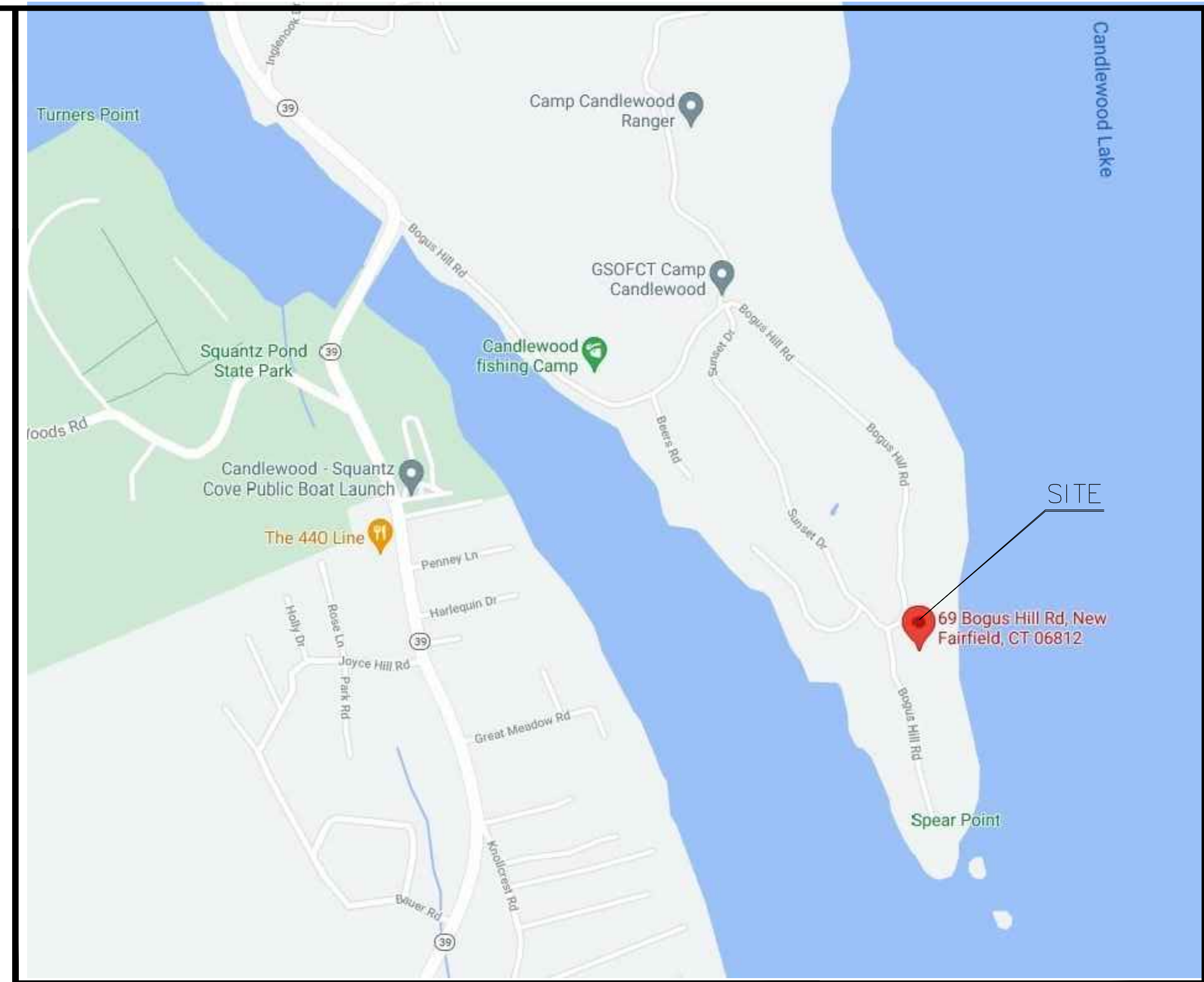


LAKE CANDLEWOOD

MBLU 7-1-1
I/F
FIRSTLIGHT CT HOUSATONIC LLC
VOLUME 537 PAGE 1295



VICINITY MAP SCALE: 1"=500±
PROJECT: 69 BOGUS HILL ROAD

ZONING DATA

	REQUIRED	EXISTING	PROPOSED
ZONE: R-44			
MINIMUM LOT AREA:	1 ACRE	1.165 ACRES	NO CHANGE
MINIMUM ROAD FRONTAGE:	125'	EXISTING	NO CHANGE
FRONT YARD SETBACK:	40'	EXISTING	NO CHANGE
SIDE YARD SETBACK:	20'	EXISTING	NO CHANGE
REAR YARD SETBACK:	50'	EXISTING	NO CHANGE
MAX. BLDG. AREA	20%	EXISTING	NO CHANGE
MAX. IMPERVIOUS SURFACES	25%	EXISTING	NO CHANGE
MAX. EFFECTIVE IMPERV.	10%	EXISTING	NO CHANGE
MAX. BLDG. HEIGHT	35'	EXISTING	NO CHANGE

- NOTES:**
- SEE SHEET E51 FOR SEDIMENTATION & EROSION CONTROL DETAILS.
 - EXISTING SURVEY INFORMATION IS TAKEN FROM A SURVEY ENTITLED "PARTIAL PROPERTY & TOPOGRAPHIC SURVEY" PREPARED FOR PAUL E. & AMANDA C. DENARO, MBLU 11-2-28, PLOT 4 - BOGUS HILL, 69 BOGUS HILL ROAD, NEW FAIRFIELD, CONNECTICUT, DATED 12/02/2020, PREPARED BY CCA/LLC.
 - EXISTING SHORELINE TO REMAIN UNDISTURBED EXCEPT FOR REMOVAL OF CONCRETE PAD, MODIFICATION OR REPLACEMENT OF DECK PIERS, AND REPLACEMENT OF LOWER DOCK. EXISTING MASONRY WALLS AT SHORELINE ARE IN GOOD CONDITION AND ARE TO REMAIN INTACT. PROPOSED LAYOUT AVOIDS REMOVAL OF LARGE EXISTING TREES.
 - EXISTING VEGETATIVE BUFFER ON STEEP SLOPES TO REMAIN UNDISTURBED EXCEPT FOR OCCASIONAL MAINTENANCE BY PROPERTY OWNER'S LANDSCAPE SERVICE. EXISTING PLANTINGS IN R.R. TIE PLANTERS TO BE REMOVED AND REPLACED WITH NEW PLANTINGS AFTER INSTALLATION OF NEW PLANTER WALLS. TWO EMPTY MASONRY PLANTERS TO BE BACKFILLED WITH APPROVED PLANTING MEDIA AND PLANTED. A PROPOSED PLANTING PALETTE TO BE FURNISHED BY PROPERTY OWNER'S LANDSCAPE SERVICE.
 - THERE WILL BE NO INCREASE IN IMPERVIOUS SURFACE OR RUNOFF FOR THE PROPOSED IMPROVEMENTS ABOVE THE 440 LINE. RUNOFF FROM THE UPPER GRAVEL AREA WILL REMAIN UNCHANGED.
 - ANY ELECTRICAL WORK SHALL BE CODE COMPLIANT.
 - PROPOSED WORK IS ANTICIPATED TO BEGIN BY OCTOBER 1 OR MARCH 1 AND BE COMPLETED IN APPROXIMATELY 3 MONTHS.
 - ENVIRONMENTAL BENEFITS ARE REPLACEMENT OF DETERIORATING RETAINING WALLS WITH WALL DESIGNED BY A STRUCTURAL ENGINEER, STABILIZATION OF SLOPES, AND ADDITIONAL BUFFER PLANTINGS INSTALLED IN EMPTY PLANTERS.

07/12/21	INLAND WETLAND & SPECIAL PERMIT APPLICATIONS
DATE	DESCRIPTION
SITE PLAN PREPARED FOR PAUL E. & AMANDA C. DENARO MBLU 11-2-28 PLOT 4 ~ BOGUS HILL 69 BOGUS HILL ROAD NEW FAIRFIELD, CONNECTICUT	
Date:	3-12-2021
Scale:	1" = 10'
Proj. No.:	18-98104
File No.:	4249
Acad No.:	18981.04SP
Sheet:	C1
Drawn by:	NY
40 Old New Milford Road Brookfield, Ct 06804 (203)775-6207 www.ccaengineering.com	
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