

FOURTH PIECE
LOT - 2
VOL:334, PG:214

THIRD PIECE
FIRST PARCEL
VOL:334, PG:214

THIRD PIECE
SECOND PARCEL
VOL:334, PG:214

TOTAL AREA
15.4± Ac.

REMAINING
PORTION OF
SECOND PIECE
VOL:334, PG:214

LOCATION MAP, SCALE: 1"=100'

- GENERAL SITE DEVELOPMENT NOTES
- Existing topography from FEDERAL NOAA LIDAR DATA.
 - This property is located in an R-2: Residential Zone
Minimum Lot Area: 2.0 Acres
Front Setback: 40'
Side Setback: 20/30'
Rear Setback: 30'
Wetlands Setback: 50'
Maximum Land Coverage Allowed: 10%, 1.2% Proposed
 - Residential structures should be oriented to take advantage of passive solar energy. While variations in orientation are permitted within the guidelines outlined in note #5 above, developers are encouraged to orient houses to take advantage of passive solar energy opportunities.
 - All grades adjacent to fills shall be blended to prevent ponding.
 - Low water consumption plumbing fixtures, including 1.28 galflush toilets, should be used in all dwellings in this subdivision.
 - 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 on the Town Road.
 - Cut brush and lawn debris (leaves and grass clippings, etc.) should not be deposited in areas which conduct surface water from one area to another.
 - All work to conform to Town of Haddam specifications and regulations.
 - The applicant and owner are Bonye Barone 658 South Rainbow Ridge Drive, Cornwall, AZ 86325, 860.301.7701.

- LOT CONSTRUCTION SEQUENCE
- INSTALL TEMPORARY DRIVEWAY CONSTRUCTION ENTRANCE.
 - FLAG LIMITS OF CLEARING PER THE APPROVED PLAN. LIMITS OF CLEARING TO BE FLAGGED BY SURVEYOR OF RECORD.
 - CUT TREES WITHIN LIMITS OF CLEARING.
 - PLACE HAYBALES AND SILT FENCE EROSION CONTROLS FOR ENTIRE WORK AREA.
 - STUMP WORK AREA, CUT AND FILL DRIVEWAY GRADE, INSTALL CULVERT, AND STABILIZE EMBANKMENTS WITH TEMPORARY SEEDING AND MULCHING OF DISTURBED AREAS.
 - STRIP TOPSOIL AND STOCKPILE.
 - CONSTRUCT SURFACE CURTAIN DRAINS AND OUTLET SCOUR AREAS.
 - CONSTRUCT HOUSE, RELATED DRAINAGE AND SEPTIC SYSTEM FACILITIES.
 - PREPARE FINAL GRADING AND SEEDING OF ALL DISTURBED AREAS.
 - EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED, OR AS APPROVED BY THE W.E.O. OR Z.E.O.

SOIL TESTING DATA

DEEP TEST HOLE DATA
PERFORMED BY: RYAN GRENON R.S.
10.3.23

TH-1	TIME READING(in)	RATE(min/in)
0-8" TOPSOIL AND LEAF LITTER	10:15	5.75
8-29" ORANGE BROWN VERY FINE SILTY SAND	10:20	10.25
29-48" GREY BROWN FINE TO MEDIUM SILTY SAND	10:25	12.5
NO MOTTILING, GROUNDWATER AT 32", LEDGE AT 48"	10:30	13.875
	10:40	15
	10:50	16
	11:00	DRY

PERC TEST-1(TH-2) DEPTH=19"

TIME READING(in)	RATE(min/in)
10:21	7
10:28	8.5
10:36	10.5
10:46	12
10:56	13
11:06	14
11:16	ALMOST DRY

PERC TEST-2(TH-4) DEPTH=19"

TIME READING(in)	RATE(min/in)
10:16	4.75
10:21	7
10:28	8.5
10:36	10.5
10:46	12
10:56	13
11:06	14
11:16	ALMOST DRY

PERC TEST-3 DEPTH=18"

TIME READING(in)	RATE(min/in)
10:17	5.75
10:22	10.25
10:27	12.5
10:32	13.875
10:42	15
10:52	DRY

EXISTING LEGEND PROPOSED

- 100'- SPOT ELEVATIONS
- WELL
- PERCOLATION TEST
- TEST HOLE
- LEACHING TRENCH
- ▲ SURVEY CONTROL POINT
- ▬ SILT FENCE
- ▬ FLAGGED WETLAND BOUNDARY
- ▬ SOIL DELINEATION
- ▬ CATCH BASIN
- ▬ UTILITY POLE
- ▬ LIMITS OF CLEARING

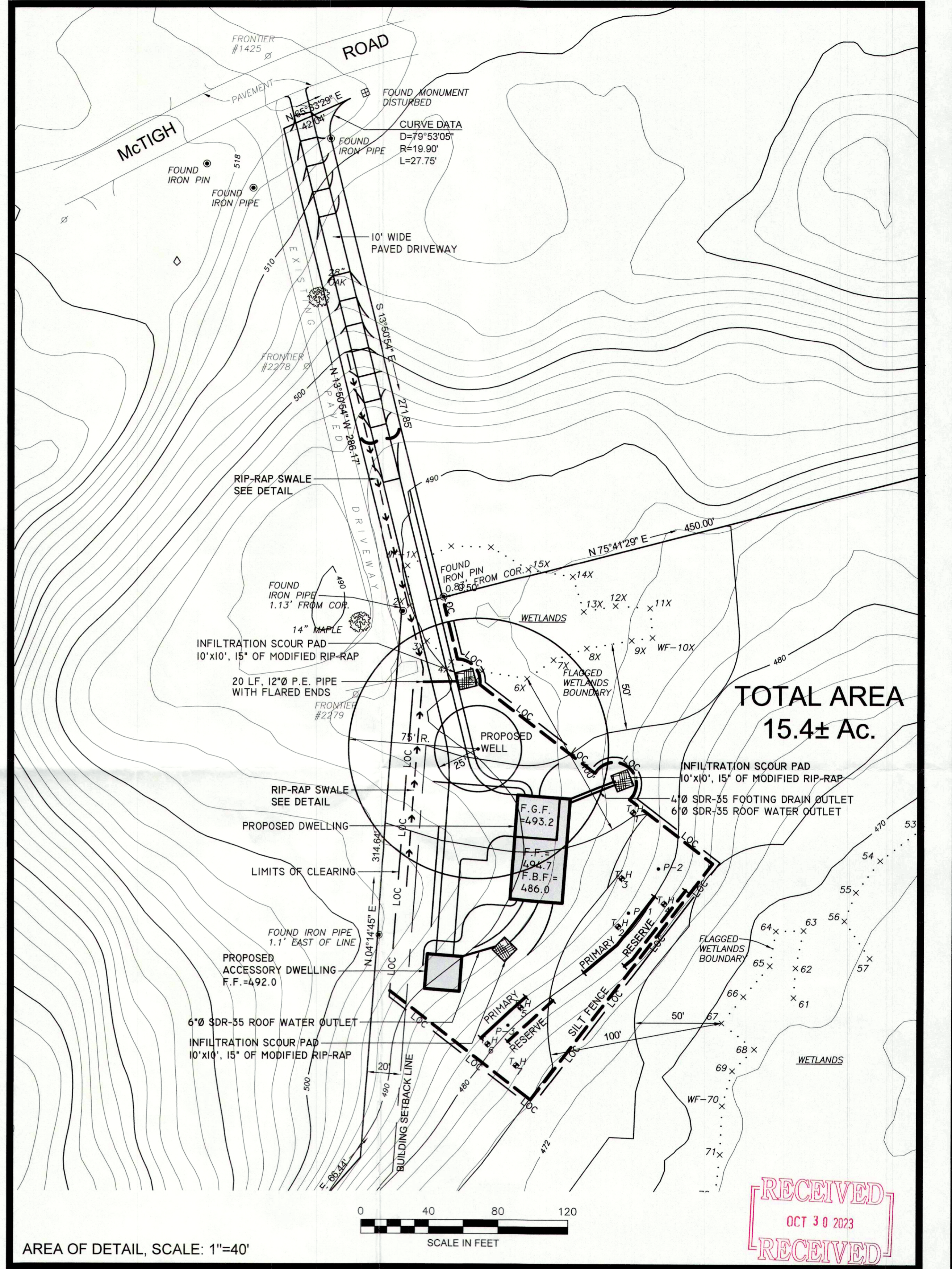
SANITARY DATA

MAIN HOUSE:
BASIS OF SANITARY DESIGN
NUMBER OF BEDROOMS: 4
DESIGN PERCOLATION RATE <10.1 MININ
REQUIRED EFFECTIVE LEACHING AREA: 577.5 SF
USE: 60 LF of GST6212 @ 10.0 SF/LF = 600 SF

MINIMUM LEACHING SYSTEM SPREAD(M.L.S.S.)
RESTRICTIVE LAYER(RL)=56" SLOPE >15%, HYDRAULIC FACTOR(HF)=10
PERCOLATION FACTOR(PF)=1.0, FLOW FACTOR(FF)=1.75
M.L.S.S.=(HF)(PF)(FF) = (10)(1.0)(1.75) = 17.5 LF REQUIRED
60 LF PROVIDED

ACCESSORY DWELLING:
BASIS OF SANITARY DESIGN
NUMBER OF BEDROOMS: 1
DESIGN PERCOLATION RATE <10.1 MININ
REQUIRED EFFECTIVE LEACHING AREA: 187.5 SF
USE: 25 LF of GST6212 @ 10.0 SF/LF = 250 SF

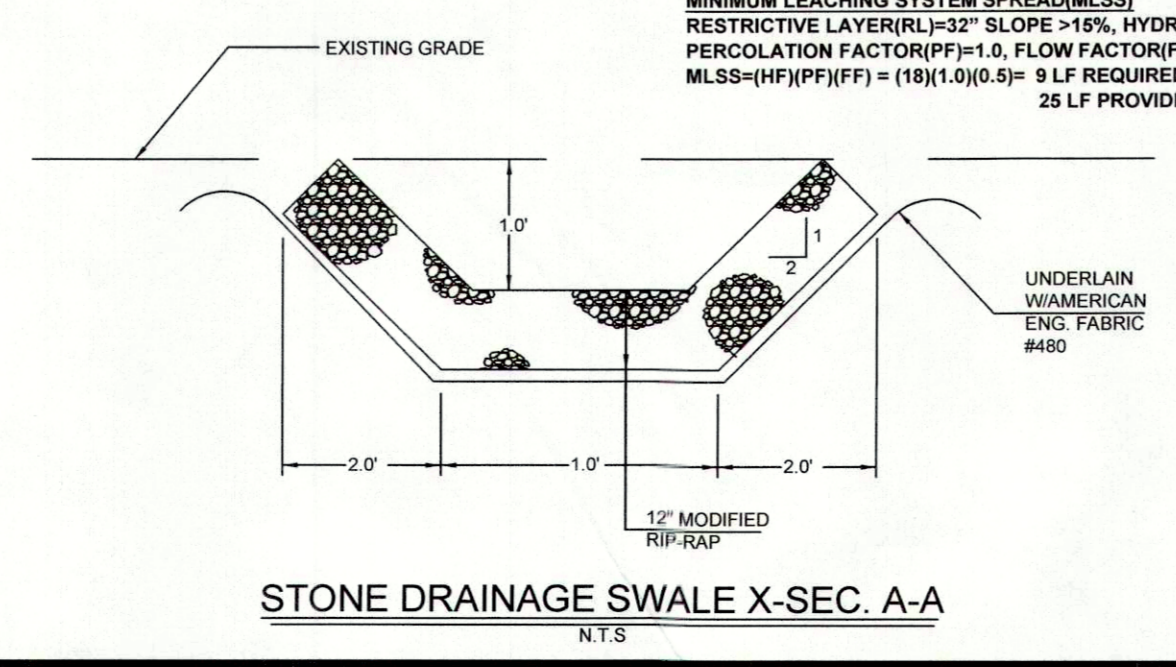
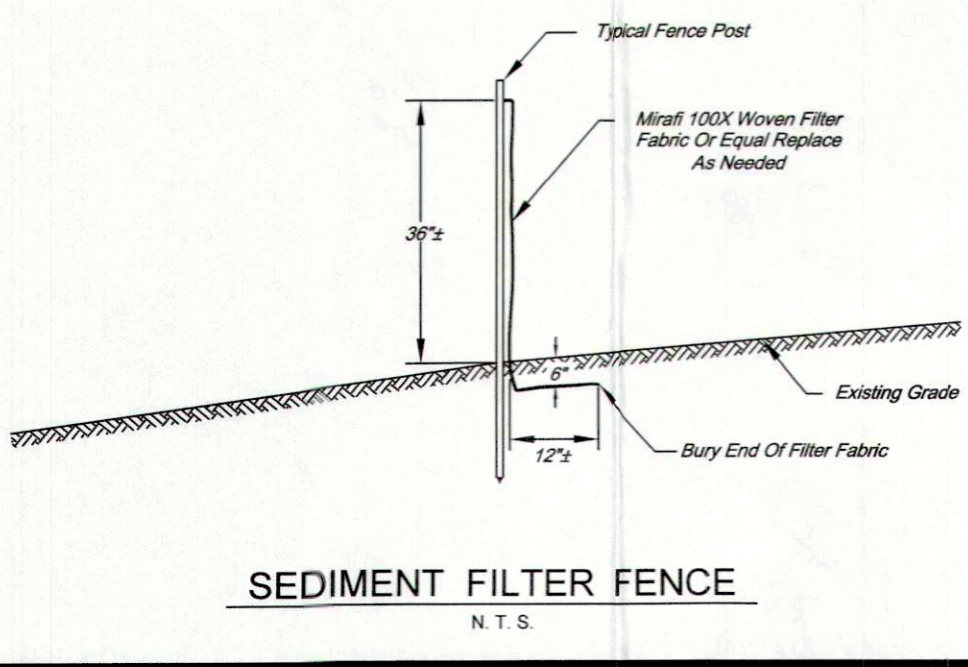
MINIMUM LEACHING SYSTEM SPREAD(M.L.S.S.)
RESTRICTIVE LAYER(RL)=56" SLOPE >15%, HYDRAULIC FACTOR(HF)=10
PERCOLATION FACTOR(PF)=1.0, FLOW FACTOR(FF)=0.5
M.L.S.S.=(HF)(PF)(FF) = (10)(1.0)(0.5) = 5 LF REQUIRED
25 LF PROVIDED



AREA OF DETAIL, SCALE: 1"=40'

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- EROSION AND SEDIMENT CONTROL NOTE
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE STATE OF CONN. "GUIDELINES FOR SEDIMENT AND EROSION CONTROL" 2002 EDITION.
 - LAND DISTURBANCES SHALL BE KEPT AT A MINIMUM AND LAND RESTABILIZATION SCHEDULED AS SOON AS PRACTICABLE.
 - ALL CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED.
 - HAY BALE FILTERS OR FABRIC FENCE SHALL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
 - AFTER CONSTRUCTION IS COMPLETED, TOPSOIL SHALL BE EVENLY DISTRIBUTED OVER THE DISTURBED AREA, PROPERLY TREATED, AND SEEDING.
 - GRADING SHALL NOT BE DONE IN SUCH A MANNER SO AS TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LANDOWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THAT LANDOWNER AND THE COMMISSION.
 - ADDITION EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE TOWN ENGINEER.



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 LIMITED PROPERTY / BOUNDARY SURVEY based upon a RESURVEY conforming to Horizontal Accuracy Class A-2 and is intended to be used to show or note the position of proposed improvements on the property with respect to boundaries, record easement lines, and pertinent municipal setback requirements.

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

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

REVISIONS

NO.	DESCRIPTION	BY	DATE

SOUTH SIDE OF MCTIGH ROAD
HADDAM, CT.

PROPERTY OF:
BONYE W. BARONE

SITE DEVELOPMENT PLAN

DESIGNED BY: P.M.B.
DRAWN BY: S.M.S.
CHECKED BY: P.M.B.
APPROVED BY: P.M.B.

PROJECT NO. 1290-01
SHEET NO. 1 OF 1
SCALE: AS NOTED
DATE: 10-16-23

BASCOM & BENJAMIN, LLC
SURVEYING AND ENGINEERING CONSULTANTS
390 MAIN STREET DURHAM, CONN.
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