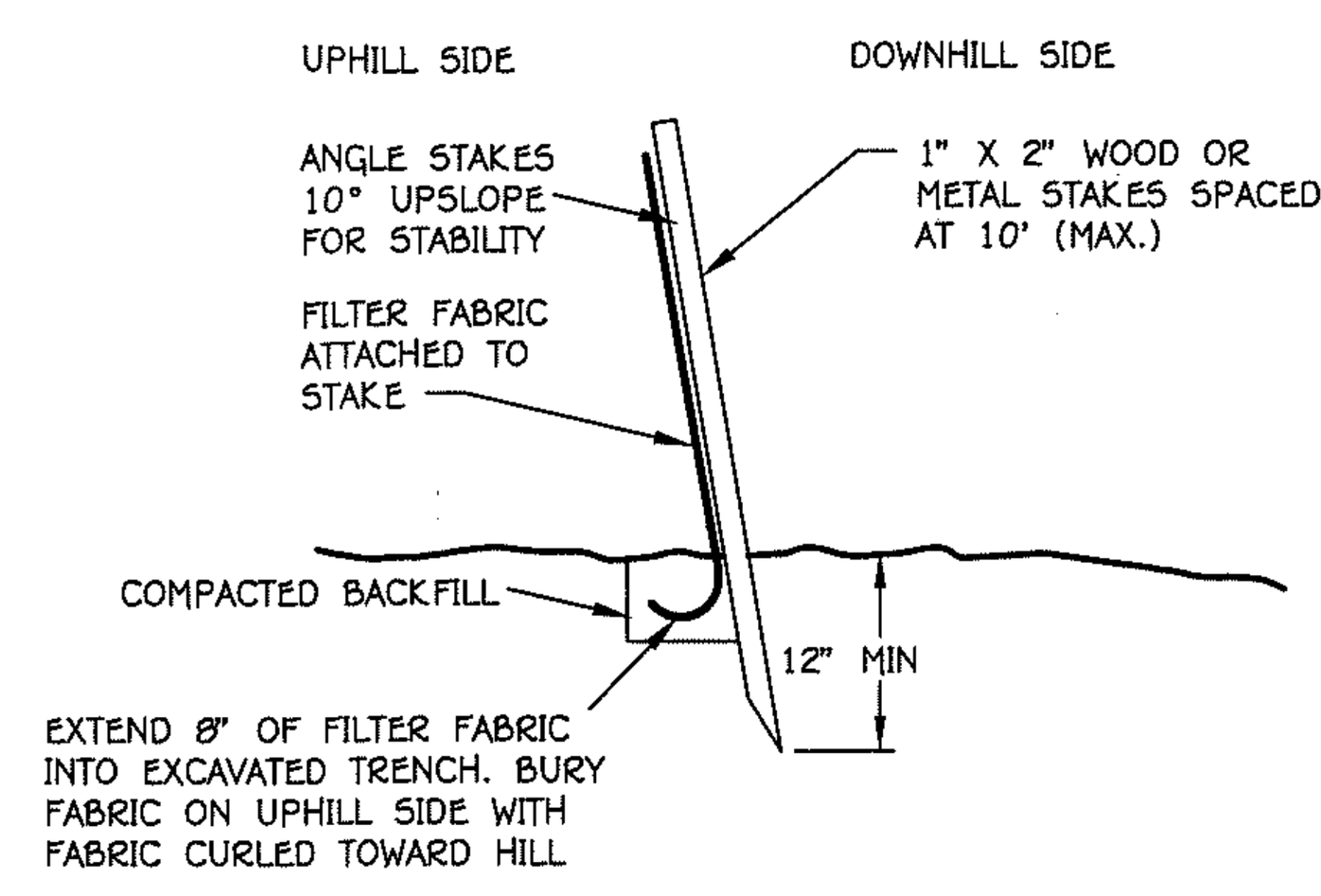
SEDIMENTATION AND EROSION CONTROL MEASURES

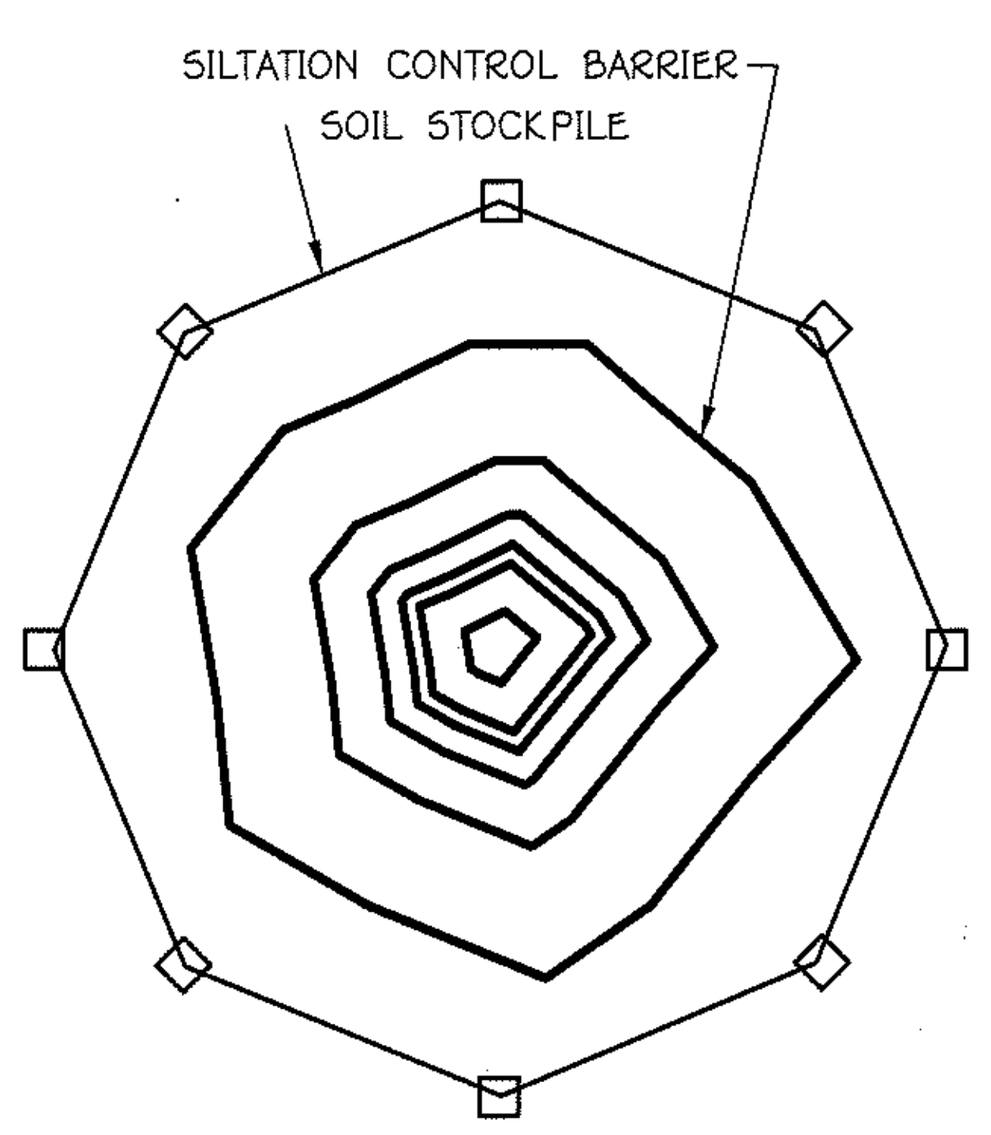
1. CLEAR TREES, BRUSH FROM AREA TO BE GRADED.
2. INSTALL SILT FENCE EROSION BARRIER (SEE PLAN).
3. FILL AND GRADE ONLY THOSE AREAS SHOWN ON PLAN.
4. REMOVE ALL STONES, STUMPS, ETC. FROM GRADED AREA, THEN PLACE LOAM TO A DEPTH OF 4" OR MORE.
5. DURING SEED BED PREPARATION, APPLY FERTILIZER AT THE RATE OF 7.5 LBS. PER 1000 SQUARE FEET USING 10-10-10 OR EQUIVALENT.
6. SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:
   KENTUCKY BLUEGRASS 2.25 LBS/1000 SQ. FT.
   CREEPING RED FESCUE 2.25 LBS/1000 SQ. FT.
   PERENNIAL RYEGRASS .50 LBS/1000 SQ. FT.
7. AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
8. WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30, APPLY JUTE MESH AS PER CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. ALL INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL THE AREA IS ESTABLISHED. INSPECTIONS SHOULD BE MADE AT LEAST ONCE A WEEK AND AFTER EACH RAIN.



SILT FENCE DETAIL
(NOT TO SCALE)

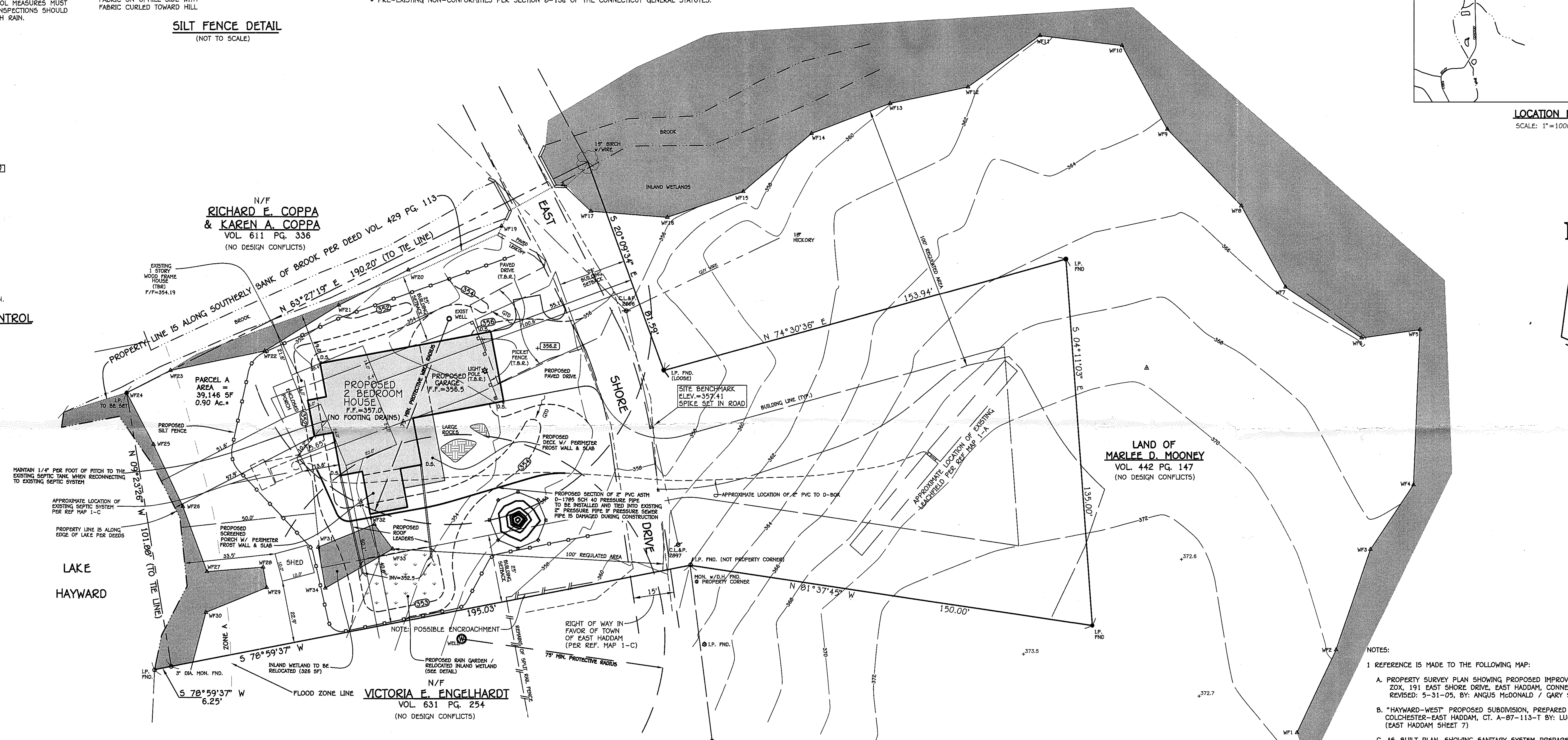
ZONING DATA TABLE DISTRICT L (LAKE)	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	43,560 S.F.	39,146 S.F.*	39,146 S.F.*
SETBACKS			
FRONT YARD	25'	100.6'	55.1'
SIDE YARD	25'	(N) 21.6'/(S) 60.1'	(N) 19.0'/(S) 40.8'
REAR YARD	25'	33.5'(SHED)*/51.6'(HOUSE)	33.5'(SHED)*/57.9'(HOUSE)
SETBACK FROM WATERBODIES	50'	33.5'(SHED)*/51.6'(HOUSE)	33.5'(SHED)*/57.9'(HOUSE)
COVERAGE			
MAXIMUM LOT COVERAGE	10%	2.9% 1,116 SF	7.0% 2,715 SF
LOT IMPERVIOUS SURFACE COVER	15%	5.5% 2,174 SF	9.4% 3,667 SF

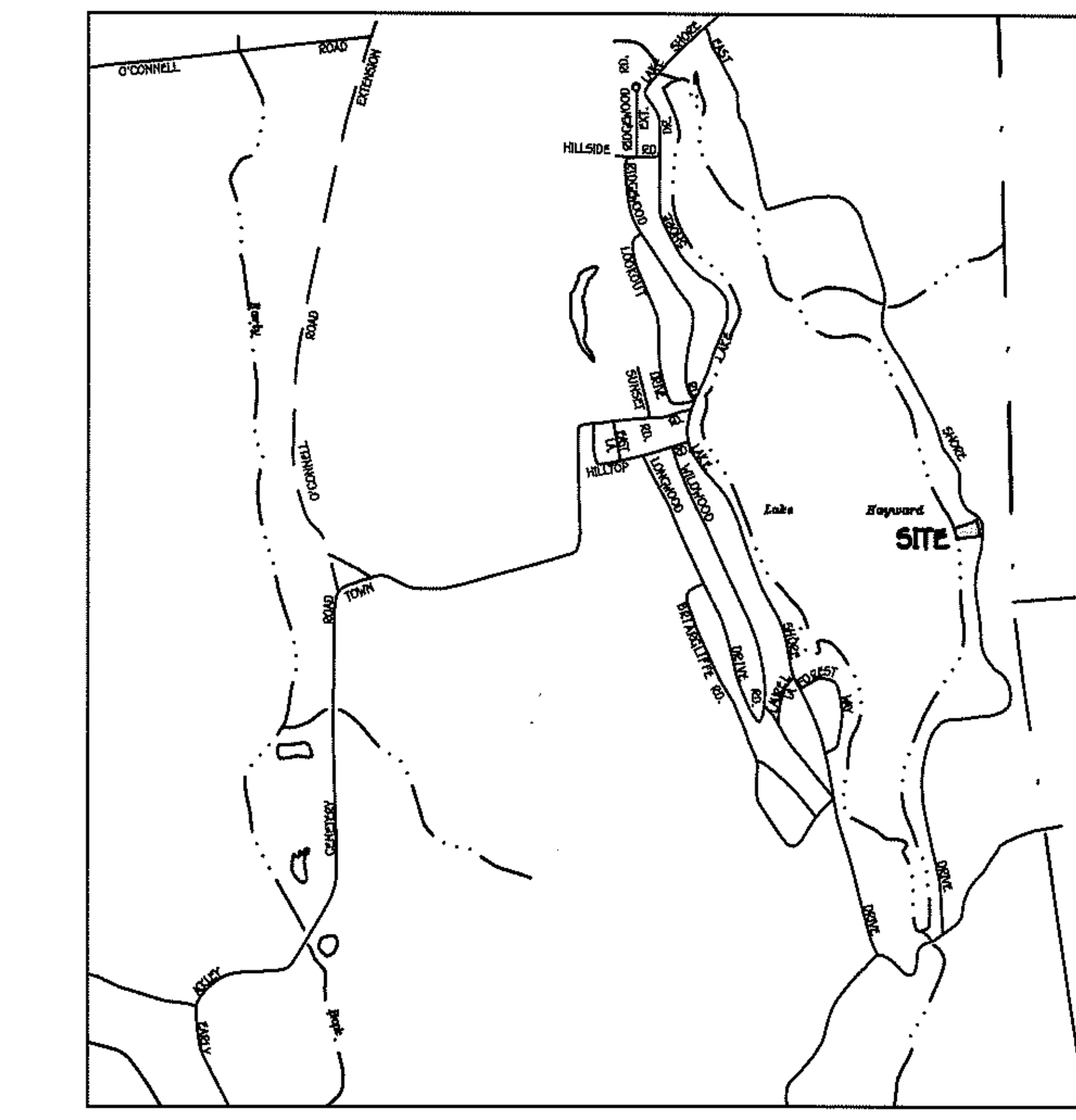
* PRE-EXISTING NON-CONFORMITIES PER SECTION 8-13a OF THE CONNECTICUT GENERAL STATUTES.



NOTE:
IF STOCKPILE IS TO EXIST FOR MORE
WITH GRASS MIXTURE FOR STABLIZATION.

STOCKPILE SILTATION CONTROL
N.T.S.



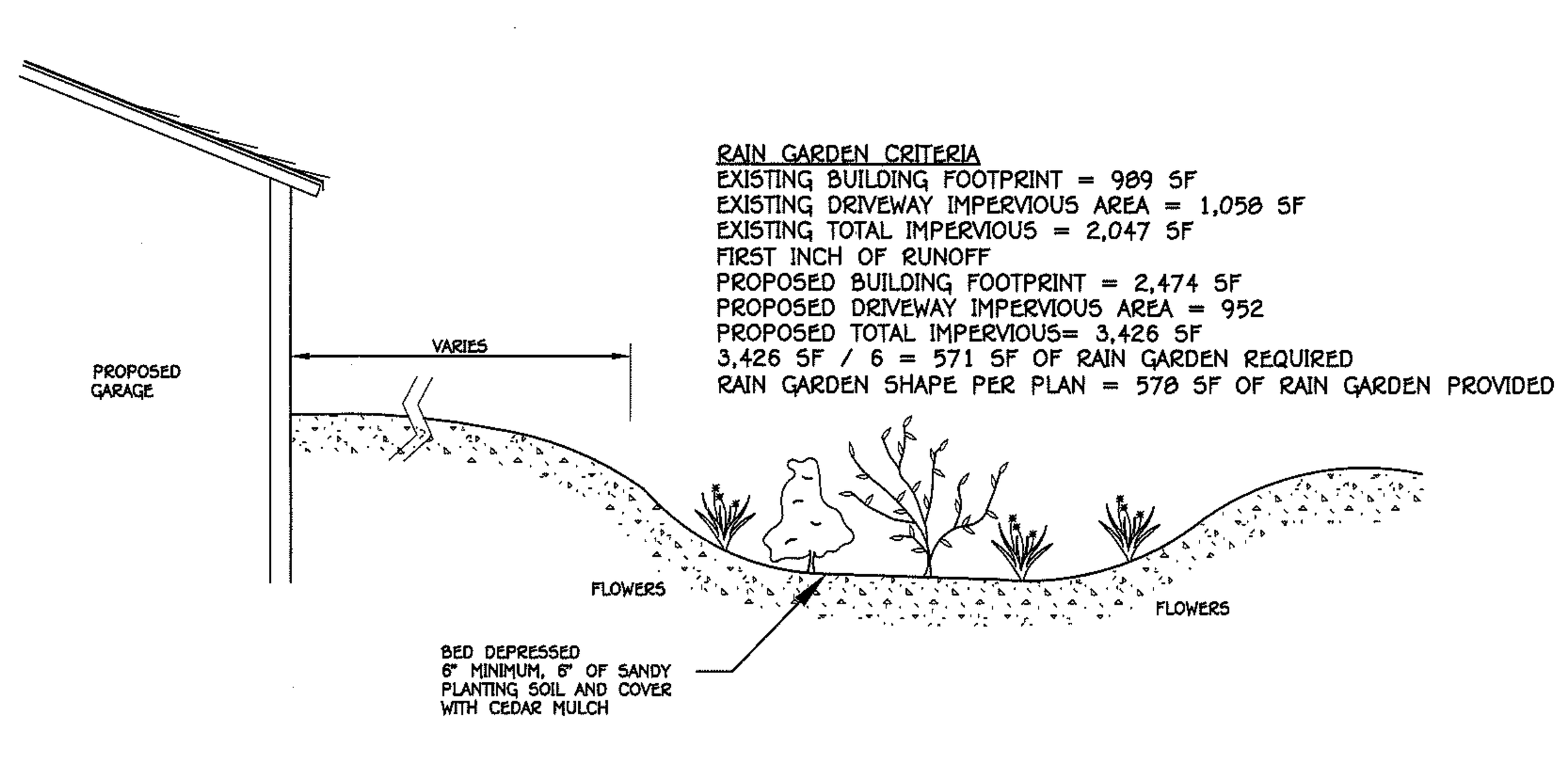


LOCATION MAP
SCALE: 1"=1000' ±

N
PER REF. MAP 1-A

LEGEND

	UTILITY POLE
MON.	CONCRETE MONUMENT
FND.	FOUND
(T.B.R.)	TO BE REMOVED
I.P.	IRON PIPE
370	EXISTING CONTOURS
+370.1	EXISTING SPOT ELEVATION
WF 31	EDGE OF WETLAND/FLAG NUMBER
	DEEP TEST HOLE LOCATION
	PERCOLATION TEST LOCATION
356	PROPOSED CONTOUR
+230.5	PROPOSED SPOT ELEVATION



RAIN GARDEN CRITERIA
EXISTING BUILDING FOOTPRINT = 989 SF
EXISTING DRIVEWAY IMPERVIOUS AREA = 1,058 SF
EXISTING TOTAL IMPERVIOUS = 2,047 SF
FIRST INCH OF RUNOFF
PROPOSED BUILDING FOOTPRINT = 2,474 SF
PROPOSED DRIVEWAY IMPERVIOUS AREA = 952
PROPOSED TOTAL IMPERVIOUS= 3,426 SF
3,426 SF / 6 = 571 SF OF RAIN GARDEN REQUIRED
RAIN GARDEN SHAPE PER PLAN = 578 SF OF RAIN GARDEN PROVIDED

SPECIAL SEPTIC SYSTEM NOTES

1. PROPOSED NEW 2 BEDROOM HOUSE TO UTILIZE EXISTING SEPTIC SYSTEM APPROVED FOR 3 BEDROOM HOUSE IN 2004
2. BUILDING CONTRACTOR TO CONFIRM LOCATION OF EXISTING BUILDING SEWER & 2" PRESSURE PIPE TO LEACHFIELD PRIOR TO FOUNDATION INSTALLATION
3. REFER TO ARCHITECTURALS FOR PROPOSED BUILDING DIMENSIONS

20 15 10 5 0 20 40 60
SCALE IN FEET

NOTES:

1 REFERENCE IS MADE TO THE FOLLOWING MAP:
   A. PROPERTY SURVEY PLAN SHOWING PROPOSED IMPROVEMENTS, PREPARED FOR LARRY ZOX, 191 EAST SHORE DRIVE, EAST HADDAM, CONNECTICUT, DATED: JULY 7, 2004, REVISED: 5-31-05, BY: ANGUS McDONALD / GARY SHARPE & ASSOC., INC.
   B. "HAYWARD-WEST" PROPOSED SUBDIVISION, PREPARED FOR WEST ROAD ASSOCIATES, INC. COLCHESTER-EAST HADDAM, CT. A-87-113-T BY: LUCHS & BECKERMAN REV. 3/1/89 (EAST HADDAM SHEET 7)
   C. AS-BUILT PLAN, SHOWING SANITARY SYSTEM PREPARED FOR LAWRENCE I. ZOX AND VIRGINIA K. ZOX, 191 EAST SHORE DRIVE, EAST HADDAM, CONNECTICUT, DATE:OCTOBER 4, 2005, SCALE: 1"=20' BY ANGUS MCDONALD GARY SHARPE & ASSOCIATES, INC.
2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST HADDAM LAND RECORDS: VOL. 1176 PG. 294 AND LISTED ON ASSESSOR'S MAP 80 AS LOT 396
3. INLAND WETLANDS SHOWN HEREON MARKED IN FIELD BY RICHARD SNARSKI, SOIL SCIENTIST AND LOCATED BY FIELD SURVEY PER REF MAP 1-A
4. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BY FIELD SURVEY BASED ON APPROXIMATE U.S.C. & G.S. MEAN SEA LEVEL DATUM (N.G.V.D. 1929) AS TAKEN FROM REF. MAP 1D AND FILD SURVEY CONDUCTED ON 1-19-24
5. FLOOD ZONE LIMIT SHOWN HEREON TAKEN FROM FEMA FLOOD INSURANCE RATE MAP TOWN OF EAST HADDAM, CONNECTICUT, COMMUNITY PANEL #09007C0190G MAP EFFECTIVE DATE: JULY 18, 2018.
6. NO SEPTIC SYSTEM STRUCTURES ARE LOCATED WITHIN 75' OF THE WELLS THAT SERVE 191 EAST SHORE DRIVE. ALL SEPTIC PIPES THAT ARE LOCATED WITHIN THE 75' PROTECTIVE WELL SETBACK ARE BE TIGHT PIPED AS SHOWN ON REFERENCE MAP 1-A

STUART J. FAIRBANK
CONN. P.E. #20206

STATE OF CONNECTICUT · STUART J. FAIRBANK · 20206 · LICENSED · PROFESSIONAL ENGINEER

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ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 245 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL (860) 388-4671 FAX (860) 388-3962

SITE DEVELOPMENT PLAN
PROPERTY OF
LOUANN M. VIRGIL & DAVID G. BLUMENKRANTZ
191 EAST SHORE DRIVE
EAST HADDAM, CONNECTICUT

DATE: JANUARY 8, 2024		SCALE: 1"=20'
DR'N MCM	CK'D	APP'D
SHEET 1 of 1		JOB NO. 236700
REVISIONS: 2-6-24 – CLIENT COMMENTS ADDRESSED		