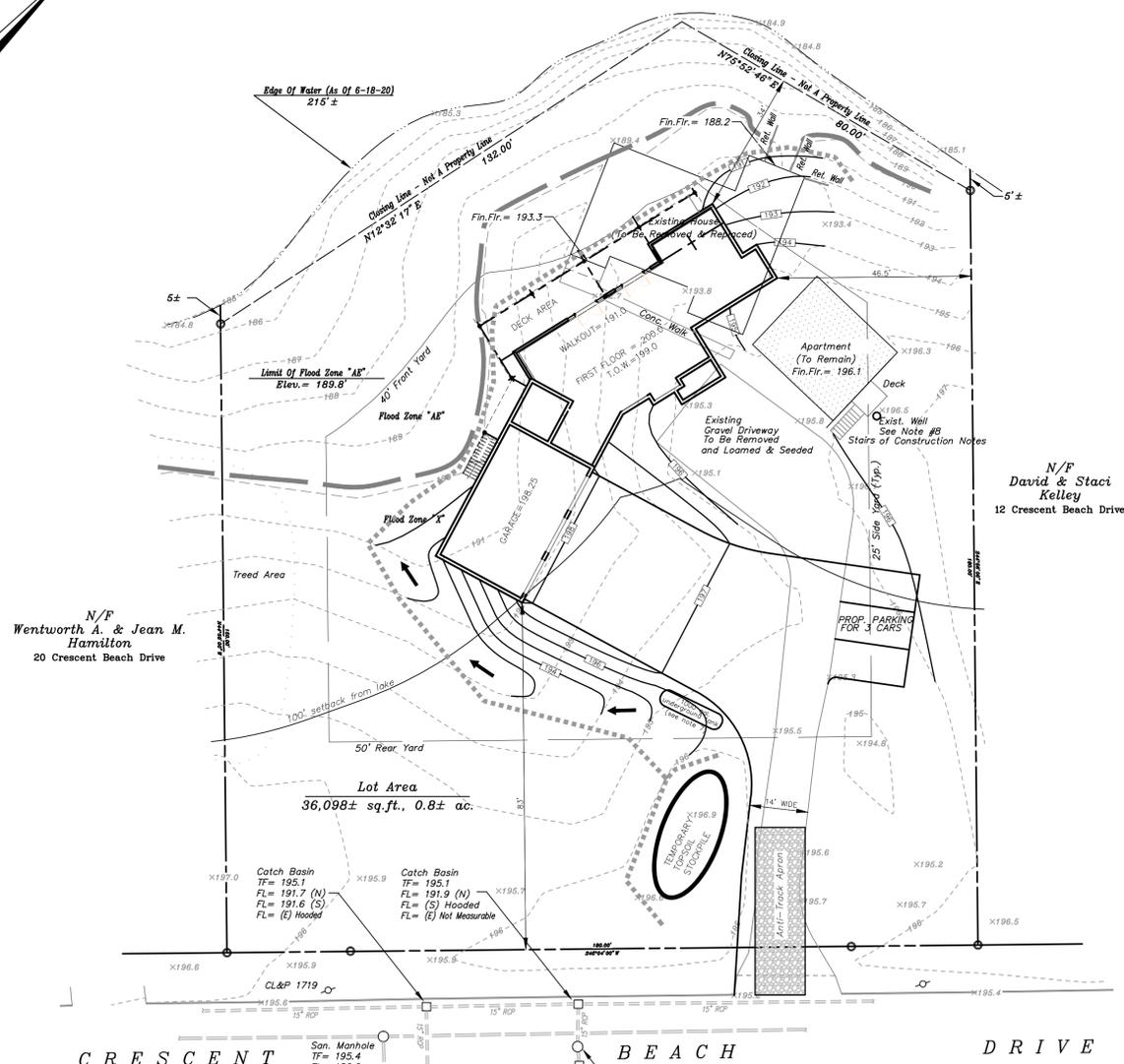


C R E S C E N T L A K E

ZONING INFORMATION BULK CHART:			
ZONE:	REQUIRED	EXISTING	PROPOSED
R-33 / LFOD			
MINIMUM LOT AREA	33,000 sq.ft.	36,098± sq.ft., 0.8± ac.	
MIN. LOT FRONTAGE	150'	180.00'	
MIN. FRONT YARD	40'	23.5'± (House)	34' (New House)
MIN. SIDE YARD	25'	39.6' (House)	46.5' (New House)
MIN. REAR YARD	50'	146.2' (House)	83' (New House)
MAX. BUILDING COVERAGE	20%	5.5%	9%

LFOD = Lake Overlay District

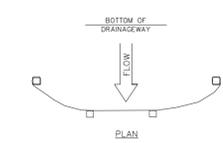
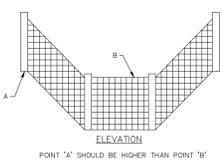
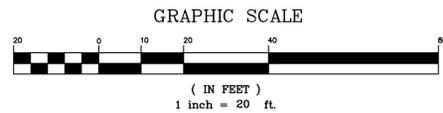


- Legend:**
- Existing IP
 - IP (To Be Set)
 - Existing Monument
 - Monument (To Be Set)
 - ⊙ Drill Hole
 - ⊕ Utility Pole
 - ⊗ Wire On Ground
 - ⊖ Water Gate
 - ⊘ Gas Gate
 - ⊙ Signs
 - ⊙ Wood Post
 - ⊙ Hydrant
 - ⊙ Light
 - ⊙ Handhole
 - ⊙ Mail Box
 - ⊙ Monitor Well

- Existing Trees
- Stonewall
- Fence
- Guide Rail
- Tree Line
- Existing Contour Line
- Existing Spot Elevation
- Proposed Silt Fence

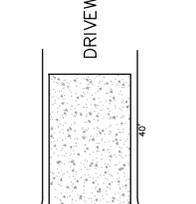
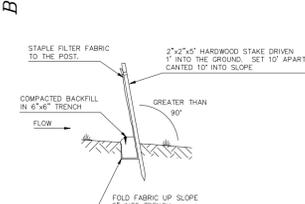
These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.



Placement & Construction Of A Synthetic Filter Barrier

N.T.S.



ANTI-TRACK APRON DETAIL

NOT TO SCALE

SEDIMENTATION AND EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL FOR SOIL AND WATER CONSERVATION.
- HAYBALES, IF USED, ARE TO BE BUTTED TIGHTLY END TO END AND STAKED IN PLACE USING TWO 2" X 2" X 36" WOODEN STAKES PER BALE.
- ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED OR REPLACED DURING CONSTRUCTION AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE PROPER LOCAL CITY AGENCY.
- ANTI-TRACK APRONS TO BE INSPECTED REGULARLY TO INSURE PROPER OPERATION. STONE TO BE ADDED TO OR REPLACED AS REQUIRED, AND CONTRACTOR WILL BE RESPONSIBLE TO SWEEP EXISTING ROADS AS REQUIRED.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION, WHEREVER POSSIBLE.
- AREAS TO BE LEFT BARE FOR MORE THAN 15 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION IS TO TAKE PLACE.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IF DEEMED NECESSARY OR ORDERED BY THE PROJECT ENGINEER OR THE PROPER LOCAL CITY AGENCY.
- HAYBALES TO BE PLACED SO THAT STRING DOES NOT COME IN CONTACT WITH THE GROUND.
- CONTRACTOR TO PERIODICALLY CLEAN CATCH BASIN SUMPS AS REQUIRED DURING CONSTRUCTION.
- THE ONLY ENTRANCE TO BE USED DURING CONSTRUCTION IS THE ONE DEPICTED WITH THE ANTI-TRACK APRON. ANY CHANGE TO THE ENTRANCE LOCATION FOR CONSTRUCTION IS TO BE PRE-APPROVED BY THE CITY OR THE DESIGN ENGINEER.

SEEDING SCHEDULE

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH A 4" MINIMUM OF TOPSOIL. SEED AS INDICATED BELOW. CONDITION SOIL WITH FERTILIZER APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS OF 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED FOR TOPDRESSING. APPLY GROUND LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT THE RATE OF 3 TONS PER ACRE OR 135 POUNDS PER 1000 SQ. FT.

PERMANENT VEGETATION COVER

SEEDING DATES: APRIL 1 TO JUNE 1 AND AUGUST 15 TO SEPTEMBER 1
 USE THE FOLLOWING MIXTURE:
 KENTUCKY BLUEGRASS 45%
 CREEPING RED FESCUE 45%
 PERENNIAL RYEGRASS 10%
 APPLY 1 POUND PER 1,000 SQ. FT. OR 45 POUNDS PER ACRE. WOOD CHIPS SHOULD BE APPLIED AT A RATE OF 500-900 POUNDS PER 1,000 SQ. FT. OR 10-20 TONS PER ACRE.

TEMPORARY VEGETATIVE COVER

SEEDING DATES: MARCH 1 TO JUNE 15 AND AUGUST 1 TO OCTOBER 1
 ANNUAL RYEGRASS 100%
 APPLY ONE POUND PER 1,000 SQ. FT. OR 40 POUNDS PER ACRE WITH ANCHORED HAY MULCH AT 2 TONS PER ACRE.

CONSTRUCTION NOTES:

- THE EXISTING HOME AND DETACHED GARAGE APARTMENT ARE CONNECTED TO THE SANITARY SEWER LOCATED IN CRESCENT BEACH DRIVE. THE NEW HOME AND APARTMENT WILL CONTINUE TO USE THESE CONNECTIONS. LINES WILL BE REPLACED AND OR SUPPLEMENTED AS NEEDED AT THE TIME OF CONSTRUCTION. THE LOCATION, DEPTH, AND SIZES OF THE SANITARY SEWER PIPES ARE UNKNOWN. THE LOCATION, DEPTH, AND SIZES OF THE PIPES TO BE VERIFIED PRIOR TO CONSTRUCTION. THE EXISTING SANITARY SEWER CONNECTION TO THE EXISTING HOUSE IS TO BE CUT AND CAPPED PRIOR TO DEMOLITION.
- ROOF LEADERS TO BE DISCHARGED ON SPLASH PADS.
- THE BASEMENT AREA OF THE PROPOSED HOUSE IS ABOVE THE ESTABLISHED FLOOD HAZARD ZONE.
- AREA OF DISTURBANCE WITHIN REGULATED INLAND/WETLANDS = 0 S.F.
- AREA OF DISTURBANCE WITHIN 100' REGULATED AREA = 7,850 S.F.
- PER THE NRCS DATA BASE THE SOILS ON THE SITE ARE 100% MERRIMAC FINE SANDY LOAM.
- THE UNDERGROUND PROPANE TANK DEPICTED CAN BE RELOCATED IF IT CONFLICTS WITH OTHER EXISTING OR PROPOSED UNDERGROUND UTILITIES. THE TANK MUST BE A MINIMUM OF 25' FROM ANY STRUCTURE.
- THE LOCATION OF THE EXISTING WELL IS TAKEN FROM WELL DRILLING REPORTS FROM 1971. THE WELL WAS DEPICTED AS BEING 16' OFF THE N.E. CORNER OF THE EXISTING GARAGE/APARTMENT, AND 10.5' OFF THE S.E. CORNER OF THE GARAGE/APARTMENT. THE WELL NEEDS TO BE CERTIFIED BY THE NORTH CENTRAL HEALTH DISTRICT AS BEING ACCEPTABLE AND SUFFICIENT FOR USE.

REV. 9-30-2020 PER REVIEW COMMENTS

Plot Plan

Prepared For
Jeffrey Foss
16 Crescent Beach Drive
Enfield, Connecticut

Map: 097 Lot: 023 Zone: R-33 / LFOD

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WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

BY	SCALE	DATE	SHEET	CHECKED	NO.
R.J.A.	1" = 20'	8-22-20	2 OF 2	G.B.L.	220022

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Gary B. LeClair, L.S. #70017