GENERAL NOTES:

1. THE AREA OF THE LOT IS COMPOSED OF FOUR (4) LOTS TOTALING 9.28 ACRES
2. THE PARCEL IS LOCATED WITHIN THE RC-2 ZONING DISTRICT.
3. THE PARCEL IS DEPICTED ON THE TAX ASSESSOR'S MAPS AS MAP 27 LOTS 61,62,63, AND 64.
4. PROPERTY LINE INFORMATION TAKEN FROM A MAP ENTITLED "MAP OF SURVEY SHOWING PROPERTY OF MASON K. BEDA, SR ET AL AS SUBDIVIDED INTO LOTS 1 THRU HADDAM SUBDIVIDED PARK WEST SIDE OF TOWN STREET (FORMERLY ABOVE ROAD); DOWN TOWN SOUTH SIDE OF NORWICH-HARTFORD ROAD (CONN. ROUTE 85) EAST HADDAM, CONNECTICUT" DATED OCTOBER AS PREPARED BY BASCOM LAND SURVEYORS, INC. HADDAM, CONNECTICUT
5. TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM MAP ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR CASHER REALTY, LLC TOWN STREET EAST HADDAM, CONNECTICUT" DATED APRIL 10, 2026 AND REVISED THROUGH JANUARY 08, 2026 AS PREPARED BY BURNETT & DeFLAS ASSOCIATES, INC. HADDAM, CONNECTICUT
6. THE PARCEL WILL BE SERVICED BY A NON-COMPLIANT PUBLIC WATER SYSTEM AND INDIVIDUAL ON-SITE SUBSURFACE SEWAGE DISPOSAL (SEPTIC) SYSTEMS.
7. A PORTION OF THE PARCEL (LOT 61) IS LOCATED WITHIN A FLOOD HAZARD AREA (ZONE A) AS DEFINED BY THE F.E.M.A. FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT, PANEL 284 OF 450 EFFECTIVE DATE 9-26-08.

BUFFER AREA PLANTING LIST

- Amelanchier Canadensis — Shadblow — 4'-6'
- Cornus Sericea — Red Osier Dogwood — 4'-6'
- Viburnum Carlyi Mohawk — High Bush Cranberry — 5'-6'

VEGETATED DRAINAGE SWALE PLANTING LIST

Swale Bottom (Wetlands Area)

- Tussock Sedge
- Fox Sedge
- Soft Rush
- Blue Flag Iris
- Cardinal Flower

Side Slopes

- Switchgrass
- Little Bluestem
- Virginia Wild Rye
- Wade/Eyed Susan

Upper Banks

- Joe Pye Weed
- Swamp Milkweed
- Red Osier Dogwood
- Meadowsweet

BIO-RETENTION (DETENTION BASIN) PLANTING LIST

ZONE 1 - BASIN BOTTOM (FREQUENTLY INUNDATED)

BOTANICAL NAME	COMMON NAME	SPACING
CAREX VIRIDULA	RUSHLIKE SEDGE	18" O.C.
CAREX STRICTA/VULPINOIDEA	FOX SEDGE	18" O.C.
JUNCUS EFFUSUS	SOFT RUSH	18-24" O.C.
IRIS VERSICOLOR	BLUE FLAG IRIS	18-24" O.C.
LOBELIA CARDINALIS	CARDINAL FLOWER	18-24" O.C.

ZONE 2 - BASIN SIDE SLOPES (PERIODICALLY WET)

BOTANICAL NAME	COMMON NAME	SPACING
PANICUM VIRGATUM	SWITCHGRASS	24" O.C.
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	24" O.C.
ASCLEPIAS INCARNATA	SWAMP MILKWEED	24" O.C.
RUDBECKIA HIRTA	BLACK-EYED SUSAN	24" O.C.
SOLIDAGO RUGOSA	ROUGH GOLDENROD	24-30" O.C.

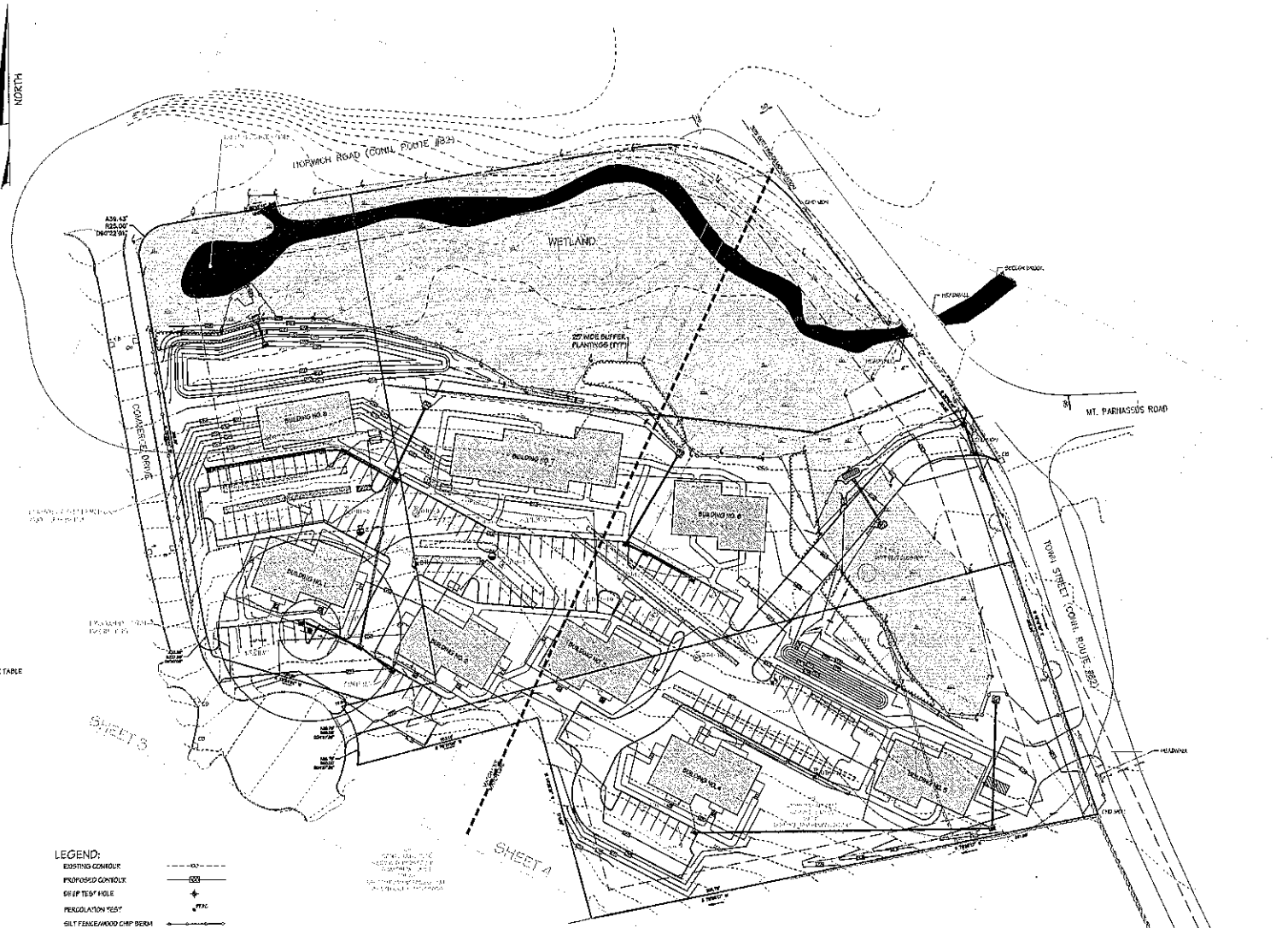
ZONE 3 - BASIN UPPER EDGE / PERIMETER (DRAINED SOILS)

BOTANICAL NAME	COMMON NAME	SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM	30-36" O.C.
CHELONE GLABRA	WHITE TURTLEHEAD	2'-0" O.C.
CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	6'-8" O.C.
ILEX VERTICILLATA	WINTERBERRY HOLLY	6'-8" O.C.

BUILDING OCCUPANCY AND PARKING SPACE TABLE

			REQD SPACES MIN.	MAX
BUILDING NO. 1				
AREA 3600 SF	FIRST FLOOR DRY RETAIL	SECOND FLOOR 4- 2 BEDROOM APARTMENTS	12	30
BUILDING NO. 2				
AREA 3600 SF	FIRST FLOOR DRY RETAIL	SECOND FLOOR 4- 2 BEDROOM APARTMENTS	12	30
BUILDING NO. 3				
AREA 3600 SF	FIRST FLOOR DRY RETAIL	SECOND FLOOR 4- 2 BEDROOM APARTMENTS	12	30
BUILDING NO. 4				
AREA 3600 SF	FIRST FLOOR DRY RETAIL	SECOND FLOOR 4- 2 BEDROOM APARTMENTS	12	30
BUILDING NO. 5				
AREA 3600 SF	FIRST FLOOR DRY RETAIL	SECOND FLOOR NOT APPLICABLE	0	30
BUILDING NO. 6				
AREA 3400 SF	FIRST FLOOR WAREHOUSE/ STORAGE	SECOND FLOOR NOT APPLICABLE	1	1
BUILDING NO. 7				
AREA 3600 SF	FIRST FLOOR WAREHOUSE/ STORAGE	SECOND FLOOR NOT APPLICABLE	1	1
BUILDING NO. 8				
AREA 3600 SF	FIRST FLOOR WAREHOUSE/ STORAGE	SECOND FLOOR NOT APPLICABLE	1	1
TOTALS			69	145

TOTAL PARKING SPACES PROPOSED = 159



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DEEP TEST HOLE
- PERCOLATION TEST
- SILT FENCE/WOOD CHIP BERM
- LIMIT OF UPLAND REVIEW ZONE
- WETLAND BOUNDARY

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

SCALE: 1" = 40 FEET

OWNER/APPLICANT: CASHER REALTY LLC (ROGERS CASHER)
282 TOWN STREET - P.O. BOX 285
EAST HADDAM, CT 06423

NEMERSUT CONSULTING
235 ROUTE 80 - P.O. BOX 666
KILLINGWORTH, CONNECTICUT
06419
PHONE: 860.663.2284
NEMERSUTCONSULTING.COM

ROGER D. NEMERSUT
PROFESSIONAL ENGINEER
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LIC. NO. 30010

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OVERALL SITE PLAN

CASHER REALTY LLC
FOUR CORNERS VILLAGE
EAST HADDAM CONNECTICUT
MAP: 27 LOTS: 61/62/63/64

DATE: 5/14/26
DRAWN BY: J.A.N.
CHECKED BY: R.D.N.
SCALE: 1" = 40'

NO.	DATE	REVISIONS

SHEET

2 OF 8