

ZONING TABLE
99 MACEDONIA ROAD, KENT CONNECTICUT
MAP ID: 2/5/13
RURAL RESIDENTIAL DISTRICT (RU-1)

Lot Requirements	Minimum Required/ Max. Allowed	Existing S. Side/N. Side	Proposed S. Side/N. Side
Min. Buildable Lot Area	1 AC	1.054 AC	N/A
Min. Front Yard Setback	40 FT	35.2 FT	35.2 FT (no change)
Min. Side Yard Setback	30 FT	42.1 FT (43.3 FT)	42.1 FT (pool)
Rear Yard Setback	30 FT	37.9 FT/ 21.6 FT	30.3 FT (pool)
Max. Principle Building Coverage	10%	5.11%	7.28%
Max. & Acc. Building Coverage	15%	7.20%	7.15%
Max. Building Height	30 FT	N/A	Less Than 30'

Note: Zoning requirements taken from zoning regulations as posted on the Town of Kent website, effective date February 16, 2020

COVERAGE ANALYSIS
Lot Square Foot Area = 46211.57 SF

Item	Existing Conditions		Proposed Conditions	
	Existing Area (SF)	% Coverage	Proposed Area (SF)	% Coverage
Principal Building	2362.6	5.11	3303.0	7.15
Detached Accessory Structures	968	2.09	-588.2	-1.27
Pool	648	1.40	648	1.40
Total	3,330.60 SF	7.20%	3,362.80 SF	7.28%

GENERAL NOTES

- Map References:
Topographic information from plan titled "Topographic Survey Prepared for Stefan N. Peters & Ashley D. Rosebrook" prepared by Robert L. Hock Licensed Land Surveyor, LLC. Dated September 9, 2020.
Boundary information from plan titled "Property Survey Prepared for Stefan N. Peters & Ashley D. Rosebrook" prepared by Robert L. Hock Licensed Land Surveyor, LLC. Dated November 2, 2020.
- Underground utilities, if shown, are show for the convenience of the Contractor only and may not represent actual locations. The Engineer is not responsible for the location of underground utilities.
- The Contractor shall contact CALL BEFORE YOU DIG at 1-800-922-4455 prior to any excavation.

SHEET INDEX

#	DESCRIPTION
1	SITE PLAN
2	EXISTING CONDITIONS
3	MISC. DETAILS
4	S&E AND CONSTRUCTION PHASE PLAN

DISTURBANCES (SF/AC)

WETLANDS	72/0.0016
WATER COURSES	0.00/0.00
UPLAND	14,921/0.34

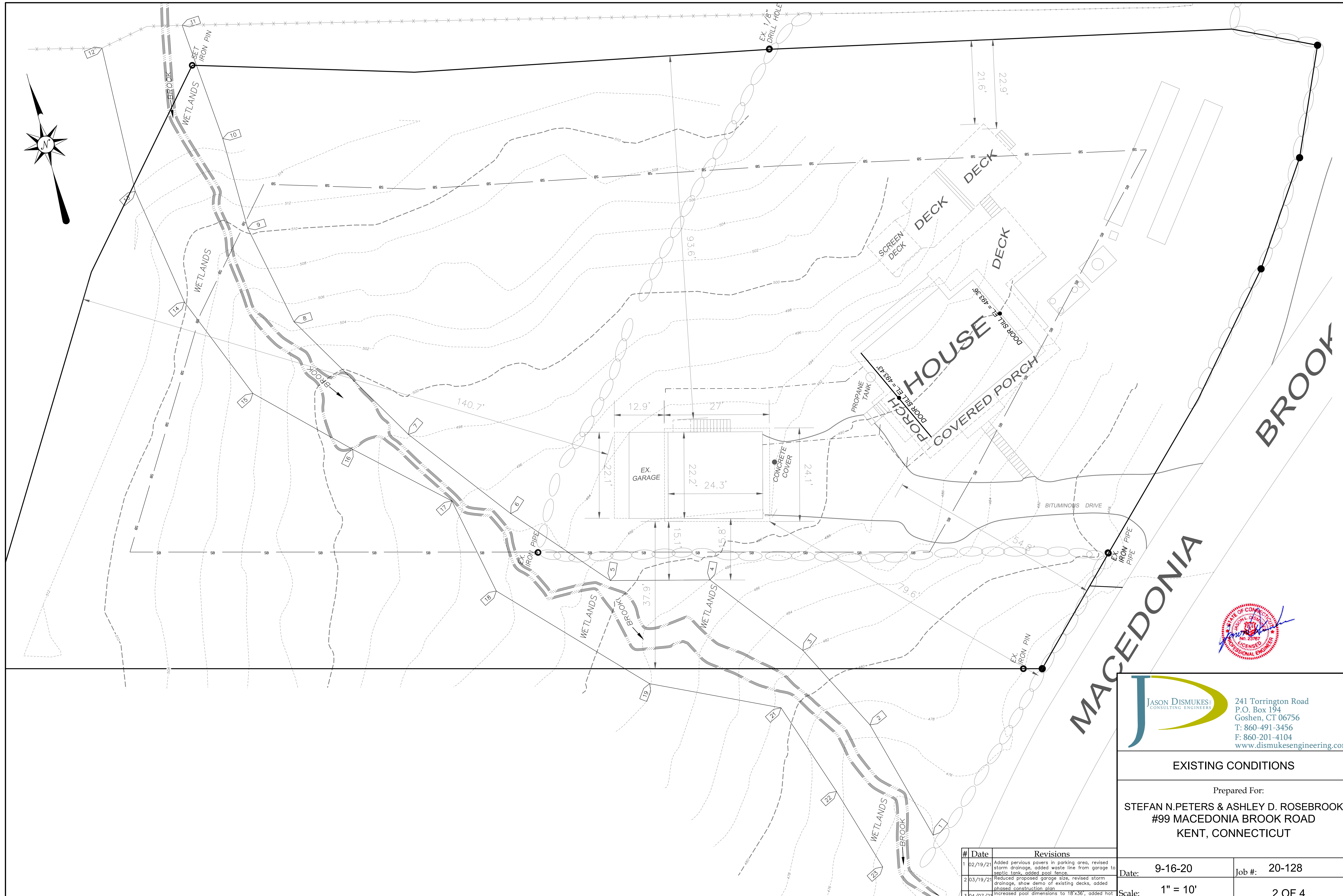
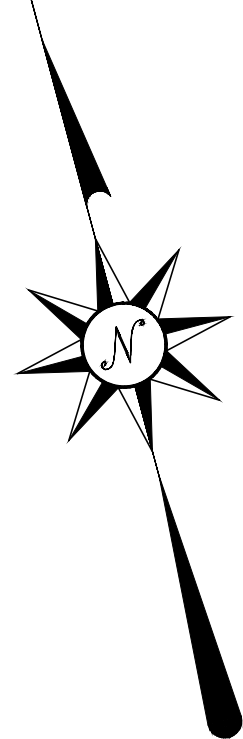
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SITE PLAN

Prepared For:
STEFAN N. PETERS & ASHLEY D. ROSEBROOK
#99 MACEDONIA BROOK ROAD
KENT, CONNECTICUT

#	Date	Revisions
1	02/19/21	Added pervious pavers in parking area, revised storm drainage, added waste line from garage to septic tank, added pool fence.
2	03/19/21	Reduced proposed garage size, revised storm drainage, show demo of existing decks, added shaded construction plan.
3	04/07/21	Increased pool dimensions to 18'x36', added hot tub, added boulder retaining wall detail, added landscaping wall behind atrium and breezeway.

Date: 9-16-20 Job #: 20-128
Scale: 1" = 10' (Unless shown otherwise) Sheet: 1 OF 4



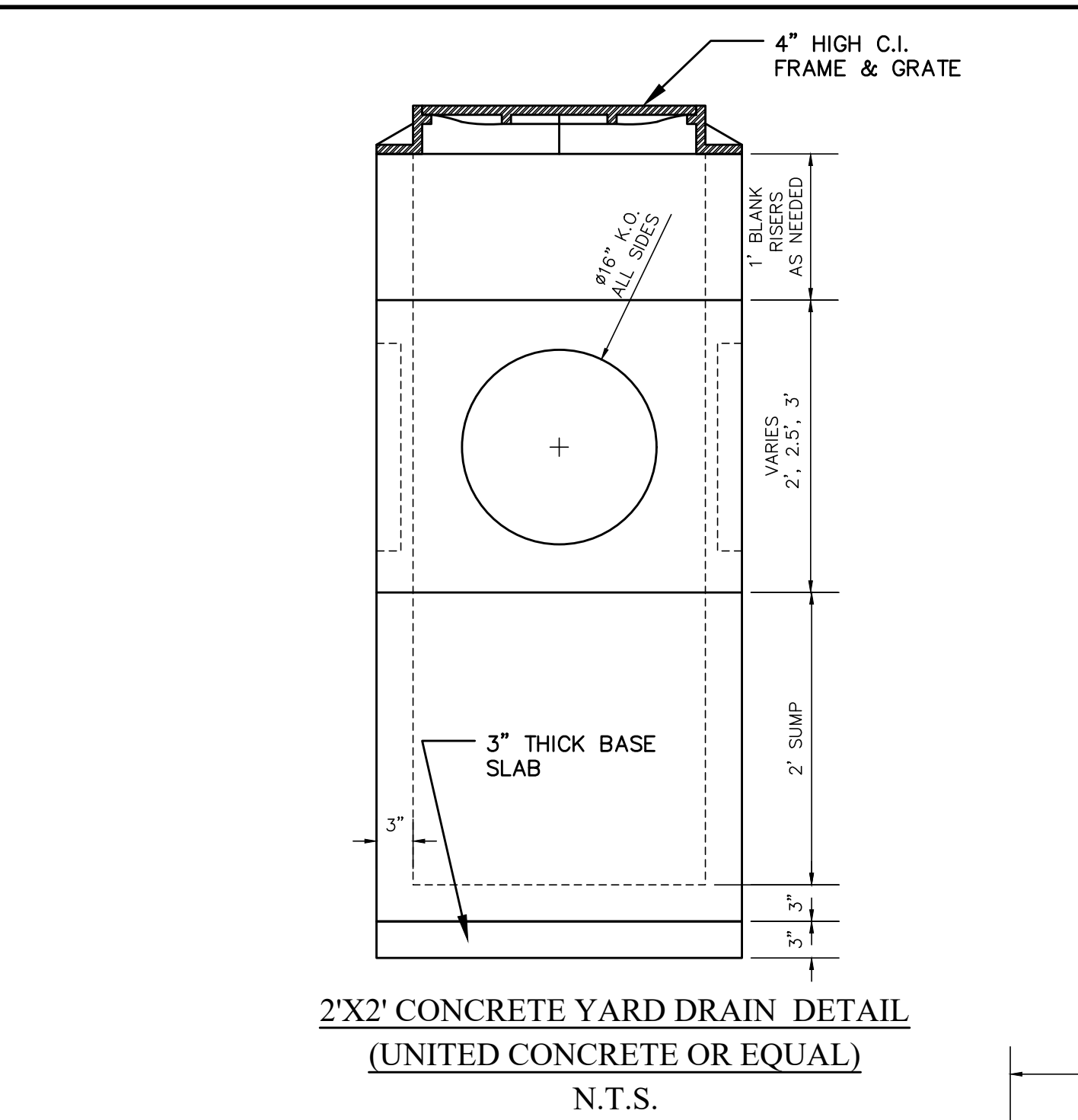
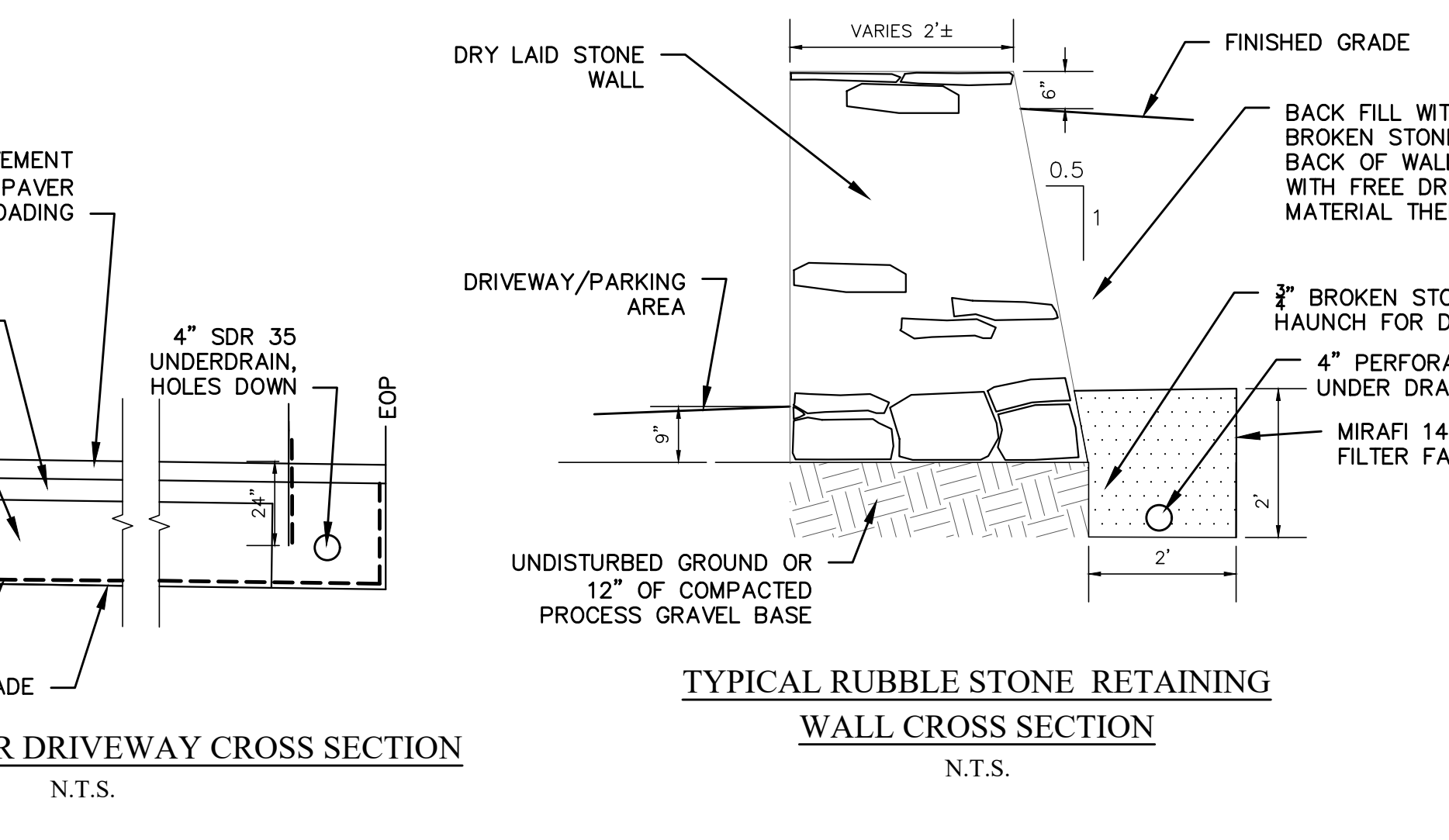
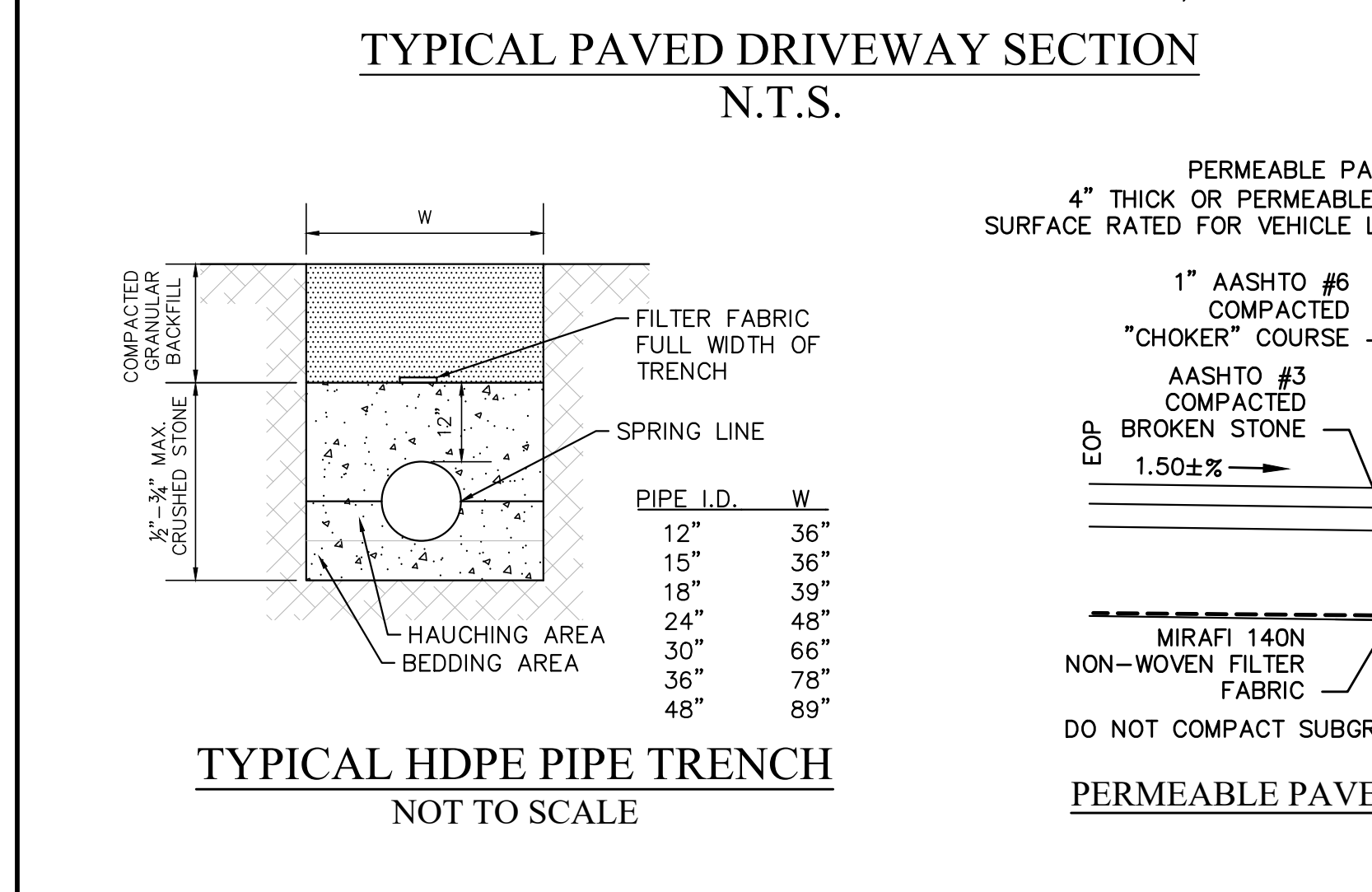
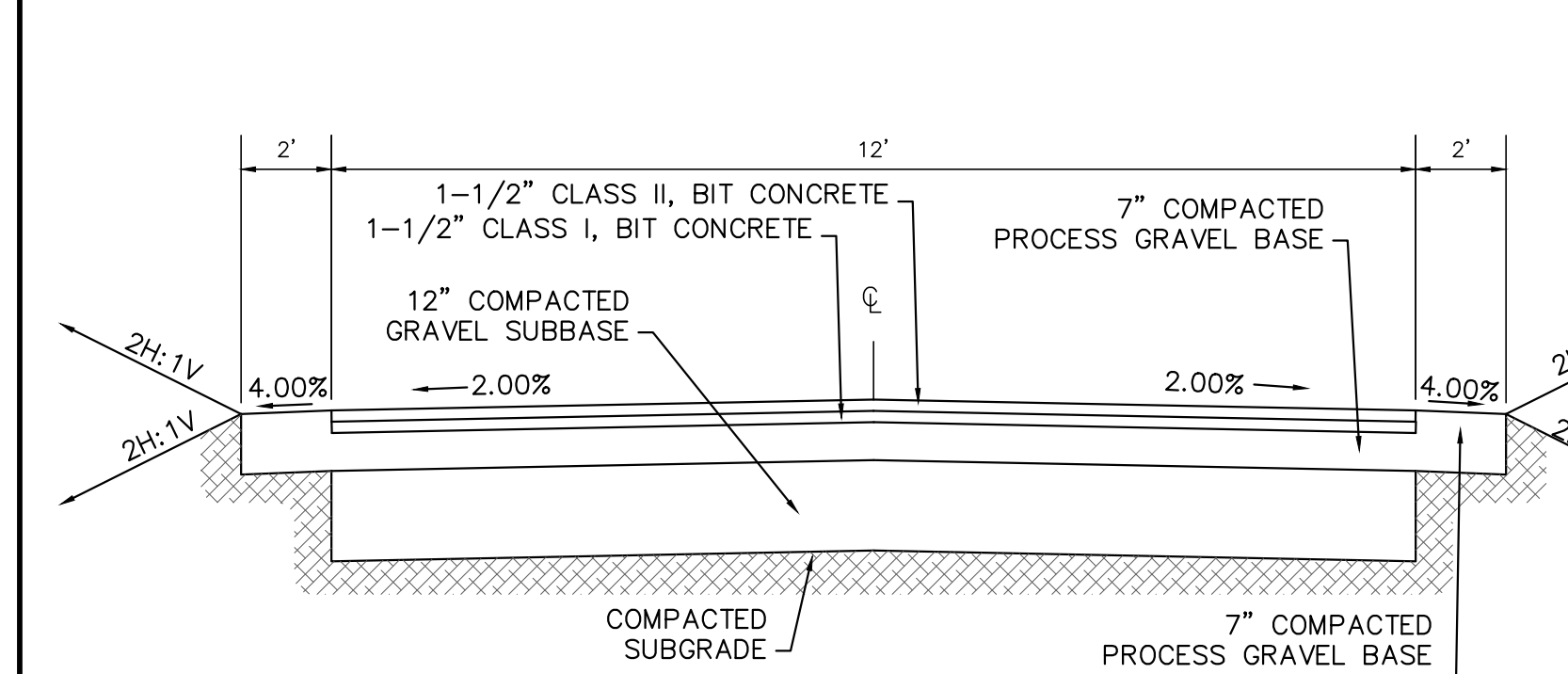
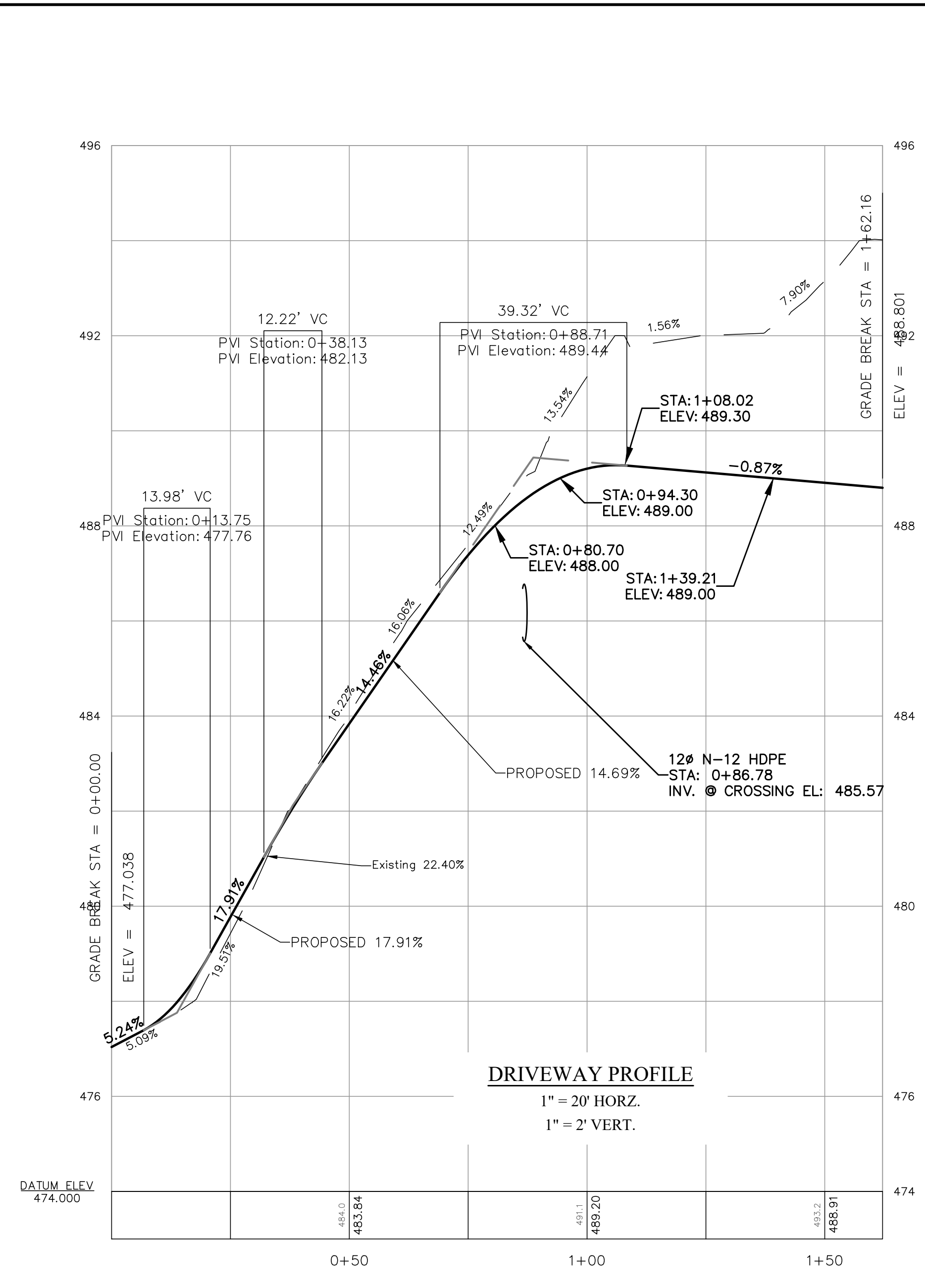
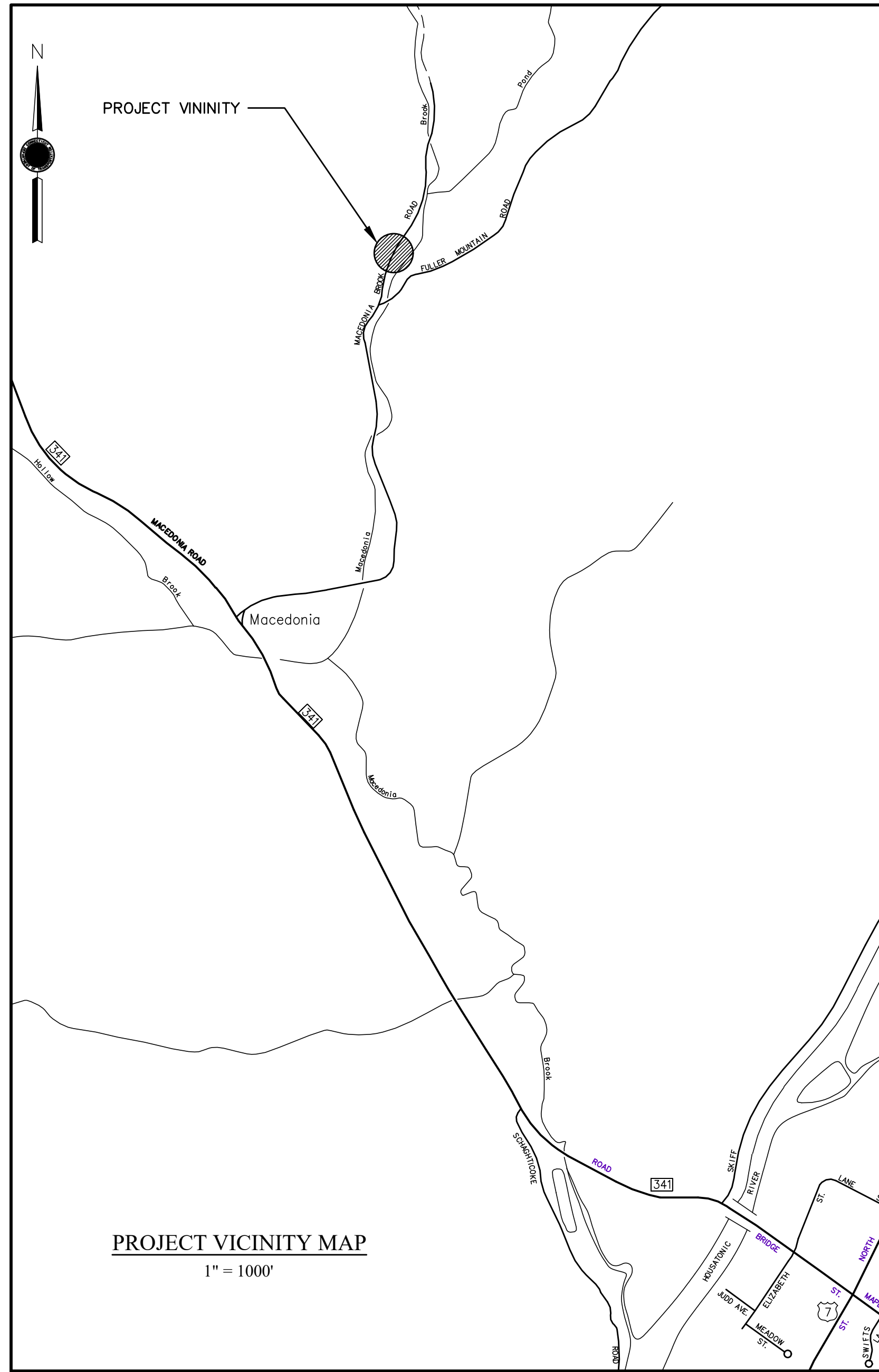

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EXISTING CONDITIONS

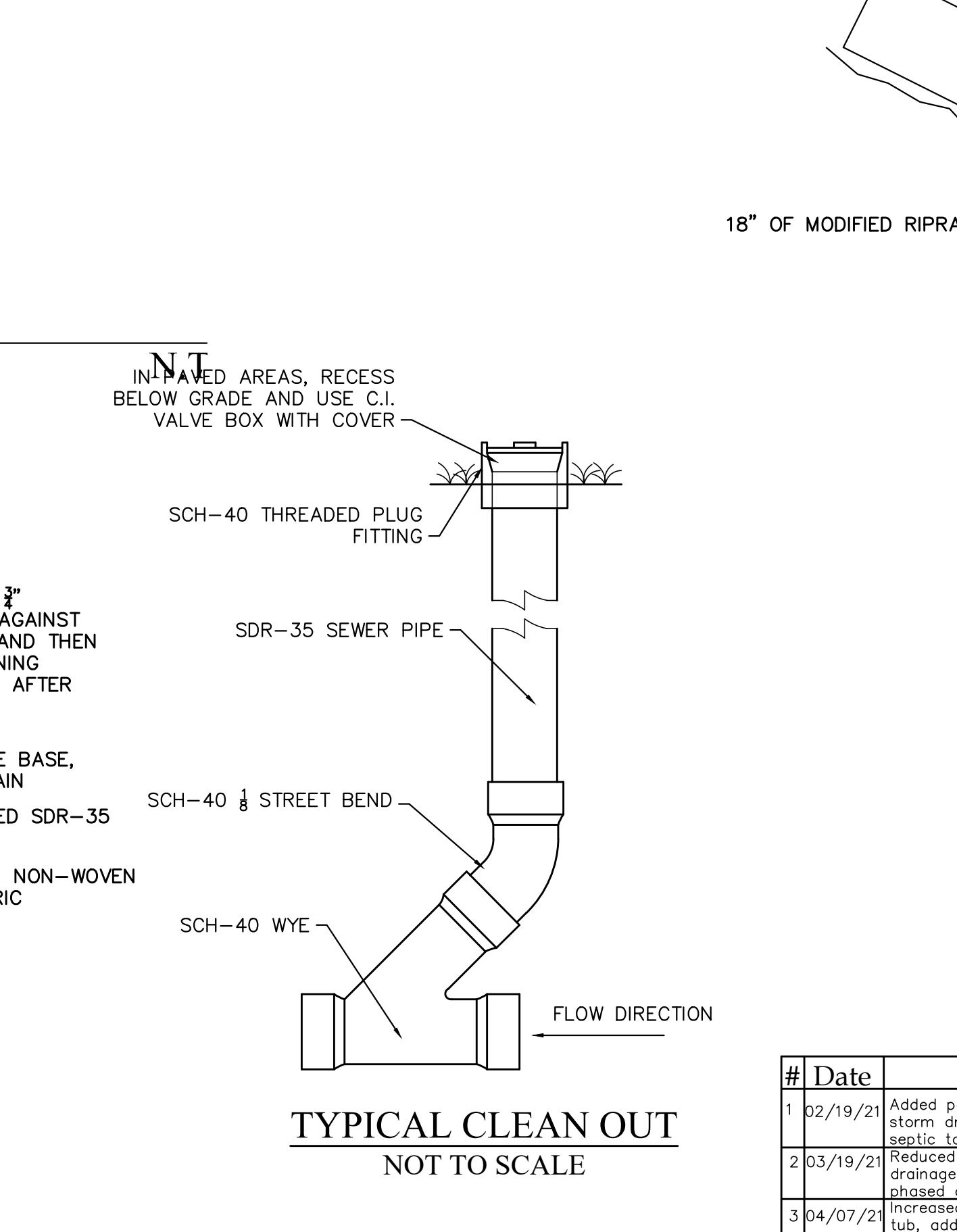
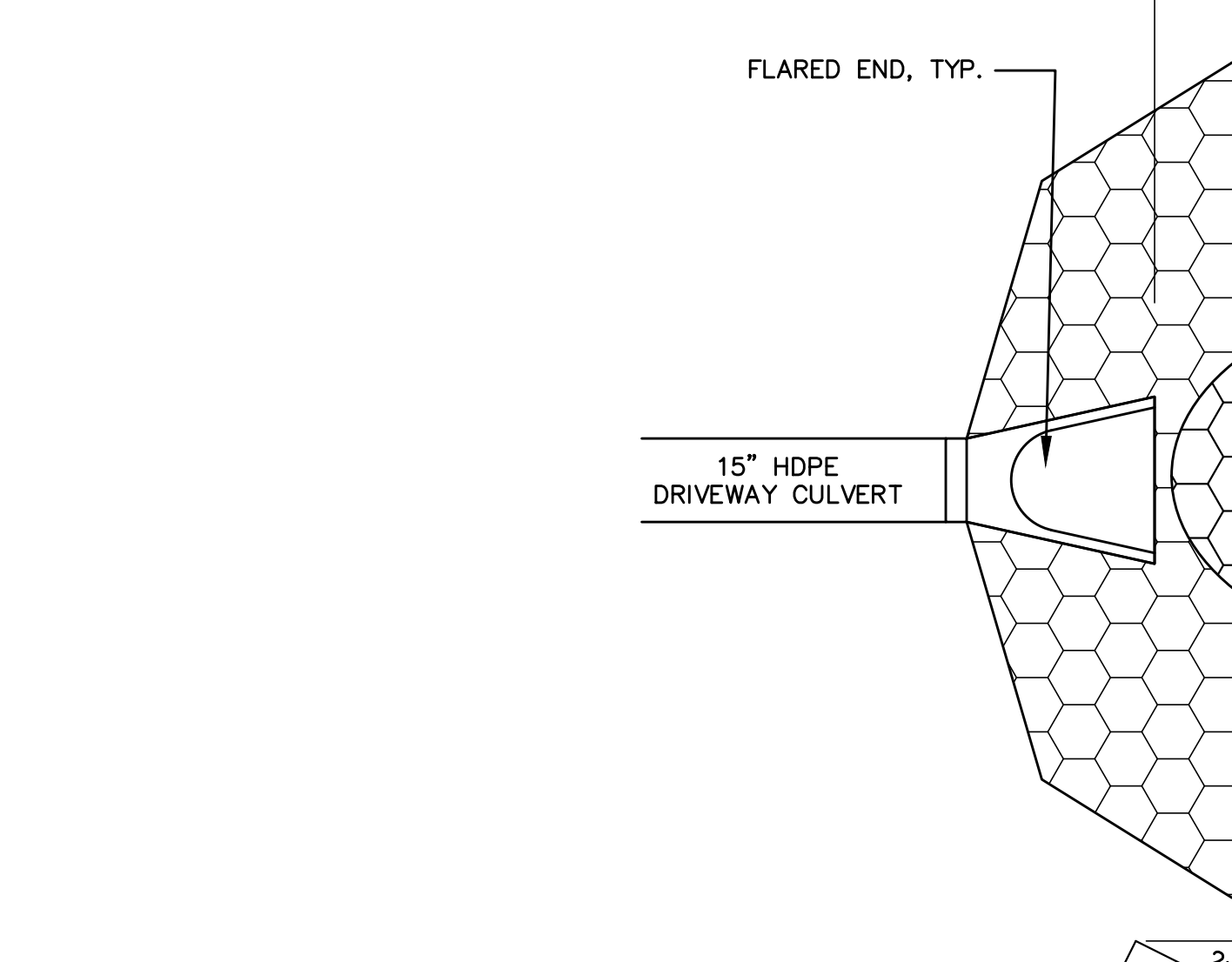
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Date: **9-16-20** Job #: **20-128**
 Scale: **1" = 10'** Sheet: **2 OF 4**
(Unless shown otherwise)



STRUCTURE & PIPE TABLE		
STRUCTURE NAME	DETAILS	CONNECTED PIPES
YD#1 (2)	RIM: 493.00 SUMP: 486.50 RIM TO SUMP HT: 6.50 12.0" INV OUT = 488.500	50.3 12.0" N-12 HDPE @ 6.95%
YD#2 (2)	RIM: 489.38 SUMP: 485.00 RIM TO SUMP HT: 4.38 8.0" INV OUT = 487.000	69.4 8.0" N-12 HDPE @ 2.41%
YD#3 (2)	RIM: 488.10 SUMP: 482.74 RIM TO SUMP HT: 5.36 12.0" INV IN = 485.000 8.0" INV IN = 485.330 15.0" INV OUT = 484.742	50.3 12.0" N-12 HDPE @ 6.95% 18.8 15.0" N-12 HDPE @ 14.52% 69.4 8.0" N-12 HDPE @ 2.41%





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MISC. DETAILS

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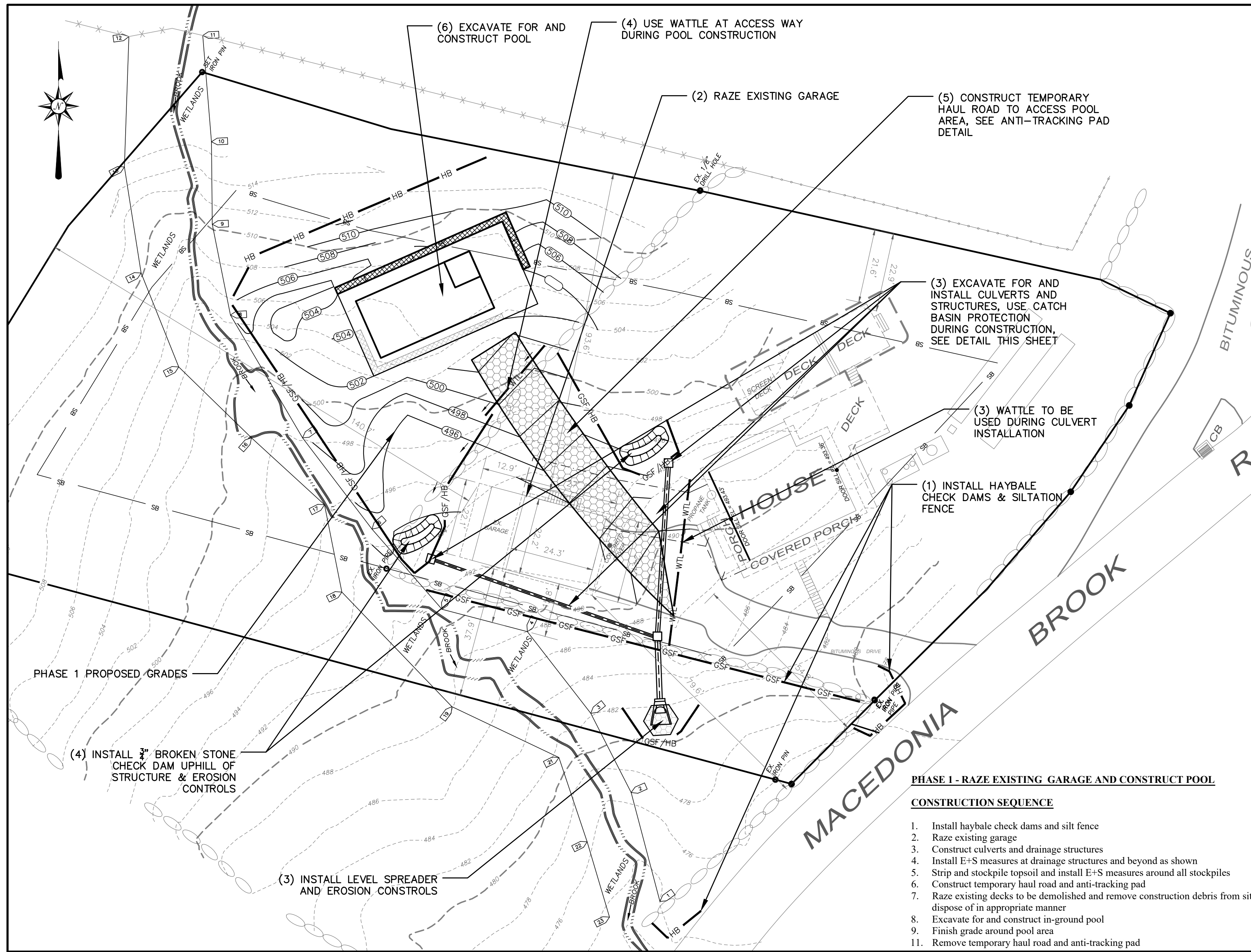
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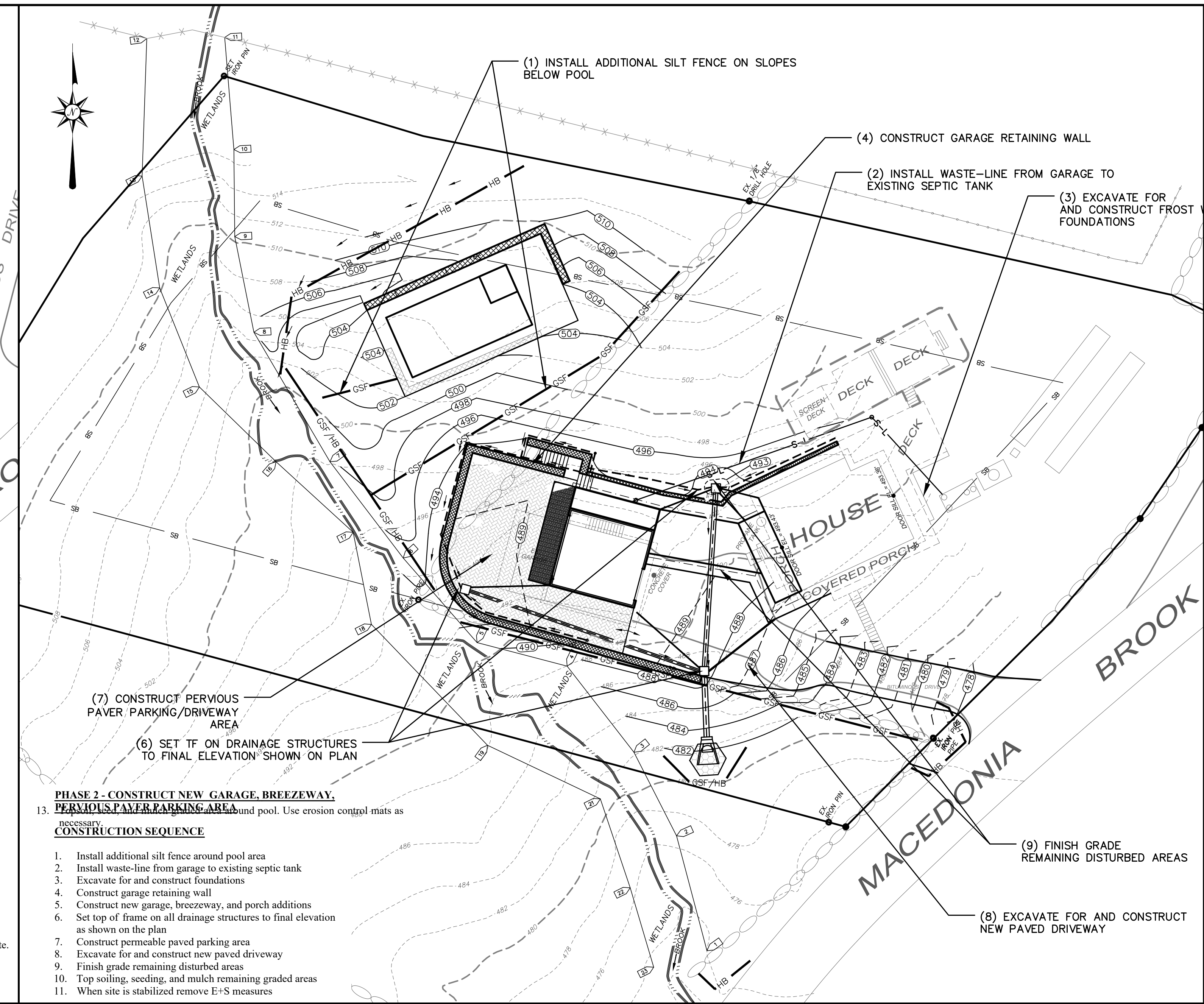
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Sheet: 3 OF 4

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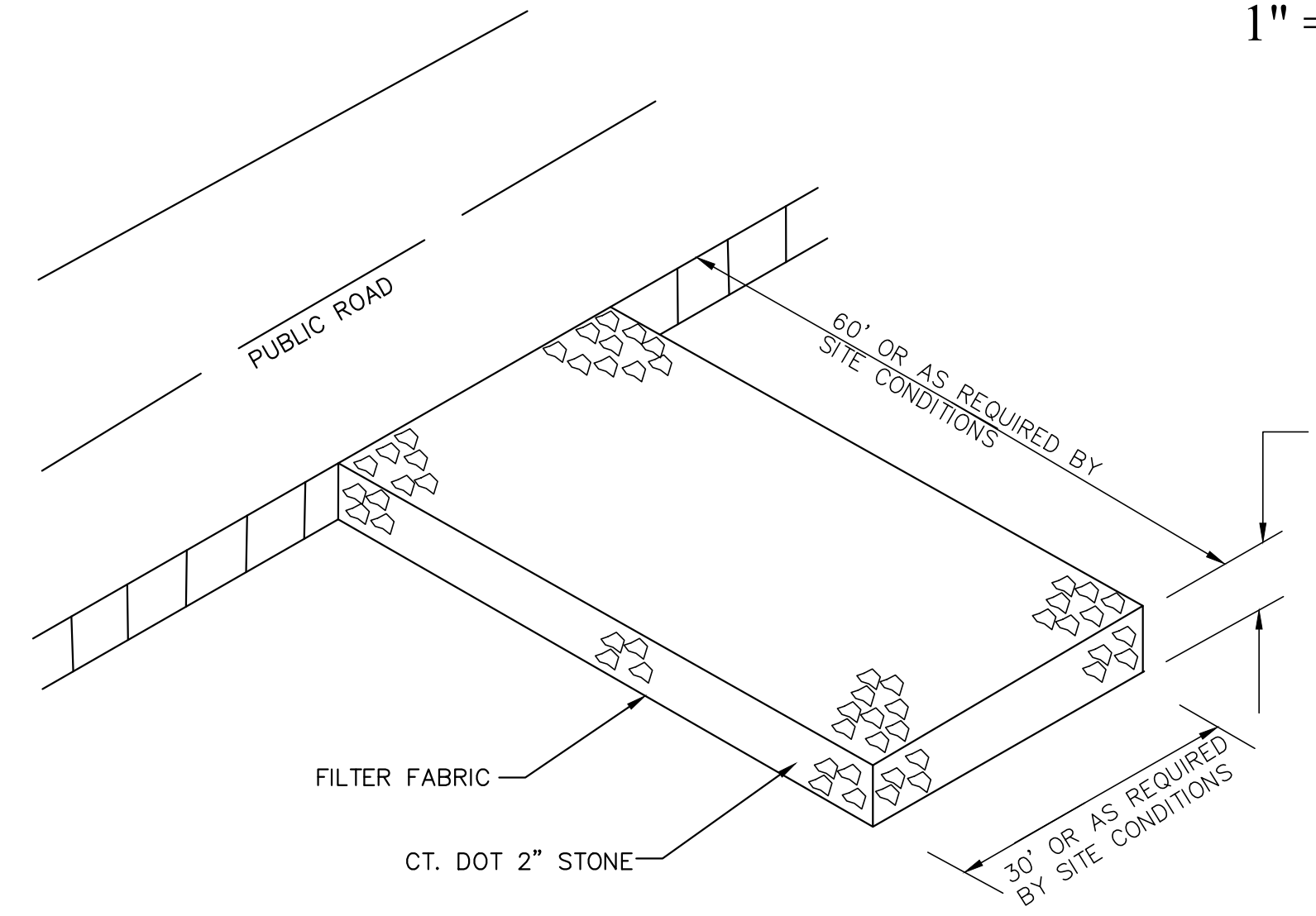
- PHASE 1 - RAZE EXISTING GARAGE AND CONSTRUCT POOL**
- CONSTRUCTION SEQUENCE**
1. Install haybale check dams and silt fence
 2. Raze existing garage
 3. Construct culverts and drainage structures
 4. Install E+S measures at drainage structures and beyond as shown
 5. Strip and stockpile topsoil and install E+S measures around all stockpiles
 6. Construct temporary haul road and anti-tracking pad
 7. Raze existing decks to be demolished and remove construction debris from site. dispose of in appropriate manner
 8. Excavate for and construct in-ground pool
 9. Finish grade around pool area
 11. Remove temporary haul road and anti-tracking pad



- PHASE 2 - CONSTRUCT NEW GARAGE, BREEZEWAY, PAVEMENT PARKING AREA**
- CONSTRUCTION SEQUENCE**
1. Install additional silt fence around pool area
 2. Install waste-line from garage to existing septic tank
 3. Excavate for and construct foundations
 4. Construct garage retaining wall
 5. Construct new garage, breezeway, and porch additions
 6. Set top of frame on all drainage structures to final elevation as shown on the plan
 7. Construct pervious paved parking area
 8. Excavate for and construct new paved driveway
 9. Finish grade remaining disturbed areas
 10. Top soiling, seeding, and mulch remaining graded areas
 11. When site is stabilized remove E+S measures

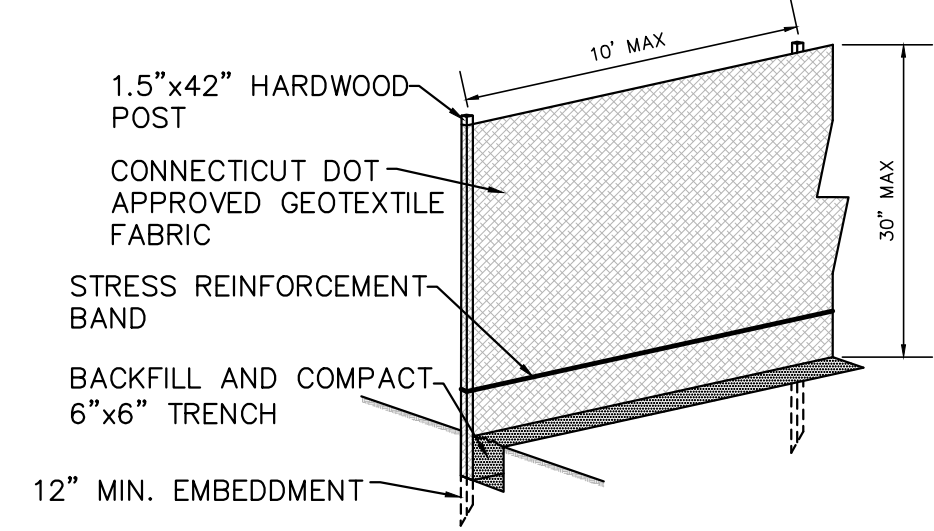
PHASE -1

1" = 20'



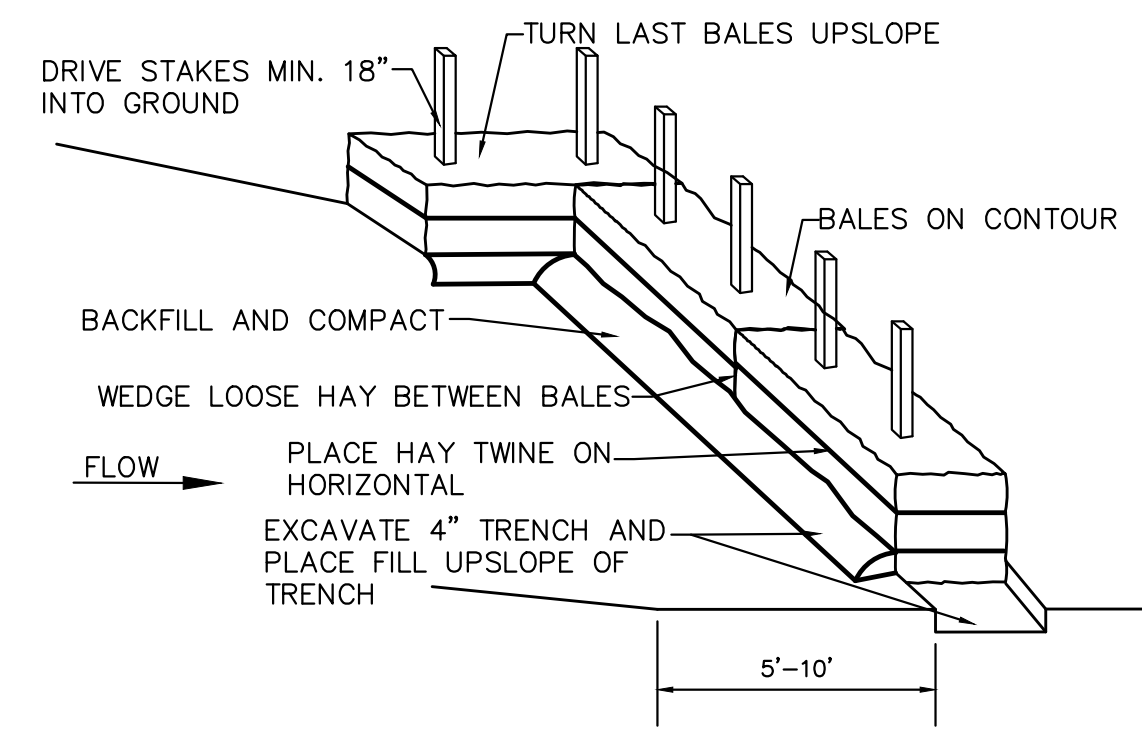
TYPICAL CONSTRUCTION ENTRANCE DETAIL

N.T.S.



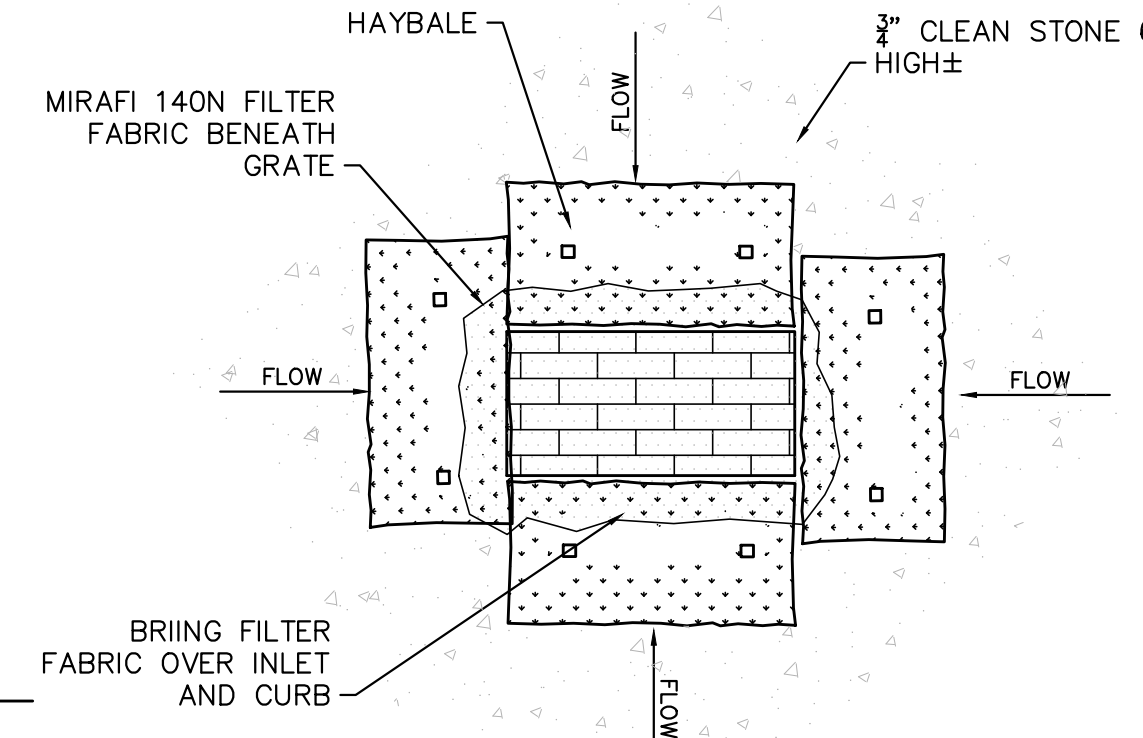
SILT FENCE DETAIL

N.T.S.



HAY BALE BARRIER DETAIL

N.T.S.



CATCH BASIN PROTECTION IN SAG-UNPAVED SURFACE

N.T.S.

PHASE -2

1" = 20'

Erosion Control Narrative

This narrative describes the minimum measures required to control soil erosion during and after construction of the activities shown on this plan. The soil erosion and sediment control measures shown on this plan are designed in accordance with the 2002 "Connecticut Guidelines for Soil Erosion and Sediment Control" published by the Connecticut Council on Soil and Water Conservation.

The Contractor may be required to implement additional measures to prevent site erosion and sedimentation of downstream waterways.

The Contractor is required to obtain copies of all permits required for this project and comply with the provisions and requirements of said permits.

The Contractor's activities and operations shall include all work incidental to construction. Such activities and operations include, but are not limited to, waste and disposal areas, haul roads, staging areas, and field offices. If any of his activities require approvals above and beyond those already accounted for by the Owner's permits, the Contractor shall apply for and obtain such permits prior to conducting said operations.

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