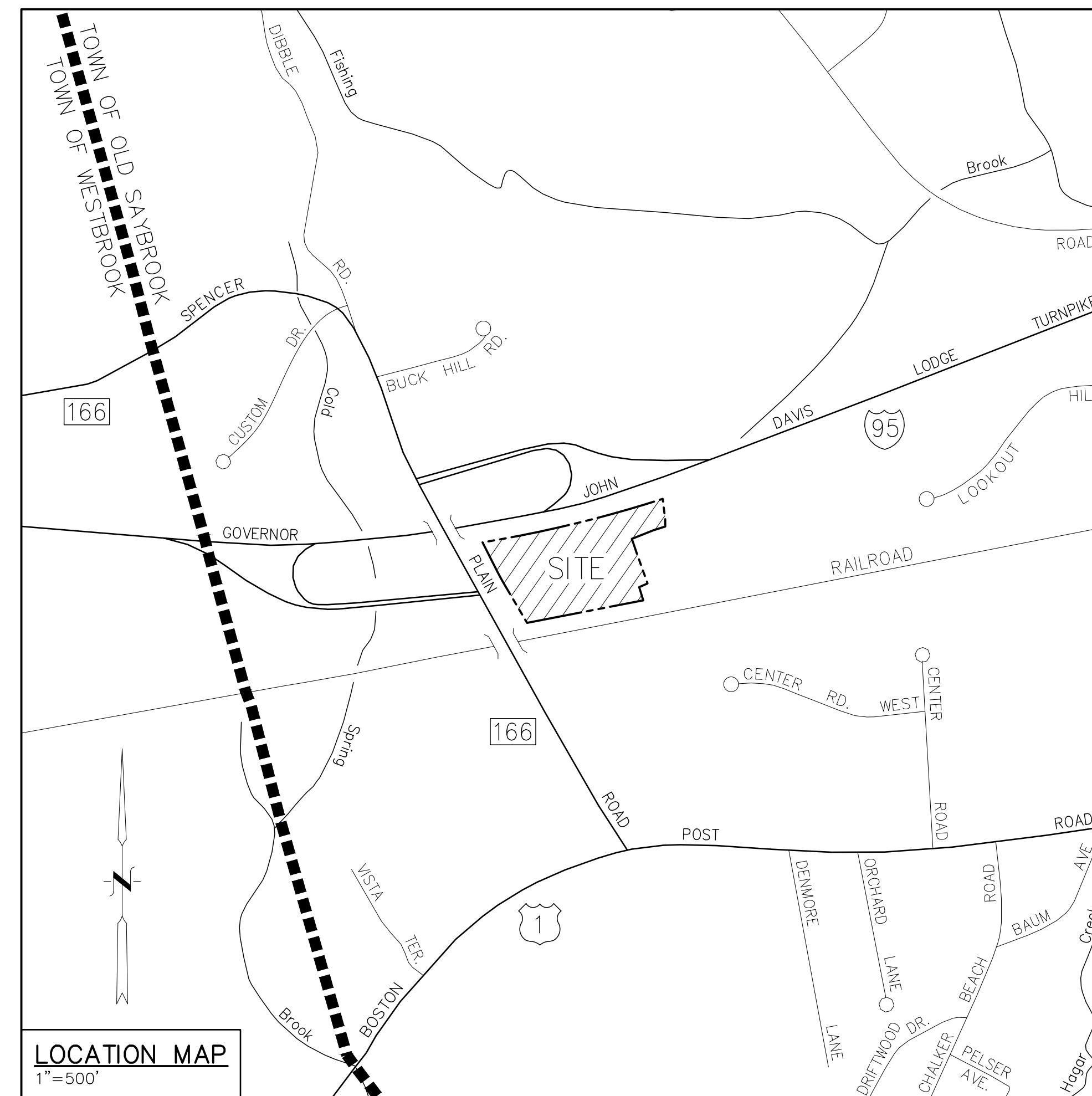


PROPOSED MEDICAL OFFICE BUILDING

PREPARED FOR ORTHO SAYBROOK, LLC
 52 SPENCER PLAIN ROAD (CT ROUTE 166)
 OLD SAYBROOK, CONNECTICUT

LEGEND	
---	EXISTING PROPERTY/STREET LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE SETBACK LINE
---	PROPOSED BUILDING
—OHW—	EXISTING OVERHEAD WIRES
—RD—	EXISTING WATER LINE
—GAS—	EXISTING GAS LINE
—ETC—	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
—WD—	PROPOSED DOMESTIC WATER LINE
—WF—	PROPOSED FIRE PROTECTION WATER LINE
—G—	PROPOSED GAS LINE
—FD—	PROPOSED FOOTING DRAIN
—RD—	PROPOSED ROOF DRAIN
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SILT FENCE
x15.1	EXISTING SPOT GRADE
x32.5	PROPOSED SPOT GRADE
●PTA	PERCOLATION TEST LOCATION
▲TP101	TEST PIT LOCATION
▲	EXISTING STREET SIGNS
⊕	PROPOSED ELECTRIC METER
⊕	EXISTING UTILITY POLE
⊕	PROPOSED LIGHT POLE
⊕	EXISTING IRON PIPE
○	EXISTING SHRUB
T.B.R.	TO BE REMOVED
E.O.P.	EXISTING EDGE OF PAVEMENT
B.C.L.C.	EXISTING BIT. CONC. LIP CURB
B.C.L.C.	PROPOSED BIT. CONC. LIP CURB



DRAWING INDEX:

TITLE	DWG. NO.	SHEET NO.
SITE PLAN	SP-1	1 OF 13
LANDSCAPING & LIGHTING PLAN	LL-1	2 OF 13
GRADING, UTILITIES & SEPTIC SYSTEM PLAN	GUS-1	3 OF 13
SOIL EROSION & SEDIMENTATION CONTROL PLAN	SES-1	4 OF 13
SEPTIC DESIGN CRITERIA & SOIL TESTING DATA	SDC-1	5 OF 13
CONSTRUCTION DETAILS (SEPTIC)	CD-1	6 OF 13
CONSTRUCTION DETAILS	CD-2	7 OF 13
CONSTRUCTION DETAILS (WATER)	CD-3	8 OF 13
CONSTRUCTION DETAILS (DRAINAGE)	CD-4	9 OF 13
CONSTRUCTION DETAILS	CD-5	10 OF 13
E&S CONTROL NARRATIVE AND DETAILS	ES-1	11 OF 13
E&S CONTROL DETAILS	ES-2	12 OF 13
SOIL SAMPLE DATA	SSD-1	13 OF 13

ORIGINAL PLAN SET
 DATED APRIL 4, 2024

FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title Signature Date

LAND SURVEYOR

ANNINO SURVEY, LLC
 DAVID A. ANNINO, L.S.
 222 OLD BOSTON POST ROAD, SUITE 3
 OLD SAYBROOK, CT 06475

BUILDING ARCHITECT

BORGHESI BUILDING & ENGINEERING CO. INC.
 2155 EAST MAIN STREET
 TORRINGTON, CT 06790

CIVIL ENGINEER

INDIGO LAND DESIGN, LLC
 JOE WREN, P.E.
 40 ELM STREET, 2ND FLOOR
 OLD SAYBROOK, CT 06475

PROPERTY OWNER/APPLICANT

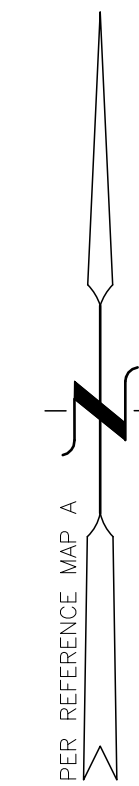
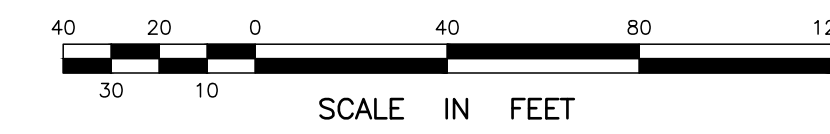
ORTHO SAYBROOK, LLC
 430 SAYBROOK ROAD, SUITE 100
 MIDDLETOWN, CT 06457

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY, LAND OF LAND OF ORTHO SAYBROOK, LLC, TAX MAP 25 LOT 27, 52 SPENCER PLAIN ROAD OLD SAYBROOK, CONNECTICUT" SCALE: 1"=50', DATED: AUGUST 26, 2019 PREPARED BY ANNINO SURVEY.
- THE APPLICANT IS:
 - ORTHO SAYBROOK, LLC
 - 430 SAYBROOK ROAD, SUITE 100
 - MIDDLETOWN, CT 06457
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 27 ON TAX ASSESSOR'S MAP 25. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 643 PAGE 458. THE AREA OF THE PARCEL IS 289,459± S.F. OR 6.65 ACRES.
- REFER TO THE FOLLOWING DRAWINGS AND REPORTS FOR ADDITIONAL INFORMATION:
 - SP-1: SITE PLAN
 - LL-1: LANDSCAPE & LIGHTING PLAN
 - QUS-1: GRADING, UTILITIES AND SEPTIC SYSTEM PLAN
 - SES-1: SOIL EROSION & SEDIMENTATION CONTROL PLAN
 - SDC-1: SEPTIC DESIGN CRITERIA & SOIL TESTING DATA
 - CD-1: CONSTRUCTION DETAILS (SEPTIC)
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 - CD-3: CONSTRUCTION DETAILS (WATER)
 - CD-4: CONSTRUCTION DETAILS (DRAINAGE)
 - CD-5: CONSTRUCTION DETAILS
 - ES-1: E&S CONTROL NARRATIVE AND DETAILS
 - ES-2: E&S CONTROL DETAILS
 - SSD-1: SOIL SAMPLE DATA
- REFER TO ARCHITECTURAL CONCEPT DRAWINGS ENTITLED "O&G LEASE BUILDING, OLD SAYBROOK MEDICAL, #52 SPENCER PLAIN RD., OLD SAYBROOK, CT", DATED: FEBRUARY 14, 2024, PREPARED BY: BORGHESI BUILDING & ENGINEERING CO., INC. FOR ADDITIONAL INFORMATION.

GENERAL NOTES (CONT'D):

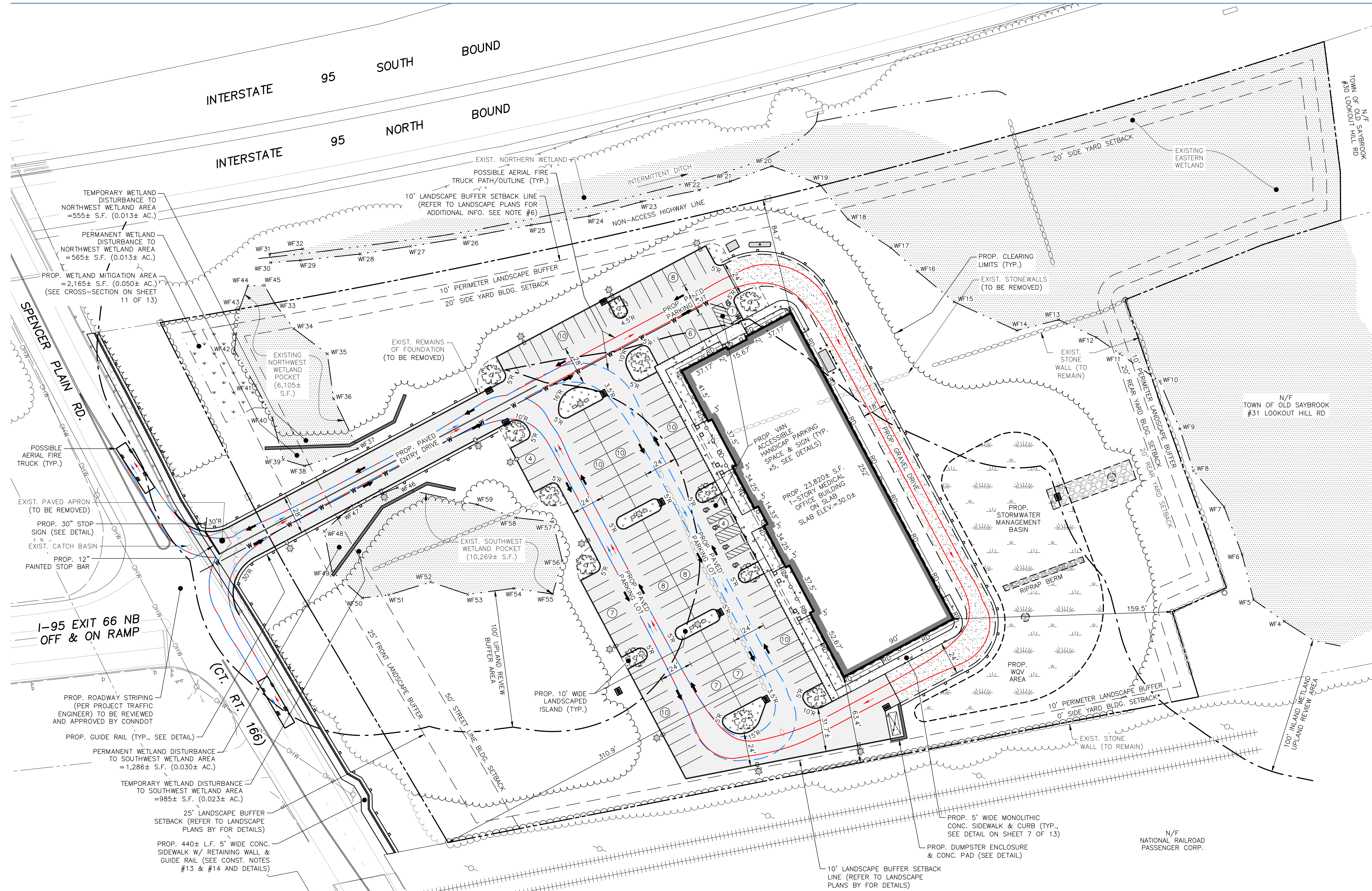
- REFER TO SITE LIGHTING PLAN ENTITLED "52 SPENCER PLAINS ROAD - SITE LIGHTING - OLD SAYBROOK - REVISION 2.AGI" SCALE: 1"=40', RECEIVED: APRIL 3, 2024, PREPARED BY: LITHONIA LIGHTING.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE GATEWAY BUSINESS "B-4" ZONING DISTRICT.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 23,820± S.F. 1-STORY MEDICAL OFFICE BUILDING WITH ASSOCIATED PARKING AND ACCESS DRIVE, INSTALL A 100% CONNECTICUT PUBLIC HEALTH CODE-COMPLIANT SEPTIC SYSTEM, STORMWATER MANAGEMENT AREA, AND OTHER ASSOCIATED IMPROVEMENTS.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE OLD SAYBROOK INLAND WETLANDS COMMISSION.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THERE ARE NO KNOWN WELLS OR ANY OTHER KNOWN DESIGN CONFLICTS WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. MAP A.
- PARKING AREAS SHALL NOT BE UTILIZED FOR OUTSIDE STORAGE. NO HAZARDOUS MATERIALS SHALL BE STORED ON SITE.
- SIDEWALK CONSTRUCTION SHALL BE COORDINATED WITH THE OLD SAYBROOK PUBLIC WORKS DEPARTMENT. SIDEWALKS SHALL BE PORTLAND CEMENT CONCRETE, LINED WITH A BRICK SOLDIER COURSE OR COLORED, STAMPED CONCRETE IN CONFORMANCE WITH ZONING REGULATIONS SECTION 62 AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS SPECIFIED IN SECTIONS 700, 80M AND FIGURES 16 & 18 IN THE OLD SAYBROOK REGULATIONS FOR PUBLIC IMPROVEMENTS. SEE DETAIL ON SHEET 10 OF 13 FOR ADDITIONAL INFORMATION.
- THE SIDEWALK DEPICTED WITHIN THE ROUTE 166 RIGHT-OF-WAY WILL ONLY BE REQUIRED TO BE CONSTRUCTED IF IT IS REQUIRED BY ZONING AND IF APPLICABLE DOT PERMITS ARE APPROVED.



ZONING DATA TABLE		
OLD SAYBROOK GATEWAY BUSINESS "B-4" DISTRICT		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	20,000 S.F.	289,459± S.F. (GROSS) 228,584± S.F. (NET) (1)
MIN. FRONTAGE	50 FT.	432.68 FT. (EXIST.)
STREET LINE SETBACK	50 FT.	310.9± FT. (PROP. BUILDING)
SIDE YARD SETBACK (NORTH BOUNDARY)	20 FT.	84.7± FT. (PROP. BUILDING)
SIDE YARD SETBACK (SOUTH BOUNDARY)	20 FT. 0 FT. (2)	63.4± FT. (PROP. BUILDING)
REAR YARD SETBACK (EAST BOUNDARY)	20 FT.	159.5± FT. (PROP. BUILDING)
MAX. # OF STORIES	2 1/2 STORIES	1 STORY (PROP. BUILDING)
MAX. BUILDING HEIGHT	35 FT.	33.8± FT. (PROP. BUILDING) (3)
MAX. GROSS FLOOR AREA	60% (137,150 S.F.)	10.4% (23,819± S.F.) (4)
MAX. BUILDING/STRUCTURE COVERAGE	40% (91,433 S.F.)	10.7% (24,439± S.F.) (5)
TOTAL LOT COVERAGE	70% (160,008 S.F.)	37.6% (85,889± S.F.) (6)

- MIN. LOT AREA (I.E., NET LOT AREA) EQUALS GROSS LOT AREA LESS WETLANDS. NET LOT AREA WAS USED TO COMPUTE MAX. GROSS FLOOR AREA AND MAX. BUILDING/STRUCTURE COVERAGE.
- NET LOT AREA = 289,459± S.F. (GROSS) - 60,875± S.F. (WETLANDS) = 228,584± S.F. PER SECTION 68.1.2.5, NO SETBACK IS REQUIRED FROM RAILROAD RIGHT-OF-WAYS IN THE BUSINESS DISTRICT.
- BUILDING HEIGHT WAS MEASURED FROM THE MAX. ROOF RIDGE DOWN TO AVERAGE EXISTING GRADE AT THE PERIMETER OF THE BUILDING.
MAX. BLDG. HEIGHT = EL. 56.3± (MAX. RIDGE) - EL. 22.5± (AVG. EX. GRADE) = 33.8± (NOTE: BUILDING HEIGHT IS 28.3± FT. AS MEASURED FROM PROPOSED FINISHED GRADE)
- MAX. GROSS FLOOR AREA INCLUDES BUILDING AREA ENCLOSED BY WALLS AND OPEN COVERED ENTRIES.
MAX. G.F.A. = 22,381± S.F. (BUILDING AREA) + 1,439± S.F. (ENTRIES) = 23,820 S.F.

PARKING REQUIREMENTS		
ITEM	REQUIRED	PROPOSED
MINIMUM REQUIRED PARKING SPACES	MEDICAL OFFICE: 1 SPACE PER 200 S.F. G.F.A. 23,820± S.F. x 1 SPACE PER 200 S.F. = 120 SPACES	120 SPACES (INCLUDES 5 HANDICAP PARKING SPACES)



FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
101 E. MAIN STREET, 2ND FLOOR
OLD SAYBROOK, CT 06457
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF THE TOWN OF OLD SAYBROOK MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	BY	DESCRIPTION

SITE PLAN

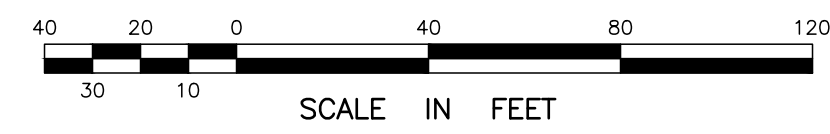
PREPARED FOR ORTHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

DATE: APRIL 4, 2024
SCALE: 1"=40'
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: SP-1
SHEET NO.: 1 of 13
JOB NO.: 2023-1030

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY, LAND OF LAND OF ORTHO SAYBROOK, LLC, TAX MAP 25 LOT 27, 52 SPENCER PLAIN ROAD OLD SAYBROOK, CONNECTICUT" SCALE: 1"=50', DATED: AUGUST 26, 2019 PREPARED BY ANNINO SURVEY.
- THE APPLICANT IS:

ORTHO SAYBROOK, LLC
430 SAYBROOK ROAD, SUITE 100
MIDDLETOWN, CT 06457
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 27 ON TAX ASSESSOR'S MAP 25. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 643 PAGE 458. THE AREA OF THE PARCEL IS 289,459± S.F. OR 6.65 ACRES.
- REFER TO THE FOLLOWING DRAWINGS AND REPORTS FOR ADDITIONAL INFORMATION:
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 - ES-2: E&S CONTROL DETAILS
 - SSD-1: SOIL SAMPLE DATA
- REFER TO ARCHITECTURAL CONCEPT DRAWINGS ENTITLED "O&G LEASE BUILDING, OLD SAYBROOK MEDICAL, #52 SPENCER PLAIN RD., OLD SAYBROOK, CT, DATED: FEBRUARY 14, 2024, PREPARED BY: BORGHESI BUILDING & ENGINEERING CO., INC. FOR ADDITIONAL INFORMATION.



LANDSCAPING NOTES:

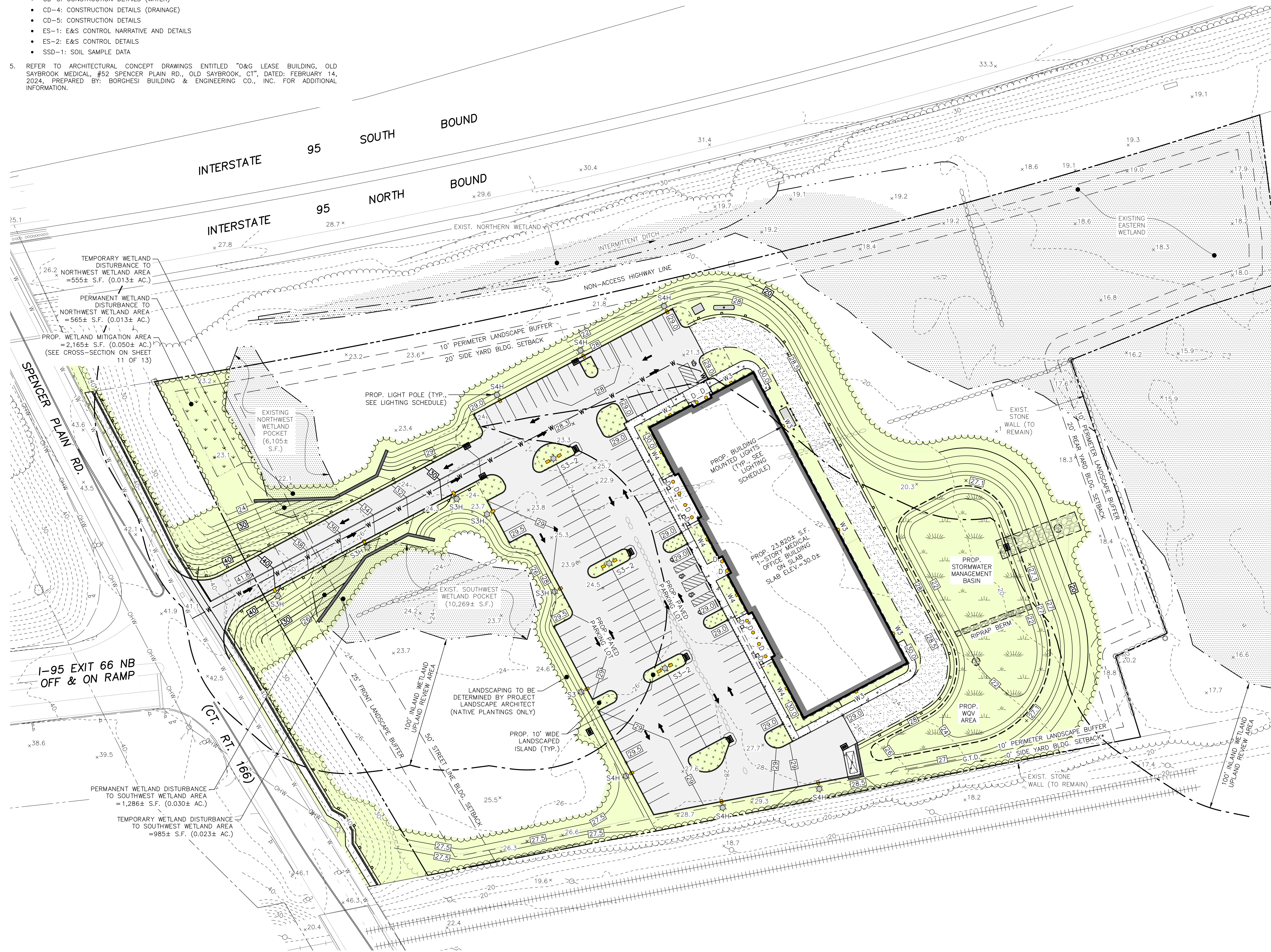
- LANDSCAPING SHOWN IS FOR REFERENCE ONLY. REFER TO LANDSCAPE PLANS FOR LANDSCAPE INFORMATION.
- ALL PLANTING LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED DUE TO ACTUAL FIELD CONDITIONS.
- ALL PLANTINGS MUST BE IN HEALTHY, GROWING CONDITION WHEN INSTALLED. ALL PLANTINGS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE INSTALLATION DATE.
- ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH STANDARD LANDSCAPING PRACTICES. PLANTINGS SHOULD BE INSTALLED BETWEEN MARCH 15 AND JUNE 15 OR BETWEEN SEPTEMBER 15 AND NOVEMBER 15, WEATHER PERMITTING.
- ALL UTILITY LOCATIONS SHALL BE MARKED PRIOR TO INSTALLATION OF TREES AND SHRUBS. CONTACT CALL BEFORE YOU DIG 800-922-4455. THE LANDSCAPING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE VERIFIED AND MARKED IN THE FIELD.
- PROPOSED GROUND COVER AROUND ALL NEW TREES AND SHRUBS SHALL BE HEMLOCK OR CEDAR MULCH OR EQUIVALENT (SEE DETAILS).

LIGHTING NOTES:

- REFER TO LIGHTING PLANS PREPARED BY LITHONIA LIGHTING FOR LIGHTING DETAILS.
- MAXIMUM TOTAL HEIGHT OF LIGHT POLES AND FIXTURES SHALL BE 14 FEET FROM FINISHED GRADE. CONCRETE LIGHT POLE BASES SHALL BE FLUSH WITH THE GROUND SURFACE AND PAINTED A DARK COLOR. LIGHT POLES SHALL CONFORM TO ALL LIGHT POLE MANUFACTURER REQUIREMENTS.
- ALL LIGHT POLES SHALL BE A MINIMUM OF 5 FEET FROM THE EDGE OF PAVEMENT.
- ELECTRICAL SERVICES AND CONNECTIONS FOR SITE LIGHTING TO AND FROM THE BUILDING ELECTRICAL ROOM ARE NOT SHOWN ON THIS PLAN. OPTIMUM ROUTES SHALL BE SELECTED BY THE CONTRACTOR AND REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- OPTIMUM FIXTURE HEAD ORIENTATION TO BE SET BY SITE LIGHTING CONTRACTOR.
- FINAL LIGHT FIXTURES, POLES AND ACCESSORIES SHALL BE FULL CUTOFF AND SELECTED AND APPROVED BY PROPERTY OWNER AND TOWN OF OLD SAYBROOK PRIOR TO INSTALLATION.
- NO FREESTANDING OR BUILDING SIGNS ARE PROPOSED AT THIS TIME.

SIGNAGE NOTES:

- ONE FREESTANDING SIGN IS ALLOWED PER LOT. THE FREESTANDING SIGN SHALL HAVE A MAXIMUM AREA OF 50 S.F. THE SIGN'S SUPPORT STRUCTURE SHALL NOT EXCEED 8 FEET IN HEIGHT AND THE MAXIMUM SIGN HEIGHT SHALL NOT EXCEED 10 FEET.
- THE FREESTANDING SIGN SHALL BE 10 FEET MIN. FROM THE STREET LINE AND 5 FEET MIN. FROM THE REAR AND OTHER PROPERTY LINES.
- ONE WALL SIGN IS ALLOWED PER TENANT. THE WALL SIGN SHALL NOT EXCEED 10% OF THE WALL AREA OR 100 S.F. EACH.
- FREESTANDING SIGNS AND WALL SIGNS MAY BE ILLUMINATED AS ALLOWED IN THE B-4 ZONING DISTRICT.
- REFER TO PROJECT ARCHITECTURAL PLANS FOR SIGN DETAILS.



LANDSCAPING DATA TABLE		
OLD SAYBROOK GATEWAY BUSINESS B-4 DISTRICT		
ITEM	REQUIRED	PROPOSED
MINIMUM LANDSCAPE AREA (SECTION 63.1)	25% (72,365 S.F.)	
MINIMUM NUMBER OF TREES (SECTION 63.1)	12 TREES / ACRE 12 TREES x 6.65 AC. = 80 TREES	
FRONT LANDSCAPING (SECTION 63.3)	MIN. WIDTH = 25 FT. 1 TREE / 40 FT. OF FRONTAGE 432 FT. / 40 FT. = 11 TREES	62.4% OF LOT AREA IS GREEN AREA & WOODED AREA REFER TO LANDSCAPE PLANS
PERIMETER LANDSCAPING (SECTION 63.4)	MIN. WIDTH = 10 FT. 1 EVERGREEN TREE SPACED 10' O.C. 758± FT. / 10 FT. = 76 TREES (1)	
INTERIOR PARKING LOT LANDSCAPING (SECTION 63.5)	1 ISLAND FOR EVERY 10 PARKING SPACES (20 S.F. MIN. LANDSCAPED) MIN. 100 S.F. LANDSCAPED AREA 10' MIN DEPTH	

LIGHTING SCHEDULE					
SYMBOL	LABEL	QUANTITY	ITEM	COLOR TEMP.	INTENSITY
■	D	12	BUILDING DROP SOFFIT LIGHT	3,000K	923 LUMENS
■	W3	6	BUILDING WALL MOUNTED LIGHT	3,000K	5,078 LUMENS
■	W4	4	BUILDING MOUNTED WALL PACK	3,000K	5,171 LUMENS
■	S3	1	POLE MOUNTED LIGHT	3,000K	5,383 LUMENS
■	S3H	5	POLE MOUNTED LIGHT	3,000K	3,915 LUMENS
■	S3-2	3	POLE MOUNTED DOUBLE LIGHT	3,000K	5,383 LUMENS
■	S4H	6	POLE MOUNTED LIGHT	3,000K	4,043 LUMENS

*OR EQUIVALENT - SEE DETAIL.

FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
0 FLETCHER STREET, 2ND FLOOR
OLD SAYBROOK, CT 06457
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION	BY

LANDSCAPING & LIGHTING PLAN
PREPARED FOR ORTHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

DATE:
APRIL 4, 2024

SCALE:
1"=40'

DRAWN BY:
RG

CHECKED BY:
JW

DWG. NO.:
LL-1

SHEET NO.:
2 of 13

JOB NO.:
2023-1030

GENERAL NOTES:

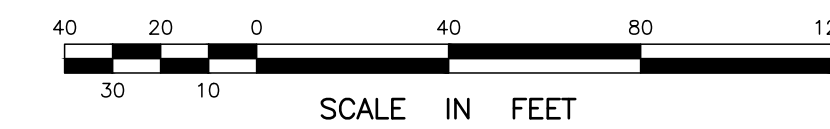
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 - ORTHO SAYBROOK, LLC
 - 430 SAYBROOK ROAD, SUITE 100
 - MIDDLETOWN, CT 06457
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- REFER TO ARCHITECTURAL CONCEPT DRAWINGS ENTITLED "O&G LEASE BUILDING, OLD SAYBROOK MEDICAL, #52 SPENCER PLAIN RD, OLD SAYBROOK, CT, DATED: FEBRUARY 14, 2024, PREPARED BY: BORGHESE BUILDING & ENGINEERING CO., INC. FOR ADDITIONAL INFORMATION.

CONSTRUCTION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF OLD SAYBROOK STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OLD SAYBROOK AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEMS AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE SEPTIC SYSTEMS.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM AND ABIDE BY ANY APPLICABLE "NO HAMMER" TIME PERIODS OF THE COMMUNITY.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF OLD SAYBROOK AND/OR THE CONNECTICUT RIVER AREA HEALTH DISTRICT (CRAHD).
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND WETLAND AREAS FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED AS SHOWN AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE PROPOSED BUILDING WILL BE CONSTRUCTED ON SLAB AND WILL NOT HAVE FOOTING DRAINS. THERE ARE NO KNOWN DOWNGRADE SEPTIC SYSTEM COMPONENTS WITHIN 25 FEET OF ANY UPGRADIENT GROUNDWATER DRAINS OR ANY UPGRADIENT SEPTIC SYSTEM COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADE GROUNDWATER DRAINS.
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- ALL RETAINING WALLS SHALL BE DESIGNED BY OTHERS AND SHALL INCLUDE ADEQUATE FALL PROTECTION AS REQUIRED. NOT TO EXCEED 7 FEET WITHIN ANY BUILDING SETBACK LINE.

WATER MAIN/SERVICE NOTES:

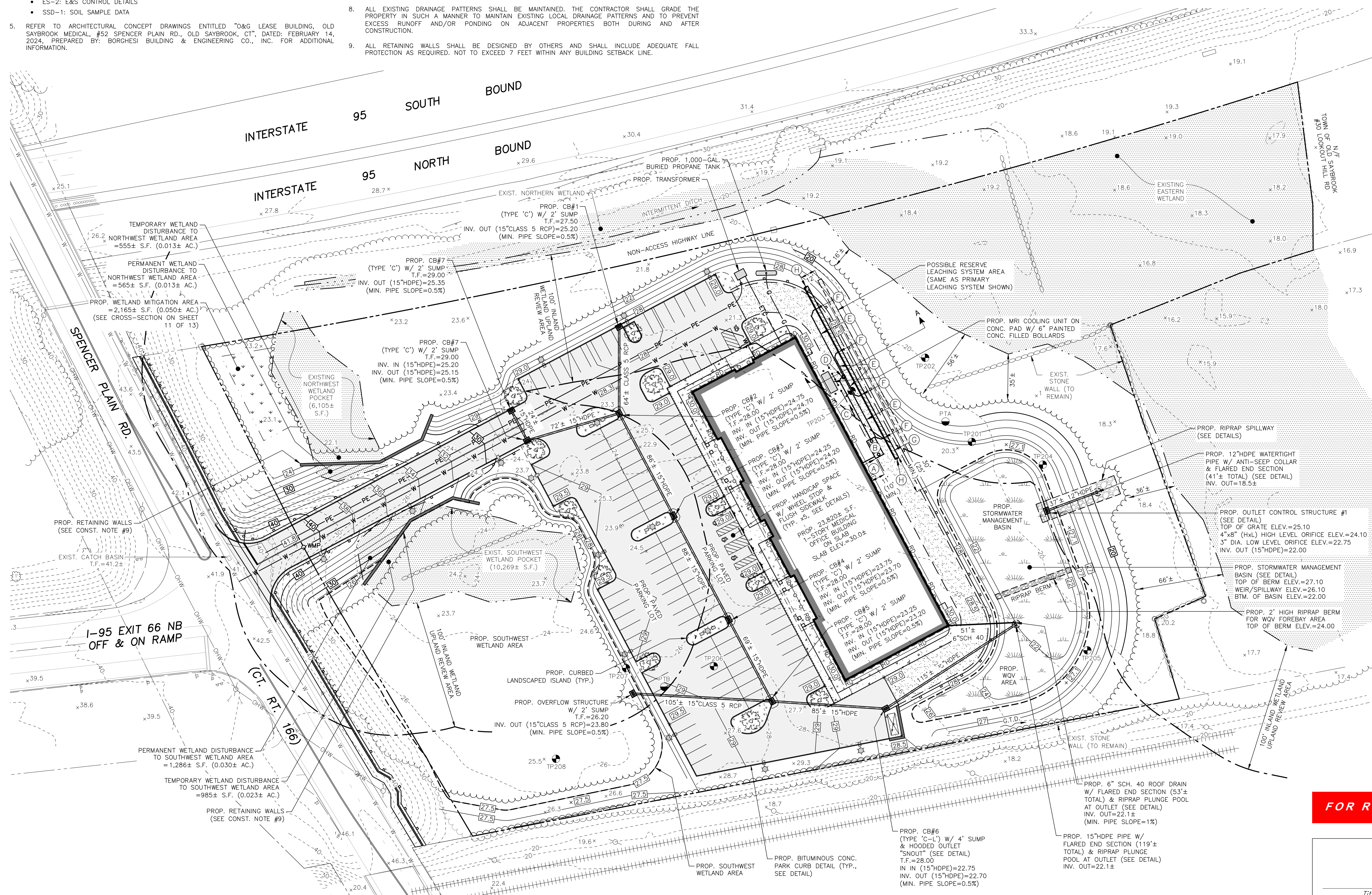
- THE PROPOSED WATER MAIN & SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 4" OF COVER AS MEASURED TO THE FINAL GRADE.
- ANY REQUIRED THRUST BLOCKS OR VALVES SHALL BE PROVIDED IN ACCORDANCE WITH ALL CONNECTICUT WATER COMPANY REQUIREMENTS.
- ALL WATER MAIN AND WATER SERVICE WORK SHALL BE COORDINATED WITH AND INSPECTED BY THE CONNECTICUT WATER COMPANY, AS REQUIRED. ALL MATERIALS AND CONSTRUCTION METHODOLOGIES SHALL CONFORM TO ALL SPECIFICATIONS AND REQUIREMENTS OF THE CONNECTICUT WATER COMPANY.
- ALL DOMESTIC WATER SERVICES SHALL BY 2" TYPE K COPPER OR APPROVED EQUAL. ALL WATER SERVICES AND SHUT OFFS SHALL BE INSTALLED TO THE RIGHT-OF-WAY LINE OR AS OTHERWISE SPECIFIED BY THE CONNECTICUT WATER COMPANY.
- A MINIMUM OF 5 FEET OF LATERAL SEPARATION SHALL BE PROVIDED BETWEEN ANY PROPOSED MAIN OR SERVICE AND ANY UNDERGROUND ELECTRICAL UTILITY WHEREVER FEASIBLY POSSIBLE.
- ALL FINAL VALVE LOCATIONS AND METERS SHALL BE DETERMINED BY THE CONNECTICUT WATER COMPANY.



INLAND WETLAND DATA TABLE				
ITEM	NORTHWEST WETLAND	SOUTHWEST WETLAND	EASTERN WETLAND	TOTAL
WETLAND AREA ON SITE	5,822± S.F. (0.134± AC.)	10,267± S.F. (0.236± AC.)	NONE	44,785± S.F. (1.028± AC.)
PERMANENT WETLAND DISTURBANCE	565± S.F. (0.013± AC.)	1,286± S.F. (0.030± AC.)	NONE	1,851± S.F. (0.042± AC.)
TEMPORARY WETLAND DISTURBANCE	555± S.F. (0.013± AC.)	985± S.F. (0.023± AC.)	NONE	1,540± S.F. (0.035± AC.)
100' UPLAND REVIEW AREA DISTURBANCE	93,470± S.F. (2.146± AC.)			---
WETLAND MITIGATION AREA = 2,165± S.F.				
(WETLAND MITIGATION AREA > TOTAL PERMANENT WETLAND DISTURBANCE)				

SEPTIC SYSTEM KEY

- (A) 11.0± L.F. 4" SCH. 40 ASTM D1785 SOLID PVC BUILDING SEWER PIPE @ 1/4" PER FT. MIN. SLOPE WITH 12" MIN. COVER.
 - (B) 2,000-GALLON H-20 CONCRETE SEPTIC TANK (JOLLEY PRECAST OR EQUIVALENT) (SEE DETAIL)*
 - (C) 4" SCH. 40 ASTM D1785 SOLID PVC PIPE TO CONNECT TO DISTRIBUTION BOX.
 - (D) 4" SCH. 40 ASTM D1785 SOLID PVC PIPE TO CONNECT TO LEACHING SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
 - (E) 4" SCH. 40 ASTM D1785 SOLID PVC DISTRIBUTION TEE TO CONNECT AT 18.75 FT. AND 56.25 FT. FROM LEACHING SYSTEM ENDS (TYP. x4).
 - (F) 150.0 L.F. OF GEOMATRIX GST3724 LEACHING SYSTEM WITH H-20 PROVISIONS (SEE DETAILS).
 - (G) 4" SCH. 40 ASTM 1785 INSPECTION PORT AT END OF LEACHING SYSTEM - GEOMATRIX PART NO.: IPGST15 (TYP. x2. SEE DETAIL)*
- *SEPTIC TANK AND DISTRIBUTION BOX SHALL HAVE H-20 RISERS TO FINISHED GRADE. INSPECTION PORTS SHALL HAVE H-20 VALVE COVER ASSEMBLIES TO FINISHED GRADE. CONTRACTOR SHALL VERIFY SEPTIC TANK IS WATERTIGHT PRIOR TO INSTALLATION.
- REFER TO SEPTIC SYSTEM INVERT TABLE ON SHEET SDC-1 (5 OF 13) FOR PROPOSED INVERT ELEVATIONS.



FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title	Signature	Date
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PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
 JOSEPH WREN, P.E.
 CT REG. NO. 21090
 10 E. MAIN STREET, 2ND FLOOR
 OLD SAYBROOK, CT 06457
 PHONE: (860) 388-9383
 WEB: INDIGOLAND.COM

THE EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION	BY

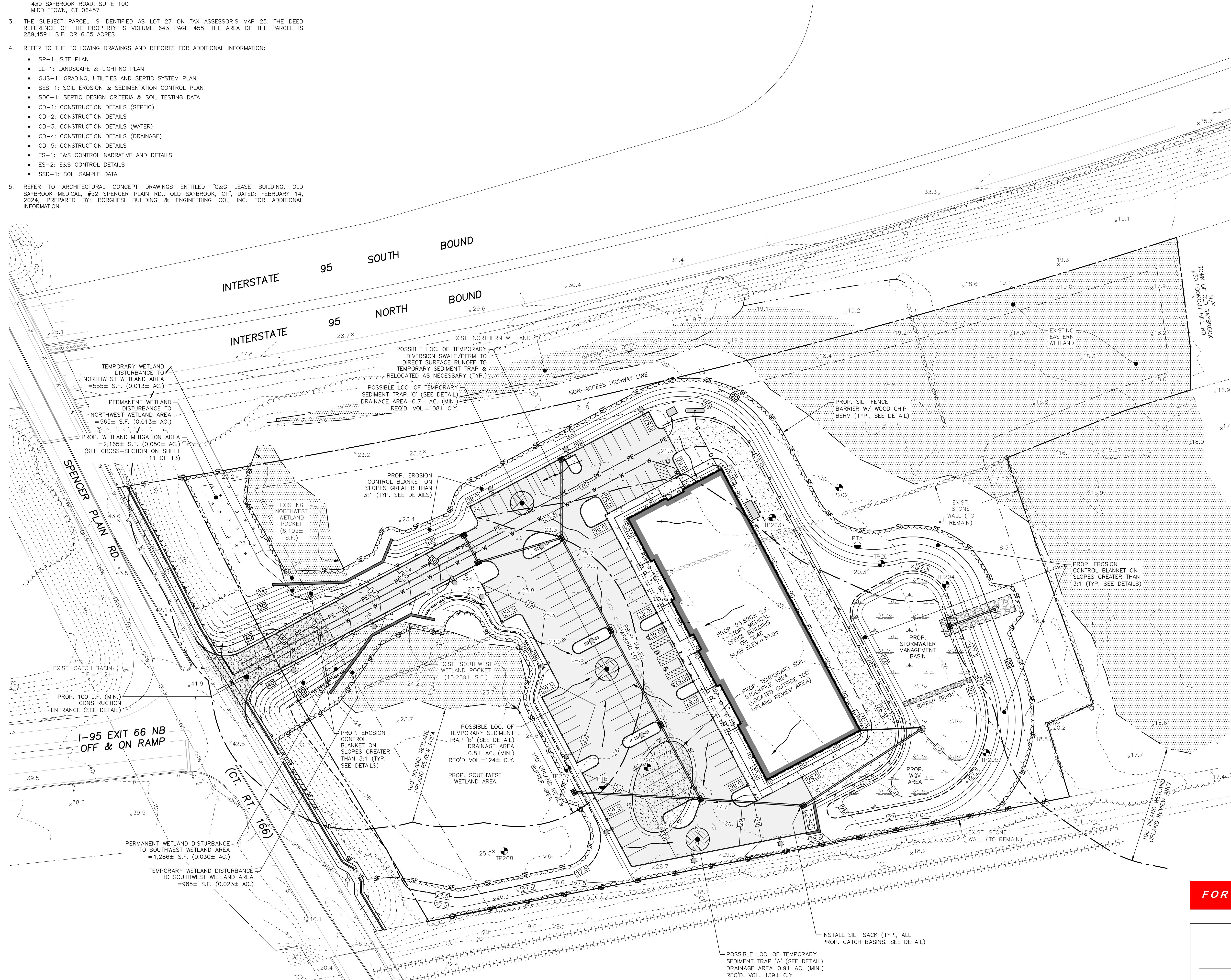
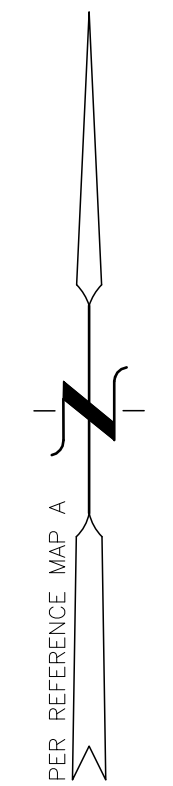
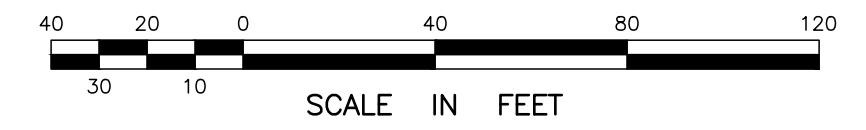
GRADING, UTILITIES & SEPTIC SYSTEM PLAN
 PREPARED FOR ORTHO SAYBROOK, LLC
 52 SPENCER PLAIN ROAD (CT ROUTE 166)
 (MAP 25 LOT 27)
 OLD SAYBROOK, CONNECTICUT

DATE: APRIL 4, 2024
 SCALE: 1"=40'
 DRAWN BY: RG
 CHECKED BY: JW
 DWG. NO.: GUS-1
 SHEET NO.: 3 of 13
 JOB NO.: 2023-1030

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY, LAND OF LAND OF ORTHO SAYBROOK, LLC, TAX MAP 25 LOT 27, 52 SPENCER PLAIN ROAD OLD SAYBROOK, CONNECTICUT" SCALE: 1"=50', DATED: AUGUST 26, 2019 PREPARED BY ANNINO SURVEY.
- THE APPLICANT IS:

ORTHO SAYBROOK, LLC
430 SAYBROOK ROAD, SUITE 100
MIDDLETOWN, CT 06457
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 27 ON TAX ASSESSOR'S MAP 25. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 643 PAGE 458. THE AREA OF THE PARCEL IS 289,459± S.F. OR 6.65 ACRES.
- REFER TO THE FOLLOWING DRAWINGS AND REPORTS FOR ADDITIONAL INFORMATION:
 - SP-1: SITE PLAN
 - LL-1: LANDSCAPE & LIGHTING PLAN
 - QUS-1: GRADING, UTILITIES AND SEPTIC SYSTEM PLAN
 - SES-1: SOIL EROSION & SEDIMENTATION CONTROL PLAN
 - SDC-1: SEPTIC DESIGN CRITERIA & SOIL TESTING DATA
 - CD-1: CONSTRUCTION DETAILS (SEPTIC)
 - CD-2: CONSTRUCTION DETAILS
 - CD-3: CONSTRUCTION DETAILS (WATER)
 - CD-4: CONSTRUCTION DETAILS (DRAINAGE)
 - CD-5: CONSTRUCTION DETAILS
 - ES-1: E&S CONTROL NARRATIVE AND DETAILS
 - ES-2: E&S CONTROL DETAILS
 - SSD-1: SOIL SAMPLE DATA
- REFER TO ARCHITECTURAL CONCEPT DRAWINGS ENTITLED "O&G LEASE BUILDING, OLD SAYBROOK MEDICAL, #52 SPENCER PLAIN RD, OLD SAYBROOK, CT", DATED: FEBRUARY 14, 2024, PREPARED BY: BORGHESI BUILDING & ENGINEERING CO., INC. FOR ADDITIONAL INFORMATION.



FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

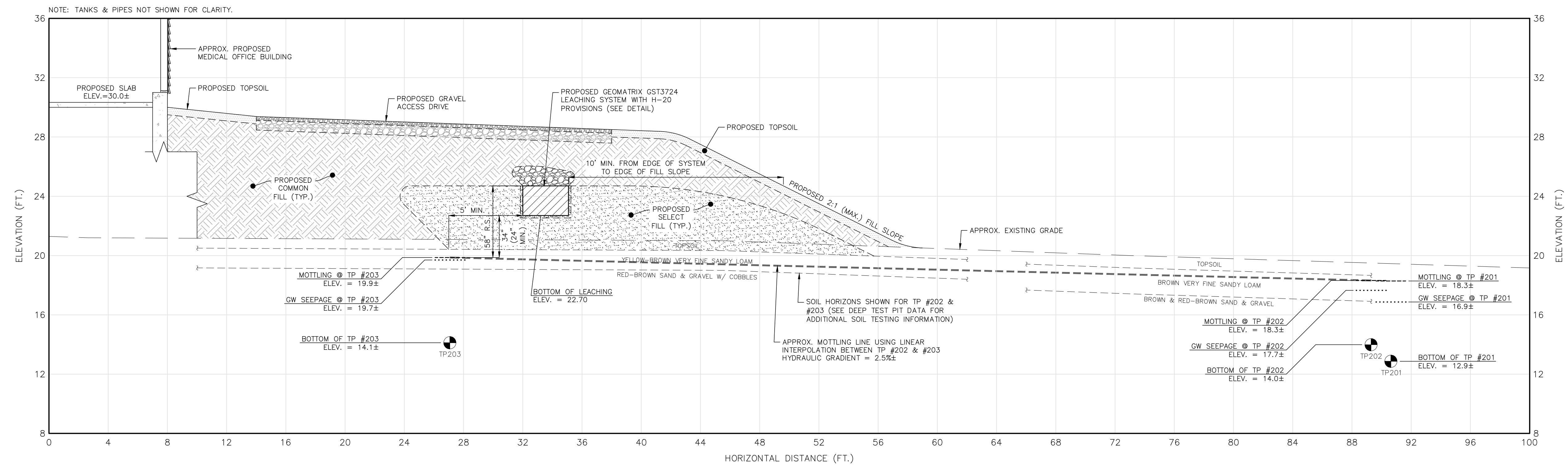
PLAN PREPARED BY:
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PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
THE REGISTERED PROFESSIONAL ENGINEER
AFFIXED HERE FOR THIS
MAP TO BE VALID

#	DATE	DESCRIPTION

SOIL EROSION & SEDIMENTATION CONTROL PLAN
PREPARED FOR ORTHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

DATE: APRIL 4, 2024
SCALE: 1"=40'
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: SES-1
SHEET NO.: 4 of 13
JOB. NO.: 2023-1030



PROPOSED LEACHING SYSTEM PROFILE - X-SECTION B-B
 HORIZ. SCALE = VERT. SCALE = 1"=4'

DEEP TEST PIT DATA

DATE: 3/4/2024
 EXCAVATED BY: DOWNIE'S SEPTIC & EXCAVATION
 WITNESSED BY: JOE WREN, P.E. (INDIGO)
 MELISSA HOWLEY (CRAHD)
 RECORDED BY: ROBERT RUSSO, C.P.S.S.

TP #201
 EXIST. GRADE ELEV. = 20.2±
 0-9" TOPSOIL, DARK BROWN FINE SANDY LOAM
 9"-38" SUBSOIL, YELLOW-BROWN FINE SANDY LOAM
 38"-95" BROWN SAND & GRAVEL W/ COBBLES, STONES & SILT
 MOTTLING & 27" (ELEV.=18.6±)
 GROUNDWATER SEEPAGE @ 30" (ELEV.=18.3±)
 NO LEDGE
 ROOTS TO 33"
 MOTTLING & 23" (ELEV.=18.3±)
 GROUNDWATER SEEPAGE @ 40" (ELEV.=16.9±)
 NO LEDGE
 ROOTS TO 29"

TP #202
 EXIST. GRADE ELEV. = 19.9±
 0-10" TOPSOIL, DARK BROWN FINE SANDY LOAM
 10"-31" SUBSOIL, BROWN VERY FINE SANDY LOAM
 31"-71" BROWN & RED-BROWN SAND & GRAVEL
 MOTTLING & 19" (ELEV.=18.3±)
 GROUNDWATER SEEPAGE @ 27" (ELEV.=17.7±)
 NO LEDGE
 ROOTS TO 21"

TP #203
 EXIST. GRADE ELEV. = 21.7±
 0-8" TOPSOIL, VERY DARK BROWN FINE SANDY LOAM
 8"-24" SUBSOIL, YELLOW-BROWN VERY FINE SANDY LOAM
 24"-91" RED-BROWN SAND & GRAVEL W/ COBBLES
 MOTTLING & 22" (ELEV.=19.9±)
 GROUNDWATER SEEPAGE @ 24" (ELEV.=19.7±)
 NO LEDGE
 ROOTS TO 22"

TP #204
 EXIST. GRADE ELEV. = 19.2±
 0-10" TOPSOIL, DARK BROWN VERY FINE SANDY LOAM
 10"-44" SUBSOIL, BROWN FINE SANDY LOAM
 44"-86" RED-BROWN SAND & GRAVEL W/ COBBLES
 MOTTLING & 23" (ELEV.=17.3±)
 GROUNDWATER SEEPAGE @ 52" (ELEV.=14.9±)
 NO LEDGE
 ROOTS TO 23"

TP #205
 EXIST. GRADE ELEV. = 20.8±
 0-9" TOPSOIL, DARK BROWN VERY FINE SANDY LOAM
 9"-38" SUBSOIL, YELLOW-BROWN FINE SANDY LOAM
 38"-95" BROWN SAND & GRAVEL W/ COBBLES, STONES & SILT
 MOTTLING & 27" (ELEV.=18.6±)
 GROUNDWATER SEEPAGE @ 30" (ELEV.=18.3±)
 NO LEDGE
 ROOTS TO 33"

TP #206
 EXIST. GRADE ELEV. = 26.8±
 0-12" TOPSOIL, BROWN VERY FINE SANDY LOAM
 12"-34" SUBSOIL, YELLOW-BROWN SANDY LOAM
 34"-96" BROWN SANDY LOAM W/ LITTLE GRAVEL, COBBLES & STONES
 MOTTLING & 34" (ELEV.=24.0±)
 GROUNDWATER SEEPAGE @ 40" (ELEV.=23.5±)
 NO LEDGE
 ROOTS TO 38"

TP #207
 EXIST. GRADE ELEV. = 25.7±
 0-8" TOPSOIL, VERY DARK BROWN FINE SANDY LOAM
 8"-26" SUBSOIL, YELLOW-BROWN FINE SANDY LOAM
 26"-96" DENSE BROWN SANDY LOAM W/ LITTLE GRAVEL, COBBLES & STONES
 MOTTLING & 24" (ELEV.=23.7±)
 GROUNDWATER SEEPAGE @ 27" (ELEV.=23.5±)
 NO LEDGE
 ROOTS TO 28"

TP #208
 EXIST. GRADE ELEV. = 25.5±
 0-10" TOPSOIL, VERY DARK BROWN FINE SANDY LOAM
 10"-18" SUBSOIL, YELLOW-BROWN FINE SANDY LOAM
 18"-95" BROWN SANDY LOAM W/ COBBLES & STONES
 MOTTLING & 18" (ELEV.=24.0±)
 GROUNDWATER SEEPAGE @ 67" (ELEV.=19.9±)
 NO LEDGE
 ROOTS TO 29"

PERCOLATION TEST DATA

DATE: 3/4/2024
 CONDUCTED BY: RAY MALINOWSKI (INDIGO)

PERC A

DEPTH: 19"	TIME (MINUTES)	DEPTH (INCHES)	DROP (INCHES)	PERC RATE (MIN./INCH)
0	0	0	0	---
6	11	3/4	3 3/4	1.6
12	14	1/2	2 3/4	2.2
18	16	1/2	2	3.0
24	18	1 1/2	4.0	---

(LESS THAN 3" WATER REMAINING IN HOLE)

PERCOLATION RATE = 4.0 MIN./INCH

PERCOLATION TEST DATA

DATE: 3/4/2024
 CONDUCTED BY: RAY MALINOWSKI (INDIGO)

PERC B

DEPTH: 22"	TIME (MINUTES)	DEPTH (INCHES)	DROP (INCHES)	PERC RATE (MIN./INCH)
0	0	0	0	---
6	10	1/2	##	##
12	11	1/4	3/4	8.0
18	11	3/4	1/2	12.0
24	12	1/4	1/2	12.0
30	12	3/4	3 3/4	8.0
36	13	1/4	1/2	12.0
42	14	3/4	3/4	8.0
48	14	3/8	3/8	16.0
54	14	3/4	3/8	16.0
60	15	1/8	3/8	16.0

PERCOLATION RATE = 16.0 MIN./INCH

SANITARY SYSTEM DESIGN CRITERIA

DESIGN PERC RATE	BUILDING USE	REQUIRED LEACHING AREA	LEACHING SYSTEM TYPE	EFFECTIVE LEACHING AREA	LEACHING AREA PROVIDED	REQUIRED TANK CAPACITY	TANK CAPACITY PROVIDED
1.0-5.0 MIN./IN. (1)	22,381± S.F. OFFICE (2)	1,000 S.F. (3)(4)	150 L.F. OF GEOMATRIX GST3724 LEACHING SYSTEM W/ H-20 PROVISIONS	10.5 S.F./L.F.	1,575 S.F. (5)	1,500-GAL. (6)	2,000-GAL. (6)

- PERCOLATION TEST A IN THE LEACHING SYSTEM AREA WAS 4.0 MIN./IN. (SEE PERCOLATION TEST DATA ON THIS SHEET).
- PROPOSED 22,381± S.F. MEDICAL OFFICE BUILDING.
- DESIGN FLOW = 1,000 GPD (ASSUMED METERED WATER USAGE OF A SIMILAR FACILITY) x 1.5 SAFETY FACTOR = 1,500 GPD (NOTE: 24,000± S.F. LAKEBROOK MEDICAL OFFICE BUILDING AT 5 PEQUOT PARK ROAD, WESTBROOK, CT HAS AN AVERAGE DAILY FLOW OF APPROX. 600 GPD BASED ON WATER METER DATA)
- REQUIRED E.L.A. = 1,500 GPD (DESIGN FLOW) / 1.5 (APPLICATION RATE) = 1,000 S.F.
- E.L.A. PROVIDED = 10.5 S.F./L.F. x 150 L.F. = 1,575 S.F.
- REQUIRED SEPTIC TANK VOLUME = 1,500 GPD x 1 DAY = 1,500 GALLONS -- USE A SEPTIC TANK WITH A VOLUME OF 2,000-GALLONS

MLSS COMPUTATIONS

DESIGN PERC RATE	# OF BEDROOMS	RECEIVING SOIL DEPTH	HYDRAULIC GRADIENT	HYDRAULIC FACTOR (HF)	FLOW FACTOR (FF)	PERCOLATION FACTOR (PF)	MLSS REQUIRED (HFxFFxPF)	MLSS PROVIDED
UP TO 10.0 MIN./IN. (1)	22,381± S.F. OFFICE (2)	36.1-42.0 INCHES (3)	2.1-3.0% (4)	30	5.0 (5)(6)	1.0	150 FT.	150 FT.

- PERCOLATION TEST A IN THE LEACHING SYSTEM AREA WAS 4.0 MIN./IN. (SEE PERCOLATION TEST DATA ON THIS SHEET).
- PROPOSED 22,381± S.F. MEDICAL OFFICE BUILDING.
- RECEIVING SOIL DEPTH (IN SYSTEM AREA) = 10" (MIN. UNSATURATED NATURAL SOIL) 24" (MIN. SELECT FILL) + 24" (HEIGHT OF GEOMATRIX GST3724 LEACHING SYSTEM) = 58" RECEIVING SOIL DEPTH (DOWNGRADIENT) = 22" (MOTTLING DEPTH @ TP #203) + 19" (MOTTLING DEPTH @ TP #202) / 2 = 20.5±" RECEIVING SOIL DEPTH (AVERAGE) = 39.3±" -- USE A RECEIVING SOIL DEPTH OF 36.1-42.0"
- HYDRAULIC GRADIENT = [ELEV. 19.9± (MOTTLING @ TP #203) - ELEV. 18.3± (MOTTLING @ TP #202)] / 62± L.F. = 2.6%± -- USE HYDRAULIC GRADIENT OF 2.1-3.0%
- DESIGN FLOW = 1,000 GPD (ASSUMED METERED WATER USAGE OF A SIMILAR FACILITY) x 1.5 SAFETY FACTOR = 1,500 GPD (NOTE: 24,000± S.F. LAKEBROOK MEDICAL OFFICE BUILDING AT 5 PEQUOT PARK ROAD, WESTBROOK, CT HAS AN AVERAGE DAILY FLOW OF APPROX. 600 GPD BASED ON WATER METER DATA)
- FLOW FACTOR = 1,500 GPD (DESIGN FLOW) / 300 (APPLICATION RATE) = 5.0

SANITARY SYSTEM PIPE INVERT TABLE

STRUCTURE	PIPE @ BUILDING (A)	SEPTIC TANK (B)	DISTRIBUTION BOX (C)	LEACHING SYSTEM (D)
INV. IN (FT.)	---	25.75 (1)	25.30	24.70
INV. OUT (FT.)	26.00 (1)	25.50	25.20 (2)	---

- PROPOSED 11.0± L.F. OF 4" SCH. 40 PVC ASTM D1785 BUILDING SEWER PIPE. PERCENT SLOPE = (26.00' - 25.75') x 100% / 11.0'± = 2.27%± > 2.08% (MIN.).
- INITIAL 10 FT. (MIN.) OF ALL DISTRIBUTION PIPES EXITING THE DISTRIBUTION BOX SHALL BE SET LEVEL FOR EVEN DISTRIBUTION.
- BOTTOM OF LEACHING SYSTEM SHALL BE SET LEVEL AND AT ELEVATION 22.70'.
- FOR ALL PIPE, A MIN. OF 12" OF COVER SHALL BE PROVIDED.
- SEPTIC SYSTEM LABELS SHOWN FOR CLARITY (REFER TO SEPTIC SYSTEM KEY ON SHEET 3 OF 13).

FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

PLAN PREPARED BY:
 INDIGO LAND DESIGN, LLC
 JOSEPH WREN, P.E.
 CT REG. NO. 21090
 10 ELM STREET, 2ND FLOOR
 OLD SAYBROOK, CT 06475
 PHONE: (860) 388-9343
 WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
 THE REGISTERED PROFESSIONAL ENGINEER
 AFFIXED HERE FOR THIS
 MAP TO BE VALID

#	DATE	DESCRIPTION	BY

SEPTIC DESIGN CRITERIA & SOIL TESTING DATA
 PREPARED FOR ORTHO SAYBROOK, LLC
 52 SPENCER PLAIN ROAD (CT ROUTE 166)
 (MAP 25 LOT 27)
 OLD SAYBROOK, CONNECTICUT

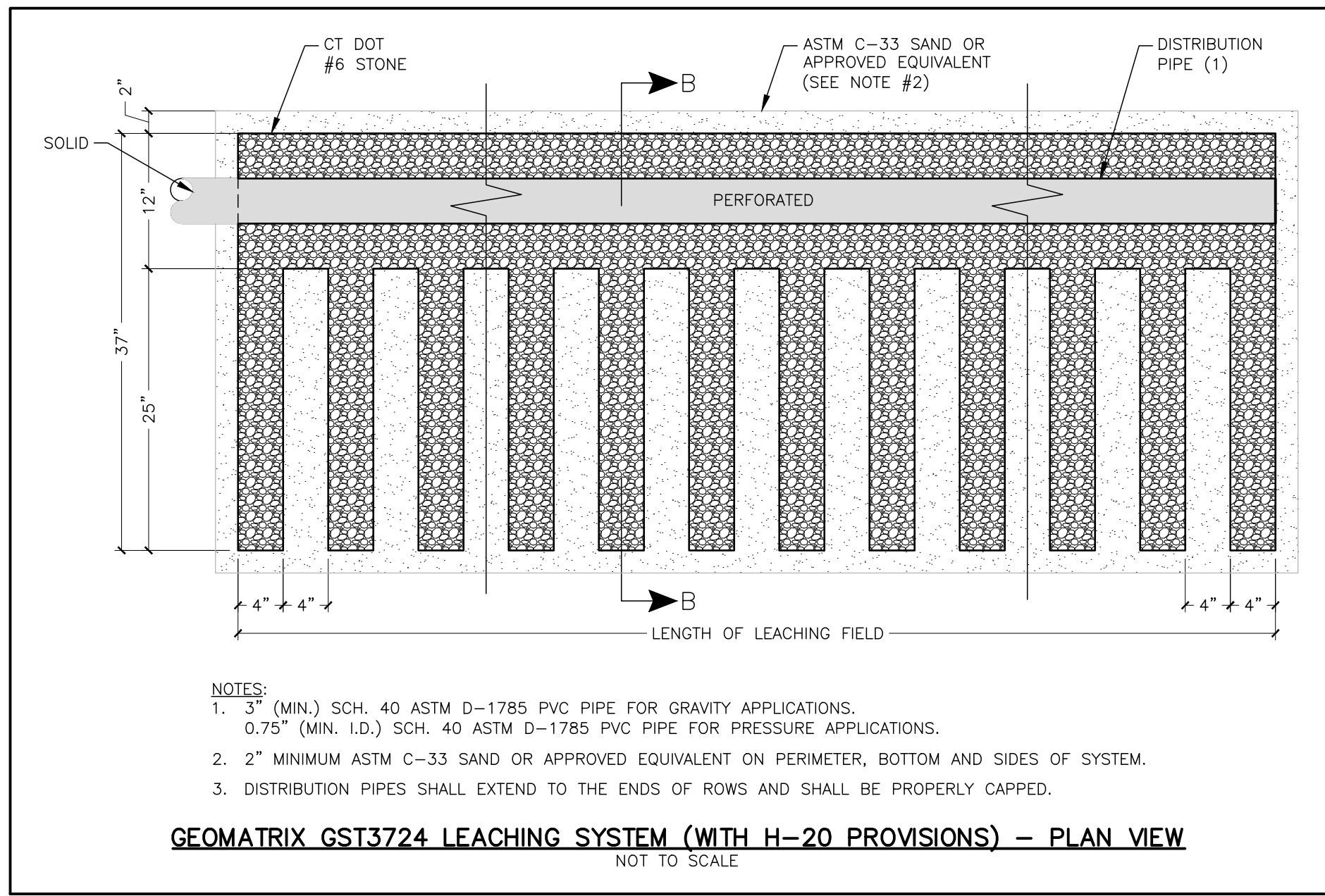
DATE: APRIL 4, 2024
 SCALE: AS NOTED
 DRAWN BY: RG
 CHECKED BY: JW
 DWG. NO.: SDC-1
 SHEET NO.: 5 of 13
 JOB NO.: 2023-1030

GENERAL NOTES (SEPTIC SYSTEM):

1. THE APPLICANT IS PROPOSING TO CONSTRUCT A 23,820± S.F. 1-STORY MEDICAL OFFICE BUILDING WITH ASSOCIATED PARKING AND ACCESS DRIVE, INSTALL A 100% CONNECTICUT PUBLIC HEALTH CODE-COMPLIANT SEPTIC SYSTEM, STORMWATER MANAGEMENT AREA, AND OTHER ASSOCIATED IMPROVEMENTS.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS OR ANY OTHER KNOWN DESIGN CONFLICTS WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM.
3. THE USE OF A GARBAGE DISPOSAL IS NOT RECOMMENDED. IF A GARBAGE DISPOSAL OR A TUB OVER 100 GALLONS IS INSTALLED, THE PROPOSED SEPTIC TANK SIZE SHALL BE INCREASED IN CONFORMANCE WITH THE PUBLIC HEALTH CODE. ANY WATER SOFTENER SHALL NOT DISCHARGE TO THE SEPTIC SYSTEM.
4. THE PROPOSED BUILDING WILL BE CONSTRUCTED ON SLAB AND WILL NOT HAVE FOOTING DRAINS. THERE ARE NO KNOWN DOWNGRADE SEPTIC SYSTEM COMPONENTS WITHIN 25 FEET OF ANY UPGRADE GROUNDWATER DRAINS OR ANY UPGRADE SEPTIC SYSTEM COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADE GROUNDWATER DRAINS.
5. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OLD SAYBROOK AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEMS AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE SEPTIC SYSTEMS.

GENERAL CONSTRUCTION NOTES (SEPTIC SYSTEM):

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CONNECTICUT PUBLIC HEALTH CODE, AS AMENDED.
2. A LICENSED SURVEYOR SHALL FIELD STAKE THE LOCATION OF THE PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION AND SET A STABLE SITE BENCHMARK ON NAVD-88 DATUM (SAME AS SURVEY MAP).
3. NO WORK SHALL COMMENCE IN THE SYSTEM AREA UNTIL A SEPTIC PERMIT HAS BEEN TAKEN OUT BY THE LICENSED INSTALLER.
4. THE LICENSED INSTALLER SHALL PERFORM SITE PREPARATION AND SHOULD CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION.
5. THE LICENSED INSTALLER SHALL BE ON SITE DURING SYSTEM CONSTRUCTION. THE SYSTEM SHALL BE INSTALLED IN CONFORMANCE TO THESE PLANS. ANY REQUESTED MODIFICATIONS SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL MODIFICATIONS MUST BE APPROVED BY THE ENGINEER AND TOWN SANITARIAN PRIOR TO CONSTRUCTION.
6. A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN BY THE LICENSED INSTALLER TO THE ENGINEER AND TOWN SANITARIAN BEFORE ANY STRIPPING IS DONE FOR THE SYSTEM. STRIP INSPECTIONS WILL BE PERFORMED BY THE ENGINEER AND SANITARIAN.
7. THE LICENSED INSTALLER SHALL BE RESPONSIBLE FOR PREPARING THE LEACHING AREA IN A WORKMANLIKE MANNER. ALL NECESSARY STEPS SHALL BE TAKEN TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVER COMPACTION AND SILTATION ONCE EXPOSED.
8. THE INSTALLER SHALL NOTIFY THE ENGINEER AND SANITARIAN AT LEAST 24 HOURS IN ADVANCE OF BEING READY FOR A FINAL INSPECTION. THE ENGINEER AND SANITARIAN SHALL CONDUCT THE FINAL INSPECTION TOGETHER WITH THE LICENSED INSTALLER. NO DEVIATION FROM THE PLAN APPROVED BY THE SANITARIAN SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE SANITARIAN. THE SYSTEM SHALL NOT BE BACKFILLED WITHOUT THE APPROVAL OF THE SANITARIAN.
9. A LICENSED ENGINEER OR SURVEYOR SHALL PREPARE A SEPTIC SYSTEM AS-BUILT DRAWING CERTIFYING THE SYSTEM IS CODE-COMPLIANT. THIS PLAN SHALL INCLUDE ALL ESSENTIAL ACCESS POINTS INCLUDING TANK MANHOLES, DISTRIBUTION BOX AND LEACHING SYSTEM ENDS. THE AS-BUILT PLAN SHALL BE COMPLETED IN A TIMELY MANNER.
10. THE LEACHING SYSTEM SHALL BE PROPERLY COVERED BY THE LICENSED SYSTEM INSTALLER WITHIN TWO (2) WORKING DAYS FOLLOWING THE LOCAL HEALTH DEPARTMENT'S FINAL INSPECTION AND APPROVAL.
11. NO HEAVY EQUIPMENT SHALL BE DRIVEN OVER THE INSTALLED LEACHING SYSTEM AREA.
12. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER IF HE WISHES TO CHANGE THE LOCATION OR ELEVATION OF ANY PROPOSED SEPTIC SYSTEM COMPONENT PRIOR TO CONSTRUCTION.
13. THE LICENSED INSTALLER IS RESPONSIBLE TO INSTALL THE SUBSURFACE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH THE APPROVED PLAN.
14. THE SEPTIC TANK AND DISTRIBUTION BOX SHALL HAVE H-20 RISERS TO FINISHED GRADE. THE INSPECTION PORTS SHALL HAVE H-20 VALVE COVER ASSEMBLIES TO FINISHED GRADE. THE CONTRACTOR SHALL VERIFY SEPTIC TANK IS WATERTIGHT PRIOR TO INSTALLATION.
15. THE PROPOSED LEACHING SYSTEM, GEOMATRIX GST63724 (WITH H-20 PROVISIONS), SHALL BE INSTALLED IN CONFORMANCE WITH ALL MANUFACTURER'S SPECIFICATIONS. A GEOMATRIX SYSTEMS REPRESENTATIVE WILL DELIVER THE GEOMATRIX GST FORMS TO THE SITE AND WILL BE ON SITE DURING INSTALLATION OF THE SYSTEM TO ENSURE PROPER INSTALLATION. THE INSTALLER SHALL OBTAIN, REVIEW AND STRICTLY ADHERE TO THE ALL INSTALLATION INSTRUCTIONS AND MATERIAL SPECIFICATIONS. MORE INFORMATION CAN BE OBTAINED FROM THE MANUFACTURER, GEOMATRIX SYSTEMS, LLC - 114 MILL ROCK ROAD EAST, OLD SAYBROOK, CT - 860-510-0730 OR AT WWW.GEOMATRIXSYSTEMS.COM.
16. A TWO-PART CONCRETE SEPTIC TANK SHALL BE USED BUT MUST BE MADE 100% WATERTIGHT BY GASKETING AND MORTARING ALL JOINTS. IF A TWO-PART TANK IS USED, IT SHALL BE FILLED WITH WATER ABOVE THE JOINT AND INSPECTED BY THE ENGINEER AND/OR THE TOWN SANITARIAN WITHIN 24 HOURS. THE CONTRACTOR SHALL MONITOR THE WATER LEVEL IN THE TANK DURING THIS PERIOD AND SHALL PERMANENTLY REPAIR ANY LEAKS TO THE SATISFACTION OF THE ENGINEER AND THE TOWN SANITARIAN.
17. THE LICENSED INSTALLER SHALL CONFIRM THAT NO LEDGE IS PRESENT WITHIN 48 INCHES BELOW THE BOTTOM OF THE PROPOSED LEACHING SYSTEM.
18. THE CONTRACTOR SHALL GRADE THE AREA IN THE VICINITY OF THE LEACHING FIELD IN SUCH A MANNER THAT ALL SURFACE RUNOFF IS SUFFICIENTLY DIRECTED AWAY FROM THE LEACHING FIELD AREA AND NOT RESULT IN PONDING ON THE SUBJECT PROPERTY OR ANY ADJACENT PROPERTY OR ROADWAY.
19. THE LICENSED INSTALLER SHALL INCLUDE ALL ADEQUATE PROVISIONS FOR FREEZE PROTECTION FOR ALL PIPING AND JUNCTIONS.
20. LICENSED INSTALLER SHALL PROVIDE SIEVE ANALYSES FOR C-33 SAND AND SELECT FILL PRIOR TO CONSTRUCTION.
21. THE CONTRACTOR SHALL FULLY COORDINATE WITH GEOMATRIX SYSTEMS, LLC (GEOMATRIX) AND SHALL ABIDE BY ALL SPECIFICATIONS AND INSTRUCTIONS FOR INSTALLATION OF THE GEOMATRIX GST63724 LEACHING SYSTEM. IT IS STRONGLY RECOMMENDED, ALTHOUGH NOT REQUIRED BY THE PUBLIC HEALTH CODE, TO INSTALL A SOILAIR SYSTEM ON THE PROPOSED LEACHING SYSTEM. AT A MINIMUM, SOIL AIR PIPING SHALL BE INSTALLED TO FACILITATE POTENTIAL FUTURE SOIL AIR BLOWER CONNECTIONS. IF SOIL AIR SYSTEM IS NOT INSTALLED, GEOMATRIX WILL REQUIRE OWNER TO SIGN A DISCLAIMER AGREEMENT.



- NOTES:**
1. 3" (MIN.) SCH. 40 ASTM D-1785 PVC PIPE FOR GRAVITY APPLICATIONS.
0.75" (MIN. I.D.) SCH. 40 ASTM D-1785 PVC PIPE FOR PRESSURE APPLICATIONS.
 2. 2" MINIMUM ASTM C-33 SAND OR APPROVED EQUIVALENT ON PERIMETER, BOTTOM AND SIDES OF SYSTEM.
 3. DISTRIBUTION PIPES SHALL EXTEND TO THE ENDS OF ROWS AND SHALL BE PROPERLY CAPPED.

FILL AND GRADING NOTES (SEPTIC SYSTEM):

1. REMOVE ALL TOPSOIL AND/OR FILL WITHIN THE SYSTEM AREA AND SCARIFY THE SURFACE IN THE PROPOSED LEACHING SYSTEM AREA PRIOR TO PLACING ANY SELECT FILL MATERIAL. AVOID COMPACTING THE SCARIFIED AREA. FILL SHALL NOT BE PLACED OVER SNOW OR FROZEN GROUND. DISCONTINUE FILL PLACEMENT DURING HEAVY RAINFALL AND A MINIMUM OF 24 HOURS THEREAFTER. THE SELECT FILL MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% DENSITY.
2. SELECT FILL MATERIAL SHALL CONSIST OF CLEAN SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE PUBLIC HEALTH CODE PROVIDED IN THE TABLE ON THIS SHEET.
3. THE LICENSED INSTALLER SHALL BE RESPONSIBLE FOR PREPARING THE LEACHING AREA UTILIZING THE SELECT FILL MATERIAL.
4. ALL NECESSARY STEPS SHALL BE TAKEN TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVER COMPACTION AND SILTATION ONCE EXPOSED.
5. THE CONTRACTOR SHALL PROVIDE GRADATION SPECIFICATIONS OF THE SELECT FILL MATERIAL TO BE USED FOR THE PROPOSED SEPTIC SYSTEM TO THE DESIGN ENGINEER AND TOWN SANITARIAN PRIOR TO ORDERING AND INSTALLATION.

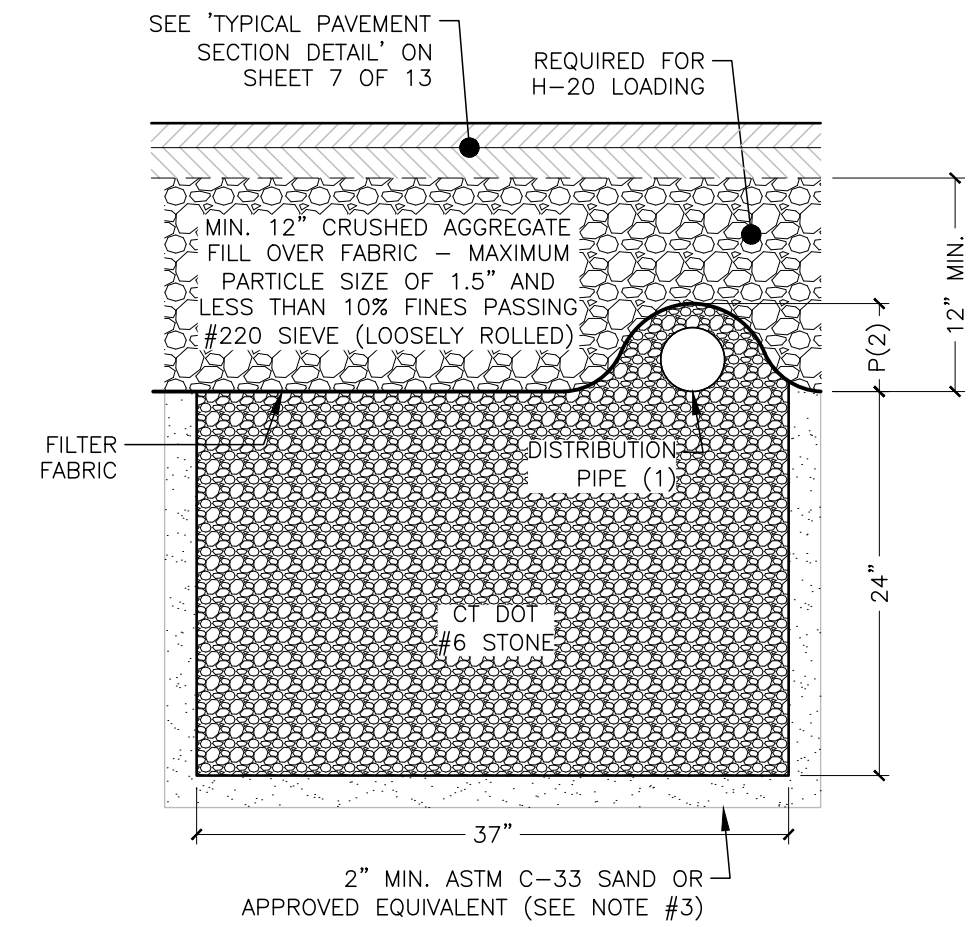
SELECT FILL GRADATION TABLE

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

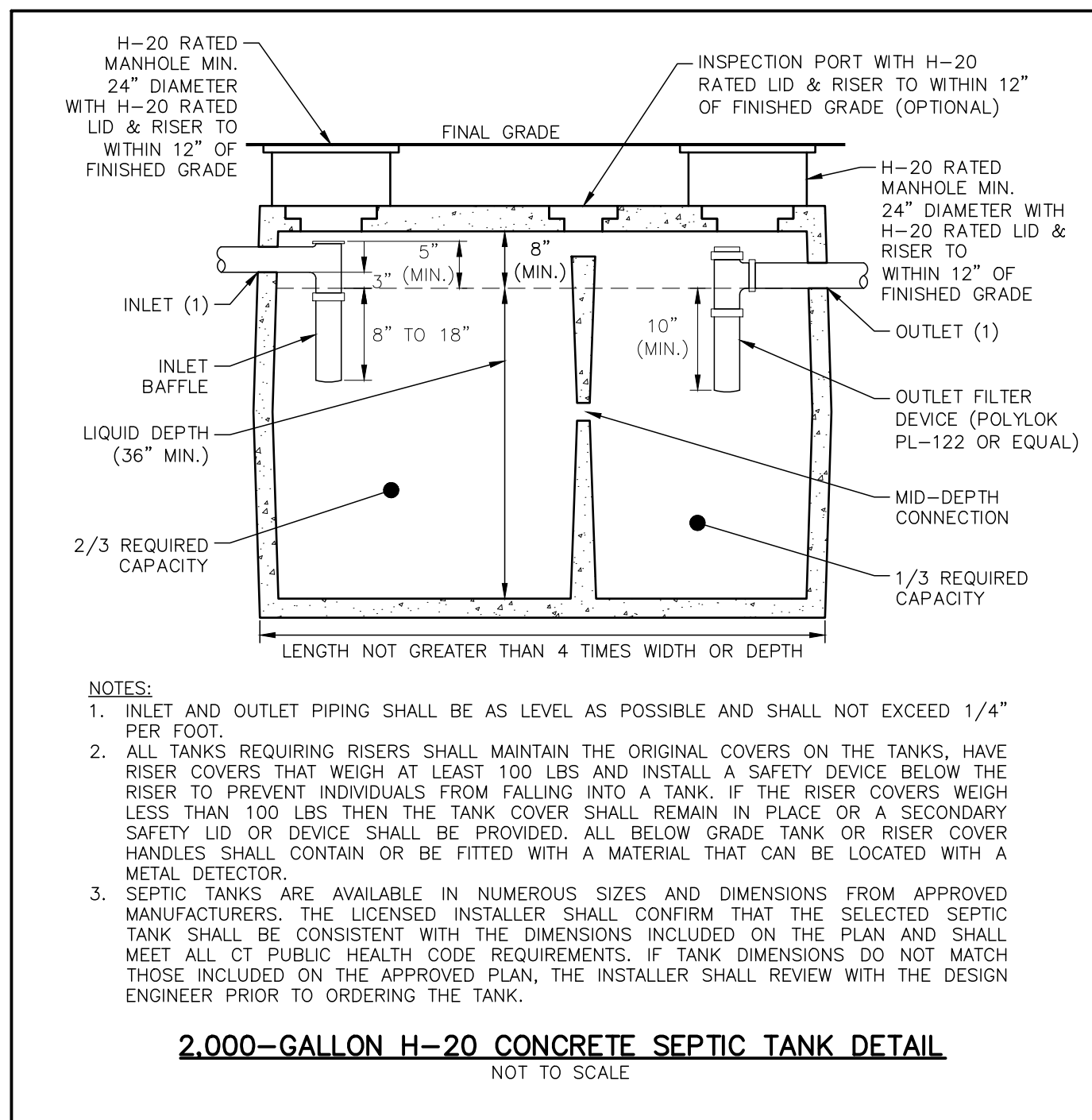
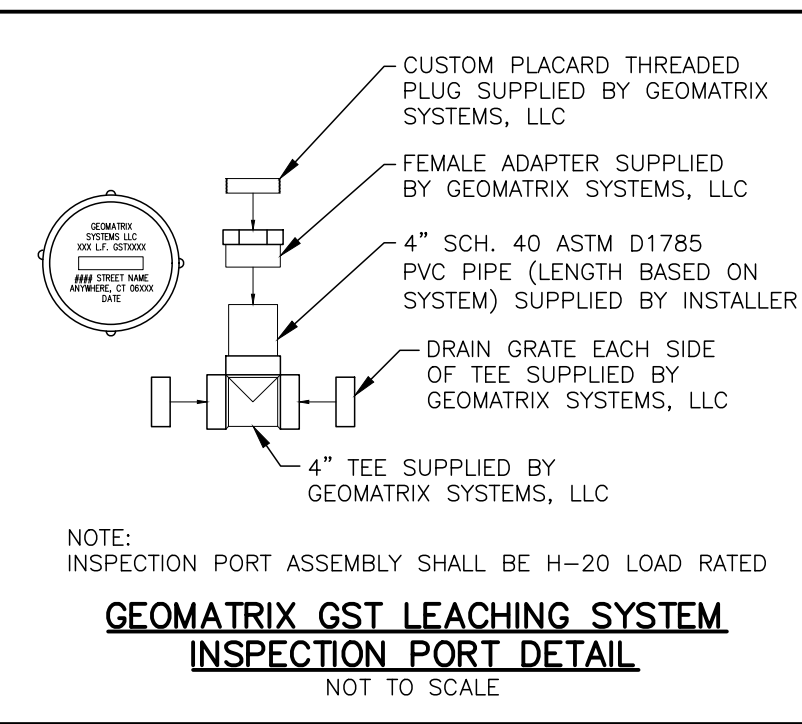
- * PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
- ** A SIEVE ANALYSIS FOR THE SELECT FILL MATERIAL SHALL BE PROVIDED TO THE DESIGN ENGINEER. ONLY THE DESIGN ENGINEER MAY APPROVE SELECT FILL MATERIAL NOT IN COMPLIANCE WITH THE GRADATION TABLE IF THE MATERIAL PASSING THE #200 SIEVE DOES NOT EXCEED 6% BASED ON WET SIEVE.

CRUSHED AGGREGATE FILL GRADATION

SIZE	PERCENT PASSING
1 1/2 IN.	100
3/4 IN.	50-100
#4	25-50
#40	10-20
#100	5-15
#200	LESS THAN 10



- NOTES:**
1. 3" (MIN.) SCH. 40 ASTM D-1785 PVC PIPE FOR GRAVITY APPLICATIONS.
0.75" (MIN. I.D.) SCH. 40 ASTM D-1785 PVC PIPE FOR PRESSURE APPLICATIONS.
 2. P = 2" TO 5.5"
 3. 2" MINIMUM ASTM C-33 SAND OR APPROVED EQUIVALENT ON PERIMETER, BOTTOM AND SIDES OF SYSTEM.
 4. PAVEMENT BASE AND SUBBASE (12" MIN. THICKNESS + PAVEMENT) MAY BE ADEQUATE FOR H-20 LOADING. CONFIRM WITH GEOMATRIX SYSTEMS, LLC.



- NOTES:**
1. INLET AND OUTLET PIPING SHALL BE AS LEVEL AS POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT.
 2. ALL TANKS REQUIRING RISERS SHALL MAINTAIN THE ORIGINAL COVERS ON THE TANKS, HAVE RISER COVERS THAT WEIGH AT LEAST 100 LBS AND INSTALL A SAFETY DEVICE BELOW THE RISER TO PREVENT INDIVIDUALS FROM FALLING INTO A TANK. IF THE RISER COVERS WEIGH LESS THAN 100 LBS THEN THE TANK COVER SHALL REMAIN IN PLACE OR A SECONDARY SAFETY LID OR DEVICE SHALL BE PROVIDED. ALL BELOW GRADE TANK OR RISER COVER HANDLES SHALL CONTAIN OR BE FITTED WITH A MATERIAL THAT CAN BE LOCATED WITH A METAL DETECTOR.
 3. SEPTIC TANKS ARE AVAILABLE IN NUMEROUS SIZES AND DIMENSIONS FROM APPROVED MANUFACTURERS. THE LICENSED INSTALLER SHALL CONFIRM THAT THE SELECTED SEPTIC TANK SHALL BE CONSISTENT WITH THE DIMENSIONS INCLUDED ON THE PLAN AND SHALL MEET ALL CT PUBLIC HEALTH CODE REQUIREMENTS. IF TANK DIMENSIONS DO NOT MATCH THOSE INCLUDED ON THE APPROVED PLAN, THE INSTALLER SHALL REVIEW WITH THE DESIGN ENGINEER PRIOR TO ORDERING THE TANK.

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 FLEMING STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF THE ENGINEER SHALL BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION

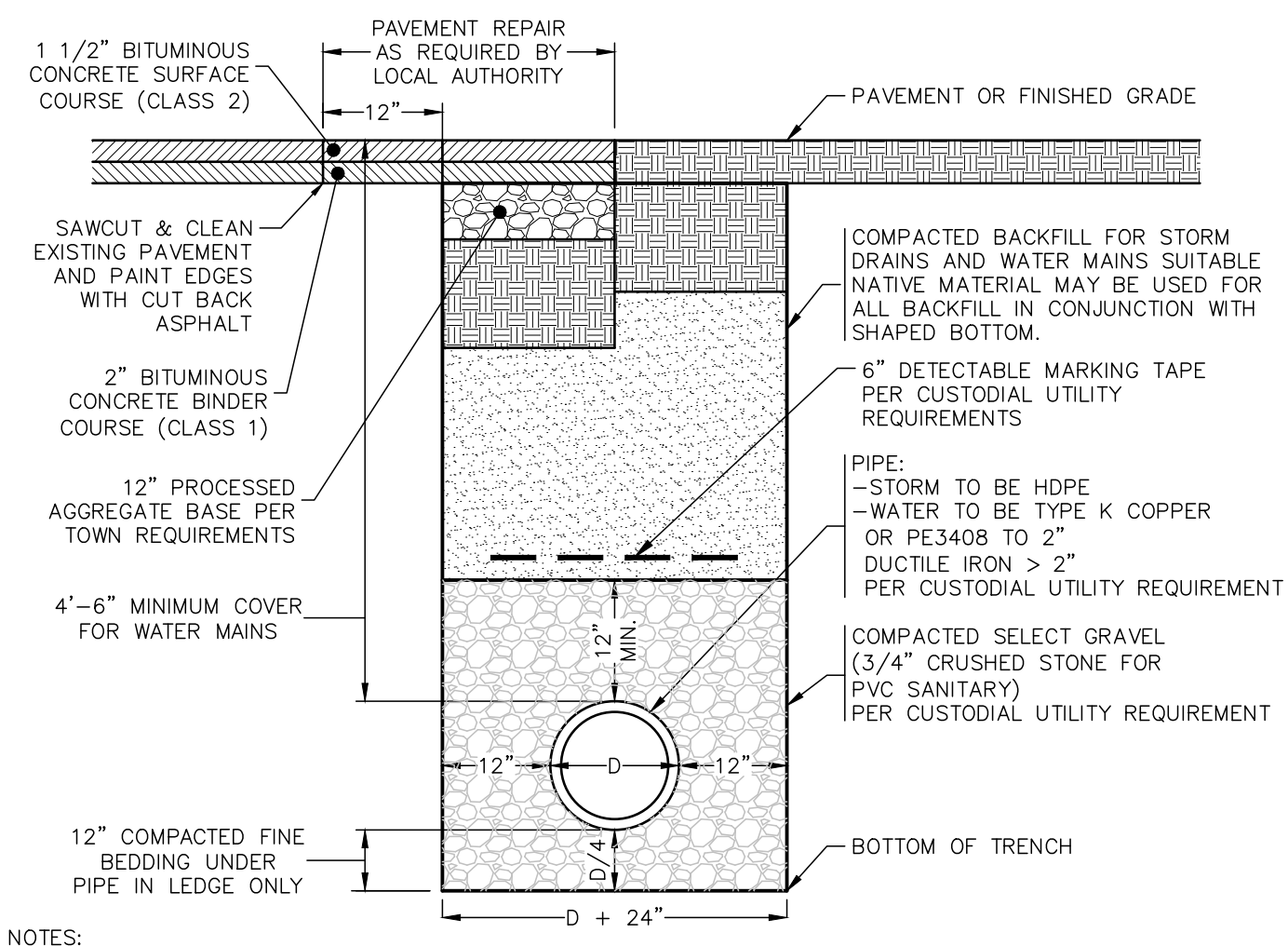
CONSTRUCTION DETAILS (SEPTIC)
PREPARED FOR ORKTHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

DATE:
APRIL 4, 2024
SCALE:
NOT TO SCALE
DRAWN BY:
RG
CHECKED BY:
JW
DWG. NO.:
CD-1
SHEET NO.:
6 of 13
JOB NO.:
2023-1030

FOR REVIEW - NOT FOR CONSTRUCTION

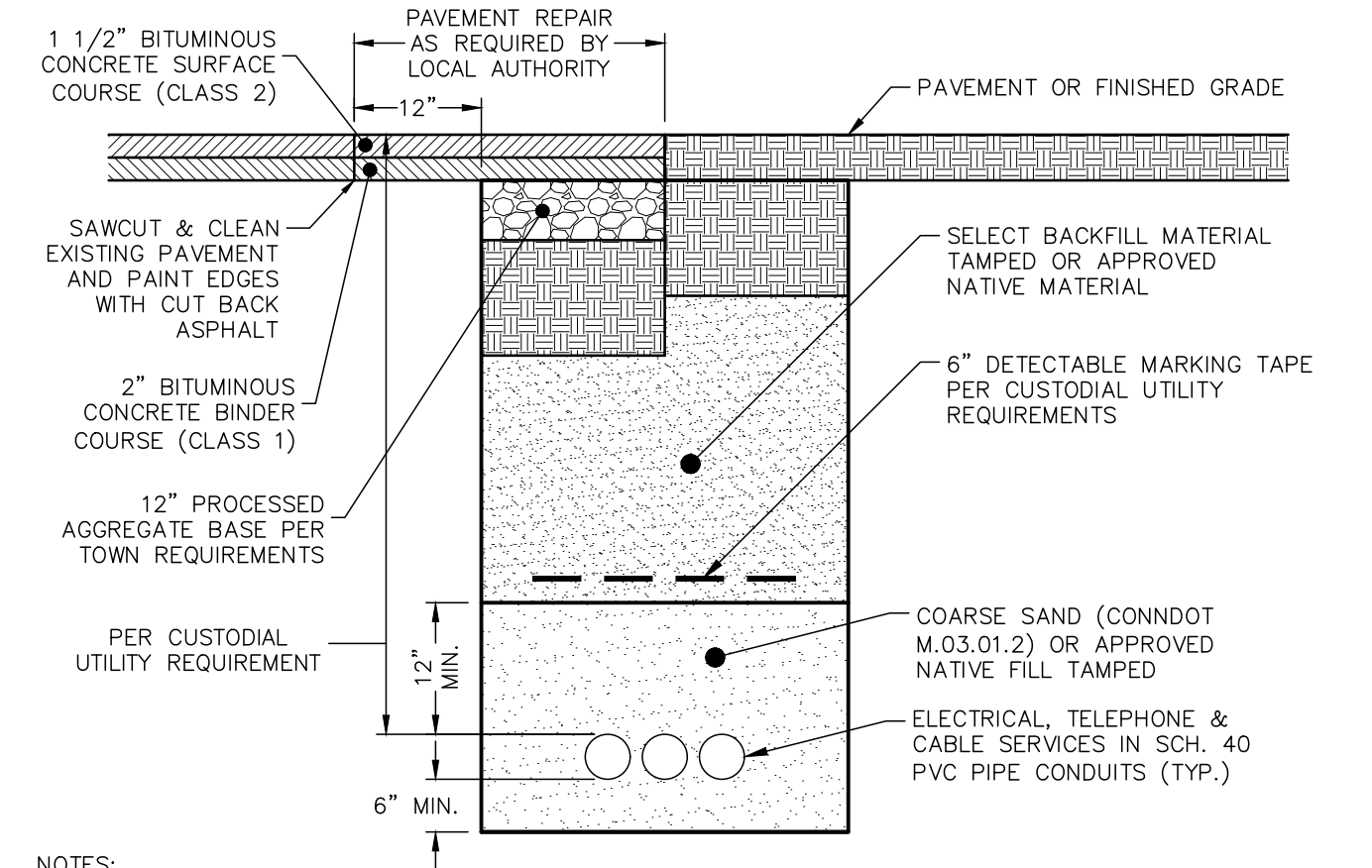
Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____



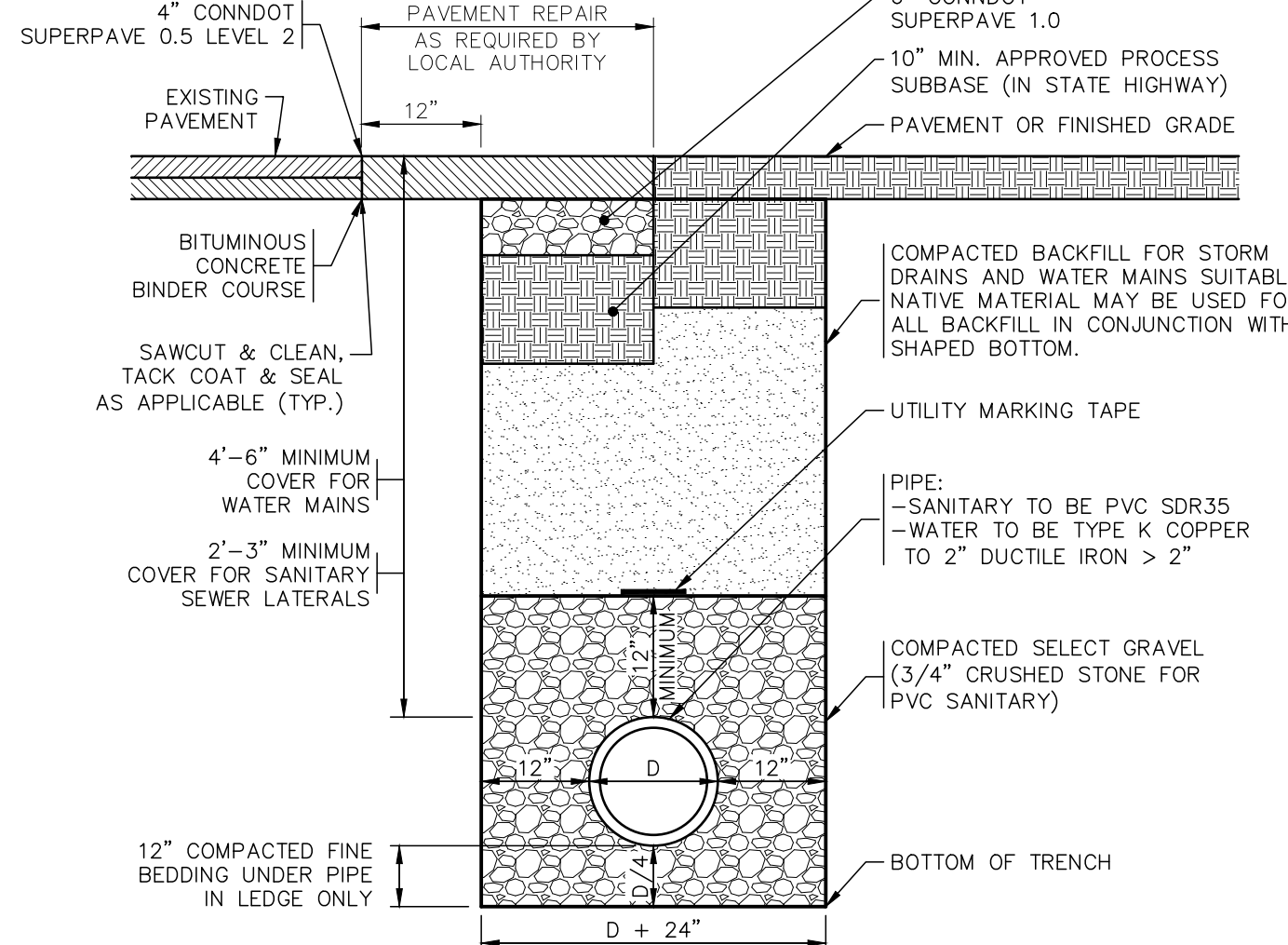
TYPICAL TRENCH DETAIL
NOT TO SCALE

NOTES:
1. SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL GRADATION C, FORM 818, 2020, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL OR APPROVED NATIVE MATERIAL.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818, 2020 OR AS AMENDED.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL TOWN OF OLD SAYBROOK AND CUSTODIAL UTILITY COMPANY SPECIFICATIONS.
4. ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR AS APPROVED BY THE TOWN OF OLD SAYBROOK AND/OR CUSTODIAL UTILITY COMPANY.



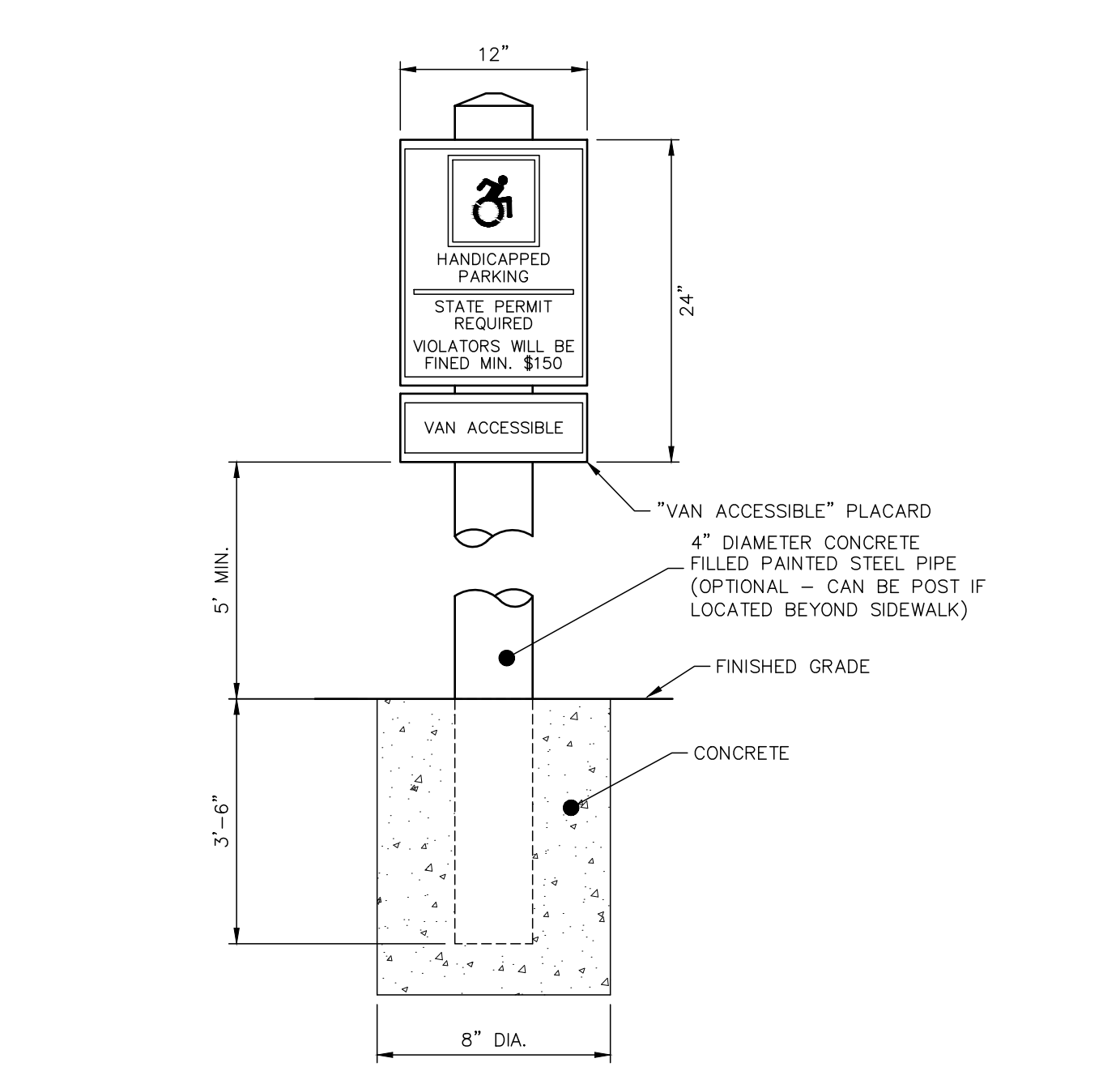
TYPICAL UNDERGROUND UTILITY TRENCH CROSS SECTION
NOT TO SCALE

NOTES:
1. SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL GRADATION C, FORM 818, 2020, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL OR APPROVED NATIVE MATERIAL.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818, 2020 OR AS AMENDED.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL TOWN OF OLD SAYBROOK AND CUSTODIAL UTILITY COMPANY SPECIFICATIONS.
4. ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR AS APPROVED BY THE TOWN OF OLD SAYBROOK AND/OR CUSTODIAL UTILITY COMPANY.



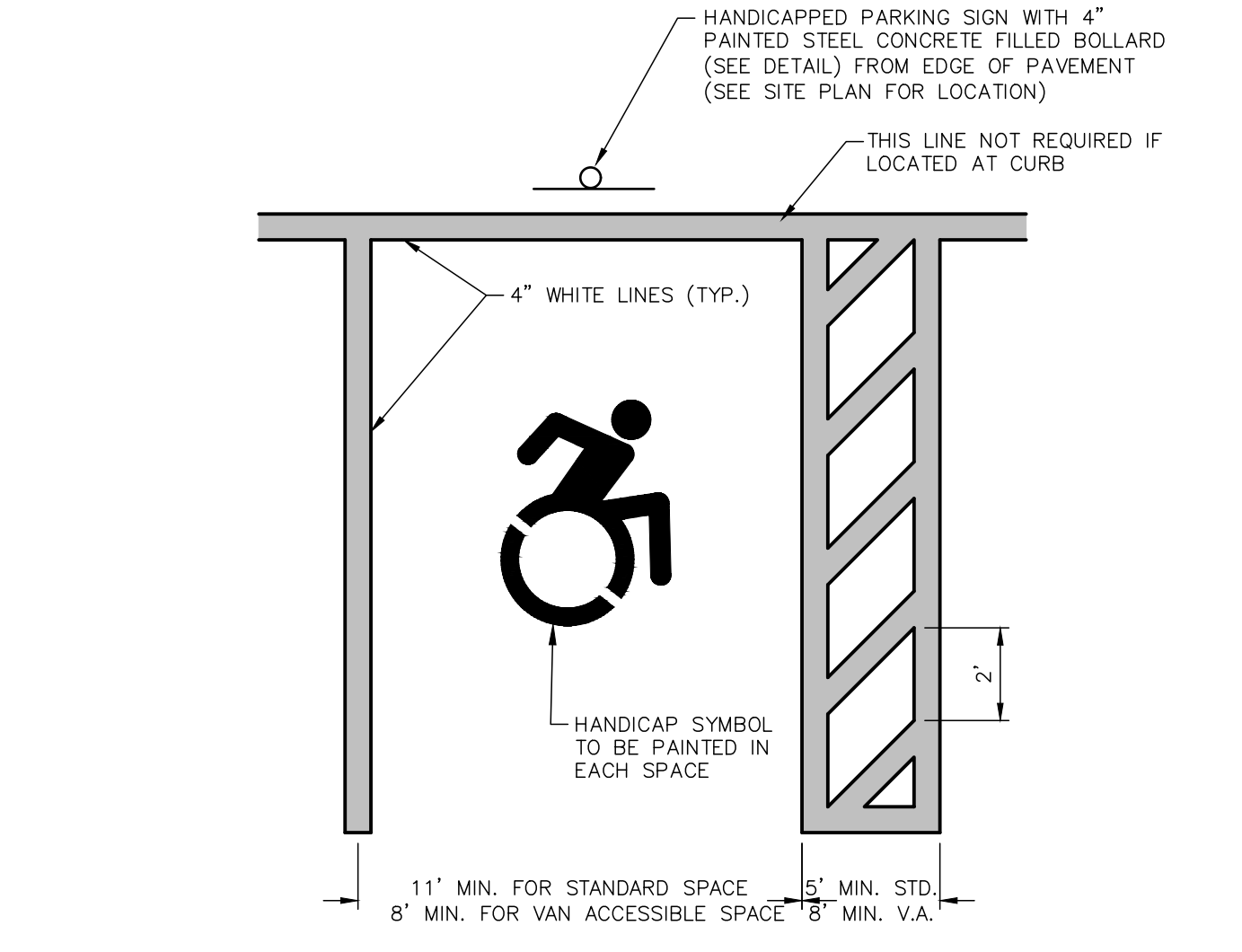
TYPICAL STATE ROADWAY TRENCH DETAIL
NOT TO SCALE

NOTES:
1. SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL GRADATION C, FORM 818, 2020, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL OR APPROVED NATIVE MATERIAL.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818, 2020 OR AS AMENDED.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL TOWN OF OLD SAYBROOK AND CUSTODIAL UTILITY COMPANY SPECIFICATIONS.
4. ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE TOWN OF OLD SAYBROOK AND/OR STATE REQUIREMENTS AND SPECIFICATIONS.
5. ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR MATCH EXISTING CONDITIONS AS APPROVED BY THE TOWN AND/OR D.O.T. INSPECTOR.
6. IF REINFORCED CONCRETE PAVEMENT IS ENCOUNTERED, THE CONTRACTOR SHALL COORDINATE WITH CONNECTICUT D.O.T. DISTRICT 2 FOR ANY SPECIAL REQUIREMENTS.

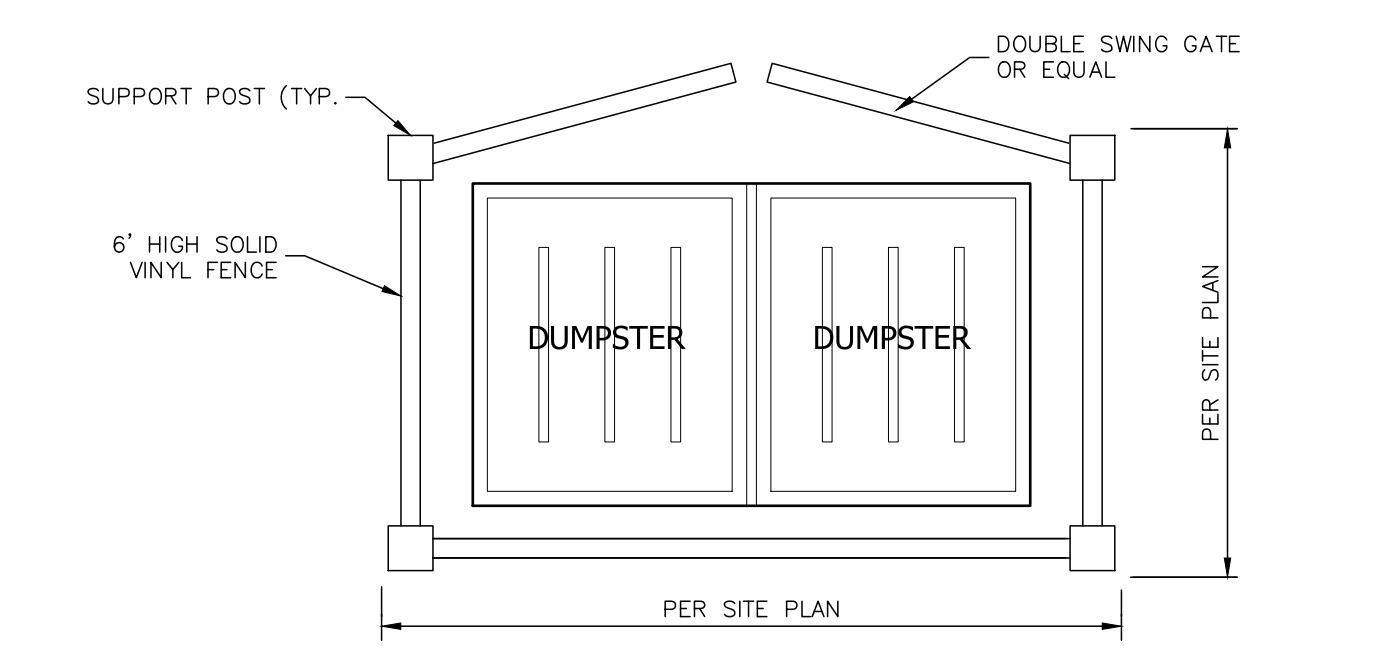


VAN ACCESSIBLE HANDICAPPED PARKING SIGN WITH BOLLARD DETAIL
NOT TO SCALE

NOTES:
1. EMBLEM AND LETTERING TO BE WHITE ON A BLUE BACKGROUND.
2. SIGN TO BE EMBOSSED GALVANIZED STEEL WITH BAKED ENAMEL FINISH.
3. INSTALL SIGNS IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REQUIREMENTS (2001 MUTCD STANDARDS OR AS AMENDED).
4. SHOP DRAWINGS REQUIRED.
5. SEE SITE DEVELOPMENT PLAN AND HANDICAPPED PARKING STALL DETAIL FOR LOCATION OF SIGN.

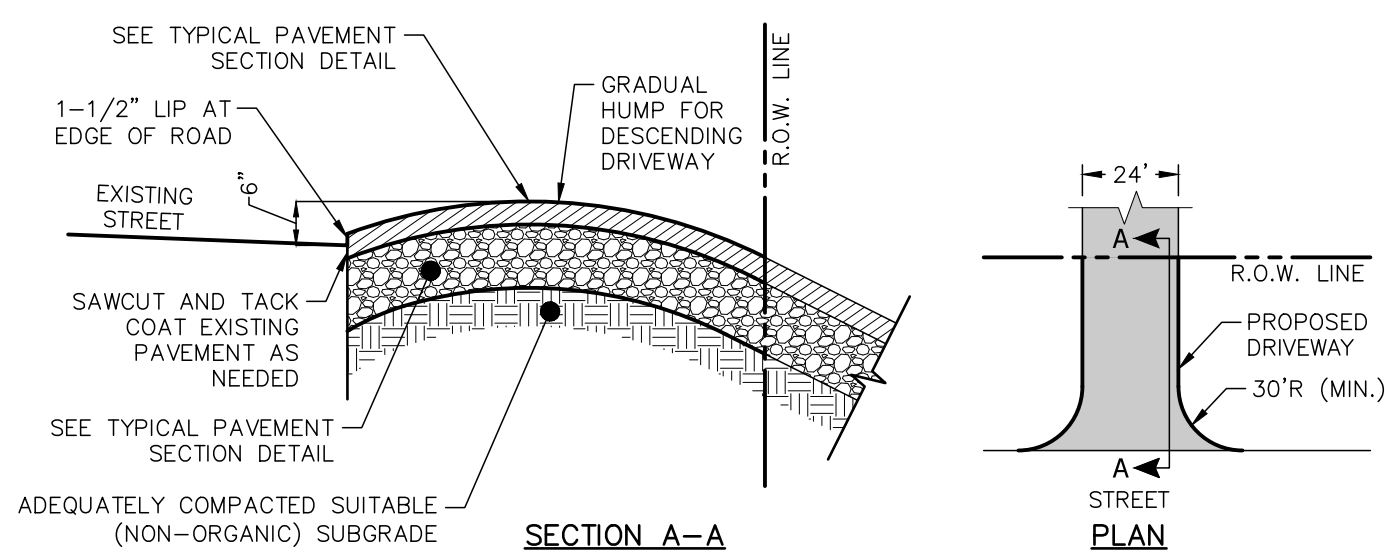


SINGLE OR DOUBLE HANDICAP SPACE HANDICAPPED PARKING STALL DETAIL
NOT TO SCALE



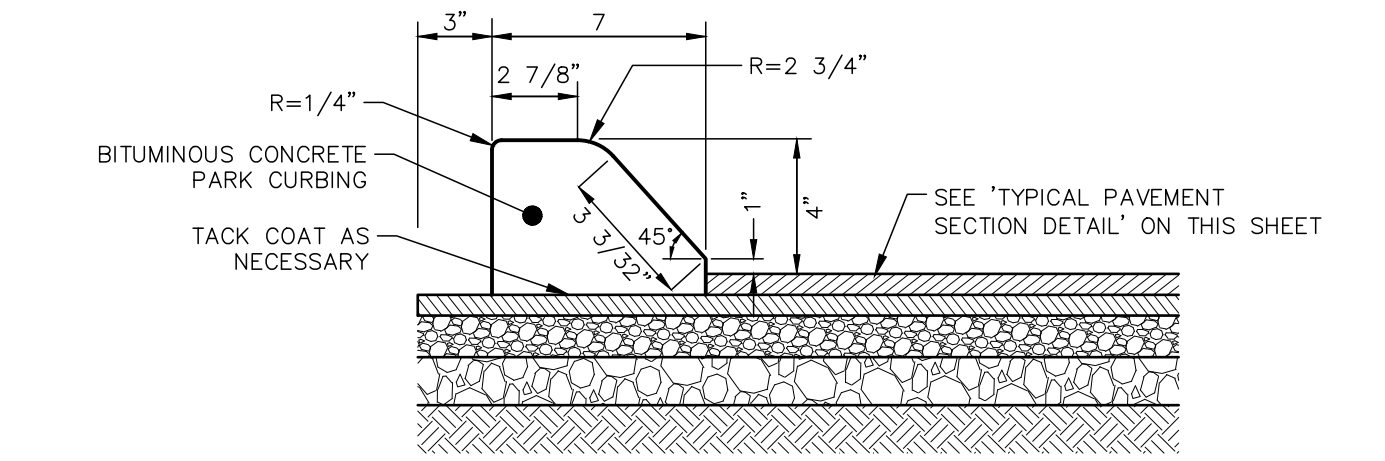
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

NOTES:
1. MATERIAL AND COLOR FOR DOUBLE SWING GATES AS SELECTED BY PROJECT ARCHITECT.
2. FENCING SHALL NOT EXCEED 6 FEET IN HEIGHT MEASURED FROM GRADE.
3. ALL DIMENSIONS ARE APPROXIMATE AND ARE INTENDED TO ACCOMMODATE THE PROPOSED DUMPSTERS.

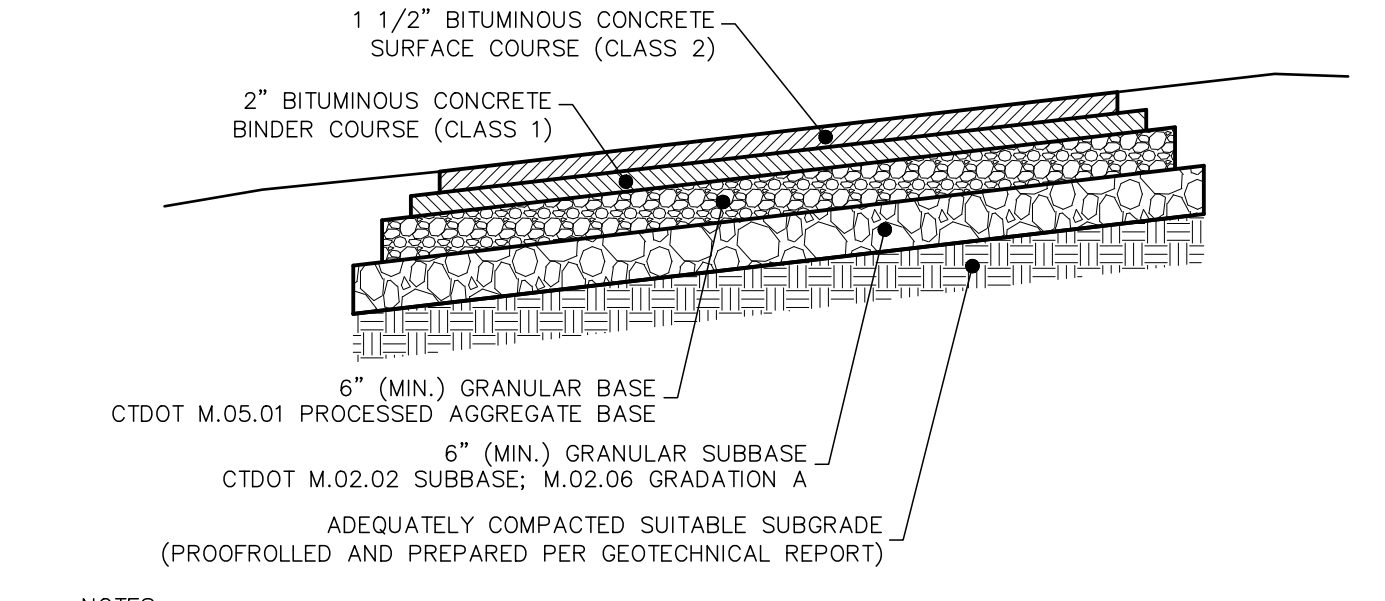


DESCENDING DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

NOTES:
1. SUBBASE MUST BE SHAPED AND PROPERLY COMPACTED PRIOR TO THE PLACEMENT OF BASE.
2. ALL BRUSH, TREES AND ANY OTHER OBSTRUCTIONS SHALL BE CLEARED AND REMOVED FOR A DISTANCE OF 3 FEET BEYOND THE EDGE OF PAVEMENT ALONG BOTH SIDES FOR THE ENTIRE LENGTH OF THE DRIVEWAY, AND TO A HEIGHT OF 12 FEET ABOVE THE DRIVEWAY SURFACE.
3. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT D.O.T. STANDARD SPECIFICATIONS.
4. A 1-1/2" LIP AND A GRADUAL HUMP SHALL BE PROVIDED AS SHOWN TO PREVENT RUNOFF FROM ENTERING THE DRIVEWAY. THE DRIVEWAY HUMP SHALL BE 6" HIGH MINIMUM.
5. GRADUAL HUMP SHALL BE CONSTRUCTED IN A MANNER SO THAT STANDARD PASSENGER CARS CAN EASILY TRAVERSE IT UPON ENTERING AND EXITING THE DRIVEWAY.
6. TACK COAT AND SEALER SHALL BE APPLIED BETWEEN ROADWAY AND DRIVEWAY APRON.

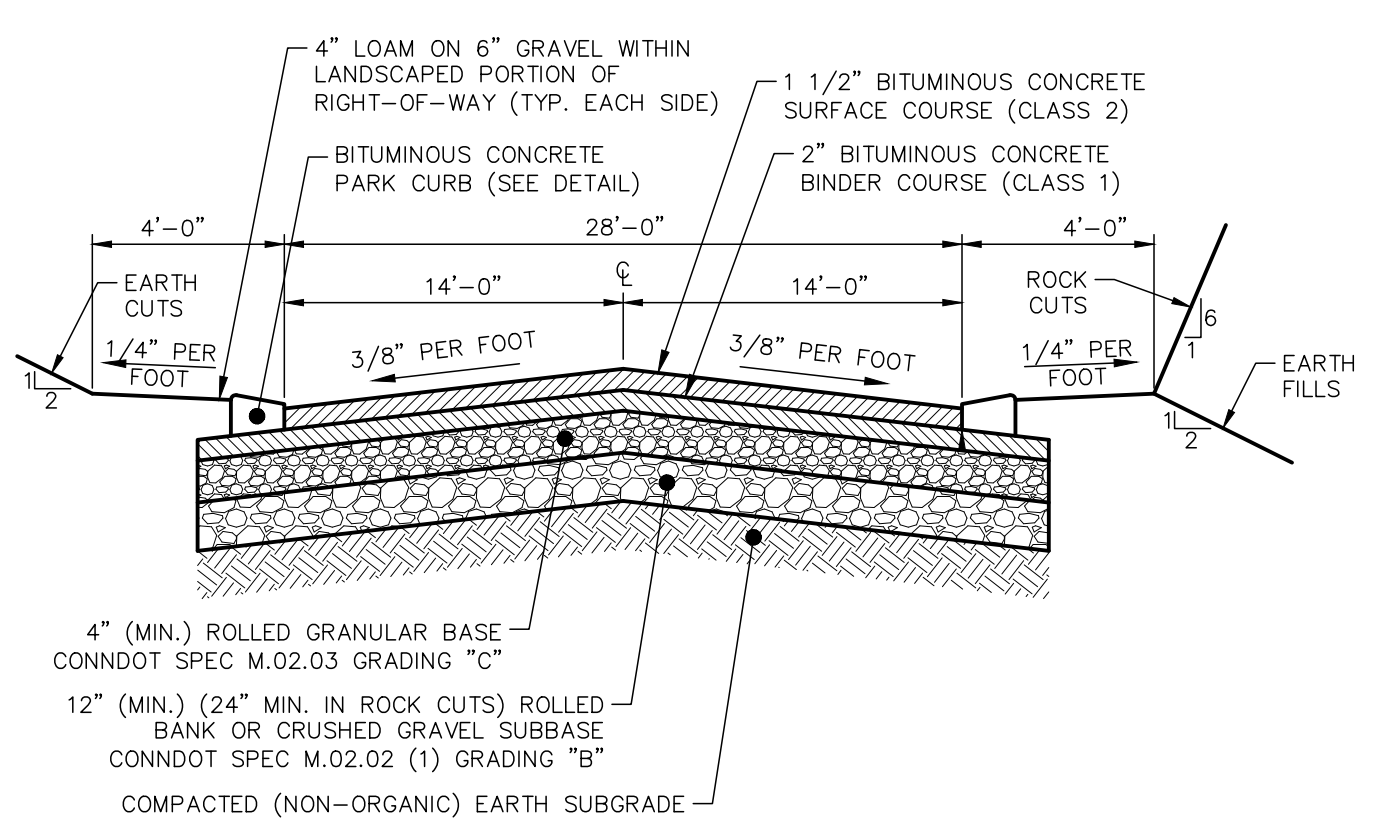


BITUMINOUS CONCRETE PARK CURB DETAIL
NOT TO SCALE



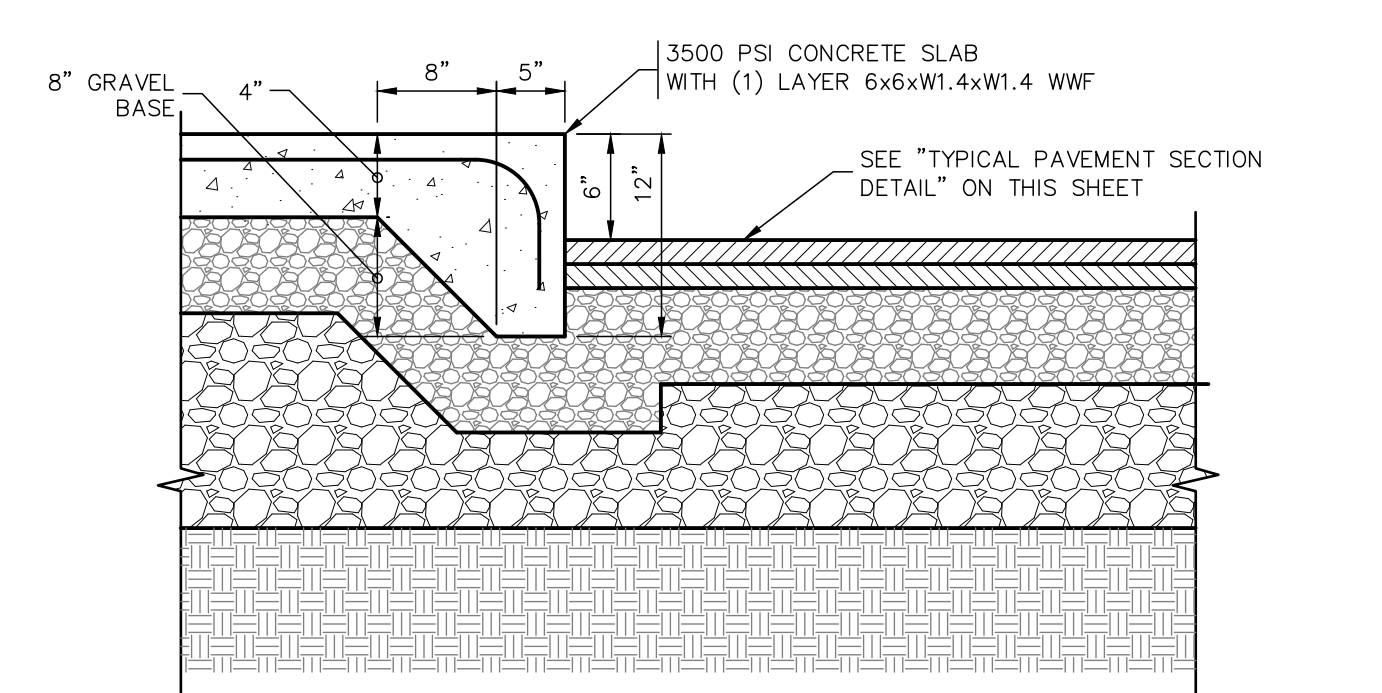
TYPICAL PAVEMENT SECTION DETAIL
NOT TO SCALE

NOTES:
1. SUBBASE MUST BE SHAPED AND PROPERLY COMPACTED PRIOR TO THE PLACEMENT OF BASE.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT D.O.T. STANDARD SPECIFICATIONS.
3. COMPACTION OF ALL BASE AND SUBBASE MATERIALS SHALL MEET OR EXCEED 95% PROCTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND COMPACTION TESTING AND SHALL SUBMIT DOCUMENTATION FOR REVIEW.
5. EXISTING EXCAVATED MATERIALS MAY BE REUSED FOR SUBBASE IF MATERIAL IS TESTED AND CONFIRMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE PROVIDED CONDOT SPECIFICATIONS.
6. IF SHALLOW LEDGE IS ENCOUNTERED, CONTRACTOR SHALL CONSULT WITH DESIGN ENGINEER TO MAKE APPROPRIATE ADJUSTMENTS.



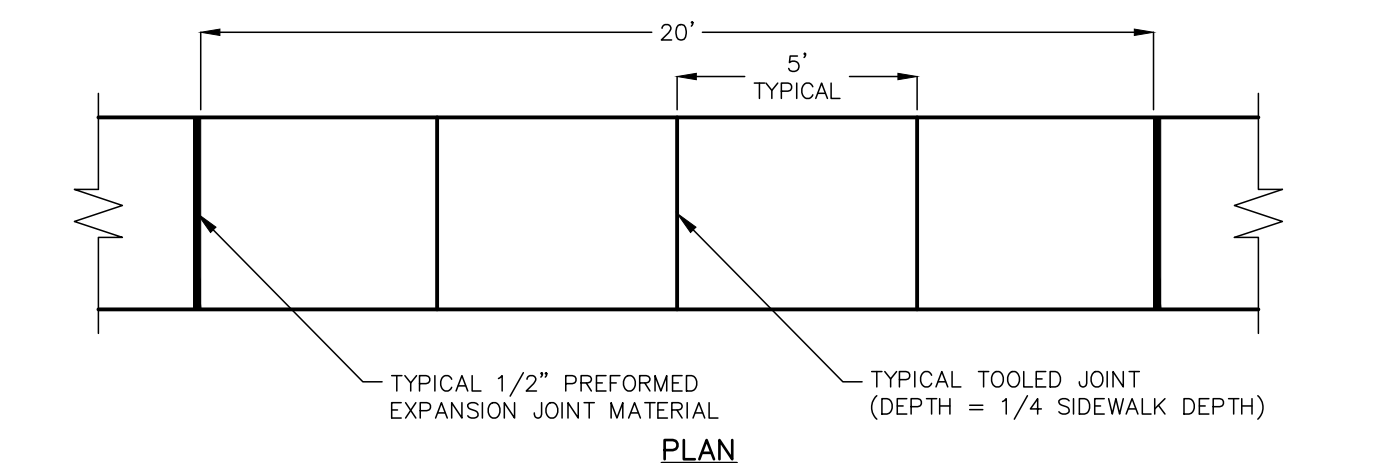
TYPICAL DRIVEWAY ENTRANCE SECTION DETAIL
NOT TO SCALE

NOTES:
1. SUBBASE MUST BE SHAPED AND COMPACTED PRIOR TO THE PLACEMENT OF BASE.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818, 2020, OR AS AMENDED.
3. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ADEQUATE SUBGRADE CONDITIONS PRIOR TO PLACEMENT OF SUBBASE.
4. IF SHALLOW LEDGE IS ENCOUNTERED, CONTRACTOR SHALL CONSULT WITH DESIGN ENGINEER TO MAKE APPROPRIATE ADJUSTMENTS.
5. CONTRACTOR SHALL PROVIDE SIEVE ANALYSES AND COMPACTION TESTING RESULTS FOR ALL BASE AND SUBBASE MATERIALS TO ENGINEER FOR REVIEW PRIOR TO PAVING.
6. UNDERDRAIN SHALL BE INSTALLED BETWEEN CATCH BASINS AS DIRECTED BY THE DESIGN ENGINEER.
7. IN NO CASE SHALL ANY UNDERDRAIN BE INSTALLED WITHIN 50 FEET OF ANY SEPTIC SYSTEM.



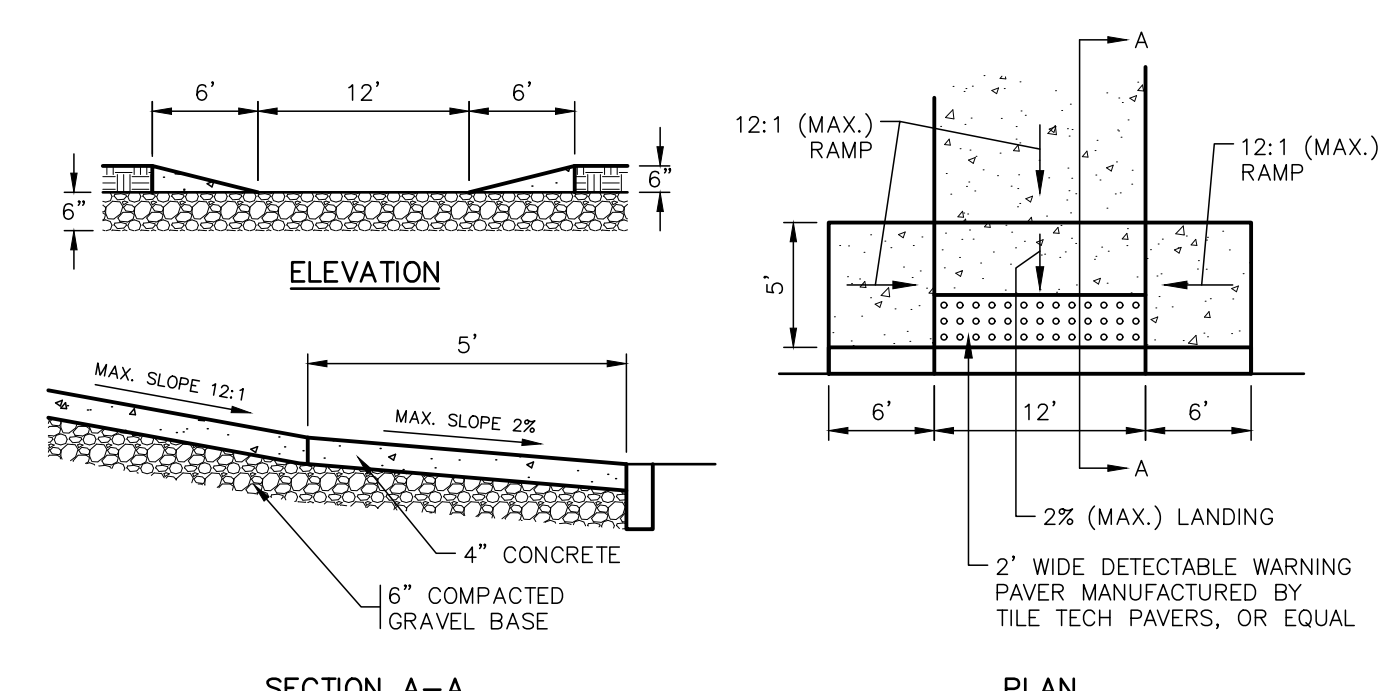
MONOLITHIC CONCRETE CURB DETAIL
NOT TO SCALE

NOTE: ALSO SEE "CONCRETE SIDEWALK" DETAIL



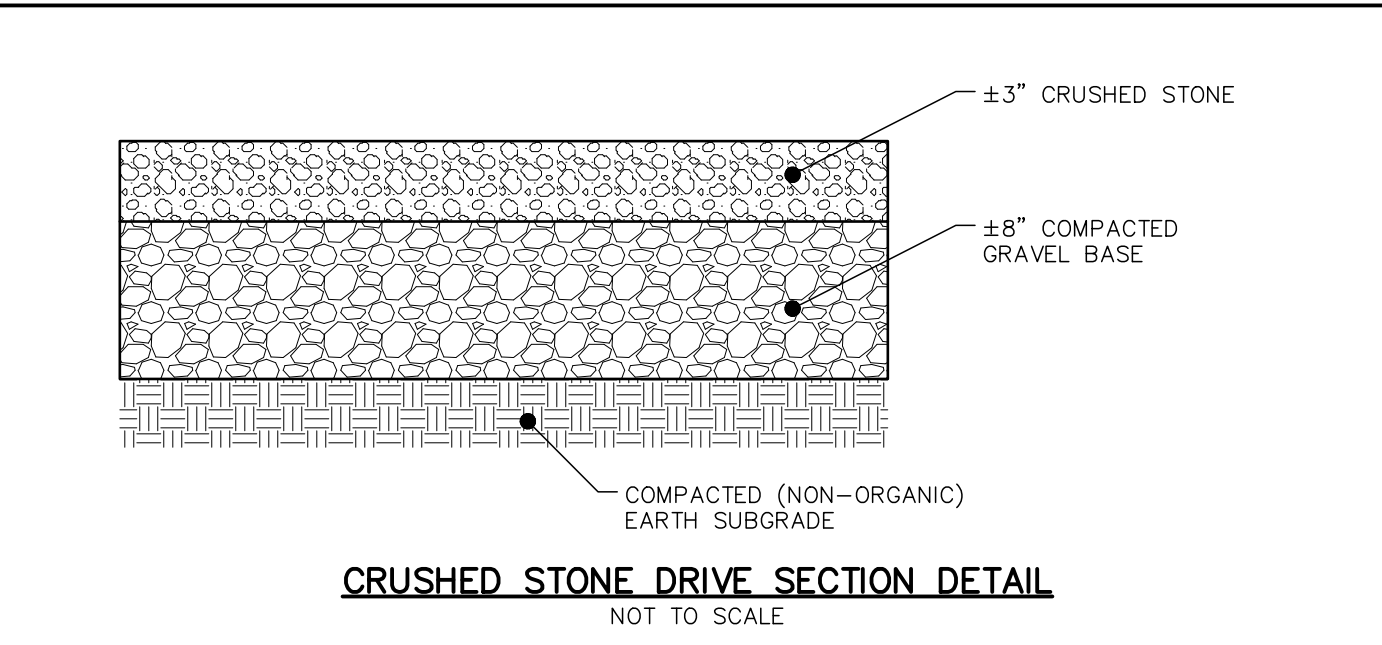
SITE CONCRETE SIDEWALK DETAIL
NOT TO SCALE

NOTE: ALSO SEE "CONCRETE SIDEWALK" DETAIL



CONCRETE SIDEWALK RAMP DETAIL
NOT TO SCALE

NOTE:
1. DETECTABLE WARNING PAVES SHALL BE RED OR GRAY AND SHALL BE INSTALLED IN CONFORMANCE WITH ALL MANUFACTURER INSTRUCTIONS AND SPECIFICATIONS.
2. REFER TO CONCRETE SIDEWALK DETAILS ON THIS SHEET FOR ADDITIONAL INFORMATION.



CRUSHED STONE DRIVE SECTION DETAIL
NOT TO SCALE

FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
100 E. MAIN STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
INDIGO LAND DESIGN, LLC
ATTACHED HERE FOR THIS
MAP TO BE VALID

#	DATE	BY	DESCRIPTION

CONSTRUCTION DETAILS
PREPARED FOR ORKHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

DATE:
APRIL 4, 2024

SCALE:
NOT TO SCALE

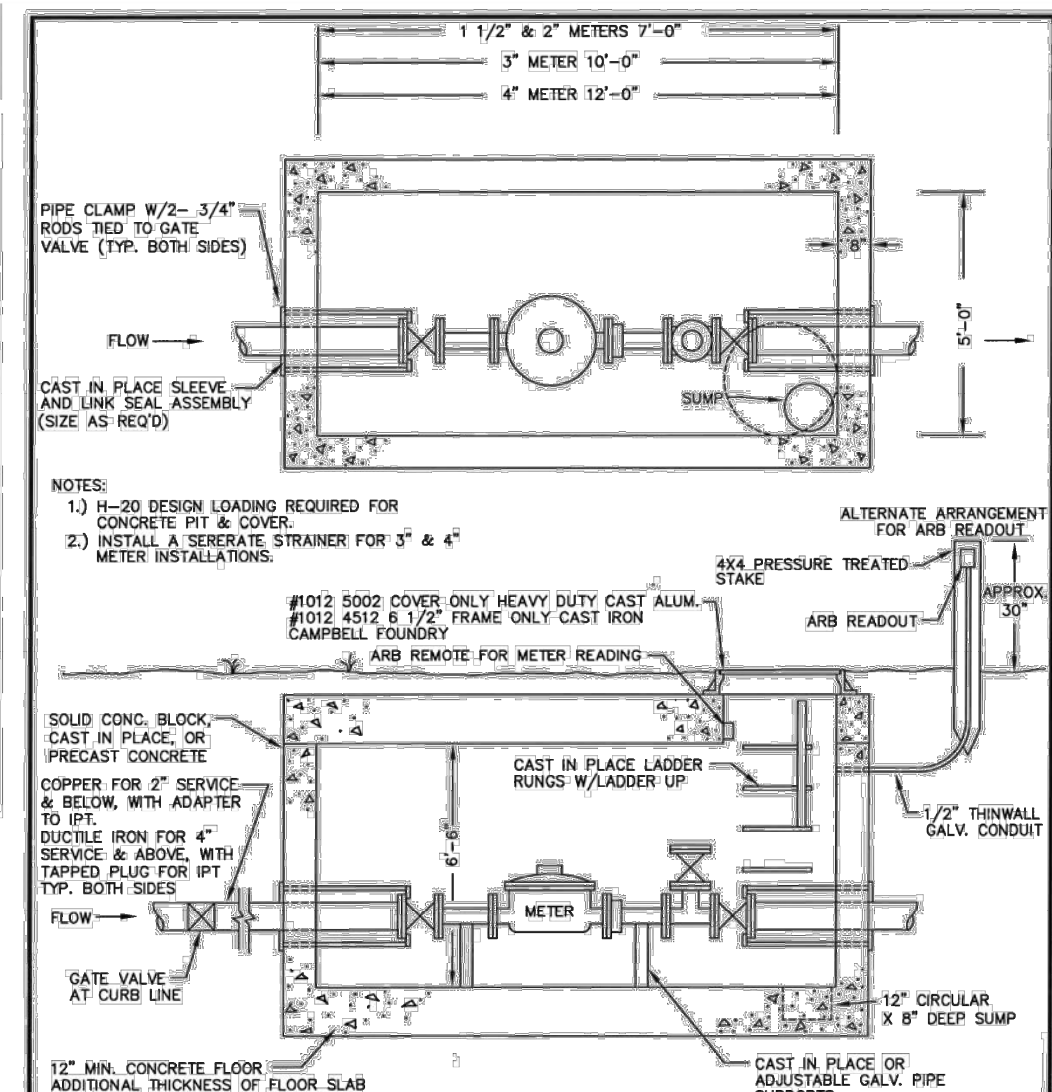
DRAWN BY:
RG

CHECKED BY:
JW

DWG. NO.:
CD-2

SHEET NO.:
7 of 13

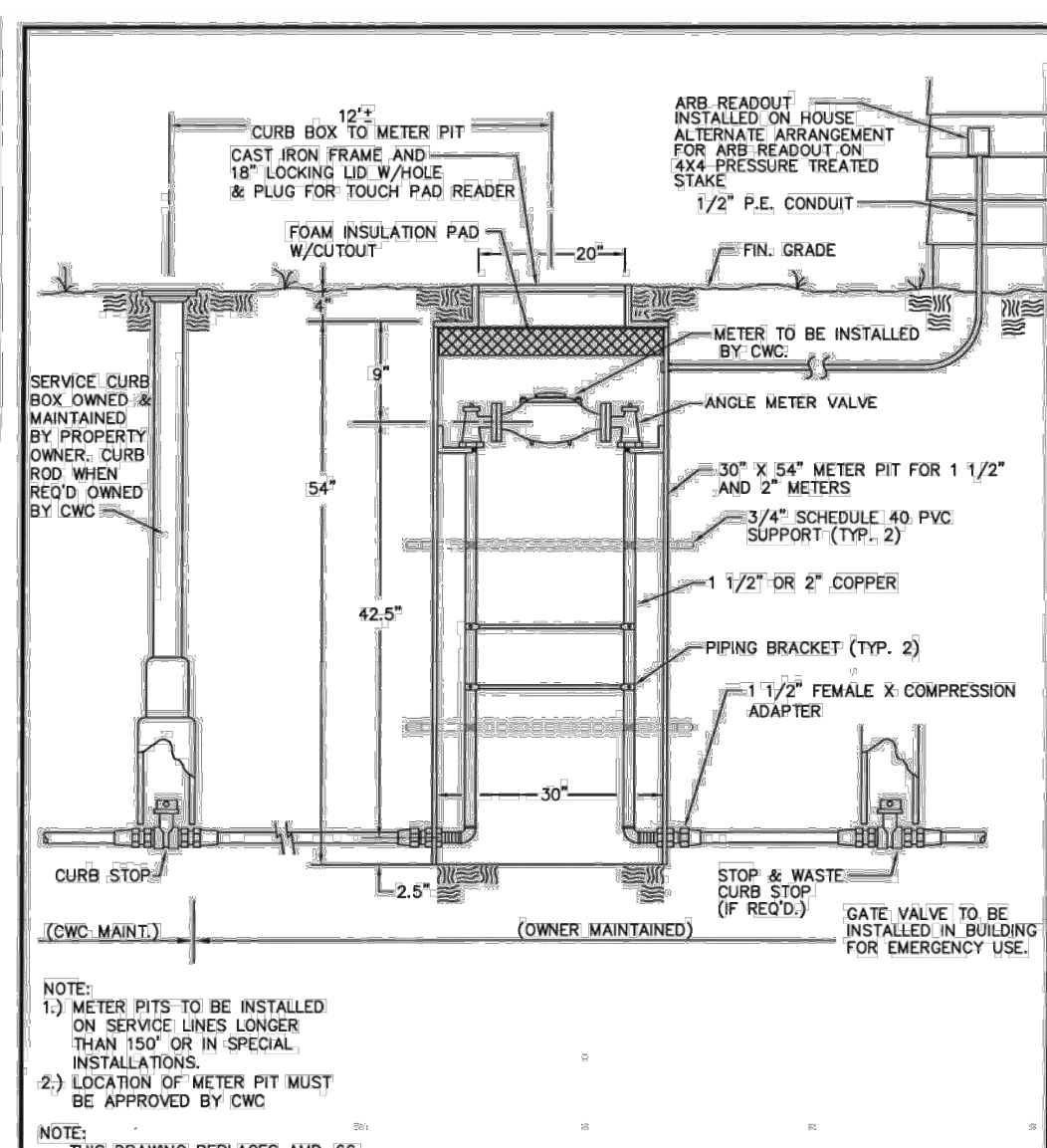
JOB NO.:
2023-1030



Revision	Description	Date	By	Approved By
1	Drawn By LRS/LMM	1/10/17	LRS	LMM

STANDARD METER PIT FOR 1 1/2" AND LARGER METERS

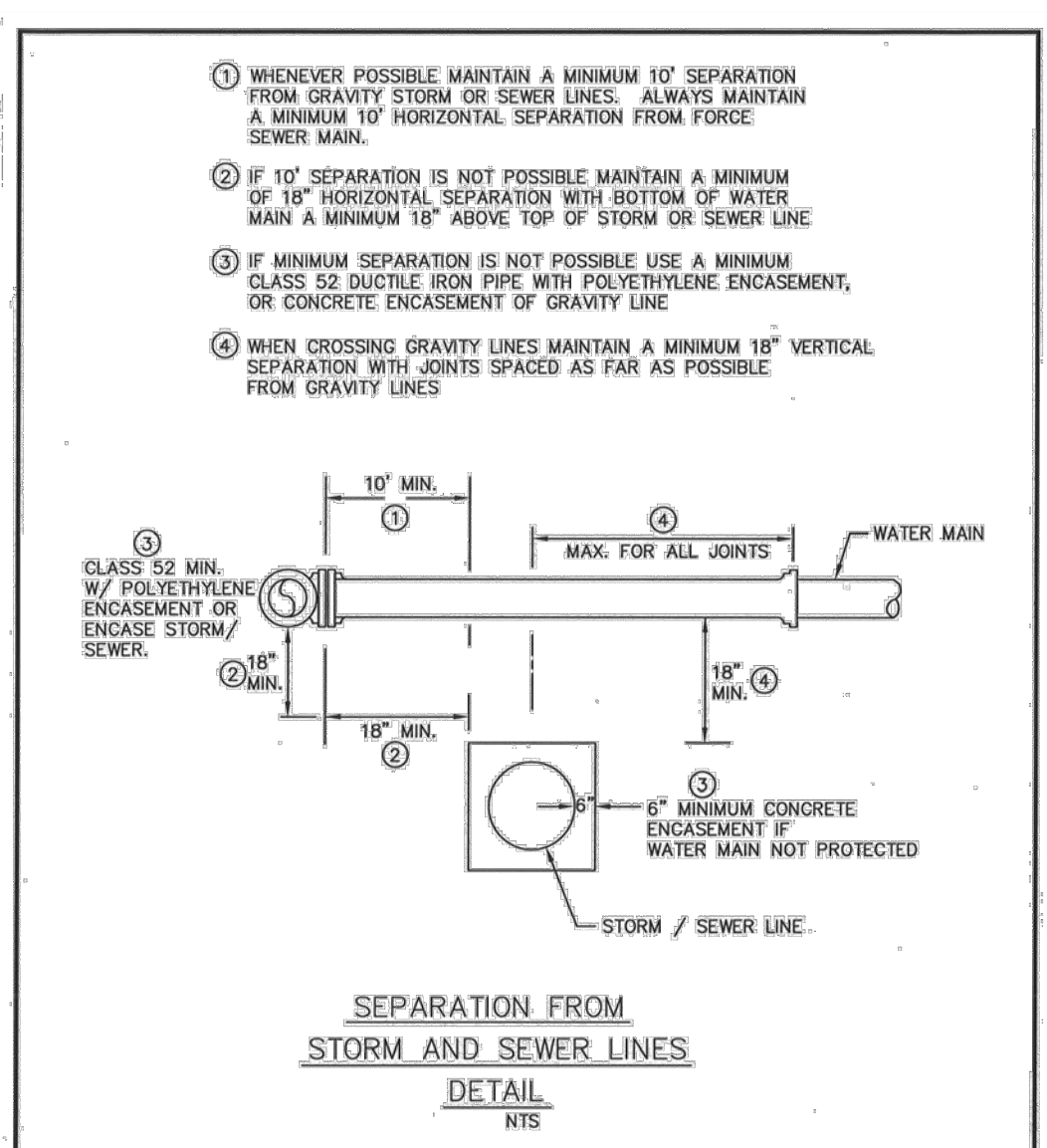
Drawing Number: SMS-5
 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS/LMM	2/28/17	LRS	LMM

STANDARD METER PIT INSTALLATION FOR 1 1/2" AND 2" METERS

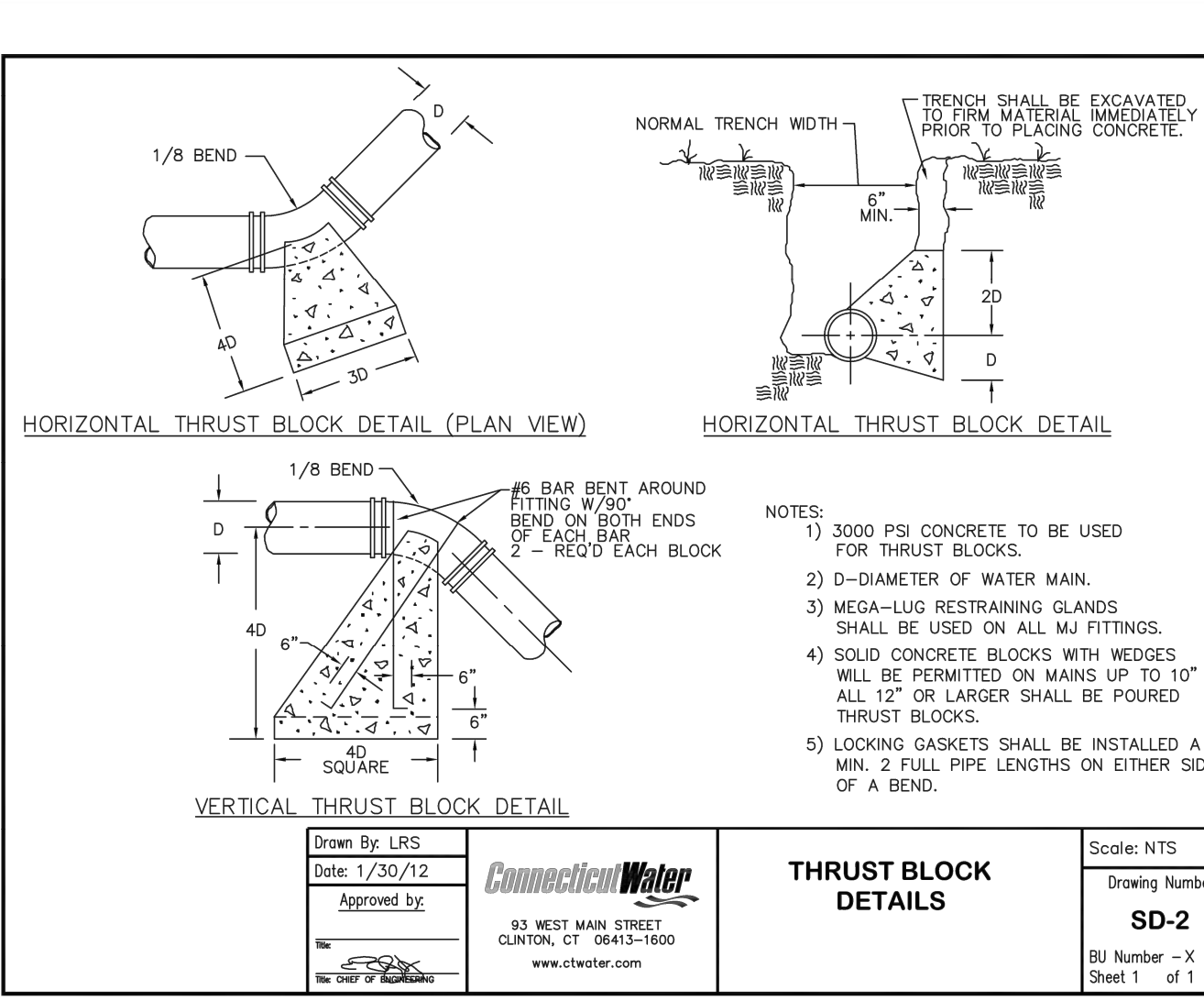
Drawing Number: SMS-3B
 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS	4/27/07	LRS	LMM

SEPARATION FROM STORM AND SEWER LINES DETAIL

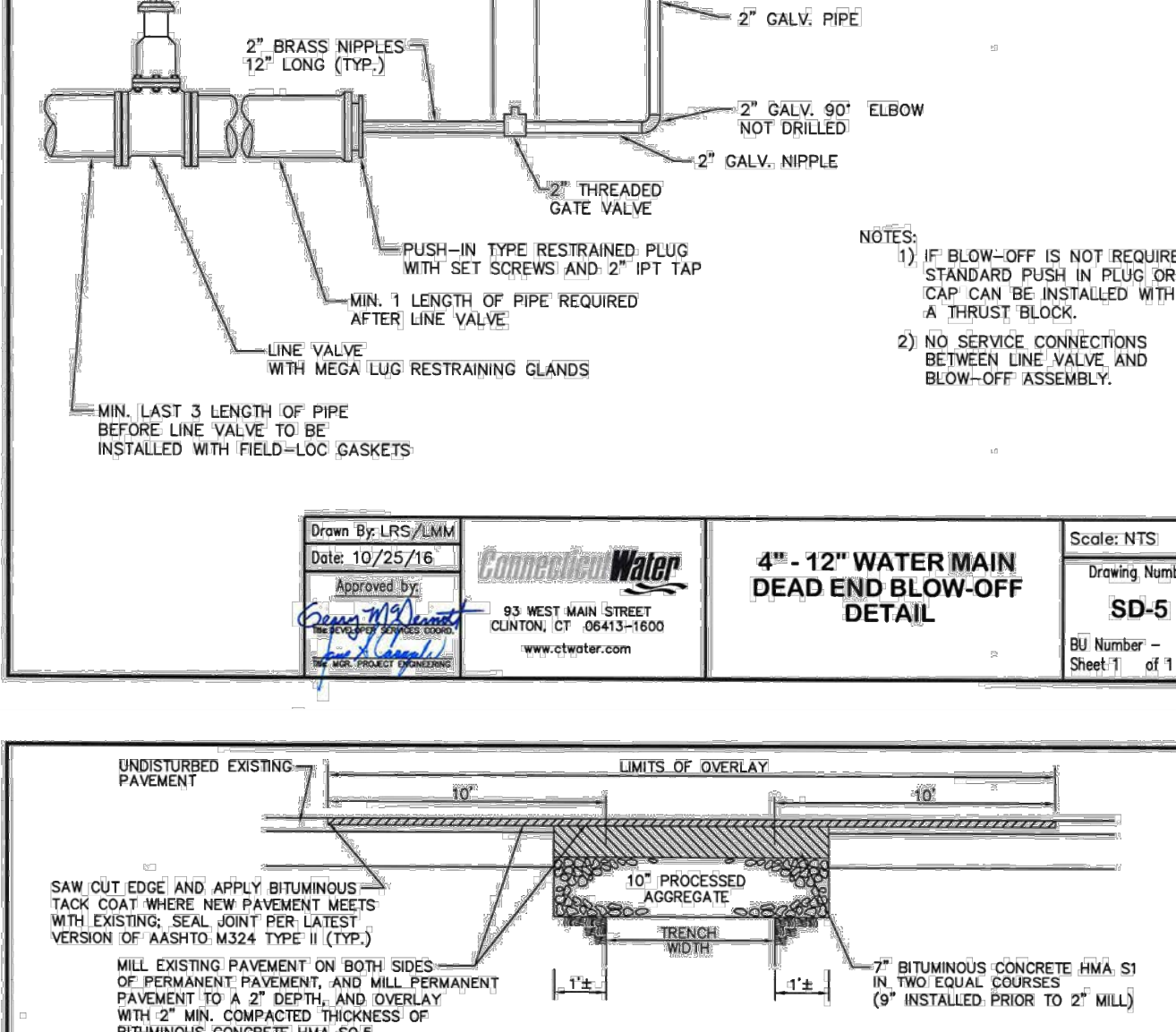
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 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS	1/30/12	LRS	LMM

THRUST BLOCK DETAILS

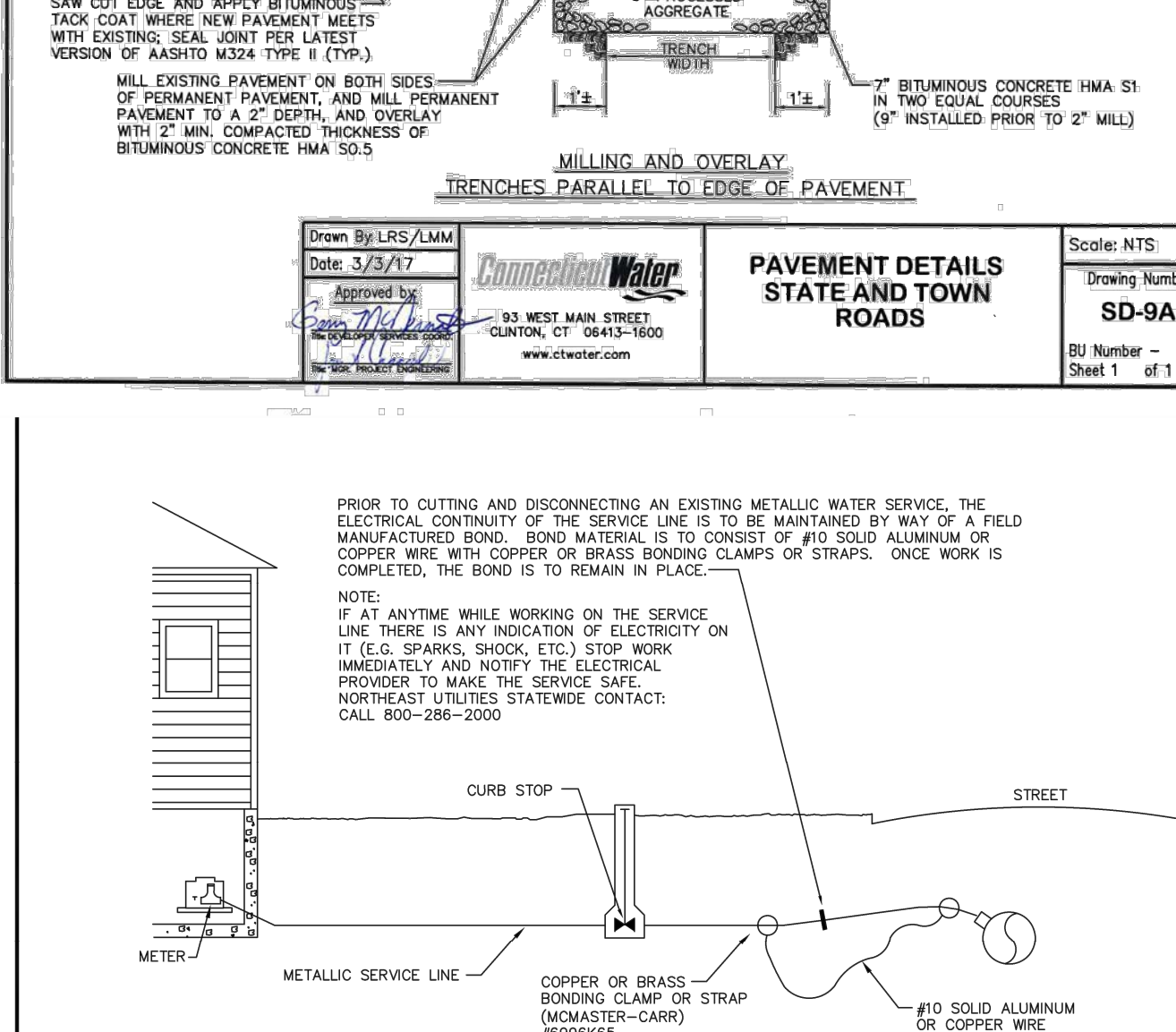
Scale: NTS
 Drawing Number: SD-2
 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS/LMM	10/25/16	LRS	LMM

4" - 12" WATER MAIN DEAD END BLOW-OFF DETAIL

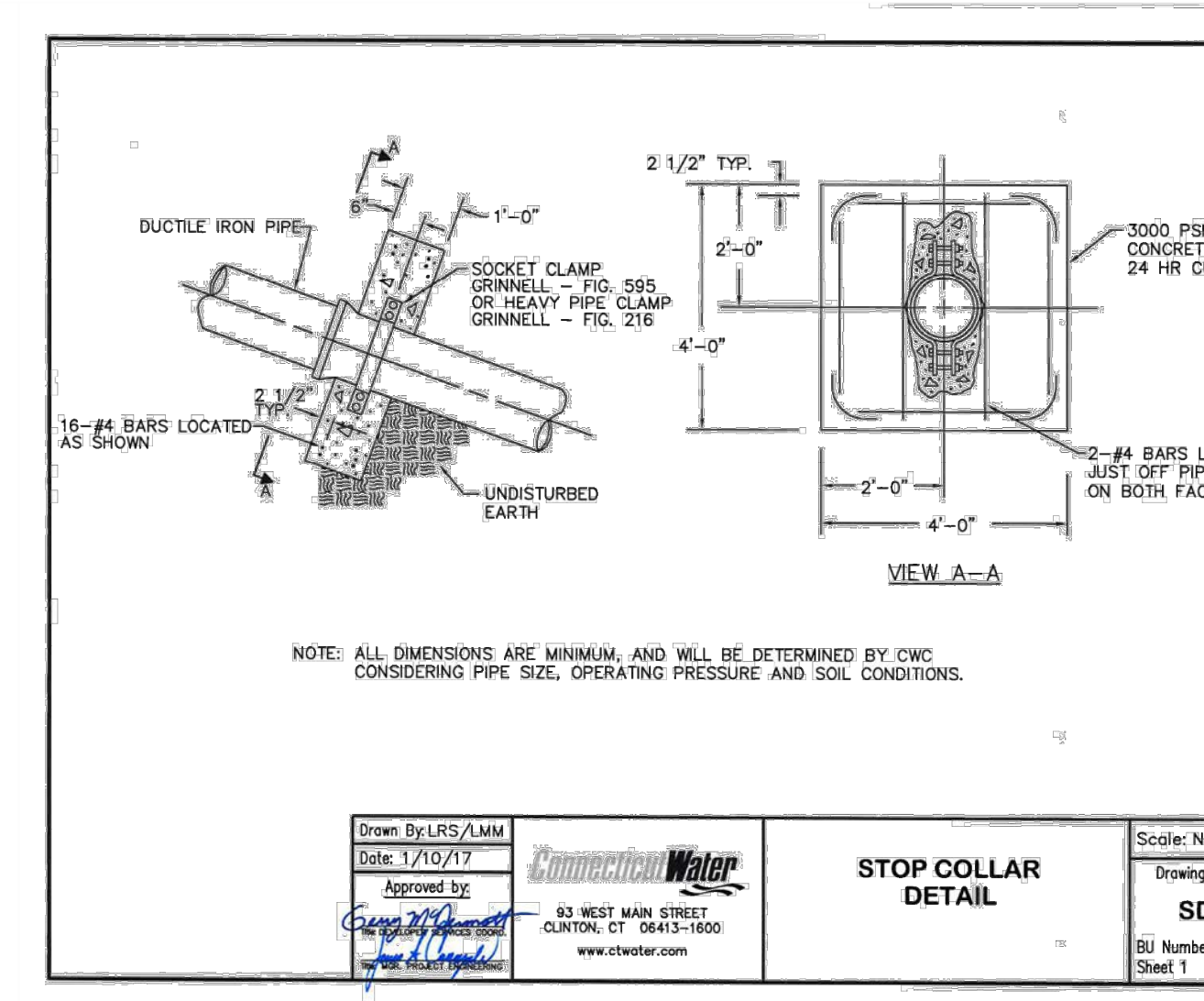
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 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS/LMM	3/3/17	LRS	LMM

PAVEMENT DETAILS STATE AND TOWN ROADS

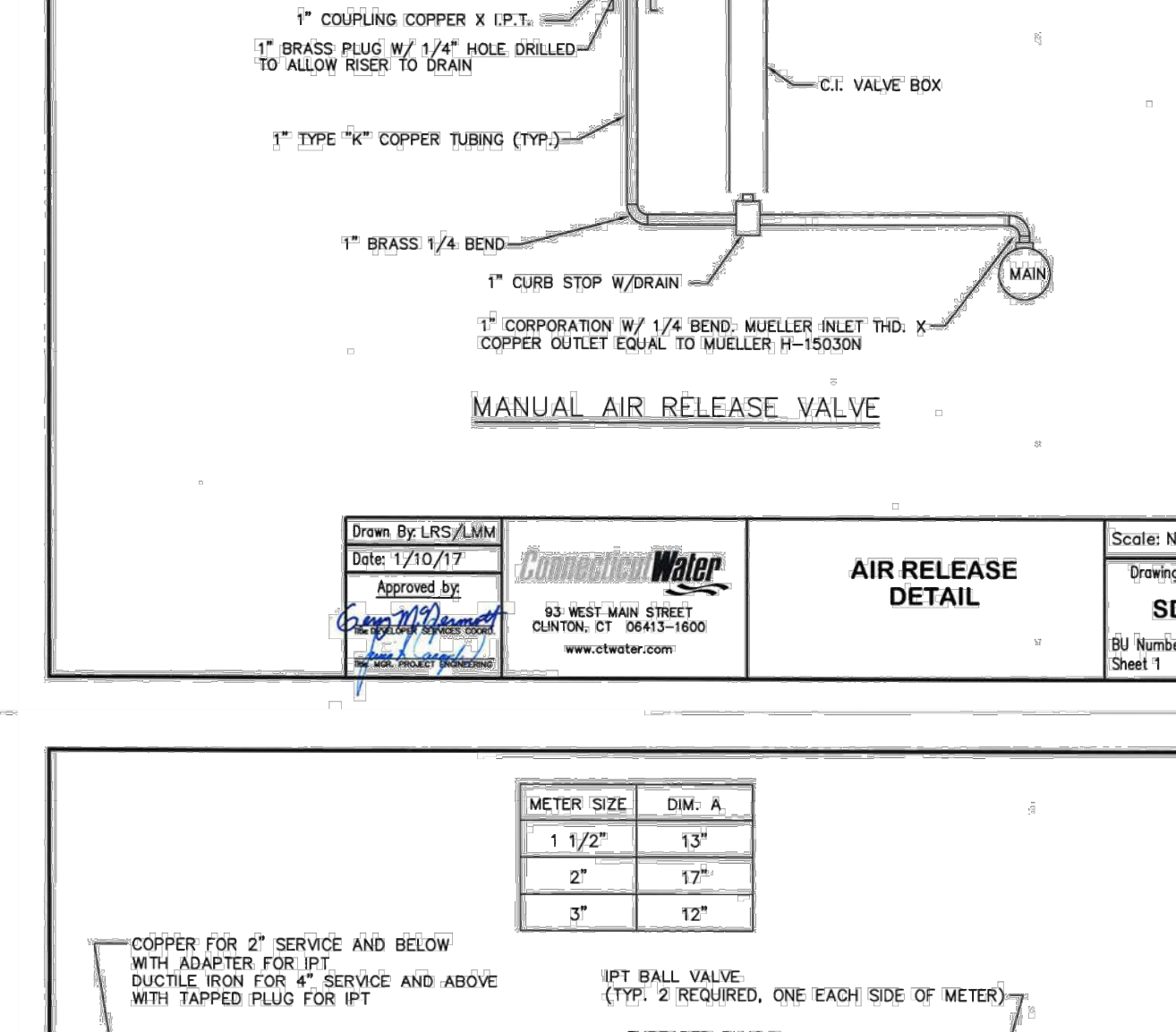
Scale: NTS
 Drawing Number: SD-9A
 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS/LMM	1/10/17	LRS	LMM

STOP COLLAR DETAIL

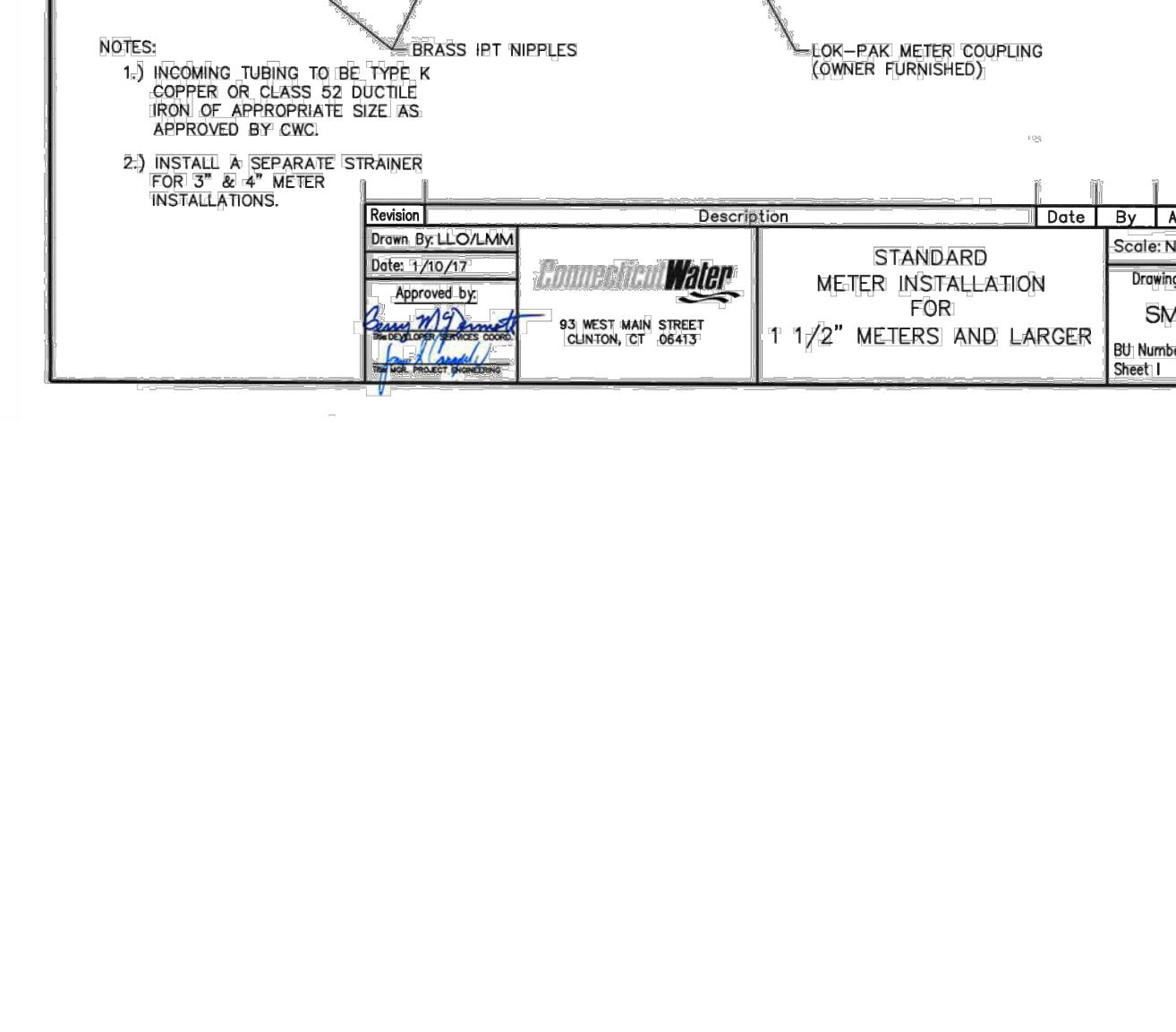
Scale: NTS
 Drawing Number: SD-3
 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS/LMM	1/10/17	LRS	LMM

AIR RELEASE VALVE DETAIL

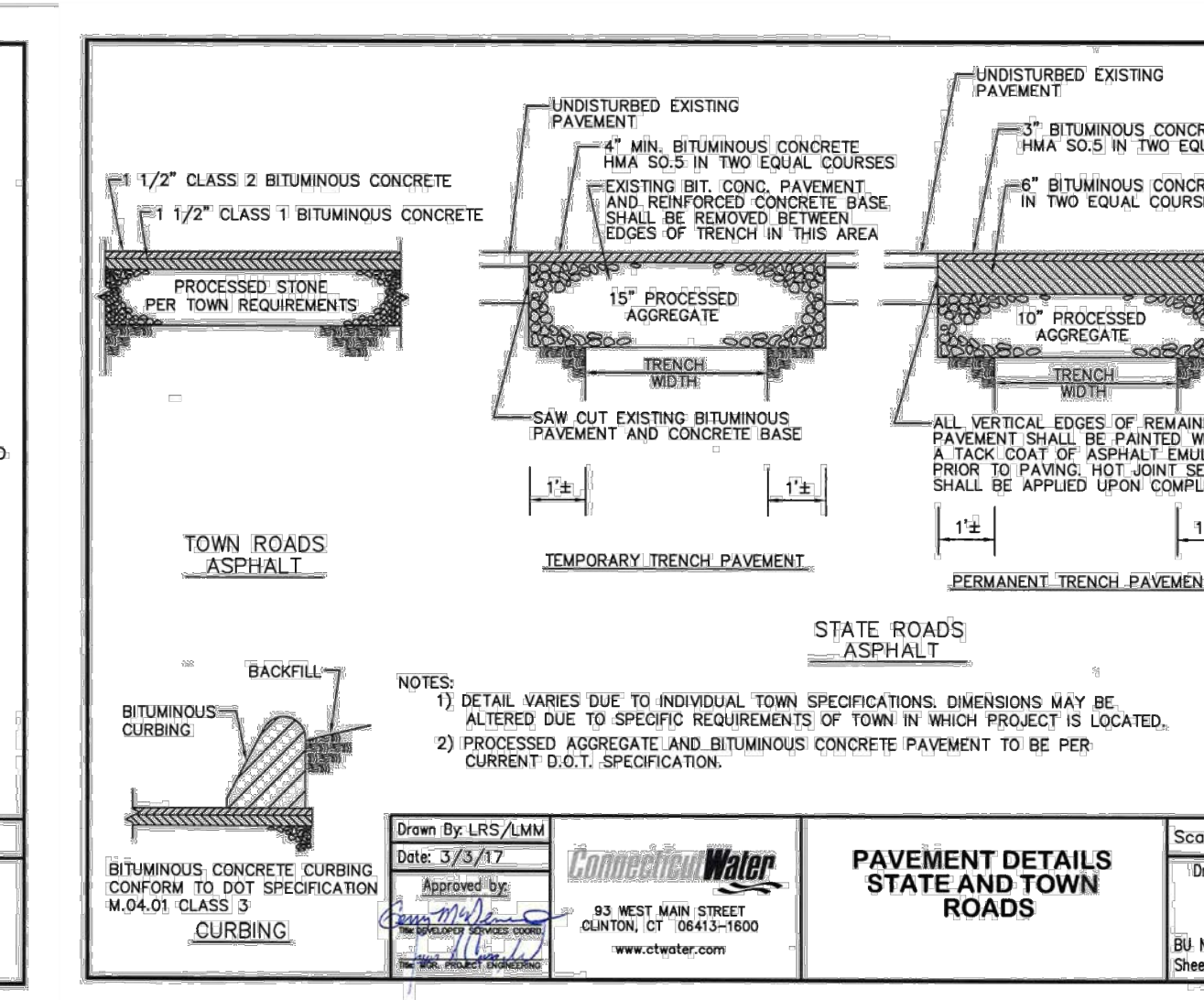
Scale: NTS
 Drawing Number: SD-6
 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LLO/LMM	1/10/17	LLO	LMM

STANDARD METER INSTALLATION FOR 1 1/2" METERS AND LARGER

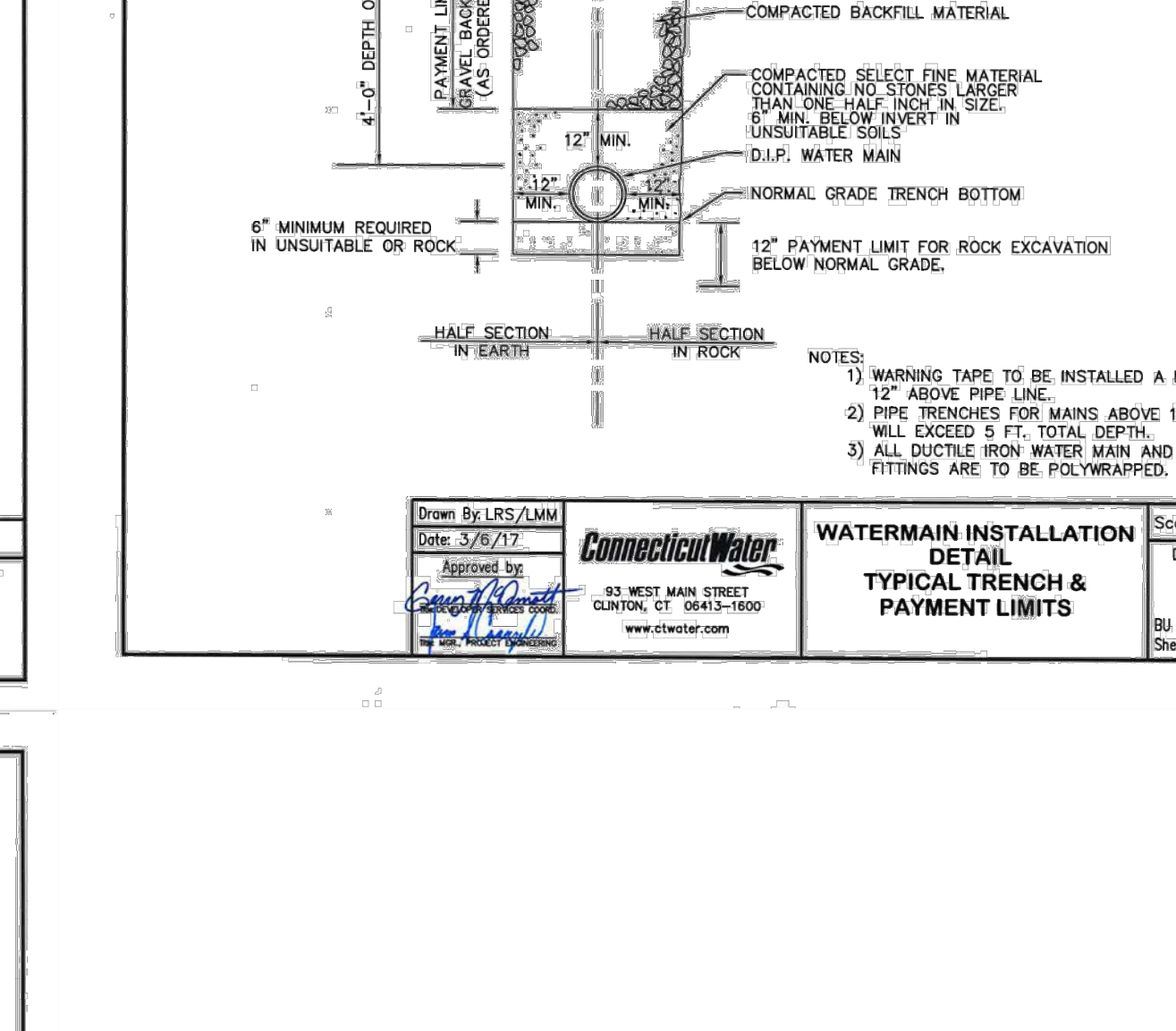
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 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS/LMM	3/3/17	LRS	LMM

PAVEMENT DETAILS STATE AND TOWN ROADS

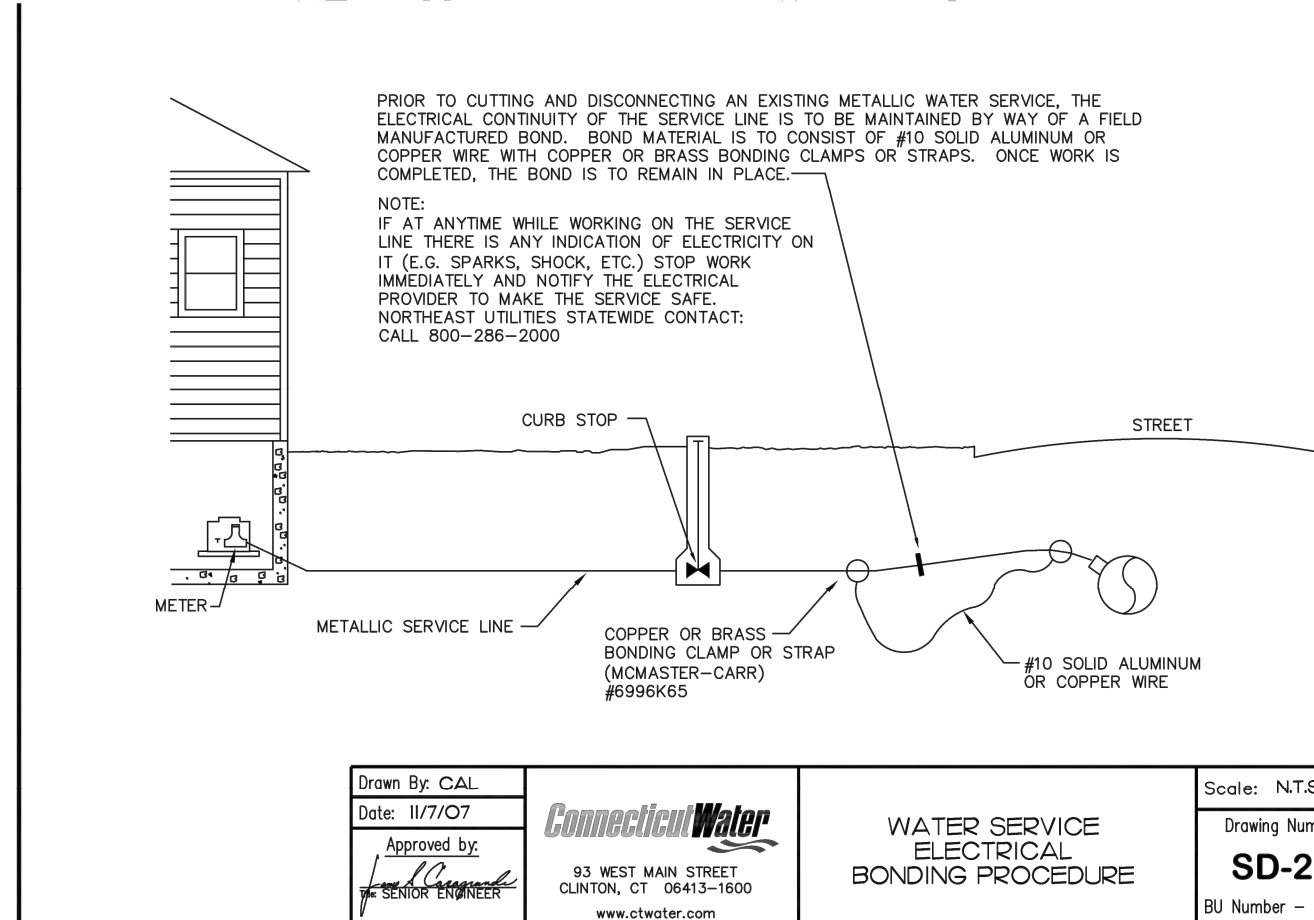
Scale: NTS
 Drawing Number: SD-9
 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By LRS/LMM	3/6/17	LRS	LMM

WATERMAIN INSTALLATION DETAIL TYPICAL TRENCH & PAYMENT LIMITS

Scale: NTS
 Drawing Number: SD-1
 Sheet 1 of 1



Revision	Description	Date	By	Approved By
1	Drawn By CAL	11/7/07	CAL	LMM

WATER SERVICE ELECTRICAL BONDING PROCEDURE

Scale: NTS
 Drawing Number: SD-23
 Sheet 1 of 1

FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

PLAN PREPARED BY:
 INDIGO LAND DESIGN, LLC
 JOSEPH WREN, P.E.
 CT REG. NO. P1090
 10 FLETCHER STREET, 2ND FLOOR
 OLD SAYBROOK, CT 06475
 PHONE: (860) 388-9343
 WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
 THE TOWN OF OLD SAYBROOK
 IS AFFIXED HERE FOR THIS
 MAP TO BE VALID

#	DATE	DESCRIPTION	BY

CONSTRUCTION DETAILS (WATER)

PREPARED FOR ORTHO SAYBROOK, LLC
 52 SPENCER PLAIN ROAD (CT ROUTE 166)
 (MAP 25 LOT 27)
 OLD SAYBROOK, CONNECTICUT

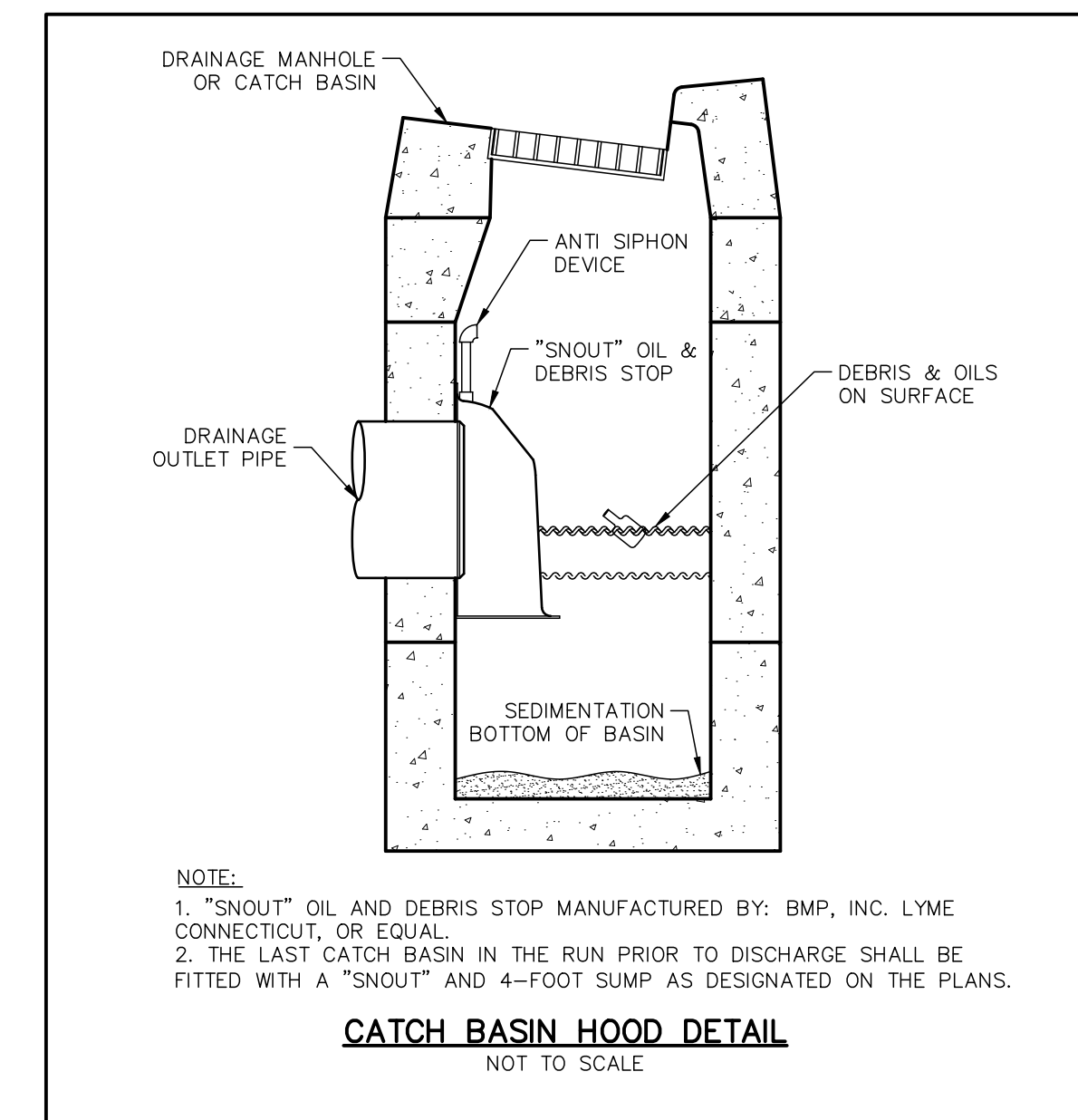
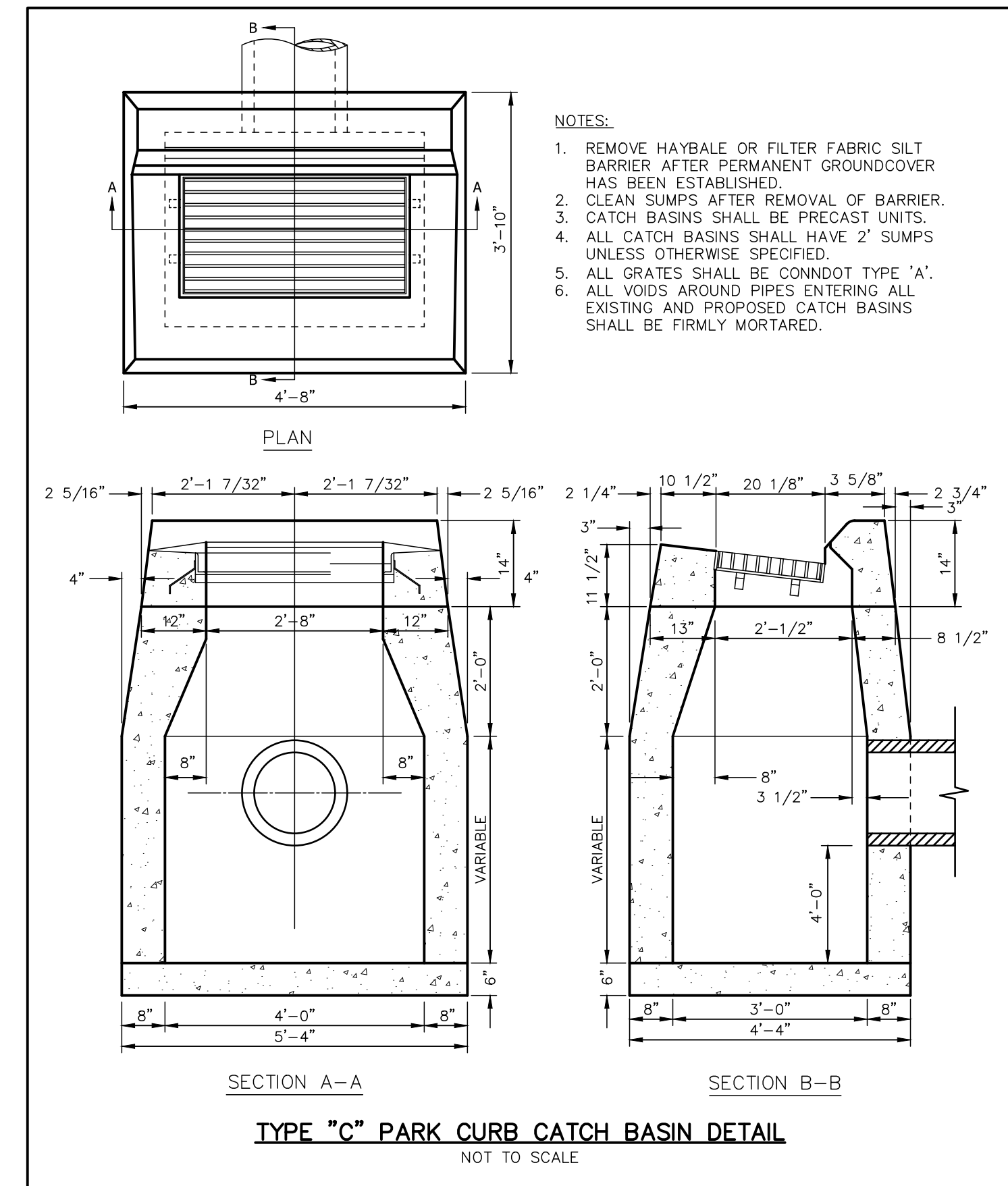
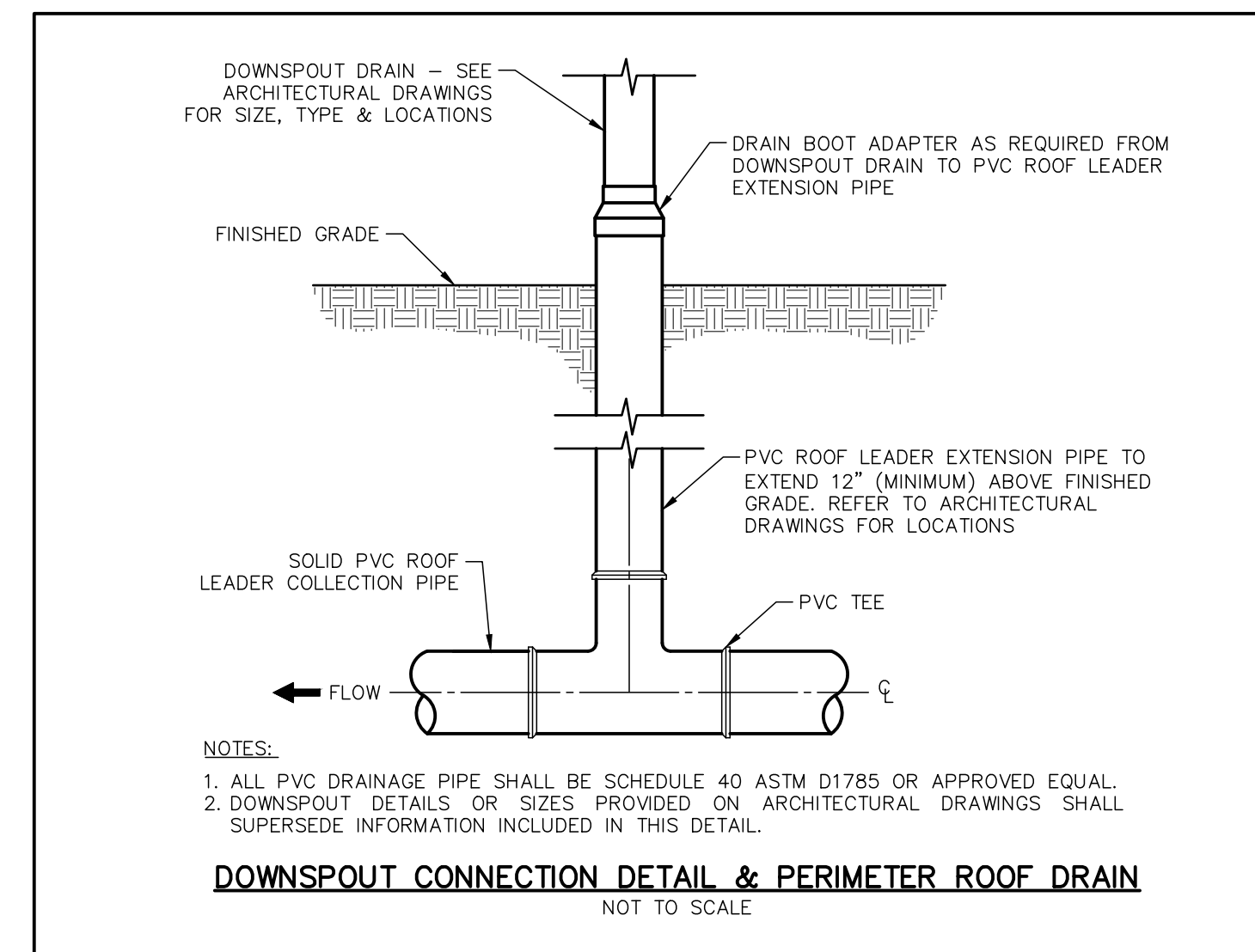
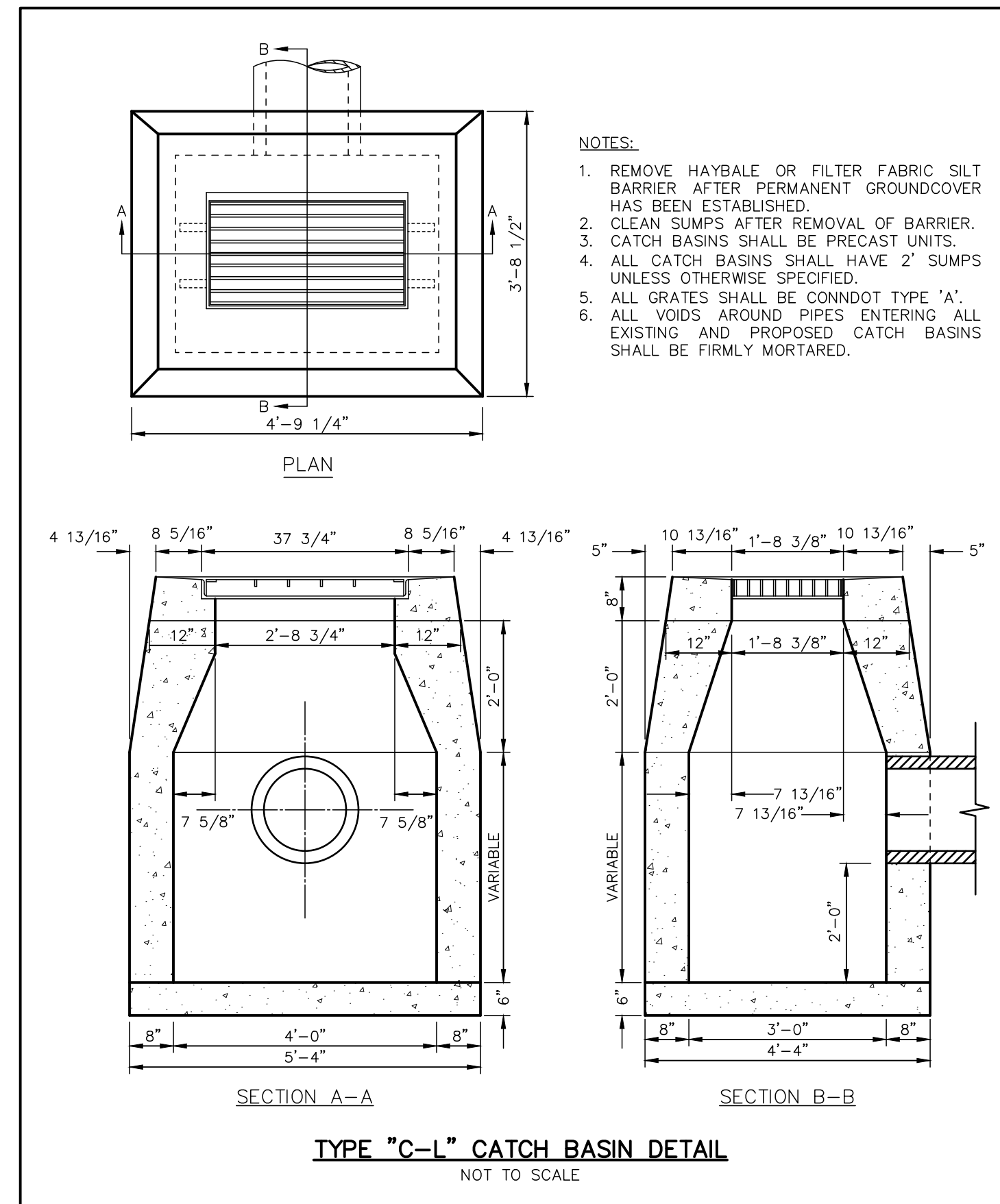
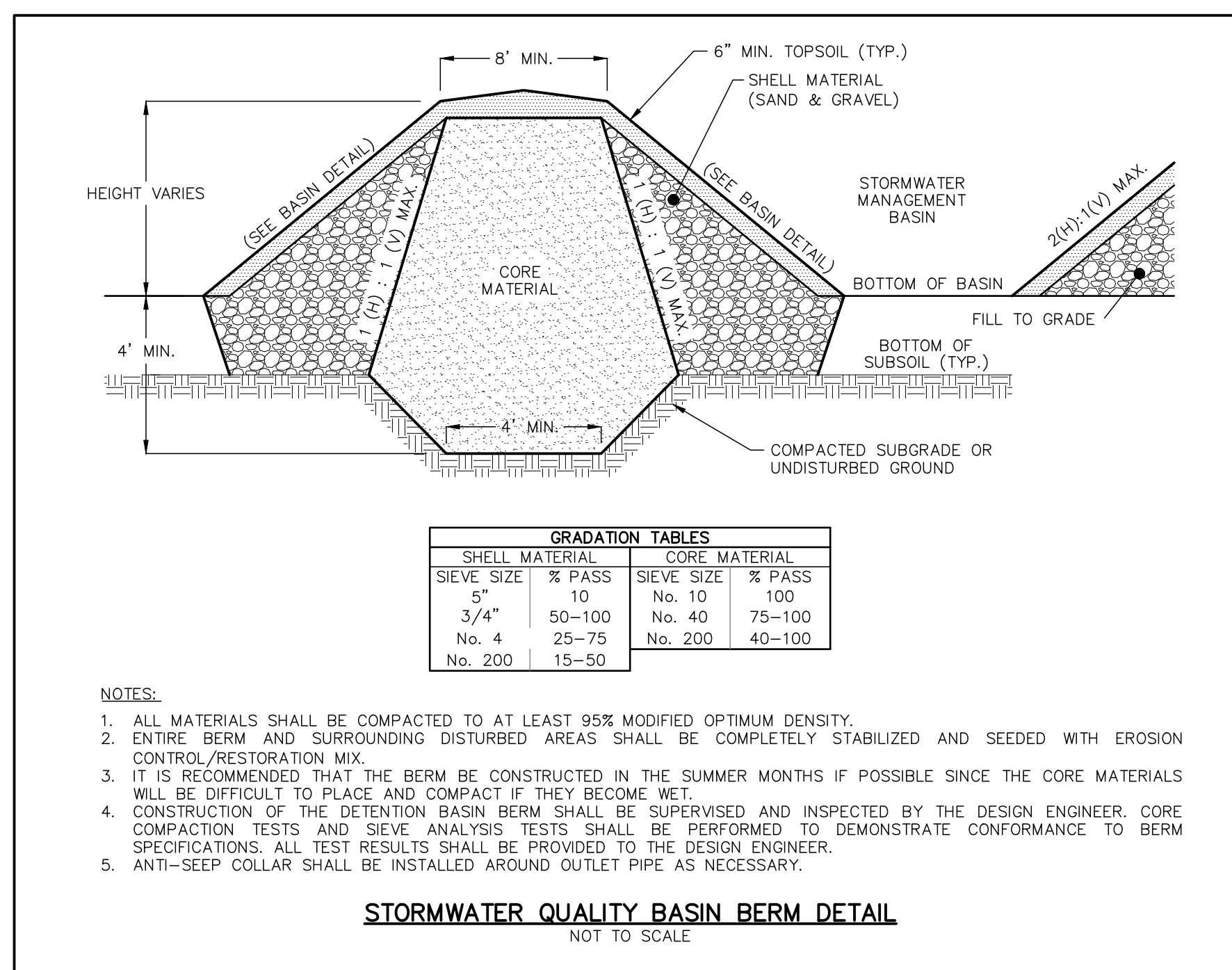
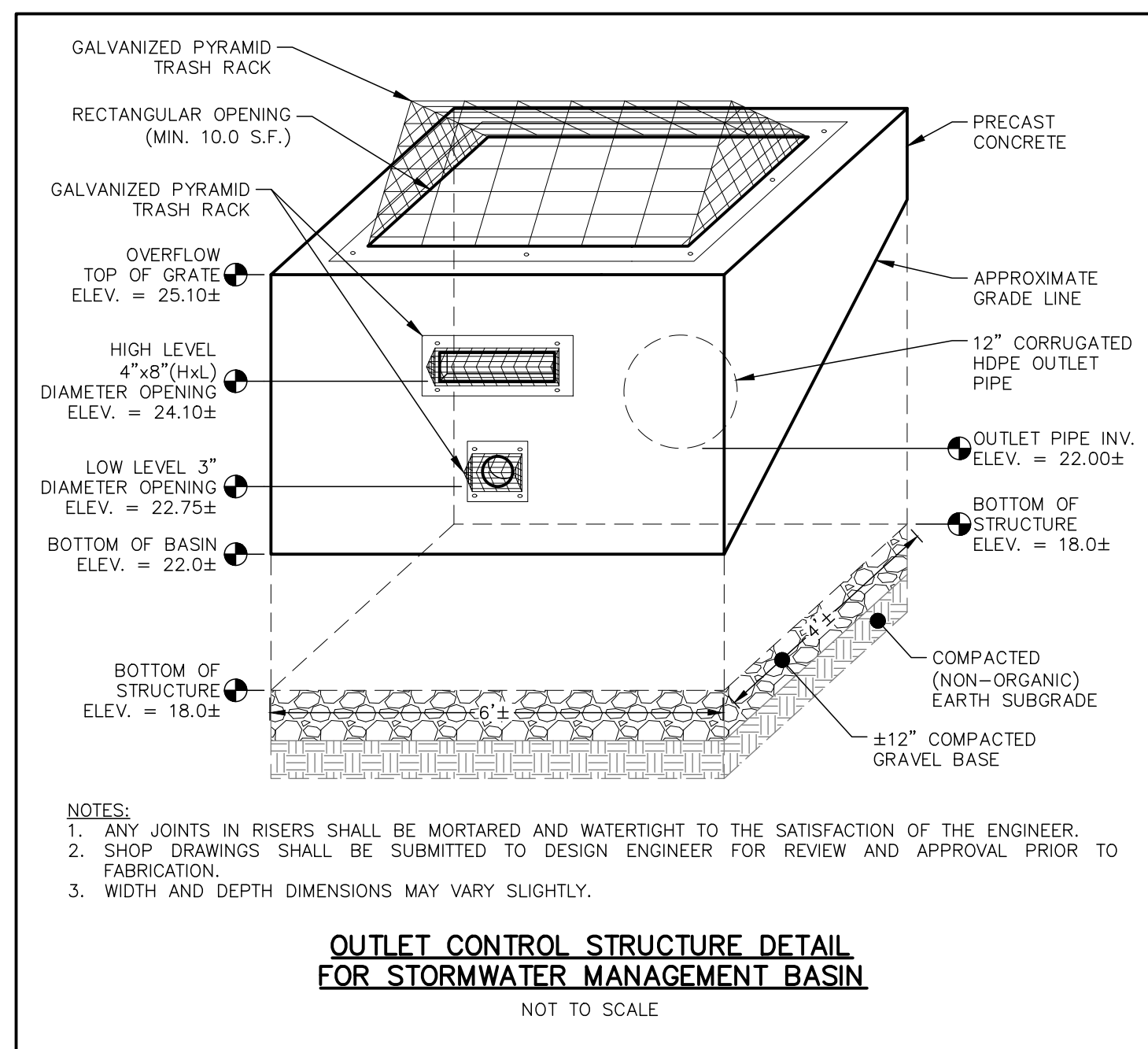
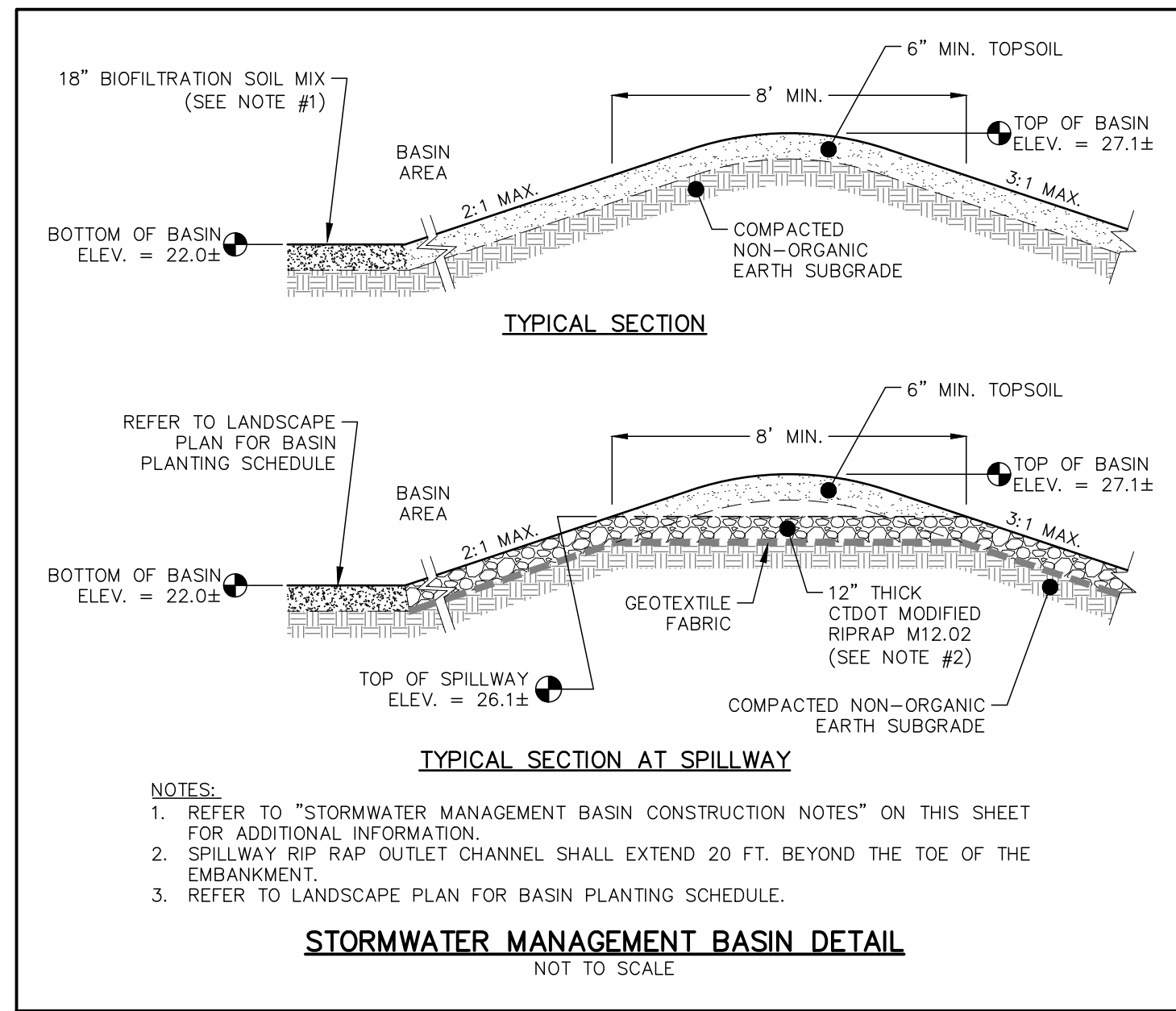
DATE: APRIL 4, 2024
 SCALE: NOT TO SCALE
 DRAWN BY: RG
 CHECKED BY: JW
 DWG. NO.: CD-3
 SHEET NO.: 8 of 13
 JOB NO.: 2023-1030

SEED MIXTURE SCHEDULE

REFER TO LANDSCAPING PLANS FOR ALL SEED MIXTURES.

STORMWATER MANAGEMENT BASIN CONSTRUCTION NOTES

- AFTER ROUGH GRADING AND SHAPING, THE AREA OF THE BASIN SHALL BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE OVER COMPACTION OF THE UNDERLYING NATURAL SOILS.
- BASIN SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
- DURING CONSTRUCTION, SEDIMENT SHALL BE PREVENTED FROM ENTERING THE AREA OF THE BASIN. THE CONTRACTOR SHALL ENSURE THAT THE AREAS DRAINING TO THE BASIN ARE STABILIZED IN A TIMELY MANNER AND MAINTAINED OVER THE ENTIRE AREA DRAINING TO THE BASIN.
- THE DESIGN ENGINEER SHALL MONITOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT BASIN. WILL PERFORM ALL FOLLOW UP INSPECTIONS, ASSESSMENTS AND REPORTS AND REMEDIATION WORK (IF NECESSARY) AND SHALL PROVIDE CERTIFICATION THAT THE SYSTEM WAS INSTALLED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS. A LICENSED LAND SURVEYOR SHALL PREPARE AN AS-BUILT OF THE CONSTRUCTED STORMWATER MANAGEMENT BASIN AREAS. THIS PLAN SHALL INCLUDE THE LOCATION AND INVERTS OF ANY ROOF DRAIN, DRAINAGE PIPE, CATCH BASIN AND OUTLET CONTROL STRUCTURE.
- ALL DISTURBED AREAS SHALL BE FINE GRADED WITH 6" TOPSOIL, RAKED, SEEDED AND MULCHED IN A TIMELY MANNER. THE BOTTOM OF THE BASINS SHALL BE SEEDED PER THE PROJECT LANDSCAPE ARCHITECT.
- FOREBAYS SHALL BE SIZED TO CONTAIN 100% OF THE WATER QUALITY VOLUME AND SHALL BE FORMED BY A BARRIER SUCH AS AN EARTHEN OR MODIFIED RIPRAP BERM. EACH FOREBAY SHALL ALSO HAVE A FIXED VERTICAL SEDIMENT DEPTH MARKER INSTALLED TO MEASURE SEDIMENT DEPOSITION.
- REFER TO LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
- A BIOFILTRATION SOIL MIX SHALL BE INSTALLED ALONG THE ENTIRE BOTTOM OF STORMWATER MANAGEMENT BASIN #1. THE BIOFILTRATION MIX SHALL CONSIST OF 50-60% SAND, 20-30% TOPSOIL, AND 20-30% WEED-FREE LEAF COMPOST OR EQUIVALENT.



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 BELLEVUE, 2ND FLOOR
NEW BRITAIN, CT 06053
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
THE REGISTERED PROFESSIONAL ENGINEER
AFFIXED HERE FOR THIS
MAP TO BE VALID

#	DATE	DESCRIPTION	BY

CONSTRUCTION DETAILS (DRAINAGE)
PREPARED FOR ORTHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

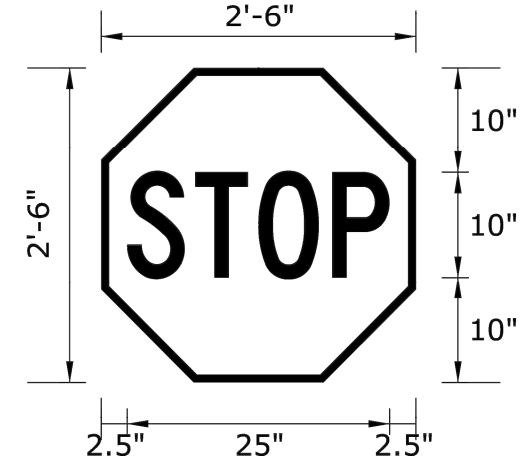
DATE:
APRIL 4, 2024
SCALE:
NOT TO SCALE
DRAWN BY:
RG
CHECKED BY:
JW
DWG. NO.:
CD-4
SHEET NO.:
9 of 13
JOB NO.:
2023-1030

FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

SIGN DETAIL
1:20



SIGN NUMBER	31-0552
PANEL SIZE	2'-6" x 2'-6"
TOTAL (Sq.Ft.)	5.17 Sq.Ft.
DATE	Jun 24, 2017
BDR INSET/WIDTH	0" / .75"
CORNER RADIUS	0"
BACKGROUND	TYPE: * COLOR: Red
LEGEND/BORDER	TYPE: * COLOR: White/White
REFER TO CATALOG OF SIGNS FOR SHEETING TYPE WHEN COLOR IS BLACK TYPE IS "PLAIN".	

SYMBOL	ROT	X	Y	WID	HT

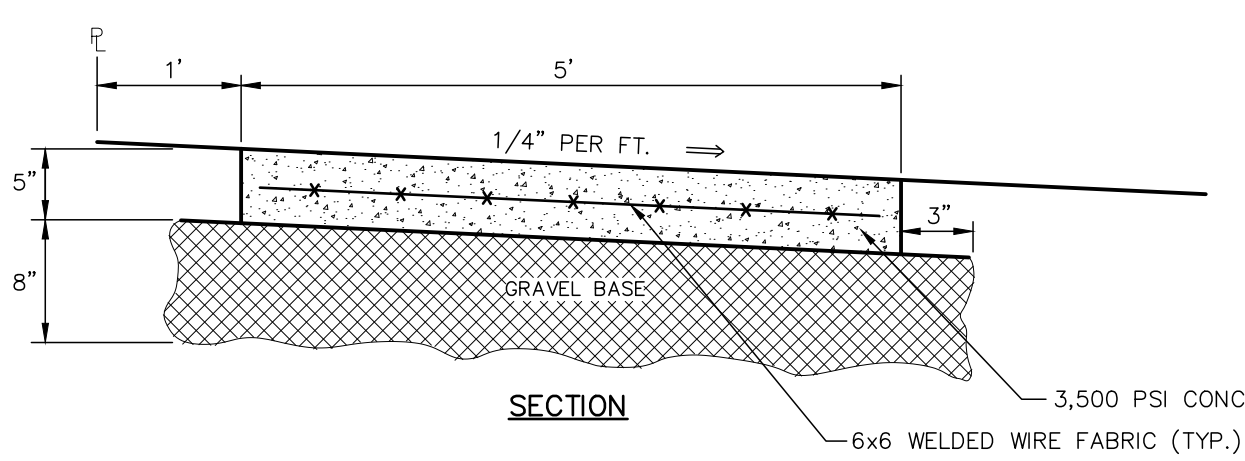
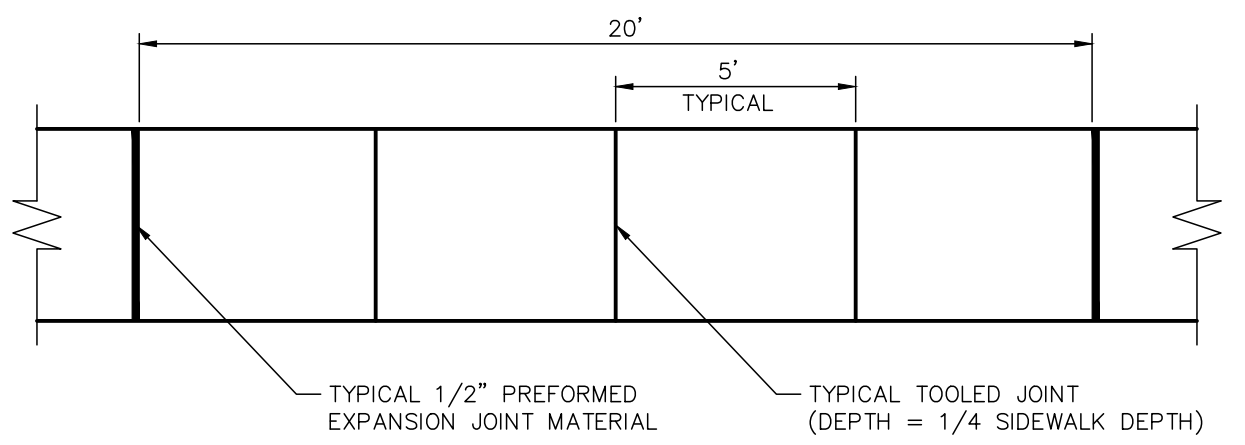
Dimension are in Inches
Material : .080 Thick Sheet Aluminum
Sign Support No. N/A
Location : N/A
Engineer : B.Schilling Designed By: J. Fascione Checked By: _____
Ground Mounted

REV'D /

FILE :TR_MSH_SIN_31_0552.dgn

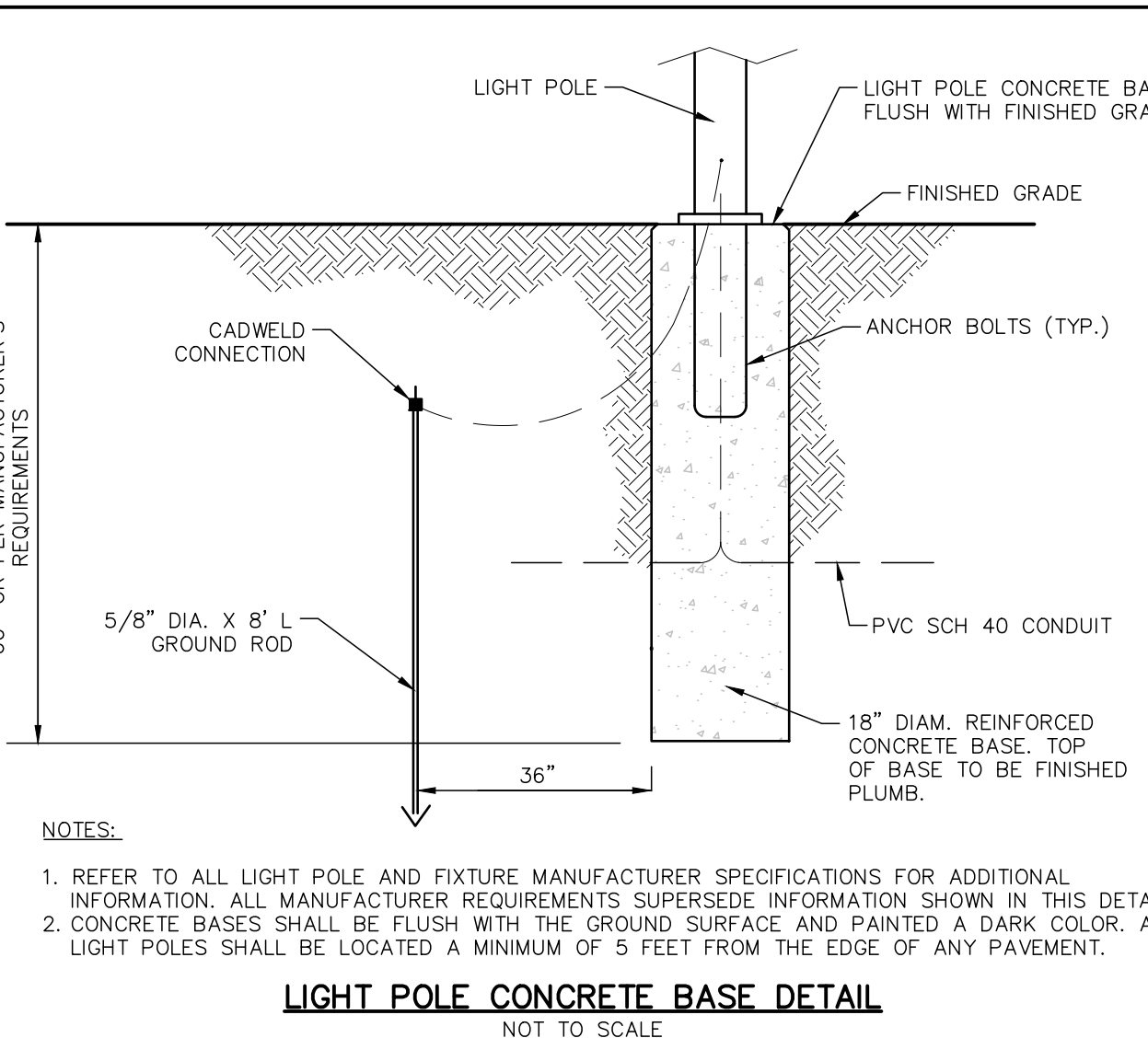
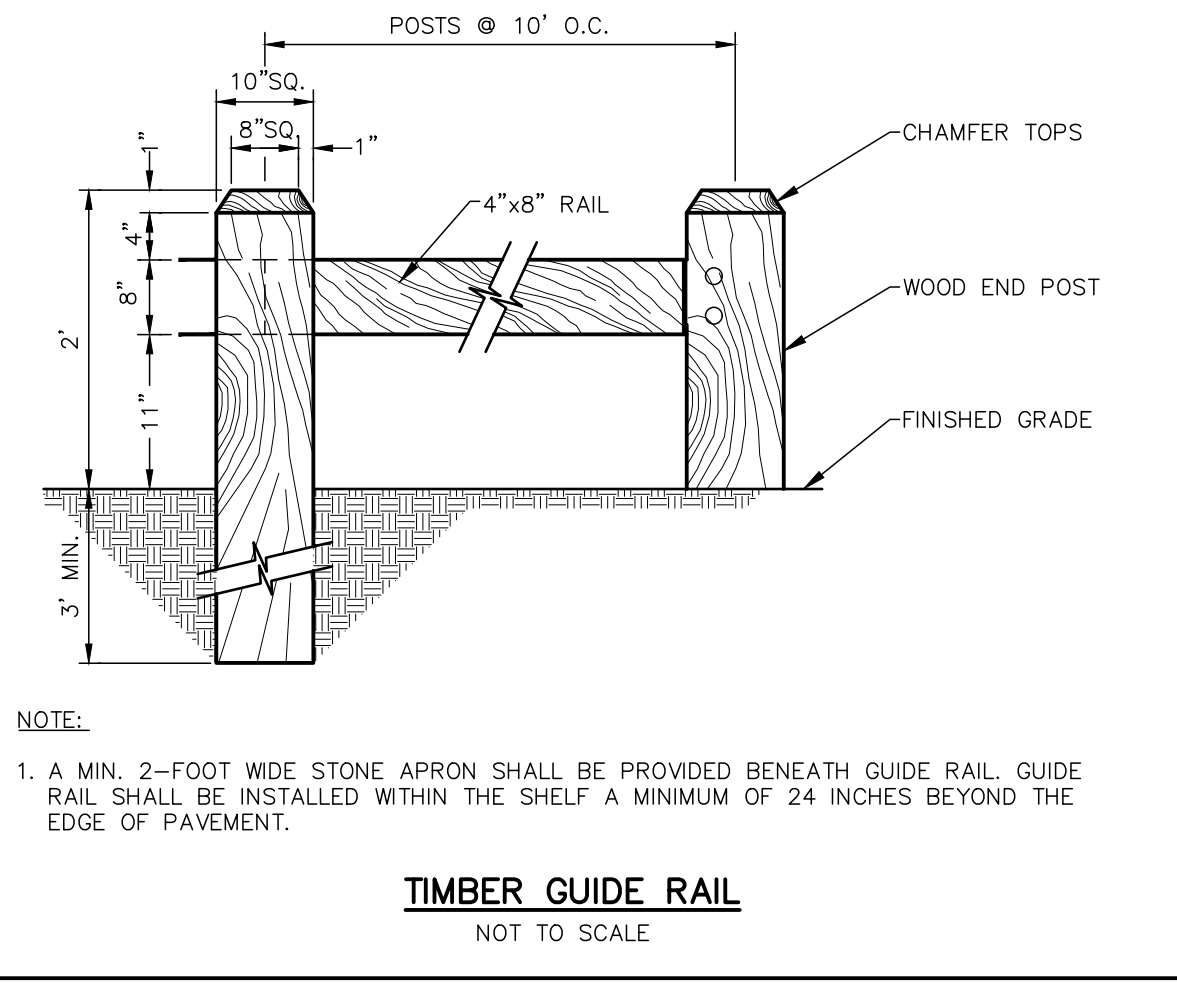
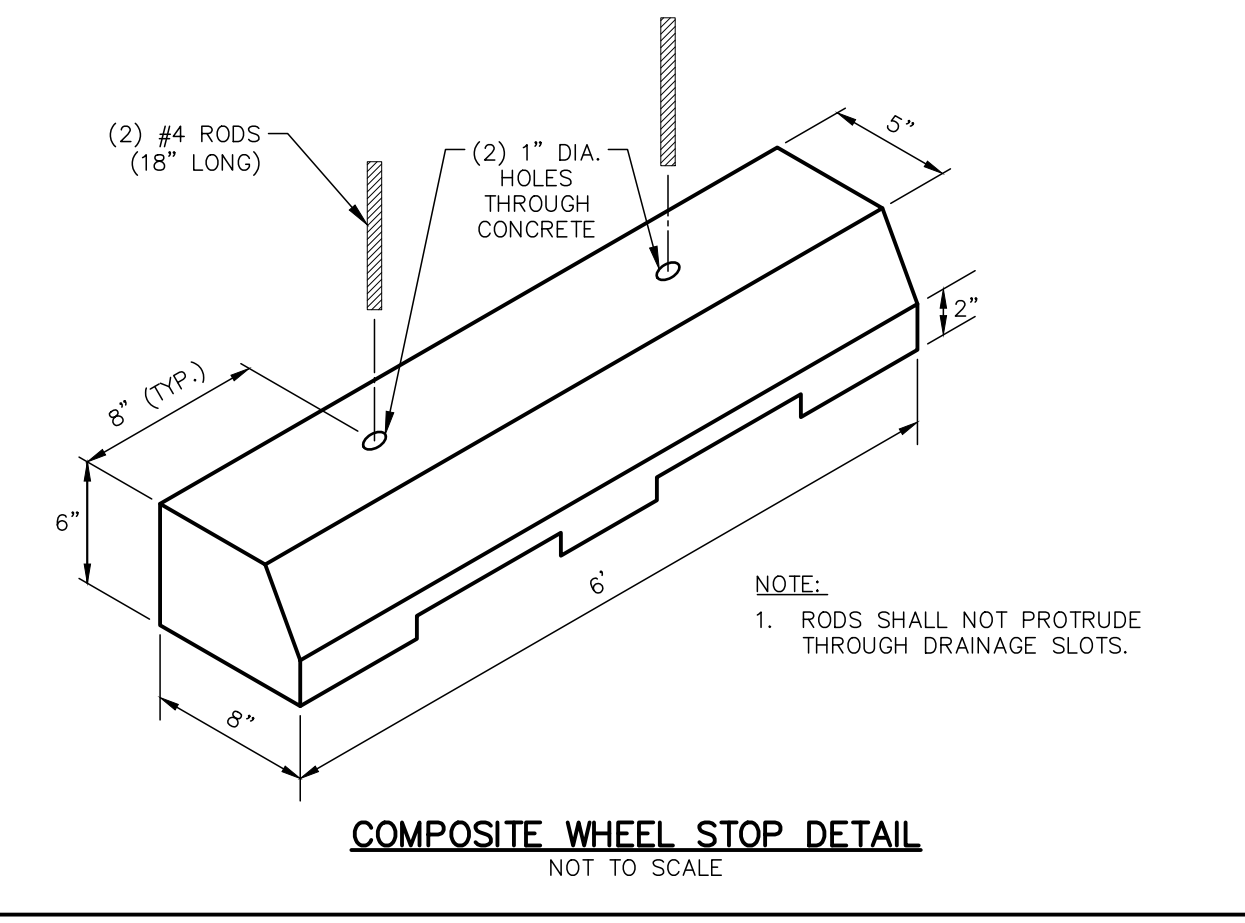
LETTER POSITIONS (X)

S	T	O	P	C	LENGTH	SERIES/SIZE
2,5	9	15	22		25	10



ROADWAY CONCRETE SIDEWALK DETAIL
NOT TO SCALE

NOTES:
1. CONCRETE SIDEWALK THICKNESS AT DRIVEWAY CROSSINGS SHALL BE INCREASED TO 8 INCHES AND ADDITIONAL REINFORCEMENT PROVIDED AS REQUIRED BY TOWN.
2. ALL SIDEWALKS ALONG BOSTON POST ROAD (ROUTE 1) CORRIDOR WITHIN THE PEDESTRIAN NODE SHALL BE PORTLAND CEMENT CONCRETE, LINED WITH A BRICK SOLDIER COURSE OR COLORED, STAMPED CONCRETE IN CONFORMANCE WITH ZONING REGULATIONS SECTION 62 AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS SPECIFIED IN SECTIONS 700, 80M AND FIGURES 16 & 18 IN THE OLD SAYBROOK REGULATIONS FOR PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE DIRECTOR OF PUBLIC WORKS.
4. CONCRETE SHALL BE TYPE "F", AIR ENTRAINED. STEEL DOWELS SHALL BE PROVIDED AT ALL EXPANSION JOINTS.
5. SIDEWALKS SHALL BE STENCILED, NOT IMPRINTED. ALL SIDEWALK CONSTRUCTION MATERIALS AND METHODS INCLUDING STENCILING PATTERN AND COLORING SHALL CONFORM TO THE SPECIFICATIONS FOR THE "OLD SAYBROOK SIDEWALKS".



FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

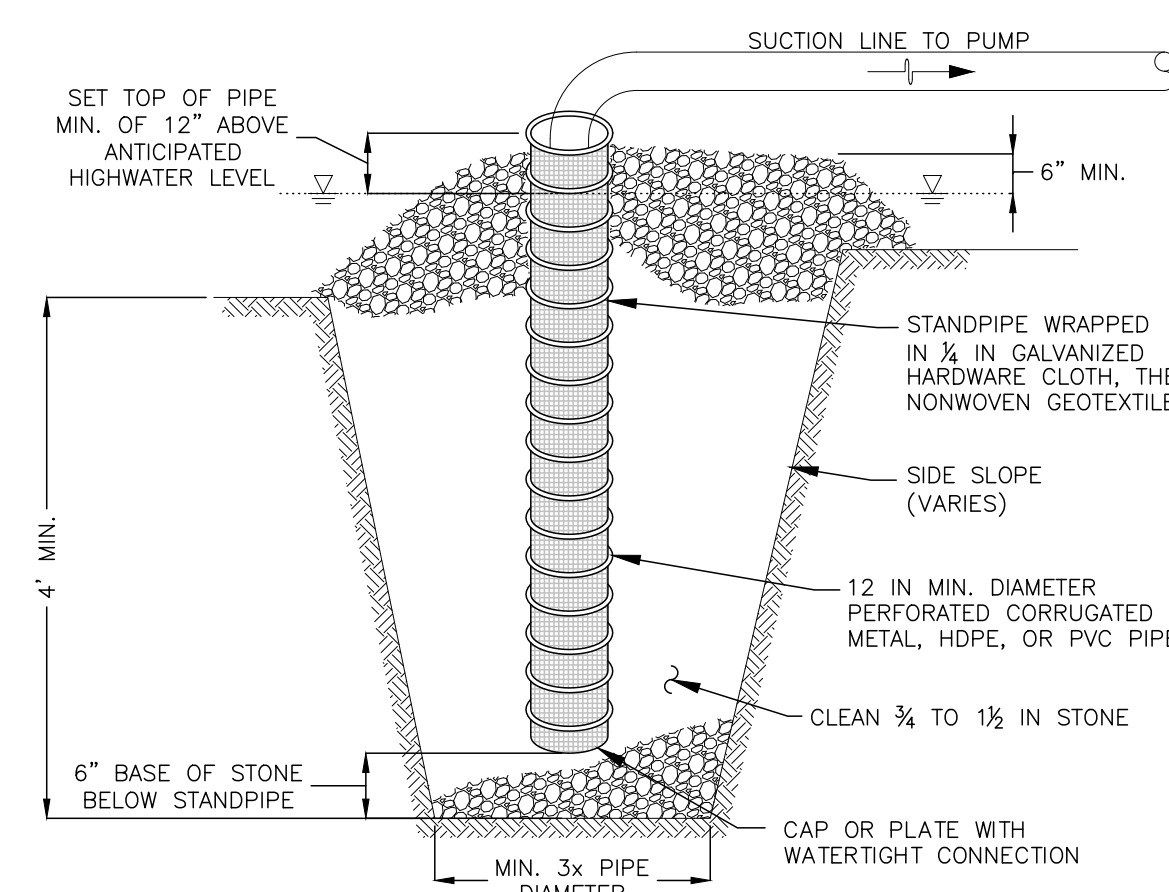
PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
OFFICE: 200 WEST MAIN STREET, 2ND FLOOR
OLD SAYBROOK, CONNECTICUT 06457
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	BY	DESCRIPTION

CONSTRUCTION DETAILS
PREPARED FOR ORKTHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

DATE: APRIL 4, 2024
SCALE: AS NOTED
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: CD-4
SHEET NO.: 10 of 13
JOB NO.: 2023-1030



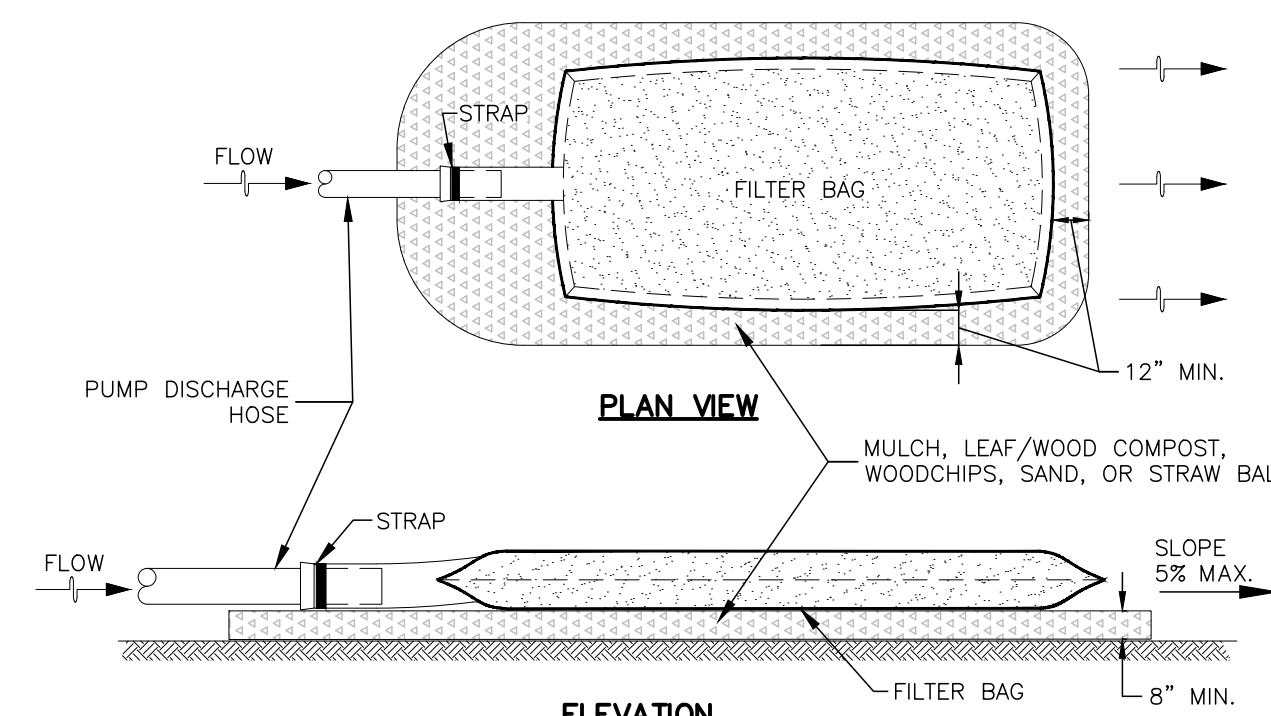
ELEVATION

CONSTRUCTION SPECIFICATIONS

- USE 12 INCH OR LARGER DIAMETER CORRUGATED METAL, HDPE, OR PVC PIPE WITH 1/2 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER. BOTTOM OF PIPE MUST BE CAPPED WITH WATER TIGHT SEAL.
- WRAP PIPE WITH 1/2 INCH GALVANIZED HARDWARE CLOTH AND WRAP NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE HARDWARE CLOTH.
- EXCAVATE PIT TO THREE TIMES THE PIPE DIAMETER AND FOUR FEET IN DEPTH. PLACE 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
- SET TOP OF PIPE MINIMUM 12 INCHES ABOVE WATER SURFACE ELEVATION.
- BACKFILL PIT AROUND THE PIPE WITH 3/4 TO 1 1/2 INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE WATER SURFACE ELEVATION.
- DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
- A SUMP PIT REQUIRES FREQUENT MAINTENANCE. IF SYSTEM CLOGS, REMOVE PERFORATED PIPE AND REPLACE GEOTEXTILE AND STONE. KEEP POINT OF DISCHARGE FREE OF EROSION.
- THIS DETAIL ONLY REQUIRED FOR DEWATERING DURING CONSTRUCTION IF SHALLOW GROUNDWATER IS ENCOUNTERED.

SUMP PIT DETAIL

NOT TO SCALE



ELEVATION

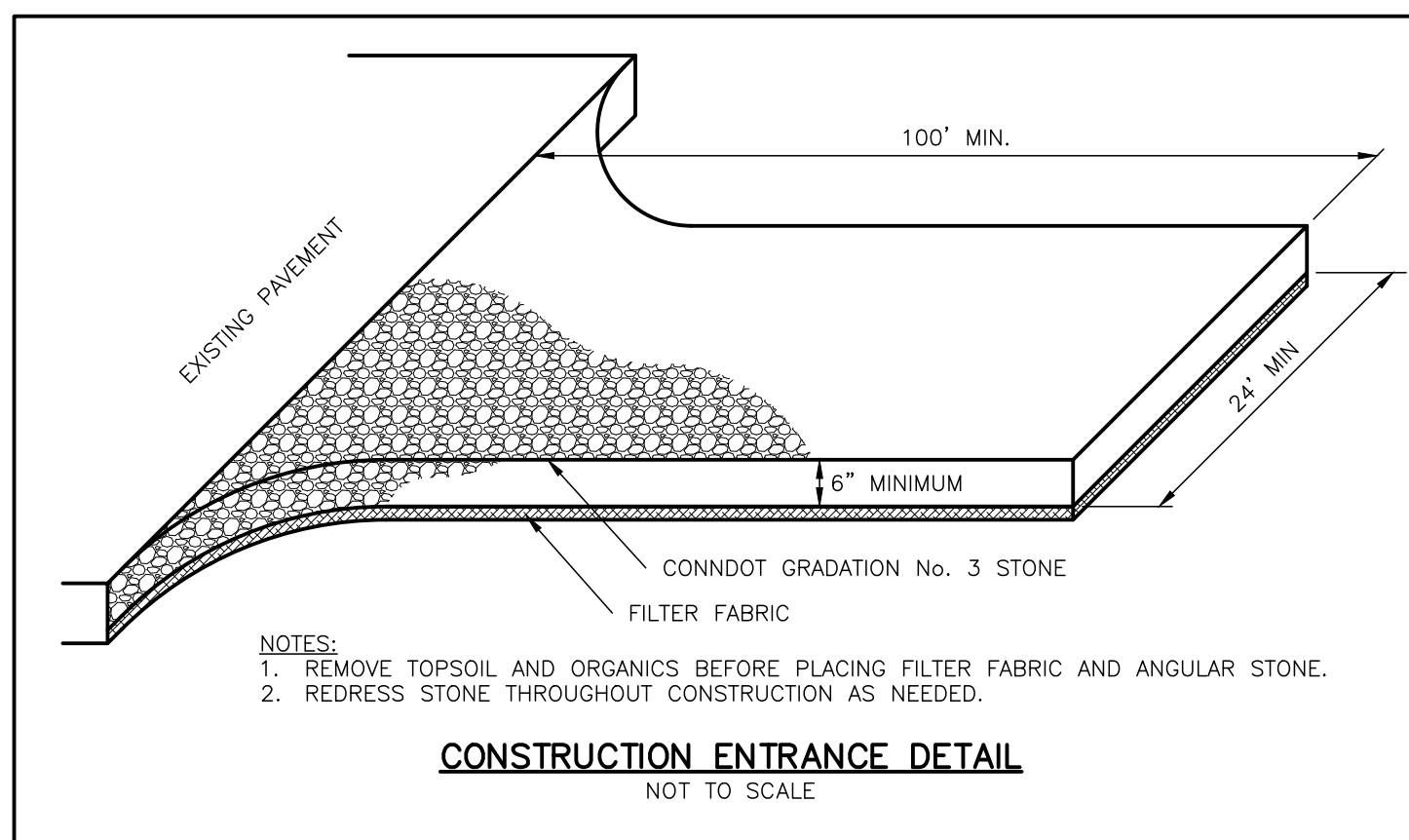
CONSTRUCTION SPECIFICATIONS

- TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
- PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
- CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
- REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
- USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT ²	ASTM D-4491
PERMITTIVITY (SEC ⁻¹)	1.2 SEC ⁻¹	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632
- REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.
- FILTER BAG SHALL BE PLACED NO CLOSER THAN 25' TO ANY WETLAND AREA OR DOWNGRADE PROPERTY LINE.
- THIS DETAIL ONLY REQUIRED FOR DEWATERING DURING CONSTRUCTION IF SHALLOW GROUNDWATER IS ENCOUNTERED.

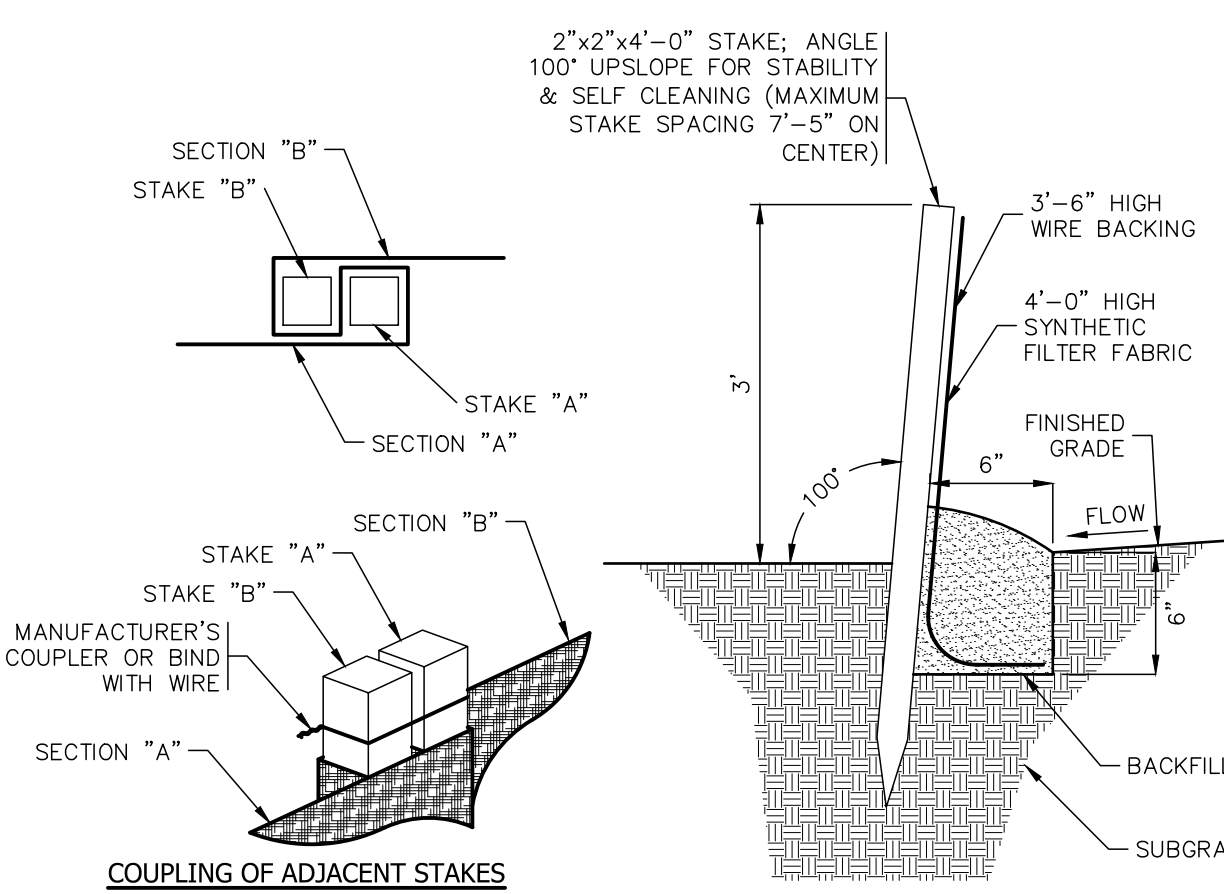
FILTER BAG DETAIL

NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



COUPLING OF ADJACENT STAKES

SILT FENCE BARRIER

NOT TO SCALE

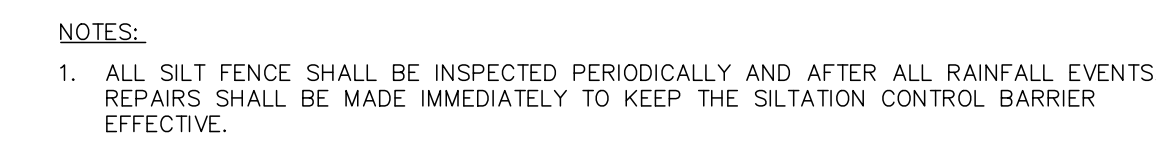
- NOTES:
- ALL SILT FENCE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL RAINFALL EVENTS. REPAIRS SHALL BE MADE IMMEDIATELY TO KEEP THE SILTATION CONTROL BARRIER EFFECTIVE.

- NOTES:
- PRE-FORMED SCOUR HOLE TO BE INSTALLED LEVEL. THE OUTLET INVERT SHALL MATCH THE EXISTING GRADE ELEVATION AT THE DOWNSTREAM END.
 - FOR THE OUTLET OF STORMWATER MANAGEMENT BASIN #1, THE PRE-FORMED SCOUR HOLE SHALL BE INCREASED TO 6"x6"

- NOTES:
- PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF CT DOT MODIFIED RIPRAP WITH #3 STONE ON FACE.
 - NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAP MAY BE CONSTRUCTED OF COMPACTED EARTH FILL.

H (ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

TOP WIDTH VS. HEIGHT
W = HEIGHT OF EMBANKMENT
H = TOP WIDTH OF EMBANKMENT

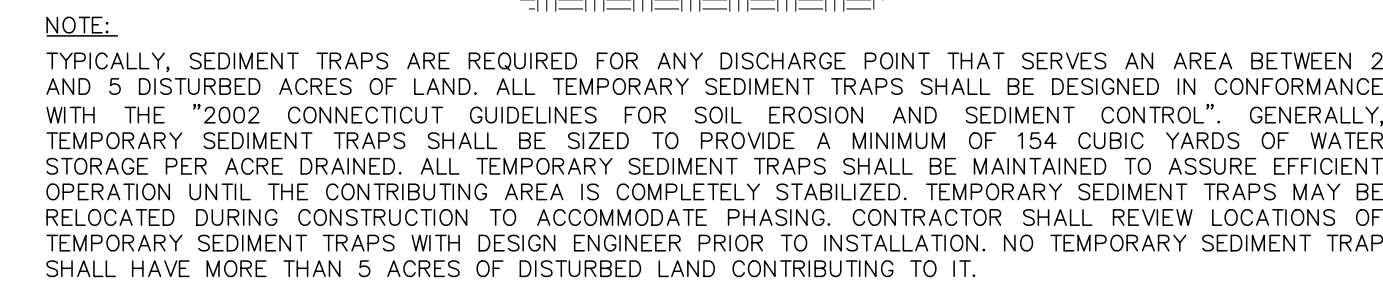


TEMPORARY SEDIMENT TRAP

NOT TO SCALE

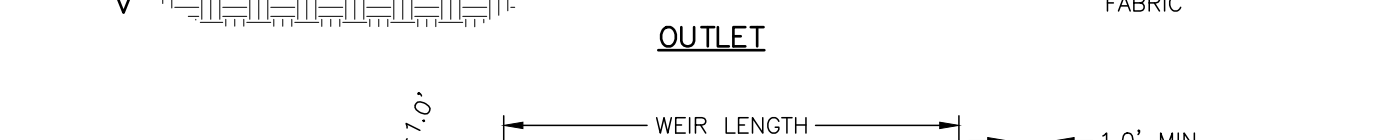
NOTES:

- TYPICALLY, SEDIMENT TRAPS ARE REQUIRED FOR ANY DISCHARGE POINT THAT SERVES AN AREA BETWEEN 2 AND 5 DISTURBED ACRES OF LAND. ALL TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED IN CONFORMANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL". GENERALLY, TEMPORARY SEDIMENT TRAPS SHALL BE SIZED TO PROVIDE A MINIMUM OF 154 CUBIC YARDS OF WATER STORAGE PER ACRE DRAINED. ALL TEMPORARY SEDIMENT TRAPS SHALL BE MAINTAINED TO ASSURE EFFICIENT OPERATION UNTIL THE CONTRIBUTING AREA IS COMPLETELY STABILIZED. TEMPORARY SEDIMENT TRAPS MAY BE RELOCATED DURING CONSTRUCTION TO ACCOMMODATE PHASING. CONTRACTOR SHALL REVIEW LOCATIONS OF TEMPORARY SEDIMENT TRAPS WITH DESIGN ENGINEER PRIOR TO INSTALLATION. NO TEMPORARY SEDIMENT TRAP SHALL HAVE MORE THAN 5 ACRES OF DISTURBED LAND CONTRIBUTING TO IT.



OUTLET

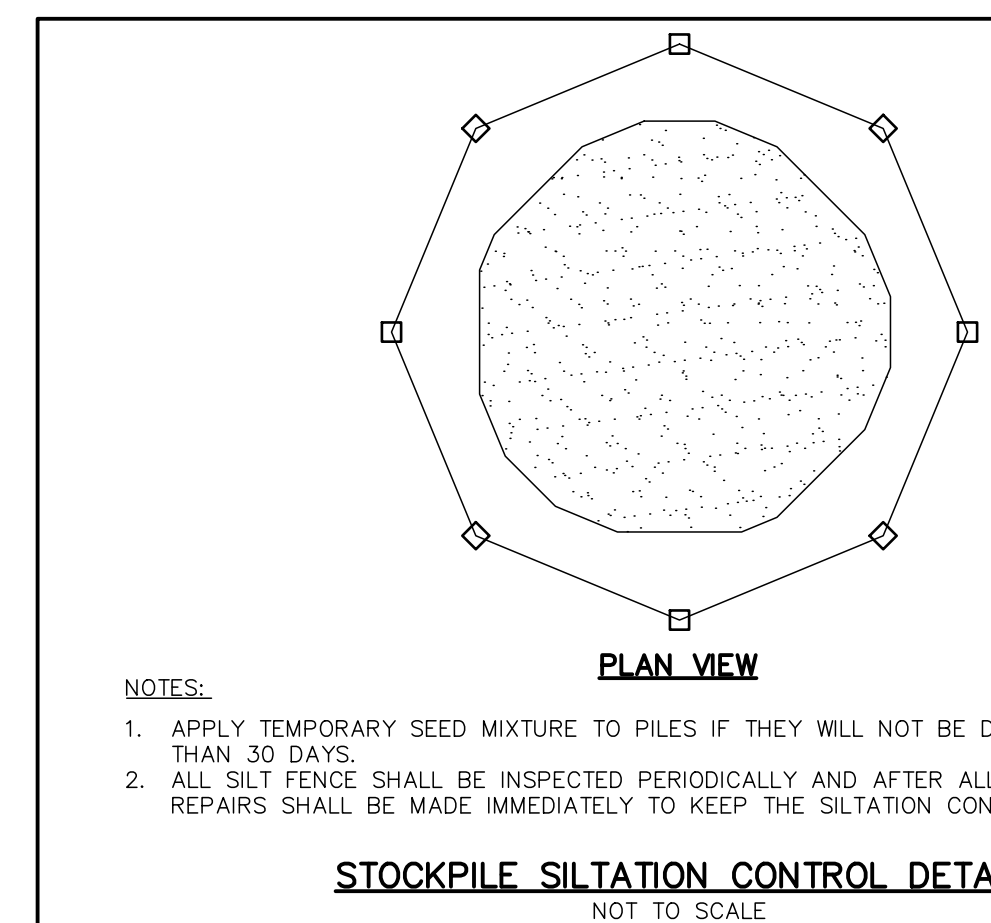
NOT TO SCALE



CATCH BASIN INLET PROTECTION - SILT SACK DETAIL

NOT TO SCALE

- NOTE:
- CURB DEFLECTOR IS ONLY REQUIRED FOR TYPE 'C' CATCH BASINS.



NOTES:

- APPLY TEMPORARY SEED MIXTURE TO PILES IF THEY WILL NOT BE DISTURBED FOR MORE THAN 30 DAYS.
- ALL SILT FENCE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL RAINFALL EVENTS. REPAIRS SHALL BE MADE IMMEDIATELY TO KEEP THE SILTATION CONTROL BARRIER EFFECTIVE.

FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission

Title _____ Signature _____ Date _____

ROLLED EROSION CONTROL

Specification Sheet
BioNet[®] 575BN[™] Erosion Control Blanket

DESCRIPTION
The short-term single net erosion control blanket shall be a machine-produced mat of 100% agricultural straw with a functional longevity of up to 12 months. (NOTE: functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation). The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a 100% biodegradable woven natural organic fiber net. The netting shall consist of machine directional strands formed from two interwoven yams with cross directional strands interwoven through the twisted machine strands (commonly referred to as a leno weave) to form approximate 0.50 x 1.0 in. (0.27 x 2.54 cm) mesh. The blanket shall be sewn together on 1.50 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches (5-12.5 cm) from the edge) as an overlap guide for adjacent mats.

The 575BN shall meet Type 2 specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17

Index Property	Test Method	Typical
Thickness	ASTM D6525	0.23 in. (7 mm)
Resiliency	ECTC Guidelines	81.4%
Water Absorbency	ASTM D1017	440%
Mass/Unit Area	ASTM D6475	9.52 oz/yd ² (310 g/m ²)
Swell	ECTC Guidelines	15.7%
Smolder Resistance	ECTC Guidelines	Yes
Stiffness	ASTM D1388	6.92 oz-in
Light Penetration	ASTM D6567	9.1%
Tensile Strength - MD	ASTM D6818	146.4 lbs/ft (21.7 kN/m)
Elongation - MD	ASTM D6818	78.9%
Tensile Strength - TD	ASTM D6818	109.2 lbs/ft (16.2 kN/m)
Elongation - TD	ASTM D6818	14.3%
Biomass Improvement	ASTM D7322	398%

Material Content	
Matrix	100% straw fiber (0.5 lbs/yd ² (80.2 g/m ²))
Netting	Top side only: Leno woven 100% biodegradable natural organic fiber (4.5 kg/1000 sq m)
Thread	Biodegradable

Standard Roll Size	
Width	6.67 ft (2.0 m) / 8.0 ft (2.4 m)
Length	108 ft (32.92 m) / 112 ft (34.14 m)
Weight ± 10%	46.4 lbs (21.05 kg) / 50 lbs (22.68 kg)
Area	80 sq yd (88.9 m ²) / 100 sq yd (113.1 m ²)

Design Permissible Shear Stress	
Unvegetated Shear Stress	1.60 psf (0.6 Pa)
Unvegetated Velocity	5.00 fps (1.52 m/s)

Slope Design Data: C Factors	
Slope Length (L)	≤ 31 / 3.1 - 2.1 / ≤ 2.1
≤ 20 ft (6 m)	0.029 / N/A / N/A
20-50 ft	0.11 / N/A / N/A
≥ 50 ft (15.2 m)	0.19 / N/A / N/A

Roughness Coefficients - Unveg.	
Flow Depth	Manning's n
≤ 0.50 ft (0.15 m)	0.055
0.50 - 2.0 ft	0.055-0.021
≥ 2.0 ft (0.60 m)	0.021

NORTH AMERICAN GREEN
4609 E. Bloomfield-Harmony Rd.
Bloomfield, NJ 07003

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Western Green
4609 E. Bloomfield-Harmony Rd.
Bloomfield, NJ 07003

- NOTES:
- EROSION CONTROL BLANKETS SHALL CONSIST OF BIODEGRADABLE MATERIALS.
 - TEMPORARY EROSION CONTROL BLANKETS SHALL BE PROVIDED ON ALL 3:1 SLOPES OR STEEPER.
 - CONTRACTOR SHALL PREPARE SURFACE, REMOVE PROTRUDING OBJECTS AND INSTALL TEMPORARY EROSION CONTROL BLANKETS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - CONTRACTOR SHALL ENSURE THE ORIENTATION AND ANCHORING OF THE BLANKET IS APPROPRIATE FOR THE SITE.
 - CONTRACTOR SHALL INSPECT THE TEMPORARY EROSION CONTROL BLANKET AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH RAINFALL OF 0.5 INCHES OR MORE. IF WASHOUT OR BREAKOUT OCCURS, CONTRACTOR SHALL RE-INSTALL THE BLANKET AFTER REGRADING AND RE-SEEDING THE AREA.

EROSION CONTROL BLANKET DETAIL

NOT TO SCALE

- NOTES:
- CONTRACTOR SHALL PREPARE SURFACE, REMOVE PROTRUDING OBJECTS AND INSTALL TEMPORARY EROSION CONTROL BLANKETS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - CONTRACTOR SHALL ENSURE THE ORIENTATION AND ANCHORING OF THE BLANKET IS APPROPRIATE FOR THE SITE.
 - CONTRACTOR SHALL INSPECT THE TEMPORARY EROSION CONTROL BLANKET AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH RAINFALL OF 0.5 INCHES OR MORE. IF WASHOUT OR BREAKOUT OCCURS, CONTRACTOR SHALL RE-INSTALL THE BLANKET AFTER REGRADING AND RE-SEEDING THE AREA.
 - ALL EROSION CONTROL BLANKETS SHALL CONSIST OF BIODEGRADABLE MATERIALS.

EROSION CONTROL BLANKET DETAIL

NOT TO SCALE

PLAN PREPARED BY:
 INDIGO LAND DESIGN, LLC
 JOSEPH WREN, P.E.
 CT REG. NO. 21090
 105 E. MAIN STREET, 2ND FLOOR
 OLD SAYBROOK, CT 06457
 PHONE: (860) 388-9343
 FAX: (860) 388-9343
 WEB: INDIGO-LAND.COM

THE EMBOSSED SEAL OF
 INDIGO LAND DESIGN, LLC
 IS AFFIXED HERE FOR THIS
 MAP TO BE VALID

#	DATE	BY	DESCRIPTION

E&S CONTROL DETAILS
 PREPARED FOR ORTHO SAYBROOK, LLC
 52 SPENCER PLAIN ROAD (CT ROUTE 166)
 (MAP 25 LOT 27)
 OLD SAYBROOK, CONNECTICUT

DATE: APRIL 4, 2024
 SCALE: NOT TO SCALE
 DRAWN BY: RG
 CHECKED BY: JW
 DWG. NO.: ES-2
 SHEET NO.: 12 of 13
 JOB NO.: 2023-1030

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

Permeability of Soils using Compaction Permeameter

Date: 9/23/2022
Project: Indigo Land Design
CLA Project #: 7154
Source: Spencer Plains Road, Old Saybrook, Ct.
Material: On-site material (Test Pits)
Specification: 100 lbs/cu ft Compaction on samples.

Sample #1: Test Pit # Sample A

Permeability: 2.22 x 10-4 cm/sec or .62 ft/day

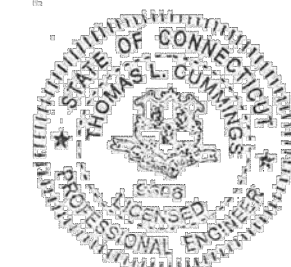
Sample #1: Test Pit # Sample B

Permeability: 1.85 x 10-4 cm/sec or .52 ft/day

Sample #1: Sample B2

Permeability: 2.78 x 10-4 cm/sec or .78 ft/day

Thomas Cummings
PE No. 9606



CLA Engineers, Inc.

Civil • Structural • Survey

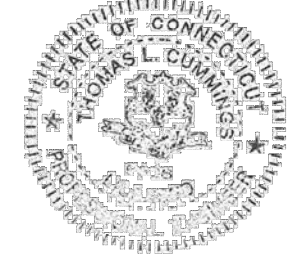
317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

SIEVE ANALYSIS

Date: 9/1/2022
Project: Spencer Plains Road, Old Saybrook, Ct.
CLA Project #: 7154
Source: Old Saybrook, Ct.
Material: On-site material (Test Pits)
Specification: N/A
Sample Designation: Test Pit # Sample A

Table with 2 columns: Sieve Size, % Passing. Values range from 100% at 3/4 in to 23.3% at #200.

Thomas Cummings
PE No. 9606



CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

SIEVE ANALYSIS

Date: 9/19/2022
Project: Spencer Plains Road, Old Saybrook, Ct.
CLA Project #: 7154
Source: Old Saybrook, Ct.
Material: On-site material (Test Pits)
Specification: N/A
Sample Designation: Test Pit # Sample B

Table with 2 columns: Sieve Size, % Passing. Values range from 98.1% at 3/4 in to 25.2% at #200.

Thomas Cummings
PE No. 9606



CLA Engineers, Inc.

Civil • Structural • Survey

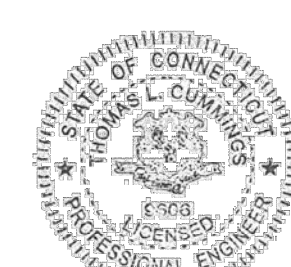
317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

SIEVE ANALYSIS

Date: 9/19/2022
Project: Spencer Plains Road, Old Saybrook, Ct.
CLA Project #: 7154
Source: Old Saybrook, Ct.
Material: On-site material (Test Pits)
Specification: N/A
Sample Designation: Test Pit # Sample B2

Table with 2 columns: Sieve Size, % Passing. Values range from 94.5% at 3/4 in to 10.5% at #200.

Thomas Cummings
PE No. 9606



MOISTURE DENSITY

(4" Mold)

Table with 6 columns: CLIENT, PROJECT, SAMPLING METHOD, SAMPLE #1, SAMPLE #2, SAMPLE #3, SAMPLE #4, SAMPLE #5. Contains moisture and density data for multiple samples.

M:\700071001154 52 Spencer Plains Rd Material Testing\7154 - Spencer Plains Road - Moisture Density\Mod 9 - 1 - 2022.xls

SIEVE ANALYSIS

Table with 7 columns: CLIENT, PROJECT, SOURCE, SAMPLING METHOD, Sieve, Gross Weight, Sieve Weight, Net Weight, % Retained, % Pass, Spec. Contains sieve analysis data for Sample A.

M:\700071001154 52 Spencer Plains Rd Material Testing\7154 - Spencer Plains Road - TP #A, 9 - 1 - 2022.xls

SIEVE ANALYSIS

Table with 7 columns: CLIENT, PROJECT, SOURCE, SAMPLING METHOD, Sieve, Gross Weight, Sieve Weight, Net Weight, % Retained, % Pass, Spec. Contains sieve analysis data for Sample B.

M:\700071001154 52 Spencer Plains Rd Material Testing\7154 - Spencer Plains Road - TP #B, 9 - 19 - 2022.xls

SIEVE ANALYSIS

Table with 7 columns: CLIENT, PROJECT, SOURCE, SAMPLING METHOD, Sieve, Gross Weight, Sieve Weight, Net Weight, % Retained, % Pass, Spec. Contains sieve analysis data for Sample B2.

M:\700071001154 52 Spencer Plains Rd Material Testing\7154 - Spencer Plains Road - TP #B2, 9 - 19 - 2022.xls



PLANNED SEAL OF THE STATE OF CONNECTICUT AFFIXED HERE FOR THIS MAP TO BE VALID

Table with 2 columns: #, DATE. For recording changes or notes.

SOIL SAMPLE DATA

PREPARED FOR ORTHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

Table with 2 columns: FIELD NO., DATE, SCALE, DRAWN BY, CHECKED BY, DWG. NO., SHEET NO., JOB NO. Contains project identification details.

FOR REVIEW - NOT FOR CONSTRUCTION

Approved by the Old Saybrook Zoning Commission
Title _____ Signature _____ Date _____