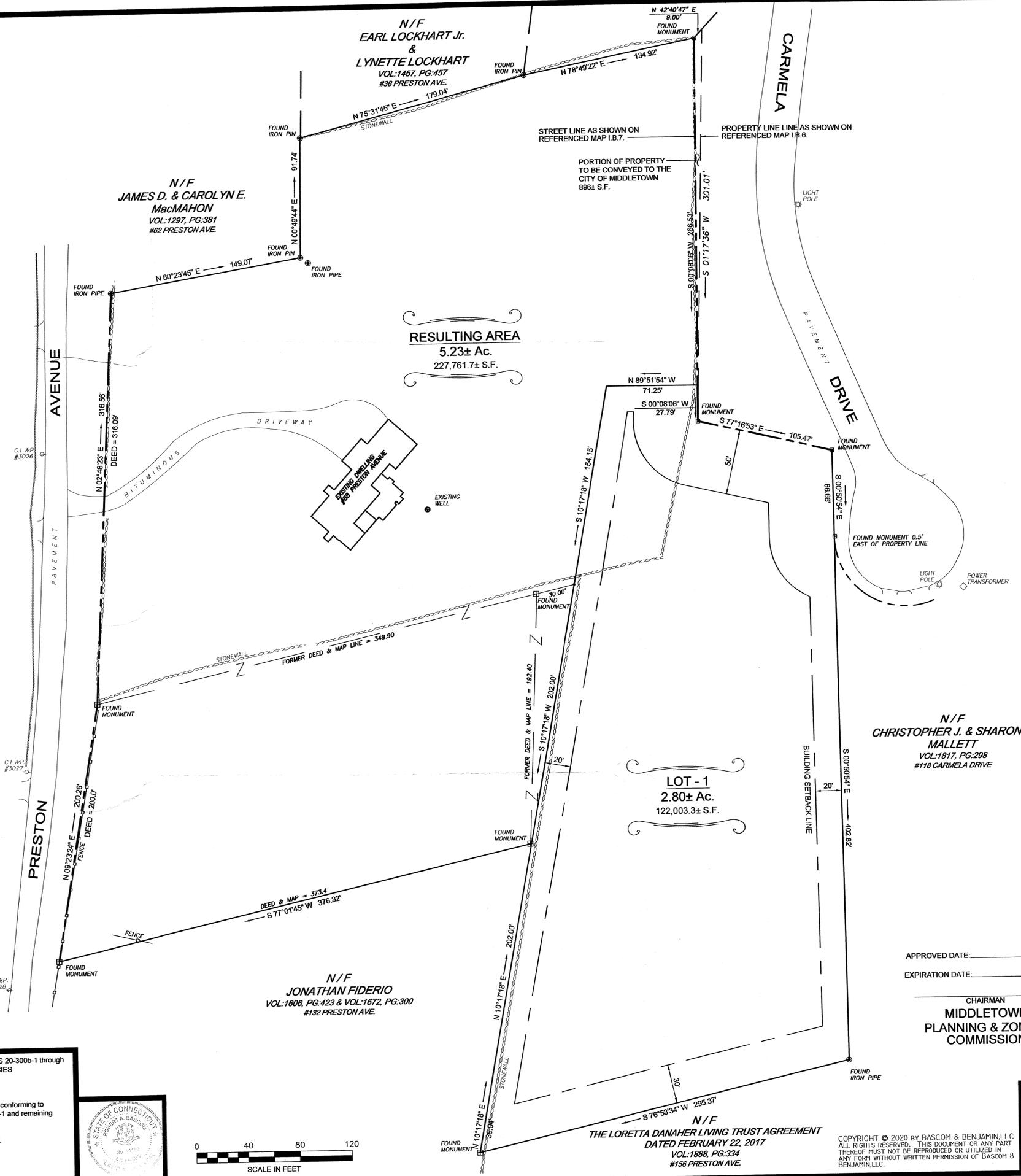


CONNECTICUT COORDINATE GRID



RESULTING AREA
5.23± Ac.
227,761.7± S.F.

LOT - 1
2.80± Ac.
122,003.3± S.F.

N/F
JONATHAN FIDERIO
VOL:1606, PG:423 & VOL:1672, PG:300
#132 PRESTON AVE.

N/F
CHRISTOPHER J. & SHARON L. MALLET
VOL:1817, PG:298
#116 CARMELA DRIVE

N/F
THE LORETTA DANAHER LIVING TRUST AGREEMENT
DATED FEBRUARY 22, 2017
VOL:1888, PG:334
#156 PRESTON AVE.

APPROVED DATE: _____
EXPIRATION DATE: _____
CHAIRMAN
**MIDDLETOWN
PLANNING & ZONING
COMMISSION**

NOTES & REFERENCES

I. MIDDLETOWN LAND RECORDS

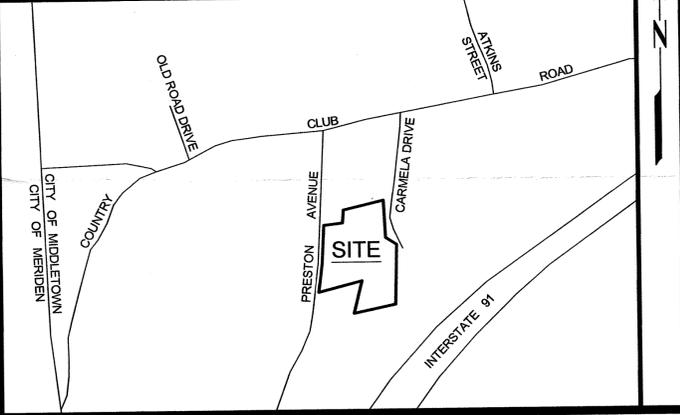
| A. DEEDS | TYPE | VOL:PG | DATE |
|---------------------|------|----------|--------------|
| 1. Spurr, R. & M.L. | W | 714:126 | 12 Feb. 1985 |
| 2. Spurr, R. & M.L. | QC | 1502:378 | 22 June 2005 |
| 3. Spurr, R. & M.L. | QC | 1823:630 | 8 Aug. 2014 |

B. MAPS

- Middletown Tax Assessors Map 3 Lot 126.
- Map of Plots #6 & #7 the property of Samuel B. & Lydia T.A. Child, Middletown, Conn., Scale: 1"=40', Date: Sept., 1952, By: Raymond H. Johnson.
- Map showing Plot "A" the property of Joel L. & Francis L. Swanson and Plots 9 & 10 the property of Samuel B. & Lydia T.A. Child, Middletown, Conn., Scale: 1"=50', Date: June, 1953, By: R.H. Johnson.
- Map showing Plots # 13 & #14 the property of Lydia T.A. & Samuel B. Child and Plot "A" the property of Joseph J. & Thaddea C. Jakielo, Middletown, Conn. Scale: 1"=40', Date: Aug. 1962, By: R.H. Johnson.
- Map showing property of Samuel B. & Lydia T.A. Child, Middletown, Conn. Scale: 1"=50', Date: May 15, 1975, revised Aug. 28, 1976 By: R. H. Johnson.
- Map showing Plot A the property of Samuel B. & Lydia T.A. Child, Middletown, Conn. Scale: 1"=50', Date: Nov. 18, 1978, By: R.H. Johnson.
- Resubdivision Plan, Carmela Drive development Country Club Road, Middletown, Connecticut, R-4 Zone, Scale: 1"=40', Date: Sept., 1996, By: A-N Consulting Engineers, Inc.
- Resubdivision Map for Philip Armetta lots 5 & 6 - Carmela Drive, Middletown, Connecticut, R-4 Zone, Scale: 1"=40', Date: May 31, 2000, revised 8-3-00, By: A-N Consulting Engineers, Inc.

II. This property is located within the R-60 Zone of the City of Middletown.

LOCATION MAP



PROPERTY / BOUNDARY SURVEY
SHOWING
PROPERTY OF
ROGER & MARY LOU SPURR
AS DIVIDED
CREATING
LOT - 1
#88 PRESTON AVENUE
MIDDLETOWN, CONNECTICUT
SCALE: 1"=40 FT. ----- 16-JULY-2020

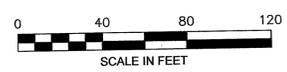
52020-3
8/4/20
office copy

This Survey and Map has been prepared in accordance with SECTIONS 20-300b-1 through 20-300b-20 of the REGULATIONS OF CONNECTICUT STATE AGENCIES "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc.

It is a PROPERTY SURVEY based upon a DEPENDENT RE-SURVEY conforming to Horizontal Accuracy Class A-2 and an ORIGINAL SURVEY creating lot-1 and remaining land of Mary Lou Spurr.

This map is substantially correct to the best of my knowledge and belief.

Robert A. Bascom
Robert A. Bascom, L.S. Conn. License #14,199

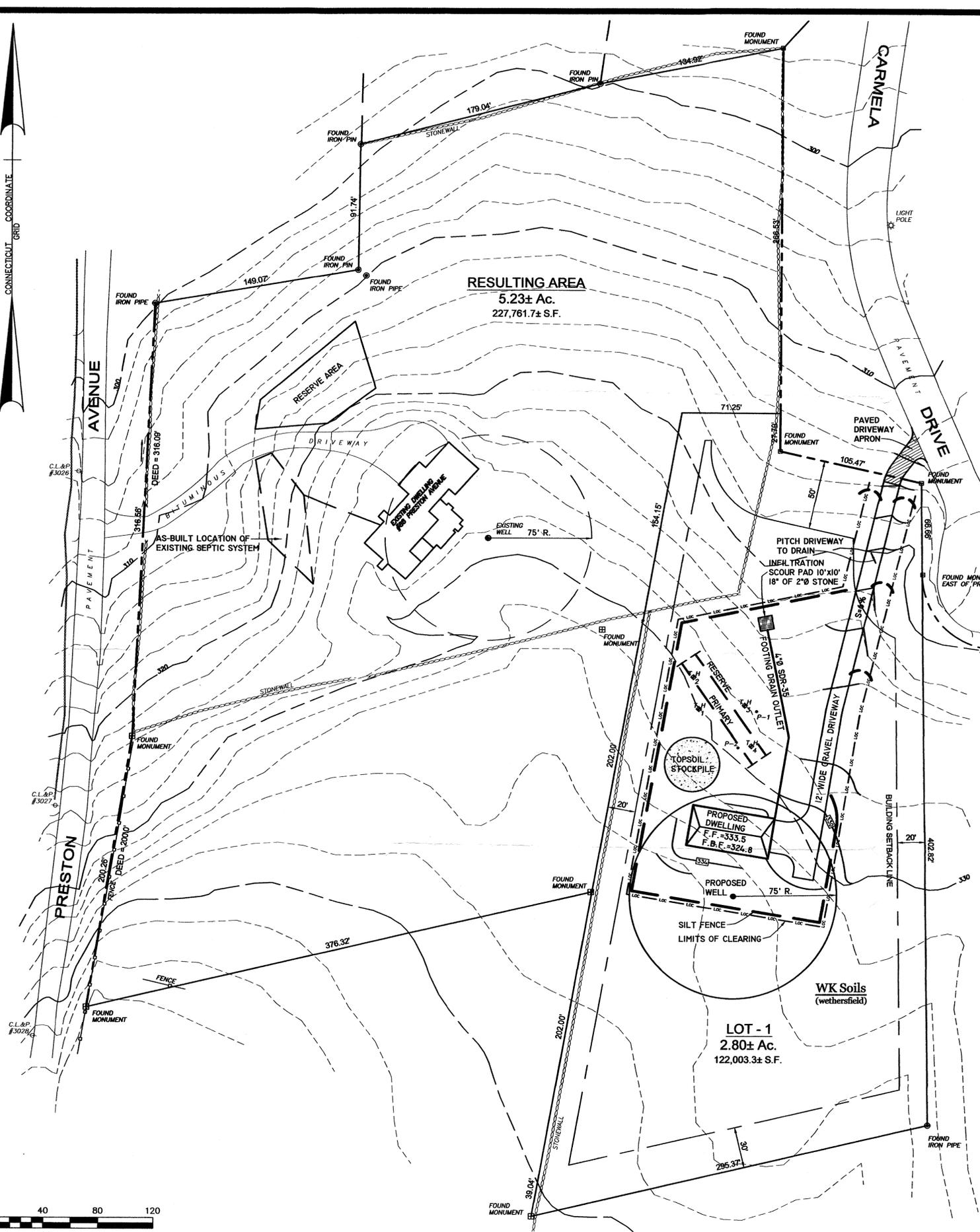


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BASCOM & BENJAMIN, LLC
SURVEYING and ENGINEERING CONSULTANTS
360 MAIN STREET DURHAM, CONN
TEL. (860) 349 - 1676

CONNECTICUT GRID COORDINATE



PERCOLATION TEST

PERFORMED BY: BASCOM & BENJAMIN, LLC, 6.25.20

Table with 3 columns: TIME, READING(in), RATE(min/in). Includes data for PERC TEST-1, DEPTH=18" and PERC TEST-2, DEPTH=18.5".

TEST HOLE DATA

PERFORMED BY: BASCOM & BENJAMIN, LLC, WITNESSED BY: VINCENT MAZZOTTA R.S. 7.7.20

Table with 2 columns: TH#, SOIL DESCRIPTION. Includes data for TH-1, TH-2, TH-3, and TH-4.

BASIS OF SANITARY DESIGN LOT - 1

NO. OF BEDROOMS : 4
DESIGN PERC RATE 20.1-30 MIN/INCH
REQUIRED EFFECTIVE LEACHING AREA : 875 SF
USE : 90 LF OF GST 6212
@ 10.0 SF/LF = 900 SF
RL= 19, S= 6.3%, HF=34, PF=1.5, F.F.=1.75
MLSS= 34 x 1.75 x 1.5 = 89.25 LF

EROSION AND SEDIMENT CONTROL NOTE

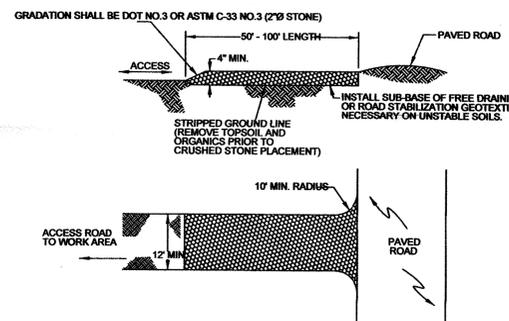
- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE STATE OF CONN. "GUIDELINES FOR SEDIMENT AND EROSION CONTROL" 2002 EDITION.
2. LAND DISTURBANCES SHALL BE KEPT AT A MINIMUM AND LAND RESTABILIZATION SCHEDULED AS SOON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

GENERAL SITE DEVELOPMENT NOTES

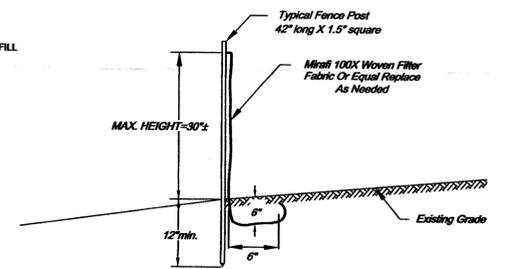
- 1. Existing topography from Town wide aerial mapping.
2. Elevation datum is approximate U.S.C. & G.S. NGVD 1929.
3. Test pits and percolation tests were conducted in June of 2020 by the Middletown Health Department. Test hole locations as shown were field located on and related to the boundaries as shown by Bascom & Benjamin, LLC.
4. House, well and septic 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.
5. Residential structures should be oriented so as to take advantage of passive solar energy.
6. All grades adjacent to fills shall be blended so as to prevent ponding.
7. Driveways shall have a minimum curb radius of five (5) feet.
8. Low water consumption plumbing fixtures, including 1.6 gal/flush toilets, should be used in all dwellings in this subdivision.
9. Utility lines should be located underground as per the Subdivision regulations.
10. 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.
11. Foundation drains shall not discharge into sanitary sewer laterals or mains.
12. All permanent boundary markers shall be in place prior to the issuance of a building permit.
13. Prior to the issuance of any construction permits a construction entrance shall be installed per the approved plans.
14. Existing trees should be preserved along the frontage of each lot where feasible or new trees are required to be planted for every 50 feet per the subdivision regulations. Two 2.5" caliper trees are required for each front yard.
15. No blasting will be required for this subdivision.
16. This lot is served by on site wells and septic system.
17. The existing septic system as shown is from an as-built provided by the owner.
18. The applicant and owner is Roger and Marylou Spurr, 88 Preston Ave, Middletown, CT 06457

LOT CONSTRUCTION SEQUENCE

- 1. INSTALL TEMPORARY DRIVEWAY CONSTRUCTION ENTRANCE.
2. FLAG LIMITS OF CLEARING PER THE APPROVED PLAN. LIMITS OF CLEARING TO BE FLAGGED BY SURVEYOR OF RECORD.
3. CUT TREES WITHIN LIMITS OF CLEARING.
4. PLACE HAY BALES AND SILT FENCE EROSION CONTROLS FOR ENTIRE WORK AREA.
5. STUMP WORK AREA, CUT AND FILL DRIVEWAY GRADE, AND STABILIZE EMBANKMENTS WITH TEMPORARY SEEDING AND MULCHING OF DISTURBED AREAS.
6. STRIP TOPSOIL AND STOCKPILE.
7. CONSTRUCT HOUSE, RELATED DRAINAGE AND WATER AND SEWER FACILITIES.
8. PREPARE FINAL GRADING AND SEEDING OF ALL DISTURBED AREAS.
9. EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.



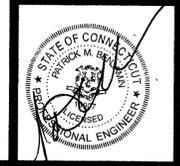
CONSTRUCTION ENTRANCE DETAIL N.T.S.



SEDIMENT FILTER FENCE N.T.S.



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REVISIONS table with columns: NO., DESCRIPTION, BY, DATE.

#88 PRESTON AVENUE MIDDLETOWN, CT. PROPERTY OF: ROGER & MARY LOU SPURR. DESIGNED BY: P.M.B. DRAWN BY: S.M.S. CHECKED BY: P.M.B. APPROVED BY: P.M.B. PROJECT No. 1107-01 SHEET No. 2 OF 2 SCALE: 1"=40' DATE: 7-16-2020

