ZONING TABLE - IG-2 ZONE	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	1.00 AC	4.77 AC
MINIMUM LOT WIDTH	150 FT	609 FT
MINIMUM FRONT YARD	50 FT	50.4 FT
MINIMUM SIDE YARD	60FT(AGG)/20'F(MIN)	104.8 FT
MINIMUM REAR YARD	40 FT	40.5 FT
MAXIMUM LOT COVERAGE	12%	8.01%
LOT IMPERVIOUS SURFACE COVER	25%	18.70%

STILLING/SEDIMENT BASIN PLANTING LIST

SCIENTIFIC NAME	COMMON NAME	QUANTITY
ECHINACEA	CONE FLOWER	30
ECHINACEA	PURPLE CONE FLOWER	35
PENNISETUM HAMELN	FOUNTAIN GRASS	40
ASTER, NOVAE- ANGLIAE	NEW ENGLAND ASTER	20
SALIX NIGRE	WEEPING WILLOW	3
MONARDA	BEEBALM	15
AQUILEGIA CANAPENSIS	RED COLUMBINE	15
CLETHRA	SWEET PEPPERBUSH	5
ARROWOOD VIBURNUM	ARROWWOOD	5

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 TYPE AND NUMBER OF PROPOSED PLANTINGS IN ORDER TO ENSURE SURVIVABILITY.

RAIN GARDEN PLANTING LIST

SCIENTIFIC NAME	COMMON NAME	QUANTITY
ILEX GLABRA	INKBERRY	23
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	70
SALIX NIGRE	WEEPING WILLOW	3

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 TYPE AND NUMBER OF PROPOSED PLANTINGS IN ORDER TO ENSURE SURVIVABILITY.

LOCATION MAP
SCALE: 1"= 1000'

NORTH

NOTE:
SILT FENCE IMMEDIATELY DOWN GRADIENT OF THE TOPSOIL PROCESSING OPERATION TO REMAIN IN PLACE PERMANENTLY AS LONG AS PROCESSING CONTINUES.

N/F
STEPHEN E. & JACYLN DENISON
24 STONY BROOK DRIVE
EAST HADDAM, CT 06423
MAP: 27 LOT: 31

N/F
MEGAN M. BORYSEWICZ & PAUL JACOBSEN
29 STONY BROOK DRIVE
EAST HADDAM, CT 06423
MAP: 27 LOT: 30

N/F
MARK DICOCCO
27 STONY BROOK DRIVE
EAST HADDAM, CT 06423
MAP: 27 LOT: 29

N/F
TIMOTHY J. BURGESS
110 NORWICH ROAD
EAST HADDAM, CT 06423
MAP: 27 LOT: 68

N/F
MATTHEWS DRIVE-INDUSTRIAL, LLC
5 MATTHEWS DRIVE
EAST HADDAM, CT 06423
MAP: 27 LOT: 66

N/F
GOODSPEED OPERA HOUSE FOUNDATION, INC.
P.O. BOX A
EAST HADDAM, CT 06423
MAP: 27 LOT: 65

N/F
SCULLY LAND DEVELOPMENT, LLC
P.O. BOX 104
EAST HADDAM, CT 06423
MAP: 27 LOT: 66

N/F
CASNER REALTY, LLC
P.O. BOX 253
EAST HADDAM, CT 06423
MAP: 27 LOT: 62

N/F
385 TOWN ST LLC
P.O. BOX 244
EAST HADDAM, CT 06423
MAP: 27 LOT: 72

DUMPSTER W/ 6' HIGH SCREENING FENCE (TYP.)

EXISTING ARBOR VITAE BUFFER (6' HIGH - 4' O.C.)

1,000 GALLON SEPTIC TANK
INV. IN= 284.00 /
INV. OUT = 283.75
(WITH RISER MANHOLES TO GRADE)

PROPOSED VEGETATED SWALE

PROPOSED MATERIAL STOCKPILE AREA

PROPOSED CURTAIN DRAIN W/ 4"ØSCH 40 PERF. PIPE - CONNECT TO EXISTING STORM MANHOLE

PROPOSED 4" PVC SCH 40 SLOPED @ 1/4" PER FT (MIN)

PROPOSED WEIR

DISTRIBUTION BOX
INV IN = 283.60
INV OUT = 283.50

RESERVE LEACHING AREA

PROPOSED 4' HIGH CONCRETE BLOCK RETAINING WALL
TWE = 296.66
BWE = 292.00

PROPOSED POLE MOUNTED LIGHT (TYP. 2) (SHROUDED MOUNTING HEIGHT) TYP 16' ABOVE GRADE

PROPOSED BIT. CONC. PARKING AREA (19 SPACES)

PROPOSED RAIN GARDEN BOTTOM ELEV. = 248.00

PROPOSED 120 L.F. LEVEL SPREADER (TOP ELEV. = 250.00) SEE PLANTING LIST - THIS SHEET

INSTALL 6 x 20' PAD OF MOUNDED RIPRAP AT EXISTING OUTLET

PROPOSED TOPSOIL PROCESSING AND STOCKPILE AREA

PROPOSED MODIFIED R/P RAP BERM
BOTTOM ELEV. = 284.00

PROPOSED SEDIMENT AND STILLING BASIN SEE PLANTING LIST - THIS SHEET

EXTEND EXISTING RIPRAP CHANNEL 12" LAYER OF MODIFIED R/P RAP ON FILTER FABRIC ON COMPACTED GRAVEL BASE COURSE

EXIST. RIPRAP CHANNEL

EXISTING WELL

EXIST. MANHOLE T.F. = 280.80

CROSS SLOPE DRIVEWAY CONTOUR 280-278' TO DRAIN TO THE WEST

20' DRAINAGE EASEMENT IN FAVOR OF LOT 6

BUILDING MOUNTED LIGHT (TYP.)

EXIST. MANHOLE TOP RISER = 285.24
INV. = 270.24
RAISE MANHOLE TO FINISH GRADE (287.75)

PROPOSED CONCRETE TRUCK APRON

EXIST. MANHOLE T.F. = 291.09
INV. = 243.59
RAISE MANHOLE TO FINISH GRADE (288.00)

EXISTING BUILDING

VAN ACCESSIBLE PARKING SPACE (16' x 20')

ACCESSIBLE PARKING SPACE (8' x 20')

WOOD TIMBER GUARD RAILPIECE (SEE DETAIL SHEET 3)

PROPOSED PAVED LEAK-OFF

WETLAND

CROSS SLOPE DRIVEWAY TO SHEET FLOW TO THE NORTH

PROPOSED BIT. CONC. DRIVE

MATTHEWS DRIVE

COMMERCE DRIVE

NORWICH - HADLYME ROAD (CT ROUTE 82)

PROPOSED STOP BAR & STOP SIGN

PROPOSED TENANTS BUSINESS SIGNS (SUBJECT TO OBTAINING A SIGN PERMIT FROM ZONING DEPARTMENT)

MON. FND

SOILTYPES:

MAP UNIT SYMBOL	MAP UNIT NAME
3	RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
51B	SUTTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
61C	CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES, VERY STONY
73E	CHARLTON-CHATFIELD COMPLEX, 15 TO 45 PERCENT SLOPES, VERY ROCKY

SOILTYPES TAKEN FROM THE NRCS WEB SOIL SURVEY ONLINE DATABASE AND ADJUSTED TO DEPICT SOIL SCIENTIST FIELD FLAGGED WETLAND SOILS

THIS PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS AS LISTED IN VOLUME 1050 PAGE 340 ON THE TOWN LAND RECORDS:

1. EASEMENT AGREEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED MAY 20, 1988 (VOLUME 250 PAGE 313)
2. ELECTRIC DISTRIBUTION EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY DATED FEBRUARY 18, 1992 (VOLUME 345 PAGE 58)
3. DRAINAGE EASEMENTS TO THE TOWN OF EAST HADDAM DATED FEBRUARY 18, 1992 (VOLUME 345 PAGE 64)
4. DECLARATION OF RESTRICTIONS AND COVENANTS DATED FEBRUARY 19, 1992 (VOLUME 268 PAGE 120)

GENERAL NOTES:

1. THE TOTAL AREA OF THE LOT IS 4.77 ACRES.
2. THE PARCEL IS LOCATED WITHIN IG-2 ZONING DISTRICT.
3. THE PARCEL IS IDENTIFIED ON THE TAX ASSESSOR'S MAP AS MAP 27 LOT 67.
4. PROPERTY LINE INFORMATION TAKEN FROM A MAP ENTITLED "ZONING LOCATION SURVEY PLOT PLAN PREPARED FOR SCULLY LAND DEVELOPMENT, LLC LOT 7 - EAST HADDAM BUSINESS PARK COMMERCE DRIVE, EAST HADDAM, CONNECTICUT" DATED 11-5-2023 AS PREPARED BY RICHARD F. MIHOK, P.E., MARLBOROUGH, CONNECTICUT.
5. THE PARCEL IS NOT LOCATED WITHIN A PUBLIC DRINKING WATER SUPPLY WATERSHED.
6. THE PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
7. THE PARCEL DOES NOT LIE WITHIN AN AQUIFER PROTECTION ZONE.
8. THE PARCEL DOES NOT LIE WITHIN THE GATEWAY CONSERVATION ZONE.

LEGEND:
EXISTING CONTOUR
PROPOSED CONTOUR
DEEP TEST HOLE
PERCOLATION TEST
SILT FENCE/WOOD CHIP BERM
LIMIT OF UPLAND REVIEW ZONE
WETLAND BOUNDARY
N.R.C.S. SOIL TYPE BOUNDARY

SCALE: 1" = 40 FEET

RECEIVED FOR FILING
DATE:_____
MAP NO._____

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION
DATE:_____ CHAIRMAN/SECRETARY:_____
EXPIRATION DATE:_____

SOIL TEST RESULTS (12-07-21 DEEP TEST HOLES 1-8) (3-01-22 DEEP TEST HOLES 9-14)
1 COMMERCE DRIVE EAST HADDAM, CT

CONDUCTED BY LIZ DAVIDSON, CHATHAM HEALTH DISTRICT AND RICHARD MIHOK, P.E.

DEEP TEST HOLE 1
0" - 18" ORANGE BROWN FINE SAND WITH SILT
18" - 40" ORANGE BROWN GREY SANDY LOAM WITH ROCKS, MOTTLED, DAMP
40" - 65" LIGHT BROWN MEDIUM SAND WITH ROCKS, MOTTLED, DAMP
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 14" (UNSUITABLE)
ROOTS TO 36"

DEEP TEST HOLE 2
0" - 13" ORANGE BROWN FINE SAND WITH SILT
13" - 22" ORANGE BROWN GREY SANDY LOAM WITH ROCKS, MOTTLED, DAMP
22" - 70" LIGHT BROWN/GREY MEDIUM SAND WITH ROCKS, MOTTLED, DAMP
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 10" (UNSUITABLE)
ROOTS TO 46"

DEEP TEST HOLE 3
0" - 19" YELLOW/LIGHT BROWN FINE SAND WITH SILT AND GRAVEL, MOTTLED
19" - 23" LIGHT BROWN VERY FINE SAND, DAMP WITH ROCKS, MOTTLED, DAMP
23" - 45" LIGHT BROWN/GREY COARSE SAND WITH GRAVEL AND ROCKS, MOTTLED, DAMP
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 12" (UNSUITABLE)
ROOTS TO 33"

DEEP TEST HOLE 4
0" - 6" DARK BROWN TOPSOIL
6" - 32" ORANGE BROWN FINE SILTY LOAM
32" - 57" LIGHT BROWN/GREY FINE SAND, WITH SILT AND GRAVEL, DAMP
NO REFUSAL
NO GROUNDWATER
NO MOTTLING/REDOX
ROOTS TO 28"

DEEP TEST HOLE 5
0" - 5" DARK BROWN TOPSOIL
5" - 23" LIGHT BROWN FINE SILTY LOAM
23" - 56" OLIVE BROWN/BROWN FINE TO MEDIUM SILTY SAND,
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 22"
ROOTS TO 25"

DEEP TEST HOLE 6
0" - 6" DARK BROWN TOPSOIL
6" - 24" LIGHT BROWN FINE SILTY LOAM
24" - 62" OLIVE BROWN/BROWN/ GREY FINE TO MEDIUM SILTY SAND, DAMP TO WET
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 26"
ROOTS TO 25"

DEEP TEST HOLE 7
0" - 3" FILL MATERIAL
3" - 5" DARK BROWN TOPSOIL
5" - 28" LIGHT BROWN FINE SILTY LOAM
29" - 59" OLIVE BROWN/BROWN/ GREY FINE TO MEDIUM SILTY SAND, DAMP, MOTTLED
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 29" (NET 26")
ROOTS TO 35"

DEEP TEST HOLE 8
0" - 7" FILL MATERIAL
7" - 11" DARK BROWN TOPSOIL
11" - 43" LIGHT BROWN FINE SILTY LOAM
43" - 60" GREY VERY FINE COMPACT SILTY SAND, DAMP, MOTTLED
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 43" (NET 36")
ROOTS TO 33"

DEEP TEST HOLE 9
0" - 8" DARK BROWN TOPSOIL (FEW INCHES OF WOOD CHIPS ON TOPSOIL IN SPOTS
8" - 32" LIGHT BROWN FINE SILTY LOAM, DAMP
32" - 70" BROWN/OLIVE GREY/GREY SILTY SAND, WET, MOTTLED
NO REFUSAL
GROUNDWATER AT 30"
MOTTLING/REDOX AT 32"
ROOTS TO 28"

DEEP TEST HOLE 10
0" - 42" FILL MATERIAL AND TOPSOIL
42" - 47"/52" ORIGINAL TOPSOIL
47"/52" - 81" MEDIUM BROWN FINE SILTY LOAM
43" - 60" GREY VERY FINE COMPACT SILTY SAND, DAMP, MOTTLED
NO REFUSAL
GROUNDWATER AT 60"
MOTTLING/REDOX AT 60" (NET 21")
ROOTS- NONE OBSERVED

DEEP TEST HOLE 11
0" - 7" TOPSOIL
7" - 27" LIGHT BROWN LOAM
27" - 68" OLIVE BROWN MEDIUM SILTY SAND WITH GRAVEL, MOTTLED, WET
NO REFUSAL
GROUNDWATER AT 41"
MOTTLING/REDOX AT 27"
ROOTS TO 44"

DEEP TEST HOLE 12
0" - 19" TOPSOIL (SOME MIXED FILL/POSSIBLE TREE)
19" - 35" LIGHT BROWN LOAM
35" - 65" OLIVE BROWN MEDIUM SILTY SAND, WITH GRAVEL, MOTTLED, WET
NO REFUSAL
GROUNDWATER AT 34"
MOTTLING/REDOX AT 34"
ROOTS TO 23"

DEEP TEST HOLE 13
0" - 17" FILL MATERIAL AND TOPSOIL
17" - 22"/24" ORIGINAL TOPSOIL
22"/24" - 46" LIGHT BROWN LOAM
46" - 70" OLIVE BROWN MEDIUM SILTY SAND WITH GRAVEL, MOTTLED, WET
NO REFUSAL
GROUNDWATER AT 44"
MOTTLING/REDOX AT 37" (NET 20")
ROOTS TO 47"

DEEP TEST HOLE 14
0" - 9" FILL MATERIAL AND TOPSOIL
9" - 34" ORIGINAL TOPSOIL
34" - 53" ORANGE BROWN TO OLIVE BROWN FINE SILTY SAND WITH GRAVEL, DAMP TO WET, MOTTLED
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 32" (NET 23")
ROOTS TO 30"

OWNER/APPLICANT:
SCULLY LAND DEVELOPMENT, LLC
3 COMMERCE DR
EAST HADDAM, CT 06423

BASIS FOR SEPTIC SYSTEM DESIGN-CONTRACTOR RENTAL UNIT

EFFECTIVE LEACHING SYSTEM AREA REQUIRED BY THE STATE HEALTH CODE FOR AN 8 CONTRACTOR RENTAL UNITS (0.1 TO 10.0 MINUTE PER INCH PERCOLATION RATE)

8 UNITS X 4 EMPLOYEES/UNIT X 20 GAL./EMP./DAY = 640 GAL/DAY

EFFECTIVE LEACHING SYSTEM AREA PROVIDED =65 LF OF GEOMATRIX LLC GS1G212 LEACHING SYSTEM AT 10 S.F./L.F. = 650 S.F.

MINIMUM LEACHING SYSTEM SPREAD (M.L.S.S.)
M.L.S.S. = HYDRAULIC FACTOR X FLOW FACTOR X PERCOLATION FACTOR
HYDRAULIC FACTOR = 2.4 (RECEIVING SOIL DEPTH: 28.1" - 30.0") (HYDRAULIC GRADIENT 10.1% - 15.0%)
FLOW FACTOR = (640 GAL./DAY) / 300 = 2.14 (1 BEDROOM)
PERCOLATION FACTOR = 1.0 (0.1-10.0 MINUTES PER INCH)
M.L.S.S. = 2.4 X 2.14 X 1.0 = 82 L.F.
L.S.S. PROVIDED = 65 L.F.

PARKING SPACE COMPUTATIONS

LIGHT INDUSTRIAL USE:
9300 SQUARE FEET GROSS FLOOR AREA
MINIMUM: 2 SPACES/1000 S.F. GROSS FLOOR AREA =
(9300 SQUARE FEET / 1 000) X (2 SPACES /1000 SQUARE FEET) = 19 SPACES
MAXIMUM: 8 SPACES/1000 S.F. GROSS FLOOR AREA =
(9300 SQUARE FEET / 1 000) X (8 SPACES /1000 SQUARE FEET) = 75 SPACES
TOTAL SPACES PROVIDED = 19 SPACES (INCLUDING 1 CAR AND 1 VAN ACCESSIBLE SPACES)

LIGHTING NOTES:

1. EXTERIOR POLE LIGHTING SHALL BE MODEL SLM-LED -08L-61-1T-50-7GCR-H-SINGLE OUTDOOR SLICE MEDIUM 8,000 LUMENS LED AREA LIGHTS AS MANUFACTURED BY LSI INDUSTRIES, INC. CINCINNATI, OHIO.
2. INSTALL BUILDING MOUNTED LIGHTS ABOVE EACH OVERHEAD AND MAN DOOR.

SIGN COMPUTATIONS

BUILDING FAÇADE AREA =
16.5 FEET (EAVE HEIGHT) X 155 FEET (BUILDING LENGTH) = 2867. 5 S.F
EIGHT POTENTIAL TENANTS = 2867.5 S.F. / 8 TENANTS = 358 S.F. / TENANT
ALLOWABLE BUILDING SIGN AREA / TENANT = 358 S.F. X 10% = 35.8 S.F. OR 32 S.F. MAXIMUM, WHICHEVER IS LESS.
EACH TENANT ENTITLED TO ONE 20 S.F MAXIMUM FREE STANDING SIGN.
FREE STANDING SIGN AREA + BUILDING MOUNTED SIGN AREA SHALL NOT EXCEED 32 S.F. TOTAL
ALL SIGNS SUBJECT TO OBTAINING A SIGN PERMIT FROM THE ZONING DEPARTMENT

PERCOLATION TEST RESULTS		
DECEMBER 14, 2023		
LOCATION: P-1		
HOLE DEPTH = 22"		
TIME	READING	CHANGE
1:15	5 7/8	---
1:20	11 4/8	2 5/8
1:25	13 1/8	1 5/8
1:30	14 3/8	1 2/8
1:35	15 3/8	1
1:40	16 2/8	7/8
1:45	17 2/8	1
1:50	18 1/8	7/8
1:55	18 7/8	6/8
2:00	19 5/8	6/8
2:05	20 3/8	6/8
2:10	DRY	---
PERCOLATION RATE = 6.7 MINUTES PER INCH		

PERCOLATION TEST RESULTS		
DECEMBER 14, 2023		
LOCATION: P-2		
HOLE DEPTH = 22"		
TIME	READING	CHANGE
1:16	6 6/8	---
1:21	11 1/8	2 3/8
1:26	12 5/8	1 4/8
1:31	14 1/8	1 4/8
1:36	15 5/8	1 4/8
1:41	17 1/8	1 4/8
1:46	18 4/8	1 3/8
1:51	19 5/8	1 1/8
1:56	20 5/8	1
2:01	DRY	---
PERCOLATION RATE = 5.0 MINUTES PER INCH		

NEMERGUT CONSULTING
235 ROUTE 82 - 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.

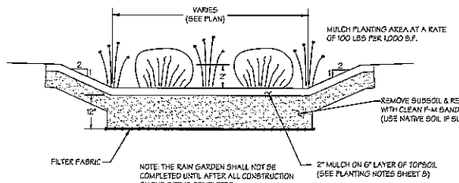
SITE PLAN & EROSION AND SEDIMENT CONTROL PLAN

SCULLY LAND DEVELOPMENT, LLC
COMMERCE DRIVE
EAST HADDAM CONNECTICUT
MAP: 27 LOT: 67

DATE: 8/15/23
DRAWN BY: J.A.N.
CHECKED BY: R.D.N.
SCALE: 1" = 40'

NO.	DATE	REVISIONS
1	12/7/23	
2	12/15/23	

SHEET
1 OF 3



RAIN GARDEN - TYPICAL SECTION

(NOT TO SCALE)

RAIN GARDEN PURPOSE:

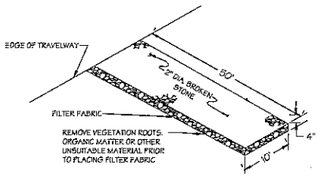
THE RAIN GARDENS WILL RECEIVE SURFACE RUNOFF.
THE RAIN GARDENS WILL PROVIDE WATER QUALITY RENOVATION VIA INFILTRATION AND VEGETATION UPTAKE.

RAIN GARDEN HYDROLOGIC REGIME:

THE RAIN GARDENS ARE DESIGNED TO BE DRY BASINS. THE BOTTOMS OF THE RAIN GARDENS WILL BE SET APPROXIMATELY 1 FOOT MINIMUM ABOVE THE WATER TABLE.

RAIN GARDEN CONSTRUCTION AND PLANTING NOTES:

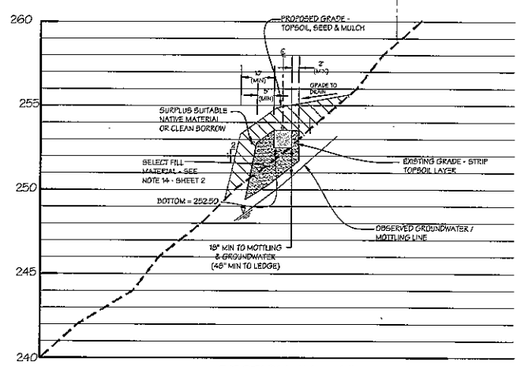
1. A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PLANTING EXPERT, CONTRACTOR, AND TOWN STAFF, IF THEY SO CHOOSE, AND OTHERS INVOLVED IN THE PROJECT.
2. THE AREA WILL BE EXCAVATED TWENTY (20") INCHES BELOW PROPOSED GRADE AND 12" OF CLEAN SAND AND SIZE(") INCHES OF TOPSOIL WILL BE PLACED IN THE AREAS TO BE PLANTED TO PROVIDE A SUITABLE MEDIUM FOR PLANT GROWTH. TOPSOIL PLACEMENT SHALL OCCUR IN A MANNER THAT DOES NOT CAUSE SOIL COMPACTION BY VEHICLES. IF MARINE MATERIAL IS CLEAN SAND IT CAN BE UTILIZED.
3. PLANTING OF THE AREA WILL OCCUR UNDER THE DIRECTION OF A PLANTING EXPERT WHO WILL LOCATE ALL PLANTING MATERIALS.
4. PLANTING SHALL OCCUR LATE MARCH TO EARLY JUNE OR MID-AUGUST TO LATE SEPTEMBER.
5. NEW ENGLAND CONSERVATION/WILDLIFE MIX WILL BE BROADCAST THROUGHOUT THE PLANTING AREA AT A RATE OF 3-LBS/5,000 SQ. FT. SEED MIXES WILL BE SOWN WITH A HANDHELD SPREADER. LIGHTLY RAKE TO ENSURE PROPER SOIL-SEED CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL AS THE FREEZING AND THAWING WILL WORK THE SEED INTO THE SOIL. A NON-INVASIVE ANNUAL, SUCH AS WINTER RYE, MAY BE ADDED TO THE MIX TO OBTAIN SOIL STABILIZATION COVER IN THE FALL. DO NOT ADD ANNUAL RYEGRASS, KENTUCKY BLUEGRASS OR PERENNIAL RYEGRASS. ALL SEED MIXES SHOULD BE DILUTED WITH FILLER SUCH AS SAND TO ENSURE UNIFORM COVERAGE. THE SEEDED AREA IS TO BE MULCHED.
6. SHRUBS SHALL BE B & B OR CONTAINER GROWN AND A MINIMUM HEIGHT OF 3'-4' AND LOCATED RANDOMLY WITHIN THE PLANTING AREA. HERBS SHALL BE 2" PLUGS, PLANTED 18" ON CENTER, AND IN GROUPS OF 10 PER SPECIES. OBTAIN PLANTS FROM NEW ENGLAND WETLAND PLANTS, INC. OF AMHERST, MA OR SIMILAR SUPPLIER OF CONSERVATION QUALITY PLANTS (NOT LANDSCAPE QUALITY).
7. TWO INCHES OF MULCH WILL BE PLACED IN THE RAIN GARDEN FOLLOWING PLANTING.
8. ALL SPECIES ARE SUBJECT TO AVAILABILITY. ONLY NATIVE SPECIES MAY BE SUBSTITUTED AND NO SUBSTITUTION SHALL BE ON THE ARMY CORPS OF ENGINEERS OR STATE OF CONNECTICUT INVASIVE PLANT LIST.
22. UPON COMPLETION OF THE PLANTING, THE PLANTING EXPERT WILL CERTIFY THE PLANTING HAS BEEN COMPLETED PER THE PLAN.



ANTI-TRACKING PAD

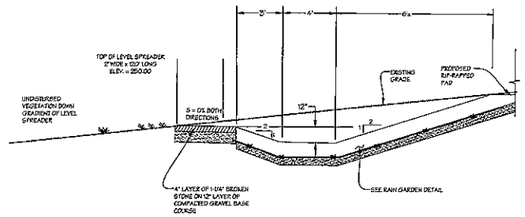
NOT TO SCALE"

REMOVE VEGETATION ROOTS, ORGANIC MATTER OR OTHER UNSUITABLE MATERIAL PRIOR TO PLACING FILTER FABRIC



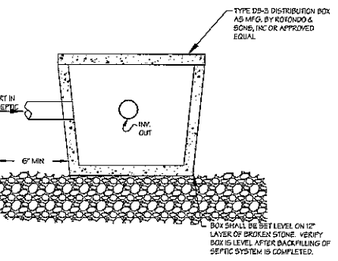
SECTION "A - A"

SCALE: 1"= 20' H. & 1"= 4' V.



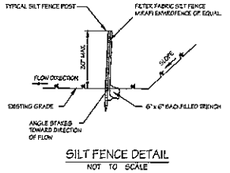
LEVEL SPREADER DETAIL

SCALE: 1" = 4'



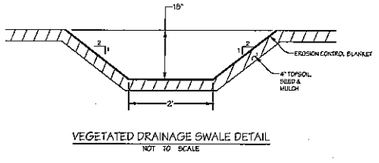
DISTRIBUTION BOX DETAIL

NOT TO SCALE



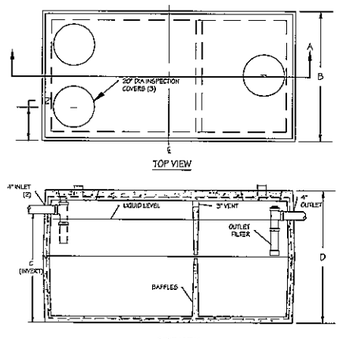
SILT FENCE DETAIL

NOT TO SCALE



VEGETATED DRAINAGE SWALE DETAIL

NOT TO SCALE



SEPTIC TANK DETAIL

UNITED CONCRETE PRODUCTS, INC.

NOT TO SCALE

LIQUID CAPACITY	A LENGTH	B WIDTH	C INVERT	D HEIGHT
1000 Gal.	8'-2"	4'-6"	5'-2"	5'-11"
1000 Gal. Low Boy	9'-5 3/4"	5'-0 1/2"	3'-8 1/2"	4'-6"
1250 Gal.	8'-6 1/2"	5'-6 1/2"	4'-7"	5'-5"
1250 Gal. Heavy Duty	10'-1"	7'-7"	3'-5"	4'-7"
1500 Gal.	8'-7"	5'-8 3/4"	5'-0 3/8"	6'-3"
1900 Gal. Heavy Duty	10'-1"	7'-7"	4'-2"	5'-4"

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF THE DEVELOPMENT OF LOT 7 (1 COMMERCE DRIVE) IN THE EAST HADDAM BUSINESS PARK SUBDIVISION. THE SUBJECT LOT IS A 4.27 ACRE LOT LOCATED IN THE IG-2 ZONING DISTRICT. ED. THE LOT WILL BE SERVED BY A PRIVATE WELL AND ON SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM. THE PROPOSED BUILDING WILL BE A ONE STORY STRUCTURE MEASURING 155 FEET BY 60 FEET (9300 SQUARE FEET) AND WILL BE DIVIDED INTO 8 SEPARATE RENTAL UNITS WHICH WILL BE LEASED TO SMALL TRADE CONTRACTORS (ELECTRICIANS, PLUMBERS, ETC.). EACH UNIT WILL HAVE A SMALL OFFICE (200 SQUARE FEET +/-). THE BALANCE OF THE RENTAL SPACE WOULD BE USED FOR EQUIPMENT AND PRODUCT STORAGE. IT IS ANTICIPATED THAT THE UNITS WILL BE OCCUPIED BY AN AVERAGE OF TWO EMPLOYEES. IN ADDITION TO THE RENTAL UNITS, THE SITE WOULD BE USED BY THE OWNER (A LANDSCAPE BUSINESS) FOR PRODUCT STORAGE AND THE PROCESSING OF TOPSOIL.

DESCRIPTION OF EXISTING SITE CONDITIONS:

THE SITE IS CURRENTLY UNDEVELOPED. THE LAND SLOPES MODERATELY TO STEEPLY FROM SOUTH TO NORTH. THERE IS AN EXISTING POND ON THE ADJACENT PROPERTY TO THE SOUTH AND A WETLAND ON THE SUBJECT PROPERTY AT ITS NORTH END. THE PARCEL IS BOUNDED ON ITS WEST SIDE BY RESIDENTIAL DEVELOPMENT.

CONSTRUCTION SCHEDULE:

CONSTRUCTION WOULD COMMENCE THIS FALL (DEPENDING ON THE TIMING OF FINAL LAND USE APPROVALS) AND BE COMPLETED BY THE SUMMER OF 20243.

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/WETLAND ENFORCEMENT OFFICER AFTER THE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. COMMENCE CLEARING AND GRUBBING OPERATIONS AND STOCKPILE TOPSOIL IN AREAS DESIGNATED ON THE SITE PLAN. SINCE THE PROJECT SITE IS CURRENTLY CLEARED, CLEARING AND GRUBBING OPERATIONS WILL BE MINIMAL. STUMPS ARE TO BE DISPOSED OF OFF SITE.
4. ROUGH GRADE SITE, INCLUDING BUILDING PADS, DRIVEWAYS AND PARKING LOTS.
5. INSTALL GRAVEL FOR DRIVEWAY BASES.
6. EXCAVATE FOR, AND POUR, BUILDING FOUNDATIONS.
7. FRAME BUILDINGS.
8. INSTALL UNDERGROUND UTILITIES, INCLUDING WELLS, AND SEPTIC SYSTEMS.
9. FINAL GRADE SITES. TOPSOIL (6" MINIMUM DEPTH), SEED AND MULCH SITES AND COMPLETE DRIVEWAY CONSTRUCTION.
10. CLEAN OUT SEDIMENT TRAPS AND COMPLETE FINAL PLANTINGS IN THE STILLING/SEDIMENT BASIN AND RAIN GARDEN.
11. REMOVE EROSION CONTROL MEASURES IMMEDIATELY AFTER A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED ON DISTURBED AREAS, WITH THE EXCEPTION OF THE SILT FENCE LOCATED DOWNGRADIENT OF THE TOPSOIL PROCESSING OPERATION WHICH WILL REMAIN AS A PERMANENT FEATURE AS LONG AS SUCH OPERATIONS CONTINUE.

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 CONSTUCTION VEHICLE TIRES AND MINIMIZE THE AMOUNT OF SILT TRACKED ONTO THE COMMERCE DRIVE AND ROUTE 82.

"SILT SACK" CATCH BASIN INSERT BAGS SHALL BE INSTALLED ON ALL PROPOSED CATCHBASINS, AS WELL AS EXISTING CATCHBASINS 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, RYAN SCULLY) PHONE NO. 860-324-3619.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THESE DRAWINGS AND CONDITIONS OF THE EAST HADDAM PLANNING AND ZONING AND WETLAND COMMISSIONS.
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 UPHILL AREAS.
4. ALL WORK DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" MINIMUM DEPTH), SEEDED 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 2H:1V 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 UPHILL AREAS.
7. RECOMMENDED SEED MIXTURES ON DISTURBED AREAS (UNLESS NOTED OTHERWISE ON THE SITE PLAN) SHALL BE: CREEPING RED FESCUE (FINN LAWN, WINTERGREEN) - 1.80 LBS PER 1000 S.F.; S.F.); REDTOP (S.REGER, COMMON) - 0.20 LBS PER 1,000 S.F. ; AND TALL FESCUE (KENTUCKY 31) OR SMOOTH BROMEGRASS (CHANCOLA, LINCOLN) - 1.80 LBS. PER 1,000 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".

GENERAL NOTES:

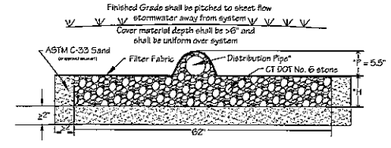
1. PROPOSED CONSTRUCTION SHALL CONFORM TO THE 2023 STATE OF CONNECTICUT PUBLIC HEALTH CODE AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL AS AMENDED.
2. ELEVATIONS AND CONTOURS ARE BASED ON AN ASSUMED DATUM.
3. ELEVATIONS SHOWN REFER TO THE INVERT (FLOW LINE) OF THE PROPOSED LEACHING SYSTEM UNLESS NOTED OTHERWISE.
4. PERCOLATION RATE FOR DESIGN = 0 - 10.0 MINUTES PER INCH.
5. THE MINIMUM DISTANCE FROM WELL TO SEPTIC IS 75 FEET.
6. LEACHING SYSTEM AREA SHALL BE LIMED, FERTILIZED, SEEDED AND MULCHED UPON COMPLETION OF THE PROJECT.
7. SEPTIC TANK CONSTRUCTION JOINTS SHALL BE SEALED WITH ASPHALT CEMENT. ALL PIPE CONNECTIONS TO THE SEPTIC TANK AND AND DISTRIBUTION BOXES SHALL BE SEALED WITH A POLYETHYLENE GASKET POLYWRAP OR APPROVED EQUAL.
8. SEPTIC TANK BAFFLES SHALL CONFORM TO SECTION VA-1 TECHNICAL STANDARDS OF THE STATE HEALTH CODE.
9. 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.
10. SOIL TEST RESULTS SERVING AS THE BASIS FOR THIS DESIGN WERE CONDUCTED BY THE CHATHAM HEALTH DISTRICT AND RICHARD MIHOK, P.E.
11. NO DEVIATIONS FROM THE APPROVED DESIGN PLAN SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE HEALTH DISTRICT OR THE DESIGN ENGINEER.
12. EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO FIELD MODIFICATION, AS NECESSARY, AS REQUIRED BY THE DESIGN ENGINEER OR TOWN OFFICIALS.
13. 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.
14. SPECIAL FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
    A. THE FILL MATERIAL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
    B. 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).
    C. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
    D. THE REMAINING SAMPLES SHALL MEET THE FOLLOWING GRADATION CRITERIA:

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

* 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.

15. PRIOR TO PLACEMENT, FILL MATERIAL SHALL BE INSPECTED AND APPROVED BY THE HEALTH DISTRICT AND THE DESIGN ENGINEER
16. SEPTIC TANKS SHALL BE TWO COMPARTMENT TANKS WITH HEAVY DUTY STEEL HANDLES FOR MANHOLE ACCESS COVERS AND EFFLUENT FILTERS INSTALLED ON OUTLET BAFFLES
17. ALL PIPE DOWNSTREAM 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.
18. 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.
19. THE LEACHING SYSTEM SHALL BE PROPERLY COVERED BY THE LICENSED SYSTEM INSTALLER WITHIN TWO (2) WORKING DAYS FOLLOWING THE LOCAL HEALTH DISTRICTS FINAL INSPECTION AND APPROVAL..
20. 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 THE LEACHING SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED IN DISTURBED AREAS.
21. 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.
22. 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.
23. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, THE SEPTIC SYSTEM SHALL BE STAKED OUT BY THE PROJECT ENGINEER.
24. 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.
25. THE MINIMUM DISTANCE FROM UTILITY TRENCH (GAS/ELECTRIC/CABLE T.V./TELEPHONE) TO SEPTIC SYSTEM IS 5 FEET.
26. CONSTRUCT STORM WATER SWALES, AS REQUIRED,TO DIRECT SURFACE RUNOFF AWAY FROM THE SEPTIC SYSTEM.



*H= 6" (GST6206)
12" (GST6212)
18" (GST6218)
24" (GST6224)
30" (GST6230)
36" (GST6236)

*F= 5.5"

*3" min. I.D. ASTM D-3034, SDR 35 pipe for gravity applications

GEOMATRIX CONTACT INFORMATION
DAVID POTTS (DPOTTS@LIVE.COM)
860-227-0636

GEOMATRIX GST LEACHING SYSTEM

B-B' CROSS SECTION

ASTM C-33 SAND SPECIFICATIONS

SIEVE SIZE	SPECIFICATION PERCENT PASSING DRY SIEVE
0.375"	100.0-100.0
#4	95.0 - 100.0
#8	80.0 - 100.0
#16	50.0 - 85.0
#30	25.0 - 60.0
#50	5.0 - 30.0
#100	< 10.0
#200	< 3.0

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION
DATE:_____ CHAIRMAN/SECRETARY:_____
EXPIRATION DATE:_____

OWNER/APPLICANT:
SCULLY LAND DEVELOPMENT, LLC
3 COMMERCE DR
EAST HADDAM, CT 06423

RECEIVED FOR FILING
DATE:_____
MAP NO._____

NEMERGUT CONSULTING
235 ROUTE 82 - P.O. BOX 666
KILLINGWORTH, CONNECTICUT
06419
PHONE: 860.663.2384
NEMERGUTCONSULTING.COM

STATE OF CONNECTICUT — ROGER D. NEMERGUT — NO. 15008 — REGISTERED PROFESSIONAL ENGINEER

ROGER D. NEMERGUT
PROFESSIONAL ENGINEER
LIC. NO. 15008

JASON A. NEMERGUT
PROFESSIONAL ENGINEER
LIC. NO. 26088

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DETAILS & NOTES

SCULLY LAND DEVELOPMENT, LLC
COMMERCE DRIVE
EAST HADDAM CONNECTICUT

MAP: 27 LOT: 67

DATE: 8/15/23
DRAWN BY: J.A.N.
CHECKED BY: R.D.N.
SCALE: AS NOTED

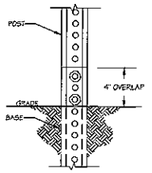
NO.	DATE	REVISIONS
1	12/7/23	
2	2/15/24	

SHEET

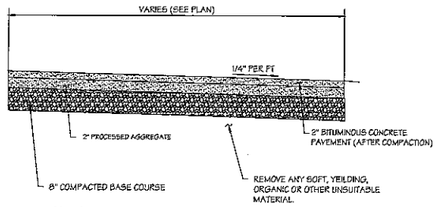
2 OF 3



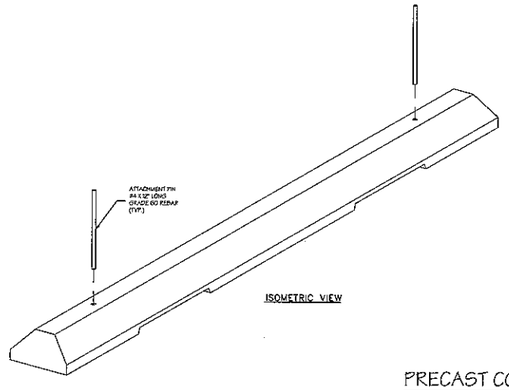
STOP SIGN DETAIL
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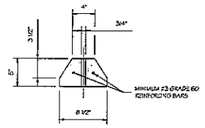
SIGN POST BREAKAWAY DETAIL
(NOT TO SCALE)



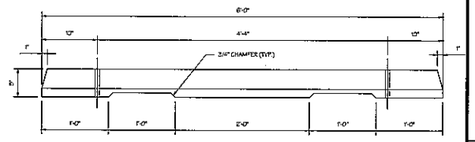
BIT. CONC. PARKING LOT SECTION
NOT TO SCALE



ISOMETRIC VIEW

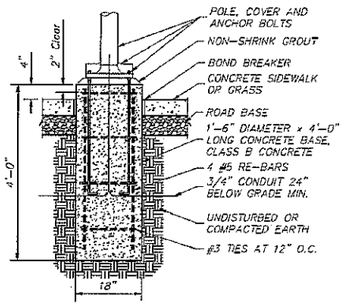


CROSS-SECTION

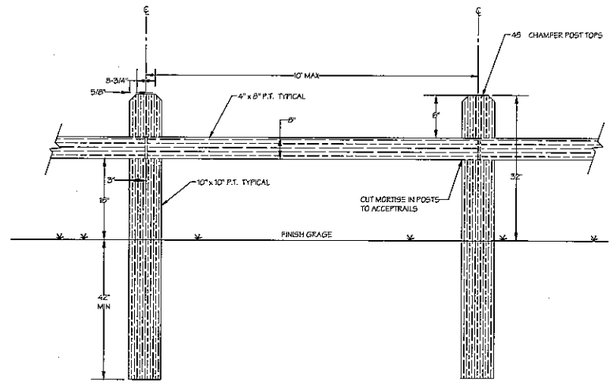


ELEVATION

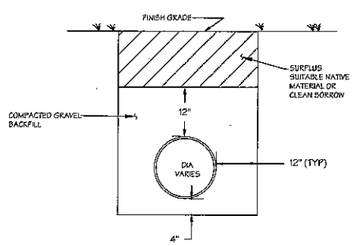
PRECAST CONCRETE CURB STOP DETAIL
NOT TO SCALE



LIGHT POLE BASE DETAIL
NO SCALE



TIMBER GUARD RAIL DETAIL
NOT TO SCALE



TYPICAL TRENCH SECTION
NOT TO SCALE

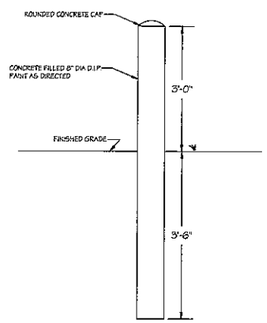


ADA Signs Comply with State Laws.

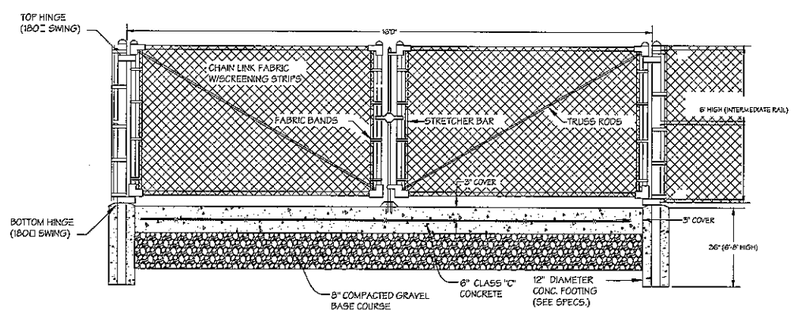
- Reflective aluminum material is visible at night. Handicapped parking signs use 3M's reflective engineer-grade film.
- Sign is fabricated from aluminum that is rigid and ductile and does not rust.
- Signs have predrilled holes for easy installation. Mount signs on U-channel posts or fences.
- Signs are printed using enamel inks.

*"VAN ACCESSIBLE" SIGN TO BE PLACED AT APPROPRIATE SPACES

HANDICAPPED SIGN DETAIL
NOT TO SCALE



BOLLARD DETAIL
(NOT TO SCALE)



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

NOTES:
72" CHAIN LINK FENCE
POSTS: 2 7/8" O.D. TERMINAL/END/CORNER; 2 3/8" O.D. LINE
FABRIC: 9GA X 2" MESH
TOP RAIL: 1 5/8" O.D.
MIDDLE RAIL: 1 5/8" O.D
BOTTOM RAIL: 1 5/8" O.D
POST CAPS: DOME STYLE
TIES: 9GA ALUMINUM

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION
DATE:_____ CHAIRMAN/SECRETARY:_____
EXPIRATION DATE:_____

OWNER/APPLICANT:
SCULLY LAND DEVELOPMENT, LLC
3 COMMERCE DR
EAST HADDAM, CT 06423

RECEIVED FOR FILING
DATE:_____
MAP NO._____

NEMERGUT CONSULTING
235 ROUTE 80 - P.O. BOX 666
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06419
PHONE: 860.663.2284
NEMERGUTCONSULTING.COM



ROGER D. NEMERGUT
PROFESSIONAL ENGINEER
LIC. NO. 10008

JASON A. NEMERGUT
PROFESSIONAL ENGINEER
LIC. NO. 26088

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DETAILS & NOTES

SCULLY LAND DEVELOPMENT, LLC
COMMERCE DRIVE
EAST HADDAM CONNECTICUT
MAP: 27 LOT: 67

DATE: 12/15/23
DRAWN BY: J.A.N.
CHECKED BY: R.D.N.
SCALE: AS NOTED

NO.	DATE	REVISIONS

SHEET

3 OF 3