



PROPOSED ELEVATION LOOKING EAST

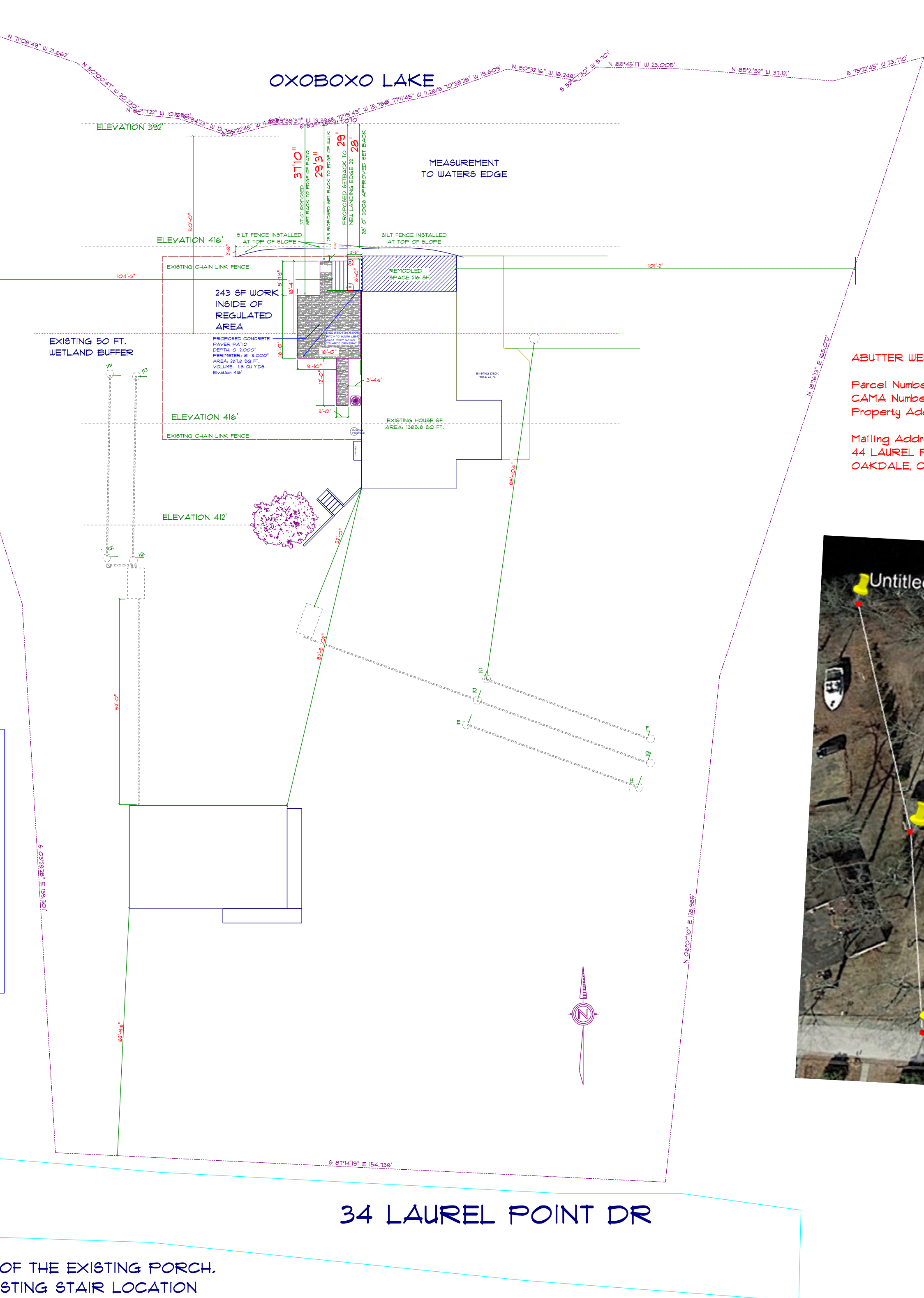
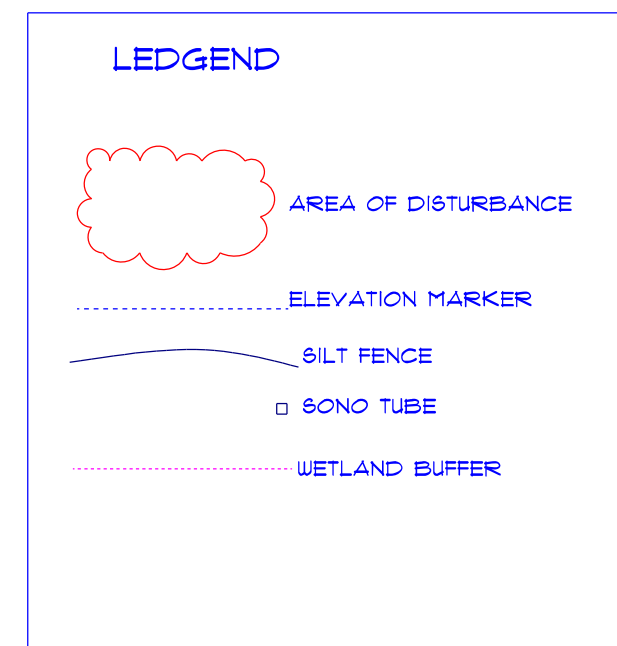


EXISTING CONDITIONS

1. REMOVE NON COMPLIANT PRESSURE TREATED STAIR
2. RELOCATE EXISTING STAIR WITH LANDING AND STAIR 1' TO THE EAST
3. INSTALL 2 10" SONO TUBES TO SUPPORT PROPOSED LANDING
4. INSTALL PROPOSED 8' X 3'6" COMPOSITE LANDING WITH STAIRS

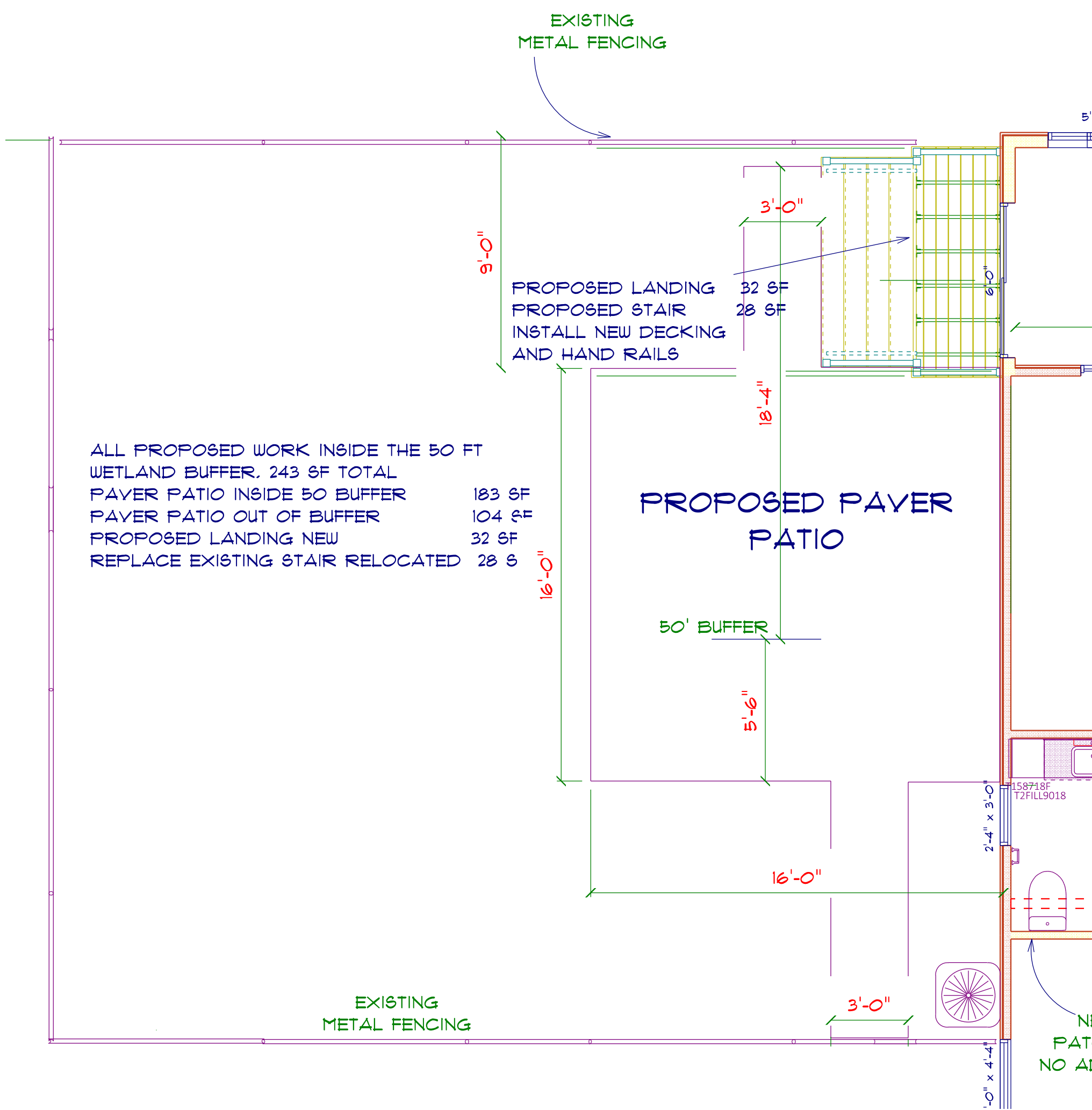
ABUTTER WEST

Parcel Number: 105-004-000  
 Mailing Address:  
 LACOURBIERE JAMES A JR & LIBA K  
 28 LAUREL POINT DR  
 OAKDALE, CT 06382



ABUTTER WEST

Parcel Number:  
 C.A.M.A Number: 105-008-000  
 Property Address: 44 LAUREL POINT DR  
 44 LAUREL POINT DR  
 OAKDALE, CT 06310



Narrative

LANDING AND STAIR PROPOSED

1. REMOVE THE EXISTING STAIR TO THE WEST SIDE OF THE EXISTING PORCH.
2. RELOCATE LANDING 1' FURTHER SOUTH THAN EXISTING STAIR LOCATION AWAY FROM OXOBOXO LAKE.
3. INSTALL COMPLIANT TO CODE LANDING 3'6" x 8' WITH STAIRS 5 RISERS.
4. IMPACT TO SOIL 2 EA 10 IN SONO TUBES WILL BE INSTALLED 42" BELOW GRADE. TO SUPPORT LANDING. 10" x 42" IN THE GROUND. THESE TUBES WILL BE HAND DUG. AND FOUNDED WITH 10 BAGS OF CONCRETE.
5. INSTALL COMPOSITE DECKING AND RAILS.

PAVER PATIO

1. EXCAVATE PROPOSED PATIO AREAS. ALL MATERIAL WILL BE REMOVED BY HAND.
2. INSTALL 287 SF OF PAVER PATIO TO THE SOUTHWEST SIDE OF EXISTING HOUSE. 2" PAVER WITH SAND JOINT INSTALLED OVER COMPACTED SAND.
3. PATIO SLOPE WILL BE TO THE SOUTH AWAY FROM OXOBOXO LAKE
4. EDGE OF PROPOSED WALK 29'3" FROM EDGE OF LAKE.
5. THE MAIN BODY OF THE PROPOSED PATIO WILL BE 31' 10" TO THE SOUTH OF OXOBOXO LAKE.
6. ALL PROPOSED WORK WILL HAPPEN IN MARCH OR APRIL OF 2024.
7. EXISTING GRASS WILL BE RESTORED AT FINISH OF PATIO.

EROSION AND SEDIMENT CONTROL.

1. TO THE NORTH OR PROPOSED PATIO APPROXIMATELY 5 FEET FROM WORK AREA. A SILT FENCE WILL BE INSTALLED TO CONTROL ANY POTENTIAL RUN OFF.
2. TOTAL TOPSOIL REMOVED 5 YARDS.

ADJUSTED FOR WETLANDS APPLICATION 11/6/2023

WETLANDS MAIN FLOOR

SCALE: 1/4" = 1'-0"

REMODEL EXISTING SUNROOM  
 9'24" NORTH SIDE OF PROPERTY  
 ALL EXISTING WALLS AND STRUCTURES  
 SHALL MEET EXISTING SIZE AND SET BACKS

R&O  
 1.5 MINIMUM LOT FRONTAGE Each lot in this district shall have at least one hundred eighty feet (180') of frontage on a street. Cemeteries are not required to have frontage but shall have a deeded access.  
 1.6 MINIMUM SETBACKS  
 1.6.1 FRONT YARD 50 FEET  
 1.6.2 SIDE YARD 20 FEET  
 1.6.3 REAR YARD 50 FEET PROPOSED 29'  
 1.6.4 No farm building or manure pit may be located within one hundred fifty feet (150') of any property line.  
 1.7 MAXIMUM BUILDING HEIGHT thirty-five feet (35') in height. PROPOSED 16'  
 1.8 ENVIRONMENTAL PROTECTION  
 Any improvements proposed to be located within a regulated area, as set by the Montville Inland Wetlands and Watercourses Commission, or that may have any impact on the regulated wetlands or watercourses, shall require approval by the Montville Inland Wetlands and Watercourses Commission. Any improvements proposed to be located within a regulated area, as set by the Montville Inland Wetlands and Watercourses Commission, or that may have any impact on the regulated wetlands or watercourses, shall require approval by the Montville Inland Wetlands and Watercourses Commission and meet the requirements of the health code of the State of Connecticut.

SITE SCALE: 1" = 20'-0"

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34 Laurel Point Oakdale Connecticut 06350

SCALE: As Noted DRAWN BY: DATE: Wednesday, December 6, 2023

SECTION LETTER: A PAGE NUMBERS: 11

APPROVED: CHECKED BY:

PAGE: 1/1 Wetlands Application