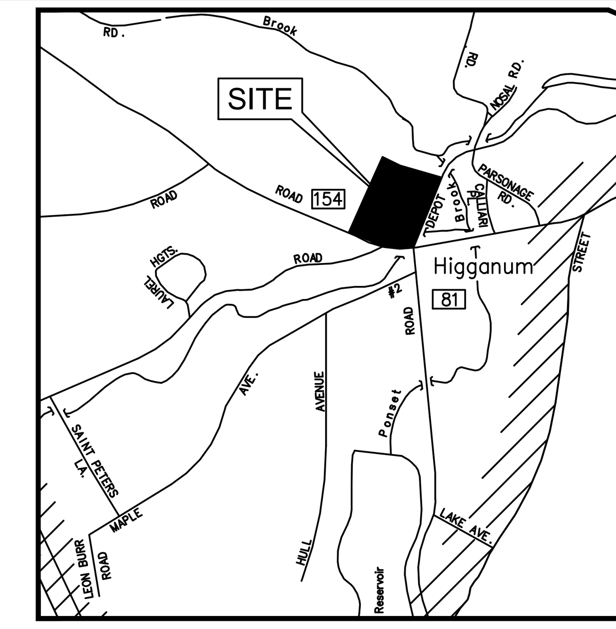
SUMMARY CHART

PARCEL SIZE	209,152 S.F. or 4.80 Acres	
ZONING DISTRICT	VILLAGE DISTRICT ZONE	
ZONING SUMMARY		
ITEM	*REQUIRED*	*PROVIDED*
MIN. LOT AREA (S.F.)	NONE	118,230 S.F. (1)
MIN. LOT FRONTAGE	30'	260.94'
BUILDING SETBACK		
FRONT	10' MAX.	–
SIDE	8' MIN. 15' MIN. AGGRE	– –
REAR	10' MIN.	–
MAX. BUILDING HEIGHT	35' MAX 2 STORIES ABOVE GRADE	< 35'
MAX. LAND COVERAGE	70%	70%

(1) The Subject Parcel is the front portion of 300 Saybrook Road and a portion of 272 Saybrook Road for a new septic system. The Subject Parcel also removes land dedicated along Saybrook Road and Depot Road for the proposed road improvements shown.



LOCATION MAP
NOT TO SCALE

SUMMARY:

Bldg #1–Residential – 21 units @ 300 gal per unit = 6,300 gal
Bldg #2–Flex Commercial– 8,500 sf @ 0.1 gal/1000 sf = 850 gal
Bldg #3–Ex Bldg Restaurant – To use existing septic
Bldg #4–Self storage– 7,000 (total) sf @ 0.0 gal/1000 sf = 0 gal

Total New Construction requires 7,150 gallons

LEGEND

PROPERTY LINE	CONTOURS
RIGHT OF WAY	SPOT ELEVATION
EASEMENT LINE	CONIFEROUS TREE
STONE WALL	DECIDUOUS TREE
STRUCTURE	SHRUB
EDGE OF PAVEMENT	TREE LINE
TEST BORING	CHAIN LINK FENCE
CATCH BASIN	WOOD FENCE
STORM MANHOLE	GUIDERAIL
SANITARY MANHOLE	LIGHT POLE
UNKNOWN MANHOLE	UTILITY POLE
WATER	HYDRANT
GAS	WATER VALVE
ELECTRIC	GAS VALVE
TELEPHONE	MONUMENT FOUND
FIBER OPTIC LINE	IRON PIPE OR PIN FOUND
OVERHEAD WIRES	DRILL HOLE FOUND
SANITARY	

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

#	DATE	DESCRIPTION

REVISIONS

CONCEPTUAL SITE PLAN

FORMER ROSSI LUMBER COMPANY
300 SAYBROOK ROAD
HIGGANUM, CONNECTICUT

PLAN PREPARED FOR:
REQUEST FOR QUALIFICATIONS
TOWN OF HADDAM, CT

DATE:	SCALE:	SHT #:
2/20/2024	1"=30'	CSP–24