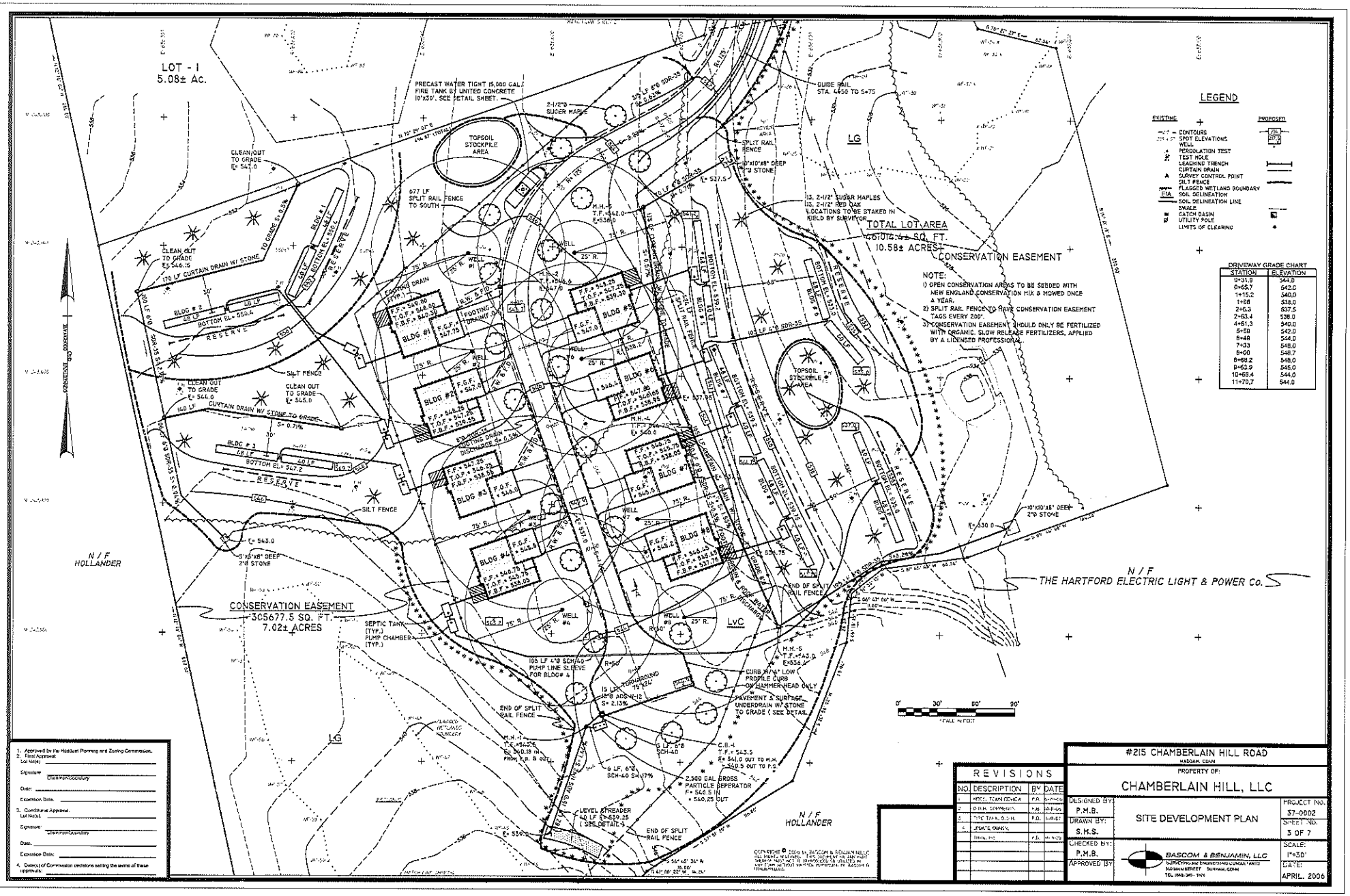

NOTE:
1) OPEN CONSERVATION AREAS TO BE SEEDED WITH NEW ENGLAND CONSERVATION MIX & MOWED ONCE A YEAR.
2) SPLIT RAIL FENCE TO HAVE CONSERVATION EASEMENT TAGS EVERY 200'.
3) CONSERVATION EASEMENT SHOULD ONLY BE FERTILIZED WITH ORGANIC. SLOW RELEASE FERTILIZERS, APPLIED BY A LICENSED PROFESSIONAL.

LEGEND

EXISTING		PROPOSED
270	CONTOURS	270
259.4	SPOT ELEVATIONS	270.0
	WELL	
	PERCOLATION TEST	
	TEST HOLE	
	LEACHING TRENCH	
	CURTAIN DRAIN	
	SURVEY CONTROL POINT	
	SILT FENCE	
	FLAGGED WETLAND BOUNDARY	
F/A	SOIL DELINEATION	
	SOIL DELINEATION LINE	
	SWALE	
	CATCH BASIN	
	UTILITY POLE	
	LIMITS OF CLEARING	

DRIVEWAY GRADE CHART

STATION	ELEVATION
0+31.9	544.0
0+65.7	542.0
1+15.2	540.0
1+98	538.0
2+6.3	537.5
2+63.4	538.0
4+51.3	540.0
5+59	542.0
6+48	544.0
7+33	546.0
8+00	548.7
8+68.2	548.0
9+63.9	545.0
10+66.4	544.0
11+70.7	544.0

1. Approved by the Haddam Planning and Zoning Commission.
2. Final Approval:
Lot Note(s) _____
Signature _____ Chairman/Secretary
Date: _____
Expiration Date: _____
3. Conditional Approval:
Lot Note(s) _____
Signature _____ Chairman/Secretary
Date: _____
Expiration Date: _____
4. Date(s) of Commission decisions settling the terms of these approvals: _____

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	INCL. TOWN REVIEW	P.R.	[illegible]
2	D.H.H. COMMENTS	P.R.	[illegible]
3	SEPTIC TANK, D.C.H.	P.R.	[illegible]
4	UPDATE GRADES		
	[illegible]	P.R.	[illegible]

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#215 CHAMBERLAIN HILL ROAD

HADDAM, CONN

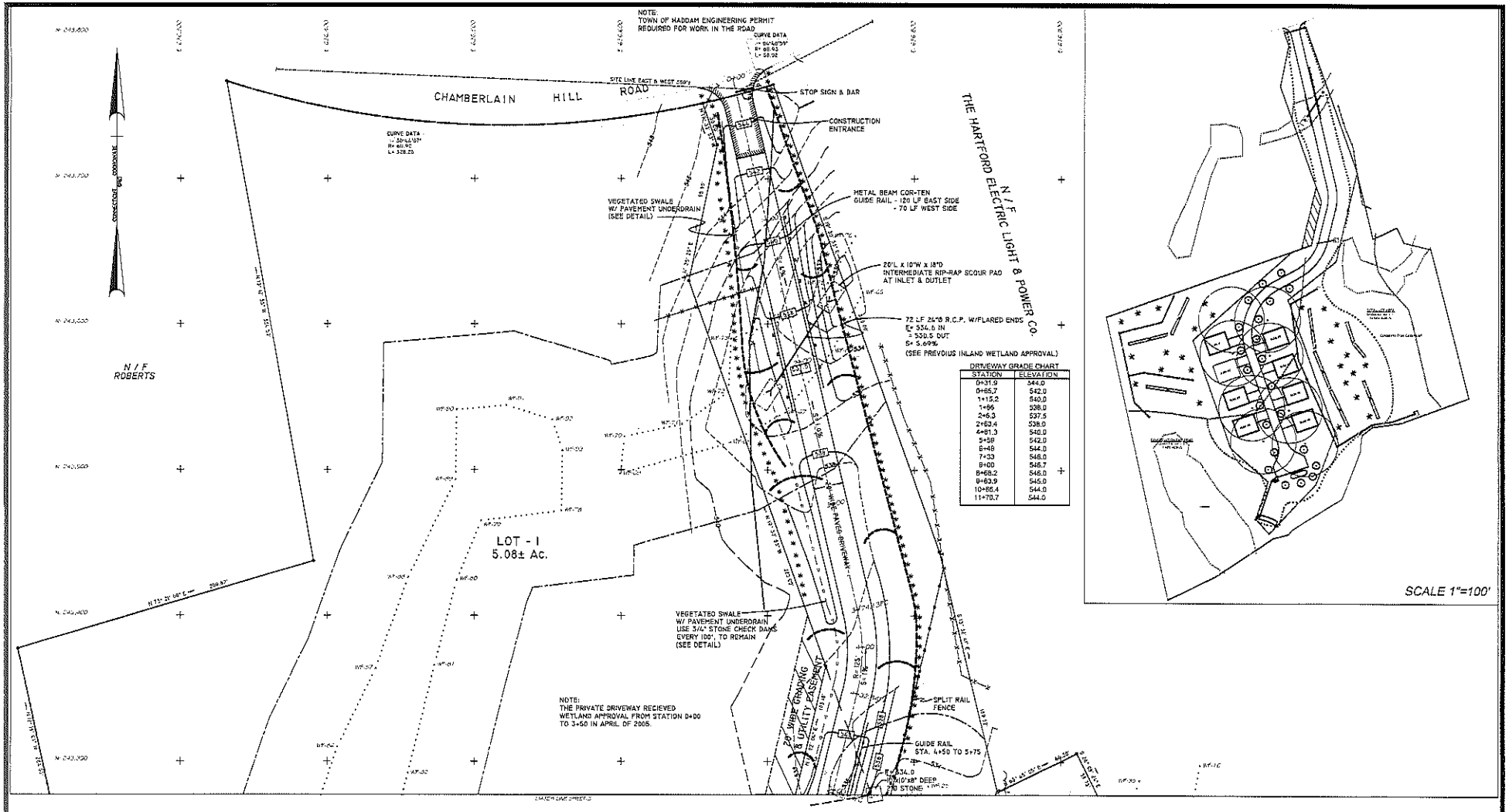
PROPERTY OF:

CHAMBERLAIN HILL, LLC

SITE DEVELOPMENT PLAN

DESIGNED BY: P.M.B.	PROJECT NO. 37-0002
DRAWN BY: S.M.S.	SHEET NO. 3 OF 7
CHECKED BY: P.M.B.	SCALE: 1"=30'
APPROVED BY:	DATE: APRIL, 2006

BASCOM & BENJAMIN, LLC
SURVEYING AND ENGINEERING CONSULTANTS
350 MAIN STREET SUNFIELD, CONN
TEL (860) 345-1974



LEGEND

EXISTING		PROPOSED	
260 / 255	CONTOURS / SPOT ELEVATIONS	260 / 255	
	WELL		
PT	PERCOLATION TEST		
TH	TEST HOLE		
LT	LEACHING TRENCH		
CD	CURTAIN DRAIN		
▲	SURVEY CONTROL POINT		
SF	SILT FENCE		
FWB	FLAGGED WETLAND BOUNDARY		
SIA	SOIL DELINEATION		
	SOIL DELINEATION LINE		
	SWALE		
CB	CATCH BASIN		
UP	UTILITY POLE		
	LIMITS OF CLEARING		

1. Approved by the Haddam Planning and Zoning Commission,
2. Final Approval
Lot No(s). _____
Signature: _____
(Chairman/Secretary)
Date: _____
Expiration Date _____
3. Conditional Approval
Lot No(s) _____
Signature: _____
(Chairman/Secretary)
Date: _____
Expiration Date _____
4. Date(s) of Commission decisions setting the terms of these approvals: _____

SCALE IN FEET: 0' 30' 60' 90'

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ADDED TOWN REVIEW	P.B.	6-26-06
2	UPDATE ONLY	P.B.	9-22-06

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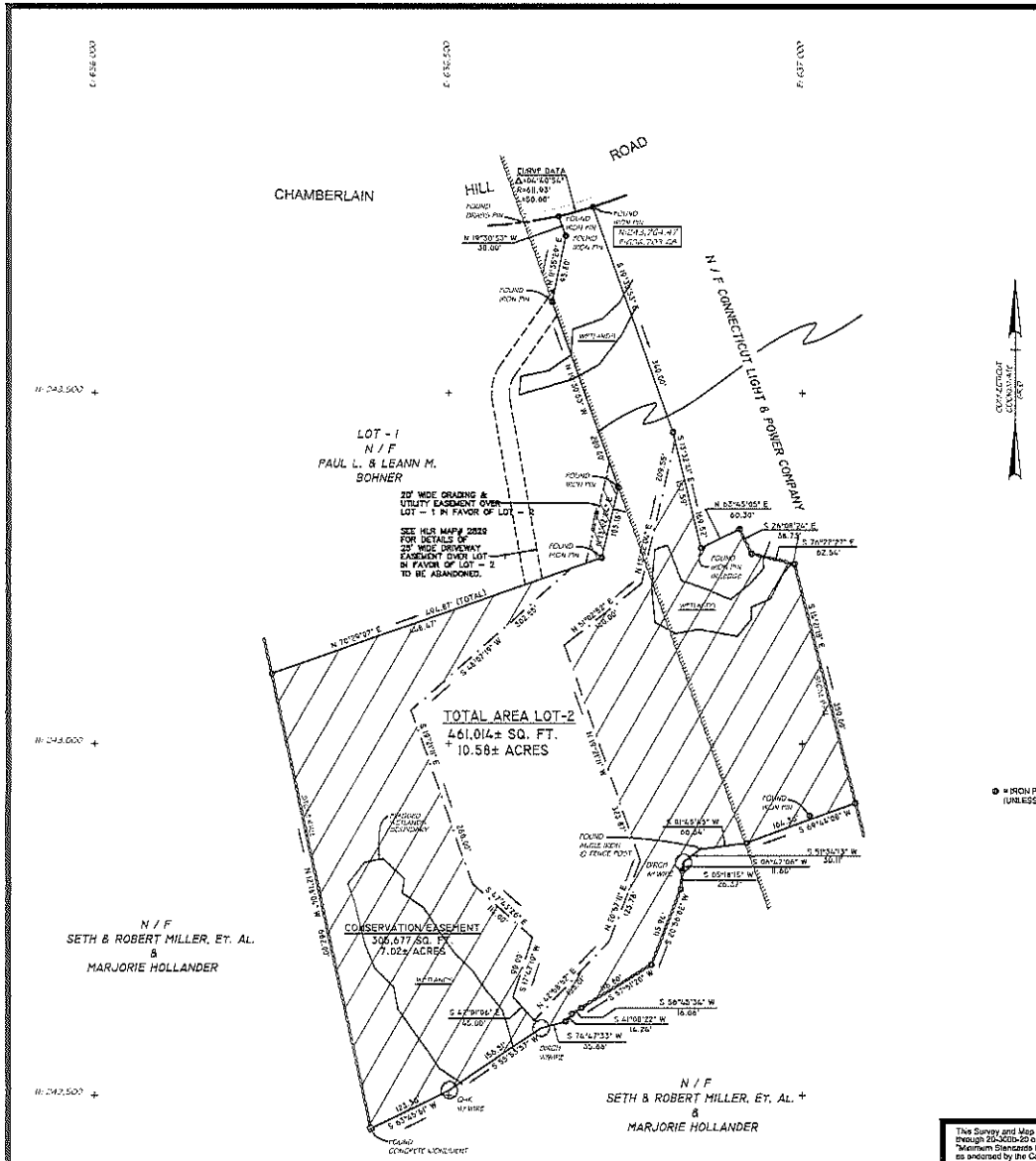
#215 CHAMBERLAIN HILL ROAD
HADDAM, CONN.
PROPERTY OF:
CHAMBERLAIN HILL, LLC

DESIGNED BY: P.M.B.	SITE DEVELOPMENT PLAN	PROJECT NO. 37-0002
DRAWN BY: S.M.S.		SHEET NO. 2 OF 7
CHECKED BY: P.M.B.	BASCOM & BENJAMIN, LLC SURVEYING and ENGINEERING CONSULTANTS 300 MAIN STREET DURHAM, CONN. TEL (860) 349-1626	SCALE: 1"=30'
APPROVED BY		DATE: APRIL, 2006



Ø = IRON PIPE TO BE SET (UNLESS NOTED)

NOTES & REFERENCES

I. HADDAM LAND RECORDS

A. DEEDS:

	TYPE	VOL:PG	DATE
1. Connecticut Light & Power	W	088:469	05 May 1958
2. Bohner, P.L. & L.M.	W	176:154	18 May 1990
3. Miller, S. & R. Et Al Hollander, M.	CD	274:416	26 Jan 2004
4. Rummel, J.T.	W	287:201	10 Feb 2005

B. MAPS

1. Town of Haddam Assessor's Map #2, Lot #20-3.
2. HLR Map #2829: "Proposed Subdivision for Tax Assessor's Map #2, Lot #20, Prepared for Paul L. & Leann M. Bohner, 223 Chamberlain Hill Road, Haddam, CT Dated: Aug 11, 2004, Scale: 1"=50 ft Revised Nov 5, 2004, By Kevin T. Ewald, LLC."
3. HLR Map #1369: "Plan of Land of LUCILLE R. CARTA Chamberlain Hill Road Town of HADDAM County of Middlesex State of Conn. Date: 14 SEPT. 1983 Scale: 1"=40' By PAUL KAYE, L.S."

II. This property is located within a Residential (R-2) Zone of the Town of Haddam.

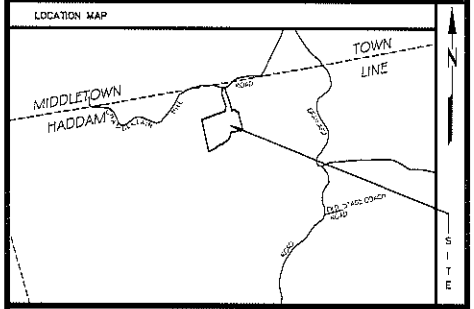
III. Chamberlain Hill Road is an improved NON-MONUMENTED Highway in the Town of Haddam.

IV. Bearings and Coordinates shown on this map are related to the CONNECTICUT COORDINATE GRID SYSTEM and are based upon call outs on said HLR Map #2829.

V. Stone walls and/or wire fences may have minor variations between principal courses shown.

VI. The total area of this parcel is 10.58± ac.
The total area of the Conservation Easement is 7.02± ac. = 66.4%

LOCATION MAP



MAP OF SURVEY
SHOWING
PROPERTY
OF

JEFFREY T. RUMMEL

SOUTH SIDE OF CHAMBERLAIN HILL ROAD

HADDAM , CONNECTICUT

SCALE : 1"=80 ft——28-APRIL-2006

This Survey and Map has been prepared in accordance with SECTIONS 20-300b-1 through 20-300b-20 of the REGULATIONS OF CONNECTICUT STATE AGENCIES "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc.

It is a PROPERTY SURVEY based upon a DEPENDENT RE-SURVEY conforming to Horizontal Accuracy Class A-2 and is intended to show the boundaries of the JEFFREY T. RUMMEL property.

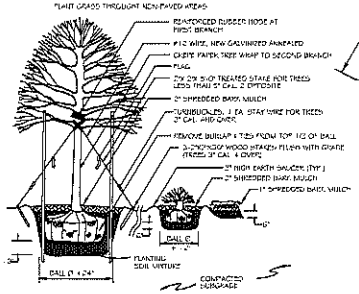
This map is substantially correct to the best of my knowledge and belief.

Robert A. Bascom, L.S. Conn. License #14,109

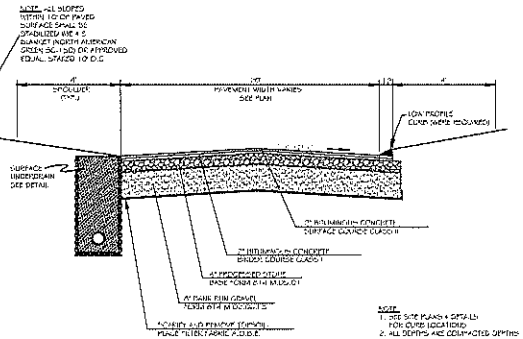
NOT VALID unless EMBOSSED SEAL AFFIXED HEREON

BASCOM & BENJAMIN, L.L.C.
SURVEYING and ENGINEERING CONSULTANTS
300 MAIN STREET DURHAM, CONN
TEL. (860) 349 - 1978

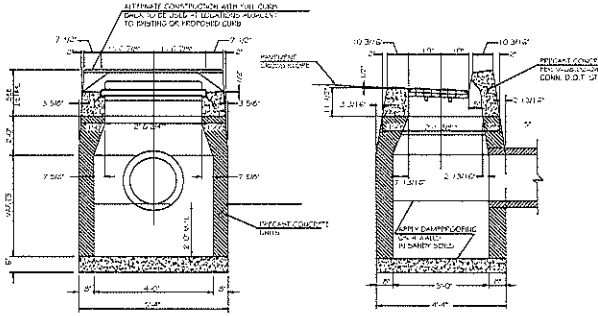
37-0002



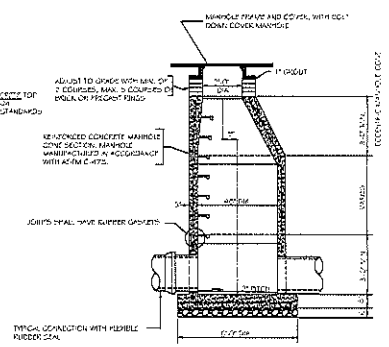
PLANTINGS
N.T.S.



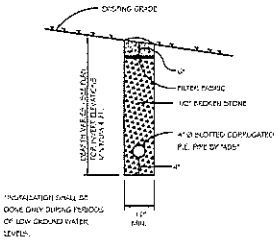
COMMON DRIVEWAY DETAIL
N.T.S.



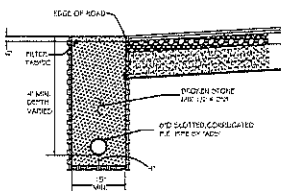
TYPE "C" CATCH BASIN
N.T.S.



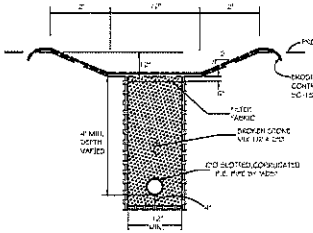
STANDARD PRECAST CONCRETE MANHOLE
N.T.S.



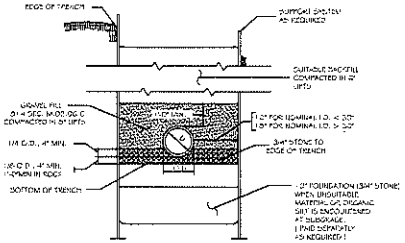
CURTAIN DRAIN SECTION
N.T.S.



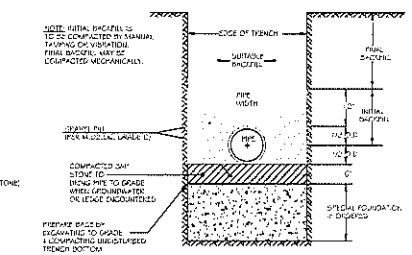
SURFACE UNDERDRAIN W/STONE TO GRADE
N.T.S.



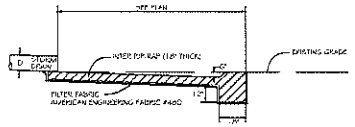
VEGETATED SWALE & UNDERDRAIN
N.T.S.



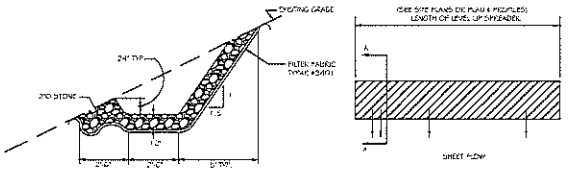
CONCRETE PIPE TRENCH SECTION
N.T.S.



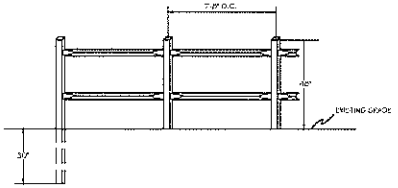
TYPICAL P.V.C. CROSS SECTION
NOT TO SCALE



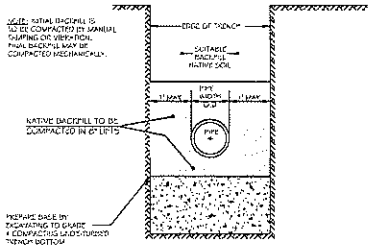
TYPICAL SCOUR PAD DETAIL
N.T.S.



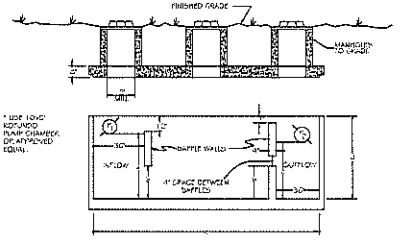
TYPICAL LEVEL LIP SPREADER
N.T.S.



SPLIT RAIL FENCE DETAIL
N.T.S.



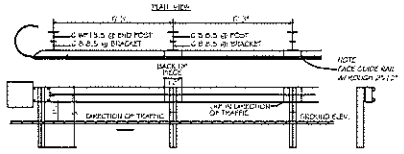
TYPICAL P.V.C. CROSS SECTION WITHIN 25' OF A SEPTIC SYSTEM
NOT TO SCALE



1. TANKS AND BOTTOM REINFORCED THROUGHOUT WITH 2 - 1/2 #6 @ 9" O.C. REBAR.
2. COVERS TO BE CONSTRUCTED LONGITUDINALLY AS REBAR @ 9" O.C., #4 REBAR @ 9" O.C. WIDTHWISE, AND #5 REBAR DIAGONALLY AROUND ACCESS HOLES.
3. TANK & COVERS TO BE DESIGNED FOR H20 44 LOADING.

OUTLET PIPE	MIN. DIMENSIONS							INTERNAL DIVERSION	
C.D.P.	d	h	r	s	a	width		h	d
	5	2'-8"	7'-6"	7'-10"	15"	5'	540.1	540.55	

PARTICLE SEPARATOR
PROFILE VIEW
N.T.S.



- USE 12 GAUGE TYPE - W-BEAM RAIL
- GUIDE RAIL TO CONFORM TO STATE OF CONNECTICUT D.O.T. SPECIFICATIONS AND DETAILS, CODE 1

METAL BEAM GUARD RAIL DETAIL
N.T.S.

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1. Approved by the Haddam Planning and Zoning Commission.
2. Final Approval:
Lot No(s):
Signature: Chairman/Secretary
Date:
Expires on Date:
3. Conditional Approval:
Lot No(s):
Signature: Chairman/Secretary
Date:
Expires on Date:
4. Date(s) of Commission decision(s) setting the terms of these approvals:

REVISIONS			
	DESCRIPTION	DATE	
1	MAP, TOWN REVIEW	7-06	JMB
2	T.O.S.	9-06	JMB
3	UPDATE DETAILS	10-06	JMB

#215 CHAMBERLAIN HILL ROAD
HADDAM, CONN.
PROPERTY OF:
CHAMBERLAIN HILL, LLC

DESIGNED BY: P.M.B.	DETAIL SHEET	PROJECT NO. 37-0002
DRAWN BY: S.M.S.		SHEET NO. 6 OF 7
CHECKED BY: P.M.B.	BASCOM & BENJAMIN, LLC SURVEYING and ENGINEERING CONSULTANTS 39 MAIN STREET, DEEP RIVER, CONN. TEL. (860) 526-1676	SCALE: .....
APPROVED BY:		DATE: APRIL, 2006