#260.00

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

Applicant's Name SANDRA D. KERENER Phone 203.214.2196

Address: 4 LAKEVIEW ROAD MOODUS, CT 06469 Zone/District "L"

Record Owner: SANDRA D. KERENER, TRUSTEE

Property Location: 4 LAKEVIEW ROAD

Assessor's Map # 75 Lot # 97

Deed Reference: Volume 1021 Page # 26

Description of proposed uses and structures: CONVERT SEASONAL DWELLING TO YEAR ROUND.

Section under which application is made: 2A

APPLICATION, FEE AND SUPPORTING DOCUMENTATION, INCLUDING LETTER(S) FROM THE SANITARIAN, BUILDING OFFICIAL, ZONING OFFICIAL, AND OTHER NESSECARY DOCUMENTS MUST BE IN THE PLANNING AND ZONING OFFICE THE WEDNESDAY PRIOR TO THE MEETING TO BE PLACED ON THE AGENDA.

_____ Attached checklist is completed

_____ Site Plan (Section 14A) and supporting documentation

_____ Letter from the Building Official

_____ Letter from the Chatham Health District

_____ Letter from the Zoning Board of Appeals

_____ Letter from the Zoning Enforcement Officer

_____ Narrative submitted

Section under which application is made:

Section 14A Site Plan Review ✓

Fee: $260 minimum. See fee schedule Site Plan Review includes $60.00 fee for DEP Fund - PA-235

Section 14B Special Exception Review _____

Fee: $360 minimum. See fee schedule Special Exception includes $60.00 fee for DEP Fund - PA-235

Chatham Health District Review - Variable fee

Section 14B.1 Special Exception Review - Waiver Request

14B.1 Special Exception Requirement: In any instance involving a use or uses requiring a Special Exception as set forth in these Regulations, no land or water areas shall be used, nor uses altered or expanded in space, time, or intensity, nor buildings or structures erected, altered, enlarged, the use substantially changed, or used until the Commission grants a Special Exception as defined in this Section 14B, or amend a previously granted Special Exception.

The Commission may waive the requirement for a Special Exception public hearing and other application requirements where it finds that:

a) One Special Exception use is being substituted for another similar use on the same lot.

b) The new use will require no greater parking or loading requirements than the original, as set forth in Section 11 of these Regulations.

c) The new use shall entail no exterior change to the building or site, and

d) The new use shall have no impact on the site, the neighborhood, or the Town which is different from the original, such impact to be measured by the standards set forth in Section 14B.4 of these Regulations.

Substantial changes are considered changes that involve (a) alterations in use from that set forth in an approved statement of use and site plan; or (b) alteration in an existing use, including such alterations that would:

1. Increased the parking demand of the use; or
2. Increase or change the hours of operation of the use; or
3. Increase the noise generation of the use or change the octave band frequency of such noise; or
4. Increase or change the emission of smoke, dust or other contaminants into the air, including both point sources and fugitive emissions; or
5. Increase or change the demand for outdoor storage, truck or equipment traffic (type or volume), water consumption, or effluent disposals; or
6. Involve the use of different equipment, processes, chemicals, or materials; or
7. Increase the amount of lighting.

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 or Special Exception Review is requested for the purpose of inspection and enforcement of the Zoning Regulations of the Town of East Haddam.

Date: 10/8/21

Sandra D Kayne
Applicant's/Owner's Signature(s)

PLAN PREPARER PE/LSSignature

9.30.21
DATE

Date received _____

ROGER NEMEREUT P.E.

100 foot Abutters List Report

East Haddam, CT
September 29, 2021

Subject Property:

Parcel Number: 075-203
CAMA Number: 075-203
Property Address: LAKEVIEW RD

Mailing Address: KERZNER SANDRA D TRUSTEE
4 LAKEVIEW RD
MOODUS, CT 06469

Abutters:

Parcel Number: 075-100
CAMA Number: 075-100
Property Address: LAKEVIEW RD

Mailing Address: ARTINO ARTHUR S & CARMEN A
19 LAKEVIEW RD
MOODUS, CT 06469

Parcel Number: 075-101
CAMA Number: 075-101
Property Address: LAKEVIEW RD

Mailing Address: ARTINO ARTHUR S & CARMEN A
19 LAKEVIEW RD
MOODUS, CT 06469

Parcel Number: 075-102
CAMA Number: 075-102
Property Address: LAKEVIEW RD

Mailing Address: KERZNER SANDRA D TRUSTEE
4 LAKEVIEW RD
MOODUS, CT 06469

Parcel Number: 075-103
CAMA Number: 075-103
Property Address: LAKEVIEW RD

Mailing Address: MOFFATT MICHAEL J & MORDECAI M
1 LAKEVIEW RD
MOODUS, CT 06469

Parcel Number: 075-196
CAMA Number: 075-196
Property Address: 4 DOGWOOD RD

Mailing Address: MADISON LESLEY E
4 DOGWOOD RD
MOODUS, CT 06469

Parcel Number: 075-197
CAMA Number: 075-197
Property Address: DOGWOOD RD

Mailing Address: LISOWICZ ANTHONY M
6 ELI CHAPMAN RD
MOODUS, CT 06469

Parcel Number: 075-198
CAMA Number: 075-198
Property Address: DOGWOOD RD

Mailing Address: MOFFATT MICHAEL
1 LAKEVIEW RD
MOODUS, CT 06469

Parcel Number: 075-199
CAMA Number: 075-199
Property Address: 21 DOGWOOD RD

Mailing Address: DECARLI DOUGLAS P & BONNIE P
21 DOGWOOD RD
MOODUS, CT 06469

Parcel Number: 075-201
CAMA Number: 075-201
Property Address: 19 LAKEVIEW RD

Mailing Address: ARTINO ARTHUR S & CARMEN A
19 LAKEVIEW RD
MOODUS, CT 06469

Parcel Number: 075-202
CAMA Number: 075-202
Property Address: LAKEVIEW RD

Mailing Address: ARTINO ARTHUR
19 LAKEVIEW RD
MOODUS, CT 06469

Notification to Property Owners
Pursuant to Ordinance 42.1 – Town of East Haddam
Land Use Office – 860-873-5031

Date 10.11.21

Dear Property Owner:

The purpose of this notice is to advise you that:

____ A public hearing will be held at 8:00 PM

__✓__ A meeting will be held at 7:15 PM

by the East Haddam Planning and Zoning Commission on 10.26.21. Meetings are held in the Municipal Office Complex, 1 Plains Road.

The Commission will hear the following:

An application [#_____, *if assigned at this time*] requesting approval for:

CONVERSION OF SEASONAL DWELLING TO YEAR ROUND USE

The proposed activity is located on: 4 LAKEVIEW ROAD
(Street [and number, if desired at this time])

And is further identified as Assessor's Map 75, Lot 97, in the "L" zone.

[Site Location Map Enclosed: Yes___/ No✓ - N/A]

The name(s) and address(es) of the owner[s] is/are:

SANDRA D. KERZNER, TRUSTEE
[Owner] [Owner]

4 LAKE VIEW ROAD
[Street] [Street]

MIDDLETOWN CT 06469
[Town, State, Zip] [Town, State, Zip]

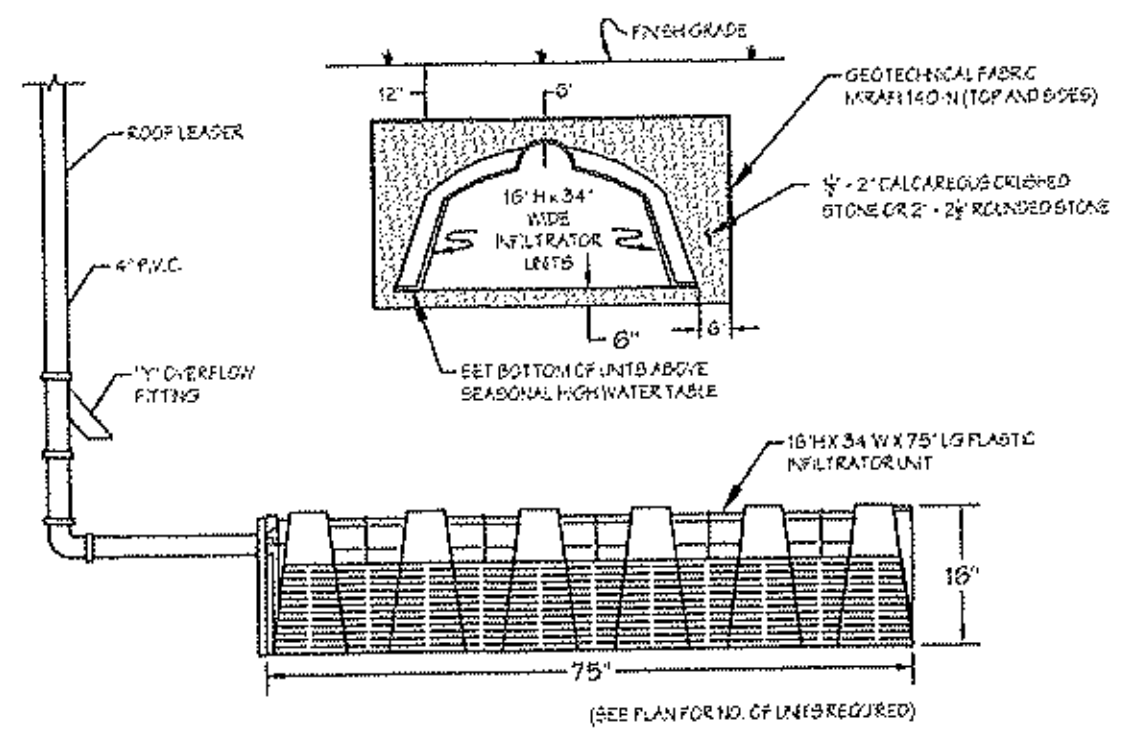
THIS NOTICE WAS SENT TO YOU BY THE UNDERSIGNED APPLICANT(S):

(Applicant's signature) (Applicant's signature)

ROGER NEMEREGUT P.E, AGENT

You may access the YouTube Live link from the Town's website: www.easthaddam.org.You can view supporting documents on the official East Haddam web page, www.easthaddam.org, o to the calendar on the bottom right corner, click the meeting date, and open the appropriate application. Masks are required at Town Meetings.

Questions or comments before the meeting or during the meeting can be sent via to the following email:
jventres@easthaddam.org



STORM WATER INFILTRATION SYSTEM
NOT TO SCALE

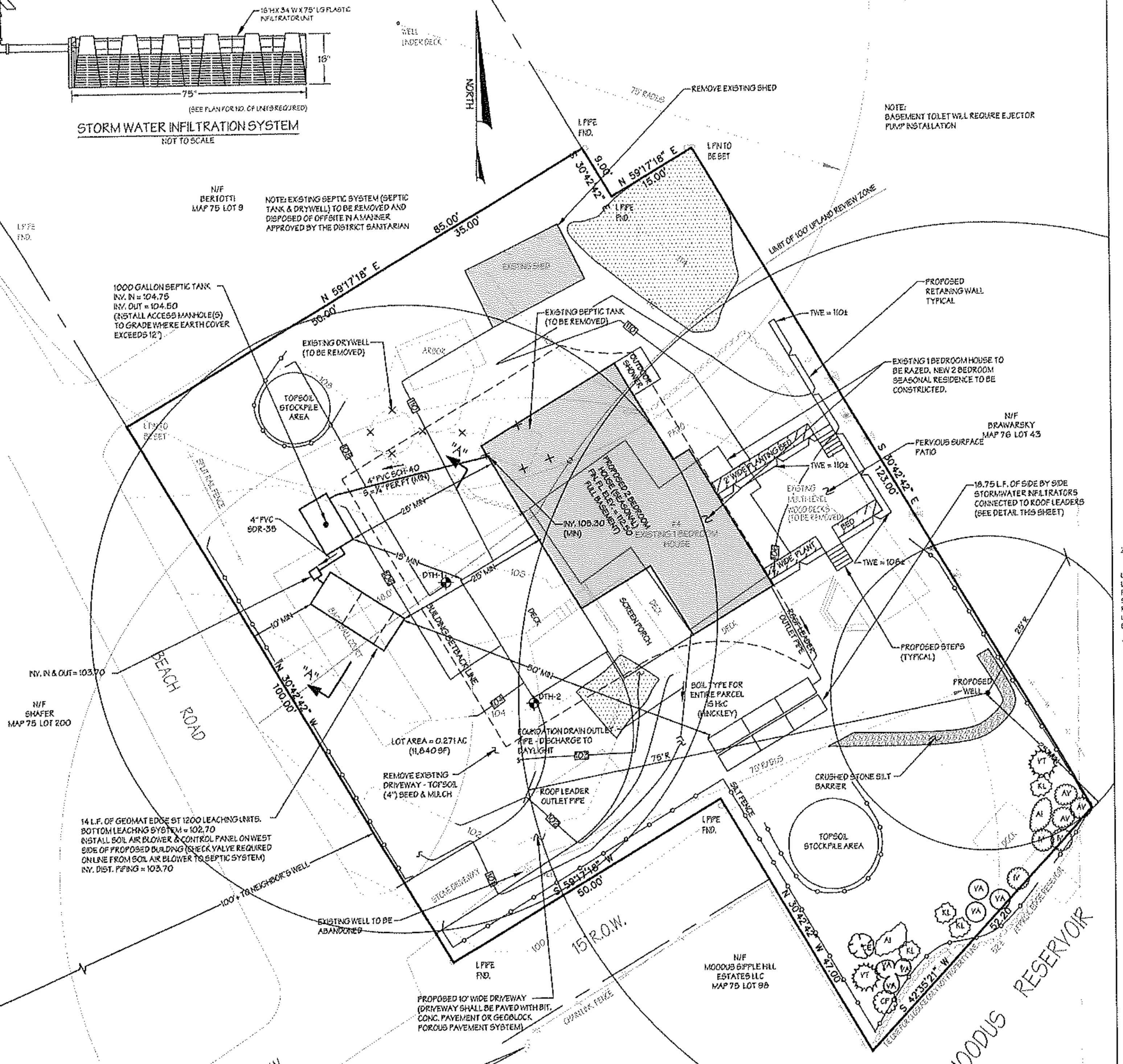
BASIS FOR SEPTIC SYSTEM DESIGN

EFFECTIVE LEACHING SYSTEM AREA REQUIRED BY THE STATE HEALTH CODE FOR A 2 BEDROOM HOUSE AND 0.1 TO 10.0 MINUTE PER INCH PERCOLATION RATE = 375 S.F.
EFFECTIVE LEACHING SYSTEM AREA PROVIDED = 14 L.F. OF GEOMAT EDGE ST 1200 LEACHING UNITS @ 27.2 S.F./L.F. = 380 S.F.

MINIMUM LEACHING SYSTEM SPREAD COMPUTATIONS (MLSS)

DUE TO THE ABSENCE OF A RESTRICTIVE LAYER WITHIN 60" OF EXISTING GRADE, MINIMUM LEACHING SYSTEM SPREAD DESIGN REQUIREMENTS DO NOT APPLY.

NOTE:
BASEMENT TOILET WILL REQUIRE EJECTOR PUMP INSTALLATION



NOTE: EXISTING WELL TO BE ABANDONED BY A LICENSED WELL DRILLER IN CONFORMANCE WITH DEPARTMENT OF CONSUMER PROTECTION REGULATIONS FOR THE WELL DRILLING INDUSTRY - PARTICULARLY SECTIONS 25-128-56 THROUGH 57.

OWNER/APPLICANT: SANDRA KERZNER
2121 NORTH OCEAN BOULEVARD
APARTMENT 1001E
BOCA RATON FL. 33431

NOTE:
REFER TO SHEET 2 OF 2 FOR PLANNING AND ZONING COMMISSION AND INLAND WETLAND AGENCY APPROVAL LETTERS.

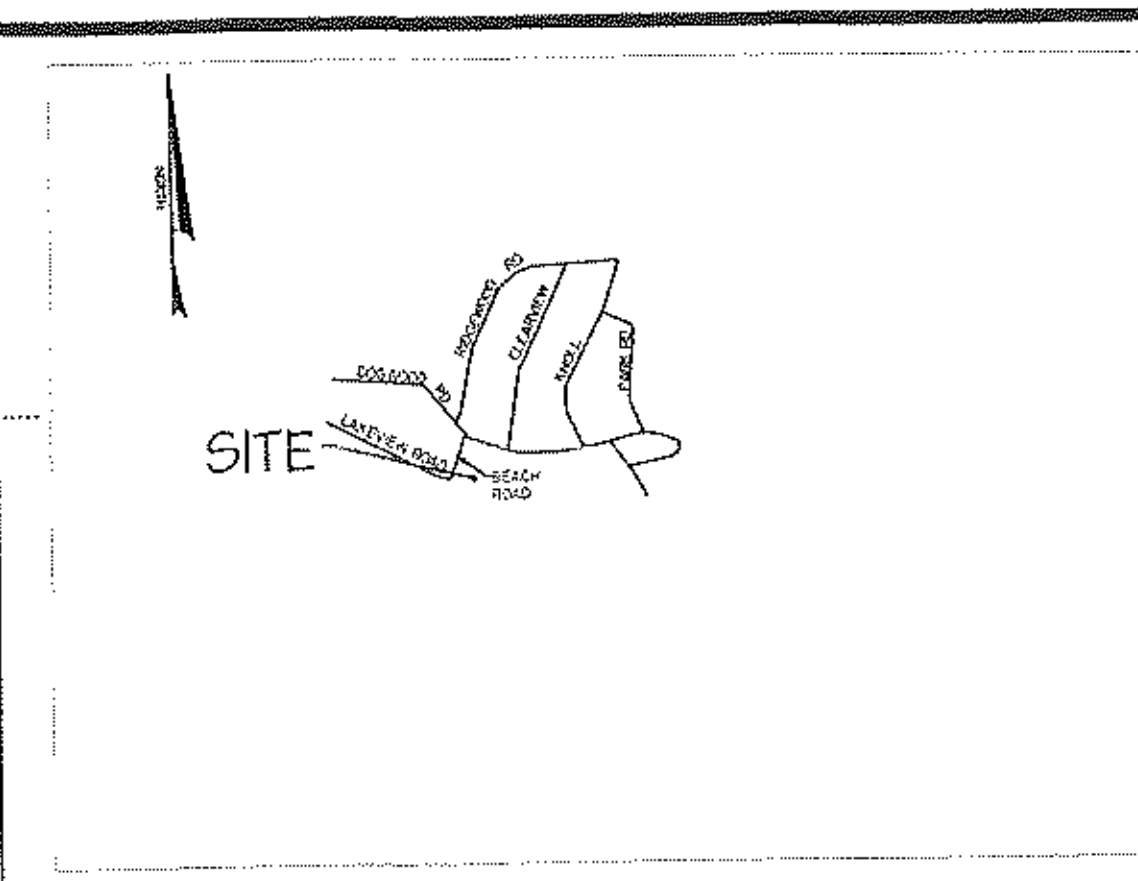
NOTE: THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS:
A. THE DESIGN ENGINEER'S RAISED PROFESSIONAL SEAL APPEARS ON THE PLAN; AND
B. THE OWNER/CONTRACTOR HAS CONTACTED THE DESIGN ENGINEER TO VERIFY THAT THEY ARE IN POSSESSION OF THE LATEST REVISED FINAL APPROVED DESIGN PLANS.

NOTE:
THERE ARE NO EXISTING WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM AND NO EXISTING SEPTIC SYSTEMS WITHIN 75 FEET OF THE PROPOSED WELL.

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION

DATE:________ CHAIRMAN/SECRETARY____________

EXPIRATION DATE:__________



LOCATION MAP
SCALE: 1"=1000'

PLANTING LIST

TYPE	SYMBOL
CORNUS ELEGANTISSIMA (RED TWIG DOGWOOD)	CE
VIBURNUM TOMENTOSUM (DOUBLE FILE VIBURNUM)	VT
AESCLEPIAS INCARNATTA (SWAMP MILKWEED)	AI
VACCINIUM ANGUSTIFOLIUM (LOW BUSH BLUEBERRY)	VA
ITEA VIRGINICA (SARA EVE ITEA)	IV
KALMIA (LAUREL)	KL
AZALEA VISCOSUM (SWAMP AZALEA)	AV
CLETHRA PINK (SUMMERSWEET)	CP

NOTES:
MULCH WITH LICORICE ROOT AT 1" DEPTH
MINIMAL FERTILIZATION
PLANT WITH BIOMAX (COMPOST/PEAT MOSS MIX)

ZONING SCHEDULE OF CONFORMING LOTS AND BUILDINGS (L ZONING DISTRICT)

	REQUIRED	ACTUAL/PROPOSED
LOT AREA	1 ACRE MINIMUM	0.27 ACRES*
LOT WIDTH	150 FOOT MINIMUM	100 FEET*
FRONT YARD	25 FEET MINIMUM	30 FEET
SIDE YARD	25 FEET MINIMUM	30 FEET
REAR YARD	25 FEET MINIMUM	25 FEET
LOT COVERAGE	10% MAXIMUM	9.8%
LOT IMPERVIOUS SURFACE COVER	15% MAXIMUM	14.6%

*PRE-EXISTING NON CONFORMING LOT OF RECORD

SOIL TEST RESULTS (1-11-07)
4 BEACH ROAD EAST HADDAM
CONDUCTED BY NEMERGUT CONSULTING
WITNESSED BY LIZ DAVIDSON, R.S. CHATHAM HEALTH DISTRICT

DEEP TEST HOLE 1
0"- 3" TOPSOIL
3"- 10" CLEAN SAND FILL
10"- 22" TOPSOIL (ORIGINAL)
22"-51" ORANGE BROWN FINE SANDY LOAM, LOOSE, DAMP
51"-111" LIGHT BROWN MEDIUM SANDY LOAM, FIRM, DAMP
NO REFUSAL
NO GROUNDWATER
NO MOTTLING/REDOX
ROOTS TO 51"

DEEP TEST HOLE 2
0"- 5" TOPSOIL
5"-32" ORANGE BROWN FINE SANDY LOAM, LOOSE, DAMP
32"-101" LIGHT BROWN MEDIUM TO COARSE GRAVELY SAND (EXPOSED WATER SERVICE LINE FROM WELL TO HOUSE SOUTHEAST SIDE OF TEST HOLE)
NO REFUSAL
NO GROUNDWATER
MOTTLING/REDOX AT 83"
ROOTS TO 38"

PERCOLATION TEST RESULTS (9-29-00)
CONDUCTED BY SUSAN HOPKINS P.E.

HOLE DEPTH = 28"

TIME	READING	DROP	RATE (MIN/INCH)
8:40	13-⅞"	-	-
8:43	17-⅛"	3.25"	0.9
8:46	19-⅜"	2.25"	1.33
8:49	21-⅛"	1.75"	1.71
8:52	22-⅝"	1.5"	2.0
8:55	24"	1.25"	2.4
8:58	24-⅝"	0.625"	4.8
9:00	HOLE DRY		

PERCOLATION RATE = 4.8 MINUTES PER INCH

LIST OF ADJACENT PROPERTY OWNERS (WITH 100 FEET OF PROJECT SITE)
PROPERTY OF SANDRA KERZNER
4 BEACH ROAD EAST HADDAM, CT.

OWNER / ADDRESS	
JEFFREY W. KING, SR. AND NANCY KING, 5 OLD SHELTER ROCK ROAD, BETHEL, CONNECTICUT 06801	MAP 75 LOT 94
MOODUS SIPPLES HILL ESTATES C/O J. BARNES, P.O. BOX 749, MOODUS, CONNECTICUT 06469	MAP 75 LOT 98 & MAP 75 LOT 95
PHYLLIS W. SHAFER, 21 LAKEVIEW ROAD, MOODUS, CONNECTICUT 06469	MAP 75 LOT 200
DOUGLAS P. AND BONNIE P. DECARLI, 21 DOGWOOD ROAD, MOODUS, CONNECTICUT 06469	MAP 75 LOT 199
MARILYN R. BERTOTTI, 185 GREEN HILL LANE, CHESHIRE, CONNECTICUT 06410	MAP 75 LOT 96
PHYLLIS, DIANE AND SANDRA BRAWARSKY, 28910 GRAND CENTRAL PARK 5D, FLORAL PARK, NEW YORK 11005	MAP 76 LOT 43

GENERAL NOTES:

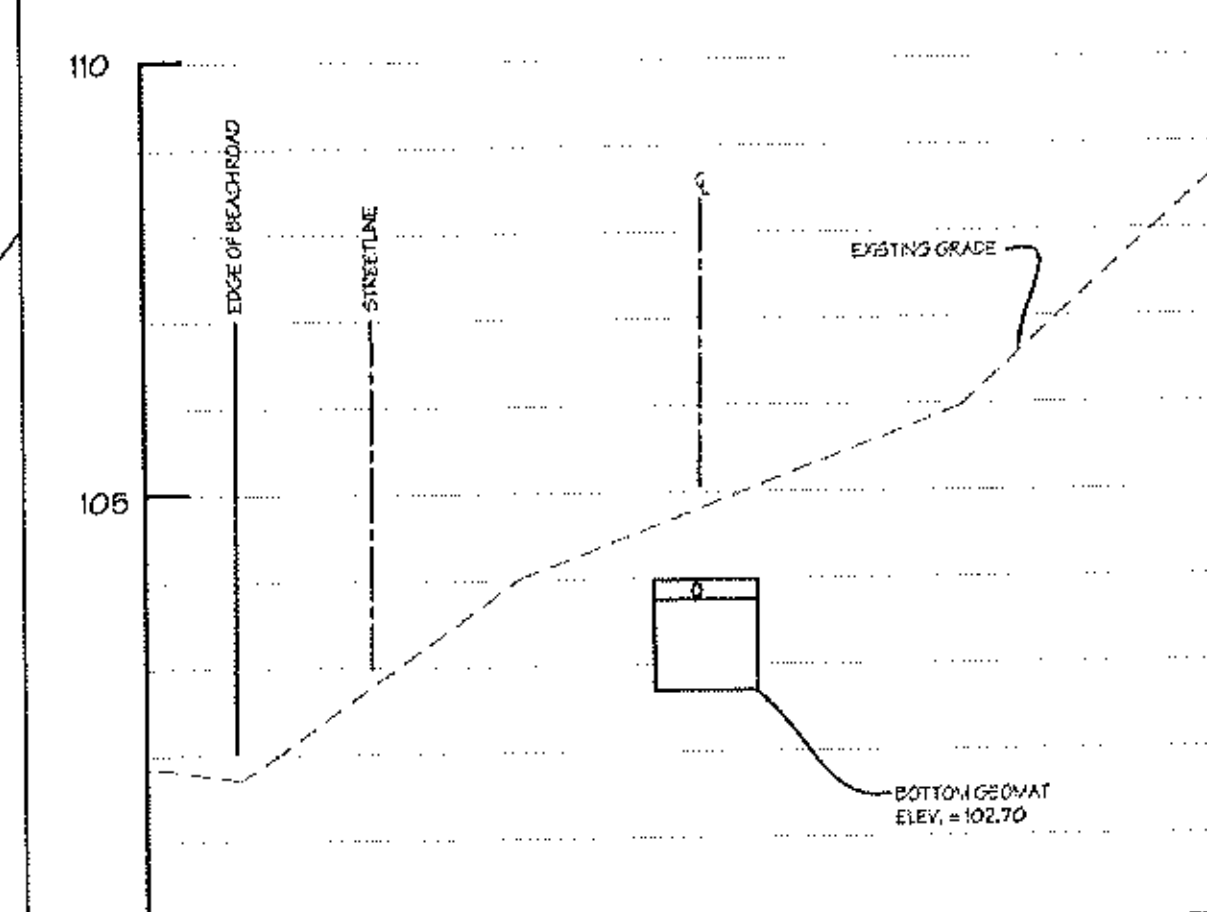
1. PROPOSED CONSTRUCTION SHALL CONFORM TO THE 2007 STATE OF CONNECTICUT PUBLIC HEALTH CODE AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL AS AMENDED.
2. ELEVATIONS AND CONTOURS ARE BASED ON AN ASSUMED DATUM.
3. ELEVATIONS SHOWN REFER TO THE INVERT (FLOW LINE) OF THE PROPOSED LEACHING SYSTEM UNLESS NOTED OTHERWISE.
4. PERCOLATION RATE FOR DESIGN = 0-10 MINUTES PER INCH.
5. THE MINIMUM DISTANCE FROM WELL (POTABLE, GEOTHERMAL, OR IRRIGATION) TO SEPTIC SYSTEM IS 75 FEET.
6. SEPTIC TANK CONSTRUCTION JOINTS SHALL BE SEALED WITH ASPHALT CEMENT. ALL PIPE CONNECTIONS TO THE SEPTIC TANK AND AND DISTRIBUTION BOXES SHALL BE SEALED WITH A POLYETHYLENE GASKET "POLY-LOK" OR APPROVED EQUAL.
7. SEPTIC TANK BAFFLES SHALL CONFORM TO SECTION VA-1 TECHNICAL STANDARDS OF THE STATE HEALTH CODE.
8. LEACHING SYSTEM AREA SHALL BE LIMED, FERTILIZED, SEEDED AND MULCHED UPON COMPLETION OF CONSTRUCTION.
9. IF FIELD CONDITIONS, (LEDGE, GROUNDWATER, MOTTLING) ARE ENCOUNTERED AT AT SHALLOWER DEPTHS THAN SHOWN IN THE DEEP TEST HOLE RESULTS, CONSTRUCTION SHALL BE HALTED AND THE ENGINEER CONTACTED IMMEDIATELY.
10. SOIL TEST RESULTS SERVING AS THE BASIS FOR THIS DESIGN WERE CONDUCTED BY NEMERGUT CONSULTING AND WITNESSED BY THE CHATHAM HEALTH DISTRICT.
11. NO DEVIATIONS FROM THE APPROVED DESIGN PLAN SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE DISTRICT SANITARIAN AND THE DESIGN ENGINEER.
12. EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO FIELD MODIFICATION, AS NECESSARY, AS REQUIRED BY THE DESIGN ENGINEER OR TOWN OFFICIALS.
13. STRIP AND STOCKPILE EXISTING TOPSOIL LAYER FROM WITHIN THE PROPOSED LEACHING SYSTEM IN THOSE AREAS WHERE THE BOTTOM OF THE PROPOSED LEACHING SYSTEM IS BOTTOM AT, OR ABOVE, THE BOTTOM OF THE EXISTING TOPSOIL LAYER OR IN THOSE AREAS WHERE SEPTIC SYSTEM FILL IS REQUIRED.
14. SPECIAL FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
    A. THE FILL MATERIAL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
    B. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
    C. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
    D. THE REMAINING SAMPLES SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50 *	10-75
#100	0-20	0-5
#200	0-5	0-2.5

* PERCENT PASSING THE #40 SIEVE MAY BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

THE FILL SHALL BE PLACED IN 12" MAXIMUM LIFTS AFTER THE STRIPPED LEACHING SYSTEM AREA HAS BEEN SCARIFIED. TRUCKS OR OTHER CONSTRUCTION EQUIPMENT SHALL NOT BE DRIVEN OVER THE SCARIFIED AREA PRIOR TO FILL PLACEMENT. PRIOR TO FILL PLACEMENT ANY SMEARED FILL AREAS SHALL BE RE-SCARIFIED.

15. PRIOR TO PLACEMENT, FILL MATERIAL SHALL BE INSPECTED AND APPROVED BY THE DISTRICT HEALTH DEPARTMENT AND THE DESIGN ENGINEER.
16. SEPTIC TANKS SHALL BE TWO COMPARTMENT TANKS WITH HEAVY DUTY STEEL HANDLES FOR MANHOLE ACCESS COVERS AND EFFLUENT FILTERS INSTALLED ON OUTLET BAFFLES.
17. TOPOGRAPHIC FIELD SURVEY INFORMATION PROVIDED BY ROBERT WEAVER, L.S. EAST HADDAM, CONNECTICUT.
18. ALL PIPE DOWNSTREAM OF THE OF THE SEPTIC TANK (EXCEPT FOR LEACHING TRENCHES) SHALL BE 4" DIAMETER P.V.C. ASTM D3034 SDR 35 OR APPROVED EQUAL.
19. THE SITE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 PRIOR TO CONSTRUCTION TO VERIFY THE EXTENT AND LOCATION OF EXISTING UNDERGROUND UTILITIES.
20. THE LEACHING SYSTEM SHALL BE PROPERLY COVERED BY THE LICENSED SYSTEM INSTALLER WITHIN TWO (2) WORKING DAYS FOLLOWING THE DISTRICT HEALTH DEPARTMENT'S FINAL INSPECTION AND APPROVAL.
21. IF A GARBAGE DISPOSAL IS INSTALLED, THE SEPTIC TANK SHALL BE INCREASED IN SIZE BY 250 GALLONS. GARBAGE DISPOSALS ARE NOT RECOMMENDED SINCE THEY INCREASE THE SOLIDS LOADING ON THE SEPTIC TANK AND MAY PREMATURELY CLOG THE EFFLUENT FILTER.
22. IMMEDIATELY UPON COMPLETION OF THE SEPTIC SYSTEM INSTALLATION AND FINAL APPROVAL BY THE HEALTH DEPARTMENT, THE SEPTIC SYSTEM SHALL BE BACKFILLED, TOPSOILED, SEEDED AND MULCHED. THE FINAL GRADING SHALL CONFORM TO THE DESIGN PLAN AND SHALL ENSURE THAT SURFACE RUNOFF IS DIRECTED AWAY FROM THE THE LEACHING SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED IN DISTURBED AREAS.
23. THE DESIGN ENGINEER SHALL BE CONTACTED PRIOR TO BACKFILLING THE SEPTIC SYSTEM TO ALLOW FOR TAKING THE NECESSARY FIELD MEASUREMENTS FOR THE PREPARATION OF AN "AS-BUILT" SEPTIC SYSTEM PLAN AS REQUIRED BY THE LOCAL HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A PERMIT TO DISCHARGE OR A CERTIFICATE OF OCCUPANCY.
24. NO GRADING OR OTHER DISTURBANCE OF THE AREA OF THE PROPOSED SEPTIC SYSTEM WILL BE ALLOWED PRIOR TO THE INSTALLATION. NO PARKING, EQUIPMENT STORAGE OR TRAFFIC IN THE AREA OF THE SEPTIC SYSTEM WILL BE ALLOWED.
25. THE DISTRICT SANITARIAN SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. NO PORTION OF THE SYSTEM SHALL BE COVERED WITHOUT INSPECTION AND APPROVAL OF THE SANITARIAN AND THE ENGINEER.
26. THE MINIMUM DISTANCE FROM UTILITY TRENCH (GAS/ELECTRIC/CABLE T.V./TELEPHONE) TO SEPTIC SYSTEM IS 5 FEET.
27. CONSTRUCT STORMWATER SWALES, AS REQUIRED, TO DIRECT SURFACE RUNOFF AWAY FROM THE SEPTIC SYSTEM.
28. PROPERTY LINE INFORMATION TAKEN FROM MAP ENTITLED " PROPERTY SURVEY, LAND NOW OR FORMERLY OF JOHN & CRISTINE RUSSO, #4 BEACH ROAD, EAST HADDAM, CONNECTICUT, 1"=10', DATED AUG. 30, 2000, AS PREPARED BY ROBERT WEAVER, L.S., EAST HADDAM CT.
29. TIGHT JOINT PIPE TO BE PER TABLE 2-C OF TECHNICAL STANDARDS OF PUBLIC HEALTH CODE - PVC SDR WITH SOLVENT WELDED COUPLINGS/FITTINGS USING TWO STEP PVC SOLVENT.
30. THE YARD SHALL BE FINAL GRADED AWAY FROM THE HOUSE FOUNDATION AT A MINIMUM 2% (1/4" PER FOOT) SLOPE FOR A MINIMUM DISTANCE OF 25 FEET.
31. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, THE HOUSE CORNERS AND THE SEPTIC SYSTEM SHALL BE STAKEDOUT BY THE PROJECT SURVEYOR. THE DISTRICT SANITARIAN SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. NO PORTION OF THE SEPTIC SYSTEM SHALL BE COVERED WITHOUT INSPECTION AND APPROVAL OF THE SANITARIAN AND THE ENGINEER.
32. IF A LARGE CAPACITY BATHTUB IS INSTALLED THE SEPTIC TANK SHALL BE INCREASED AS FOLLOWS:
    - 100 - 200 GALLON TUB CAPACITY - ADD 250 GALLONS TO SEPTIC TANK CAPACITY
    - OVER 200 GALLON TUB CAPACITY - ADD 500 GALLONS TO SEPTIC TANK CAPACITY



SECTION "A - A"
SCALE: 1"= 10' H. & 1"= 2' V.

LEGEND:

EXISTING CONTOUR	100
PROPOSED CONTOUR	100
DEEP TEST HOLE	
PERCOLATION TEST	
FENCE	
SILT FENCE	
STONE WALL	
LIMIT OF UPLAND REVIEW ZONE	
SLOPES > 20%	
TOP WALL ELEVATION	TWE

ORIGINAL INK
ON POLYESTER FILM BY
NEMERGUT CONSULTING
208 ROUTE 81
KILLINGWORTH, CT 06419

10 5 0 10 20 30

CAD FILE: 423-07-02.DWG

COPYRIGHT © 2006 BY NEMERGUT CONSULTING

NO.	DATE	REVISION
5	9/11/07	PZC APPROVAL LETTER NOTES
4	7/23/07	I.W.A. REVIEW COMMENTS
3	7/17/07	
2	6/12/07	
1	5/3/07	

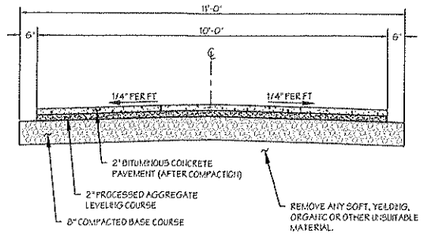
STATE OF CONNECTICUT — ROGER D. NEMERGUT — NO. 10508 — REGISTERED PROFESSIONAL ENGINEER

NEMERGUT CONSULTING
208 ROUTE 81 - P.O. BOX 666
KILLINGWORTH, CONNECTICUT 06419
PHONE: 860-663-2384 FAX: 663-1293

PREPARED FOR:
SANDI KERZNER
4 BEACH ROAD
EAST HADDAM CONNECTICUT

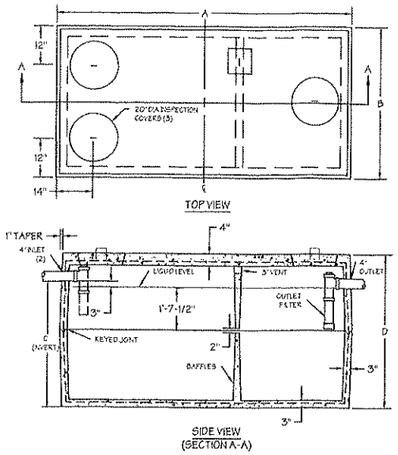
SITE PLAN & EROSION AND SEDIMENT CONTROL PLAN

MAP: 75 LOT: 97
DATE: MARCH 15, 2007
SCALE: 1" = 10'
SHEET 1 OF 2



PAVED DRIVEWAY TYPICAL SECTION

NOT TO SCALE



SEPTIC TANK DETAIL

NOT TO SCALE

LIQUID CAPACITY	A LENGTH	B WIDTH	C INVERT	D HEIGHT
1000 Gal.	8'-6"	4'-10"	4'-7"	5'-4"
1000 Gal. Low Boy	10'-0"	5'-0"	3'-9"	4'-6"
1250 Gal. Low Boy	10'-0"	5'-0"	4'-7"	5'-4"
1250 Gal. Low Boy	10'-6"	5'-8"	4'-0"	4'-9"
1500 Gal.	10'-6"	5'-8"	4'-7"	5'-3"
1500 Gal. Low Boy	11'-11"	6'-6"	3'-8"	4'-10"

C:\IN-FOLDER\Projects\East Haddam 423\423-07-04 Kerzner\ScanOG.tif

INLAND/WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
(860) 873-5031
HOURS: Mon., Wed., & Thurs. 8AM-4PM / Tues. 8AM-7PM / Fri. 8AM-12 NOON

July 25, 2007

Sandra Kerzner
2121 North Ocean Blvd., 1001 E
Boca Raton, FL 33431

Re: 4 Beach Road, reconstruction of existing seasonal cottage in the upland review area.
Assessor's Map 75, Lot 97.

Dear Ms. Kerzner,

The East Haddam Inland Wetlands and Watercourses Commission at its regular meeting of July 17, 2007 voted to approve your wetlands permit to reconstruct your existing seasonal cottage at 4 Beach Road. This approval was granted with the following conditions:

1. The Wetlands Enforcement Officer shall be notified in advance of the placement of the driveway and patio.
2. Before and after photographs shall be taken and submitted to the Wetlands Enforcement Officer.
3. Work shall be done in accordance with the plans revised July 17, 2007.
4. The driveway shall be stabilized with a pervious surface.
5. One of the two retaining wall patios shall have pervious pavers.
6. Landscape vegetation shall include at least 12-inches at the edge of the retaining walls toward the reservoir side.

Sincerely,

Randolph Dill

Randolph Dill, Chairman
East Haddam Inland Wetlands and Watercourses Commission

cc: Town Clerk
Nemergut Consulting

RD/jl

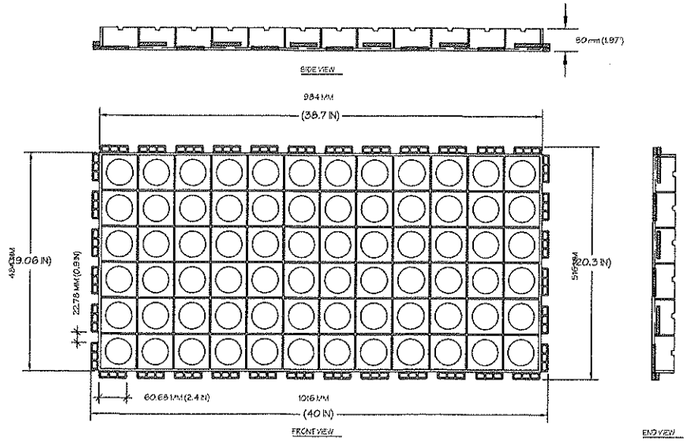
Certified mail 7006 2150 0005 598[illegible] 6092

u/h/wetlands/approval/ permits/Kerzner

GEOBLOCK (GB-5150) MATERIAL SPECIFICATION

MATERIAL	UP TO 100% RECYCLED POLYETHYLENE
COLOR	RANGES FROM DARK SHADES OF GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR ULTRAVIOLET LIGHT STABILIZATION	1.5% - 2.0%
UNIT MINIMUM CRUSH STRENGTH @ 21C (73 F)	2,900 kPa (420 psi)
MATERIAL FLEXURAL MODULUS @ 23 C (73 F)	240,000 kPa (35,000 psi)
NOMINAL DIMENSIONS (WIDTH x LENGTH)	0.50 m x 1.00 m (1.64 Ft x 3.28 ft)
UNIT DEPTH	50 mm (1.97 in)
NOMINAL COVERAGE AREA	0.50 sq m (5.38 sq ft.)
CELLS PER UNIT	72
CELL SIZE	79 mm x 81 mm (3.1 in x 3.2 in)
TOP OPEN AREA PER UNIT	57%
BOTTOM AREA PER UNIT	40%
INTERLOCK NO OFFSET SHEAR TRANSFER TABS	1 TAB FOR EACH PERIPHERAL CELL
NOMINAL WEIGHT PER UNIT	4.49 kg (9.9 lbs)
RUNOFF COEFFICIENT @ 63.5 mm/hr (2.5 in) RAINFALL	1.0
UNITS PER PALLET	50

GB-5150 MATERIAL SPECIFICATIONS



GB-5150 DIMENSIONS



GB-5150 COMPONENTS

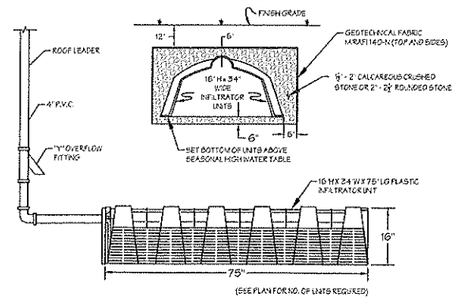
GEOBLOCK POROUS PAVEMENT DETAILS

NOT TO SCALE

GEOMAT EDGE ST 1200 LEACHING SYSTEM

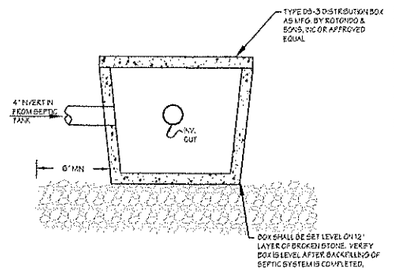
A-A' Cross Section

NOTE:
Shall only be utilized in conjuction with a flow equalization device to ensure that the interior void storage volume is not exceeded during peak flow events.



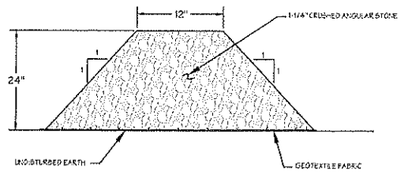
STORM WATER INFILTRATION SYSTEM

NOT TO SCALE



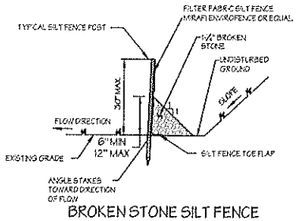
DISTRIBUTION BOX DETAIL

NOT TO SCALE



STONE SILT BARRIER

NOT TO SCALE



BROKEN STONE SILT FENCE ANCHOR DETAIL

NOT TO SCALE

(SEE PLAN FOR LIMITS OF INSTALLATION)

ORIGINAL INK
ON POLYESTER FILM BY
NEMERGUT CONSULTING
208 ROUTE 81
KILLINGWORTH, CT 06419

NOTE: THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS:
A. THE DESIGN ENGINEER'S RAISED PROFESSIONAL SEAL APPEARS ON THE PLAN; AND
B. THE OWNER/CONTRACTOR HAS CONTACTED THE DESIGN ENGINEER TO VERIFY THAT THEY ARE IN POSSESSION OF THE LATEST REVISED FINAL APPROVED DESIGN PLANS.

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CAD FILE: 423-07-02.DWG

NO.	DATE	REVISION
2	9/11/07	PZC APPROVAL LETTER NOTES
1	7/17/07	

STATE OF CONNECTICUT — DONALD E. NEMERGUT — No. 10008 — REGISTERED PROFESSIONAL ENGINEER

NEMERGUT CONSULTING
208 ROUTE 81 - P.O. BOX 666
KILLINGWORTH, CONNECTICUT 06419

PREPARED FOR:
SANDI KERZNER
4 BEACH ROAD
EAST HADDAM CONNECTICUT

DETAILS AND NOTES

MAP: 75 LOT: 97

DATE: MARCH 15, 2007

SCALE: N/A

SHEET 2 OF 2