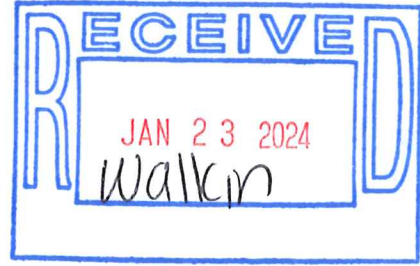




TOWN OF EAST HAMPTON
 Planning and Zoning Commission
 1-860-267-7450
 www.easthamptonct.gov



PZC 24-002
 Date 1/23/24

Fee Paid 1660
 Check # 5282
 Rec'd. By S

LOCATION 195 West High

MAP 12 BLK 36 LOT 3

PROJECT NAME _____

ZONE C

APPLICANT West High Enterprises LLC
 ADDRESS 249 Middletown Ave.

PHONE 860-267-6623
 EMAIL Wayne@Randct.com

CONTACT PERSON Wayne Rand

PHONE 860-267-6623
 EMAIL Wayne@Randct.com

OWNER West High Enterprises LLC
 ADDRESS 249 Middletown Ave.

PHONE 860-267-6623
 EMAIL Wayne@Randct.com

SURVEYOR/ENGINEER Robert Baltramajtis PE
 ADDRESS 37 Tammy Hill Rd. Wallingford Ct.

PHONE 203-915-8301
 EMAIL Baltr@atol.com

ATTORNEY Michael Braczyk
 ADDRESS 24 Cedar Street New Britain

PHONE 860-225-9463
 EMAIL mbraczyk@webercarrier.com

APPLICATION TYPE (application must be completed in FULL in order to be accepted)

- 1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS _____
- 3. SITE PLAN _____ MODIFICATION _____ Residential _____ Commercial _____
- 4. SPECIAL PERMIT--SECTION _____ OF THE ZONING REGS. FOR _____
- 5. ZONE CHANGE--FROM _____ TO _____
- 6. AMENDMENT TO ZONING REGULATIONS _____
- 7. LAKE POCOTOPAUG PROTECTION AREA _____
- 8. ACTIVE ADULT NO OF UNITS _____
- 7. OTHER (DESCRIBE) _____

APPLICATION REQUIREMENTS: This application and 10 sets of plans shall be submitted to the Land Use Office and shall be received by the Commission at the next regularly scheduled meeting. (see meeting schedule for deadline dates)

A complete application shall consist of an application, fees, maps /plans(A-2 survey) ,engineers report including drainage calculations and watershed calculations(pre and post), bond estimates, hydrology report, environmental studies, waiver requests and traffic study where applicable

Preliminary discussions are highly recommended for subdivisions 5 lots & over and for larger Special Permit Applications
 Abutters notice receipts (green cards) must be handed in to the Planning Office prior to the meeting

APPLICANTS SIGNATURE [Signature] DATE 1/23/24

OWNER'S SIGNATURE [Signature] DATE 1/23/24

The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's agents permission to enter upon the property to which the application is requested for the purpose of inspection and enforcement of the Zoning Regulations and Subdivision Regulations of the Town of East Hampton.

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

West High Enterprises LLC
 299 Middlestown Ave.
 EAST Hampton CT 06424

One piece of ordinary mail addressed to:

West High Enterprises LLC
 299 Middlestown Ave.
 EAST Hampton, Ct. 06424

PS Form 3817, January 2001

U.S. POSTAL SERVICE
 EAST HAMPTON, CT 06424
 JAN 23 24
 AMOUNT
\$2.00
 R2305K137303-02



RDC 99

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
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Received From:

One piece of ordinary mail addressed to:

Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

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PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



EAST HAMPTON PLANNING AND ZONING COMMISSION

THE PROPERTY LOCATED AT: 195 West High

IS THE SUBJECT OF A PUBLIC HEARING BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION ON 2/7/24 AT 7:00 P.M. IN THE EAST HAMPTON TOWN HALL, 1 COMMUNITY DRIVE, EAST HAMPTON CT 06424.

THIS PUBLIC HEARING IS TO CONSIDER THE FOLLOWING APPLICATION:

APPLICATION NAME: West High Enterprises

SPECIAL PERMIT UNDER SECTION _____ OF THE ZONING REGULATIONS TO _____

SUBDIVISION/OPENSOURCE SUBDIVISION NO. OF LOTS _____ TITLE _____

RESUBDIVISION NO. OF LOTS _____ TITLE _____

SITE PLAN APPROVAL TO Commercial Building TITLE _____

LAKE POCOTOPAUG PROTECTION AREA TO _____

ZONE CHANGE FROM _____ TO _____

ZONING REGULATION CHANGE _____

OTHER _____

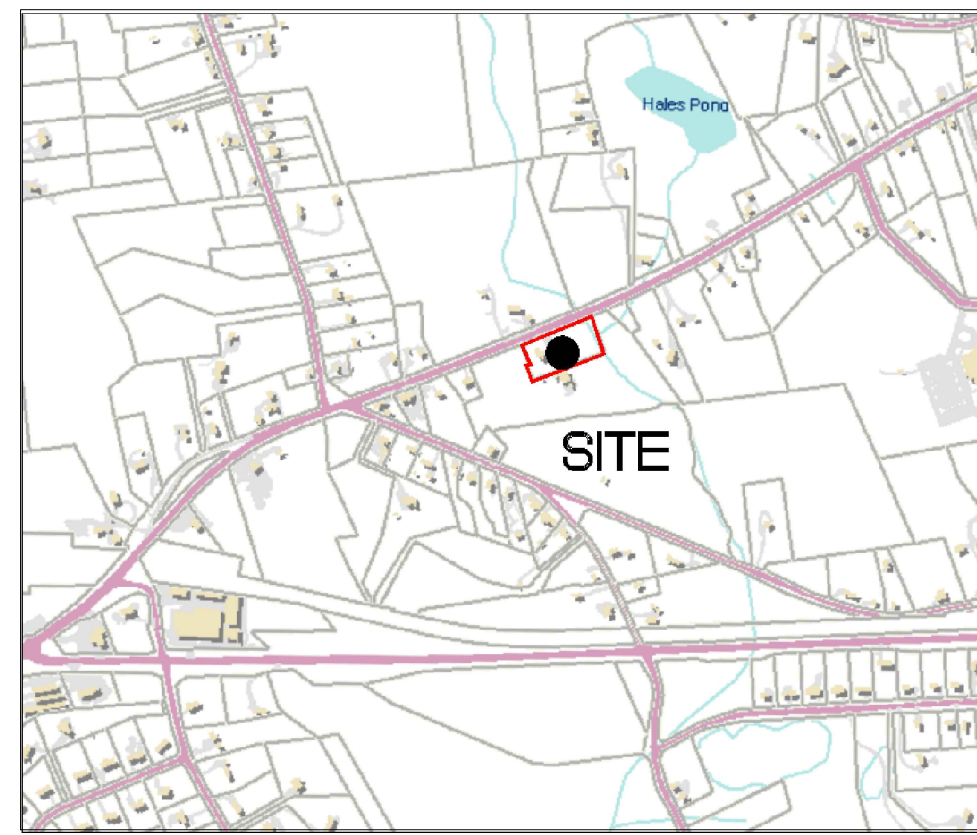
APPLICATION AND MAPS ARE ON FILE IN THE LAND USE OFFICE. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE LAND USE OFFICE AT 860--267-7450

Revised 04/30/2017

PROPOSED COMMERCIAL BUILDING

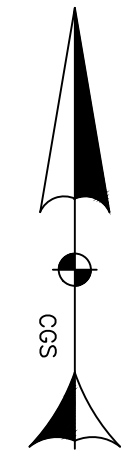
195 WEST HIGH STREET, EAST HAMPTON CONNECTICUT

INLAND WETLANDS AND PLANNING & ZONING APPLICATION



VICINITY MAP

SCALE: 1"=1000'



STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING 195' W HIGH	EXISTING 201' W HIGH	PROPOSED 195' HIGH	PROPOSED 201' W HIGH
Min Lot Area (Sq. Ft.)	40,000	80,209	349,322	84,136	345,395
Min Lot Width (Ft.)	150'	395.22	296.83	416.88	275.17
Min Lot Depth (Ft.)	175'	199.5+/-	375+/-	195.00	375+/-+/-
Min Front Setback (Ft.)	50'	40+/-	69+/-	75.4	69+/-
Min Side Setback (Ft.)	25'	40+/-	83+/-	25.5	83+/-
Min Rear Setback (Ft.)	25'	75+/-	26+/-	41.7	26+/-
Min Street Frontage (Ft.)	100'	395.22	296.83	416.88	275.17
Max Lot Coverage (%)	60%	3	58	40	59
Max Floor Area Coverage	N/A	N/A	N/A	N/A	N/A
Max Number of Stories Per Building	N/A	N/A	N/A	N/A	N/A
Max Height for a Building or Structure	35'	24'±	24'±	24'±	24'±

GENERAL SITE DEVELOPMENT NOTES

- Reference is made to a map entitled "195 West High Street Subdivision, Prepared for West High Enterprises, LLC, East Hampton, CT, By: Chatham Engineering Inc., Dated 1/10/12 and revised to 5/16/12, Sheets 1 thru 8" on file in the East Hampton Land Records Map Book 79 Pages 55 thru 60.
- This property is located in the C: Commercial Zone
- All grades adjacent to fills shall be blended so as to prevent ponding.
- For locations of underground electric, telephone, gas, cable television, or other utilities, inquire at the appropriate utility company and contact CALL BEFORE YOU DIG at 1-800-922-4455.
- All work to conform to Town of East Hampton specifications and regulations.
- The contractor is required to provide demolition and removal of all items, either above or below grade, required to construct the proposed site improvements.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the areas, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated on the plans. The contractor shall confirm the location of all underground utilities prior to the commencement of excavation.
- The contractor is required to provide and install all items as shown on the site development plans, and as required by the owner.
- The proposed parking areas shall be striped with a 4" wide white line.
- All materials and methods shall conform to CT DOT Form 816 as revised.
- CT DOT permit is required by the owner for all work over the state right of way line.
- All excess material from construction or demolition shall be disposed of off site.
- The contractor shall verify and report any discrepancies between the design plans and actual field conditions to the owner, general contractor or design engineer prior to the commencement of construction.
- Adjust all existing and proposed utility frames, grates, covers, valve boxes etc. to be flush with the proposed grades.
- This parcel is shown on Tax Map 12, Block 36, Lot 3.
- The owner and applicant is West High Enterprises, LLC, 244 Middletown Ave, East Hampton, CT 06424, 860-267-6623.
- The purpose of this Layout Plan is to construct a new commercial development on 195 West High Street, and to show the proposed building uses and parking layout.

PARKING REQUIREMENT
 RETAIL = 10,640 SF
 MINIMUM REQUIREMENT: 3 SP/1000 SF = 32 SPACES
 MAXIMUM REQUIREMENT: 6 SP/1000 SF = 32 SPACES

2. PARKING PROVIDED: 32 SPACES PROVIDED

3. THE PARKING RECONFIGURING OF PARCEL 201 WEST HIGH RESULTED IN AN INCREASE OF 1 ADDITIONAL PARKING SPACE.



- SHEET INDEX:**
- SP-1 OVERALL SITE PLAN
 - SP-2 SITE PLAN / LANDSCAPING PLAN
 - SP-3 GRADING AND UTILITY / EROSION SEDIMENT CONTROL PLAN
 - TD-1 SEPTIC DATA SHEET
 - DN-1 SITE DETAIL SHEET
 - DN-2 SITE DETAIL SHEET

OVERALL SITE PLAN

PROPOSED COMMERCIAL BUILDING
 PROPERTY OF WEST HIGH ENTERPRISES
 195 WEST HIGH STREET
 EAST HAMPTON, CONNECTICUT

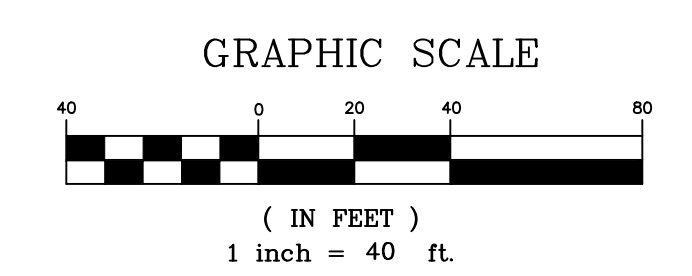
Robert V. Baltramaitis, P.E.
 27 Tammy Hill Road
 Wallingford, Connecticut 06492
 (203) 915-8301

DATE: 1/11/2024 SCALE: 1" = 40' SHT #: SP-1

PROPERTY OWNER/APPLICANT:
 West High Enterprises
 244 Middletown Ave
 East Hampton, CT 06424

PROJECT NARRATIVE:

This project involves the re-development of a 1.93 acre parcel which was formerly a single family residential dwelling. The proposed redevelopment includes changing the use to a free standing 10,640 s.f Commercial building as well as all the parking and infrastructure needed. The parcel contains some inland wetlands soils that currently are located within an existing conservation easement. The redevelopment requires disturbance of approx. 16,550 s.f. of the 100' upland review area.



Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

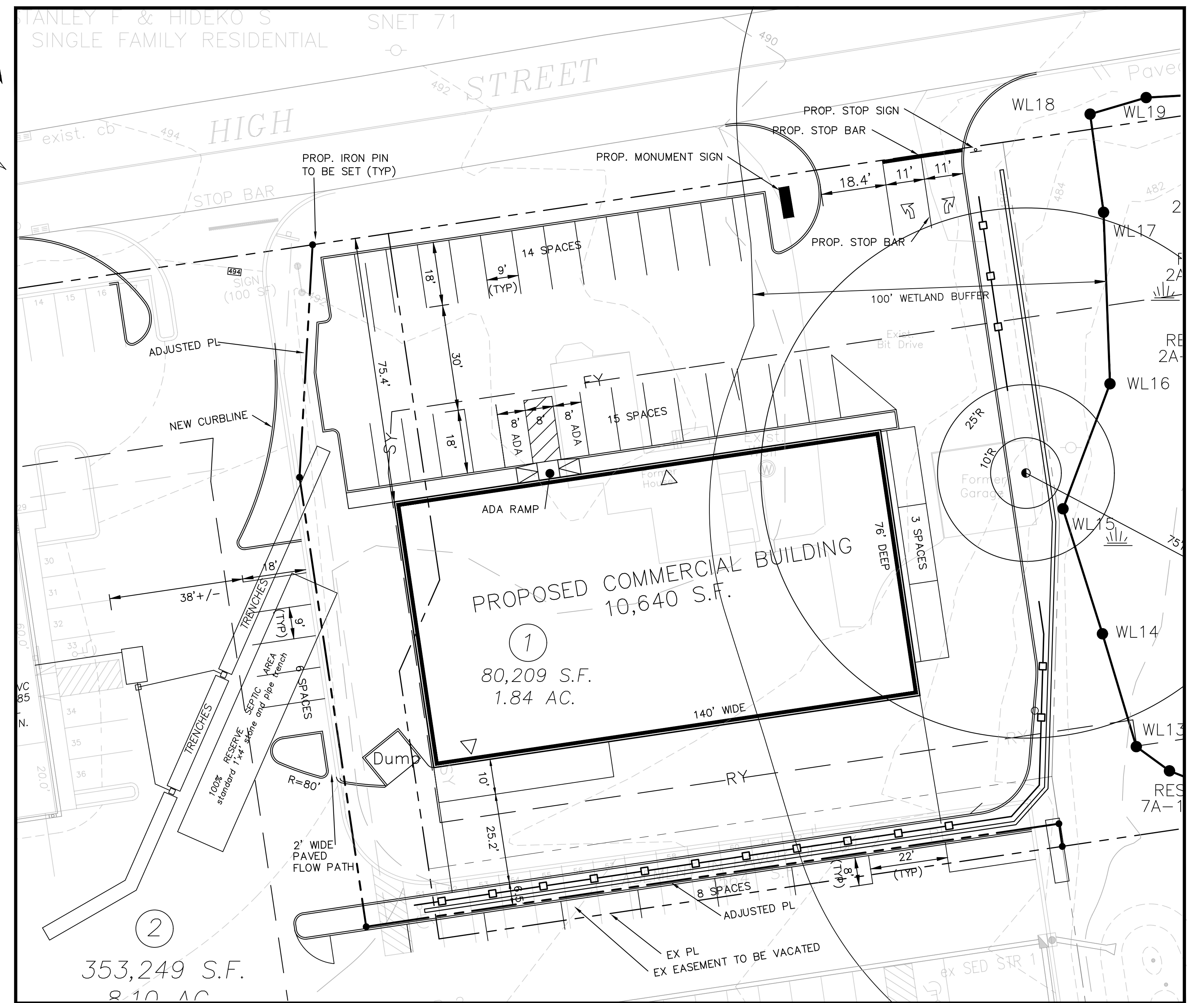
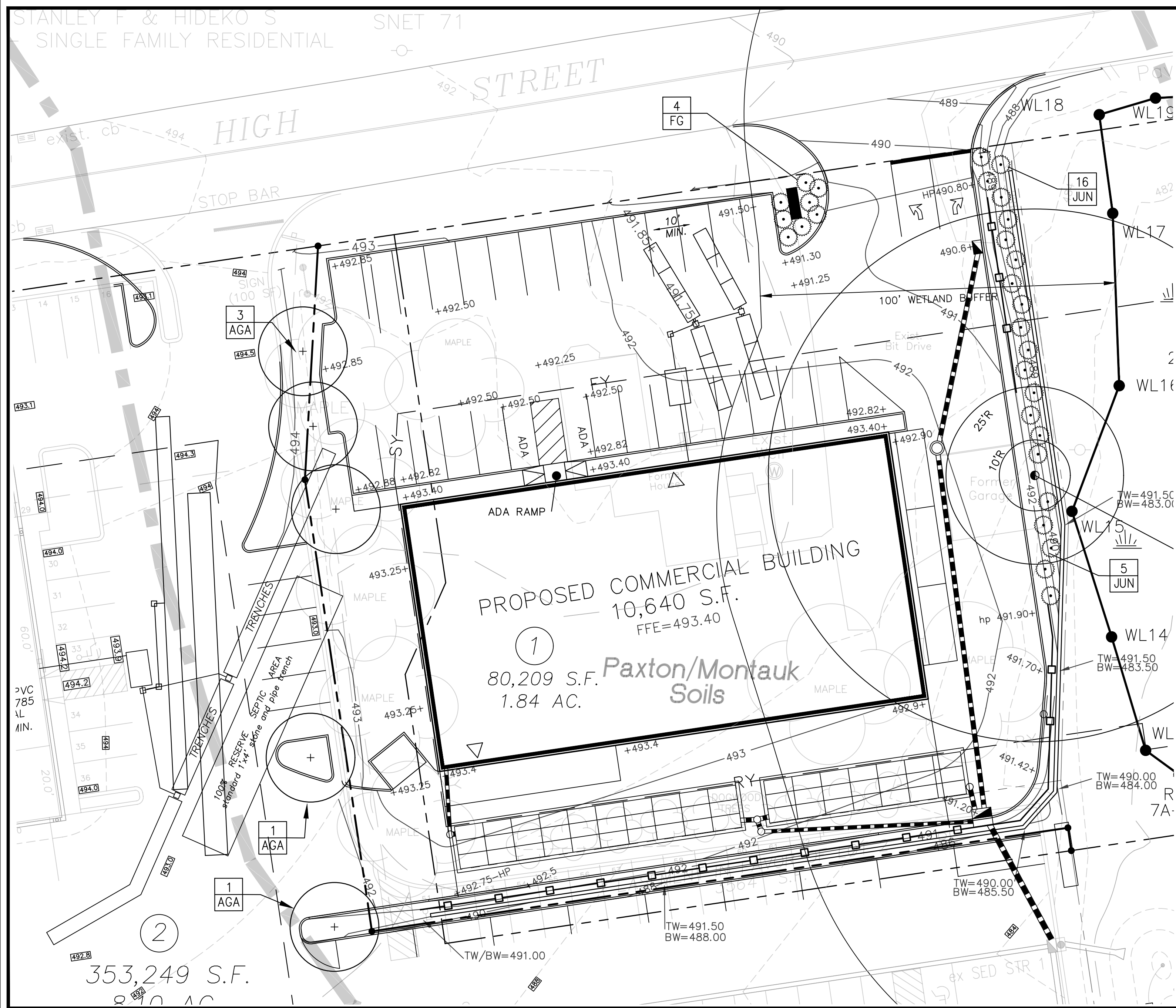
Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

#	DATE	DESCRIPTION
1	1/22/2024	P & Z SUBMISSION
REVISIONS		



PLANTING NOTES:

- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE RESPONSIBILITIES INCLUDING CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET LL-3 FOR PLANTING DETAILS.

LANDSCAPING PLAN

- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
1 PART PEAT MOSS
MYCORRIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
1 PART PEAT MOSS
1 PART MANURE (WEED FREE)
3 PARTS TOPSOIL
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

11. SEEDING MIXTURES:

- LAWN SEEDING MIXTURE
15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)
15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
30% CREEPING RED FESCUE (FESTUCA RUBRA "SHADEMASTER II")
25% CHEWINGS FESCUE (FESTUCA RUBRA "JAMESTOWN II")
15% HARD FESCUE (FESTUCA OVINA "RELIANT II")
SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
 - NO-MOW / LOW MAINTENANCE SEEDING MIXTURE - BLEND OF 3 TO 5 CREEPING RED FESCUES
SEEDING RATES: 4-5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).
SEEDING DATES: SEPTEMBER 1 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. ALL AREAS CALLED OUT AS NO-MOW OR LOW MAINTENANCE SEEDING MIXTURE ON THE LANDSCAPE PLAN SHALL BE SEEDING AS INDICATED.
 - STEEP SLOPES (>3:1) SEED MIX: "LOW-GROWING WILDFLOWER & GRASS MIX" ERNMX #156 BY ERNST SEEDS, 9006 MERCER PIKE, MEADVILLE, PA 16335; www.ernstseeds.com; 800-873-3321 OR APPROVED EQUIVALENT.
 - WET BASIN SEED MIX: "NEW ENGLAND WET MIX" BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA.
APPLY AT A RATE OF 18 LBS PER ACRE (1 LB/2,500 SF).
12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEEDING MIXTURE.

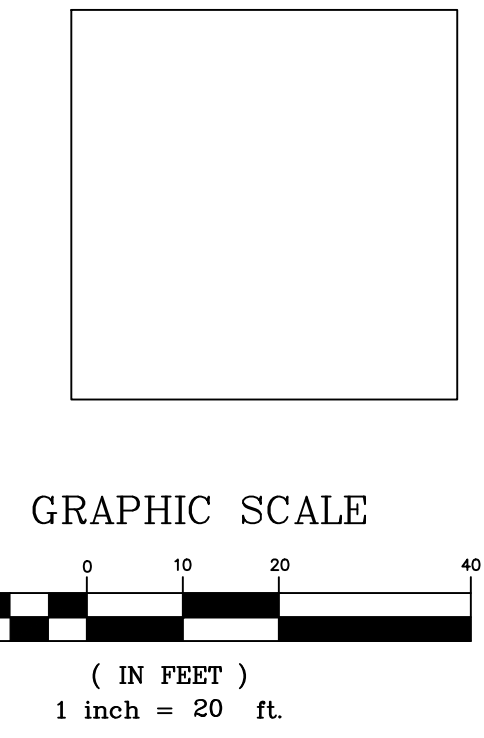
PLANT LIST:

CODE	QTY.	BOTANICAL NAME INSTALLED MATURE	COMMON NAME	ROOT	PLANTING SIZE	SIZE	COMMENTS
TREES: AGA	5	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	8-10' ht.	25' ht.	Clump Form
SHRUBS: JUN	21	JUNIPERUS PROCUMBENS 'NANA'	JAPANESE GARDEN JUNIPER	CONT.#3	12" ht.		
FG	5	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.#5	1-2' ht.	3-4' ht.	

LEGEND

- PROPOSED**
- PROPOSED CURB
 - PROPOSED CONCRETE
 - PROPOSED RIP RAP
 - PROPOSED LANDSCAPING

SITE PLAN



GENERAL NOTES:

- EXISTING CONDITIONS BASED ON PREVIOUS APPROVED PLAN DESIGNED BY CHATHAM ENGINEERING.
- ALL PROPOSED PAVED AREAS SHALL BE 2" TOP COARSE, ON 2" BINDER COARSE, ON 6" MIN SUBBASE.
- ALL CURBING SHOWN IS TO BE 6" BIT CURBING.
- PROPOSED RETAINING WALL SHALL BE DECORATIVE MODULAR BLOCK WALL DESIGNED BY MANUFACTURER.
- PARKING SHALL BE 4" WHITE, QUICK DRY EPOXY PAINT. FOR ALL ANGLED STRIPING, LINES SHALL BE 2' APART.
- ALL ADA PARKING AND SIGNAGE SHALL MEET ALL CURRENT ADA GUIDELINES.
- THE DEVELOPMENT REQUIRES A CURB CUT PERMIT FROM CT DOT.

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

PROPERTY OWNER/APPLICANT:

West High Enterprises
244 Middletown Ave
East Hampton, CT 06424

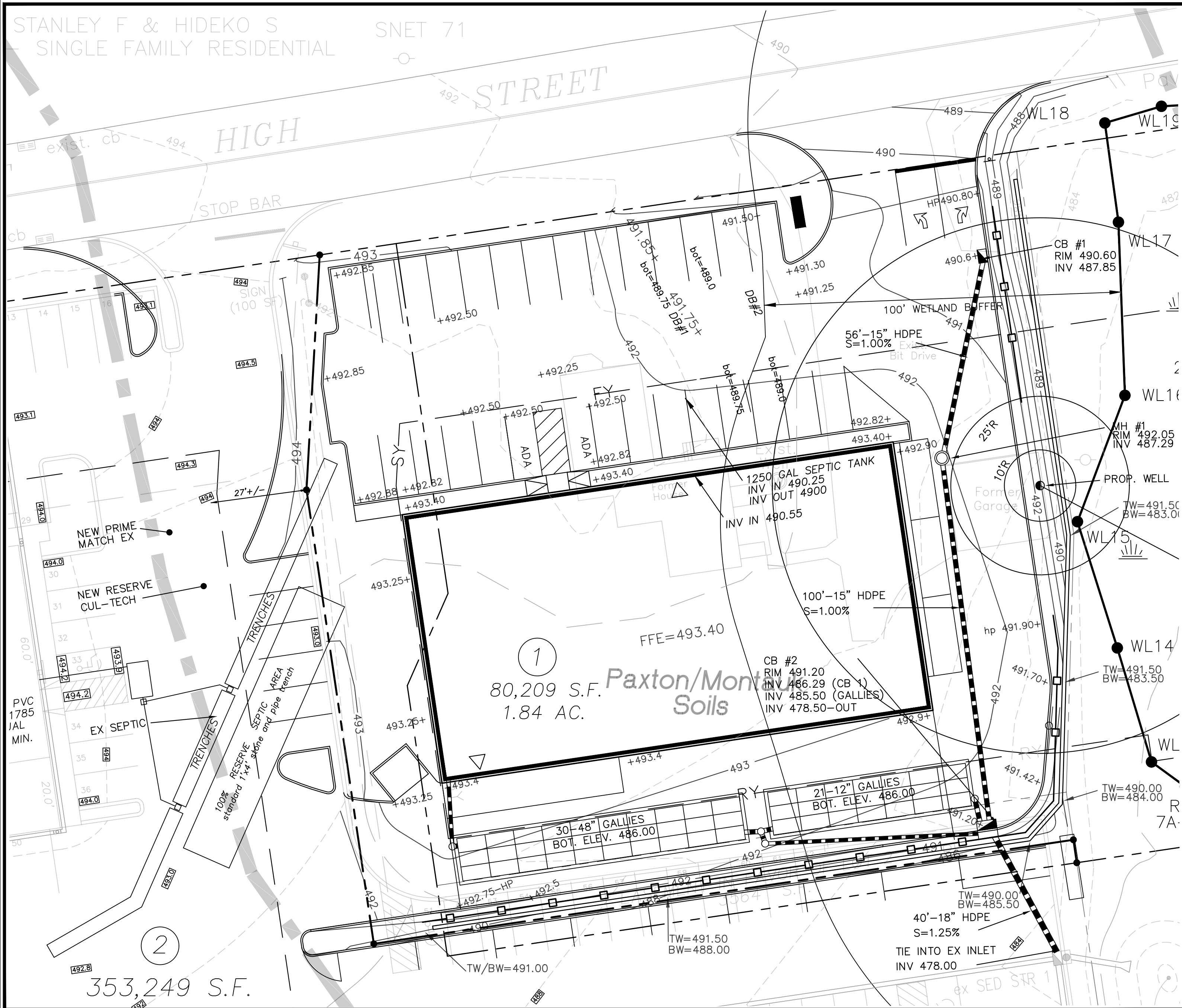
SITE PLAN / LANDSCAPING PLAN

PROPOSED COMMERCIAL BUILDING
PROPERTY OF WEST HIGH ENTERPRISES
195 WEST HIGH STREET
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

DATE: 1/11/2024 SCALE: 1" = 20' SHT #: SP-2

#	DATE	DESCRIPTION	REVISIONS
1	1/22/2024	P & Z SUBMISSION	



GRADING AND UTILITY PLAN

GRADING AND UTILITY NOTES:

1. THE PROPERTY IS LOCATED IN THE ZONE X FLOOD PLAIN AS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAIN AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP PANEL 141 OF 450, MAP NUMBER 09007C0141G, EFFECTIVE DATE AUGUST 28, 2008.
2. THE MAINTENANCE OF THE UNDERGROUND DETENTION SYSTEM WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

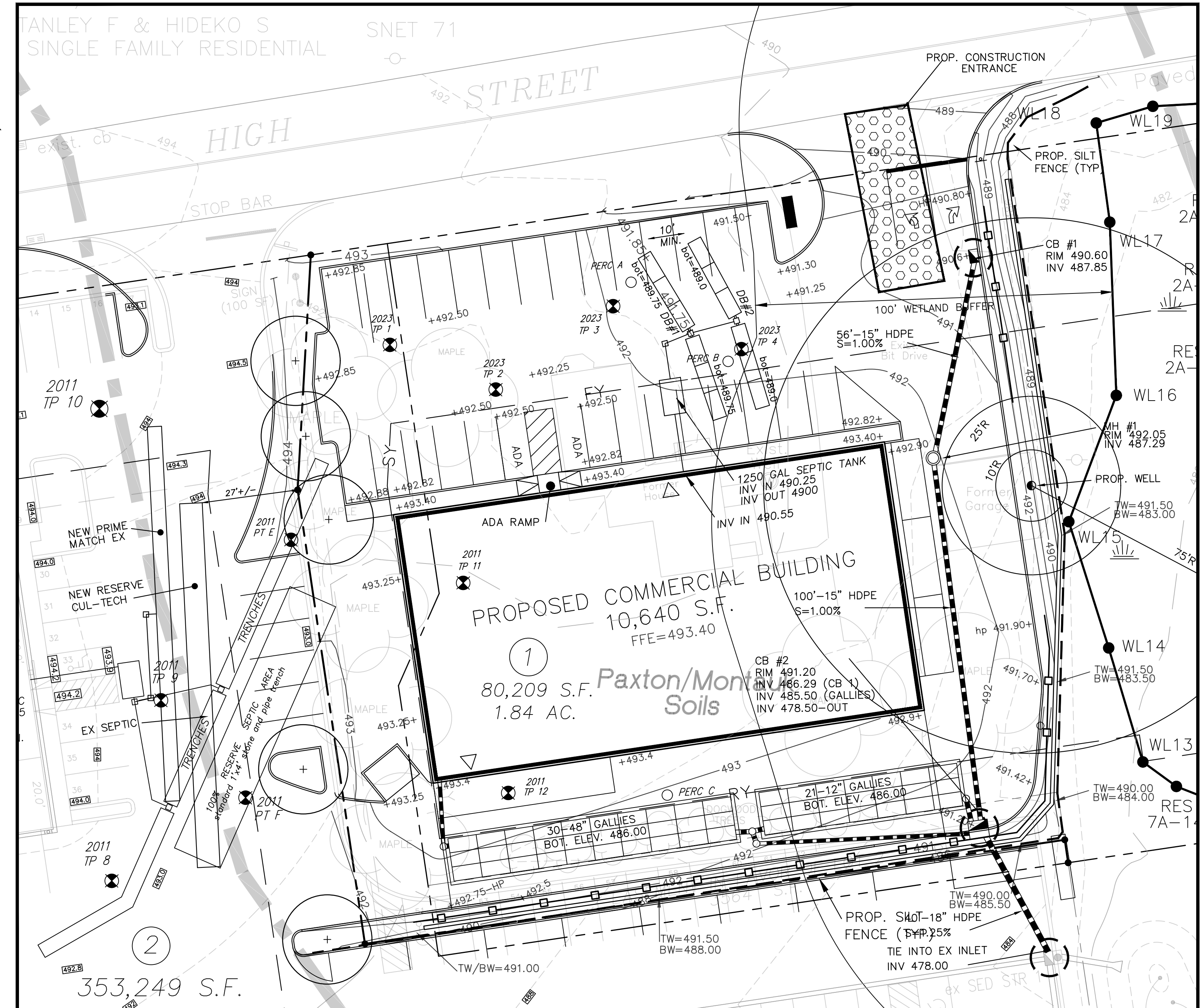
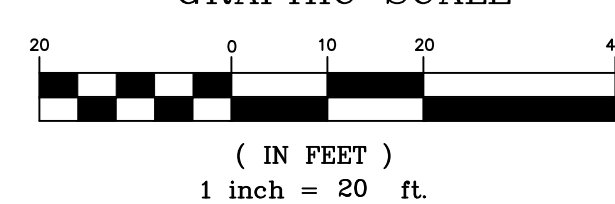
Expiration Date: _____

LEGEND

- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED RIP RAP
- PROPOSED LANDSCAPING

PROPERTY OWNER/APPLICANT:
 West High Enterprises
 244 Middletown Ave
 East Hampton, CT 06424

GRAPHIC SCALE



EROSION SEDIMENT CONTROL PLAN

EROSION CONTROL NOTES:

1. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1

**GRADING AND UTILITY /
 EROSION SEDIMENT CONTROL PLAN**
PROPOSED COMMERCIAL BUILDING
PROPERTY OF WEST HIGH ENTERPRISES
195 WEST HIGH STREET
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallington, Connecticut 06492
(203) 915-8301

#	DATE	DESCRIPTION
1	1/22/2024	P & Z SUBMISSION
REVISIONS		

DATE: 1/11/2024 SCALE: 1" = 20' SHT #: SP-3

SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: Wayne Rand - Buyer, Dave Erlanson - engineer, John Cascio - operator

Location: 195 West High Street, East Hampton, CT.

DATE: 11/8/11

DEEP TEST PIT DATA/SOIL DESCRIPTIONS

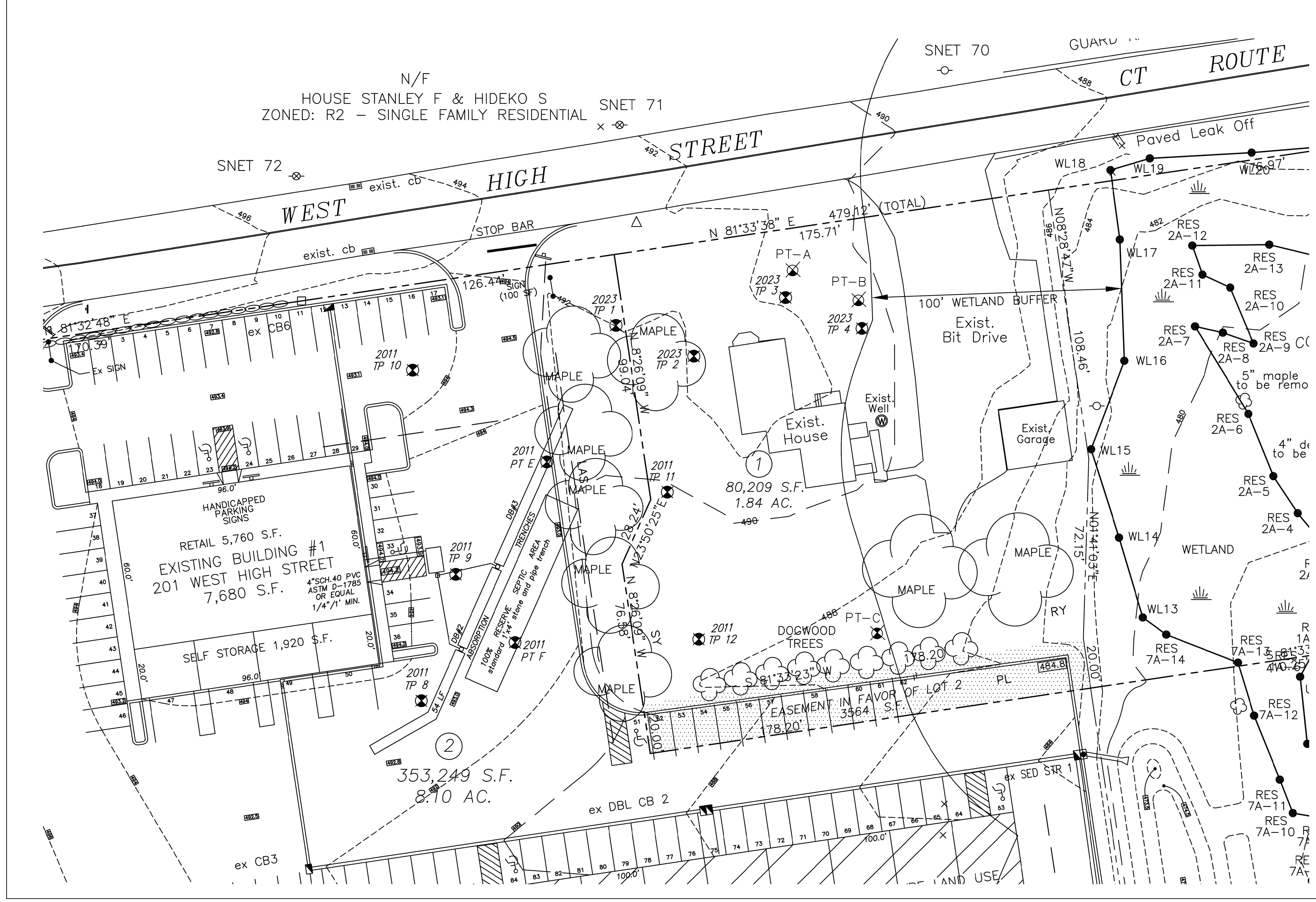
(Record all Test Pits)

TEST PIT:	TP-1	TEST PIT:	TP-1A	TEST PIT:	TP-2
0-9" Topsoil	0-9" Topsoil	0-9" Topsoil	0-9" Topsoil	0-9" Topsoil	0-9" Topsoil
9-24" Orange brown fine sandy loam (loose)	9-24" Orange brown fine sandy loam (loose)	9-24" Orange brown fine sandy loam (loose)	9-24" Orange brown fine sandy loam (loose)	9-24" Orange brown fine sandy loam (loose)	9-24" Orange brown fine sandy loam (loose)
24-32" Tan fine sand with silt	24-32" Tan fine sand with silt	24-32" Tan fine sand with silt	24-32" Tan fine sand with silt	24-32" Tan fine sand with silt	24-32" Tan fine sand with silt
32-72" Gray silty clay (very firm)	32-72" Gray silty clay (very firm)	32-72" Gray silty clay (very firm)	32-72" Gray silty clay (very firm)	32-72" Gray silty clay (very firm)	32-72" Gray silty clay (very firm)
Redox/Mottles:	Redox/Mottles:	Redox/Mottles:	Redox/Mottles:	Redox/Mottles:	Redox/Mottles:
Seeps @ 53", GW @ 53"	Seeps @ 53", GW @ 53"	Seeps @ 53", GW @ 53"	Seeps @ 53", GW @ 53"	Seeps @ 53", GW @ 53"	Seeps @ 53", GW @ 53"
Ledge: No refusal	Ledge: No refusal	Ledge: No refusal	Ledge: No refusal	Ledge: No refusal	Ledge: No refusal
Roots: 36"	Roots: 36"	Roots: 36"	Roots: 36"	Roots: 36"	Roots: 36"
Restrictive: 35"	Restrictive: 35"	Restrictive: 35"	Restrictive: 35"	Restrictive: 35"	Restrictive: 35"

Dave,
 I think we'll need groundwater monitoring on most of this site. The following areas would need monitoring:
 TP-2, TP-3, TP-4 & TP-5
 TP-6, TP-7, TP-8, TP-9 & TP-10
 TP-15, TP-16 & TP-17
 These are just areas, we can decide together where to put stand pipes.

Percolation Test Results:

PT-A	PT-B	PT-C
PERFORMED: 1/6/24 36" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:25 PM	PERFORMED: 1/6/24 30" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:25 PM	PERFORMED: 1/6/24 24" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:26 PM
TIME (min) READING DROP RATE (MIN/INCH)	TIME (min) READING DROP RATE (MIN/INCH)	TIME (min) READING DROP RATE (MIN/INCH)
2:30 25.25" 1.5" 4.0	2:31 18.5" 1.75" 3.4	2:32 10.0" 2.875" 2.1
2:36 26.75" 1.375" 4.4	2:37 20.25" 1.5" 4.0	2:38 12.875" 2.875" 2.1
2:42 28.125" 1.375" 4.4	2:43 21.75" 1.25" 4.8	2:44 15.75" 2.75" 2.2
2:48 29.5" 1.0" 6.0	2:49 23.0" 1.25" 6.0	2:50 18.5" 0.75" 6.0
2:54 30.5" 1.0" 6.0	2:55 24.25" 1.25" 6.0	2:56 19.25" 0.75" 6.8
3:00 31.5" 1.0" 6.0	3:01 25.25" 1.0" 6.0	3:02 20.0" 0.75" 8.0
3:06 32.375" 0.875" 6.8	3:07 26.25" 1.0" 6.0	3:08 20.75" 0.75" 8.0
3:12 33.125" 0.75" 8.0	3:13 27.0" 0.75" 8.0	3:10 21.5" 0.75" 8.0
3:18 33.875" 0.75" 8.0	3:19 27.75" 0.75" 8.0	3:20 22.25" 0.75" 8.0
3:24 34.625" 0.75" 8.0	3:25 28.5" 0.75" 8.0	DRY
RATE = 8.0 MIN/INCH	RATE = 8.0 MIN/INCH	RATE = 8.0 MIN/INCH



Perc # E	RATE = 16 min/inch
Time	Depth (in)
4:23	6 1/4
4:35	8 7/8
4:47	10 7/8
4:59	12 3/4
5:11	14 1/2
5:23	15 5/8
5:35	16 1/2
5:47	17 1/4
5:59	18 Dry

Perc # F	RATE = 12 min/inch
Time	Depth (in)
4:24	6 1/2
4:36	10 3/4
4:48	13 1/2
5:00	15 1/8
5:12	16 1/4
5:24	17 1/4
5:36	18 Dry

Septic System Design

PRIMARY SYSTEM
 50 SQ. FT. EFF. LEACH AREA
 USE 12" CONCRETE LEACH GALERIES
 EFFECTIVE LEACHING AREA = 5.9 SQ. FT./L.F.
 LAYOUT LENGTH = 50 SQ. FT. = 8.5 L.F.
 5.9 SF/LF = 8.5 L.F.
 (USE 2 UNITS MINIMUM FOR 16 FT)

RESERVE SYSTEM
 50 SQ. FT. EFF. LEACH AREA
 USE 12" CONCRETE LEACH GALERIES
 EFFECTIVE LEACHING AREA = 5.9 SQ. FT./L.F.
 LAYOUT LENGTH = 50 SQ. FT. = 8.5 L.F.
 5.9 SF/LF = 8.5 L.F.
 (USE 2 UNITS MINIMUM FOR 16 FT)

CHECK MLSS:
 MLSS = HF x FF x PF
 = 28 (39" TO MOTTLES [TEST PIT 3], SLOPE=3.8%)
 x 70/300 (NON-RES)
 x 1.0 (<10 MIN/INCH RATE)
 = 28 X 0.23 X 1.0 = 6.5 FEET

ACTUAL PRIMARY CAPACITY
 6 UNITS @ 8 FT EACH = 48 L.F.
 ELA PROVIDED = 5.9 SF/LF X 48 LF = 283 SF
 ELA = DESIGN FLOW / APPLICATION RATE = 283
 ACTUAL DESIGN FLOW = 424 GPD
 MLSS = 48 FT = 28 x DESIGN FLOW/300 x 1.0
 DESIGN FLOW = 514 GPD

Septic System Sizing

DESIGN FLOW:
 PER CT DPH DESIGN MANUAL SDDS FOR HOUSEHOLDS AND SMALL COMMERCIAL BUILDINGS
 USE AVERAGE of similar facilities and apply 1.5-2.0 Safety Factor
 AVG Metered Daily Flow = 35 GPD
 (Based on 2 Study Sites)
 Design Flow = 35 GPD x 2.0 = 70 GPD

USE DESIGN FLOW = 70 GPD
 REQ'D EFF. LEACHING AREA (ELA) = DESIGN FLOW / APPLICATION RATE
 APPLICATION RATE = 1.5
 PERC RATE = <10 MIN/INCH
 (TABLE 8 CT PHC - NON-PROBLEMATIC SEWAGE)
 ELA = 70 GPD / 1.5 = 47 SF (say 50 SF)

Property Owner: West High Street Enterprises LLC

Location: 195 West High Street

DATE: 11.15.2023

DEEP TEST PIT DATA/SOIL DESCRIPTIONS

TEST PIT: 1	TEST PIT: 2
0-8" - Natural topsoil	0-10" - Natural topsoil
8-25" - Light orange brown medium sandy loam	10-16" - Orange brown medium sandy loam
25-40" - Light brown sand	16-29" - Light brown medium sand with gravel
40-71" - Light brown, olive brown medium sand with gravel and stones, damp	29-79" - Grey sandy hardpan, compact
Mottles: 24"	Mottles: 27"
GW: None	GW: None
Ledge: no refusal	Ledge: no refusal
Roots: 40"	Roots: most to 29" some to 39"
Restrictive: 24"	Restrictive: 27"

TEST PIT: 3	TEST PIT: 4
0-6" - Fill material	0-3" - Topsoil
6-18" - Topsoil	3-11" - Fill material
18-28" - Fine to medium orange brown sandy loam	11-18" - Original topsoil
28-75" - Light brown, olive brown medium to coarse sand with gravel and stones, moderately compact, damp	18-34" - Orange brown medium sandy loam with gravel
Mottles: none visible some iron staining at 39"	Mottles: 39"
GW: none	GW: None
Ledge: no refusal	Ledge: none
Roots: most 22"	Roots: most to 42"
	Restrictive: (39" - 11" of fill) = 28" for MLSS calculations

COMMENTS:
 Groundwater Table: (Near max, below max, etc.): Average
 Soil Moisture (High, medium, low, etc.): Medium

LOCATION DRAWING INCLUDING ALL TEST PITS AND PERCOLATION HOLES

SPECIAL CONDITIONS	CONCLUSIONS
Design Flow > 2000 GPD	N
Public Water Supply Watershed	?
Probable High Groundwater	?
Slope > 25 percent	N
Perc Rate < 1 mm/inch	N
Perc Rate < 30 mm/inch	?
Ledge < 5 feet below grade	N
Limited Suitable Area	N
Open Watercourse or Wetlands	?
Flood Plain / Seasonal Flooding	?
G.W. 36 inches below grade	Y

- DESIGN RECOMMENDATIONS/COMMENTS:**
- Perc test to be conducted by PE7 Engineering firm. Submit location, logs and data to CHD for review.
 - Test pits marked on-site with stakes. Locations to be surveyed, labeled as per concept plan #4 dated 11.07.23
 - Provide a specific design flow and floor/building plans for review and approval.
 - Lot line adjustments shall meet 19-13-B100a and require CHD review and approval.

FORM COMPLETED BY: Liz Davidson, RS, MPH
 OTHERS PRESENT FOR SITE INVESTIGATION (Engineer, developer, Installer, etc.):
 Zac - excavating contractor



PROPERTY OWNER/APPLICANT:
 West High Enterprises
 244 Middletown Ave
 East Hampton, CT 06424

#	DATE	DESCRIPTION
1	1/22/2024	P & Z SUBMISSION
		REVISIONS

SEPTIC DESIGN DATA

PROPOSED COMMERCIAL BUILDING
 PROPERTY OF WEST HIGH ENTERPRISES
 195 WEST HIGH STREET
 EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.
 27 Tammy Hill Road
 Wallingford, Connecticut 06492
 (203) 915-8301

DATE: 1/11/2024 SCALE: NTS SHT #: TD-1

Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) ⁴	Lbs/Acre	Lbs/1,000 Sq. Ft.
1 ⁵	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Perennial Ryegrass (Norra, Manhattan)	5	.10
	Total	45	1.00
2 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaking, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total	42	.95
3 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total	48	1.10
4 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	20	.45
	Redtop (streaking, Common)	2	.05
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Total	30	.70
5 ⁵	White Clover	10	.25
	Perennial Ryegrass	2	.05
		Total	12
6 ⁵	Creeping Red Fescue	10	.50
	Redtop (streaking, Common)	2	.05
	Perennial Ryegrass	20	1.05
	Total	42	1.05
7 ⁵	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Norra, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	10	.25
	Total	30	.70
8 ⁶	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 ¹	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Camper)	10 ¹	.25
	Total	23	.57
9 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chemung, Penngift) with inoculant ¹	30	.75
	(or Flatpea (Lathco) with inoculant ¹)	15	.35
	Total	42 (or 57)	1.00 (or 1.40)
10 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaking, Common)	2	.05
	Crown Vetch (Chemung, Penngift) with inoculant (or Flatpea (Lathco) with inoculant)	15	.35
	Total	37 (or 125)	.85 (or 1.25)
11 ⁵	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Crown Vetch (Chemung, Penngift) with inoculant ¹	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.35
	Total	45	1.05
12 ⁶	Switchgrass (Blackwell, Shelter, Cave-in-rock)	101	.25
	Perennial Ryegrass (Norra, Manhattan)	5	.10
	Crown Vetch (Chemung, Penngift) with inoculant ¹	15	.35
	Total	121	3.00
13-15	Not used		
16 ⁵	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant ¹	30	.75
		Total	50
17 & 18	Not used		
19 ⁵	Chewing Fescue	35	.80
	Hard Fescue	30	.70
	Colonial Bentgrass	5	.10
	Total	100	2.3
21 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (streaking, Common)	20	.45
	Tall Fescue (Kentucky 31)	20	.45
	Total	80	1.80
22 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant ¹	30	.75
		Total	45
24-28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jogurt) or Perennial Ryegrass (Future 2000 mix, Fiesta II, Blazer II, and Dasher II)	175 to 250	6 to 8

Figure PS-2 Selecting Seed Mix to Match Need

Area To Be Seeded	Mixture Number ¹	
	Mowing Desired	Mowing Not Req.
BORROW AREAS, ROADSIDE, DIKES, LEVEES, POND BANKS AND OTHER SLOPES AND BANKS		
A) Well or excessively drained soils ²	1,2,3,4,5, or 8	5,6,7,8,9,10,11
B) Somewhat poorly drained soils ²	2	12,16, 22
C) Variable drainage soils ²	2	5,6
DRAINAGE DITCH AND CHANNEL BANKS		
A) Well or excessively drained soils ²	1,2,3 or 4	9,10,11,12
B) Somewhat poorly drained soils ²	2	
C) Variable drainage soils ²	2	
DIVERSIONS		
A) Well or excessively drained soils ²	2,3 or 4	9,10,11
B) Somewhat poorly drained soils ²	2	
C) Variable drainage soils ²	2	
GULLIED AND ERODED AREAS		3,4,5,8,10,11,12
SOD WATERWAYS AND SPILLWAYS	1,2,3,4,6,7, or 8	1,2,3,4,6,7, or 8
SUNNY RECREATION AREAS (Picnic areas and playgrounds or driving and archery ranges, nature trails)	1,2, or 22	
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 22	

1 The numbers following in these columns refer to seed mixtures in Figure PS-3. Mixes for shady areas are in **bold-face** print (including mixes 20 through 24).
 2 See county soil survey for drainage class. Soil surveys are available from the County Soil and Water Conservation District Office.
 3 Use mix 26 when soil passing a 200 mesh sieve is less than 15% of total weight. Use mix 26 & 27 when passing a 200 mesh sieve is between 15 and 20% of total weight. Use mix 26, 27 & 28 when soil passing a 200 mesh is above 20% of total weight.

Species ⁴	Seeding Rates (pounds/acre)	Optimum Seed Depth (inches) ²	Optimum Seeding Dates ³										Plant Characteristics		
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15	11/15	12/15			
Annual ryegrass Lolium multiflorum	40	1.0	0.5												May be added in mixes. Will mow out of most stands.
Perennial ryegrass Lolium perenne	40	1.0	0.5												Use for winter cover. Tolerates cold and low moisture.
Winter eye Secale cereale	120	3.0	1.0												Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0												In northern CT will winter kill with the first killing frost and may throughout the state in severe winters.
Winter Wheat Triticum aestivum	120	3.0	1.0												Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0												Warm season small grain. Dies with frost in September.
Sudangrass Sorghum sudanense	30	0.7	1.0												Tolerates warm temperatures and droughty conditions.
Sudangrass Sorghum sudanense	15	0.4	1.0												Hardy plant that will reseed itself and is good as a green manure crop.
Weping Lovegrass Eragrostis curvula	5	0.2	0.25												Warm-season perennial. May bunch. Tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix ⁵	150	3.4	0.5												Suitable for all conditions.

1 May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.
 2 Seed at twice the indicated depth for sandy soils.
 3 See Permanent Seeding Figure PS-3 for seeding mixture requirements.
 4 Listed species may be used in combinations to obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.
 5 DOT All Purpose Mix

WETLANDS APPLICATION DATA

1. This project involves the re-development of a 1.93 acre parcel which was formerly a single family residential dwelling. The proposed redevelopment includes changing the use to a free standing 10,640 s.f. Commercial building as well as all the parking and infrastructure needed. The parcel contains some inland wetlands soils that currently are located within an existing conservation easement. The redevelopment requires disturbance of approx. 16,550 s.f. of the 100' upland review area.

2. The on-site regulated areas to be protected by the use of erosion control measures during construction and the finished surfaces such as grass and pavement.

EROSION CONTROL INTENT

- THE EROSION CONTROL PLAN IS INTENDED TO MINIMIZE THE MOVEMENT OF MATERIAL INTO ADJACENT WETLANDS AND WATERCOURSES BY ONE OR MORE OF THE FOLLOWING:
- LIMIT THE TIME OF BARE SOIL EXPOSURE. ONCE EXCAVATION OR FILL HAS BEEN COMPLETED AND WITHOUT WAITING UNTIL THE ENTIRE SITE IS READY, PROVIDE SOME TYPE OF GROUND COVER AS SPECIFIED. INSTALL MULCH, PAVEMENT, TEMPORARY SEEDING, OR PERMANENT SEEDING. SLOPES SHOULD BE PERMANENTLY SEEDDED AS SOON AS FORMING IS COMPLETED.
 - THE USE OF MULCH, TEMPORARY SEEDING OR JUTE MESH WILL BIND THE SOIL BY ABSORBING AND SPREADING HEAVY RAIN CONCENTRATIONS AND MINIMIZING EROSION.
 - A TEMPORARY LINING SHOULD BE USED IN THE BOTTOM OF SWALES TO SLOW VELOCITY OF THE STORMWATER AND PREVENT EROSION. THIS ALSO SETTLES OUT MANY OF THE FINE SILTS. SEE SWALE CHART FOR CHANNEL LINING DETAILS. CONTROL OF SHEET FLOW.
 - THE USE OF SILT FENCE ANCHORED AS REQUIRED, WILL CONTROL SHEET FLOW AS LONG AS THE WATER VOLUME IS NOT GREAT. IN SOME CASES, WHERE THE FLOW IS GREAT ENOUGH, THE FENCE SHOULD BE BACKED UP BY HAY BALES TO PROVIDE STRENGTH AGAINST THE FENCE TIPPING OVER DUE TO THE WATER VOLUME. ACCUMULATED SILT SHOULD BE PERIODICALLY CLEANED FROM IN FRONT OF THE SILT FENCE AND BURIED.
 - THE CONTROL AND REMOVAL OF ALL SILT IS NOT POSSIBLE, BUT BY CAREFUL APPLICATION OF THE REQUIREMENTS OF THIS PLAN COMBINED WITH CONTRACTOR CONCERN WILL GREATLY IMPROVE THE QUALITY OF BOTH THE SITE AREAS AND THE OFF-SITE AREAS.

CONSTRUCTION TIME SCHEDULE

- The total Construction time for all improvements shall be 6-12 months.
- All erosion control measures shall be in place and inspected prior to start of Construction.
- Contractor to construct the proposed stone lined drainage roadside swale.
- Next, the contractor shall do the building foundation vertical extensions to allow for filling to happen.
- Contractor shall do all rough grading, install retaining walls and install drainage network.
- All concrete, curbing and pavement shall be installed.
- Lastly, the contractor shall perform all finished grading, install topsoil, seed, mulch and final landscaping.
- All erosion control measures will remain in place until final signout from the Town E&S Inspector.

Approved by the East Hampton Planning & Zoning Commission

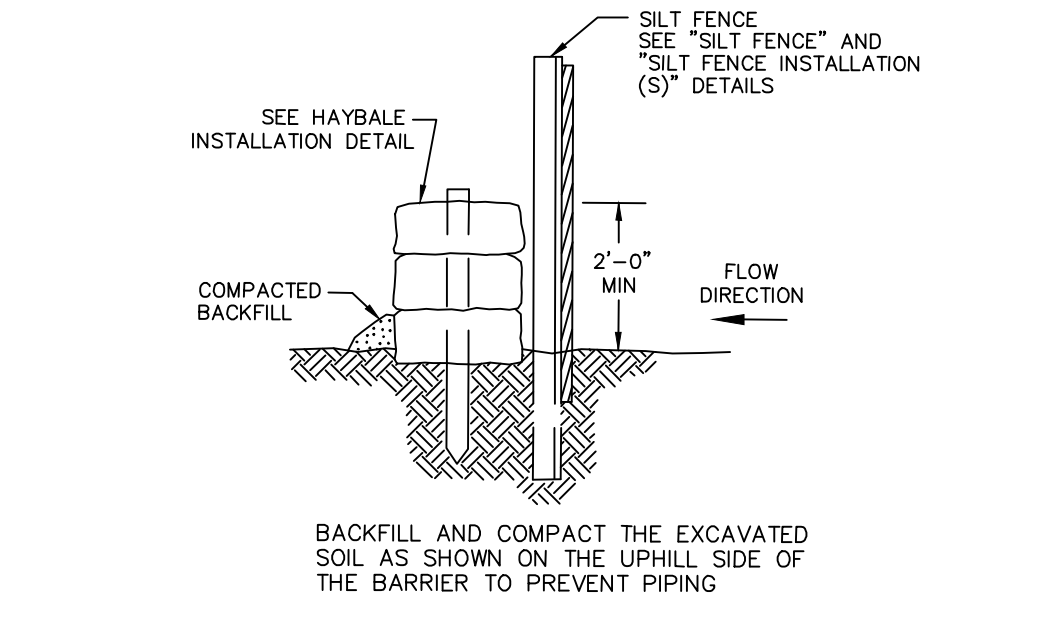
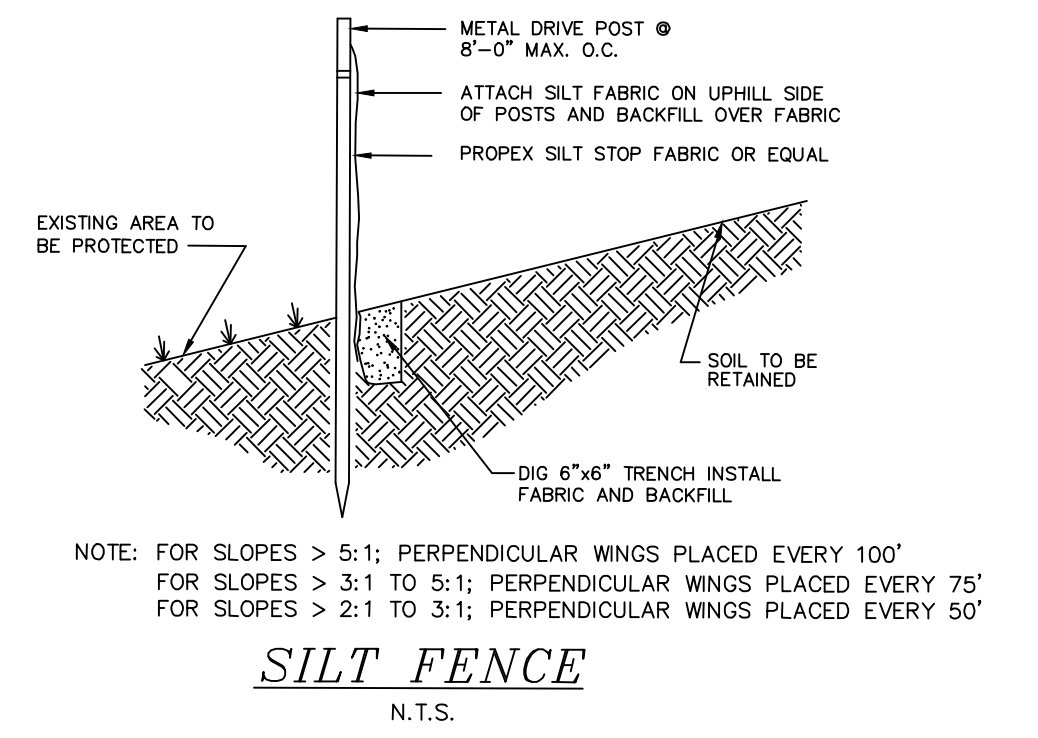
Final Approval _____ Chairman

Date: _____

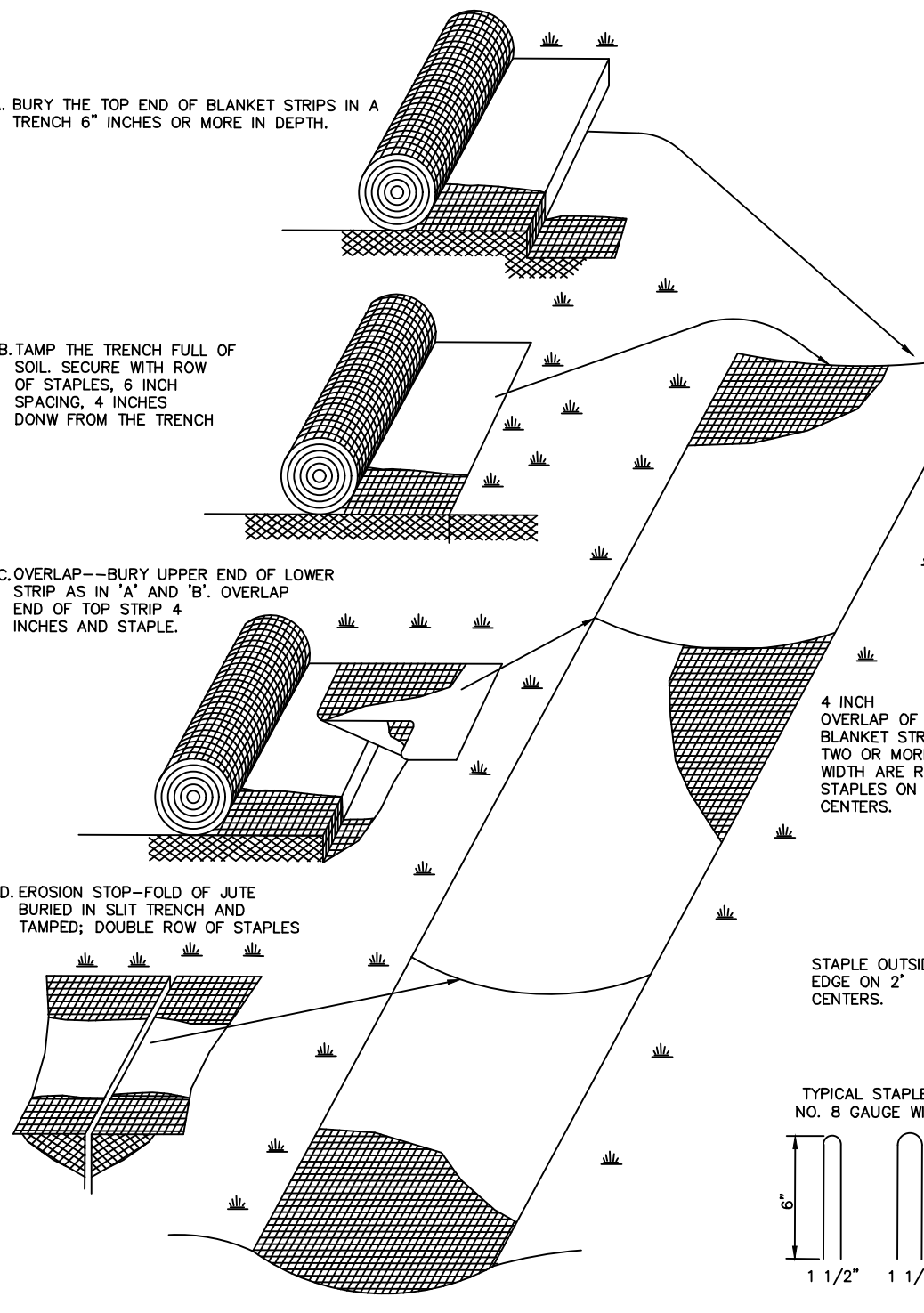
Expiration Date: _____

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.



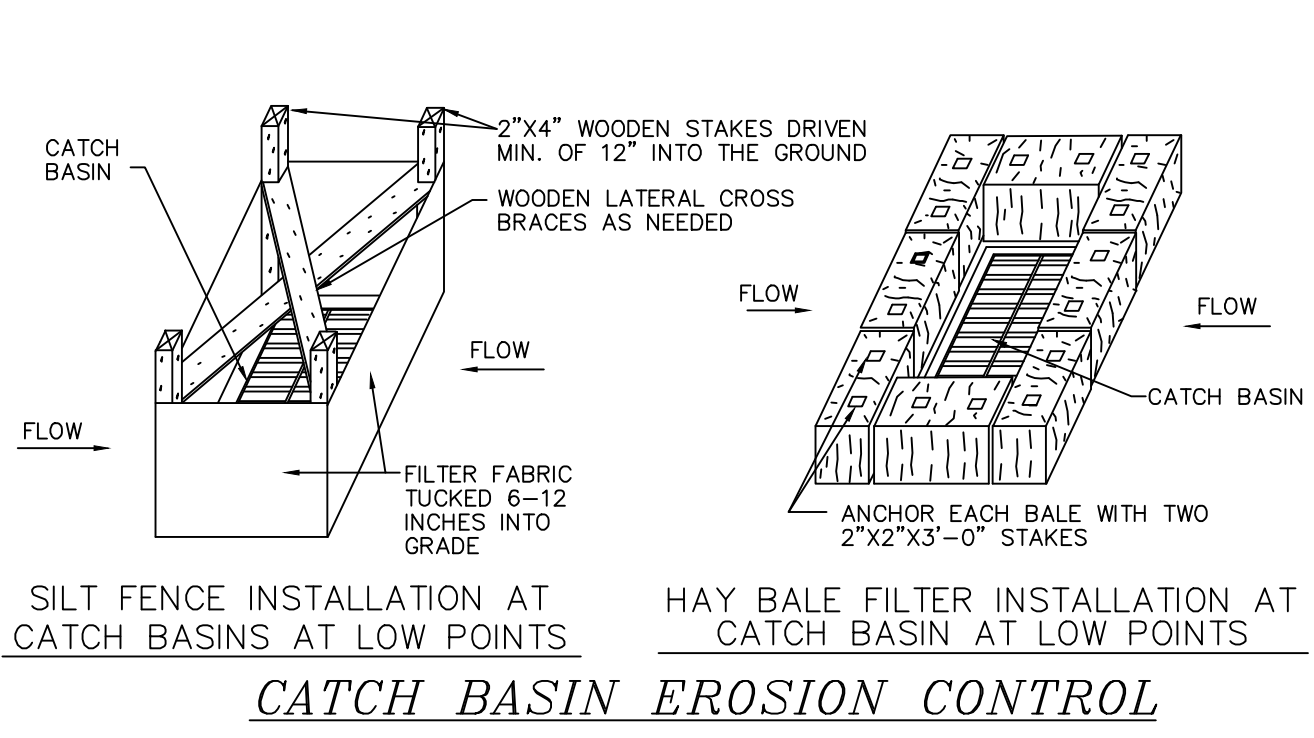
SEDIMENTATION CONTROL BARRIER WITH HAY BALE BARRIER



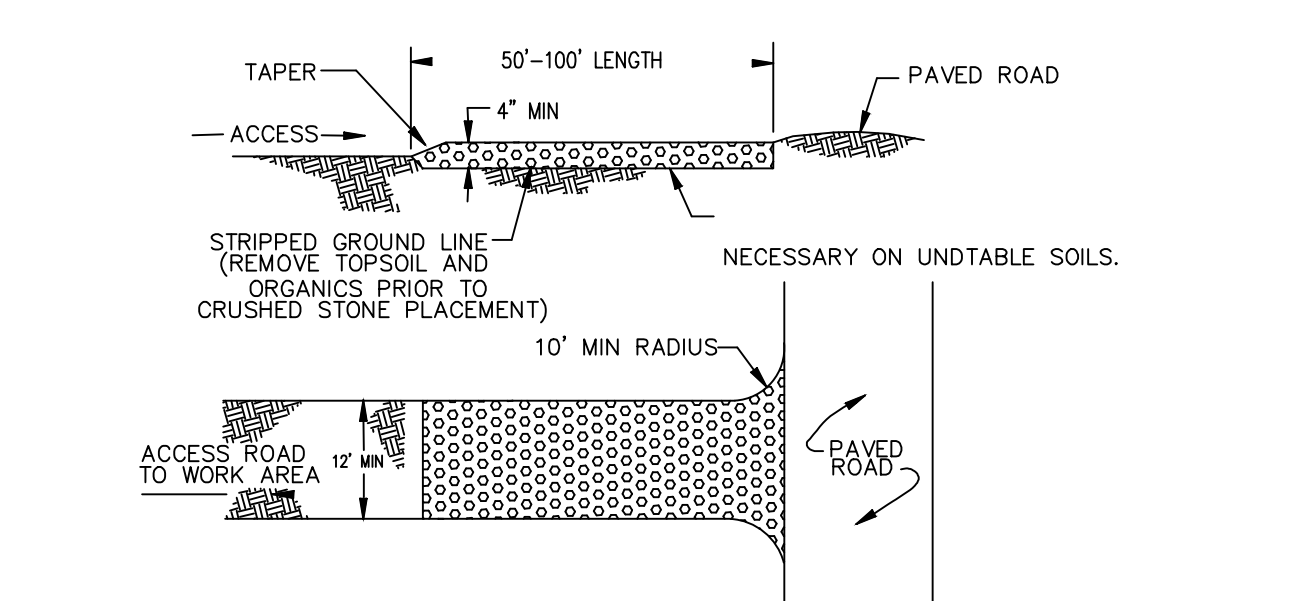
NOTE: BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE STEEPER THAN 3:1

EROSION CONTROL BLANKET INSTALLATION DETAIL

N.T.S.



CATCH BASIN EROSION CONTROL



Construction Entrance shall be installed if required by E&S Inspector)

TYPICAL CONSTRUCTION ENTRANCE

PROPERTY OWNER/APPLICANT:
West High Enterprises
244 Middletown Ave
East Hampton, CT 06424

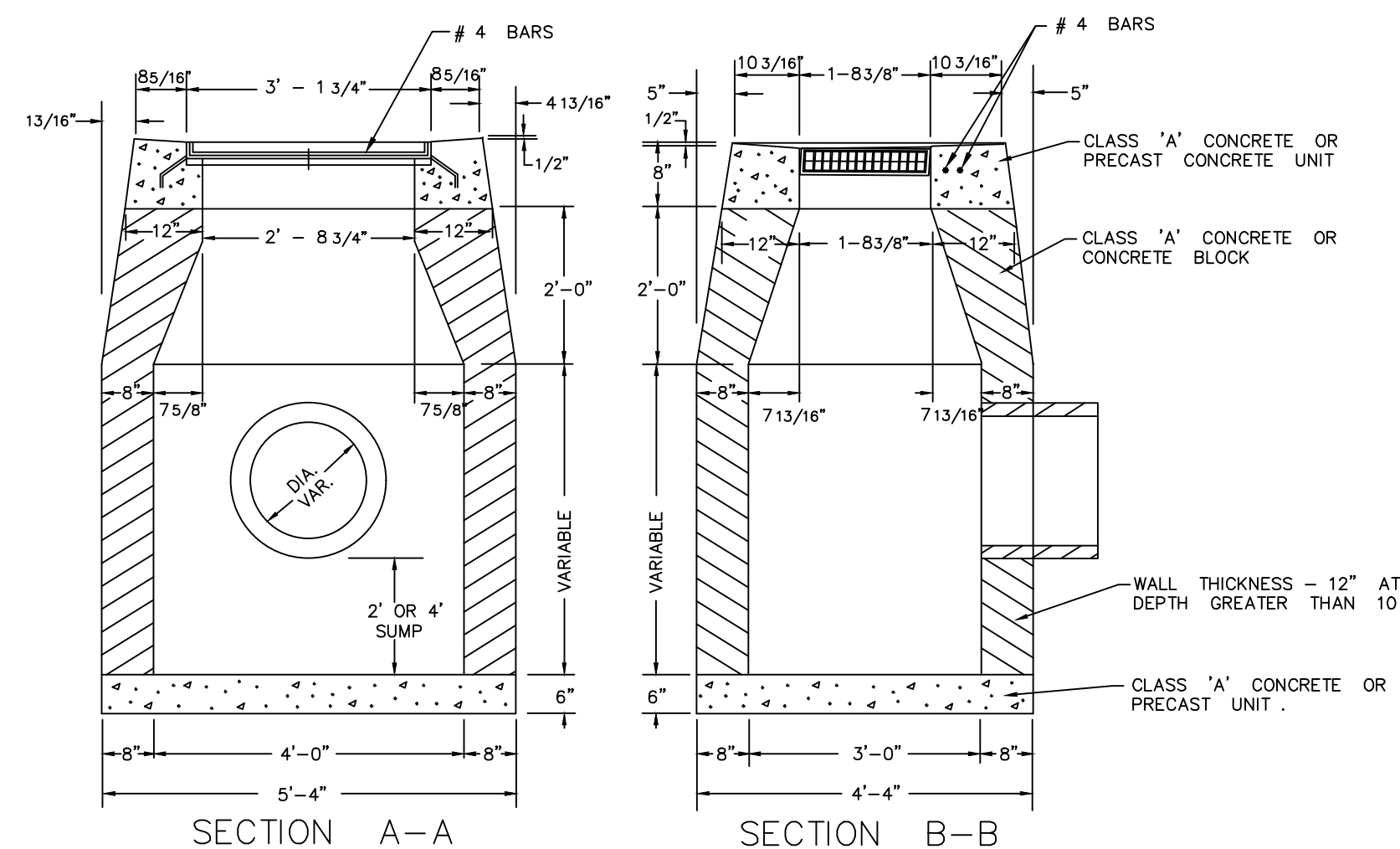
DETAIL SHEET

PROPOSED COMMERCIAL BUILDING
PROPERTY OF WEST HIGH ENTERPRISES
195 WEST HIGH STREET
EAST HAMPTON, CONNECTICUT

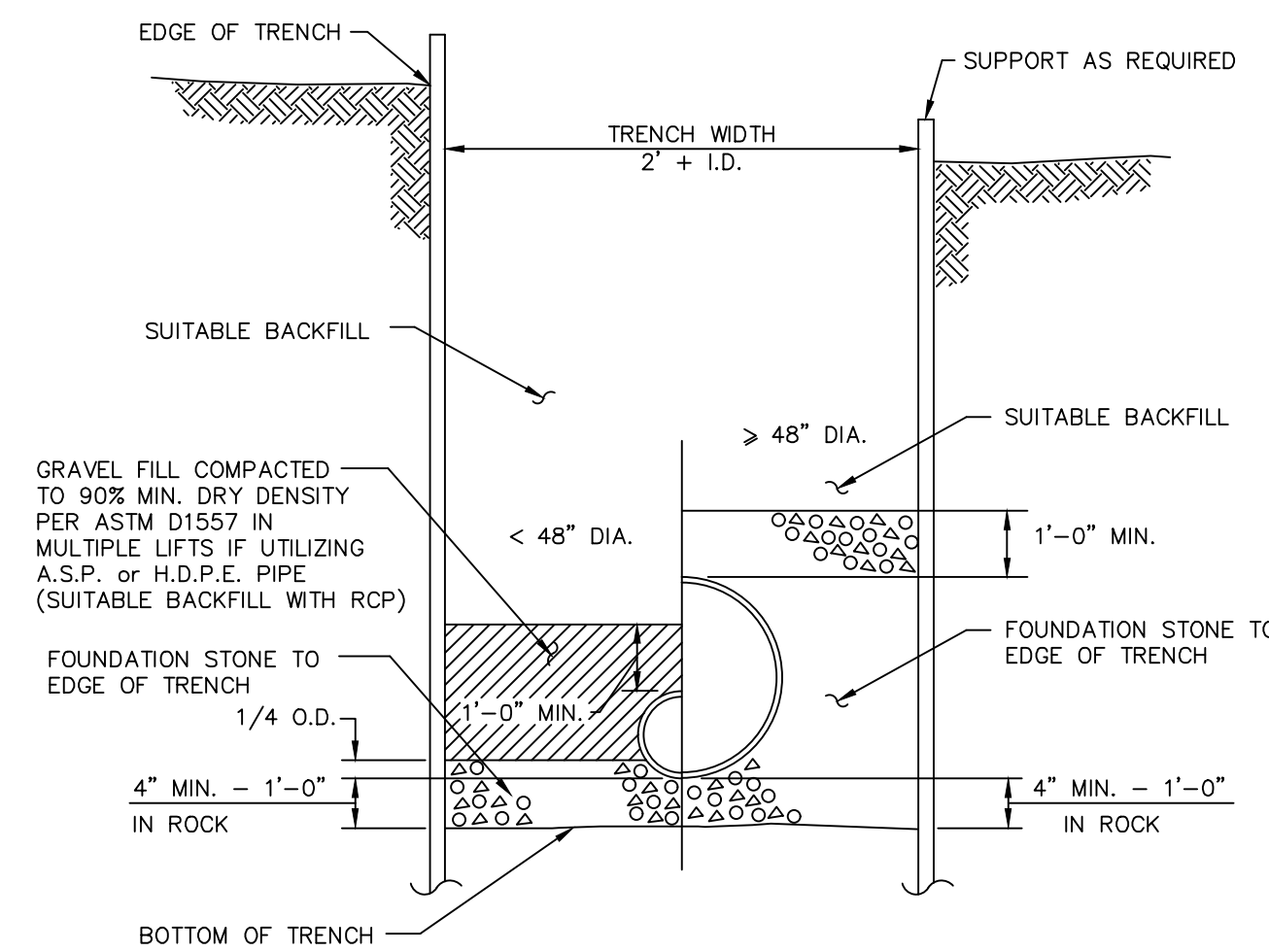
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

#	DATE	REVISIONS
1	1/22/2024	P & Z SUBMISSION

DATE: 1/11/2024 SCALE: NTS SHT #: DN-1



CONNECTICUT DEPARTMENT OF TRANSPORTATION
TYPE "C-L" CATCH BASIN
N.T.S.

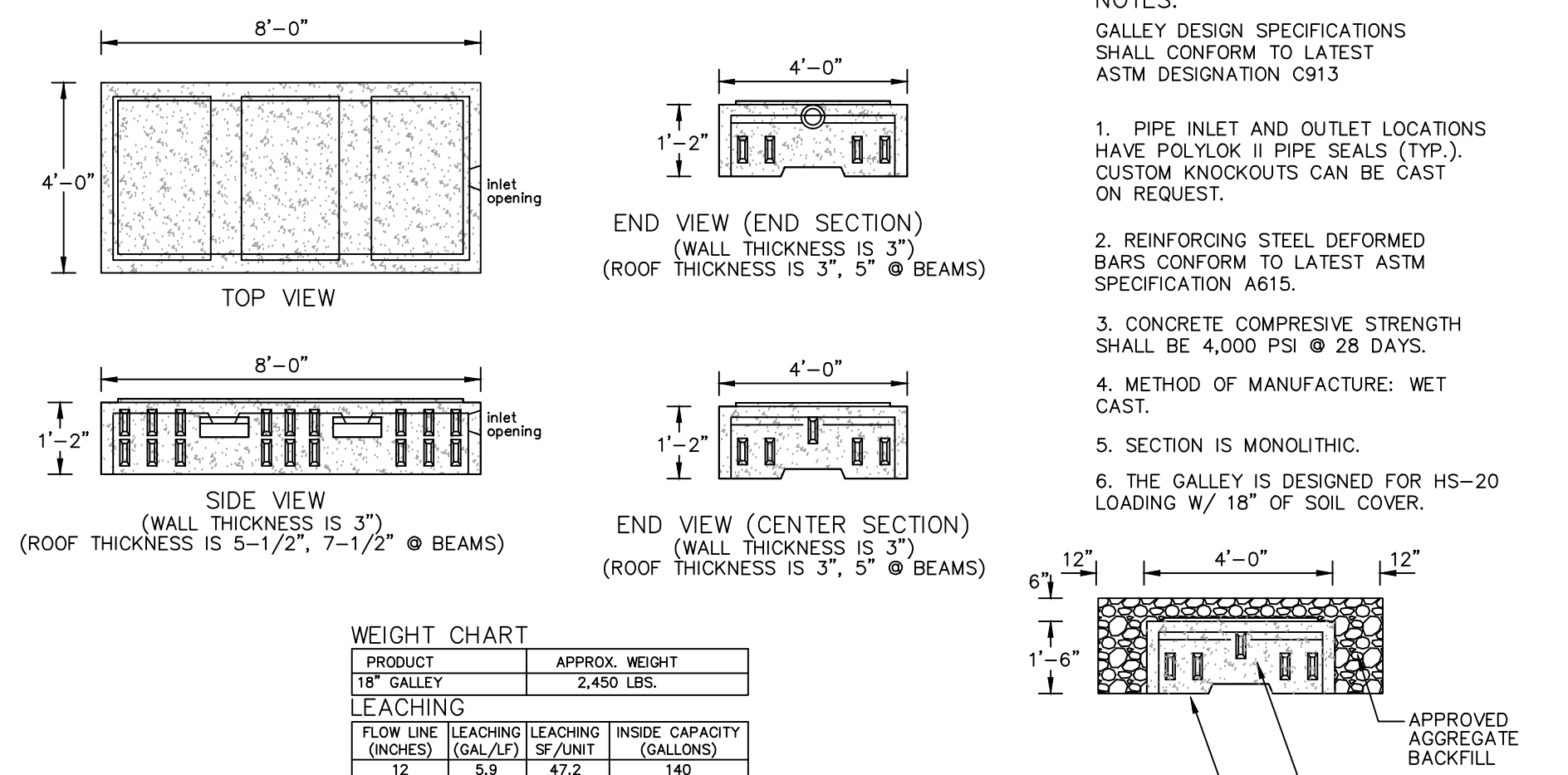


TYPICAL STORM SEWER TRENCH SECTION
N.T.S.

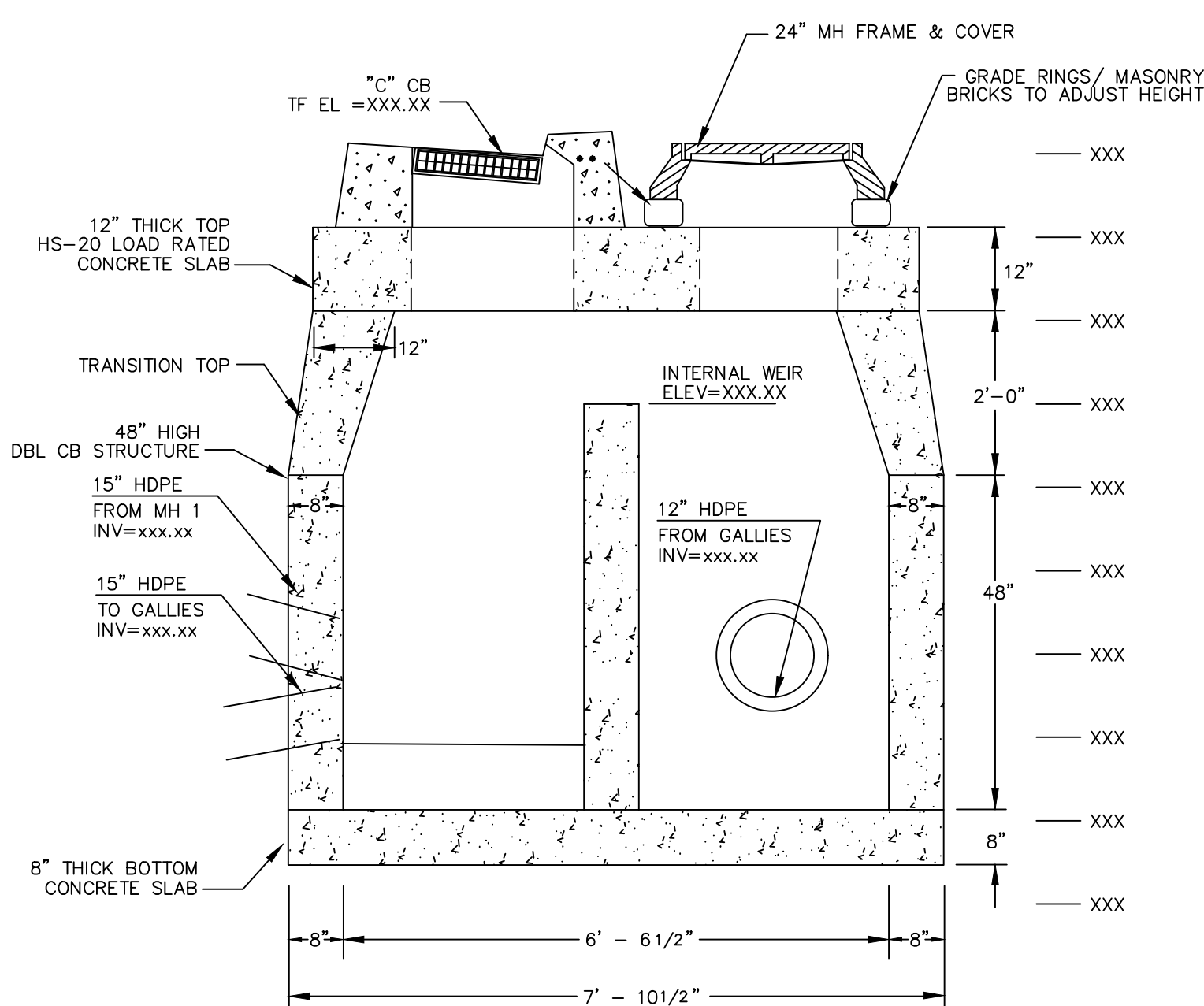
Septic System Notes:

1. THE HOUSE SEWER SHALL BE 4" SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D 1785/ ASTM D 2665 SET AT A MINIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES.
2. THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,500 GALLONS. THE TANK SHALL HAVE TWO CHAMBERS, THE FIRST OF WHICH SHALL HOLD 1/3 THE REQUIRED TOTAL CAPACITY.
3. THE SEPTIC TANK SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION. THE TANK SHALL HAVE A NON-BYPASS EFFLUENT FILTER AT THE OUTLET AND POLYETHYLENE GASKETS AT THE INLET AND OUTLET.
4. THE DISTRIBUTION PIPE FROM THE TANK TO THE DISTRIBUTION BOX OR LEACHING GALLERIES SHALL BE 4" PVC CONFORMING TO ASTM 3034 SDR35 WITH INTEGRAL RUBBER COMPRESSION GASKETS. PIPE SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/4" PER FOOT (2.08%).
6. THE DISTRIBUTION BOXES SHALL BE HS-20 PRE-CAST CONCRETE WITH WATER-TIGHT GASKETS AND SET LEVEL.
7. THE CONCRETE LEACHING GALLERIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THIS PLAN. ANY DEVIATION IN THE SPECIFIED PRODUCT SHALL BE REVIEWED BY THE DESIGN ENGINEER AS IT MAY AFFECT THE REQUIRED LEACHING FIELD SIZE.
8. THE IMPORTED "SELECT FILL" SHALL BE CLEAN SAND OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND OTHER FOREIGN SUBSTANCES. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 3" SIEVE. UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. THE MATERIAL PASSING IS RE-WEIGHED AND AND SIEVE ANALYSIS STARTED AND SHALL CONFORM TO THE FOLLOWING CRITERIA:

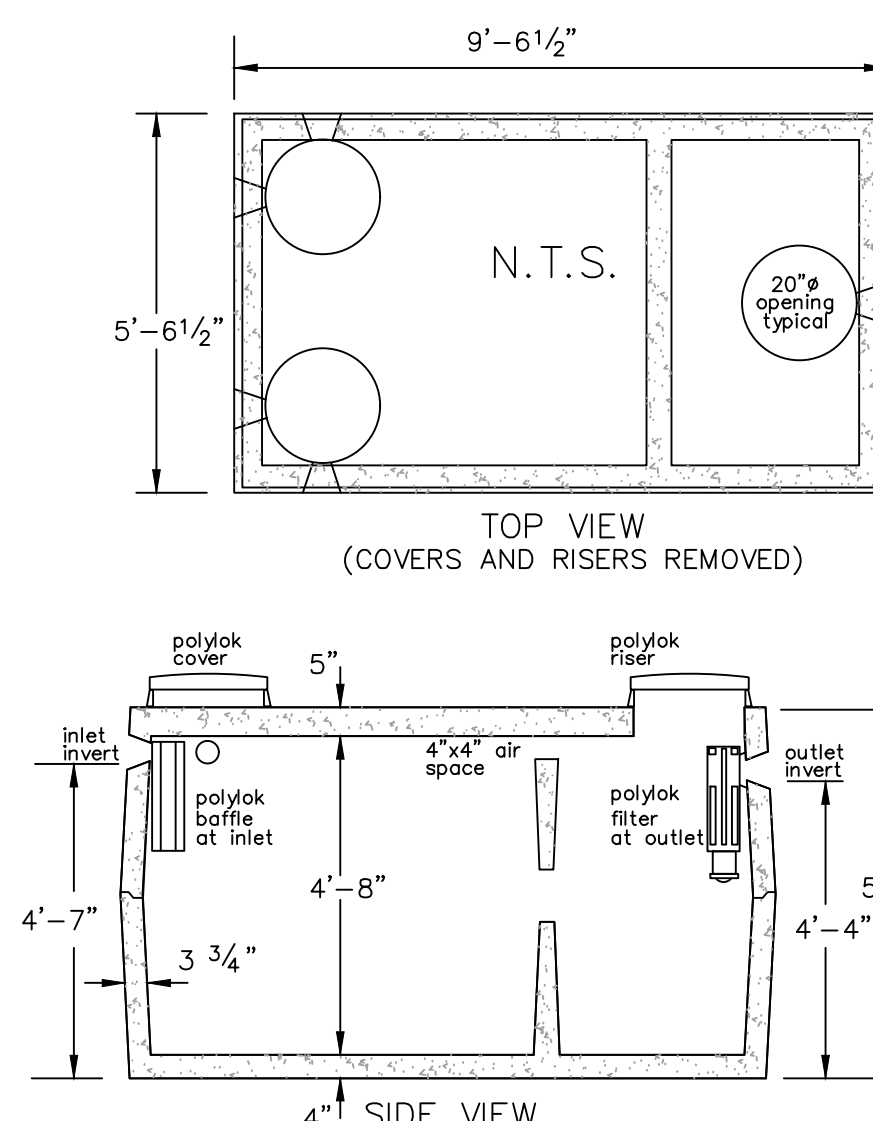
SIEVE	DRY SIEVE (% PASSING)
# 4	100%
# 10	70-100%
# 40	10-75%
#100	0-5%
#200	0-2.5%
9. "APPROVED AGGREGATE" SHALL BE EITHER No. 4 (1-1/2") OR No. 6 (3/4") STONE AGGREGATE MEETING THE GRADATION REQUIREMENTS OF SECTION 8 OF THE PUBLIC HEALTH CODE.
10. THE GEOTEXTILE SHALL BE NON-WOVEN FABRIC CONFORMING TO ASTM D 5261, ASTM D 4491 AND ASTM D 4533 MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.
11. THE SYSTEM SHALL BE STAKED OUT IN THE FIELD BY A LICENSED ENGINEER OR LAND SURVEYOR.
12. THE TOPSOIL/ ORGANICS SHALL BE REMOVED FROM THE LEACHING AREA AND THE SUBSOIL SCARIFIED PRIOR TO PLACEMENT OF SELECT FILL, IF REQUIRED.
13. THE INSTALLER SHALL TAKE THE PROPER PRECAUTIONS TO AVOID OVERCOMPACTING UNDERLYING SOILS WHILE PROVIDING SUFFICIENT COMPACTION OF THE SELECT FILL TO FACILITATE CONSTRUCTION AND AVOID SETTLEMENT.



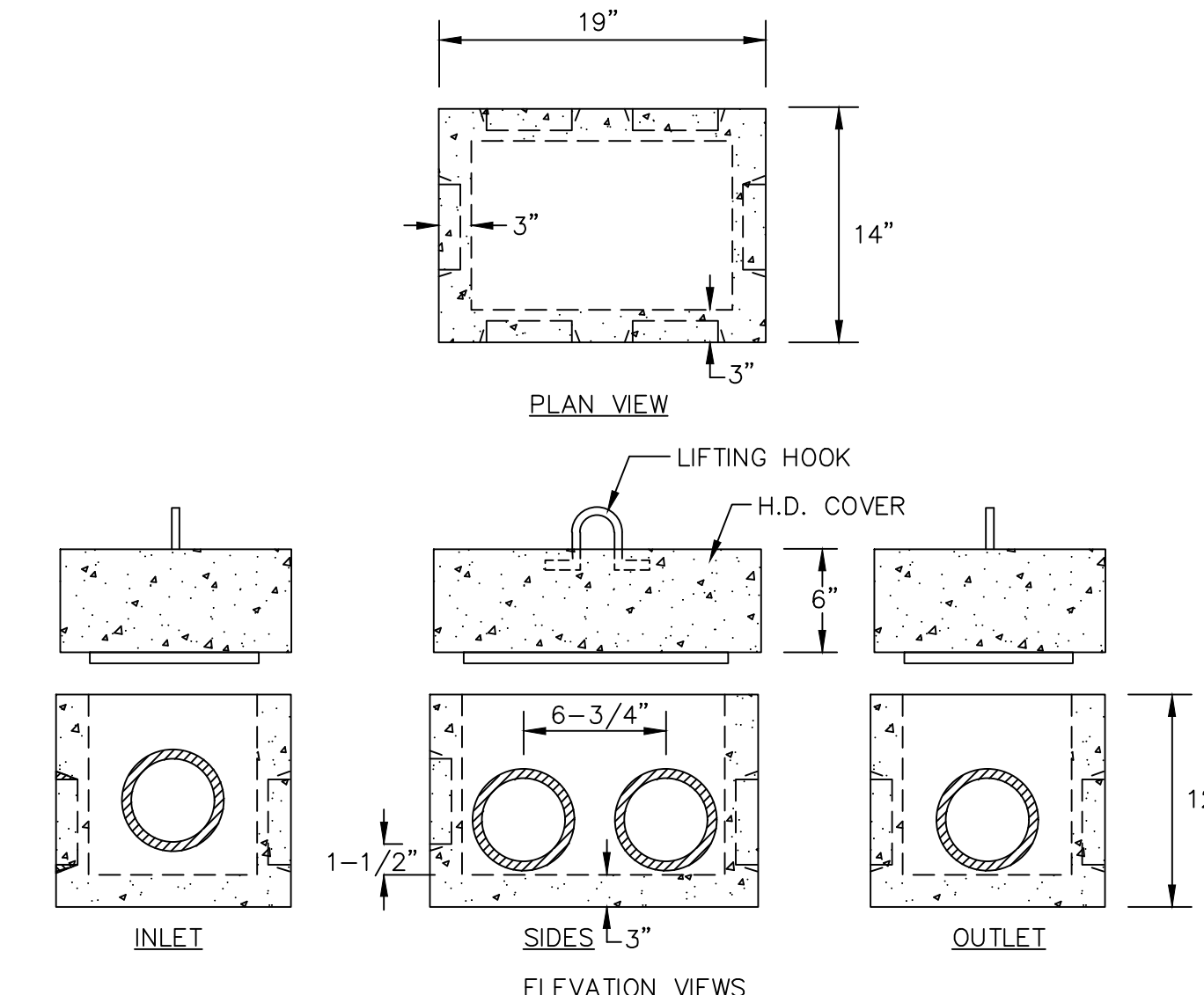
HS-20 12" CONCRETE LEACHING GALLEY
N.T.S.



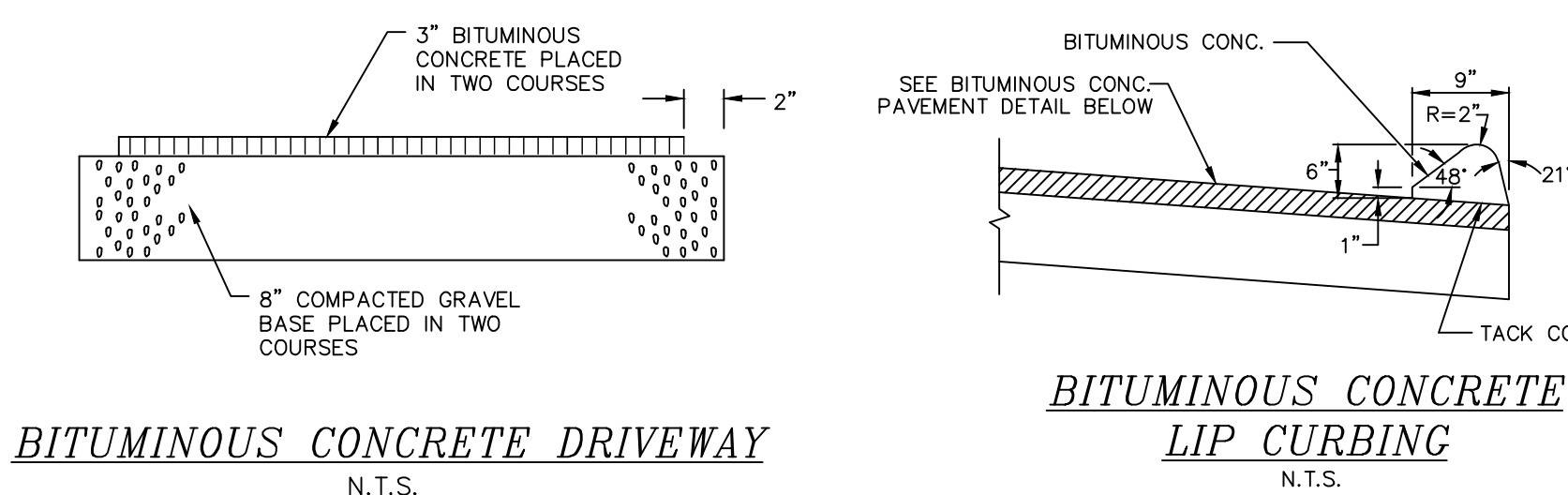
OUTLET CONTROL DETAIL
N.T.S.



1,250 GALLON SEPTIC TANK
N.T.S.

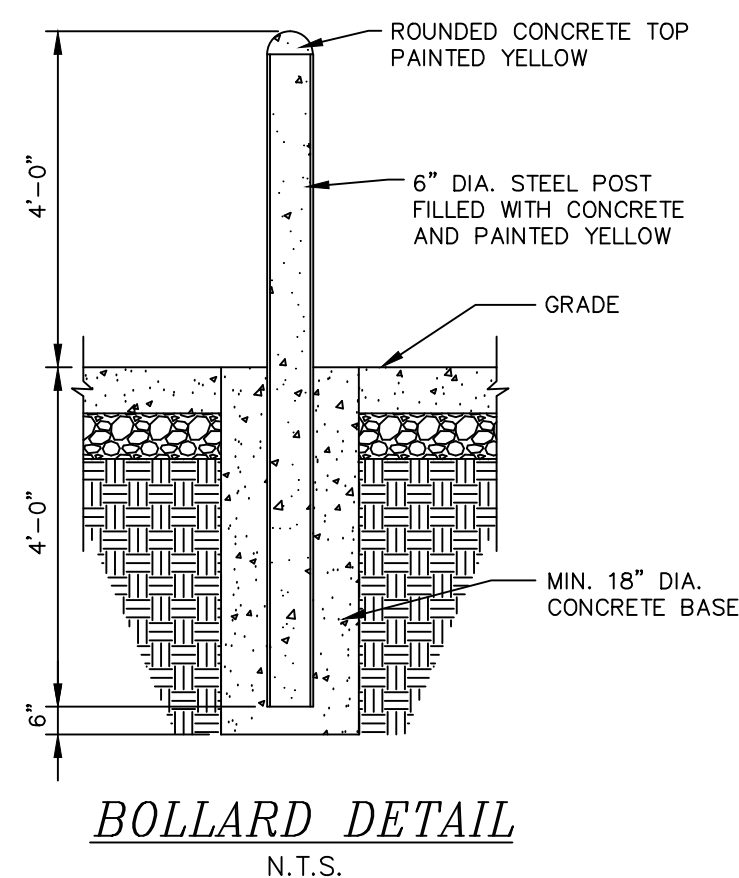


HEAVY DUTY CONCRETE D-BOX DETAIL
N.T.S.

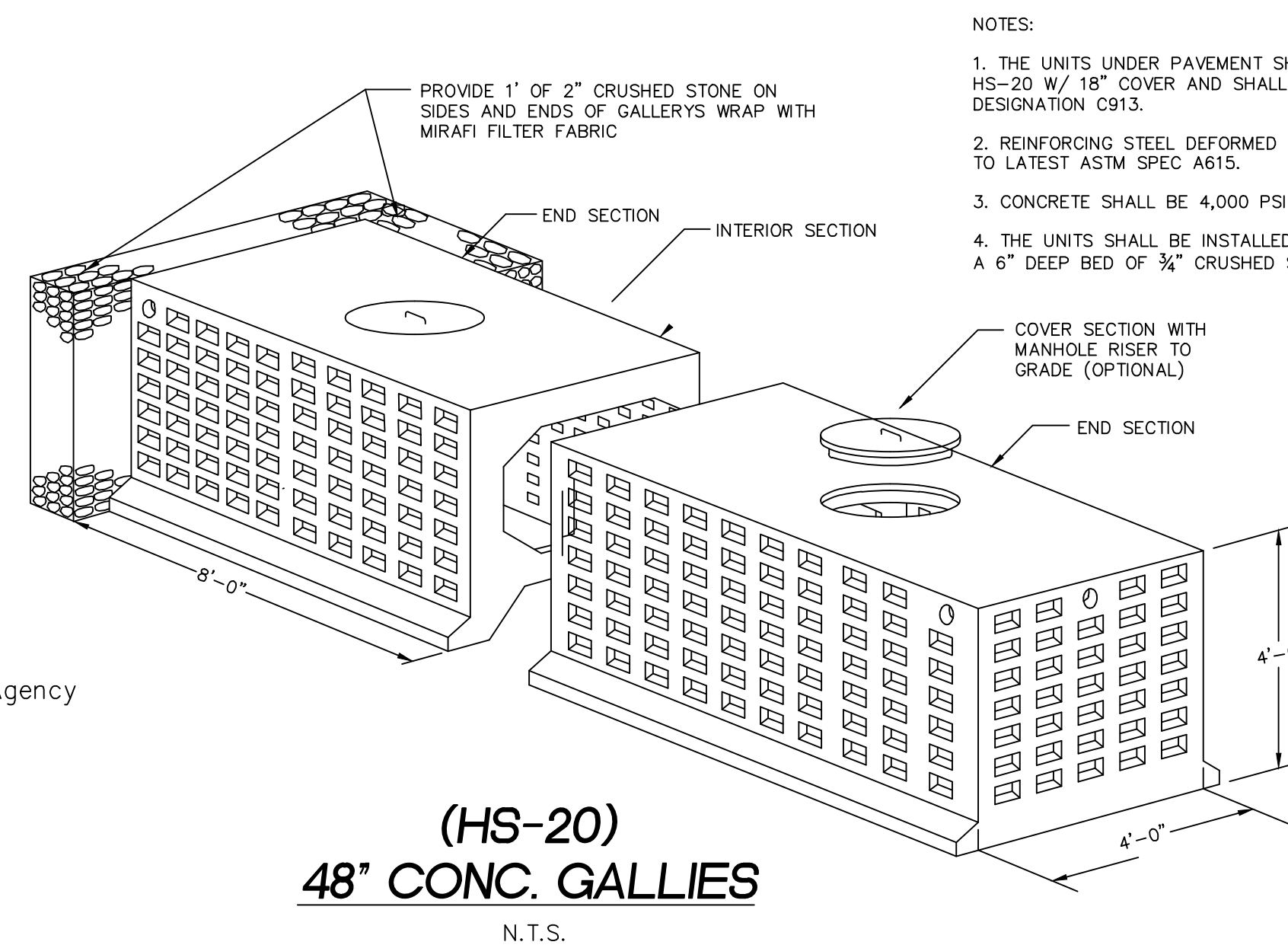


BITUMINOUS CONCRETE DRIVEWAY
N.T.S.

BITUMINOUS CONCRETE LIP CURBING
N.T.S.



BOLLARD DETAIL
N.T.S.



**(HS-20)
48" CONC. GALLIES**
N.T.S.

NOTES:

1. PIPE INLET AND OUTLET LOCATIONS HAVE POLYLOK II PIPE SEALS (TYP.). CUSTOM KNOCKOUTS CAN BE CAST ON REQUEST.
2. PIPE INLET AND OUTLET LOCATIONS HAVE POLYLOK II PIPE SEALS (TYP.).
3. REINFORCING STEEL WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM SPECIFICATION A185.
4. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
5. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS.
6. METHOD OF MANUFACTURE: WET CAST.
7. SECTIONS ARE MONOLITHIC.

PRODUCT	APPROX. WEIGHT
1,250 GAL TANK	12,100 LBS.

NOTES:

1. THE UNITS UNDER PAVEMENT SHALL BE DESIGNED FOR HS-20 W/ 18" COVER AND SHALL CONFORM TO ASTM DESIGNATION C913.
2. REINFORCING STEEL DEFORMED BARS SHALL CONFORM TO LATEST ASTM SPEC A615.
3. CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
4. THE UNITS SHALL BE INSTALLED PLUMB AND LEVEL ON A 6" DEEP BED OF 3/4" CRUSHED STONE.

NOTES:

1. PIPE INLET AND OUTLET LOCATIONS HAVE POLYLOK II PIPE SEALS (TYP.). CUSTOM KNOCKOUTS CAN BE CAST ON REQUEST.
2. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
3. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS.
4. METHOD OF MANUFACTURE: WET CAST.
5. SECTION IS MONOLITHIC.
6. THE GALLEY IS DESIGNED FOR HS-20 LOADING W/ 18" OF SOIL COVER.

PRODUCT	APPROX. WEIGHT
18" GALLEY	2,450 LBS.

FLOW LINE (INCHES)	LEACHING (GALLONS)	INSIDE CAPACITY (GALLONS)
12	5.9	47.2
		140

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

Per Section 8-26c of the Connecticut General Status, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

DETAIL SHEET

PROPOSED COMMERCIAL BUILDING
PROPERTY OF WEST HIGH ENTERPRISES
195 WEST HIGH STREET
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallington, Connecticut 06492
(203) 915-8301

#	DATE	REVISIONS
1	1/22/2024	P & Z SUBMISSION

DATE: 1/11/2024 SCALE: NTS SHT #: DN-2