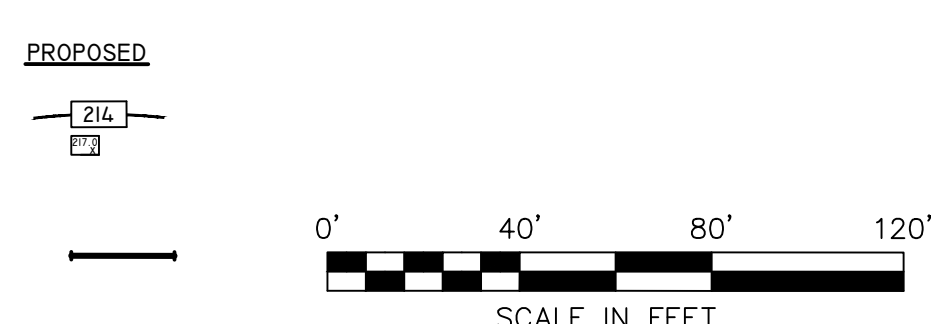


- GENERAL SITE DEVELOPMENT NOTES**
- Existing topography from field survey by Bascom & Benjamin LLC June 2021 and Town of Durham aerial mapping.
 - Elevation datum is U.S.C. & G.S. NGVD 1929.
 - The wetlands shown where flagged in the field by Eric Davison C.S.S. in June of 2021, then field located by Bascom & Benjamin LLC.
 - Test pits and percolation tests were conducted on 6.23.21, then field located and related to the boundaries as shown by Bascom & Benjamin, LLC
 - House, well and sewage disposal systems shown on this plan were positioned to account for lot to lot relationships so that minimum setback and separation distance requirements contained in local zoning, subdivision and state public health regulations are maintained. While there are alternate layouts which are possible, developers of individual lots are hereby warned that variations from this plan must meet setback and separation distance requirements contained in local zoning, subdivision and state public health code regulations. It is also important to note that due to the aforementioned requirements, the layout of lots are interrelated such that changes on one could adversely affect the layout of surrounding lots. Therefore, any changes in the location of the house, well and sewage disposal systems shown on the approved site plan drawings, that are deemed significant by the Town Sanitarian, shall be referred back to the Planning and Zoning Commission for approval.
 - Residential structures should be oriented so as 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 so as to take advantage of passive solar energy opportunities.
 - All grades adjacent to fills shall be blended so as to prevent ponding.
 - Driveways shall have a minimum curb radius of five (5) feet. All driveways shall have a maximum grade of fifteen (15) percent and shall be constructed of a minimum of eight (8) inches of gravel. All driveways that exceed a ten (10) percent grade shall be surfaced with a minimum of one and one half (1 1/2) inches, compacted depth, of bituminous concrete or oil penetration. All driveway aprons within ten (10) feet of the road curb line on paved roads shall be paved. The entrance to the driveway should slope up from the gutter six (6) inches to prevent roadway surface drainage from entering the property.
 - Low water consumption plumbing fixtures, including 1.28 gal/flush toilets, should be used in all dwellings in this subdivision.
 - All proposed lots in this subdivision have leaching systems sized for a 4-bedroom house except where noted.
 - 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 Durham specifications and regulations.
 - The owner and applicant is Jay Juliano 48 Shady Lane, Durham, CT 06422.
 - Conservation Easement Calculation:
The 10% Conservation Easement was granted as part of the original subdivision approval (2016) per the Planning and Zoning Commission conditions of approval.
Total Original Parcel Area = 66.93 acres
Existing Conservation Easement = 6.7 acres = 10%

- STANDARD SUBDIVISION NOTES**
- As part of the engineered sewage disposal system design, a detailed erosion and sedimentation control plan shall be prepared in accordance with the applicable section of the Town's zoning regulations.
 - For each lot, a cash bond in an amount to be determined by the Town Engineer to implement the erosion and sedimentation control measures, shall be posted prior to the issuance of a zoning permit.
 - All appropriate erosion and sedimentation control measures shall be installed prior to disturbance of the natural vegetation and the issuance of a zoning permit and shall be maintained throughout construction. No zoning certificate needed for the issuance of a certificate of occupancy shall be granted unless the lot is in compliance with the approved erosion and sedimentation control plan.
 - House, well, sewage disposal system, and driveway as shown on this plan are schematic in nature and demonstrate that the lot can be safely developed in conformance with all applicable codes, regulations, and requirements.
 - No dwelling or any portion of a sewage disposal system shall be located closer than 50 feet from an inland wetland or watercourse.
 - All lots in this subdivision shall require a sewage disposal system designed by a professional engineer registered in the State of Connecticut per Section 19-13-B103d(e) of the Connecticut Public Health Code.
 - Prior to the issuance of any construction permits, a construction entrance shall be installed in accordance with the details shown on this plan.
 - All boundary markers for a lot shall be in place prior to issuance of a building permit and shall be shown on the sewage disposal system design plan.
 - Prior to the issuance of a zoning permit, a well shall be drilled in accordance with Section 19-13-B51d-m of the Connecticut Public Health Code and shall be tested for quantity.
 - Lot Conveyances**
No part of the property shown on this subdivision may be conveyed, and no building permit may be issued for any lot on this plan until either:
a. A cash bond for public improvements has been filed with and approved by the Planning and Zoning Commission in accordance with the Subdivision Regulations, or
b. All subdivision improvements as required in the Subdivision Regulations and as shown on approved plans and profiles have been completed and approved by the Planning & Zoning Commission.
- 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, AND STABILIZE EMBANKMENTS WITH TEMPORARY SEEDING AND MULCHING OF DISTURBED AREAS.
 - STRIP TOPSOIL AND STOCKPILE.
 - CONSTRUCT SURFACE/CURTAIN DRAINS AND OUTLET DETENTION 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.

LEGEND

EXISTING	PROPOSED
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△	△
□	□
◇	◇
⊙	⊙



APPROVED BY THE DURHAM PLANNING & ZONING COMMISSION

FINAL APPROVAL: _____ CHAIRMAN

DATE: _____

EXPIRATION DATE: _____

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ROAD IMPROVEMENTS	P.B.	6-1-22

#48R SHADY LANE
DURHAM, CT.

PROPERTY OF:
JAY JULIANO

DESIGNED BY:
P.M.B.

DRAWN BY:
S.M.S.

CHECKED BY:
P.M.B.

APPROVED BY:

BASCOM & BENJAMIN, LLC
SURVEYING and ENGINEERING CONSULTANTS
360 MAIN STREET DURHAM, CONN
TEL. (860) 349-1676

SITE DEVELOPMENT PLAN

PROJECT NO.
1075-02

SHEET NO.
2 OF 3

SCALE:
1"=40'

DATE:
2-2-22

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