

MAP REFERENCES:

1. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF NO. 344 LAKE ROAD, ANDOVER, CONNECTICUT", DATED APRIL 19, 2017, SCALE: 1" = 20', PREPARED FOR YANTIC RIVER CONSULTANTS, LLC BY FRANKLIN SURVEYS.
2. SEPTIC SYSTEM LOCATION BASED ON "SEPTIC SYSTEM AS-BUILT PLAN (CONT'D)" FOR ADDRESS 344 LAKE RD., ANDOVER, CT DATED 8/30/19 BY INSTALLER THOMAS SYLVESTER, LICENSE #14164.
3. LIMITS AND LOCATION OF PREVIOUS APPROVED PLAN OBTAINED FROM PLAN ENTITLED "SINGLE-FAMILY RESIDENTIAL SITE IMPROVEMENT PLAN, PLOT PLAN" PREPARED FOR NANCY FARRELL, APPLICANT / OWNER, DATED 2/28/18, SCALE 1" = 20', PREPARED BY YANTIC RIVER CONSULTANTS, LLC.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
2. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN OF ANDOVER AND THE STATE OF CONNECTICUT.

SEQUENCE OF CONSTRUCTION:

1. INSTALL EROSION CONTROL MEASURES AT THE LOCATIONS ON THE PLANS OR AS REQUIRED BY FIELD CONDITIONS.
2. CLEAR AND GRUB AREAS AS REQUIRED.
3. INSTALL TEMPORARY CONSTRUCTION DRIVEWAY
4. EXCAVATE AND INSTALL FOUNDATION
5. ROUGH GRADE SITE, CONSTRUCT HOUSE & GARAGE
6. FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING.
7. REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED.

EROSION & SEDIMENT CONTROL PLAN:

1. OWNER & PARTY RESPONSIBLE FOR EROSION & SEDIMENTATION CONTROL: JEAN-MARC BADE
2. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN THE WINTER OF 2021 AND BE COMPLETED IN 2022 WEATHER PERMITTING.
3. ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AND/OR CONSTRUCTED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHENEVER IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, DATED 2002, AS AMENDED AND THE TOWN OF ANDOVER REGULATIONS.
4. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR THE TOWN.
5. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE PLAN.
6. AN ANTI-TRACKING APRON WILL BE INSTALLED AT THE ENTRANCE TO THE SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT. THE SURROUNDING ROAD SURFACES SHALL BE SWEEPED AS REQUIRED.
7. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL ON-SITE STOCKPILES OF SOIL.
8. DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
9. A TEMPORARY DEWATERING AND/OR SILTATION BASIN SHALL BE INSTALLED AS NECESSARY.

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTED UTILITY COMPANIES OR GOVERNMENT AGENCIES, PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, IN ACCORDANCE WITH CBYD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

CONDITIONS OF APPROVAL - IWW-1415-04

THE PROPOSED PLAN DEPICTS MINOR MODIFICATIONS TO APPLICATION IWW-1415-04 APPROVED BY THE ANDOVER INLAND WETLANDS AND WATERCOURSES COMMISSION ON APRIL 17, 2018. THE FOLLOWING CONDITIONS LISTED IN THE SUMMARY RULING ARE INCORPORATED INTO THIS PLAN.

1. THE IWWC AGENT IS TO BE NOTIFIED 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION.
2. A DOUBLE ROW OF SILT FENCE OR A SINGLE ROW OF SILT FENCE BACKED WITH HAYBALES SHALL BE INSTALLED DOWNGRADIENT OF LAND DISTURBANCE ACTIVITY, RUNOFF FROM CONSTRUCTION AREAS SHALL BE DIVERTED TO HAYBALE CHECK DAMS.
3. DIVERT STORMWATER FROM EXISTING HOUSE ROOF AND YARD AREA AWAY FROM CONSTRUCTION.
4. DIVERT STORMWATER FROM ROOF AWAY FROM WORK AREA.
5. REGRADE OR DIVERT RUNOFF FROM ANY TRACKS OR RUTS LEFT FROM MACHINERY.
6. A VOLUME EQUIVALENT TO 1/4" OF RAINFALL FROM THE NEW ADDITION ROOF SHALL BE COLLECTED AND TREATED BY 60 GAL. RAIN BARRELS LOCATED AT EACH GUTTER DOWNSPOUT. NEW ROOF AREA = 800 SF ± X 0.25/12 / 7.48 = 125 GAL (MIN.).
7. THE ENGINEER IS TO INSPECT THE SITE AFTER INSTALLATION OF EROSION & SEDIMENT CONTROLS.
8. A LAND SURVEYOR SHALL PIN THE CORNERS OF THE PROPOSED ADDITION AND PROVIDE AN AS-BUILT OF THE FOUNDATION PRIOR TO ANY CONSTRUCTION OF THE ADDITION.
9. ALL ACTIVITIES FOR THE PREVENTION OF SOIL EROSION, SUCH AS SILT FENCE AND HAY BALES, SHALL BE UNDER THE DIRECT SUPERVISION OF THE IWWC AGENT.

ZONING TABLE					
ZONE: ANDOVER LAKE DISTRICT (AL)					
USE:	REQUIRED	EXISTING	APPROVED (2018)	PROPOSED	NOTES
LOT AREA:	40,000 SF (MIN.)	1-FAM. 38,100 SF (0.87 AC)	1-FAMILY (7.0.I) 38,100 SF (0.87 AC.)	1-FAMILY (7.0.I) 38,100 SF (0.87 AC)	NO CHANGE
LOT WIDTH:	200 FT (MIN.)	250+ FT	250+ FT	250+ FT	EXIST, NON-CONFORMING (NO CHANGE)
FRONT YARD:	60 FT	51.4 FT	51.4 FT	51.4 FT	COMPLIES (NO CHANGE)
SIDE YARD:	20 FT (MIN.)	19.4 FT	19.4 FT	19.4 FT	EXIST, NON-CONFORMING (NO CHANGE)
TOTAL SIDE YARD:	50 FT (MIN.)	160.8 FT	160.8 FT	160.8 FT	COMPLIES (NO CHANGE)
REAR YARD:	75 FT (MIN.)	54.5 FT	45.5 FT	49.0 FT	VARIANCE GRANTED (REDUCTION FROM APPROVED)
FLOOR AREA:	1,000 SQ. FT. (MIN.)	1,190 SF	3,920 SF	2,800 SF	COMPLIES (REDUCTION FROM APPROVED)
LOT COVERAGE:	12% (MAX.)	4.4% (1,690 SF)	6.5% (2,850 SF)	6.5% (2,850 SF)	COMPLIES (REDUCTION FROM APPROVED)
BLDG HEIGHT:	25 FT (MAX.)	<25 FT	<25 FT	<25 FT	COMPLIES
BLDG HEIGHT:	2 STORIES (MAX.)	1 STORY	1.5 STORIES	1.5 STORIES	COMPLIES
PARKING SPACES:	2.0 PER LOT	2	2+	2	COMPLIES

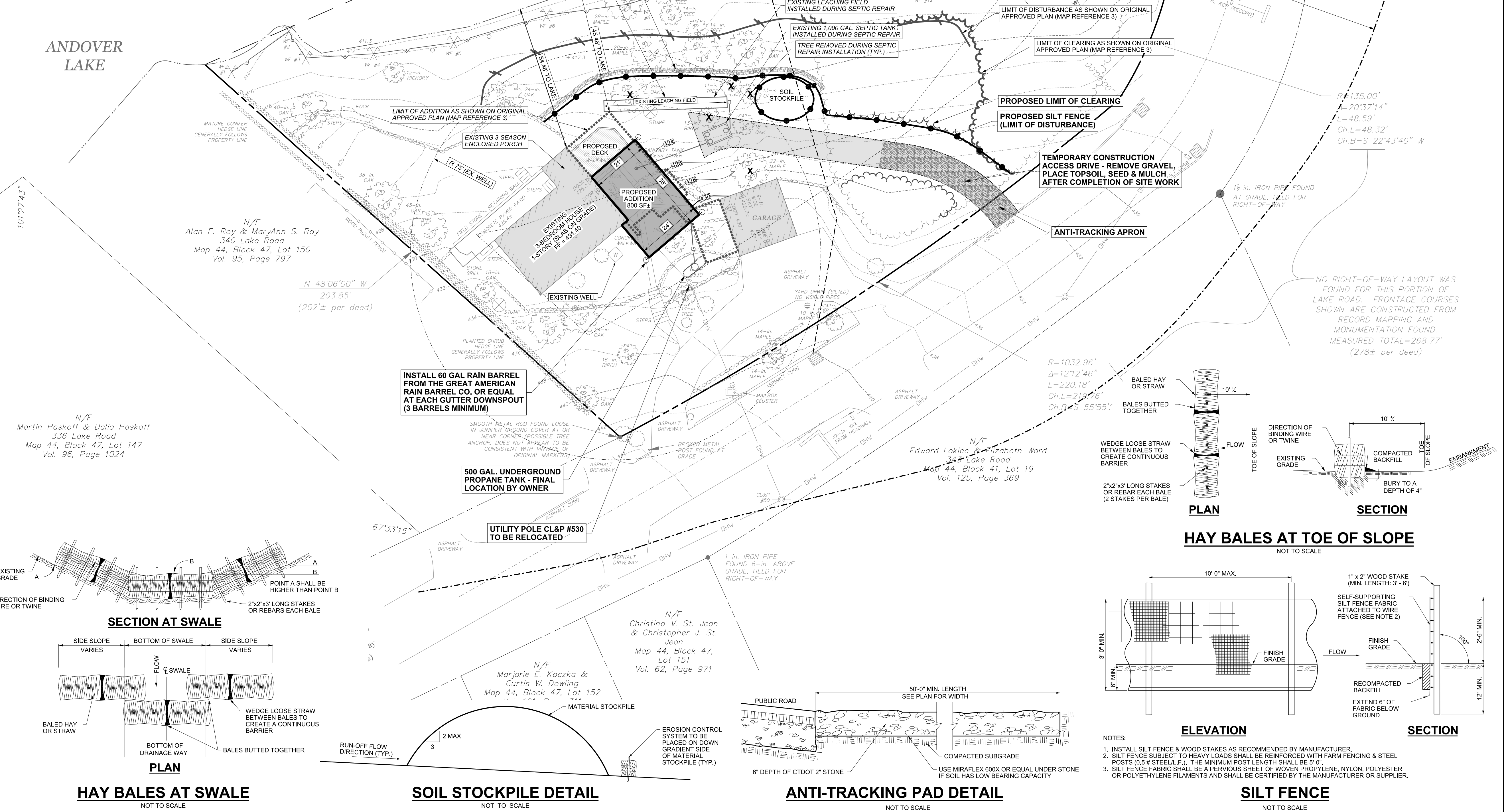
ZONING TABLE NOTES:

1. APPROVAL GRANTED BY THE ANDOVER ZONING BOARD OF APPEALS AT THE APRIL 18, 2018 MEETING FOR A REDUCED FRONT YARD SETBACK FROM 60 FT TO 58.2 FT AND A REDUCED REAR YARD SETBACK FROM 75 FT TO 45.5 FT. VARIANCE.

WETLAND IMPACT TABLE			
AREA DESCRIPTION	DISTURBANCE (2018 APPROVAL)	DISTURBANCE (PROPOSED)	
REGULATED WETLAND	0 SF (0.00 AC)	0 SF (0.00 AC)	
100' UPLAND REVIEW AREA	10,200 SF (0.23 AC)	6,200 SF (0.14 AC)	
WETLAND RESTORATION	0 SF (0.00 AC)	0 SF (0.00 AC)	

WETLAND IMPACT TABLE NOTES:

1. APPROVAL GRANTED BY THE ANDOVER INLAND WETLANDS & WATERCOURSES COMMISSION AT THE APRIL 17, 2018 MEETING (2018 APPROVAL).
2. THE PROPOSED PLAN CONSISTS OF THE ORIGINAL PROPOSED USE AND INTENT WITH A REDUCTION IN OVERALL FOOTPRINT AND DISTURBANCE



CONTACT INFORMATION
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SINGLE-FAMILY RESIDENTIAL SITE IMPROVEMENT PLAN
PREPARED FOR
JEAN-MARC & MARY BADE
PLOT PLAN - IWWC PERMIT MODIFICATION
344 LAKE ROAD
ANDOVER, CT

REVISION SUMMARY		SHEET 1 OF 1
DATE	DESCRIPTION	
		DATE 1/27/21
		REVISED