#20-11

TOWN OF EAST HADDAM
PLANNING AND ZONING COMMISSION
APPLICATION FOR SITE PLAN/SPECIAL EXCEPTION REVIEW
(Section 14A and Section 14 B)

RECEIVED
DEC 15 2020
BY: Nancy pd $360.00 ck #5651

Applicant's Name Maria Giovanna Watters Phone (860) 301-0168

Address: 8 Woodmont Circle East Haddam, CT Zone/District _____

Record Owner: Eric & Maria Watters

Property Location: 8 Woodmont Circle, East Haddam, CT

Assessor's Map # 31 Lot # 024

Deed Reference: Volume _____ Page # _____

Section under which application is made: 14 B

APPLICATION, FEE AND SUPPORTING DOCUMENTATION, INCLUDING LETTER FROM BUILDING OFFICIAL/SANITARIAN AND ZONING ENFORCEMENT OFFICER MUST BE IN THE PLANNING AND ZONING OFFICE THE WEDNESDAY PRIOR TO THE MEETING TO BE PLACED ON THE AGENDA **FOR DISTRIBUTION PURPOSES, 15 COMPETE SETS OF THE APPLICATION AND SUPPORTING DOCUMENTS ARE REQUIRED. FOR DRAINAGE COMPUTATIONS THAT ARE EXTENSIVE, THE ENGINEER MAY SUBMITT 3 SETS OF THE FULL REPORT AND 12 COPIES OF THE SUMMARY.**

_____Attached checklist is completed

_____Site Plan (Section 14A) and supporting documentation

_____Letter from Building Official ____ Report from Inland Wetlands Comm.

_____Letter from the Chatham Health District ____ Report from Conservation Comm.

_____Letter from the Zoning Board of Appeals

_____Description of proposed uses and structures: 700 sq. ft. accessory apartment addition

Fee: $260 Site Plan Review includes $60.00 fee for DEP Fund - PA-235
Fee: $360 Special Exception includes $60.00 fee for DEP Fund - PA-235
Fee: (variable fee) Chatham Health District review form

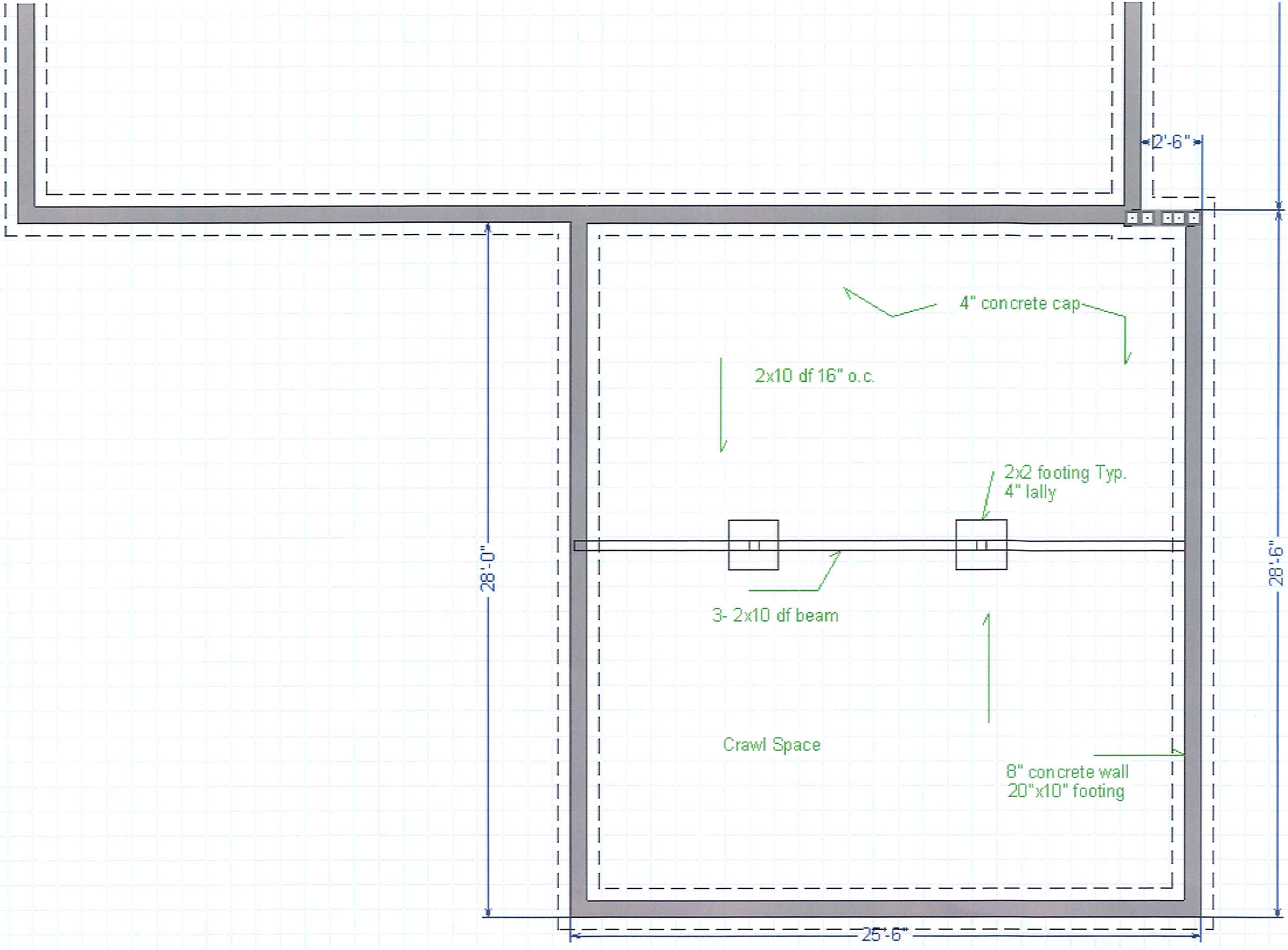
The owner and the applicant hereby grant the East Haddam Planning and Zoning Commission and/or its agents permission to enter upon the property for which Site Plan Review is requested for the purpose of inspection and enforcement of the Zoning Regulations of the Town of East Haddam.

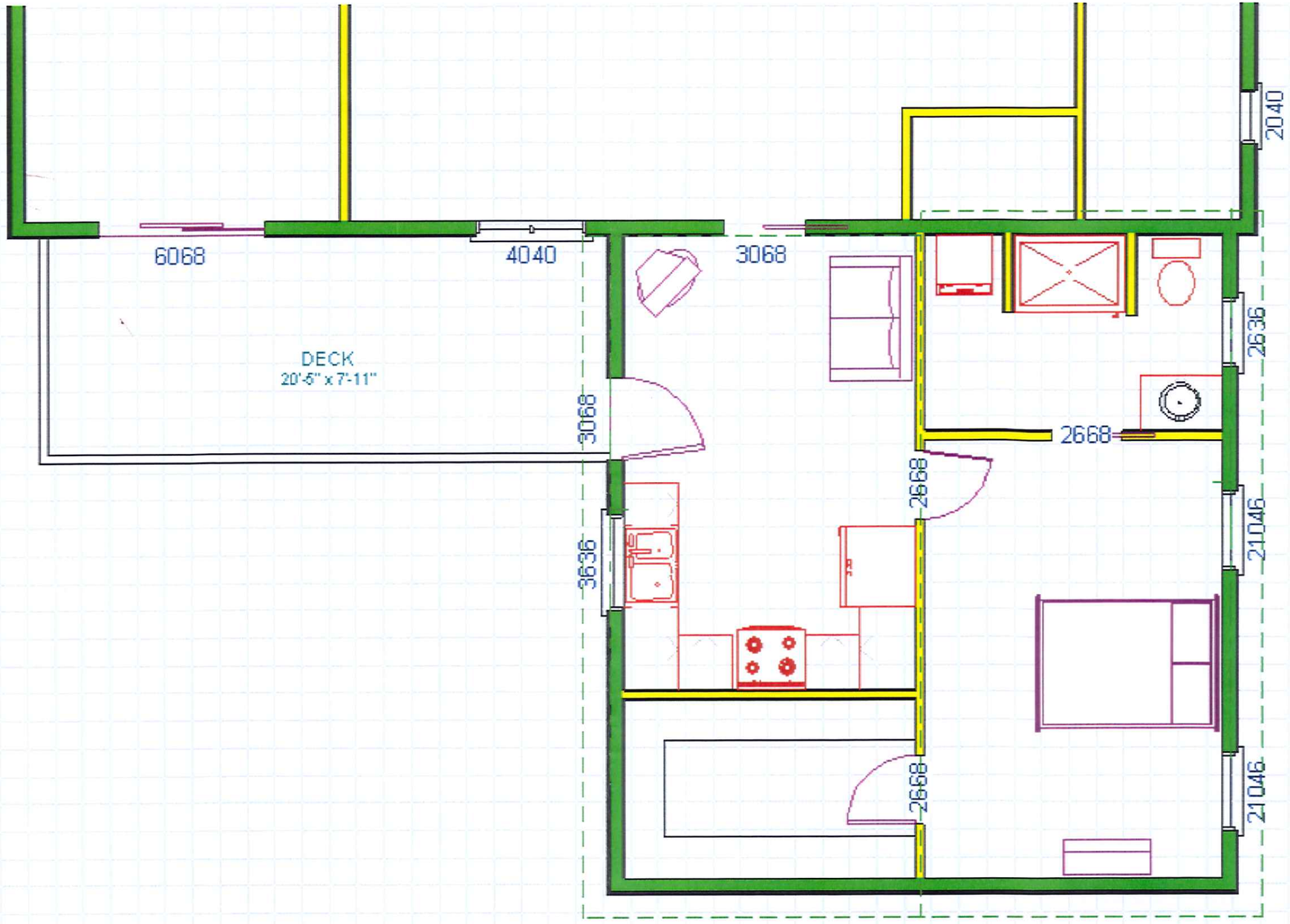
Maria G. Watters 12/15/2020
Applicant's/Owner's Signature(s) DATE

_____ _____
PLAN PREPARER PE/LS Signature DATE






2'-6"
4" concrete cap
2x10 df 16" o.c.
2x2 footing Typ.
4" lally
28'-0"
3- 2x10 df beam
Crawl Space
8" concrete wall
20"x10" footing
28'-6"
25'-6"


6068
4040
3068
DECK
20'-5" x 7'-11"
3068
3636
2040
2636
2668
2668
21046
2668
21046

Site Plan

DATE	REVISION	CK.

Lot # 36

S 8° 56' 09" E

458.94'

31.47'

Approx. Existing Drive

N 78° 15' 43" W

102.31'

100.25'

CIRCLE

Exist. Well

12'x12' Deck

EXISTING HOUSE

Existing Leaching Lines

B

D

F

E

G

H

112.22'

BENCH MARK
Nail in 15" Oak
Elev. 516.21

Proposed deck

Proposed addition

25

28

55.41'

Rad. 305.00'

WOODMONT

L=80.00'

LOT # 35
63,776 S.F.
1.46 Ac.

Open Space

N 67° 24' 15" E

373.47'

N 3° 11' 40" W

Lot # 34

SANITARY SYSTEM LOCATION TIES

FROM PT.	TO PT.	ITEM	DIST.
A	C	Septic Tank	43' 9"
B	C	Septic Tank	36' 2"
A	D	Dist-Box	103'
B	D	Dist-Box	77' 6"
A	E	End of Leaching Line	108'
B	E	End of Leaching Line	84' 4"
A	F	End of Leaching Line	112' 4"
B	F	End of Leaching Line	90' 6"
A	G	Dist-Box	58' 2"
B	G	Dist-Box	50' 8"
A	H	End of Leaching Line	64' 8"
B	H	End of Leaching Line	59' 10"
A	I	End of Leaching Line	51'
B	I	End of Leaching Line	39' 6"

As-Built information has been provided by contractor

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 TO 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 AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF THE OF THE EXISTING HOUSE AS SHOWN HEREON IN RELATION TO PROPERTY LINES AND MINIMUM BUILDING SETBACK LINES.

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT L. DOANE JR.
CONN. P.E. & L.S. LIC. NO. 11463

REGISTERED PROFESSIONAL ENGINEER No. 11463

LICENSED LAND SURVEYOR No. 11463

REFERENCE MAP:
"Record Subdivision Plan, Gates–Warner Subdivision, Phase II, A. P. Gates Road & Sheepskin Hollow Road, East Haddam, Connecticut". Date 5/1/92, Scale 1"=100', Sheet 3 of 3, Job No. 912889. Prepared by Angus McDonald / Gary Sharpe & Associates, Inc., Old Saybrook, Ct..

CZC Field 6/5/00

AS–BUILT LOCATIONS

DOANE–COLLINS ENGINEERING ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CT. 06409 (860)767–0138

PLOT PLAN
LOT # 35
GATES–WARNER SUBDIVISION, PHASE II
8 WOODMONT CIRCLE, EAST HADDAM, CT.

SCALE:	DATE:	SHEET NO.:	IDENT. NO.:
1"=20'	04/27/00	1 OF 1	

FILE: 912-01SP2
DWG: 912-35
CAD: XCAD
95-2-35