

# DBP LLC

## DBP RETAIL DEVELOPMENT (PHASE 1)

1572 SAYBROOK ROAD (ROUTE 154) & 6 BROOKES  
COURT

HADDAM (TYLerville), CONNECTICUT

FEBRUARY 24, 2022

REV. 3/3/22



SCALE: 1" = 1000'

#### LIST OF DRAWINGS:

1. SITE PLAN - SURFACE IMPROVEMENTS
2. SITE PLAN - SUBSURFACE IMPROVEMENTS
3. PLANTING PLAN
4. DETAILS & NOTES
5. DETAILS & NOTES

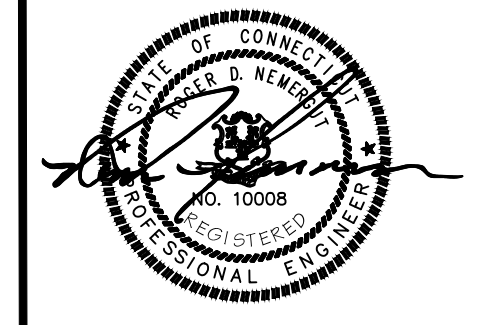
OWNER/APPLICANT:  
DBP LLC (LISA WADGE, MEMBER)  
P.O. BOX 292  
OLD LYME, CONNECTICUT  
06371



NEMERGUT CONSULTING

235 ROUTE 80 - P.O. BOX 666  
KILLINGWORTH, CONNECTICUT  
06419

PHONE: 860.663.2384  
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ROGER D. NEMERGUT  
PROFESSIONAL ENGINEER  
LIC. NO. 10008  
JASON A. NEMERGUT  
PROFESSIONAL ENGINEER  
LIC. NO. 26088

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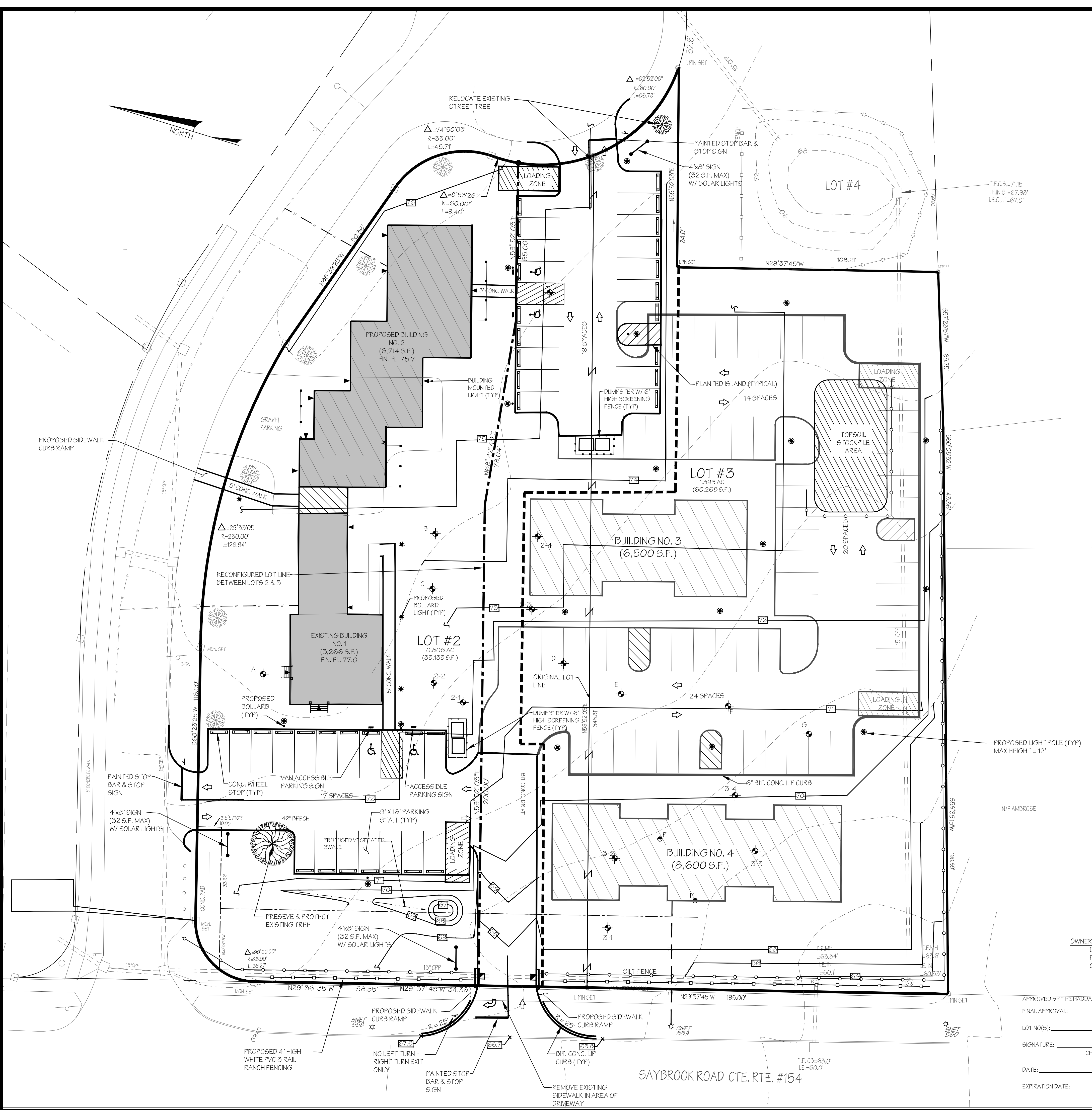
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OWNER/CONTRACTOR HAS  
CONTACTED THE DESIGN  
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**SITE PLAN - SURFACE  
IMPROVEMENTS**  
DBP LLC  
DBP RETAIL DEVELOPMENT - PHASE 1  
1572 SAYBROOK ROAD (CT ROUTE 154) &  
6 BROOKES COURT  
HADDAM, CONNECTICUT

DATE: 2-24-22  
DRAWN BY: J.A.N.  
CHECKED BY: R.D.N.  
SCALE: 1" = 20'

| NO. | DATE   | REVISIONS |
|-----|--------|-----------|
| 1   | 3/3/22 |           |

SHEET



**STORM WATER MANAGEMENT NOTE:**  
THE INCREASE IN STORM WATER RUNOFF RESULTING FROM THE PROPOSED DEVELOPMENT OF LOT 2 (1572 SAYBROOK ROAD) AND LOT 3 (6 BROOKES COURT) WILL BE INCORPORATED INTO THE STORM WATER MANAGEMENT DESIGN IMPROVEMENTS PROPOSED AS PART OF THE DEVELOPMENT OF LOT 4 (4 BROOKES COURT).  
NO STORM WATER MANAGEMENT IMPROVEMENTS (OTHER THAN ACCOMMODATING THE WATER QUALITY VOLUME FROM PROPOSED BUILDING ROOFS ON LOTS 2 AND 3) WILL BE INCLUDED ON LOTS 2 AND 3. BY LIEN AGREEMENT, THE DEVELOPERS OF LOT 4 WILL DESIGN THEIR STORM WATER MANAGEMENT IMPROVEMENTS TO INCLUDE THE STORM WATER RUNOFF INCREASE RESULTING FROM THE DEVELOPMENT OF LOTS 2 AND 3 AS WELL AS THE INCREASE IN STORM WATER RUNOFF RESULTING FROM THE DEVELOPMENT OF LOT 4.

**LOT LINE REVISION DATA:**  
REDUCE LOT 2 FROM 1.31 ACRES TO 0.806 ACRES.  
INCREASE LOT 3 AREA FROM 1,058 ACRES TO 1,393 ACRES.  
**NOTE:**  
EASEMENTS FOR ACCESS AND PARKING ON LOT 3 IN FAVOR OF LOT 2 WILL BE REQUIRED.

**PARKING SPACE COMPUTATIONS**  
BUILDING NO.1 (EXISTING)  
PROPOSED USE - DRY RETAIL  
15SPACE/300 S.F. X 3266 S.F. = 11 SPACES  
BUILDING NO.2 (PROPOSED)  
PROPOSED USE - DRY RETAIL  
15SPACE/300 S.F. X 6714 S.F. = 23 SPACES  
BUILDING NO.3 (FUTURE)  
PROPOSED USE - DRY RETAIL  
15SPACE/300 S.F. X 6500 S.F. = 22 SPACES  
BUILDING NO.4 (FUTURE)  
PROPOSED USE - DRY RETAIL  
15SPACE/300 S.F. X 8600 S.F. = 29 SPACES  
**TOTAL NUMBER OF REQUIRED SPACES = 85**  
(SPACES PROVIDED = 94)  
**REQUIRED HANDICAPPED ACCESSIBLE SPACES = 4 SPACES**

**ZONING COMPLIANCE TABLE**  
(TYLERVILLE VILLAGE ZONING DISTRICT)

| DESCRIPTION                                   | STANDARD | PROPOSED LOT 2 | PROPOSED LOT 3 |
|---|----------|----------------|----------------|
| MINIMUM LOT AREA (S.F.)                       | 20,000   | 35,135         | 60,268         |
| MINIMUM LOT FRONTAGE (FT)                     | 50'      | 49'            | 282'           |
| MAXIMUM HEIGHT OF A BUILDING STRUCTURE (FT.)  | 35'      | <35'           | <35'           |
| MINIMUM/MAXIMUM SETBACK FROM STREETLINE (FT.) | 10'/40'  | 5'/205'        | 37'/139'       |
| MINIMUM SETBACK FROM SIDE PROPERTY LINE (FT.) | 10'      | 14'            | 20'            |
| MAXIMUM BUILDING COVERAGE (%)                 | 50%      | 18.5%          | 12.5%          |
| MAXIMUM IMPERVIOUS PARKING COVERAGE (%)       | 30%      | 23.8%          | 45.6%**        |
| MAXIMUM TOTAL LOT COVERAGE (%)                | 80%      | 41.3%          | 58.1%          |

\* IF APPROVED BY THE PLANNING AND ZONING COMMISSION IN ACCORDANCE WITH SECTION 7B.9 OF THE HADDAM ZONING REGULATIONS  
\*\* PROVIDE 15.6% PERVIOUS PAVEMENT ON PHASE 2

PARKING LOT LIGHTS SHALL BE "DARK SKIES" COMPLIANT ZERO UPLIGHT KING LUMINAIRE K595 ARISTOCRAT LED LUMINAIRES K59 - P45A-111-60W-SSL-7030-120V-K30-4K-BK-#1 AS MANUFACTURED BY KING LUMINAIRE STRUCTURE GROUP 1153 State Route 46 N, Jefferson, OH 44047  
Toll Free: 1-800-268-7809  
Local: (440) 576-9073  
Fax: (440) 576-9348  
<https://www.scgrp.com/contact>  
MAXIMUM MOUNTING HEIGHT = 12 FEET

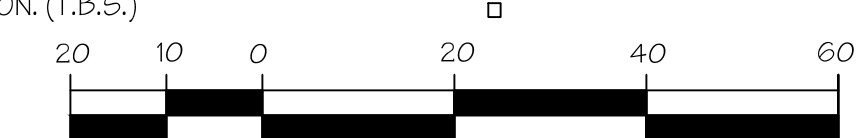
**SIDEWALK LIGHTING**  
CALIFORNIA LIGHT BOLLARDS CATALOG NO. CAB-42 WITH T-5 DISTRIBUTION (16 L.E.D. 18 WATT 350 MILLI-AMPS) AS MANUFACTURED BY NLS LIGHTING, 701 KINGSHILL PLACE, CARSON, CA 90746 (310) 341-2037 [nlsighting.com](http://nlsighting.com)  
SPACING 30 FEET ON CENTER

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APPROVED BY THE HADDAM PLANNING AND ZONING COMMISSION  
FINAL APPROVAL: \_\_\_\_\_  
LOT NO(S): \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
CHAIRMAN/SECRETARY  
DATE: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_

**LEGEND:**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DEEP TEST HOLE
- PERCOLATION TEST
- STONEWALL
- SILT FENCE
- CONC. MON. (T.B.S.)



SAYBROOK ROAD CTE. RTE. #154

\* NOTE: CONTRACTOR TO CONTACT UTILITY SERVICES (ELEC. CABLE & TELEPHONE) TO DETERMINE LOCATION OF UTILITIES.

\* IF APPROVED BY THE PLANNING AND ZONING COMMISSION IN ACCORDANCE WITH SECTION 7B.9 OF THE HADDAM ZONING REGULATIONS

CATCH BASIN  
T.F. = 75.40  
INV. IN & OUT = 71.20

CATCH BASIN  
T.F. = 73.83  
INV. IN & OUT = 69.55

CATCH BASIN  
T.F. = 73.85  
INV. IN & OUT = 69.90

\*\*SET THE INVERT ELEVATION OF THE GEOMATRIX LEACHING SYSTEM SO THE TOP OF THE DISTRIBUTION PIPE IS BELOW THE SEPTIC TANK OUTLET INVERT.

REMOVE EXISTING DRYWELL

FIRE TANK EASEMENT IN FAVOR OF TOWN OF HADDAM

BENCHMARK TOP CONC. MON. ELEV. 71.54 BY OTHERS

CATCH BASIN  
T.F. = 70.05  
INV. IN & OUT = 65.90

CATCH BASIN  
T.F. = 70.00  
INV. IN & OUT = 65.70

TYPE 'C' CATCH BASIN OVER EXISTING STORM DRAIN  
T.F. = 67.30  
INV. IN = 63.00 (2)  
INV. OUT = 63.00

8" X 5" PAD OF MODIFIED RIP RAP ON FILTER FABRIC OVER COMPACTED GRAVEL BASE COURSE

SAYBROOK ROAD CTE. RTE. #154

**STORM WATER MANAGEMENT NOTE:**

THE INCREASE IN STORM WATER RUNOFF RESULTING FROM THE PROPOSED DEVELOPMENT OF LOT 2 (6,714 S.F.) AND LOT 3 (6,500 S.F.) WILL BE INCORPORATED INTO THE STORM WATER MANAGEMENT DESIGN IMPROVEMENTS PROPOSED AS PART OF THE DEVELOPMENT OF LOT 4 (4 BROOKES COURT).

NO STORM WATER MANAGEMENT IMPROVEMENTS (OTHER THAN ACCOMMODATING THE WATER QUALITY VOLUME FROM PROPOSED BUILDING ROOFS ON LOTS 2 AND 3) WILL BE INCLUDED ON LOTS 2 AND 3. BY LIEN AGREEMENT, THE DEVELOPERS OF LOT 4 WILL DESIGN THEIR STORM WATER MANAGEMENT IMPROVEMENTS TO INCLUDE THE STORM WATER RUNOFF INCREASE RESULTING FROM THE DEVELOPMENT OF LOTS 2 AND 3 AS WELL AS THE INCREASE IN STORM WATER RUNOFF RESULTING FROM THE DEVELOPMENT OF LOT 4.

**LOT LINE REVISION DATA:**

REDUCE LOT 2 FROM 1.31 ACRES TO 0.806 ACRES.  
INCREASE LOT 3 AREA FROM 1.058 ACRES TO 1.393 ACRES.

- GENERAL NOTES:**
1. THE AREA OF THE LOT 2 IS 0.806 ACRES AND LOT 3 IS 1.393 ACRES.
  2. THE PARCEL IS LOCATED WITHIN THE TYLERVILLE VILLAGE ZONING DISTRICT.
  3. THE PARCEL IS IDENTIFIED ON THE TAX ASSESSOR'S MAP AS LOT 2 MAP 49 LOT 69.  
LOT 3 MAP 49 LOT 68-3
  4. PROPERTY LINE INFORMATION TAKEN FROM A MAP ENTITLED "RECORD SUBDIVISION MAP PREPARED FOR DBP LLC 1564-1572 SAYBROOK ROAD (RT. 154) HADDAM, CONNECTICUT" DATED JANUARY 13, 2019 AND REVISED THROUGH 4-10-15 AS PREPARED BY ROBERT R. WEAVER, L.S., EAST HADDAM, CONNECTICUT.
  5. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY WILLIAM BERGAN, L.S., WATERFORD, CONNECTICUT.
  6. THE PARCEL IS NOT LOCATED WITHIN A PUBLIC DRINKING WATER SUPPLY WATERSHED.
  7. THE PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
  8. THE PARCEL IS SERVED BY A PUBLIC WATER SYSTEM (CONNECTICUT WATER SERVICE) AND AN ON SITE SUBSURFACE SEWAGE DISPOSAL (SEPTIC) SYSTEM.
  9. THE PARCEL LIES WITHIN AN AQUIFER PROTECTION ZONE.
  10. THE PARCEL LIES WITHIN THE GATEWAY CONSERVATION ZONE.
  11. THE ENTIRE PARCEL IS COMPRISED OF N.R.C.S. SOIL TYPE 35A (PENWOOD LOAMY SAND).
  12. THERE ARE NO SLOPES ON THE PARCEL IN EXCESS OF 25%.
  13. PROPOSED UTILITY SERVICES BE UNDERGROUND.
  14. BOTH LOTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE TOWN HADDAM AS SHOWN ON THE MAP REFERENCED IN NOTE 4 ABOVE.
  15. THE ENTIRE PARCEL IS COMPOSED OF NRCS SOIL TYPE 35 (PENWOOD LOAMY SAND).

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FINAL APPROVAL:  
LOT NO(S):  
SIGNATURE: CHAIRMAN/SECRETARY  
DATE:  
EXPIRATION DATE:

**LEGEND:**

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20 10 0 20 40 60

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**SITE PLAN - SUBSURFACE IMPROVEMENTS**

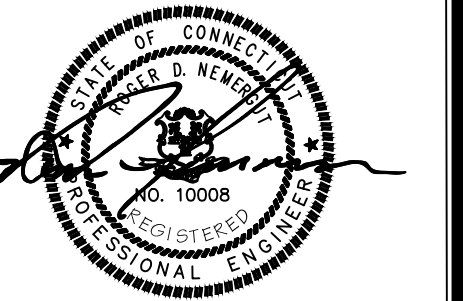
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SHEET

**2 of 5**



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PLANTING PLAN

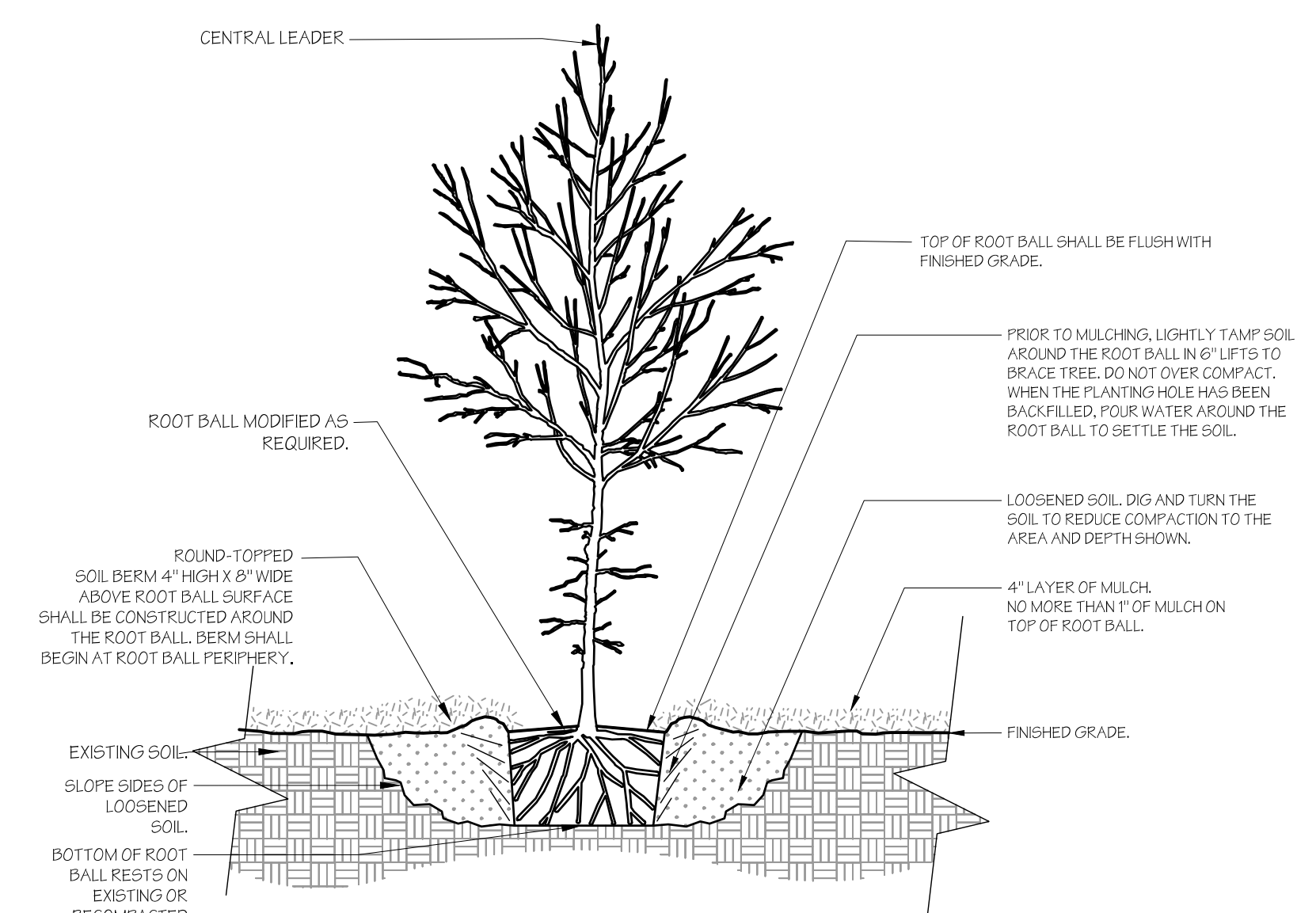
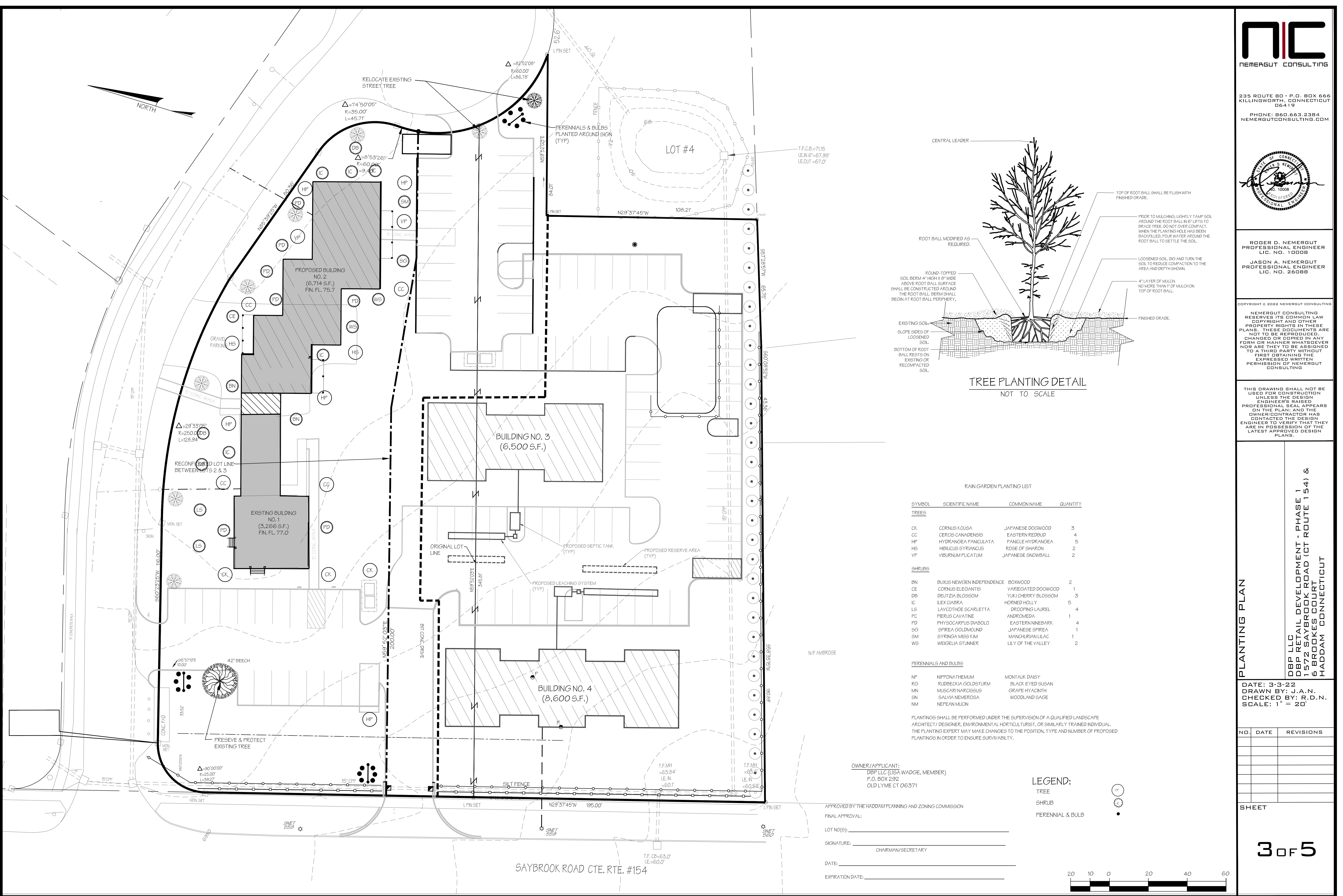
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CHECKED BY: R.D.N.  
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NO. DATE REVISIONS

SHEET

3 of 5



TREE PLANTING DETAIL  
NOT TO SCALE

RAIN GARDEN PLANTING LIST

| SYMBOL                      | SCIENTIFIC NAME           | COMMON NAME         | QUANTITY |
|-----------------------------|---------------------------|---------------------|----------|
| <b>TREES</b>                |                           |                     |          |
| CK                          | CORNUS KOUSA              | JAPANESE DOGWOOD    | 3        |
| CC                          | CERIS CANADENSIS          | EASTERN REDBUD      | 4        |
| HP                          | HYDRANGEA PANICULATA      | PANICLE HYDRANGEA   | 5        |
| HS                          | HIBISCUS SYRIANUS         | ROSE OF SHARON      | 2        |
| VP                          | VIBURNUM PLICATUM         | JAPANESE SNOWBALL   | 2        |
| <b>SHRUBS</b>               |                           |                     |          |
| BN                          | BUXUS NEWGEN INDEPENDENCE | BOXWOOD             | 2        |
| CE                          | CORNUS ELEGANTIS          | VARIEGATED DOGWOOD  | 1        |
| DE                          | DEUTZIA BLOSSOM           | YUKI CHERRY BLOSSOM | 3        |
| IC                          | ILEX CIABRA               | HORNED HOLLY        | 5        |
| LS                          | LAVICHOSE SCARLETTA       | DROOPING LAUREL     | 4        |
| PC                          | PIERIS CAVATINE           | ANDROMEDA           | 1        |
| PD                          | PHYSCARPUS DIABOLO        | EASTERN NINEBARK    | 4        |
| SG                          | SPIREA GOLDMOUND          | JAPANESE SPIREA     | 1        |
| SM                          | SYRINGA MISS KIM          | MANCHURIAN LILAC    | 1        |
| WS                          | WEIGELIA STUNNER          | LILY OF THE VALLEY  | 2        |
| <b>PERENNIALS AND BULBS</b> |                           |                     |          |
| NP                          | NIPPONATHENUM             | MONTAUK DAISY       |          |
| RG                          | RUDBECKIA GOLDSTURM       | BLACK EYED SUSAN    |          |
| MN                          | MUSCARI NARCISSUS         | GRAPE HYACINTH      |          |
| SN                          | SALVIA NEMEROSA           | WOODLAND SAGE       |          |
| NM                          | NEPEAN MUCON              |                     |          |

PLANTINGS SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE ARCHITECT/DESIGNER, ENVIRONMENTAL HORTICULTURIST, OR SIMILARLY TRAINED INDIVIDUAL. THE PLANTING EXPERT MAY MAKE CHANGES TO THE POSITION, TYPE AND NUMBER OF PROPOSED PLANTINGS IN ORDER TO ENSURE SURVIVABILITY.

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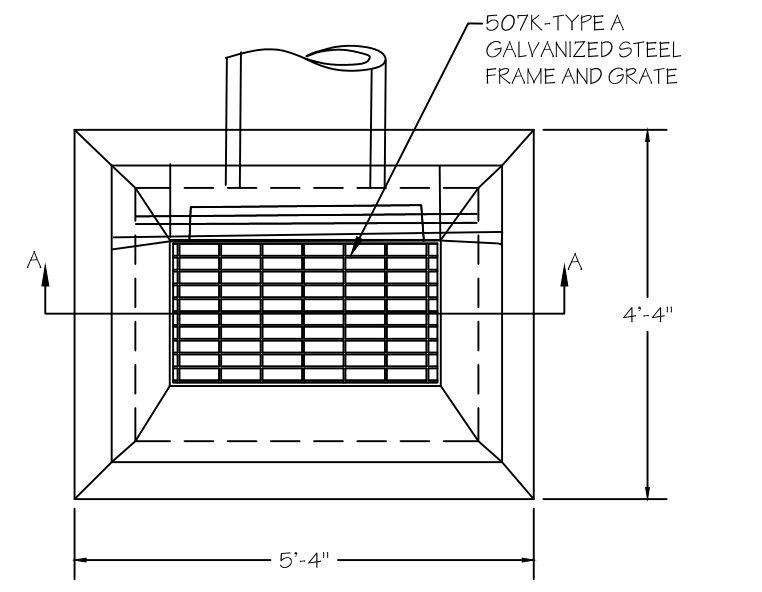
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FINAL APPROVAL:  
LOT NO(S):  
SIGNATURE: CHAIRMAN/SECRETARY  
DATE:  
EXPIRATION DATE:

LEGEND:

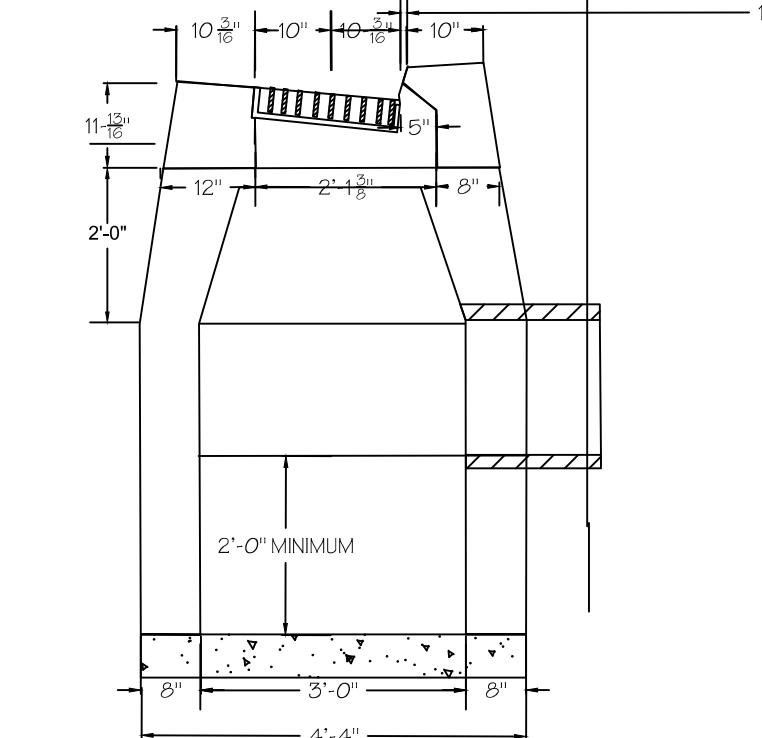
- TREE
- SHRUB
- PERENNIAL & BULB



SAYBROOK ROAD CTE. RTE. #154

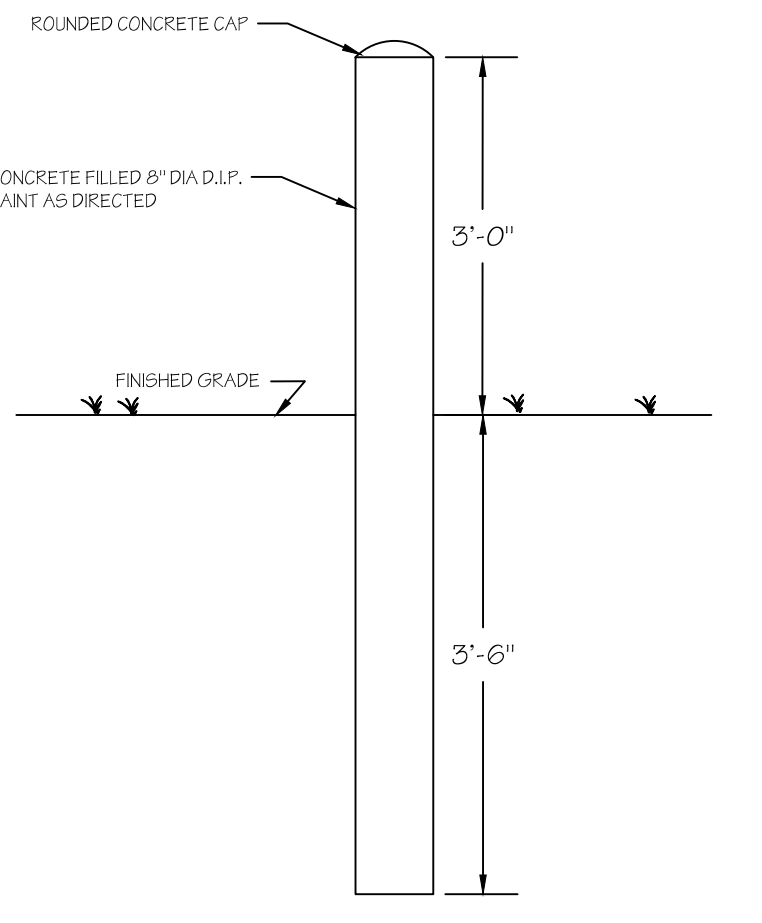


TYPE "C-L" CATCH BASIN  
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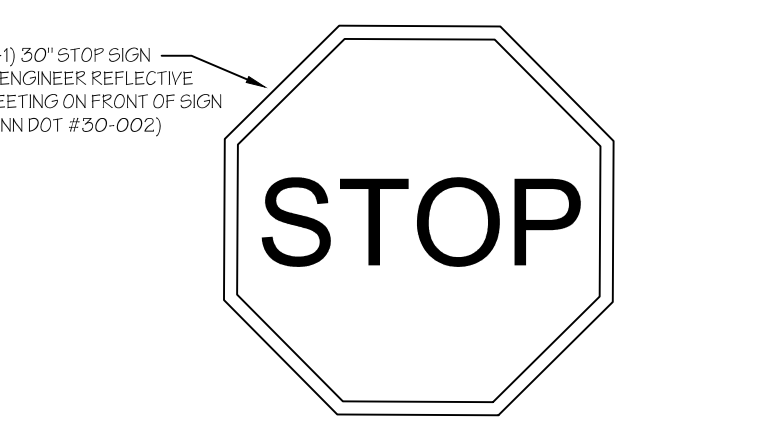


SECTION "A-A"  
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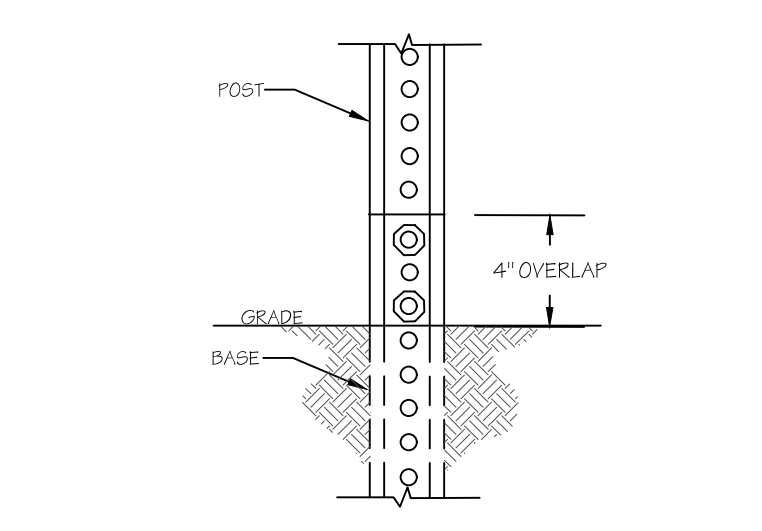
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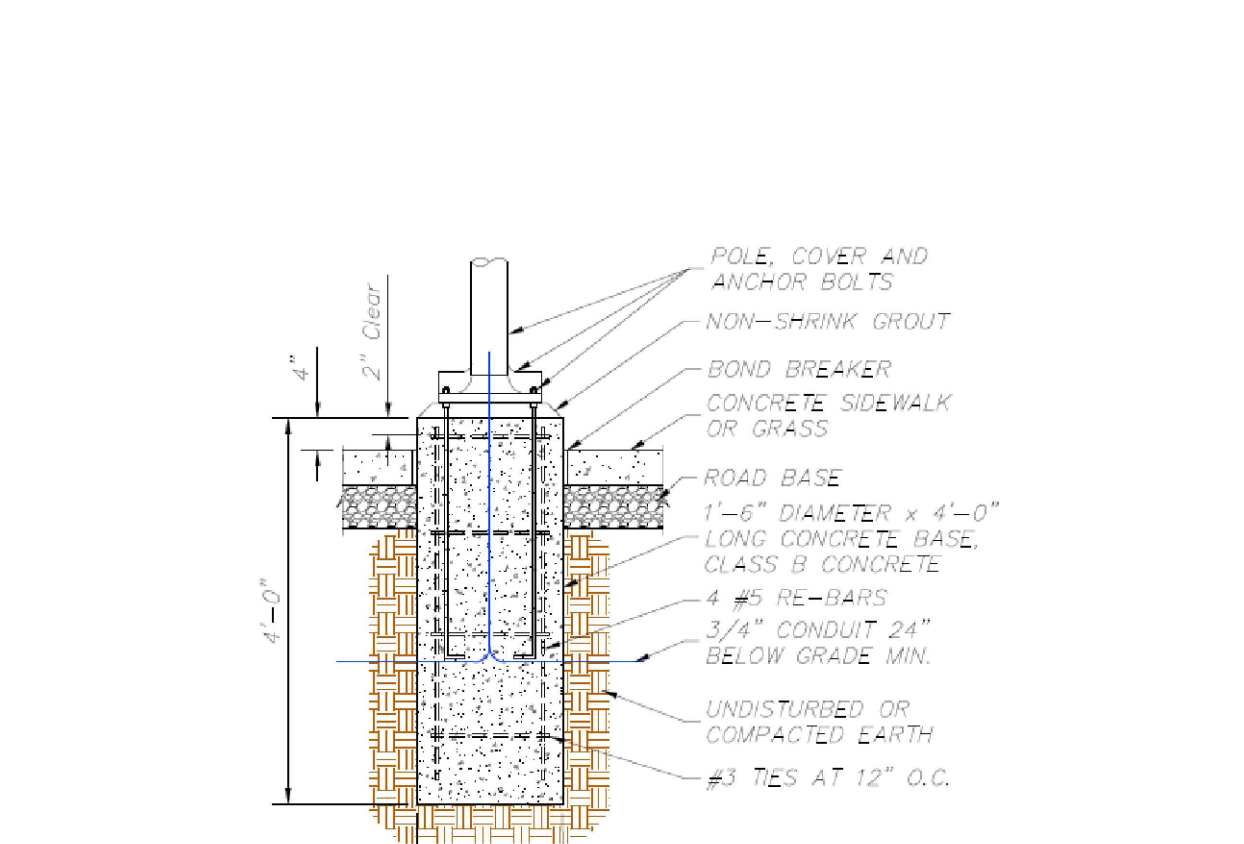
BOLLARD DETAIL  
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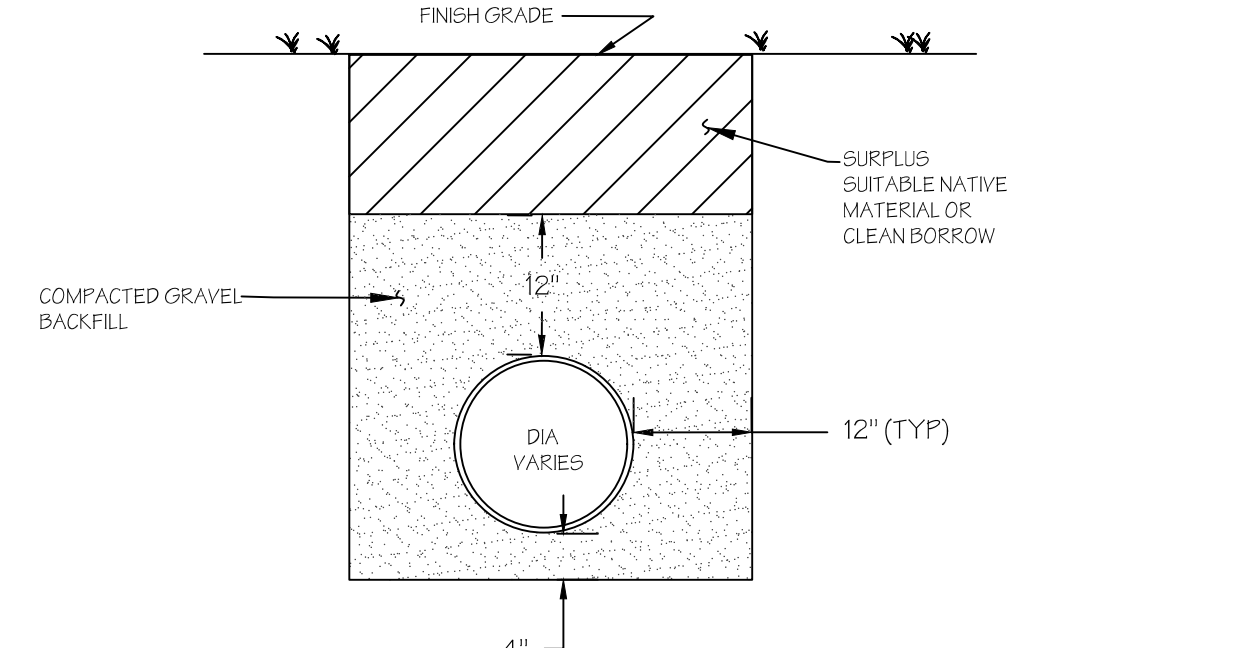
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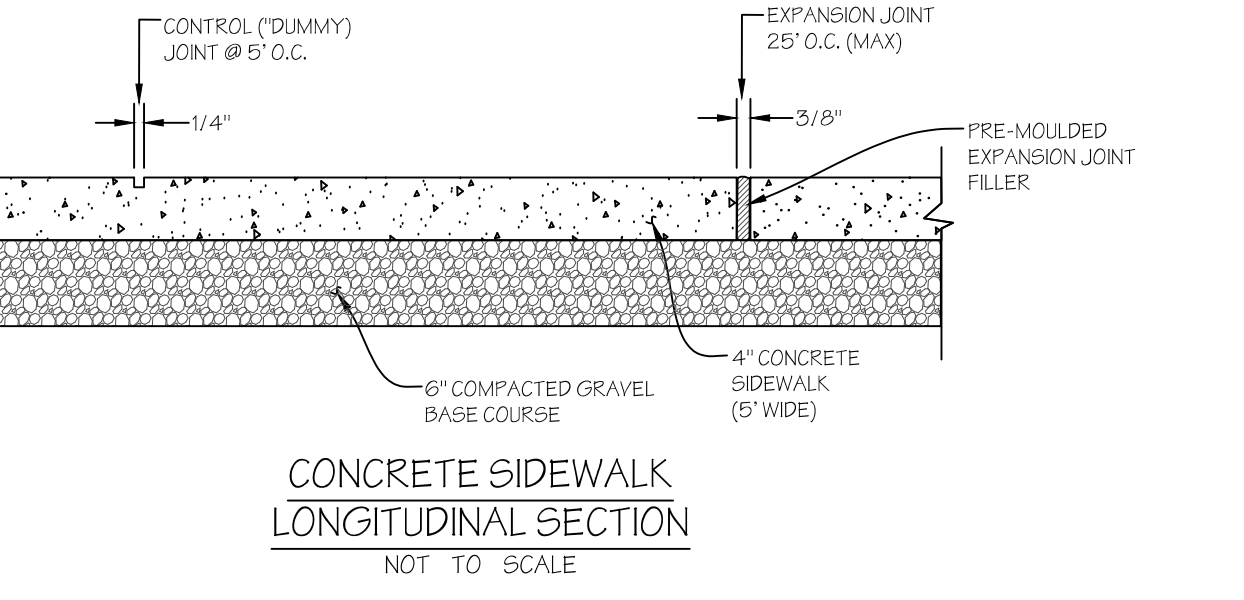
SIGN POST BREAKAWAY DETAIL  
(NOT TO SCALE)



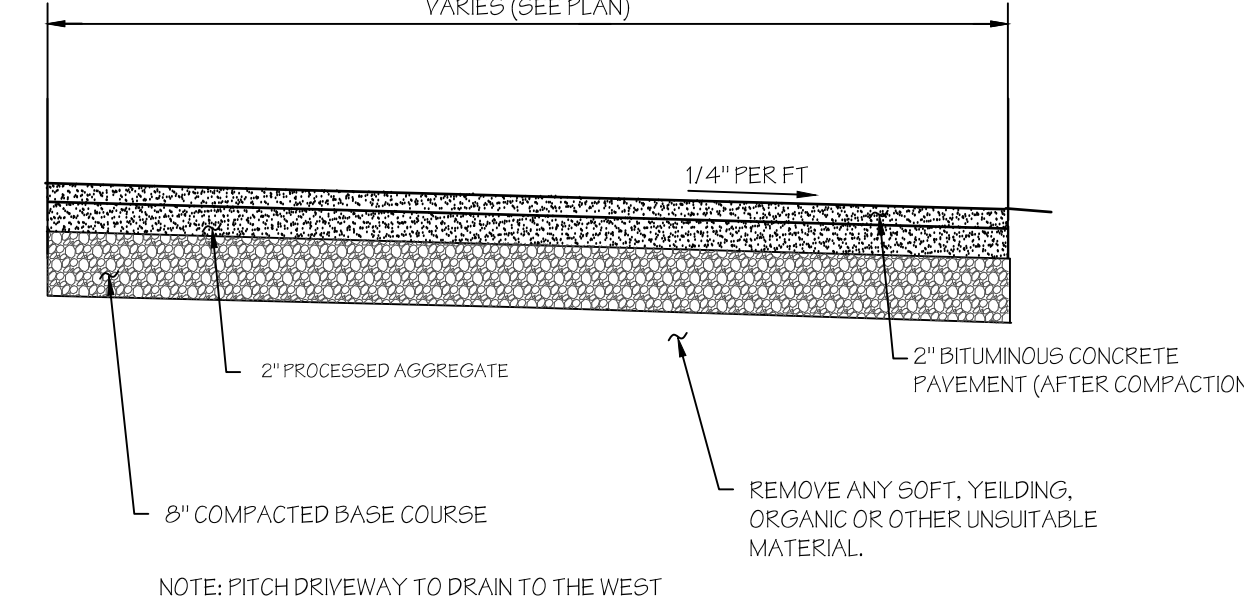
LIGHT POLE BASE DETAIL  
NO SCALE



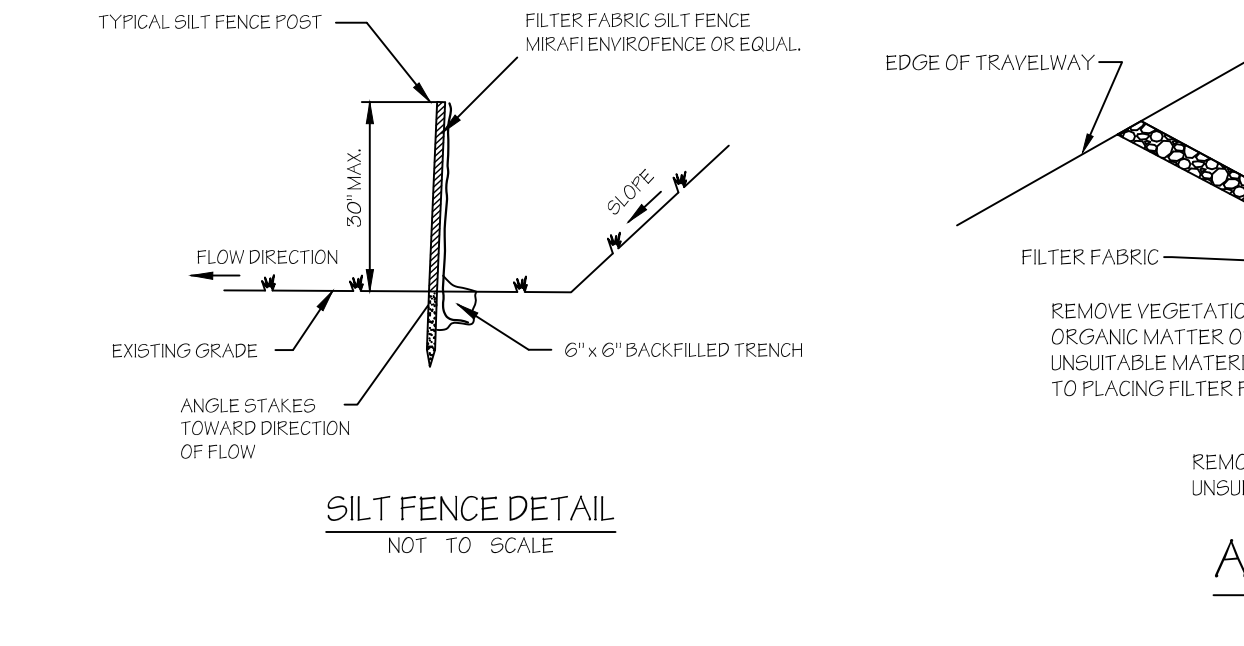
TYPICAL TRENCH SECTION  
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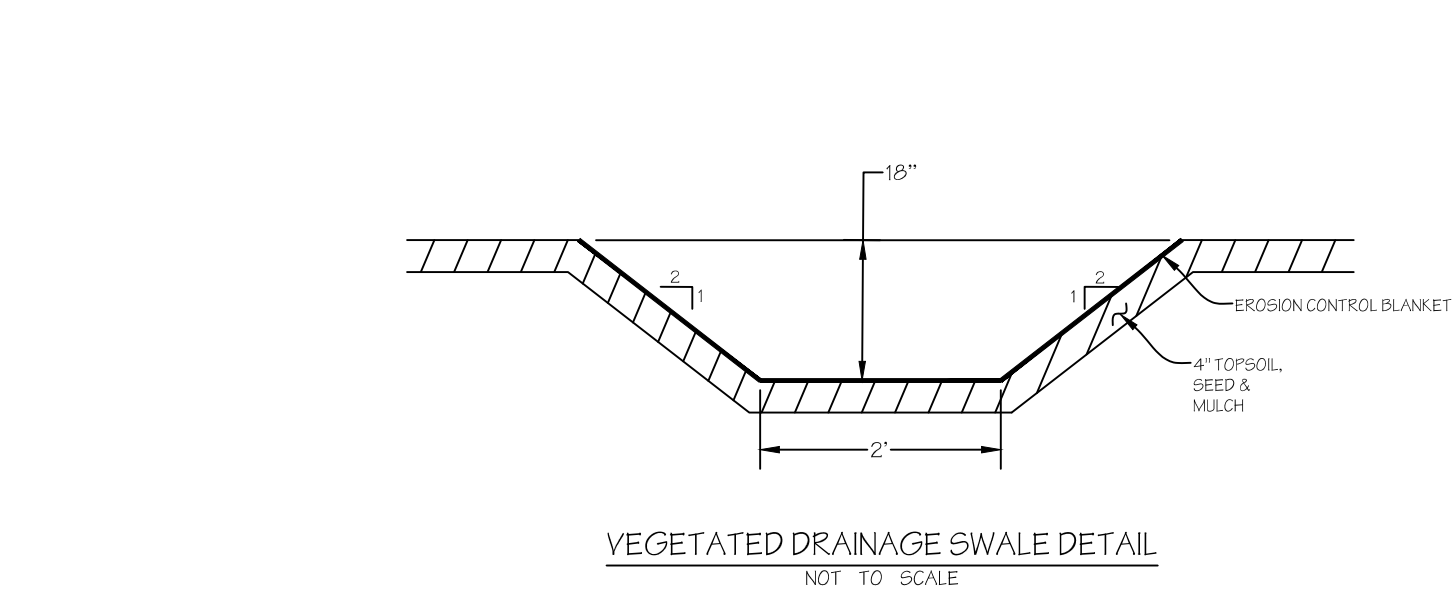
CONCRETE SIDEWALK  
LONGITUDINAL SECTION  
NOT TO SCALE



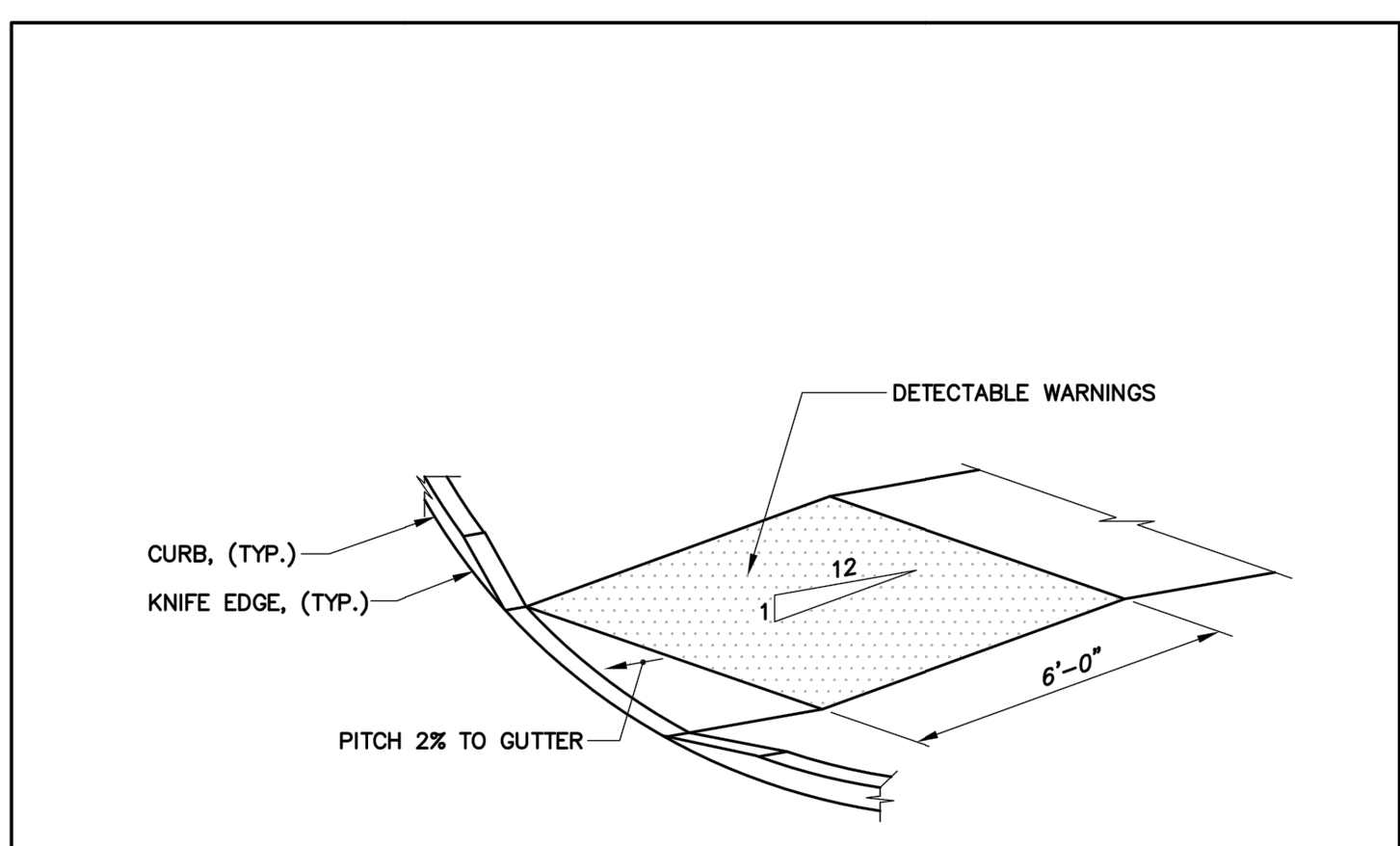
ANTI-TRACKING PAD  
NOT TO SCALE



SILT FENCE DETAIL  
NOT TO SCALE



VEGETATED DRAINAGE SWALE DETAIL  
NOT TO SCALE

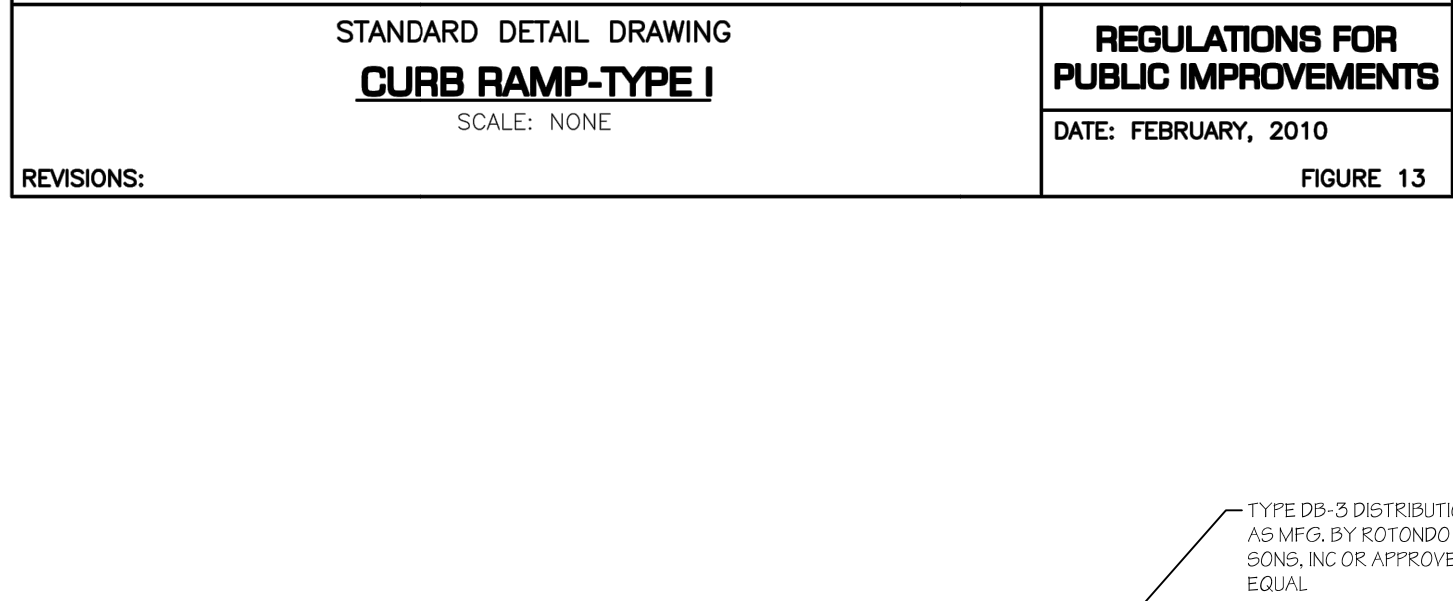


CURB RAMP-TYPE I  
SCALE: NONE

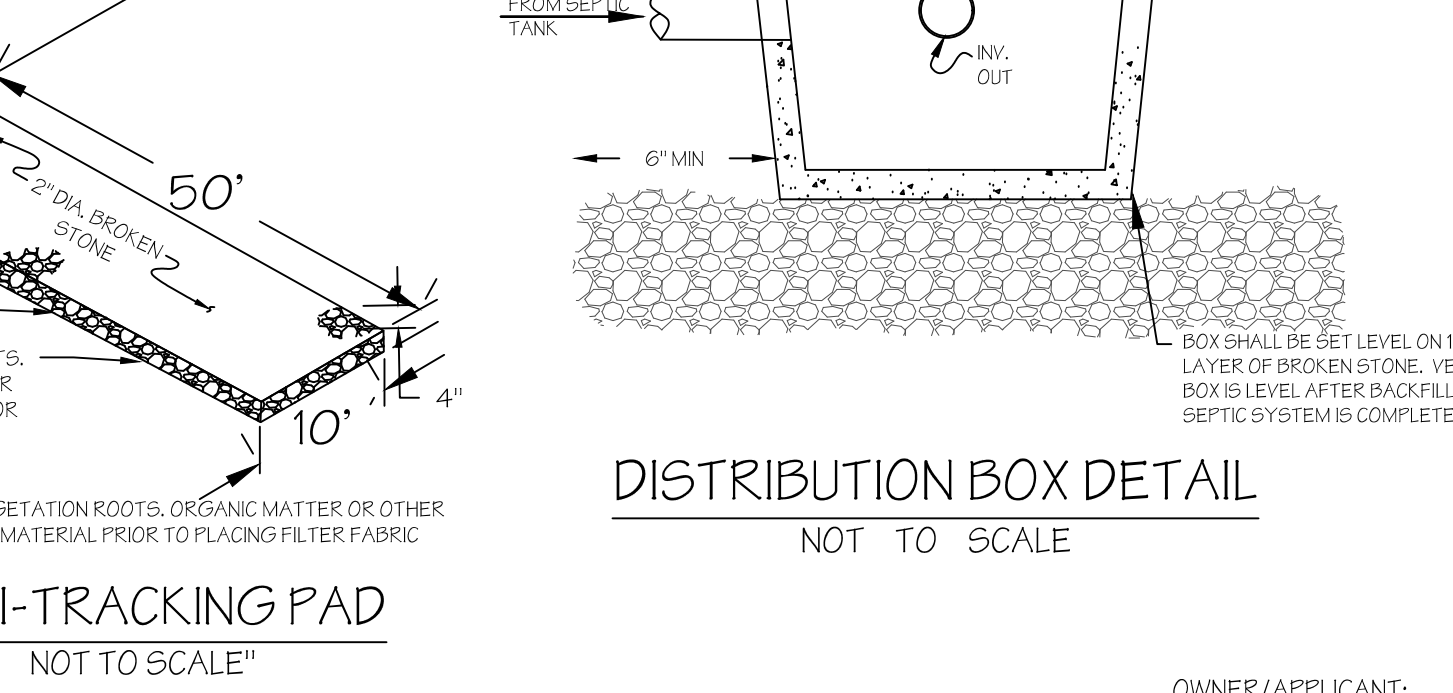
REGULATIONS FOR PUBLIC IMPROVEMENTS  
DATE: FEBRUARY, 2010  
FIGURE 13



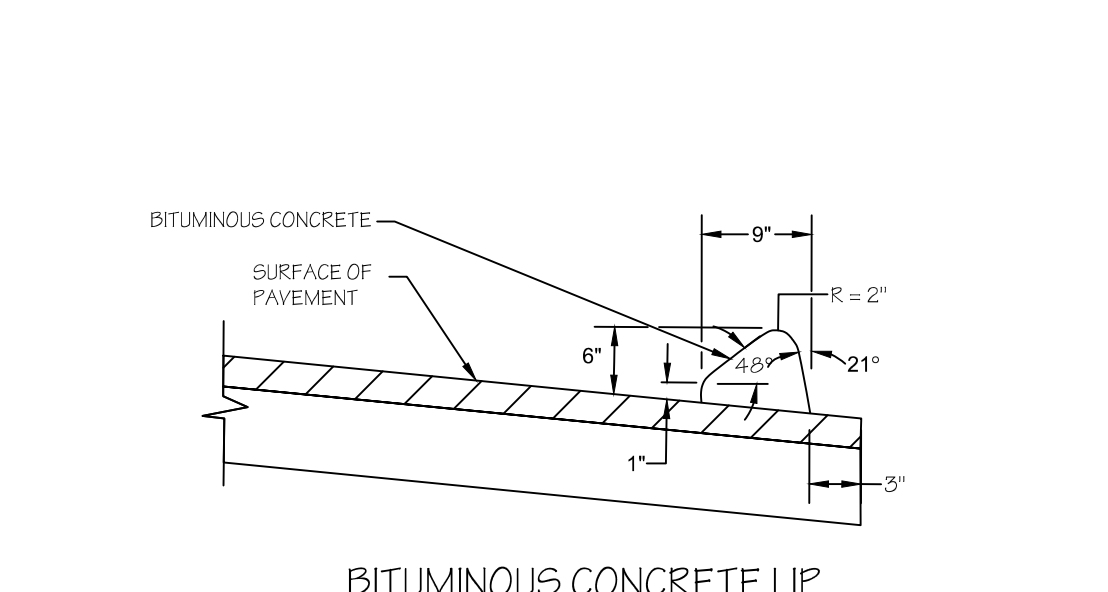
DISTRIBUTION BOX DETAIL  
NOT TO SCALE



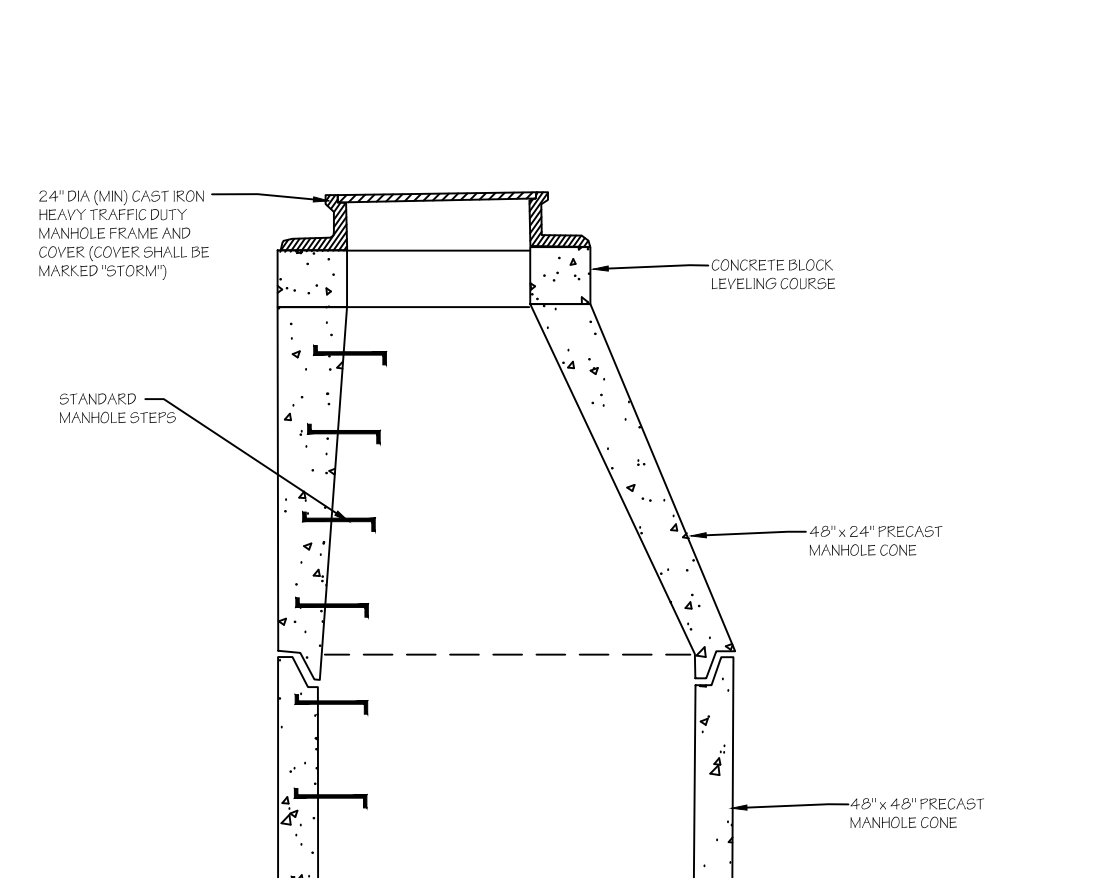
HANDICAPPED SIGN DETAIL  
NOT TO SCALE



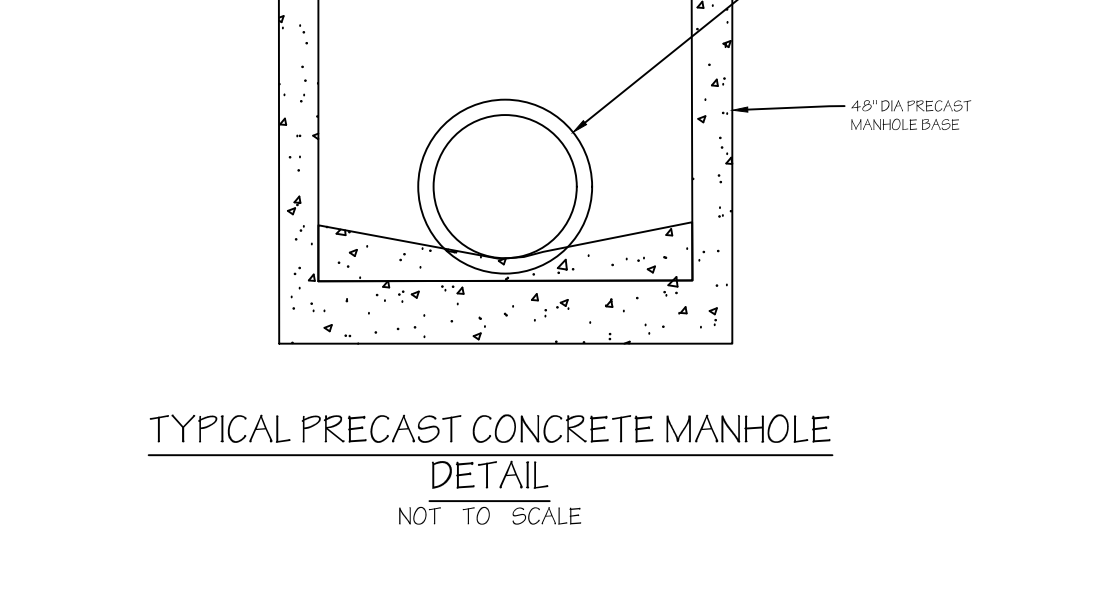
TYPICAL PRECAST CONCRETE MANHOLE  
DETAIL  
NOT TO SCALE



BITUMINOUS CONCRETE LIP  
CURBING  
NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE  
DETAIL  
NOT TO SCALE



HANDICAPPED SIGN DETAIL  
NOT TO SCALE



SILT FENCE DETAIL  
NOT TO SCALE



DISTRIBUTION BOX DETAIL  
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NARRATIVE  
PROJECT DESCRIPTION:  
THE PROPOSED PROJECT CONSISTS OF THE COMMERCIAL RETAIL DEVELOPMENT OF LOTS 2 AND 3 IN THE DBP LLC (BROOKES COURT) SUBDIVISION. THE BROOKES COURT SUBDIVISION WAS APPROVED IN 2015 AS A FIVE (5) LOT COMMERCIAL SUBDIVISION ON A 1550 FOOT LONG GULCH DE SAC ROAD (BROOKES COURT) ON PROPERTY LOCATED AT 1564/1572 SAYBROOK ROAD IN THE TYLERVILLE SECTION OF HADDAM. THE TOTAL AREA OF THE PROPOSED DEVELOPMENT OF THE TWO LOTS IS 2.19 ACRES AND IS LOCATED ON THE EAST SIDE OF SAYBROOK ROAD (CT RT. 154) APPROXIMATELY 100 FEET NORTH OF BRIDGE ROAD (CT RT. 82). THERE ARE NO WETLANDS OR WATERCOURSES LOCATED ON THE PARCEL. EACH LOT WILL BE SERVED BY A PUBLIC WATER SYSTEM (CONNECTICUT WATER COMPANY) AND ON SITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

PHASE 1  
THE MAJORITY OF PHASE 1 CONSTRUCTION WILL OCCUR ON LOT 2. THE EXISTING 52,666 S.F. BUILDING (BUILDING NO. 1) WILL BE RETAINED AND A NEW 67,714 S.F. BUILDING (BUILDING NO. 2) WILL BE CONSTRUCTED TO ITS EAST. TWO PARKING LOTS (17 SPACES AND 19 SPACES) TO SERVICE THE BUILDINGS WILL BE CONSTRUCTED.

PHASE 2  
THE FUTURE PHASE WILL CONSIST OF THE CONSTRUCTION OF TWO ADDITIONAL COMMERCIAL RETAIL BUILDINGS RANGING IN SIZE FROM 6,000 TO 9,000 S.F. AND WILL BE ACCESSED BY CURB CUTS CREATED AS PART OF THE PHASE 1 CONSTRUCTION.

DESCRIPTION OF EXISTING SITE CONDITIONS:  
THE SITE IS CURRENTLY UNDEVELOPED (EXCEPT FOR THE EXISTING BUILDING REFERRED TO EARLIER). THE PARCEL SLOPES ARE FLAT TO MODERATE (0% - 10%). SOILS ARE WELL DRAINED, DEEP SAND AND GRAVEL WITH NO LEDGE OR SHALLOW DEPTH BEDROCK, CONDITIONS EXISTING.

RECOMMENDED SEQUENCE OF CONSTRUCTION  
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED SUBDIVISION PLANS.  
2. THE CONTRACTOR SHALL NOTIFY THE ZONING ENFORCEMENT OFFICER AFTER THE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.  
3. CLEARING AND GRUBBING OPERATIONS WILL BE MINIMAL. COMMENCE CLEARING AND GRUBBING OPERATIONS FOR THE INDIVIDUAL LOTS, STOCKPILE TOPSOIL IN AREAS DESIGNATED ON THE SITE PLAN. STUMPS ARE TO BE DISPOSED OFF SITE.  
4. RUGH GRADE SITE INCLUDING BUILDING PADS, DRIVEWAYS AND PARKING LOTS.  
5. INSTALL GRASSES FOR DRIVEWAY BASES.  
6. EXCAVATE FOR, AND POUR, BUILDING FOUNDATIONS.  
7. FRAME BUILDINGS.  
8. INSTALL UNDERGROUND UTILITIES, INCLUDING WATER AND UTILITY SERVICES, AND SEPTIC SYSTEMS.  
9. INSTALL LIGHTING.  
10. FINAL GRADE SITE.  
11. COMPLETE DRIVEWAYS AND PARKING LOTS.  
12. INSTALL LANDSCAPING.  
13. PLACE TOPSOIL (6" MINIMUM DEPTH) AND SEED AND MULCH SITES.  
14. REMOVE EROSION CONTROL MEASURES IMMEDIATELY AFTER A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED ON DISTURBED AREAS.

DESIGN CRITERIA AND CONSTRUCTION DETAILS:  
SEE PLANS FOR CONSTRUCTION DETAILS.  
FILTER FABRIC SILT FENCE IS TO BE USED TO INTERCEPT AND CONTAIN SOIL EROSION RESULTING FROM SURFACE RUNOFF OVER TEMPORARILY DISTURBED AREAS.  
ANTI TRACKING PADS ARE TO BE USED TO PREVENT CONSTRUCTION EQUIPMENT FROM TRACKING SOILS ONTO PAVED SURFACES. THESE ANTI TRACKING PADS (BROKEN STONE WHEEL CLEANERS) ARE TO BE INSTALLED AT TEMPORARY CONSTRUCTION ENTRANCES TO SHAKE SILT OFF OF CONSTRUCTION VEHICLES AND MINIMIZE THE AMOUNT OF SILT TRACKED ONTO THE PAVED ROADS INCLUDING SAYBROOK ROAD (CT RT 154).

"SILT SACK" CATCH BASIN INSERT BAGS SHALL BE INSTALLED ON ALL PROPOSED CATCH BASINS, AS WELL AS EXISTING CATCH BASINS THAT ARE SUBJECT TO RECEIVING SILTATION DURING THE CONSTRUCTION PROCESS.  
MAINTENANCE PROGRAM:  
FILTER FABRIC SILT FENCE IS TO BE INSPECTED WEEKLY AND IMMEDIATELY AFTER A RAINFALL EVENT OF 1" OR MORE IN A 24-HOUR PERIOD AND DURING A MAJOR STORM EVENT.  
(A MAJOR STORM EVENT IS DEFINED AS A STORM PREDICTED BY THE NATIONAL OFFICE OF ATMOSPHERIC ADMINISTRATION WEATHER SERVICE WITH WARNINGS OF FLOODING, SEVERE THUNDERSTORMS, OR SIMILARLY SEVERE WEATHER CONDITIONS.  
REPAIR, OR REPLACE, SILT FENCE AS NECESSARY. CLEAN ACCUMULATED SILT AWAY FROM SILT FENCE WHEN A DEPTH OF 6" IS REACHED OR AS NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY AND EFFECTIVENESS.  
ANTI-TRACKING PAD SHALL BE INSPECTED DAILY AND RENEWED WITH ADDITIONAL LAYERS OF BROKEN STONE AS REQUIRED TO MAINTAIN ITS EFFECTIVENESS.

"SILT SACK" CATCH BASIN INSERT BAGS SHALL BE INSPECTED AFTER MAJOR STORM EVENTS. IN THE ABSENCE OF MAJOR STORM EVENTS, THE "SILT SACKS" SHALL BE INSPECTED WEEKLY. REMOVE ACCUMULATED SILT AND REPAIR OR REPLACE AS NECESSARY.  
THE PERSON RESPONSIBLE FOR OVERSEEING AND MONITORING OF THE EROSION AND SEDIMENT CONTROL MEASURES IS THE OWNER, DBP LLC (LISA WADGE, MEMBER) PHONE NO. 860-304-0895 OR SUBSEQUENT OWNER IF THE LOTS ARE SOLD.

EROSION AND SEDIMENT CONTROL NOTES:  
1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THESE DRAWINGS AND CONDITIONS OF THE HADDAM PLANNING AND ZONING COMMISSION.  
2. WORK RELATING TO EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE DETAILS AND CONSTRUCTION METHODS ON THESE DRAWINGS AND AS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.  
3. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EXCAVATION OR FILL OPERATIONS IN HILL AREAS.  
4. ALL WORK DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" MINIMUM DEPTH), SEED AND MULCHED AS SOON AS PRACTICABLE AFTER THE COMPLETION OF CONSTRUCTION IN THAT AREA. NATURAL VEGETATION IN UNDISTURBED AREAS SHALL BE RETAINED AND PROTECTED.  
5. ALL SLOPES IN CUT AND FILL AREAS SHALL BE 2:1 MAXIMUM UNLESS NOTED OTHERWISE ON THE PLAN.  
6. EROSION AND SEDIMENT CONTROL DEVICES SHALL NOT BE REMOVED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED ON HILL AREAS.  
7. RECOMMENDED SEED MIXTURE ON DISTURBED AREAS (UNLESS NOTED OTHERWISE ON THE SITE PLAN) SHALL BE: CREEPING RED FESCUE (PENNSYLVANIA, WINTERGREEN) - 1.90 LBS PER 1000 S.F.; S.F.; REDTOP (STREEKER, COMMON) - 0.20 LBS PER 1000 S.F.; AND TALL FESCUE (KENTUCKY 31) OR SMOOTH BROMEGRASS (SARATOGA, LINCOLN) - 1.90 LBS PER 1000 S.F.. RECOMMENDED SEEDING DATES ARE MARCH 15 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 15. USE HAY MULCH ON ALL SEEDED AREAS FOR MOISTURE RETENTION.  
8. DISTURBED AREAS SHALL NOT BE SEEDED OUTSIDE OF THE RECOMMENDED SEEDING DATES, BUT SHALL BE TEMPORARILY STABILIZED WITH HAY MULCH UNTIL A PERMANENT SEEDING DURING RECOMMENDED SEEDING DATES CAN TAKE PLACE.  
9. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY, PARTICULARLY AFTER A RAINFALL EVENT, AND REPAIRED, MAINTAINED BY THE APPLICANT AS REQUIRED.  
10. LIME AND FERTILIZER APPLICATION RATES SHALL BE BASED UPON THE RESULTS OF SOIL SAMPLE TESTS PERFORMED BY THE APPLICANT.  
11. MINIMUM TOPSOIL DEPTH IN AREAS TO BE SEEDED SHALL BE 6".

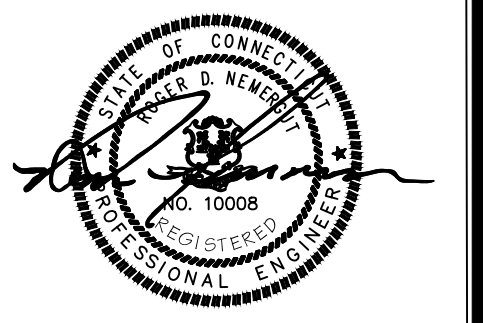
APPROVED BY THE HADDAM PLANNING AND ZONING COMMISSION  
FINAL APPROVAL:  
LOT NO(S):  
SIGNATURE: CHAIRMAN/SECRETARY  
DATE:  
EXPIRATION DATE:

CONDITIONAL APPROVAL:  
LOT NO(S):  
SIGNATURE: CHAIRMAN/SECRETARY  
DATE:  
EXPIRATION DATE:

NO. DATE REVISIONS  
1 3/3/22  
SHEET  
4 of 5



235 ROUTE 80 - P.O. BOX 666  
KILLINGWORTH, CONNECTICUT  
06419  
PHONE: 860.663.2384  
NEMERGUTCONSULTING.COM



ROGER D. NEMERGUT  
PROFESSIONAL ENGINEER  
LIC. NO. 10008  
JASON A. NEMERGUT  
PROFESSIONAL ENGINEER  
LIC. NO. 26088

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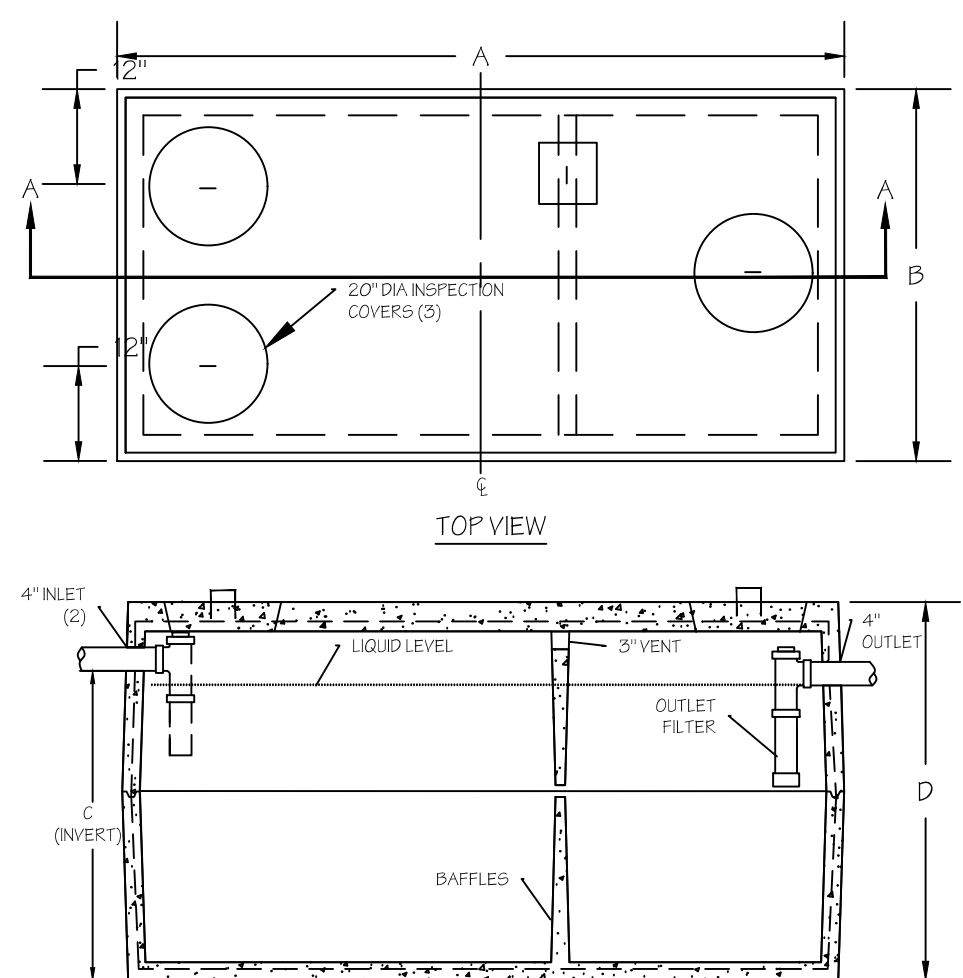
THIS DRAWING SHALL NOT BE  
USED FOR CONSTRUCTION  
UNLESS THE DESIGN  
ENGINEER'S RAISED  
PROFESSIONAL SEAL APPEARS  
ON THE PLAN. AND THE  
OWNER/CONTRACTOR HAS  
CONTACTED THE DESIGN  
ENGINEER TO VERIFY THAT THEY  
ARE IN POSSESSION OF THE  
LATEST APPROVED DESIGN  
PLANS.

DBP LLC RETAIL DEVELOPMENT - PHASE 1  
1572 SAYBROOK ROAD (CT ROUTE 154) &  
6 BROOKES COURT  
HADDAM, CONNECTICUT

DATE: 2-24-22  
DRAWN BY: J.A.N.  
CHECKED BY: R.D.N.  
SCALE: AS NOTED

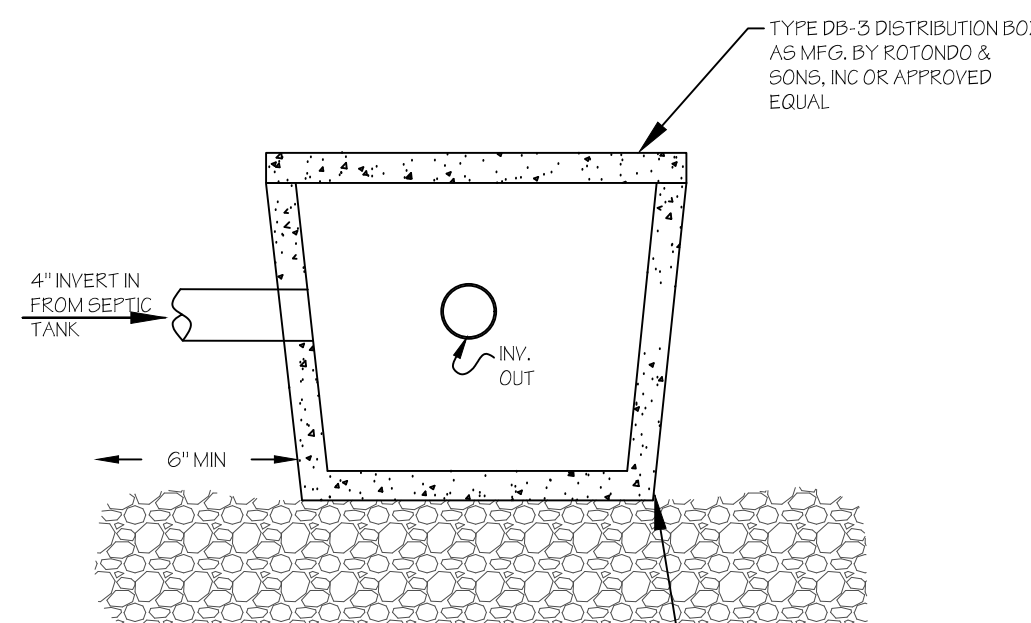
| NO. | DATE   | REVISIONS |
|-----|--------|-----------|
| 1   | 3/3/22 |           |

SHEET  
4 of 5



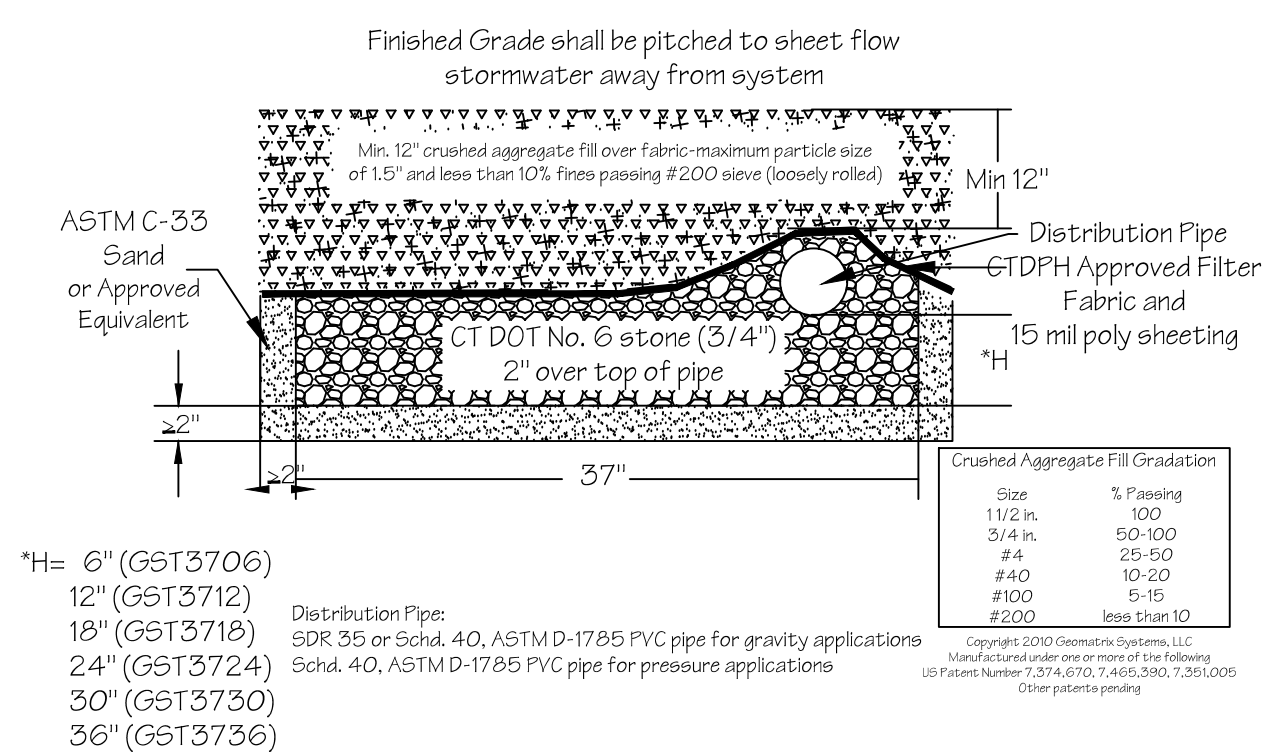
SEPTIC TANK DETAIL  
UNITED CONCRETE PRODUCTS, INC.  
NOT TO SCALE

| LIQUID CAPACITY      | A          | B         | C         | D      |
|----------------------|------------|-----------|-----------|--------|
|                      | LENGTH     | WIDTH     | INVERT    | HEIGHT |
| 1000 Gal.            | 9'-2"      | 4'-6"     | 5'-2"     | 4'-11" |
| 1000 Gal. Low Boy    | 9'-5 3/4"  | 5'-5 1/2" | 3'-9 1/2" | 4'-6"  |
| 1250 Gal.            | 9'-6 1/2"  | 5'-6 1/2" | 4'-7"     | 5'-0"  |
| 1250 Gal. Heavy Duty | 10'-1 1/2" | 7'-7"     | 3'-9"     | 4'-7"  |
| 1500 Gal.            | 9'-7"      | 5'-6 3/4" | 5'-5 3/8" | 6'-0"  |
| 1500 Gal. Heavy Duty | 10'-1 1/2" | 7'-7"     | 4'-2"     | 5'-4"  |



DISTRIBUTION BOX DETAIL  
NOT TO SCALE

GEOMATRIX GST 37 SERIES  
LEACHING SYSTEM  
H-20



WATER QUALITY VOLUME CALCULATIONS FOR ROOF RUN-OFF

1ST INCH OF RUN-OFF VOLUME:  
TOTAL PROPOSED ROOF AREA (BUILDING NO. 2) = 4,400 S.F.  
4,400 S.F. x 1 1/2" = 367 CU. FT.  
\*BUILDING NO. 1 IS EXISTING

**CULTEC Stormwater Design Calculator**

Date: February 23, 2022

Project Information: RETAIL BUILDING PHASE 1 BROADBENT COURT HADDAM CT

Calculations Performed By: [Blank]

**RECHARGER 330XLHD**

Recharger Chamber Specifications:

- Height: 30.5 inches
- Width: 32.0 inches
- Length: 8.50 feet
- Installed Length: 7.00 feet
- Bare Chamber Volume: 52.31 cu. feet
- Installed Chamber Volume: 62.97 cu. feet

Breakdown of Storage Provided by Recharger 330XLHD Stormwater System:

- Within Chambers: 167.83 cu. feet
- Within Feed Connectors: 176.48 cu. feet
- Within Stone: 214.76 cu. feet
- Total Storage Provided: 559.07 cu. feet

**Materials List**

Recharger 330XLHD:

- Total Number of Chambers Required: 3 pieces
- Separator Box Chambers: 1 piece
- Starter Chambers: 1 piece
- Intermediate Chambers: 1 piece
- End Chambers: 1 piece
- MIX P.C.M. Feed Connectors: 0 pieces
- CULTEC No. 410 Non-Woven Geotextile: 39 sq. yards
- CULTEC No. 4000 Woven Geotextile: 20 sq. yards
- Stone: 20 cu. yards

Bed Information:

- Number of Stone Trench: 1 piece
- Number of Chambers Long: 3 pieces
- Chamber Area Width: 4.33 feet
- Chamber Area Length: 22.50 feet
- Bed Width: 6.33 feet
- Bed Length: 24.50 feet
- Bed Area Required: 155.17 sq. feet
- Length of Separator Box: 23.50 feet

Bed Layout Information:

- Number of Stone Trench: 1 piece
- Number of Chambers Long: 3 pieces
- Chamber Area Width: 4.33 feet
- Chamber Area Length: 22.50 feet
- Bed Width: 6.33 feet
- Bed Length: 24.50 feet
- Bed Area Required: 155.17 sq. feet
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- Length of Separator Box: 23.50 feet

Cross Section Table Reference:

| Item | Depth | Material                                  |
|------|-------|---|
| A    | 12.0  | inches Depth of Stone Base                |
| B    | 30.5  | inches Chamber Height                     |
| C    | 12.0  | inches Depth of Stone Above Units         |
| D    | 10.0  | inches Depth of 90% Compacted Fill        |
| E    | 12.00 | feet Max. Depth Allowed Above the Chamber |
| F    | 92.0  | inches Chamber width                      |
| G    | 5.00  | feet Center to Center Spacing             |
| H    | 4.54  | feet Effective Depth                      |
| I    | 5.38  | feet Bed Depth                            |

**LOT 2**

| PERCOLATION TEST RESULTS |         |        |       |         | PERCOLATION TEST RESULTS |      |         |        |      |         |        |
|--------------------------|---------|--------|-------|---------|--------------------------|------|---------|--------|------|---------|--------|
| TIME                     | READING | CHANGE | TIME  | READING | CHANGE                   | TIME | READING | CHANGE | TIME | READING | CHANGE |
| 10:40                    | 7 1/8   |        | 10:52 | 7 7/8   |                          |      |         |        |      |         |        |
| 10:41                    | 9 5/8   | 2 4/8  | 10:53 | 9 6/8   | 17/8                     |      |         |        |      |         |        |
| 10:42                    | 11 5/8  | 2      | 10:54 | 11 5/8  | 17/8                     |      |         |        |      |         |        |
| 10:43                    | 12 6/8  | 1 1/8  | 10:55 | 13 3/8  | 1 6/8                    |      |         |        |      |         |        |
| 10:44                    | 13 6/8  | 1      | 10:56 | 14 5/8  | 1 2/8                    |      |         |        |      |         |        |
| 10:45                    | 14 5/8  | 7/8    | 10:57 | 15 6/8  | 1 1/8                    |      |         |        |      |         |        |
| 10:46                    | 15 3/8  | 6/8    | 10:58 | 16 6/8  | 1                        |      |         |        |      |         |        |
| 10:47                    | 16      | 5/8    | 10:59 | 17 6/8  | 1                        |      |         |        |      |         |        |
| 10:48                    | 16 5/8  | 5/8    | 11:00 | DRY     | ---                      |      |         |        |      |         |        |
| 10:49                    | 17 1/8  | 4/8    |       |         |                          |      |         |        |      |         |        |
| 10:50                    | DRY     | ---    |       |         |                          |      |         |        |      |         |        |

PERCOLATION RATE = 2.0 MINUTES PER INCH  
PRESOAKED @ 10:30

**LOT 3**

| PERCOLATION TEST RESULTS |         |        |       |         | PERCOLATION TEST RESULTS |      |         |        |      |         |        |
|--------------------------|---------|--------|-------|---------|--------------------------|------|---------|--------|------|---------|--------|
| TIME                     | READING | CHANGE | TIME  | READING | CHANGE                   | TIME | READING | CHANGE | TIME | READING | CHANGE |
| 11:00                    | 5 5/8   |        | 11:10 | 7 6/8   |                          |      |         |        |      |         |        |
| 11:01                    | 8 7/8   | 3 2/8  | 11:12 | 12 1/8  | 4 3/8                    |      |         |        |      |         |        |
| 11:02                    | 11      | 2 1/8  | 11:13 | DRY     | ---                      |      |         |        |      |         |        |
| 11:03                    | 12 4/8  | 1 4/8  | 11:14 | 7 5/8   | REFILL                   |      |         |        |      |         |        |
| 11:04                    | 13 6/8  | 1 2/8  | 11:14 | 12      | 4 3/8                    |      |         |        |      |         |        |
| 11:05                    | 14 5/8  | 7/8    | 11:15 | 15 2/8  | 3 2/8                    |      |         |        |      |         |        |
| 11:06                    | 15 5/8  | 1      | 11:16 | DRY     | ---                      |      |         |        |      |         |        |
| 11:07                    | DRY     | ---    |       |         |                          |      |         |        |      |         |        |

PERCOLATION RATE = 0.30 MINUTES PER INCH  
PRESOAKED @ 10:30

1564/1572, SAYBROOK ROAD HADDAM CT  
DEEP TEST HOLE RESULTS  
DATE: 10-09-12  
CONDUCTED BY: NEMERGUT CONSULTING  
WITNESSED BY: JEFF CALLETT, CHATHAM HEALTH DISTRICT

| DEEP TEST HOLE 2-1                        | DEEP TEST HOLE 3-1                        |
|---|---|
| 0'-6" TOPSOIL                             | 0'-18" TOPSOIL                            |
| 6"-29" BROWN FINE SANDY LOAM              | 18"-30" BROWN FINE SANDY LOAM             |
| 29"-72" BROWN FINE TO MEDIUM SAND         | 30"-56" BROWN FINE TO MEDIUM SAND         |
| 72"-106" RED BROWN COARSE SAND AND GRAVEL | 56"-92" RED BROWN COARSE SAND AND GRAVEL  |
| NO REFUSAL                                | NO REFUSAL                                |
| NO GROUNDWATER                            | NO GROUNDWATER                            |
| NO MOTTLING (REDOX)                       | NO MOTTLING (REDOX)                       |
| ROOTS TO 38"                              | NO MOTTLING (REDOX)                       |
| NO RESTRICTIVE LAYER                      | ROOTS TO 42"                              |
|   | NO RESTRICTIVE LAYER                      |
| DEEP TEST HOLE 2-2                        | DEEP TEST HOLE 3-2                        |
| 0'-9" TOPSOIL                             | 0'-8" TOPSOIL                             |
| 9"-38" BROWN FINE SANDY LOAM              | 8"-28" BROWN FINE SANDY LOAM              |
| 38"-64" BROWN FINE TO MEDIUM SAND         | 28"-48" BROWN FINE TO MEDIUM SAND         |
| 64"-102" RED BROWN COARSE SAND AND GRAVEL | 48"-101" RED BROWN COARSE SAND AND GRAVEL |
| NO REFUSAL                                | NO REFUSAL                                |
| NO GROUNDWATER                            | NO GROUNDWATER                            |
| NO MOTTLING (REDOX)                       | NO MOTTLING (REDOX)                       |
| ROOTS TO 39"                              | NO MOTTLING (REDOX)                       |
| NO RESTRICTIVE LAYER                      | ROOTS TO 48"                              |
|   | NO RESTRICTIVE LAYER                      |
| DEEP TEST HOLE 2-3                        | DEEP TEST HOLE 3-3                        |
| 0'-7" TOPSOIL                             | 0'-9" TOPSOIL                             |
| 7"-26" BROWN FINE SANDY LOAM              | 9"-19" BROWN FINE SANDY LOAM              |
| 26"-63" BROWN FINE TO MEDIUM SAND         | 19"-50" BROWN FINE TO MEDIUM SAND         |
| 63"-91" RED BROWN COARSE SAND AND GRAVEL  | 50"-98" RED BROWN COARSE SAND AND GRAVEL  |
| NO REFUSAL                                | NO REFUSAL                                |
| NO GROUNDWATER                            | NO GROUNDWATER                            |
| NO MOTTLING (REDOX)                       | NO MOTTLING (REDOX)                       |
| ROOTS TO 36"                              | NO MOTTLING (REDOX)                       |
| NO RESTRICTIVE LAYER                      | ROOTS TO 58"                              |
|   | NO RESTRICTIVE LAYER                      |
| DEEP TEST HOLE 2-4                        | DEEP TEST HOLE 3-4                        |
| 0'-6" TOPSOIL                             | 0'-6" TOPSOIL                             |
| 6"-22" BROWN FINE SANDY LOAM              | 6"-24" BROWN FINE SANDY LOAM              |
| 22"-67" BROWN FINE TO MEDIUM SAND         | 24"-56" BROWN FINE TO MEDIUM SAND         |
| 67"-103" RED BROWN COARSE SAND AND GRAVEL | 56"-92" RED BROWN COARSE SAND AND GRAVEL  |
| NO REFUSAL                                | NO REFUSAL                                |
| NO GROUNDWATER                            | NO GROUNDWATER                            |
| NO MOTTLING (REDOX)                       | NO MOTTLING (REDOX)                       |
| ROOTS (LAWN)                              | NO MOTTLING (REDOX)                       |
| NO RESTRICTIVE LAYER                      | ROOTS TO 58"                              |
|   | NO RESTRICTIVE LAYER                      |

DEEP TEST HOLE RESULTS '13-03-22  
1572 SAYBROOK ROAD AND 6 BROOKES COURT HADDAM CT  
CONDUCTED BY: RYAN GRENON CONNECTICUT RIVER AREA  
HEALTH DISTRICT AND ROGER NEMERGUT, NEMERGUT  
CONSULTING

DEEP TEST HOLE A  
0'-11" TOPSOIL  
11"-28" ORANGE BROWN SANDY LOAM  
28"-118" LIGHT BROWN COARSE SAND  
NO REFUSAL  
NO GROUNDWATER  
NO MOTTLING/REDOX  
ROOTS TO 24"

DEEP TEST HOLE B  
0'-10" TOPSOIL  
10"-26" ORANGE BROWN SANDY LOAM  
26"-71" LIGHT BROWN MEDIUM TO COARSE SAND  
71"-125" RED BROWN COARSE SAND  
NO REFUSAL  
NO GROUNDWATER  
NO MOTTLING/REDOX  
ROOTS TO 12"

DEEP TEST HOLE C  
0'-8" TOPSOIL  
8"-31" ORANGE BROWN SANDY LOAM  
31"-77" LIGHT BROWN MEDIUM TO COARSE SAND  
77"-114" BROWN COARSE SAND  
NO REFUSAL  
NO GROUNDWATER  
NO MOTTLING/REDOX  
ROOTS TO 24"

DEEP TEST HOLE D  
0'-8" TOPSOIL  
8"-21" ORANGE BROWN SANDY LOAM  
21"-72" LIGHT BROWN MEDIUM TO COARSE SAND  
72"-125" RED BROWN COARSE SAND  
NO REFUSAL  
NO GROUNDWATER  
NO MOTTLING/REDOX  
ROOTS TO 21"

DEEP TEST HOLE E  
0'-6" TOPSOIL  
6"-22" ORANGE BROWN SANDY LOAM  
22"-61" LIGHT BROWN FINE TO MEDIUM SAND  
61"-120" BROWN COARSE SAND  
NO REFUSAL  
NO GROUNDWATER  
NO MOTTLING/REDOX  
ROOTS TO 52"

DEEP TEST HOLE F  
0'-8" TOPSOIL  
8"-24" ORANGE BROWN SANDY LOAM  
24"-59" LIGHT BROWN MEDIUM TO COARSE SAND  
59"-72" BROWN COARSE SANDY GRAVEL  
72"-120" BROWN COARSE SAND  
NO REFUSAL  
NO GROUNDWATER  
NO MOTTLING/REDOX  
ROOTS TO 34"

DEEP TEST HOLE G  
0'-21" ORANGE BROWN SANDY LOAM  
21"-58" LIGHT BROWN MEDIUM TO COARSE SAND  
58"-103" BROWN COARSE GRAVELLY SAND  
NO REFUSAL  
NO GROUNDWATER  
NO MOTTLING/REDOX  
ROOTS TO 6"

DEEP TEST HOLE H  
0'-10" TOPSOIL  
10"-28" ORANGE BROWN SANDY LOAM  
28"-72" LIGHT BROWN MEDIUM TO COARSE SAND  
72"-120" BROWN COARSE SAND  
NO REFUSAL  
NO GROUNDWATER  
NO MOTTLING/REDOX  
ROOTS TO 10"

- GENERAL NOTES:
- PROPOSED CONSTRUCTION SHALL CONFORM TO THE 2018 STATE OF CONNECTICUT PUBLIC HEALTH CODE AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL AS AMENDED.
  - ELEVATIONS AND CONTOURS ARE BASED ON AN ASSUMED DATUM.
  - ELEVATIONS SHOWN REFER TO THE INVERT (FLOW LINE) OF THE PROPOSED LEACHING SYSTEM UNLESS NOTED OTHERWISE.
  - PERCOLATION RATE FOR DESIGN = 0.1 TO 1.0 MINUTES PER INCH.
  - THE MINIMUM DISTANCE FROM WELL (POTABLE, GEOTHERMAL OR IRRIGATION) TO SEPTIC IS 75 FEET.
  - LEACHING SYSTEM AREA SHALL BE LIMEED, FERTILIZED, SEEDED AND MULCHED UPON COMPLETION OF THE PROJECT.
  - SEPTIC TANK CONSTRUCTION JOINTS SHALL BE SEALED WITH ASPHALT CEMENT. ALL PIPE CONNECTIONS TO THE SEPTIC TANK AND DISTRIBUTION BOXES SHALL BE SEALED WITH A POLYETHYLENE GASKET "POLY-LOK" OR APPROVED EQUAL.
  - SEPTIC TANK Baffles SHALL CONFORM TO SECTION VA-1 TECHNICAL STANDARDS OF THE STATE HEALTH CODE.
  - IF FIELD CONDITIONS (LEDGE, GROUNDWATER, MOTTLING) ARE ENCOUNTERED AT AT SHALLOWER DEPTHS THAN SHOWN IN THE DEEP TEST HOLE RESULTS, CONSTRUCTION SHALL BE HALTED AND THE ENGINEER CONTACTED IMMEDIATELY.
  - SOIL TEST RESULTS SERVING AS THE BASIS FOR THIS DESIGN WERE CONDUCTED BY THE CHATHAM HEALTH DISTRICT AND NEMERGUT CONSULTING.
  - NO DEVIATIONS FROM THE APPROVED DESIGN PLAN SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE HEALTH DISTRICT OR THE DESIGN ENGINEER.
  - EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO FIELD MODIFICATION, AS NECESSARY, AS REQUIRED BY THE DESIGN ENGINEER OR TOWN OFFICIALS.
  - STRIP AND STOCKPILE EXISTING TOPSOIL LAYER FROM WITHIN THE PROPOSED LEACHING SYSTEM IN THOSE AREAS WHERE THE BOTTOM OF THE PROPOSED LEACHING SYSTEM IS AT OR ABOVE THE BOTTOM OF THE EXISTING TOPSOIL LAYER OR IN THOSE AREAS WHERE SEPTIC SYSTEM FILL IS REQUIRED.
  - SPECIAL FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - THE FILL MATERIAL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
    - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
    - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
    - THE REMAINING SAMPLES SHALL MEET THE FOLLOWING GRADATION CRITERIA:

| SIEVE SIZE | PERCENT PASSING | WET SIEVE | DRY SIEVE |
|------------|-----------------|-----------|-----------|
| #4         | 100             | 100       | 100       |
| #10        | 70-100          | 70-100    | 70-100    |
| #40        | 10-50           | 10-75     | 10-75     |
| #100       | 0-20            | 0-25      | 0-25      |
| #200       | 0-5             | 0-2.5     | 0-2.5     |

- THE PERCENT PASSING THE #40 SIEVE MAY BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- THE FILL SHALL BE PLACED IN 12" MAXIMUM LIFTS AFTER THE STRIPPED LEACHING SYSTEM AREA HAS BEEN SCARIFIED. TRUCKS OR OTHER CONSTRUCTION EQUIPMENT SHALL NOT BE DRIVEN OVER THE SCARIFIED AREA PRIOR TO FILL PLACEMENT. PRIOR TO FILL PLACEMENT ANY SMEARED FILL AREAS SHALL BE RE-SCARIFIED.
- PRIOR TO PLACEMENT, FILL MATERIAL SHALL BE INSPECTED AND APPROVED BY THE HEALTH DISTRICT AND THE DESIGN ENGINEER.
- SEPTIC TANKS SHALL BE TWO COMPARTMENT TANKS WITH HEAVY DUTY STEEL HANDLES FOR MANHOLE ACCESS COVERS AND EFFLUENT FILTERS INSTALLED ON OUTLET BAFFLES FOR MANHOLE ACCESS OF THE OF THE SEPTIC TANK (EXCEPT FOR LEACHING TRENCHES) SHALL BE 4" DIAMETER P.V.C. ASTM D3034 SDR 35 OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE PLAN.
- THE SITE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 PRIOR TO CONSTRUCTION TO VERIFY THE EXTENT AND LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE LEACHING SYSTEM SHALL BE PROPERLY COVERED BY THE LICENSED SYSTEM INSTALLER WITHIN TWO (2) WORKING DAYS FOLLOWING THE LOCAL HEALTH DISTRICT'S FINAL INSPECTION AND APPROVAL.
- IMMEDIATELY UPON COMPLETION OF THE SEPTIC SYSTEM INSTALLATION AND FINAL APPROVAL BY THE HEALTH DISTRICT, THE SEPTIC SYSTEM SHALL BE BACKFILLED, TOPSOILED, SEEDED AND MULCHED. THE FINAL GRADING SHALL CONFORM TO THE DESIGN PLAN AND SHALL ENSURE THAT SURFACE RUNOFF IS DIRECTED AWAY FROM THE LEACHING SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED IN DISTURBED AREAS.
- THE DESIGN ENGINEER SHALL BE CONTACTED PRIOR TO BACKFILLING THE SEPTIC SYSTEM TO ALLOW FOR TAKING THE NECESSARY FIELD MEASUREMENTS FOR THE PREPARATION OF AN "AS-BUILT" SEPTIC SYSTEM PLAN AS REQUIRED BY THE LOCAL HEALTH DISTRICT PRIOR TO THE ISSUANCE OF A PERMIT TO DISCHARGE OR A CERTIFICATE OF OCCUPANCY.
- NO GRADING OR OTHER DISTURBANCE OF THE AREA OF THE PROPOSED SEPTIC SYSTEM WILL BE ALLOWED PRIOR TO THE INSTALLATION, NO PARKING, EQUIPMENT STORAGE OR TRAFFIC IN THE AREA OF THE SEPTIC SYSTEM WILL BE ALLOWED.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, THE SEPTIC SYSTEM SHALL BE STAKED OUT BY THE PROJECT ENGINEER.
- THE DISTRICT SANITARIAN AND THE ENGINEER SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. NO PORTION OF THE SYSTEM SHALL BE COVERED WITHOUT INSPECTION AND APPROVAL OF THE SANITARIAN AND THE ENGINEER.
- THE MINIMUM DISTANCE FROM UTILITY TRENCH (GAS/ELECTRIC/CABLE T.V./TELEPHONE) TO SEPTIC SYSTEM IS 5 FEET.
- CONSTRUCT STORM WATER SWALES, AS REQUIRED, TO DIRECT SURFACE RUNOFF AWAY FROM THE SEPTIC SYSTEM.

APPROVED BY THE HADDAM PLANNING AND ZONING COMMISSION

FINAL APPROVAL:

LOT NO(S):

SIGNATURE: \_\_\_\_\_

CHAIRMAN/SECRETARY

DATE: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

CONDITIONAL APPROVAL:

LOT NO(S):

SIGNATURE: \_\_\_\_\_

CHAIRMAN/SECRETARY

DATE: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

APPROVED AT HEARING DATED: \_\_\_\_\_



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ROGER D. NEMERGUT  
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CONSULTING

THIS DRAWING SHALL NOT BE  
USED FOR CONSTRUCTION  
UNLESS THE DESIGN  
ENGINEER'S RAISED  
PROFESSIONAL SEAL APPEARS  
ON THE PLAN, AND THE  
OWNER/CONTRACTOR HAS  
CONTACTED THE DESIGN  
ENGINEER TO VERIFY THAT THEY  
ARE IN POSSESSION OF THE  
LATEST APPROVED DESIGN  
PLANS.

DETAILS & NOTES

DBP LLC  
DBP RETAIL DEVELOPMENT - PHASE 1  
1572 SAYBROOK ROAD (CT ROUTE 154) &  
6 BROOKES COURT  
HADDAM CONNECTICUT

DATE: 2-24-22  
DRAWN BY: J.A.N.  
CHECKED BY: R.D.N.  
SCALE: AS NOTED

| NO. | DATE   | REVISIONS |
|-----|--------|-----------|
| 1   | 3/3/22 |           |

SHEET

OWNER/APPLICANT:  
DBP LLC (LISA WADGE, MEMBER)  
P.O. BOX 292  
OLD LYME CT 06371