EROSION CONTROL NOTES

GENERAL REQUIREMENTS FOR EROSION CONTROL:

A SCHEDULE OF OPERATIONS TO INCLUDE STARTING AND COMPLETION DATES FOR MAJOR DEVELOPMENT PHASES, SUCH AS LAND CLEARING AND GRADING, STREET, SIDEWALK, AND STORM SEWAGE INSTALLATION, ETC.

SEEDING, SODDING, OR REVEGETATION PLANS AND SPECIFICATIONS FOR ALL UNPROTECTED OR UNVEGETATED AREAS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE.

EXCAVATIONS , FILLS AND GRADING :

CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 UNLESS STABILIZED BY A RETAINING WALL OR CRIBBING, EXCEPT AS APPROVED BY THE COMMISSION UNDER SPECIAL CONDITIONS.

ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATION OR THE SLOPING SURFACES OF FILLS.

CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY.

FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.

GRADING SHALL NOT BE DONE IN SUCH A WAY SO AS TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LANDOWNER WITHOUT THE EXPRESSED CONSENT OF THAT LANDOWNER AND THE COMMISSION.

FILLS SHALL NOT ENCROACH ON THE NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS.
DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCIZED.

GRADING EQUIPMENT WILL NOT BE ALLOWED TO CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER METHODS AS APPROVED BY THE COMMISSION.

IMPLEMENTATION PROCEDURES:

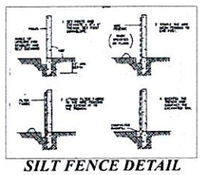
WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.

ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.

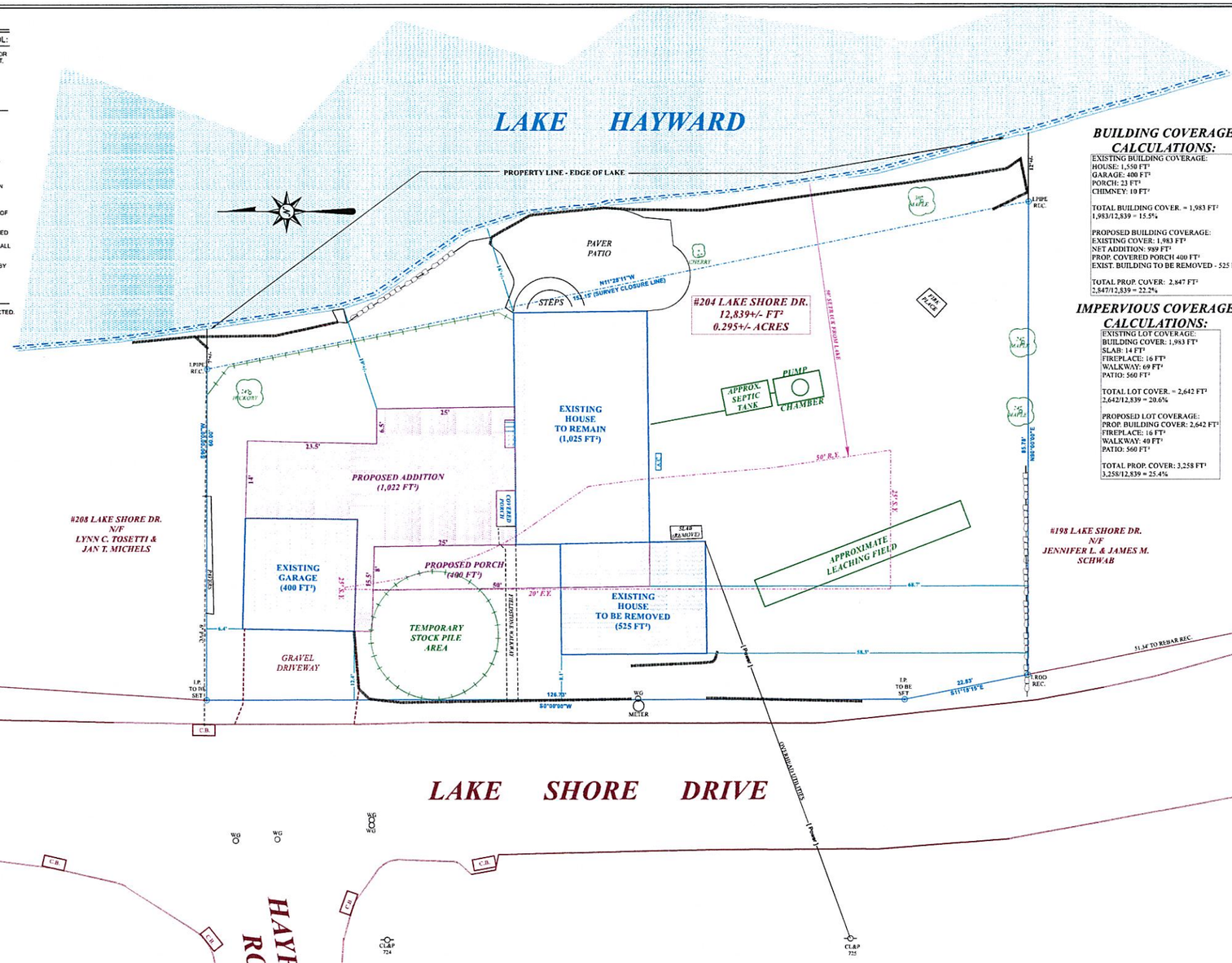
WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.

WHERE NECESSARY, TEMPORARY VEGETATION AND/OR MULCHING SHOULD BE USED TO PROTECT AREAS EXPOSED DURING DEVELOPMENT.

THE PERMANENT FINAL VEGETATION AND STRUCTURES SHOULD BE INSTALLED AS SOON AS PRACTICAL IN THE DEVELOPMENT.



SILT FENCE DETAIL



BUILDING COVERAGE CALCULATIONS:

EXISTING BUILDING COVERAGE:
HOUSE: 1,550 FT²
GARAGE: 400 FT²
PORCH: 23 FT²
CHIMNEY: 10 FT²

TOTAL BUILDING COVER. = 1,983 FT²
1,983/12,839 = 15.5%

PROPOSED BUILDING COVERAGE:
EXISTING COVER: 1,983 FT²
NET ADDITION: 989 FT²
PROP. COVERED PORCH 400 FT²
EXIST. BUILDING TO BE REMOVED - 525 FT²

TOTAL PROP. COVER: 2,847 FT²
2,847/12,839 = 22.2%

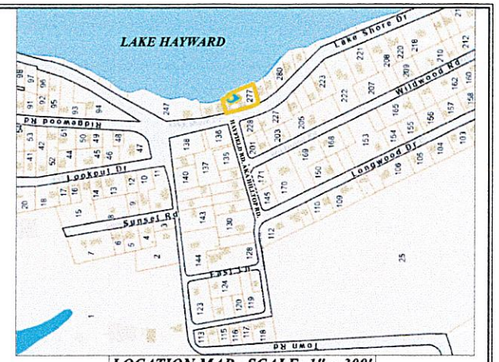
IMPERVIOUS COVERAGE CALCULATIONS:

EXISTING LOT COVERAGE:
BUILDING COVER: 1,983 FT²
SLAB: 14 FT²
FIREPLACE: 16 FT²
WALKWAY: 69 FT²
PATIO: 560 FT²

TOTAL LOT COVER. = 2,642 FT²
2,642/12,839 = 20.6%

PROPOSED LOT COVERAGE:
PROP. BUILDING COVER: 2,642 FT²
FIREPLACE: 16 FT²
WALKWAY: 40 FT²
PATIO: 560 FT²

TOTAL PROP. COVER: 3,258 FT²
3,258/12,839 = 25.4%



LOCATION MAP - SCALE: 1" = 300'

ZONING COMPLIANCE CHART - ZONE: L

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	0.295+/- ACRES*	0.295+/- ACRES*
MINIMUM LOT WIDTH	150'	149.6'*	149.6'*
FRONT YARD SETBACK***	20'	8.1'(W)*	12.4'(W)**
SIDE YARD SETBACK	25'	6.4'(N)* - 58.3'(S)	6.4'(N)* - 68.7'(S)
REAR YARD SETBACK****	50'	16'+/- (E)	16'+/- (E)
MAX. BUILDING COVERAGE	10%	15.5%*	22.2%**
MAX. LOT COVERAGE	15%	20.6%*	25.4%**
MAX. BUILDING HEIGHT	24'	<24'	SEE ARCH. PLANS

* PRE-EXISTING NON-CONFORMING
** VARIANCE REQUIRED
*** PER SEC. 10.2.2 "LOTS 59 FT OR LESS IN DEPTH"
**** PER SEC. 10.1.5 "SETBACK FROM WATER"

VARIANCES REQUESTED:

MAXIMUM LOT/BUILDING COVERAGE:
ALLOWED: 10%
PROPOSED: 22.2%
VARIANCE REQUESTED: 12.2%

MAXIMUM IMPERVIOUS LOT COVERAGE:
ALLOWED: 15%
PROPOSED: 25.4%
VARIANCE REQUESTED: 10.4%

FRONT YARD:
ALLOWED: 20'
EXISTING: 8.1'
PROPOSED: 12.4'
VARIANCE REQUESTED: 7.6'

REAR YARD:
ALLOWED: 50'
EXISTING: 16'+/-
PROPOSED: 16'+/-
VARIANCE REQUESTED: 34'

SIDE YARD:
ALLOWED: 25'
EXISTING: 6.4'
PROPOSED: 6.4'
VARIANCE REQUESTED: 18.6'

LEGEND

⊙	I.P. AS NOTED
-○-	UTILITY POLE
⊡	TREE AS NOTED
C.B.	CATCH BASIN
WG	WATER GATE
-+++-	SILT FENCE

REFERENCE NOTE

THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY IS "ZONING LOCATION SURVEY".

THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY".

THE HORIZONTAL ACCURACY CONFORMS TO "A-2" STANDARDS.

MAP REFERENCE:

PLAN 2 - LAKE HAYWARD CLUB PROPERTY IN THE TOWN OF EAST HADDAM, CONN. - SHORE AND LAKE CORPORATION, OWNERS - JAS. JAY SMITH CO., SALES AGENTS - BY DABOLL AND CRANDALL CIVIL ENGINEERS.

SEPTIC REPAIR PLAN - 204 LAKE SHORE DRIVE PREPARED FOR WENTWORTH SEPTIC SERVICES, LLC - EAST HADDAM, CONNECTICUT - SCALE: 1" = 10' - DATE: 5/24/17 - BY WENTWORTH CIVIL ENGINEERS LLC

PLAN NOTES:

NORTH SHOWN PER REFERENCE MAP.

EXISTING SEPTIC LOCATION PER REFERENCE SEPTIC REPAIR PLAN AND IS THEREFORE APPROXIMATE.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARY OF THE SUBJECT LOT INCLUDING EXISTING CONDITIONS AS WELL AS PROPOSED IMPROVEMENTS THAT WILL REQUIRE VARIANCES.

PROPOSED ADDITION SHOWN FOR DEMONSTRATIVE PURPOSES BASED ON ROUGH DIMENSIONS PROVIDED BY THE CLIENT FOR THE PURPOSE OF REQUESTED VARIANCES.

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

CHARLES R. DUTCH, L.S. 15776
LICENSE NUMBER

BOUNDARY AND PROPOSED ADDITION PLAN

PREPARED FOR

GREGORY & VIRGINIA CARACOGLIA

204 LAKE SHORE DRIVE - EAST HADDAM, CONNECTICUT
SCALE 1" = 10' - SEPTEMBER 1, 2026

0 10' 20'

DUTCH & ASSOCIATES
LAND SURVEYORS
392 SOUTH MAIN STREET, COLCHESTER, CONN.
PHONE: (860) 537-3465

JOB NO. 26-15F

Traverse PC