

- GENERAL SITE DEVELOPMENT NOTES**
- Existing topography from field survey by Bascom & Benjamin LLC.
 - Elevation datum is approximate NAVD 1988.
 - This property is located in the C-1(Commercial) and R-1(Residential) Zones.
 - All grades adjacent to fills shall be blended so as to prevent ponding.
 - For locations of underground electric, telephone, gas, cable television, or other utilities, inquire at the appropriate utility company and contact CALL BEFORE YOU DIG at 1-800-922-4455.
 - Driveways and drain outlets shall be designed and constructed to prevent icing conditions.
 - All work to conform to City of Haddam specifications and regulations.
 - The contractor is required to provide demolition and removal of all items, either above or below grade, required to construct the proposed site improvements.
 - The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the areas, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated on the plans. The contractor shall confirm the location of all underground utilities prior to the commencement of excavation.
 - The contractor is required to provide and install all items as shown on the site development plans, and as required by the owner.
 - The proposed parking areas shall be striped with a 4" wide white line.
 - All materials and methods shall conform to CT DOT Form 816 as revised.
 - CT DOT permit is required by the owner for all work over the state right of way line.
 - All excess material from construction or demolition shall be disposed of off site.
 - The contractor shall verify and report any discrepancies between the design plans and actual field conditions to the owner, general contractor or design engineer prior to the commencement of construction.
 - Adjust all existing and proposed utility frames, grates, covers, valve boxes etc. to be flush with the proposed grades.
 - The applicant is Eric Rettberg, 943 Saybrook Road, Haddam, CT. The owner is Joseph R Zientz 2014 Revocable trust, 82 Clarkhurst Road, Haddam, CT, 06424
 - Parking calculation: 12 units @ 2 space/unit = 24 spaces required.
24 spaces existing.

SOIL TESTING DATA

DEEP TEST HOLE DATA
 PERFORMED BY: RYAN GRENNON R.S.
 WITNESSED BY: ERIC RETTBERG
 8.2.22

TH-1
 0-24" MISC. FILL AND DISTURBED SOILS
 24-26" ORIGINAL TOPSOIL
 26-49" TAN FINE SAND
 49-97" BROWN COARSE SAND AND GRAVEL
 NO WATER, LEDGE OR MOTTLING.
 ENCOUNTERED SOME CRUSHED STONE MOST LIKELY FROM OLD LEACHING TRENCH.

TH-2
 0-6" TOPSOIL
 6-47" FIRM ORANGE BROWN FINE SANDY LOAM
 47-108" COARSE SAND AND GRAVEL
 NO WATER, LEDGE OR MOTTLING.

PERCOLATION TEST DATA
 PERFORMED BY: RYAN GRENNON
 8.2.22

PERC TEST-1 DEPTH=44"
 12" PRE-SOAK
 TIME READING(in) RATE(min/in)

9:43	7.75
9:48	10.125
9:53	12.75
9:58	14.875
10:03	16.5
10:08	17.5
10:13	18.5
10:18	19.5

PERC TEST-2 DEPTH=47"
 12" PRE-SOAK
 TIME READING(in) RATE(min/in)

9:47	45.75
9:52	48.25
9:57	50.125
10:02	52.75
10:07	54.75
10:12	56.75
10:17	58.75

Approved office copy 26/6/2023

EXISTING AND PROPOSED SANITARY FLOWS

EXISTING FLOWS

- APARTMENTS: 7 BR @ 160 GPD = 1120 GPD
- LAUNDRATORY CLEANER: 2 MACHINES @ 400 GPD = 800 GPD
- DENTIST: 1482 SF @ 0.2 GPD/SF = 297 GPD
- OFFICE: 1020 SF, 5 EMP @ 20 GPD/EMP = 100 GPD
- TOTAL EXISTING FLOWS = 2317 GPD**

PROPOSED FLOWS

- APARTMENTS: 12 BR @ 150 GPD = 1800 GPD

B100a CODE COMPLYING SEPTIC SYSTEM CALCULATIONS

- 12 x 1 BR APARTMENTS: PERCOLATION RATE=10.1 MIN/IN
- R.E.L.A. = 495 SF + (9 BR)(165 SF) = 1,485 SF
- (3 BR) + (9 BR, MULTI-FAMILY)
- USE: 80 LF OF GEOMATRIX GST 6236 @ 26.2 SF/LF = 2096 SF PROVIDED.

MLSS: NEED NOT BE CONSIDERED

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.

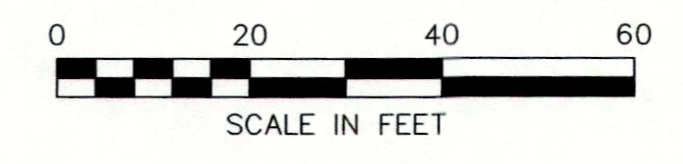
It is a TOPOGRAPHIC SURVEY based on the RESURVEY METHOD conforming to Vertical Accuracy Class T-2 and Horizontal Accuracy Class A-2, and is intended to be used for the design of a Site Development Plan for this property.

To my knowledge and belief this map is substantially correct as noted hereon.

Steven Skultety
 Steven Skultety, L.S. Conn. License #70,479



- NOTES & REFERENCES**
- Map reference: Property of Paul E. & Doris C. D'Orio, Haddam, Ct. Scale: 1"=30', Date: March 28, 1986, By: T.F. Jackowiak, L.S.
 - This property is located partially within the C-1 Commercial Zone and partially within the R-1 Residential Zone of the Town of Haddam.
 - Elevations shown in NAVD88 Datum.



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REVISIONS		
NO.	DESCRIPTION	BY DATE
1	SANITARY REVIEW	P.B. 5-26-23

#212 SAYBROOK ROAD
 HADDAM, CT.

PROPERTY OF:
THE JOSEPH R. ZAIENTZ 2014 REVOCABLE TRUST

DESIGNED BY: P.M.B.	SITE DEVELOPMENT PLAN ASSESSORS MAP 6, BLOCK 001, LOT A2	PROJECT NO. 1287-01
DRAWN BY: S.M.S.		SHEET NO. 1 OF 1
CHECKED BY: P.M.B.	 BASCOM & BENJAMIN, LLC SURVEYING and ENGINEERING CONSULTANTS 360 MAIN STREET DURHAM, CONN. TEL. (860) 349-1676	SCALE: 1"=20'
APPROVED BY:		DATE: 16 MAY 2023