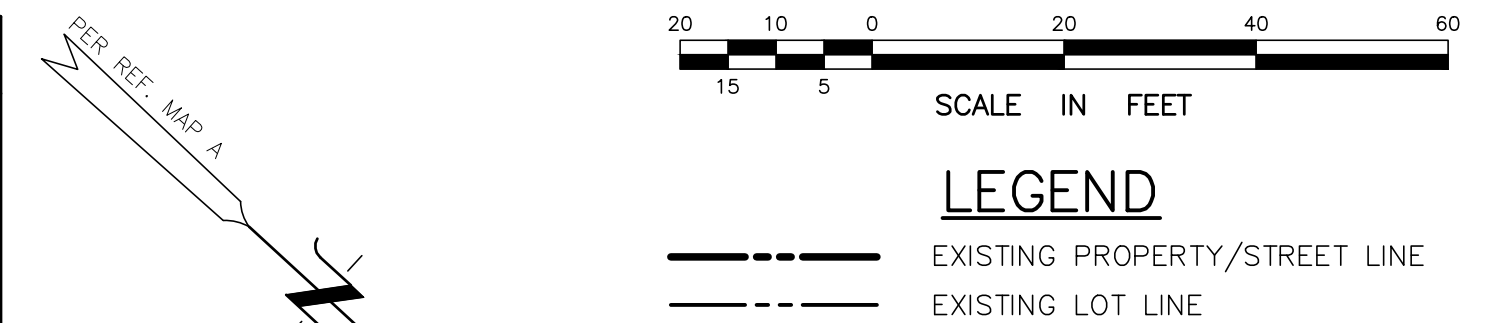


COMPENSATORY FLOOD STORAGE CALCULATIONS		
ITEM	ADDED VOLUME (1) (CUBIC YARDS)	REMOVED VOLUME (2) (CUBIC YARDS)
EXISTING GARAGE (3)	---	205
EXISTING HOUSE (3)	---	190
PROPOSED BOATHOUSE (4)	---	510
PROPOSED DECKING (5)	25	---
PROPOSED PARKING LOT (6)	220	---
PROPOSED AREA BETWEEN BOATHOUSES	---	185
PROPOSED REAR GARDEN	---	30
TOTAL VOLUME	(-) 245	(+) 1,120
NET STORAGE CAPACITY	(+) 875 C.Y. (23,625± C.F. OR 176,715± GALLONS)	

- (1) "ADDED VOLUME" MEANS ADDED PROPOSED FILL OR BUILDING/STRUCTURE VOLUME, WHICH RESULTS IN A REDUCTION OF FLOODPLAIN FLOOD STORAGE CAPACITY.
- (2) "REMOVED VOLUME" MEANS REMOVED FILL OR BUILDING/STRUCTURE VOLUME, WHICH RESULTS IN AN INCREASE OF FLOODPLAIN FLOOD STORAGE CAPACITY.
- (3) THE EXISTING GARAGE AND HOUSE DO NOT HAVE FLOOD VENTS AND FLOODWATERS CANNOT PASS THROUGH THESE BUILDINGS.
- (4) THE PROPOSED BOATHOUSE WILL HAVE FLOOD VENTS AND WILL ALLOW FLOODWATERS TO PASS THROUGH, BASED ON THE ARCHITECTURAL DRAWINGS. IT IS ASSUMED THAT 10% OF THE BUILDING'S FLOOR AREA CONISTS OF SOLID BUILDING MATERIAL VOLUME (I.E. WALLS, COLUMNS, ETC.).
- (5) THE PROPOSED DECK VOLUME INCLUDES THE DECKING AND DECK FRAMING AND THE RESULTANT VOLUME FROM THE DECK IS ESTIMATED TO BE 1/3 OF A CUBIC FOOT PER SQUARE FOOT.
- (6) THE PROPOSED PARKING LOT VOLUME INCLUDES THE DRIVEWAY, ASSOCIATED RETAINING WALLS AND RAMP AND REGRADING IN THE DRIVEWAY AREA.
- (7) THE NET STORAGE CAPACITY EQUALS THE TOTAL "REMOVED VOLUME" LESS THE TOTAL "ADDED VOLUME." A NET POSITIVE STORAGE CAPACITY REPRESENTS AN OVERALL INCREASE OF THE FLOODPLAIN FLOOD STORAGE CAPACITY.
- (8) FEMA FLOOD ELEVATION IS BASED ON DATUM NAVD-88 PER FEMA FIRM PANEL SURVEY MAPPING APPEARS TO BE ON DATUM NGVD-29 AND THEREFORE THE VOLUMES WERE COMPUTED BY ASSUMING THE CONTOURS AND ELEVATIONS ARE APPROXIMATELY 1 FT. LESS THAN THOSE DEPICTED HEREON.

ZONING DATA TABLE			
OXFORD RESIDENTIAL A "R-A" DISTRICT			
ITEM	REQUIRED	EXISTING (EX.)	PROPOSED (PR.)
MIN. LOT AREA	2 ACRES (1 1/2 CONTIGUOUS DRY LAND)	0.46± AC. (19,542± S.F.) (#403) (1) 0.56± AC. (24,360± S.F.) (#407) (1) 0.27± AC. (11,850± S.F.) (#411) (1)	0.46± AC. (19,542± S.F.) (NO CHANGE) (#403) (1) 0.56± AC. (24,360± S.F.) (NO CHANGE) (#407) (1) 0.27± AC. (11,850± S.F.) (NO CHANGE) (#411) (1)
MIN. FRONTAGE	200 FT.	150.00± FT. (#403) (1) 175.00± FT. (#407) (1) 80.00± FT. (#411) (1)	150.00± FT. (NO CHANGE) (#403) (1) 175.00± FT. (NO CHANGE) (#407) (1) 80.00± FT. (NO CHANGE) (#411) (1)
STREET LINE SETBACK (ROOSEVELT DRIVE)	30 FT.	28.9± FT. (EX. GARAGE, #403) (2) 29.5± FT. (EX. HOUSE, #403) (2) 18.5± FT. (EX. BOATHOUSE, #407) (2)	20.0± FT. (-8.9 FT.) (PR. BOATHOUSE, #403) 18.5± FT. (NO CHANGE) (EX. BOATHOUSE, #407) (2)
SIDE YARD SETBACK (SOUTHEAST BOUNDARY)	25 FT.	35.2± FT. (EX. GARAGE, #403) 20.3± FT. (EX. DECK, #407) (2) 24.6± FT. (EX. BOATHOUSE, #407) (2)	77.2± FT. (+42.0 FT.) (PR. BOATHOUSE, #403) 20.3± FT. (NO CHANGE) (EX. DECK, #407) (2) 24.6± FT. (NO CHANGE) (EX. BOATHOUSE, #407) (2)
SIDE YARD SETBACK (NORTHWEST BOUNDARY)	25 FT.	25.2± FT. (EX. HOUSE, #403) 105.8± FT. (EX. BOATHOUSE, #407)	6.8± FT. (-18.4 FT.) (PR. BOATHOUSE, #403) 105.8± FT. (NO CHANGE) (EX. BOATHOUSE, #407)
REAR YARD SETBACK	25 FT.	57.5± FT. (EX. BILCO, #403) 63.1± FT. (EX. HOUSE, #403) 70.5± FT. (EX. GARAGE, #403) 22.0± FT. (EX. DECK, #407) (2) 27.0± FT. (EX. BOATHOUSE, #407)	32.6± FT. (-30.5 FT.) (PR. BOATHOUSE, #403) 22.0± FT. (NO CHANGE) (EX. DECK, #407) (2) 27.0± FT. (NO CHANGE) (EX. BOATHOUSE, #407)
MAX. # OF STORIES	2 1/2 STORIES	1 STORY (EX. HOUSE, #403) (3) 1 STORY (EX. GARAGE, #403) 2 1/2 STORIES (EX. BOATHOUSE, #407) (3)	1 1/2 STORIES (PR. BOATHOUSE, #403) (3) 2 1/2 STORIES (EX. BOATHOUSE, #407) (3)
MAX. BUILDING HEIGHT	35 FT.	<35 FT. (EX. HOUSE, #403) <35 FT. (EX. GARAGE, #403) UNKNOWN (EX. BOATHOUSE, #407)	29.6± FT. (PR. BOATHOUSE, #403) (4) UNKNOWN (NO CHANGE) (EX. BOATHOUSE, #407)
MIN. FLOOR AREA	1,000 S.F. (2 STORY DWELL.) 1,400 S.F. (2 STORY DWELL.)	840± S.F. (EX. HOUSE, #403) (OTHER BLDGS. ARE NOT DWELLINGS)	(NONE OF THE BUILDINGS ARE DWELLINGS)
MAX. BUILDING/STRUCTURE COVERAGE	20% OR 3,908± S.F. (#403) 20% OR 4,872± S.F. (#407) 20% OR 2,370± S.F. (#411)	8.4%± OR 1,648± S.F. (#403) (5) 17.1%± OR 4,163± S.F. (#407) (5) 0% OR 0 S.F. (#411)	27.4%± OR 5,346± S.F. (+18.9%± OR +3,698 S.F.) (#403) (5) 17.3%± OR 4,220± S.F. (+0.2%± OR +57 S.F.) (#407) (5) 0% OR 0 S.F. (NO CHANGE) (#411)



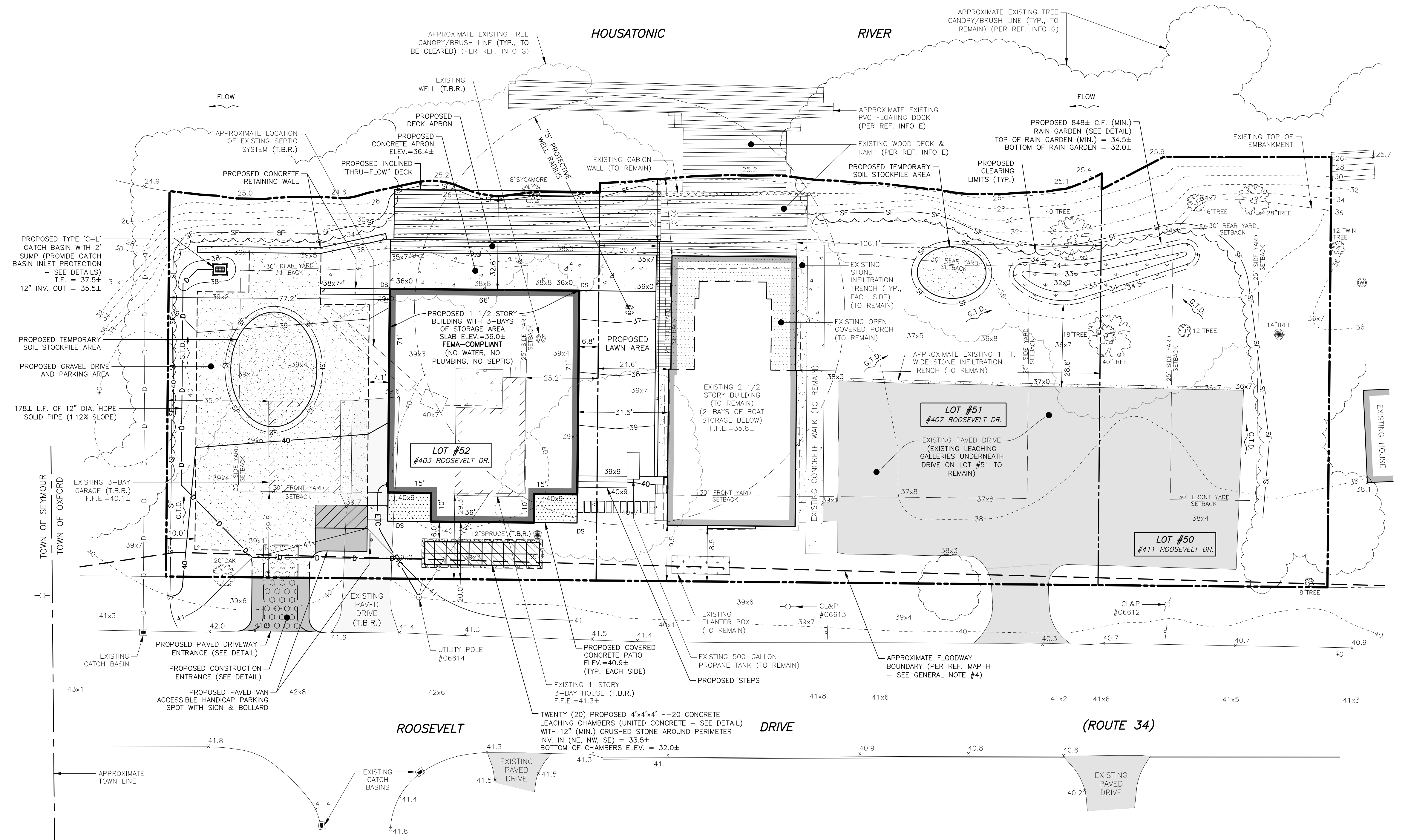
- ### LEGEND
- EXISTING PROPERTY/STREET LINE
 - - - EXISTING LOT LINE
 - - - BUILDING SETBACK LINE
 - - - EXISTING DRAINAGE LINE
 - - - EXISTING DRAINAGE LINE
 - - - PROPOSED ROOF DRAIN
 - - - PROPOSED UNDERGROUND ELECTRIC, TELEPHONE & CABLE SERVICES IN SCH. 40 PVC CONDUITS
 - - - EXISTING BUILDING TO REMAIN
 - - - PROPOSED BUILDING
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - - - PROPOSED SILT FENCE
 - TEST PIT LOCATION
 - PERC TEST LOCATION
 - EXISTING HYDRANT
 - EXISTING WATER SHUTOFF
 - EXISTING SPOT GRADE
 - PROPOSED SPOT GRADE
 - UTILITY POLE/GUY ANCHOR
 - CONCRETE MONUMENT
 - IRON PIPE/PIN
 - GRADE TO DRAIN
 - EXISTING WELL
 - PROPOSED DOWNSPOUT
 - TO BE REMOVED

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A CLASS A-2 SURVEY MAP ENTITLED "MAP SHOWING A RESURVEY AND TOPOGRAPHIC SURVEY, 403 ROOSEVELT DRIVE, OXFORD, CONNECTICUT", SCALE: 1"=20', DATED: JULY 8, 1999, PREPARED BY JEFFREY R. JURZYNSKI LICENSED LAND SURVEYOR.
 - A SURVEY MAP ENTITLED "AS-BUILT LOCATION PLAN, PREPARED FOR NEW HAVEN ROWING CLUB, 407 ROOSEVELT DRIVE, CONNECTICUT ROUTE NO. 34, OXFORD, CONNECTICUT", SCALE: 1"=20', DATED: MAY 31, 1994, PREPARED BY JEFFREY R. JURZYNSKI LICENSED LAND SURVEYOR.
 - A SURVEY MAP ENTITLED "PLAN SHOWING A SURVEY OF LAND, PREPARED FOR NEW HAVEN ROWING CLUB, 407 ROOSEVELT DRIVE, CONNECTICUT ROUTE NO. 34, OXFORD, CONNECTICUT", SCALE: 1"=20', DATED: MAY 17, 1991, PREPARED BY JEFFREY R. JURZYNSKI LICENSED LAND SURVEYOR.
 - A SURVEY MAP ENTITLED "SURVEY OF PROPERTY, PREPARED FOR THE NEW HAVEN ROWING CLUB, INC., OF PARCEL DESIGNATED AS NO. 411 ROOSEVELT DRIVE, SITUATED IN THE TOWN OF OXFORD, COUNTRY OF NEW HAVEN, STATE OF CONNECTICUT", SCALE: 1"=10', DATED: JULY 17, 2003, PREPARED BY FLANAGAN'S SURVEYING & MAPPING.
- ARCHITECTURAL DRAWINGS ENTITLED "PARTIAL COMPOSITE SITE/FLOOR PLAN: 2 BAY INTERIOR/SLAB/1 BAY EXTERIOR" SHOWING 403-407 ROOSEVELT DRIVE, OXFORD, CONNECTICUT, SCALE: AS NOTED, DATED: OCTOBER 30, 2019, PREPARED BY STUART LATHERS ASSOCIATES LLC.
- AERIAL PHOTOGRAPH OF 403, 407 AND 411 ROOSEVELT DRIVE, OXFORD, CONNECTICUT AND SURROUNDING PROPERTIES, IMAGE DATED: APRIL 2018, OBTAINED FROM GOOGLE EARTH PRO.
- AERIAL PHOTOGRAPH OF 403, 407 AND 411 ROOSEVELT DRIVE, OXFORD, CONNECTICUT AND SURROUNDING PROPERTIES, IMAGE DATED: SEPTEMBER 2017, OBTAINED FROM GOOGLE EARTH PRO.
- A FEMA FLOOD MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 382 OF 635, MAP NUMBER: 090900382H, SCALE: 1"=500', EFFECTIVE DATE: DECEMBER 17, 2010, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE PROPERTY OWNER AND APPLICANT IS THE NEW HAVEN ROWING CLUB, INC. OF 407 ROOSEVELT DRIVE, OXFORD, CT 06478.
- THE SUBJECT PARCELS ARE IDENTIFIED AS LOTS 50, 51 & 52 (#411, #407 & #403 ROOSEVELT DRIVE, RESPECTIVELY) BLOCK 52 ON TAX ASSESSOR'S MAP 16. THE DEED REFERENCES OF THE PROPERTIES ARE VOLUME 252 PAGE 155 (#411 ROOSEVELT DRIVE), VOLUME 158 PAGE 610 (#407 ROOSEVELT DRIVE) AND VOLUME 210 PAGE 449 (#403 ROOSEVELT DRIVE). THE AREA OF THE PARCELS ARE APPROXIMATELY 0.27±, 0.56± & 0.46± ACRES (#411, #407 & #403 ROOSEVELT DRIVE, RESPECTIVELY) AND THE TOTAL AREA OF ALL THREE PARCELS IS APPROXIMATELY 1.29± ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE RESIDENTIAL A "R-A" ZONING DISTRICT. IN 1991, THE ORIGINAL PARCEL (#407) WAS GRANTED A SPECIAL EXCEPTION FOR A NON-COMMERCIAL RECREATION USE AND IN 2003/2004 THE SAME USE WAS EXTENDED TO THE TWO ADJACENT LOTS (#403 & #401) WHEN THEY WERE ACQUIRED. THE PARCELS ARE LOCATED WITHIN AN AQUIFER PROTECTION AREA. THE PARCELS ARE LOCATED WITHIN THE FLOOD PLAIN DISTRICT AND LIE BETWEEN FEMA FLOOD HAZARD ZONES AE (EL. 45) AND AE (EL. 46) AS DEPICTED ON FIRM: NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL: 382 OF 635, MAP NUMBER: 090900382H, EFFECTIVE DATE: DECEMBER 17, 2010.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 1 1/2 STORY 3-BAY BOAT STORAGE BUILDING AS SHOWN. THE PROPOSED BUILDING WILL BE FULLY FLOOD VENTED AND WILL BE FULLY FEMA COMPLIANT. THE PROPOSED BUILDING WILL HAVE NO WATER SEWER, NO PLUMBING OR SEPTIC SYSTEM. THE EXISTING DWELLING AND SEPTIC SYSTEM WILL BE REMOVED.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE OXFORD PLANNING & ZONING COMMISSION, THE OXFORD CONSERVATION COMMISSION / INLAND WETLANDS AGENCY APPROVED A PLAN ON JANUARY 14, 2020.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
- ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO REFERENCE MAPS A, C AND D.

CONSTRUCTION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF OXFORD STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF OXFORD AND THE CUSTOMARY UTILITY COMPANIES. UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION INCLUDING A CONDOT ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY. THE CONTRACTOR SHALL COMPLY AND ABIDE BY ANY APPLICABLE "NO HAMMER" TIME PERIODS OF THE COMMUNITY.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF OXFORD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES, WETLANDS AND THE HOUSATONIC RIVER FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED AS SHOWN HEREON AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE PROPOSED BUILDING WILL NOT HAVE FOOTING DRAINS. THERE ARE NO KNOWN DOWNGRADIENT SEPTIC SYSTEM COMPONENTS WITHIN 25 FEET OF ANY UPGRADIENT GROUNDWATER DRAINS OR ANY UPGRADIENT SEPTIC SYSTEM COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADIENT GROUNDWATER DRAINS.
- ALL MECHANICALS SHALL BE INSTALLED AT OR ABOVE ELEVATION 47.0 (NAVD-88) IN ACCORDANCE WITH FEMA FLOOD REGULATIONS AND LOCAL FLOOD ORDINANCES. ANY BUILDING MATERIALS BELOW THE BASE FLOOD ELEVATION SHALL BE FLOOD RESISTANT.
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- GENERAL LOT GRADING AND THE FINISHED FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS ARE BASED ON AVAILABLE INFORMATION. THESE ELEVATIONS MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
- THE LOCATION OF THE EXISTING SEPTIC SYSTEM ON LOT 52 (#403 ROOSEVELT DRIVE) IS SHOWN HEREON. PRIOR TO CONSTRUCTION, THE PROJECT LAND SURVEYOR SHALL SET A STABLE BENCHMARK ON SITE ON THE EXISTING SEPTIC SYSTEM AND ALL SEPTIC SYSTEM COMPONENTS ON LOT 52 SHALL BE PUMPED DRY AS NECESSARY AND REMOVED AND/OR PROPERLY ABANDONED IN ACCORDANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE AND ALL APPLICABLE LOCAL REGULATIONS.
- THE PROPOSED BUILDING AND IMPROVEMENTS SHALL BE STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. THE PROJECT LAND SURVEYOR SHALL SET A STABLE BENCHMARK ON SITE ON THE CORRECT ELEVATION DATUM PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE BUILDING AND IMPROVEMENTS IN THE EXACT LOCATION SHOWN AND SHALL BE CONSTRUCTED TO THE EXACT DIMENSIONS SHOWN ON THE LATEST SITE AND ARCHITECTURAL PLANS IN ACCORDANCE WITH VARIANCES GRANTED. ALL DIMENSIONS SHALL ACCOUNT FOR ANY SIDING OR CLADDING.
- THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL DETERMINE FLOOD VENT REQUIREMENTS.



PLAN PREPARED BY:
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NO.	DATE	DESCRIPTION
1	1/7/2020	GENERAL REVISIONS
2	1/14/2020	REVISIONS PER TOWN ENGINEER'S COMMENTS, MISC.
3	1/28/2020	REVISIONS FOR PLANNING & ZONING COMMISSION, MISC.

SITE PLAN
PREPARED FOR THE NEW HAVEN ROWING CLUB, INC.
403, 407 & 411 ROOSEVELT DRIVE
OXFORD, CONNECTICUT

DATE:	NOVEMBER 4, 2019
SCALE:	1"=20'
DRAWN BY:	RG
CHECKED BY:	JW
DWG. NO.:	SP-1
SHEET NO.:	1 of 2
JOB NO.:	2018-371