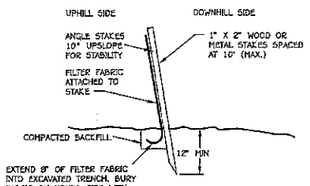
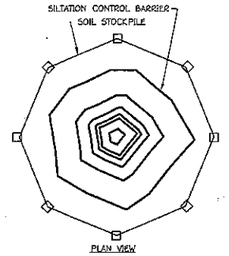
## SEDIMENTATION AND EROSION CONTROL MEASURES

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.
   PERENNAL 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 MASH 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)



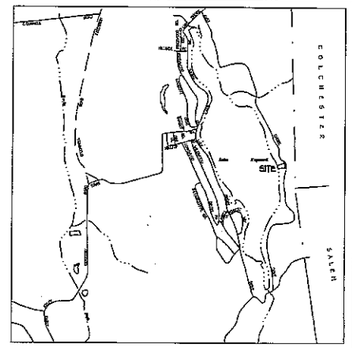

PLAN VIEW

NOTE:
IF STOCKPILE IS TO EXIST FOR MORE THAN 30 DAYS, SEED AND MULCH WITH GRASS MIXTURE FOR STABILIZATION.

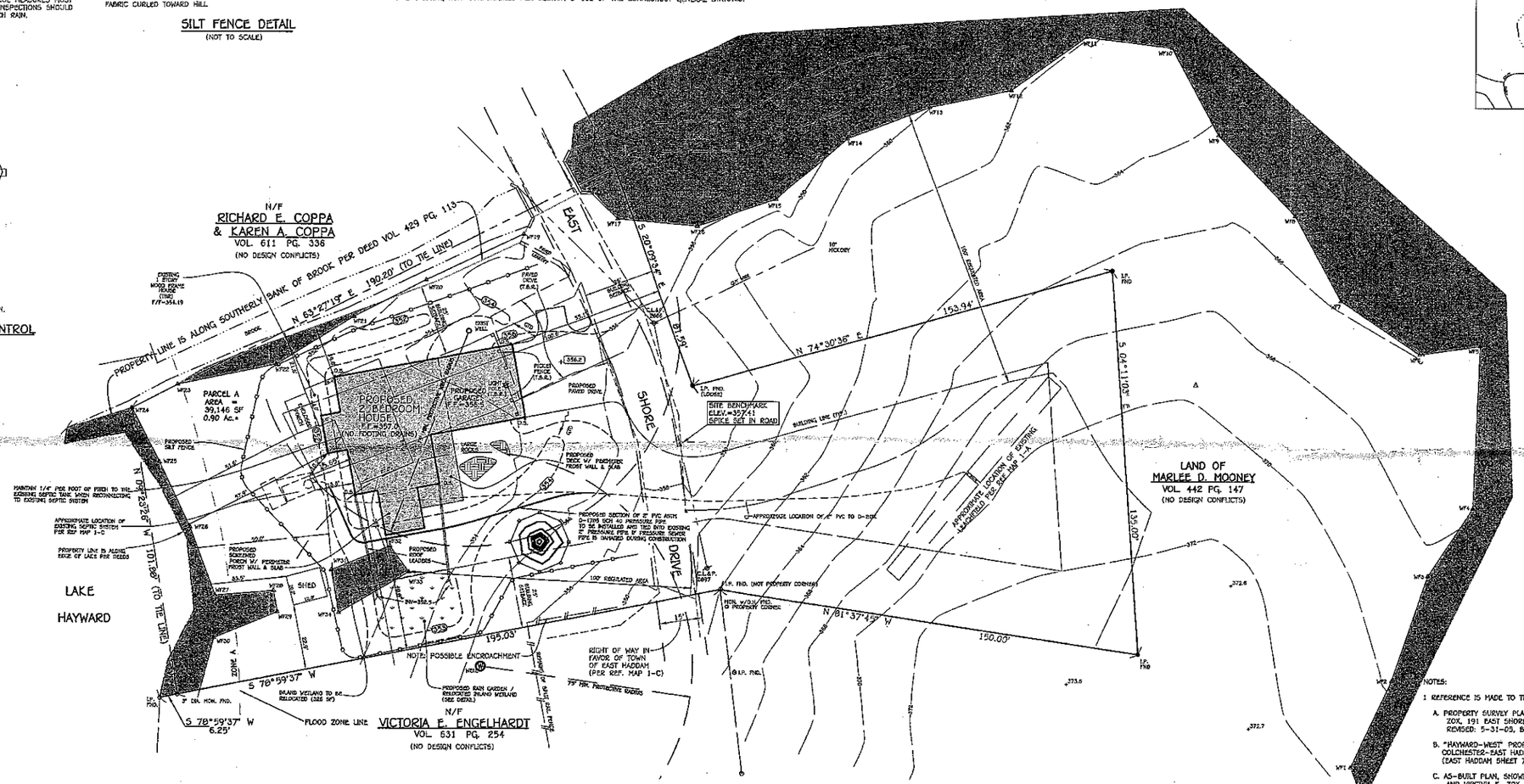
STOCKPILE SILTATION CONTROL
N.T.S.

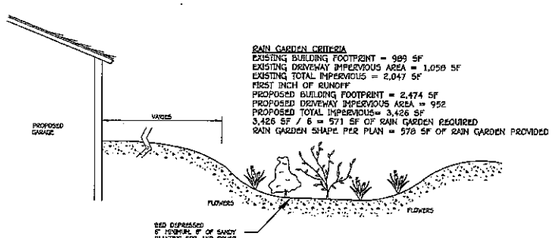
| ZONING DATA TABLE DISTRICT I (LAKE) | REQUIRED / ALLOWED | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT AREA | 43,560 S.F. | 39,146 S.F.* | 39,146 S.F.* |
| SETBACKS | | | |
| FRONT YARD | 25' | 100.6' | 55.1' |
| SIDE YARD | 25' | (N) 21.6'/(S) 80.1' | (N) 19.0'/(S) 40.8' |
| REAR YARD | 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% 1,118 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.




LOCATION MAP
SCALE: 1"=1000' ±




RAIN GARDEN CRITERIA
EXISTING BUILDING FOOTPRINT = 989 SF
EXISTING DRIVEWAY IMPERVIOUS AREA = 1,056 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 316

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 FIELD SURVEY CONDUCTED ON 1-19-24

5. FLOOD ZONE LINE 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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LAND & MARINE ENGINEERING SURVEYING PLANNING

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SINCE 1966
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OLD SAYBROOK CONNECTICUT 06475
TEL. (860) 388-4071 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. 238700 |
| REVISIONS: 2-8-24 – CLIENT COMMENTS ADDRESSED | |