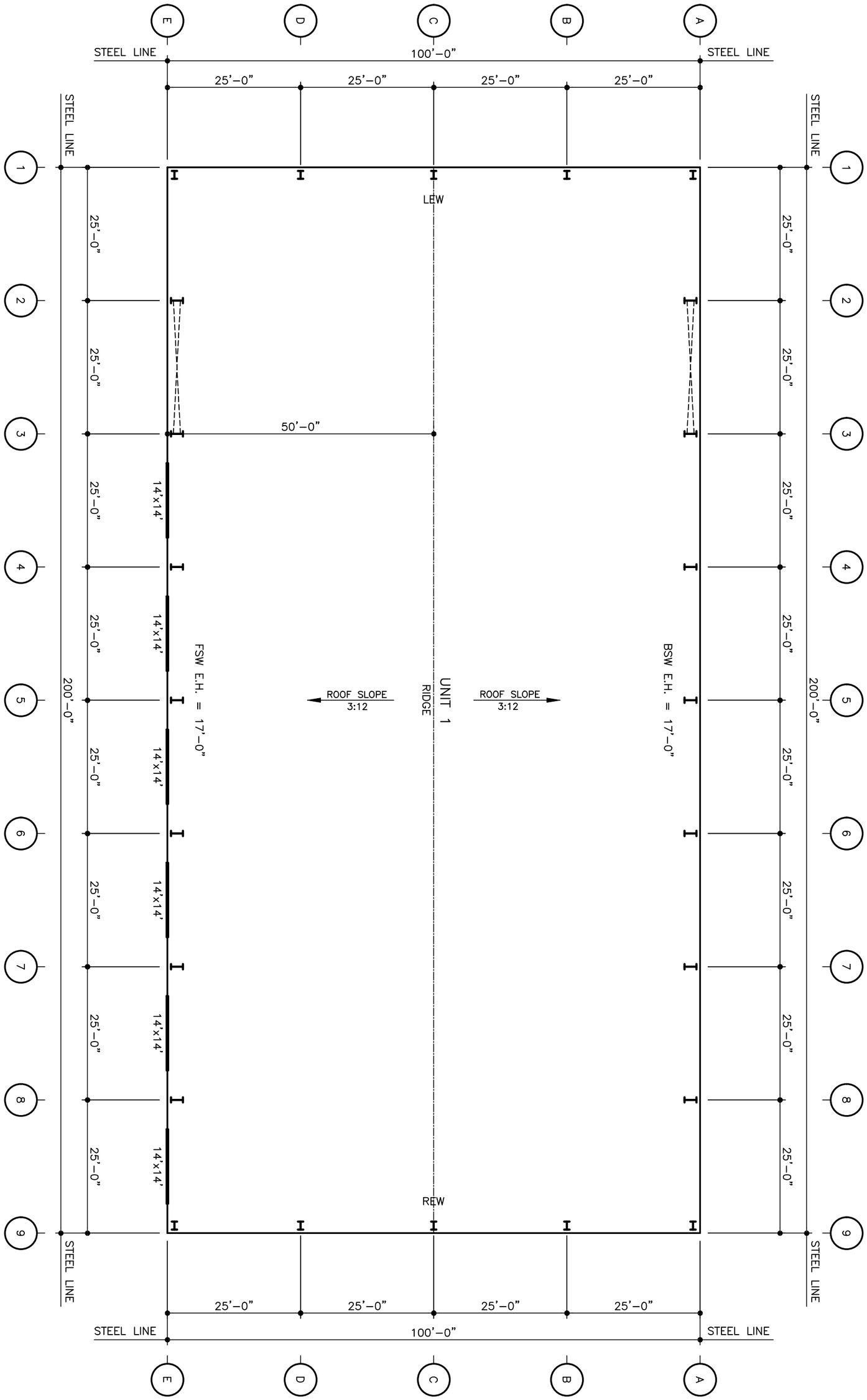
11/12/2024 11:07 AM

SHEET TITLE: PRELIMINARY COVERSHEET DRAWING

QUOTE NUMBER: W0S-24028

SHEET NUMBER: C1





DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 11/12/2024 11:07 AM

PRELIMINARY FLOOR PLAN

SHEET NUMBER: FP1

QUOTE NUMBER: WOS-24028

PROJECT NAME:

SAVY AND SONS

AMSTON, CT

CUSTOMER NAME:

COLCHESTER CONSTRUCTION LLC

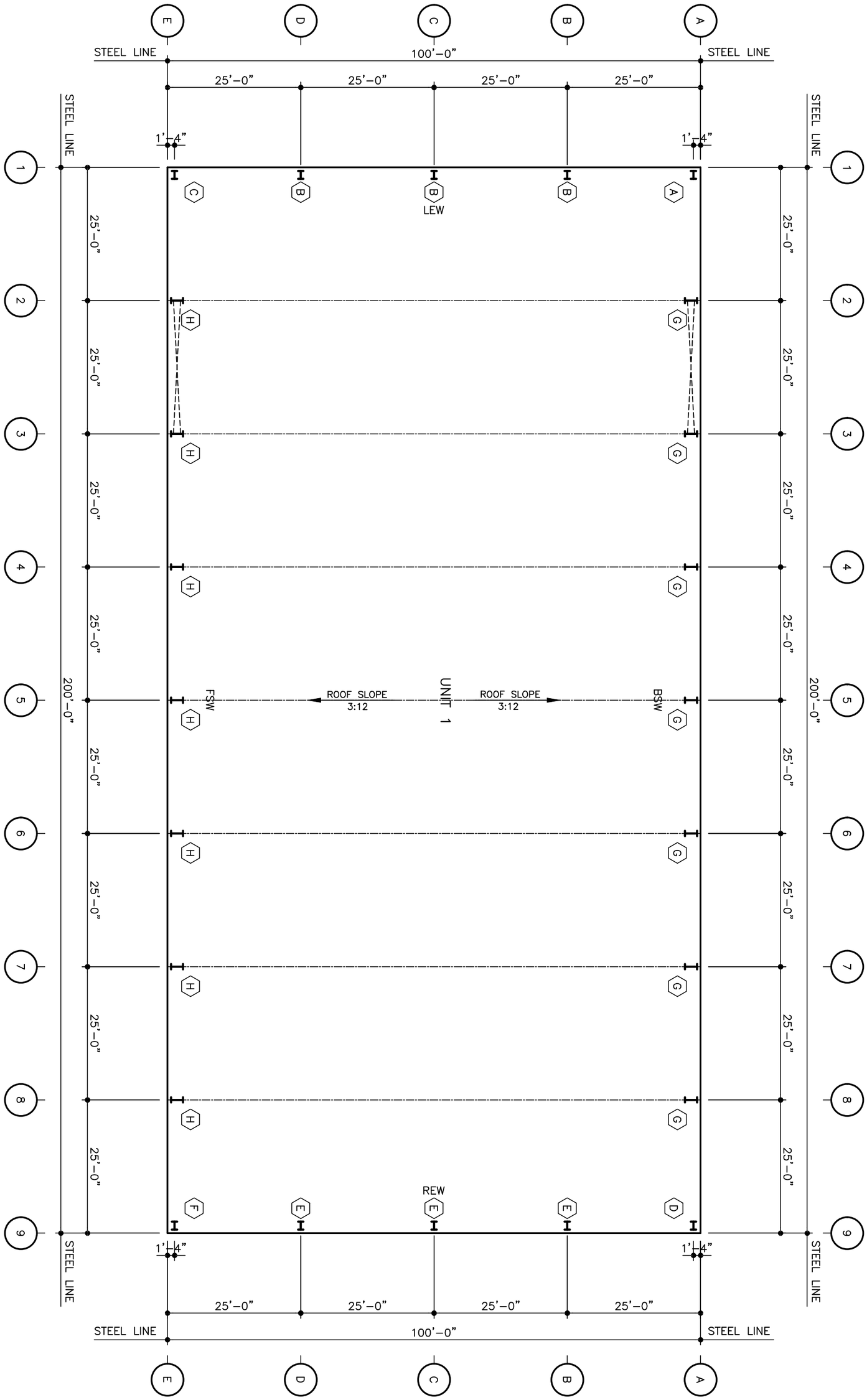
OAKDALE, CT

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

MEMBER AC 472

Finish floor elevation assumed to be 100'-0" unless noted otherwise.



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 11/12/2024 11:07 AM

PRELIMINARY ANCHOR BOLT PLAN

SHEET NUMBER: AB1

QUOTE NUMBER: WOS-24028

PROJECT NAME:
SAVY AND SONS
AMSTON, CT

CUSTOMER NAME:
COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

MEMBER AC 472

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.

2. NUCOR BUILDING SYSTEMS IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.

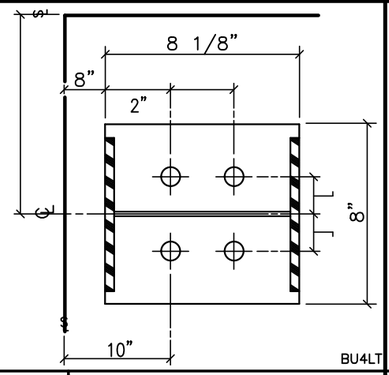
3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBED PLATES ARE NOT BY NUCOR BUILDING SYSTEMS.

4. THIS DRAWING IS NOT TO SCALE.

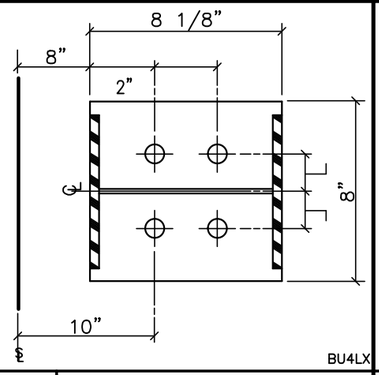
5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.

6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.

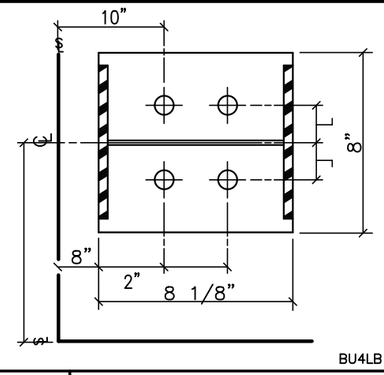
BERTINOTE



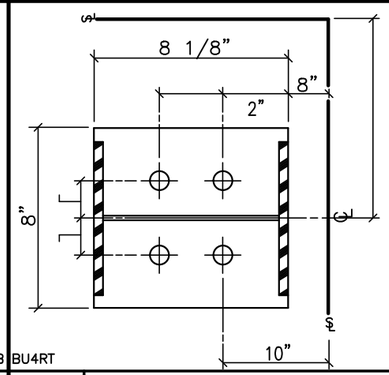
A — (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION



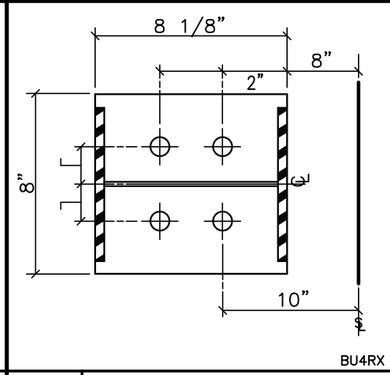
B — (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION



C — (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION



D — (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION



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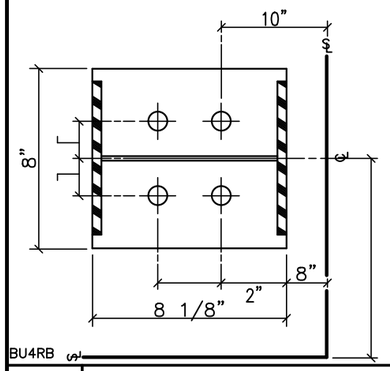
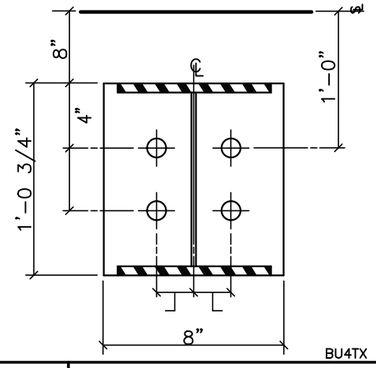
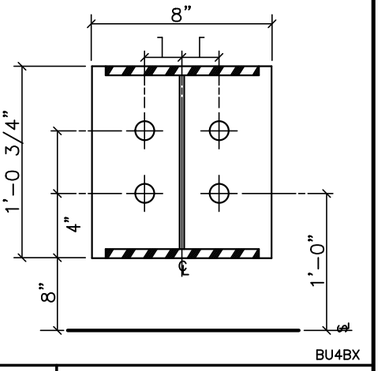


F — (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION



G — (4) 1" ø ANCHOR BOLTS WITH A 3" PROJECTION



H — (4) 1" ø ANCHOR BOLTS WITH A 3" PROJECTION

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: SAVY AND SONS
AMSTON, CT

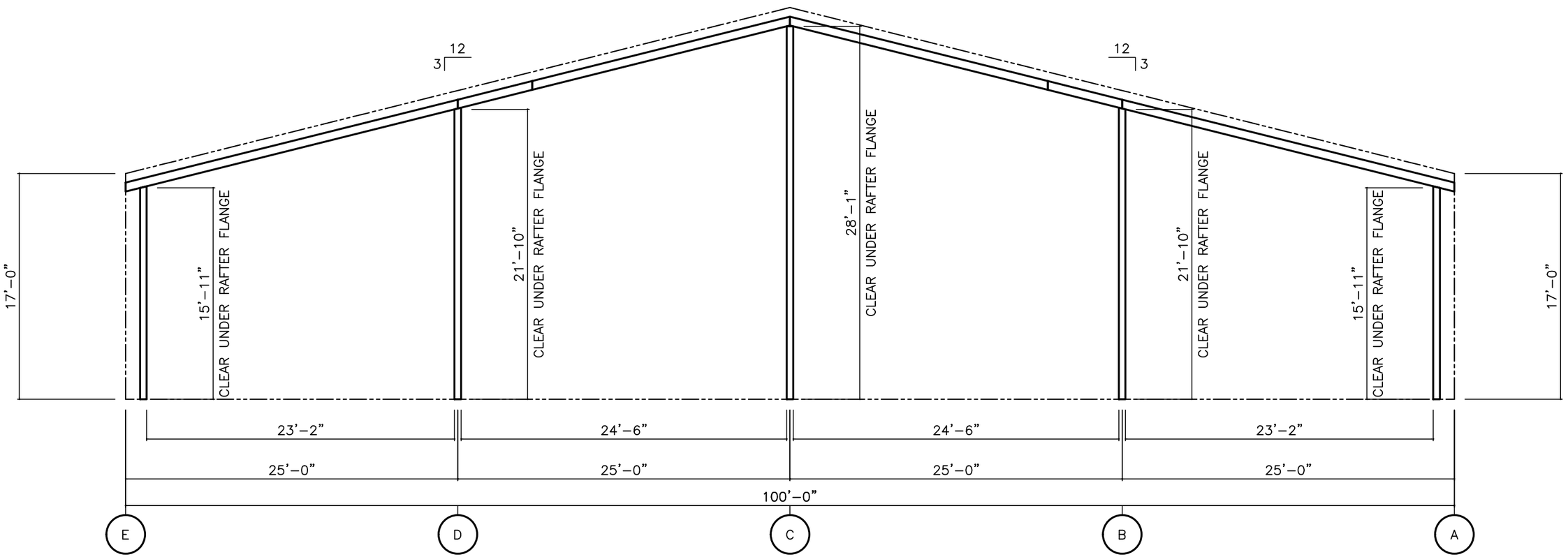
CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

SHEET TITLE: PRELIMINARY ANCHOR BOLT DETAILS

11/12/2024 11:07 AM

QUOTE NUMBER: WOS-24028

SHEET NUMBER: AB1 OF 1



UNIT 1 – FRAME @ LINE(S) 1,9

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

MUCOA BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

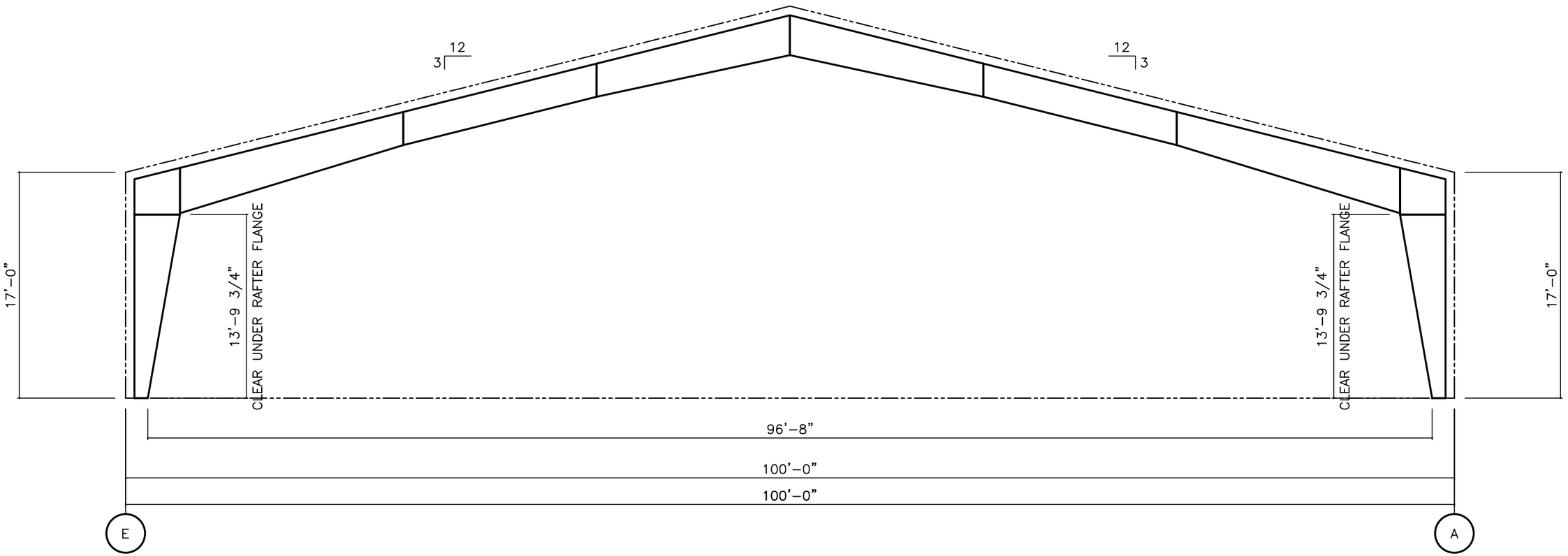
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS

11/12/2024 11:07 AM

QUOTE NUMBER: WOS–24028

SHEET NUMBER: FX



UNIT 1 – FRAME @ LINE(S) 2–8

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

MUCOA BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

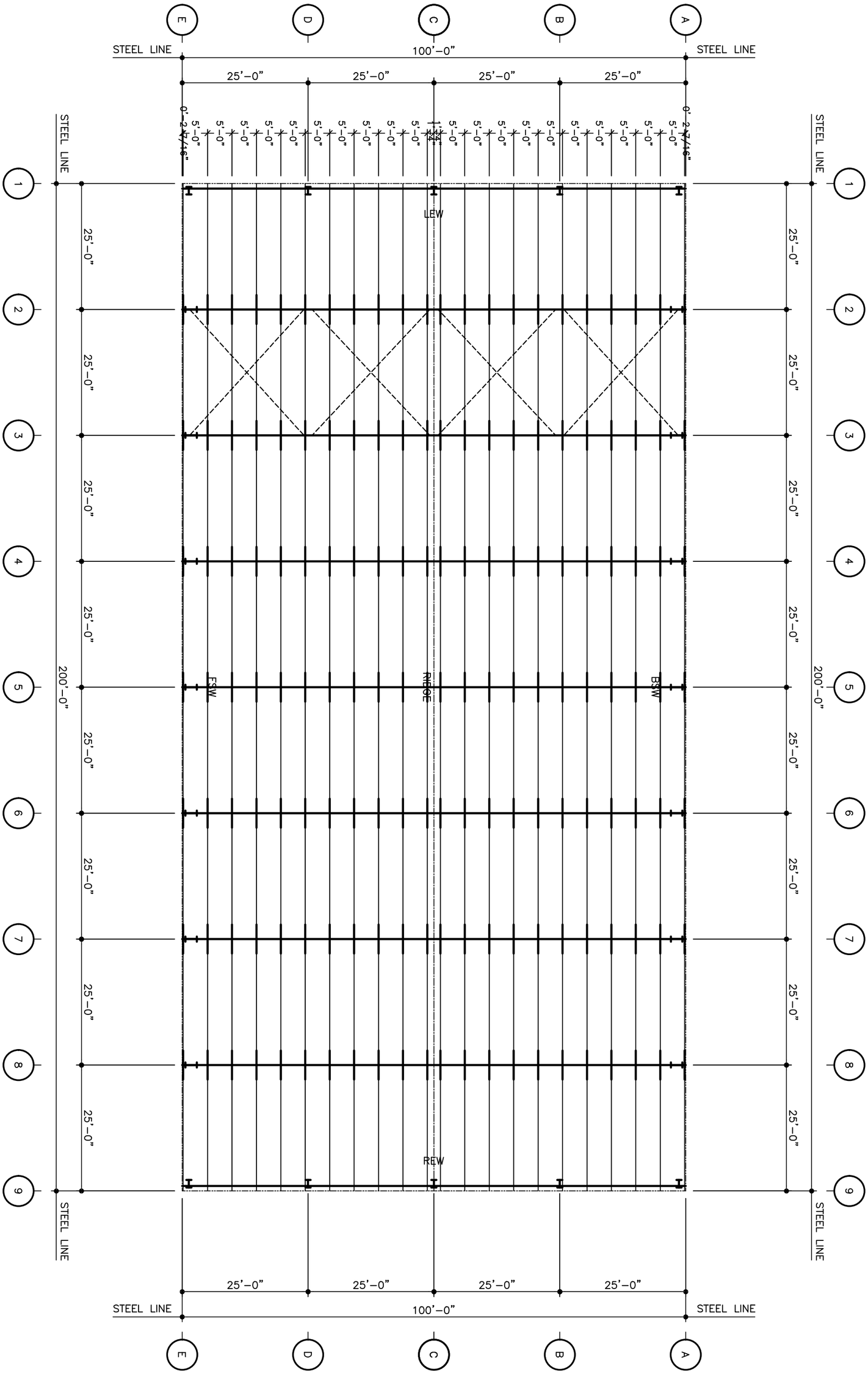
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS

11/12/2024 11:07 AM

QUOTE NUMBER: WOS–24028

SHEET NUMBER: FX



UNIT 1 ROOF FRAMING PLAN

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 11/12/2024 11:07 AM

PRELIMINARY ROOF FRAMING PLAN

SHEET NUMBER: RF1

QUOTE NUMBER: WOS-24028

PROJECT NAME:

SAVY AND SONS

AMSTON, CT

CUSTOMER NAME:

COLCHESTER CONSTRUCTION LLC

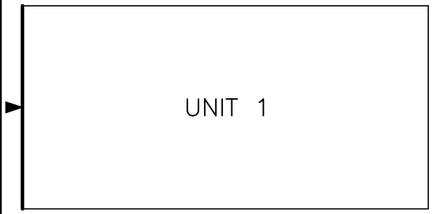
OAKDALE, CT

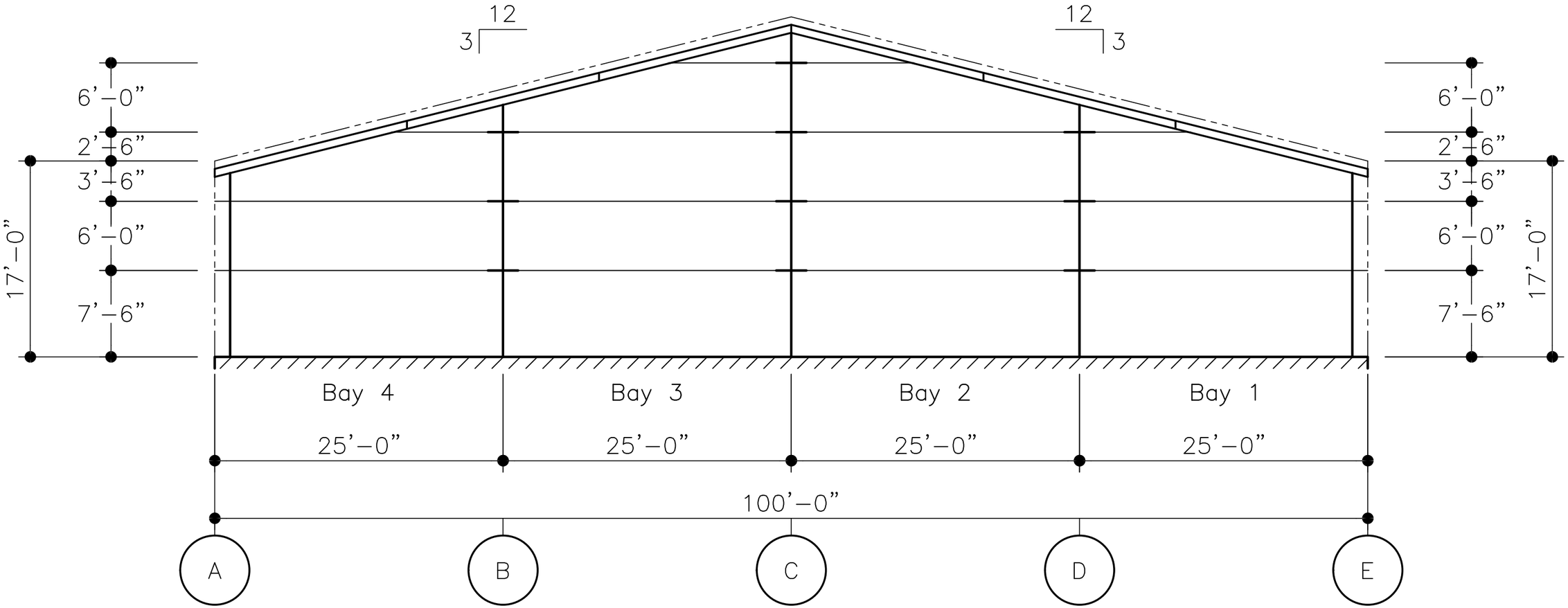
NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

MEMBER AC 472

KEY PLAN





ELEVATION AT LINE 1

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION
OAKDALE, CT

DO NOT USE FOR FINAL CONSTRUCTION

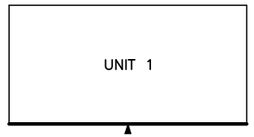
SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

11/12/2024 11:07 AM

QUOTE NUMBER: WOS-24028

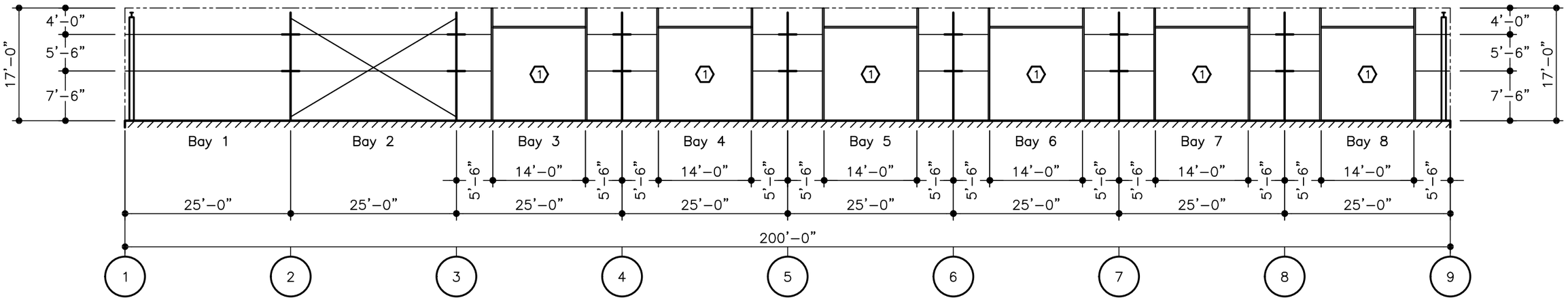
SHEET NUMBER: ST5

KEY PLAN



FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	6	14'–0"	14'–0"	0'–0"	FACTORY



ELEVATION AT LINE E

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

DO NOT USE FOR FINAL CONSTRUCTION

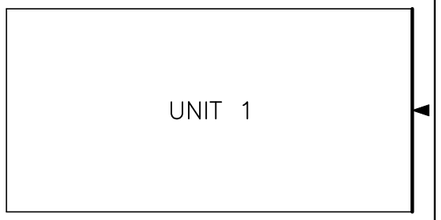
SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

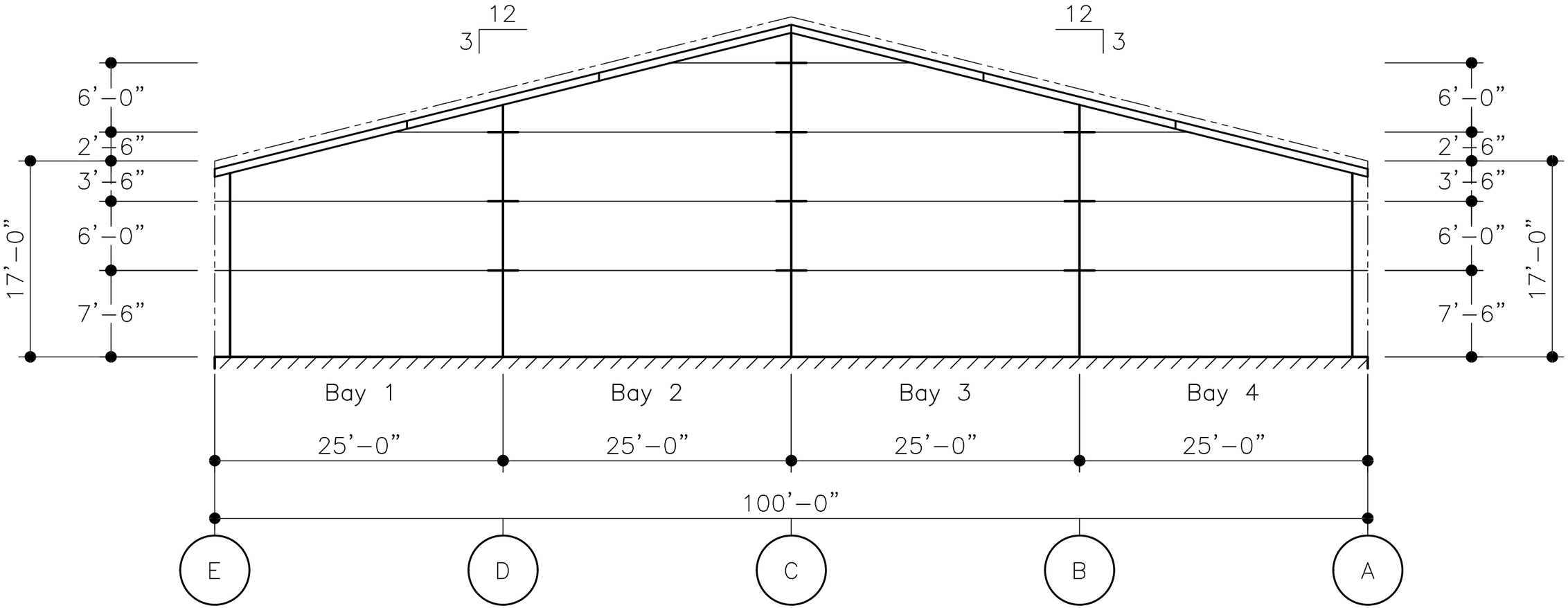
11/12/2024 11:07 AM

QUOTE NUMBER: WOS–24028

SHEET NUMBER: ST6

KEY PLAN





ELEVATION AT LINE 9

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION
OAKDALE, CT

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

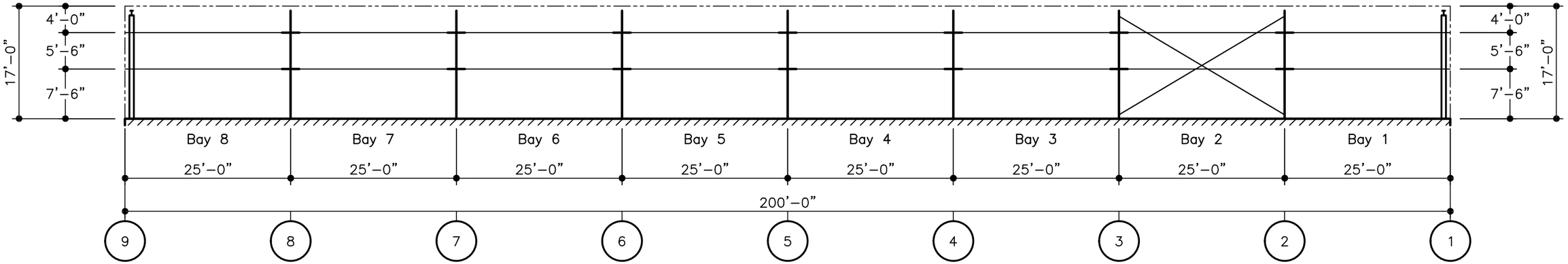
11/12/2024 11:07 AM

QUOTE NUMBER: WOS–24028

SHEET NUMBER: ST7

KEY PLAN

UNIT 1



ELEVATION AT LINE A

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

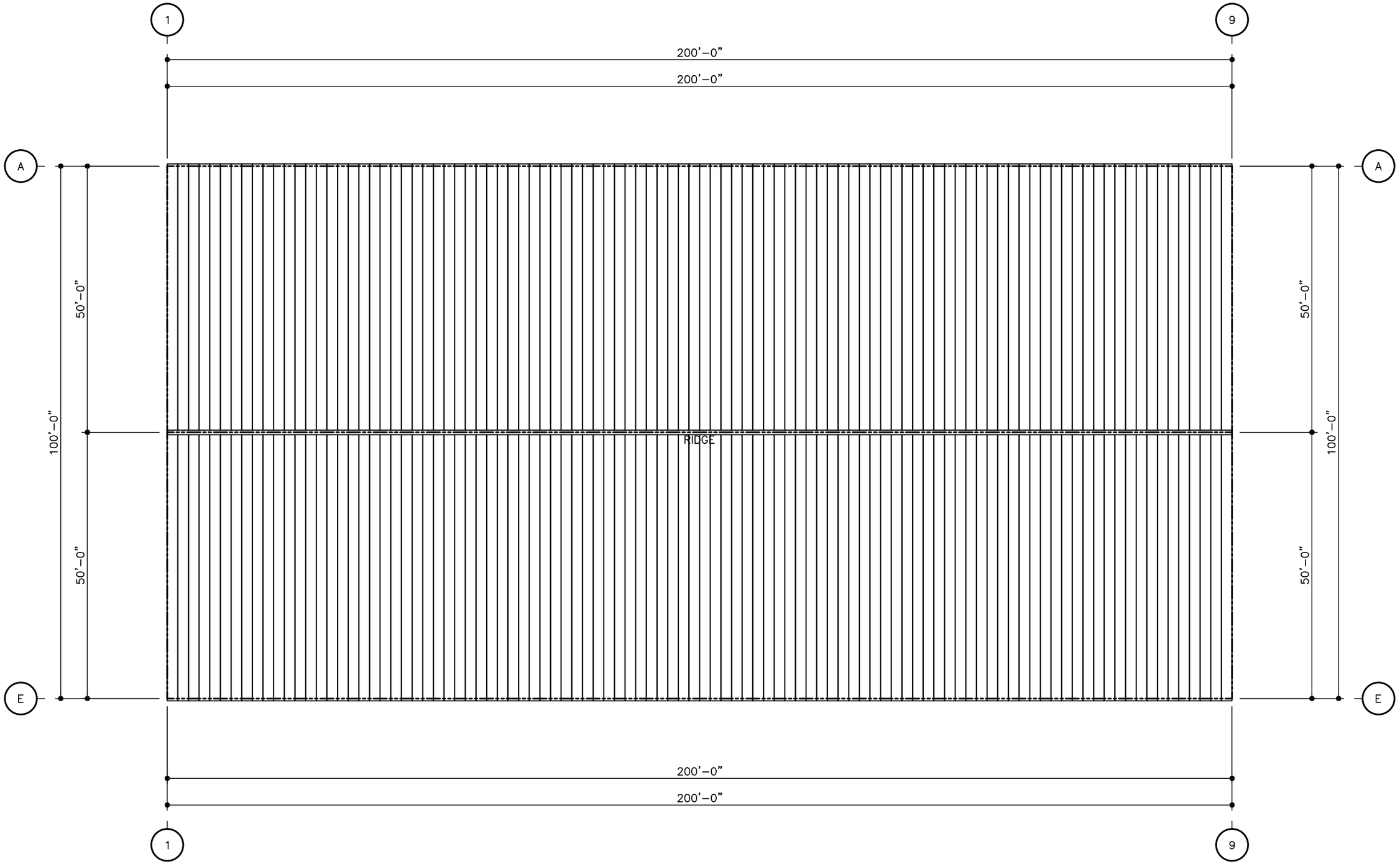
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

11/12/2024 11:07 AM

QUOTE NUMBER: WOS-24028

SHEET NUMBER: ST8



ROOF SHEETING PLAN

UNIT 1 – PANELS: 24 GA. CFR – GALVALUME PLUS

MUCOA BUILDING SYSTEMS

Drawing Generated By eQuote

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY ROOF SHEETING PLAN

11/12/2024 11:07 AM

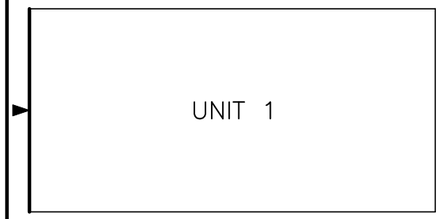
PROJECT NAME: SAVY AND SONS AMSTON, CT

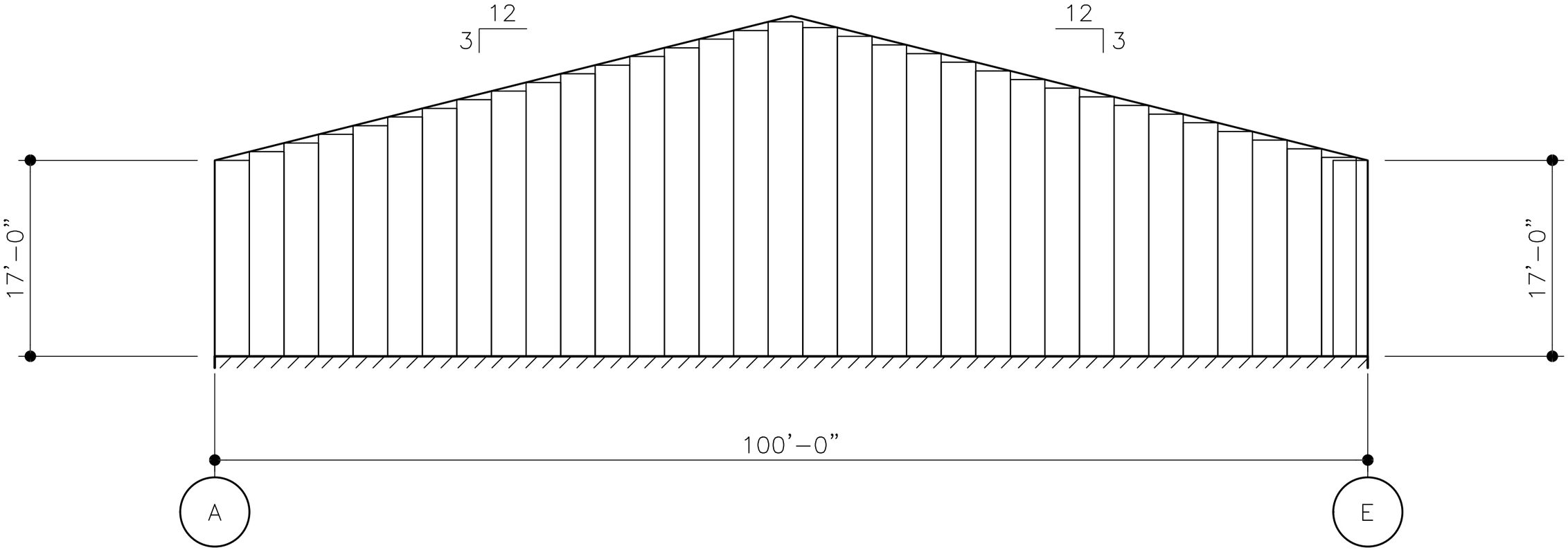
CUSTOMER NAME: COLCHESTER CONSTRUCTION OAKDALE, CT

QUOTE NUMBER: WOS-24028

SHEET NUMBER: RS1

KEY PLAN





WALL SHEETING ELEVATION AT LINE 1

PANELS: 26 GA. R–PANEL – TO BE SELECTED (SP)

MUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

11/12/2024 11:07 AM

QUOTE NUMBER: WOS–24028

SHEET NUMBER: WS5

KEY PLAN

UNIT 1

FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
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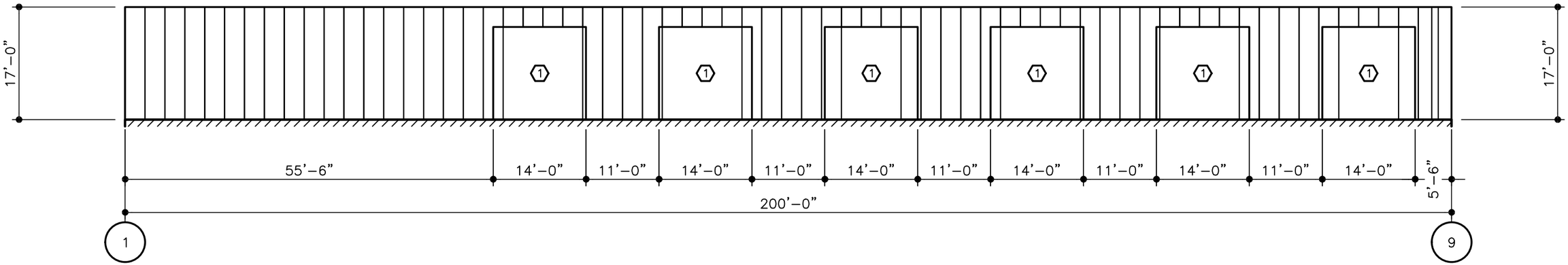


WALL SHEETING ELEVATION AT LINE E

PANELS: 26 GA. R–PANEL – TO BE SELECTED (SP)

MUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

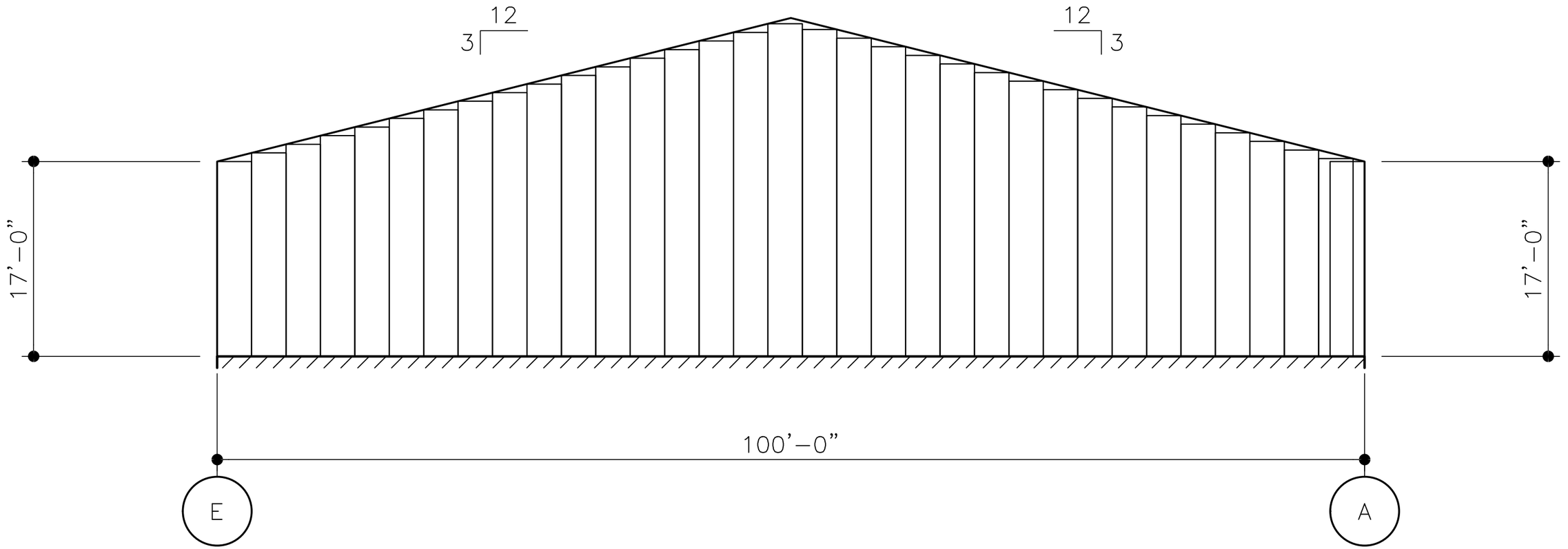
11/12/2024 11:07 AM

SHEET NUMBER: WS6

QUOTE NUMBER: WOS–24028

KEY PLAN

UNIT 1



WALL SHEETING ELEVATION AT LINE 9

PANELS: 26 GA. R–PANEL – TO BE SELECTED (SP)

MUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS
AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC
OAKDALE, CT

DO NOT USE FOR FINAL CONSTRUCTION

11/12/2024 11:07 AM

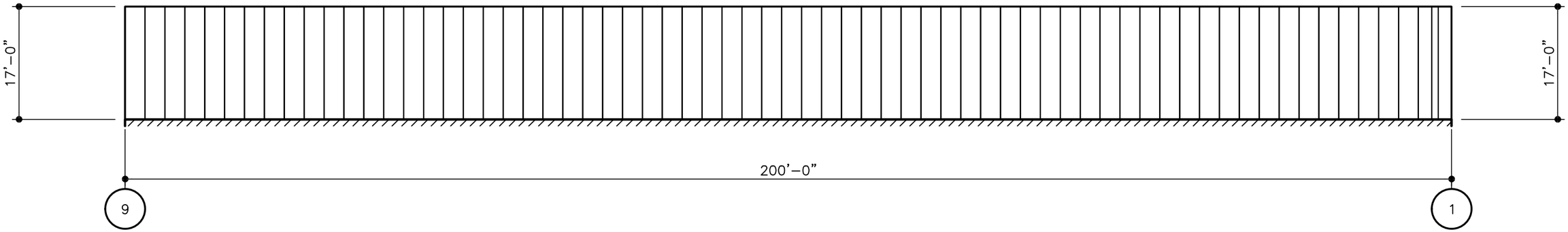
SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

QUOTE NUMBER: WOS–24028

SHEET NUMBER: WS7

KEY PLAN

UNIT 1



WALL SHEETING ELEVATION AT LINE A

PANELS: 26 GA. R–PANEL – TO BE SELECTED (SP)

MUCOA BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: SAVY AND SONS AMSTON, CT

CUSTOMER NAME: COLCHESTER CONSTRUCTION LLC OAKDALE, CT

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

11/12/2024 11:07 AM

QUOTE NUMBER: WOS–24028

SHEET NUMBER: WS8

Conservation Commission and Inland Wetlands Commission

Annual Report FY 2024-2025

MISSION: The Conservation and Inland Wetlands Commission is committed to the preservation of Hebron's wildlife, natural resources, historical assets, and agrarian community charm.

The sparkling streams, clean groundwater, scenic vistas, fields, forests, and the peaceful rural aura of our Town did not happen by chance. These attributes are a legacy of forebears that practiced conscientious land stewardship. They were thoughtful planners and doers committed to a balance between conservation and modest community development.

Since Hebron's major roles and values to the State of Connecticut are those of agriculture, recreation, preserved ecosystems and residential housing, the community has historically sought to preserve its farmlands, woodlands, wetlands and open spaces through careful development, active conservation and a robust land acquisition program that will benefit all of Connecticut's future generations. The Conservation and Inland Wetlands Commission plays a critical part in these concerted efforts.

The Inland Wetlands and Watercourse regulations of the State of Connecticut (CGS Section 22a-36 through 22a-45) and the Town of Hebron establish the intent and the charge of the Town of Hebron Conservation Commission with the protection, preservation, maintenance and use of inland wetlands, watercourses, aquifers, and upland review areas.

The Town's Inland Wetlands Regulations can be reviewed on the Town Website at https://hebronct.com/uploads/2014/03/iwregs_10-13-05.pdf

Other roles served by the commission, such as undeveloped area indexing, natural resources inventories, greenway designations, land use suggestions, water supply management, and public information and outreach can be referenced under CGS 7-131a.

Functionally, wetlands are above-ground manifestations of the water table. They protect and recharge our aquifers. We would note that all Hebron residents are entirely reliant upon underground water for their drinking supplies. Other inherent values of wetlands and preserved, vegetated upland areas include pollution filtration; water quality, water quantity and watercourse maintenance; flood mitigation; erosion control; the provision of integral plant and wildlife habitat; carbon storage and atmospheric nitrogen and oxygen balance; rural aesthetics and recreational opportunities. The preservation of natural areas and their functioning ecosystems is central to addressing and solving both the current climate and biodiversity crises.

Many wetlands and water courses have been destroyed by reason of the deposition, filling or removal of material, the diversion or obstruction of water flow, or the illegal erection of structures. State and local law require that a permit be issued prior to commencing any activity within a certain distance of a wetland, water body or water course. In most towns that distance is within one hundred feet, although it may be within three hundred feet from Hebron's major swamps and marshes, two hundred feet from the high-water mark of most of Hebron's streams or within one hundred feet of the wetlands associated with these streams.

Common property owner activities that come under the purview of the foregoing laws include:

- filling swampy areas
- extending lawn or parking area
- clearcutting significant vegetation within the aforesaid 100-foot buffer
- brush and fill disposal into a wetland
- septic discharge
- the discharge of "greywater" (water used for cleaning purposes)
- disposal of hazardous material such as oil, gasoline, paint, or cleaning solvents
- swimming pool discharge
- driveway expansion or home improvement construction

Some of these activities are prohibited while others are allowable if certain preconstruction safeguards are employed. Therefore, a Town permit is required.

The Conservation, Parks and Recreation, Planning and Zoning and Historic Properties Commissions and the Open Space Land Acquisition Committee, with the dedicated Town staff that assists them, work in league to ensure that Hebron's heritage of "timeless beauty," our historical assets and our critical natural resources are passed on to future generations.

The following commentary highlights the activities of the Conservation and Inland Wetlands Commission during local fiscal year 2024 – 2025:

- Held 8 Regular meetings.

- Accepted and acted upon twelve applications.

- Provided active representation to the Hebron Open Space Land Acquisition Committee.

- Members of the Commission advised and coordinated with local volunteer groups and town residents toward the identification and mapping of hiking trails and distinctive features of Open Space parcels in Hebron. They also provided representatives to the Trail Ranger group to assist the Parks and Recreation Department with the maintenance of trails on Town conservation lands.

- Applied to the Connecticut Resource, Conservation and Development Agency for the conduct of a comprehensive Environmental Review Team Natural Resources Assessment of the Town-owned O'Conner property. The study was granted and three inventory teams, including wildlife biologists, historians, a geologist, an ornithologist, a soil scientist, a cartographer, a forester, a watershed expert, CT DEEP staff and representatives of several land use and conservation groups have deployed to date. The final product will be used as a guide to the future preservation and passive recreational usage of this beautiful and unique parcel.

- Conducted outreach activities with a booth at the Hebron Maple Fest event.

- Drafted and contributed several public information articles to the Hebron Views magazine and other media channels to elevate awareness toward the care, maintenance and enjoyment of our natural resources and passive recreational and environmental treasures. Public Education brochures were dispensed at various events and venues, including information on Jumping Worms, Invasive Plants, Farmland Preservation and Open Space Conservation, Town Trail Maps for hikers, and a Backyard Water Resources (Stewardship) Guide, encompassing lawn care, septic system maintenance, hazardous household products, drainage, and stormwater runoff.

- The Commission has also synergized its efforts with DEEP, the Connecticut Resources Conservation and Development agency (CT RC&D), the Connecticut Agricultural Experiment Station, other municipal agencies and NGOs, including the Connecticut River Coastal Conservation District, the CT Association of Wetlands Scientists, the Hebron Open Space and Land Acquisition Committee, the USDA Natural Resources Conservation Service, the Hebron Parks and Recreation Department, the UConn School of Agriculture, the CT Invasive Plants Working Group (CIPWG), the Hebron Pollinator Pathways organization, the Hebron Green Committee and the Salmon River Watershed Partnership.

If you have any questions or need guidance related to work in or near wetland areas, please feel free to contact the Conservation Commission through Conservation and Inland Wetlands Agent Jim Cordier at 860-228-5971 extension 139.