

LOCATION MAP
NOT TO SCALE

MAP REFERENCES:

- "SURVEY ORDERED BY WILFRED DAY, EAST HAMPTON, CONN.", PREPARED AT A SCALE OF 1"=40', BY ROBERT A. DUTCH, RLS, DATED MARCH 15, 1968. EHLR MAP NO. 12-574
- SURVEY MAP SHOWING PROPERTY OF STANLEY J. BRODERSEN, DAY POINT ROAD, EAST HAMPTON, CONN., PREPARED AT A SCALE OF 1"=20' BY WILLIAM B. BERGAN, L.S., DATED JANUARY 15, 1982. EHLR MAP NO. 30-1470
- SURVEY MAP SHOWING PROPERTY OF AND PROPERTY TO BE EXCHANGED BETWEEN STANLEY J. BRODERSEN AND BRADFORD A. BRODERSEN, DAY POINT ROAD, EAST HAMPTON, CONN., PREPARED AT A SCALE OF 1"=20' BY WILLIAM B. BERGAN, L.S., DATED NOVEMBER 4, 1981. EHLR MAP NO. 30-1471
- PROPERTY/BOUNDARY SURVEY, MAP SHOWING PARCEL "A" LAND ACQUIRED BY DAVID & FLORENCE MONICCHETTI FROM BONNIE BRODERSEN, DAY POINT ROAD, EAST HAMPTON, CT., PREPARED AT A SCALE OF 1"=20' BY JOHN L. THOMSON, RLS, DATED DECEMBER 15, 1999. EHLR MAP NO. 54-7
- SURVEY FOR WILFRED E. DAY, SKETCH OF LAND IN EAST HAMPTON, CONN., A PORTION OF THE ESTATE OF LIZZIE DAY, PREPARED AT A SCALE OF 1"=50' BY ROBERT A. DUTCH, L.S., DATED OCTOBER 1964. EHLR MAP NO. 10-476
- SURVEY MAP FOR WILFRED E. DAY, OLD MARLBOROUGH ROAD, EAST HAMPTON, CONNECTICUT, PREPARED AT A SCALE OF 1"=40' BY RICHARD F. MINK ASSOCIATES, DATED JUNE 11, 1979. EHLR MAP NO. 25-1242
- PROPERTY MAP, PROPERTY N/T OF GEORGE J. & KAREN C. PFATERMBAUGH, #35 DAYS POINT ROAD, EAST HAMPTON, CONNECTICUT, PREPARED AT A SCALE OF 1"=20' BY ROBERT R. WEAVER, L.S., DATED APRIL 14, 2007. EHLR MAP NO. 70-33
- MAP SHOWING EASEMENTS TO BE ACQUIRED FROM MARY ANN BARTON BY THE TOWN OF EAST HAMPTON, EAST HAMPTON WATER & SEWER AUTHORITY, EAST HAMPTON, CONNECTICUT, SANITARY SEWER PROJECT-CONTRACT NO. 8, MAP NO. 71, PREPARED AT A SCALE OF 1"=40' BY CAHN ENGINEERS, INC., DATED DECEMBER 1977 AND REVISED THROUGH OCTOBER 1978. EHLR MAP NO. 22-1115
- MAP SHOWING EASEMENTS TO BE ACQUIRED FROM BRADFORD A. & STANLEY J. BRODERSEN BY THE TOWN OF EAST HAMPTON, EAST HAMPTON WATER & SEWER AUTHORITY, EAST HAMPTON, CONNECTICUT, SANITARY SEWER PROJECT-CONTRACT NO. 8, MAP NO. 64, PREPARED AT A SCALE OF 1"=40' BY CAHN ENGINEERS, INC., DATED DECEMBER 1977 AND REVISED THROUGH SEPTEMBER 1978. EHLR MAP NO. 23-1148

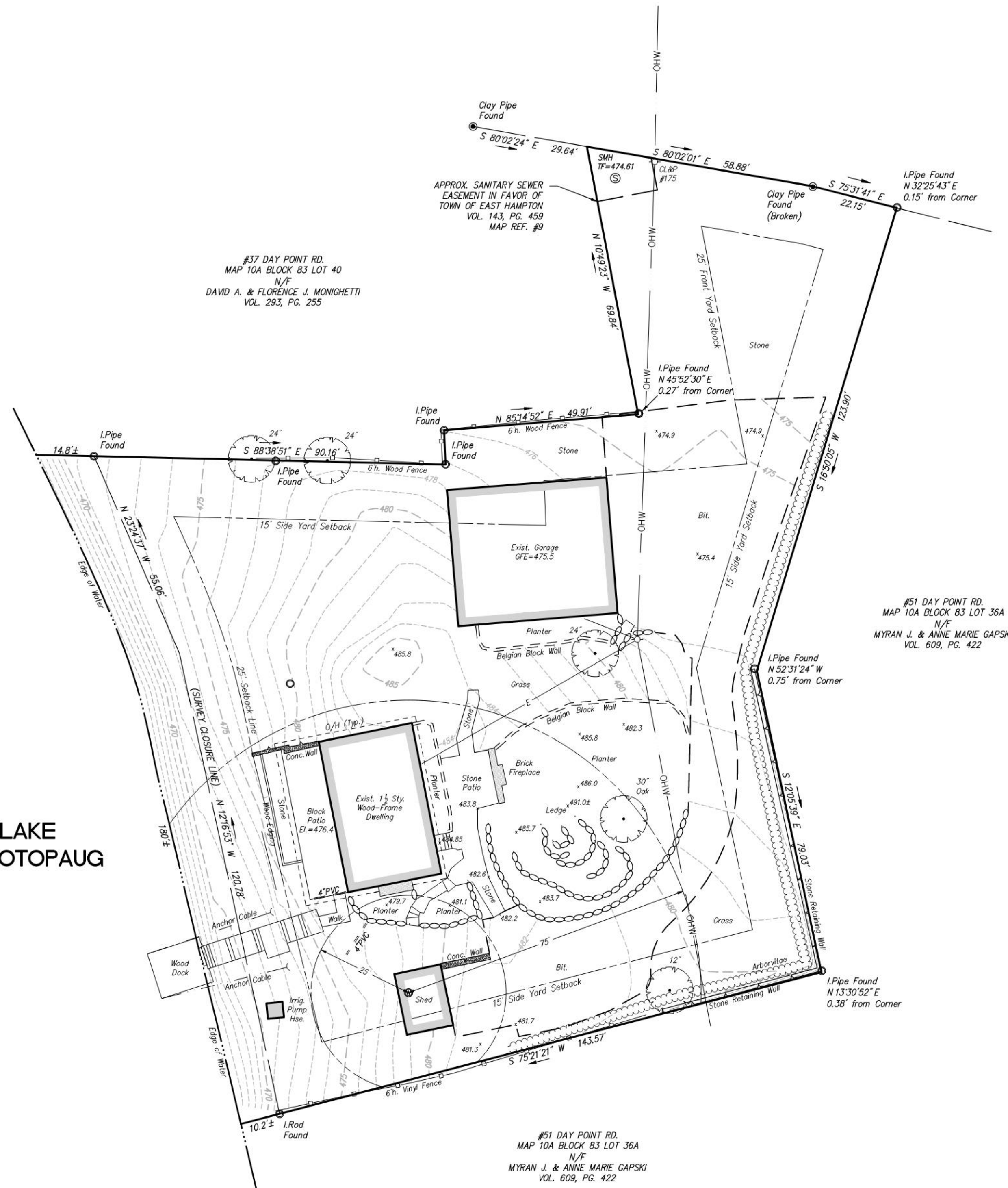
SURVEY NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED TO DEPICT OR NOTE THE POSITION OF BOUNDARIES WITH RESPECT TO MONUMENTATION FOUND OR SET, APPARENT IMPROVEMENTS AND FEATURES, RECORD EASEMENTS, APPARENT MEANS OF INGRESS AND EGRESS, LINES OF OCCUPATION, DEED RESTRICTIONS, UNRESOLVED CONFLICTS WITH RECORD DEED DESCRIPTIONS AND MAPS AND ALL APPARENT BOUNDARY ENCROACHMENTS.
- THIS SURVEY IS ALSO A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS 1-2 AND IS INTENDED TO BE USED TO DEPICT THE CONFIGURATION OF THE EARTH'S SURFACE AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.
- THE PARCEL SURVEYED IS DESIGNATED EAST HAMPTON TAX ASSESSOR'S PARCEL ID: 10A-83-36C, #41 DAY POINT ROAD.
- THE PARCEL SURVEYED LIES WITHIN ZONE "R-1" (LAKESIDE AND VILLAGE RESIDENTIAL) PER THE TOWN OF EAST HAMPTON ZONING MAP, ADOPTED ON JULY 7, 2021, EFFECTIVE AUGUST 1, 2021, REV. 2, DATED JANUARY 5, 2022. IT ALSO LIES WITHIN THE LAKE POCOTOPAG WATERSHED OVERLAY DISTRICT.
- THE PARCEL SURVEYED CONTAINS APPROXIMATELY 30,000± SQUARE FEET OR 0.69± ACRES.
- UNDERGROUND UTILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE THE EXISTENCE OR LOCATION OF WHICH ARE UNKNOWN TO A-N CONSULTING ENGINEERS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 811 OR 1-800-922-4455.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Todd B. Dawidowicz
TODD B. DAWIDOWICZ, L.S. CONN. LIC. NO. 70418

LAKE POCOTOPAG



RECEIVED
2.16.2023
East Hampton
Land Use Dept.

Area and Dimensional Standards

	With Sewer	Without Sewer
Minimum Lot Area (square feet)	20,000	60,000
Minimum Lot Width (feet)	125	150
Minimum Lot Depth (feet)	125	200
Minimum Lot Frontage (feet)	100	100
Maximum Lot Coverage (percent)	20%	10%
Minimum Front Setback (feet)	25	50
Minimum Side Setback (feet)	15	25
Minimum Rear Setback (feet)	25	50
Maximum Building Height (feet)	30	30

Source: Town Of East Hampton Zoning Regulations
Amended October 5, 2022, Effective October 25, 2022



DESIGNED BY	T.D.	APPROVED BY	T.D.
DRAWN BY	A.D.	CHECKED BY	A.D.

KOR ENTERPRISES, LLC
56 TARTITA ROAD
EAST HAMPTON, CT 06424
t: 800.451.9000
e: KOR.Enterprises.LLC@gmail.com

Date: JANUARY 7, 2023
Scale: 1"=20'

Project No.: 22-011
CAD File No.: 22-011 SWING

PROPERTY & TOPOGRAPHIC SURVEY
FOR
ZACHARY & AMANDA CAVANAUGH
41 DAY POINT ROAD
EAST HAMPTON, CONNECTICUT
R-1 ZONE

SHEET No.
V101
1 OF 1



LOCATION MAP

NOT TO SCALE

NOTES:

1. TREE REMOVAL AREA SHALL BE FLAGGED AND APPROVED BY TOWN OF EAST HAMPTON ZEO PRIOR TO START AND SHALL COMPLY WITH SEASONAL DISTURBANCE RESTRICTONS PER LAKE POCOTOPAUG OVERLAY DISTRICT.
2. GRADING SHALL BE CONFINED TO AREA DIRECTLY AROUND NEW ADDITION. CONTRACTOR SHALL NOT DISTURB AREA WITHIN THE EXISTING FORESTED CANOPY AND OUTSIDE THE APPROVED SILT FENCE / CLEARING LIMITS AS SET BY TOWN OF EAST HAMPTON ZEO WITHOUT EXPRESS WRITTEN CONSENT BY THE TOWN.
3. CONTRACTOR SHALL INSTALL TRACKING PAD PRIOR TO ANY WORK AND SHALL STABILIZE AND ESTABLISH VEGETATION UPON COMPLETION OF WORK. CONTRACTOR SHALL TAKE CARE AS TO MINIMIZE SILT/SOIL RUNOFF ONTO DRIVEWAY, AND SHALL BE RESPONSIBLE FOR FINAL CLEANUP UPON COMPLETION.
4. NEW STRUCTURE TO BE CONNECTED TO EXISTING SANITARY LATERAL AND EXISTING WATER WELL.

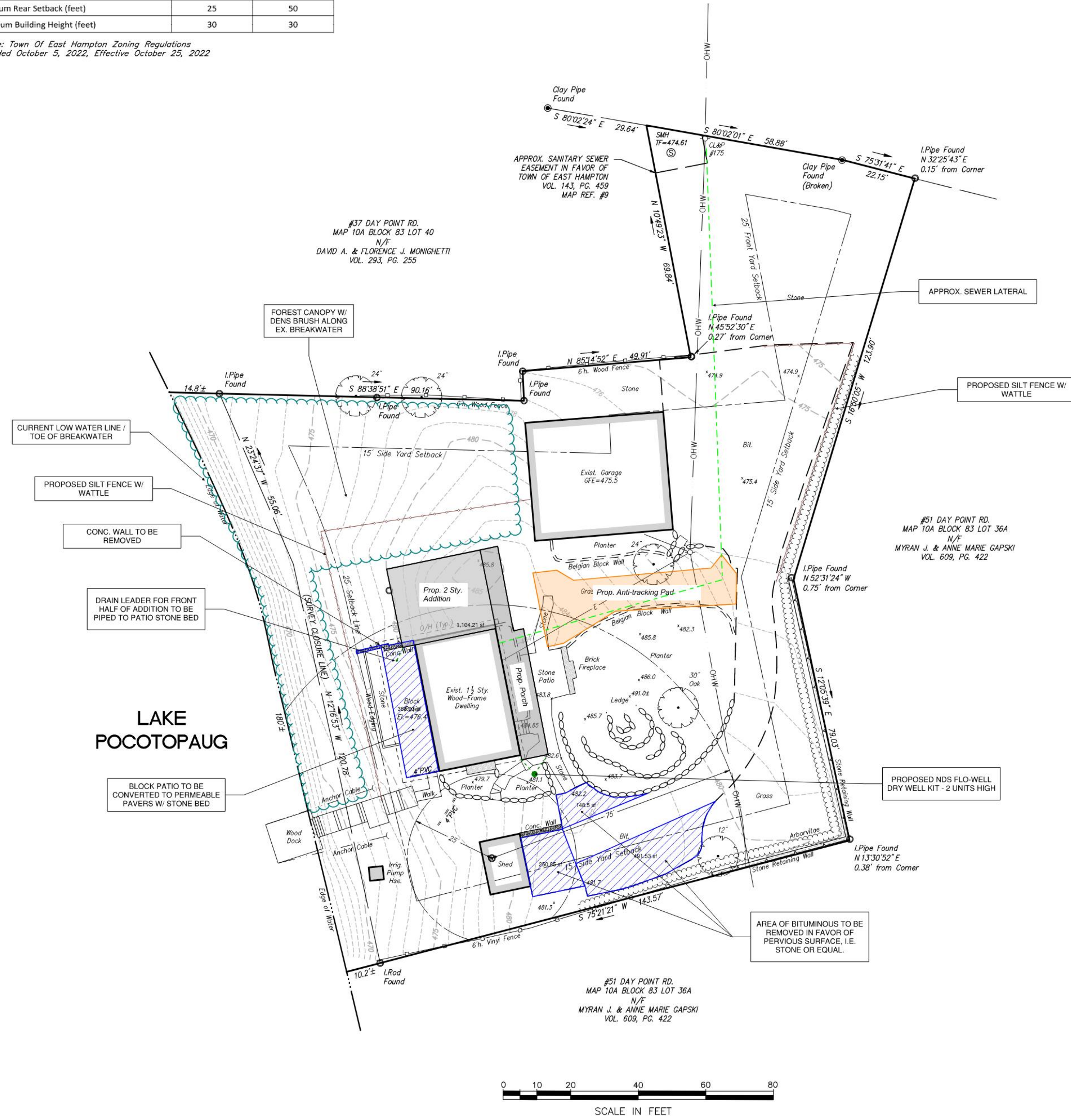
STORMWATER NOTES:

1. DESIGN INPUT OF 1,105 SF ROOF STRUCTURE CAPTURING FIRST 1.0" OF RAINFALL PER TOWN OF EAST HAMPTON REQUIREMENTS.
2. 1,105 SF X 0.0833' (1") = 92.5 CF MINIMUM WATER CAPTURE REQUIREMENT.
3. NDS FLO-WELL = 50 GAL / UNIT X 2 VERTICAL UNITS (56" TOTAL DEPTH) = 100 GAL CAPACITY = 100GAL / 7.48 GAL/CF = 13.37 CF
4. PATIO = 10'W X 38'L. CONVERSION WITH 1.0" OF 3/4" CRUSHED STONE BED = 380 CF x .60 STONE FACTOR = 228 CF CAPACITY.
5. 241.37 CF / 92.5 CF = 2.61" OF RAINFALL CAPTURED WITH PROPOSED SOLUTION.
6. ALL GUTTERS SHALL DIRECT WATER FROM NEW ROOF STRUCTURE TO PROPOSED NDS FLO-WELL OR STONE PATIO BED. NO DIRECT FLOW TO LAKE SHALL BE ALLOWED; I.E. SPLASH BLOCKS.
7. CONTRATOR SHALL FOLLOW TOWN REQUIRED BEST MANAGEMENT PRACTICES FOR STORMWATER QUALITY INCLUDING THOSE DETAILS SHOWN HEREIN AND DETAILED IN SEDIMENTATION AND EROSION CONTROL NOTES.
8. TOTAL NEW AREA PROPOSED = 1,105 SF
TOTAL AREA CONVERTED = 1,279 SF
TOTAL REDUCTION IN IMPERVIOUS SURFACE = 184 SF

Area and Dimensional Standards

	With Sewer	Without Sewer
Minimum Lot Area (square feet)	20,000	60,000
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Source: Town Of East Hampton Zoning Regulations
Amended October 5, 2022, Effective October 25, 2022



KOR ENTERPRISES, LLC	
56 TARTIA ROAD EAST HAMPTON, CT 06424 t: 860.451.0000 e: KOR.Enterprises.LLC@gmail.com	
	Project No.: 1/19/2023
Designed By: REJUSZKAS	CAD File No.: AS NOTED
Checked By: T.D.	Approved By: A.D.
Drawn By: A.D.	F.D.
SITE PLAN FOR ZACHARY & AMANDA CAVANAUGH	
41 DAY POINT ROAD EAST HAMPTON, CONNECTICUT	
R-1 ZONE	
SHEET No.	
C101	

TO MY KNOWLEDGE AND BELIEF, THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

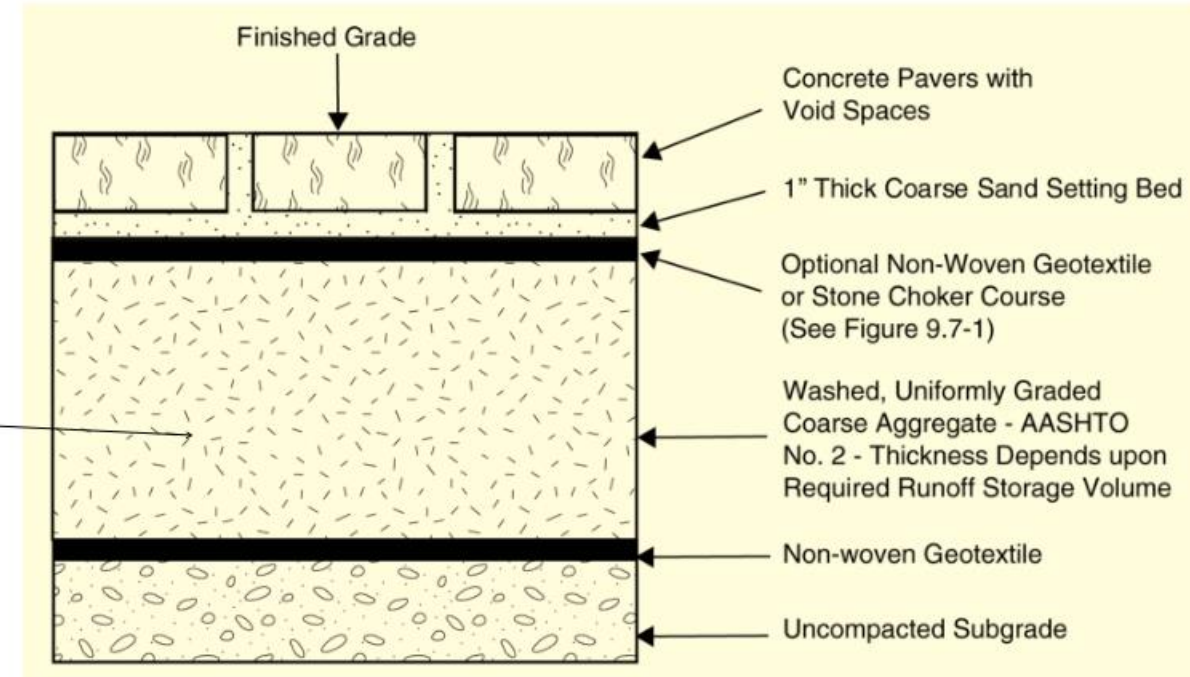
FRANK M. DAWIDOWICZ, P.E., CONN. LIC. NO. 11985

SEDIMENTATION AND EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM TO CONNECTICUT D.E.E.P "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002.
2. ALL DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHALL IMPLEMENT "BEST MANAGEMENT PRACTICES" TO PREVENT AND MINIMIZE SOIL EROSION AND SEDIMENTATION.
3. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES APPROPRIATE TO THE CIRCUMSTANCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT OR REDEVELOPMENT ACTIVITIES.
4. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND, WHERE FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED ACROSS THE SITE.
5. WHEN NECESSARY, THE STRIPPING OF VEGETATION, REGRADING, OR OTHER DEVELOPMENT SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
6. ACCEPTABLE TEMPORARY MEASURES, BOTH NATURAL AND MANMADE, SHALL BE USED TO PROTECT EXPOSED OR DISTURBED AREAS DURING DEVELOPMENT.
7. IN DISTURBED AREAS, THE DURATION OF EXPOSURE SHALL BE KEPT TO A MINIMUM WITH PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES INSTALLED AS SOON AS POSSIBLE.
8. TEMPORARY VEGETATION SHOULD BE PLANTED IF AN AREA IS TO BE STRIPPED FOR A LONG PERIOD OF TIME.
9. SEDIMENT IN THE RUN-OFF WATER SHALL BE KEPT AT A MINIMUM USING SUCH MEASURES AS SHOWN AND INCLUDING DIVERSIONS, VEGETATION, DEBRIS BASINS, SEDIMENT BASINS, HAY BALE DAMS, SILT FENCES, SILT TRAPS OR SIMILAR MEASURES, WHICH MEASURES SHALL BE DETAILED IN THE PLANS SUBMITTED.
10. STORM DRAIN INLETS AND OUTLETS SHALL BE ADEQUATELY PROTECTED AND MAINTAINED TO MINIMIZE INTRUSION OF SEDIMENT AND STORM WATER VELOCITIES SHALL BE KEPT LOW BY KEEPING SLOPE LENGTHS SHORT AND GRADIENTS LOW.
11. CUT AND FILL SLOPES SHALL NOT ENDANGER ADJOINING PROPERTIES AND SHALL NOT BE STEEPER THAN 2:1 UNLESS STABILIZED BY A RETAINING WALL OR CRIBBING AS APPROVED BY THE COMMISSION.
12. FILL SHALL NOT ENCRoACH ON WATER SOURCES AND WATER COURSES.
13. DURING EXCAVATION / GRADING OPERATIONS, NECESSARY MEASURES SHALL BE EXERCISED FOR FUGITIVE DUST CONTROL.
14. FILLS SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF SOIL.
15. ALL SLOPES GREATER 2:1 OR GREATER RECEIVING A LAWN SEED MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING PER SLOPE STABILIZATION DETAIL. HYDROSEEDING WITH TACKIFIER AND FLEXTERRA HIGH PERFORMANCE FLEXIBLE GROWTH MEDIUM OR EQUAL MAY BE SUBSTITUTED.
16. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEED WITH LAWN SEED MIXTURE UPON FINAL COMPLETION.

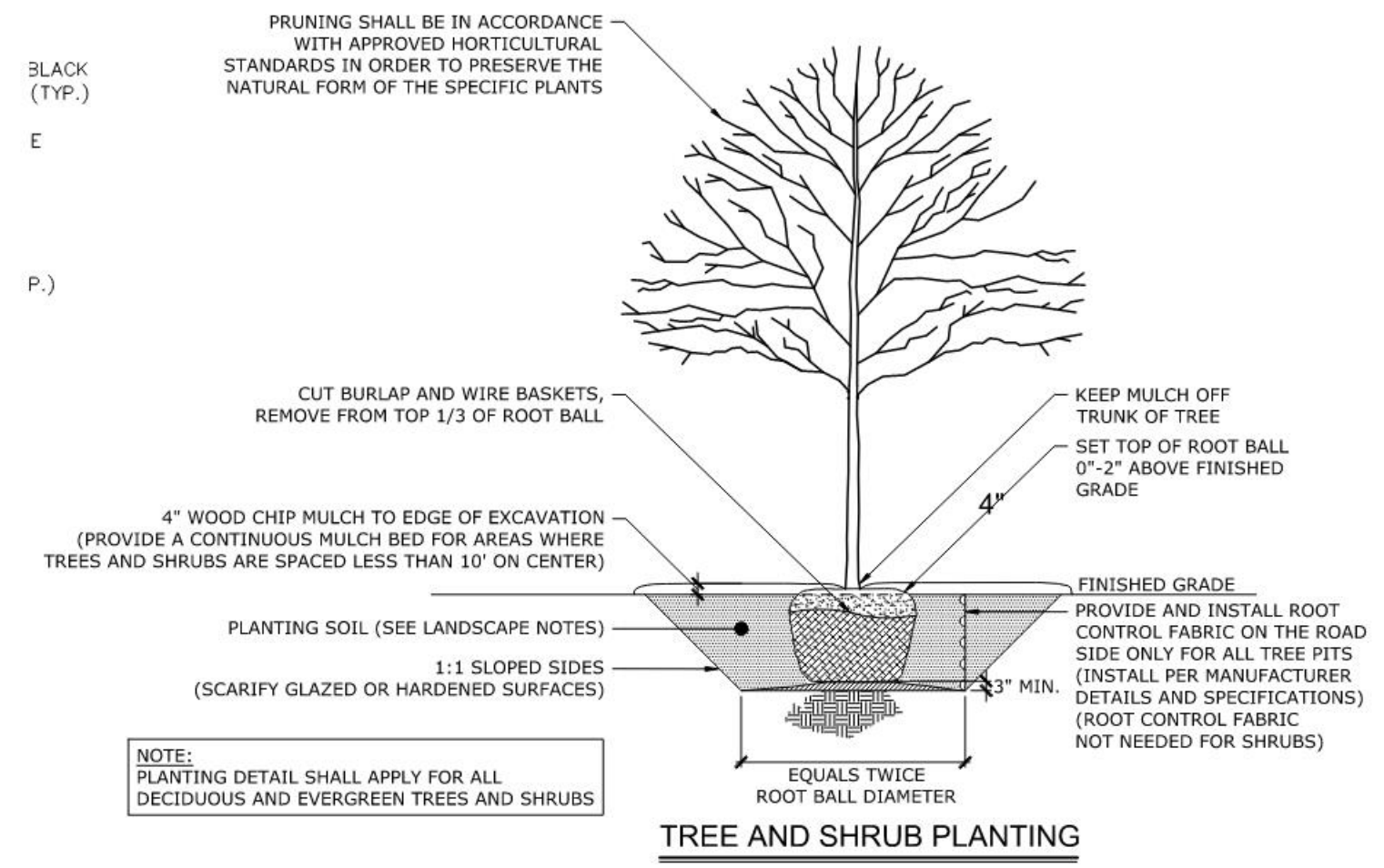
LANDSCAPING NOTES:

1. PLANTING LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. CONTRACTOR SHALL LAY OUT THE WORK FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF THE OWNER OR TOWN OF EAST HAMPTON PRIOR TO PLANTING.
2. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
3. LANDSCAPE PLANTING PITS AND RAIN GARDENS MUST BE FREE DRAINING. COMPACTED SOILS SHALL BE REMOVED FROM THE PLANTING PITS AND LANDSCAPE AREAS TO A DEPTH OF 1' OR THOSE SHOWN BY PLANTING DETAILS. REMOVE STONES AND DEBRIS 1" OR GREATER IN DIAMETER AND ALL OTHER DELETERIOUS MATERIALS HARMFUL TO PLANT DEVELOPMENT.
4. ALL PLANT BEDS SHALL BE MULCHED OR COMPLETED AS SHOWN IN DETAILS.
5. GUARANTEE: GUARANTEE ALL PLANTS AND LAWNS FOR A MINIMUM OF 1 YEAR TO BE ALIVE AND IN VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. PERIOD SHALL BEGIN UPON ACCEPTANCE OF PLANTING BY OWNER OR TOWN OF EAST HAMPTON.
6. ALL PLANTING SOILS SHALL BE A MIX OF REFINED SOILS AND ORGANICS AND SHALL YIELD AN ORGANIC CONTENT OF NOT LESS THAN 50%. SOILS SHALL BE FREE OF CLAY OR SILT, AND SHALL BE EASILY FRIABLE.



TYP. PERVIOUS PAVER DETAIL
N.T.S.

SPUT
BLACK (TYP.)
E
P.)



TREE AND SHRUB PLANTING

NDS

FLO-Well®: A BETTER DRY WELL

With the Flo-Well®, water can now be infiltrated into the subsoil rapidly and easily. Unlike competitive systems, there is no need for piping systems to transport stormwater to a far-off discharge point. Large heavy equipment, considerable excavation of earth, and expensive trenching are not required. Flo-Well® systems are easy to install, and they provide a long service life.

Options

Large 12" x 12" grids can be used for high flow applications.	Small 6" x 6" grids can be used for low flow applications.
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Stackable & Expandable

Flo-Well® can be used individually, connected in series or in any array, and can be installed up to 48" high (with center support pipe).

Applications

For gutters and downspouts, install with sump pumps, eliminate puddles, backwash tank.

Product Catalog 2021

NDS

We put water in its place

FLO-Well® ENGINEERED DRY WELL

Part No.	Description	Size	Qty	Net Wt.	Product Code	Specifications
FLO-12	12" x 12" x 12" Flo-Well®	12" x 12" x 12"	1	15.00	1212	12" x 12" x 12" polypropylene grid with 1" x 1" openings. 100% recycled plastic.
FLO-6	6" x 6" x 6" Flo-Well®	6" x 6" x 6"	1	3.00	0606	6" x 6" x 6" polypropylene grid with 1" x 1" openings. 100% recycled plastic.

Product Catalog 2021

NDS

CATCH BASINS

NDS catch basins and grates collect surface water while minimizing the amount of debris entering the system. Available in a range of sizes from 6" round to 24" square, and with various grating and flow options for commercial and residential systems.

NDS Drainage Solutions

NDS offers a complete line of catch basins and grates for residential and commercial stormwater management solutions. NDS catch basins have sump areas that collect debris and prevent clogging of the pipes, and grates are available in a variety of patterns and colors to blend in with surrounding surfaces. Depending on the size of the round, square, or oblong grates, they may fit directly into a hole of pipe, sewer and drain fitting, or our catch basins.

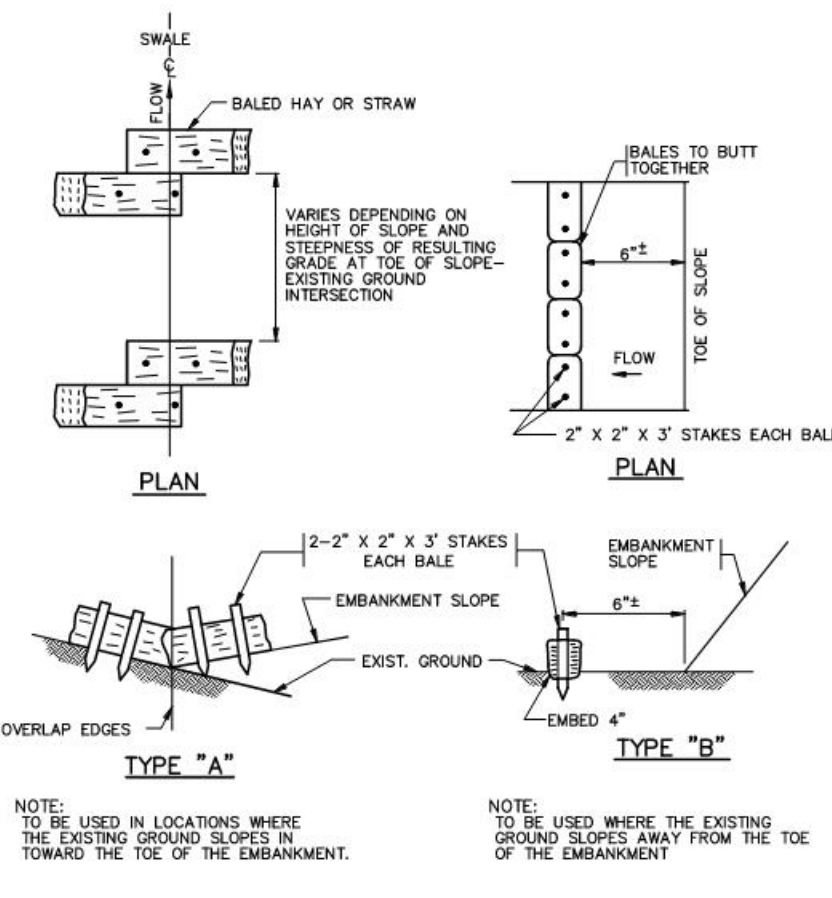
Small Grates, **Space-D® Basin**, **Large Catch Basin**, **Adapter**

Space-D® Basins

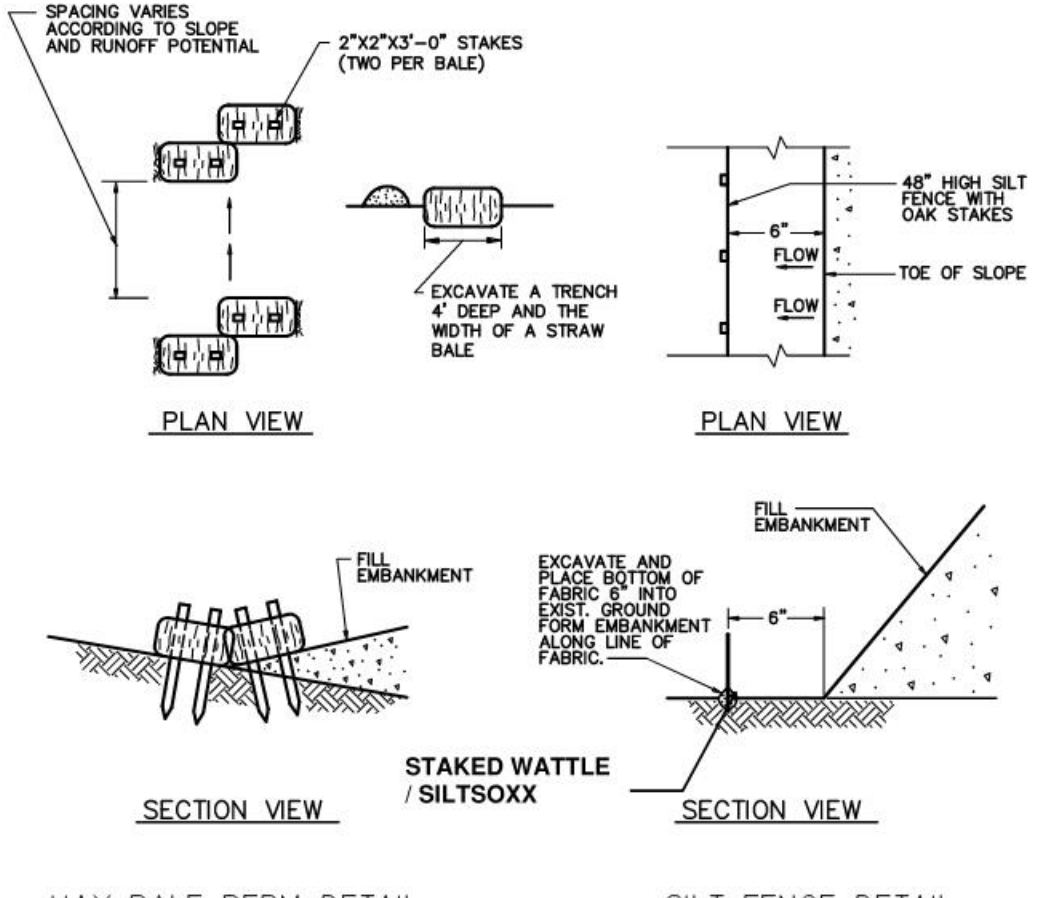
Use our compact 6" round Space-D® Basins with grates to collect runoff water while the sump area collects debris and prevents clogging. Also use Space-D® Basins with 6" pipe to provide a point of overflow or overflow to a drainage system.

Part No.	Description	Size	Qty	Net Wt.	Product Code	Specifications
SD-6	6" Round Space-D® Basin	6" Round	1	1.50	SD06	6" Round Space-D® Basin with 6" pipe. 100% recycled plastic.

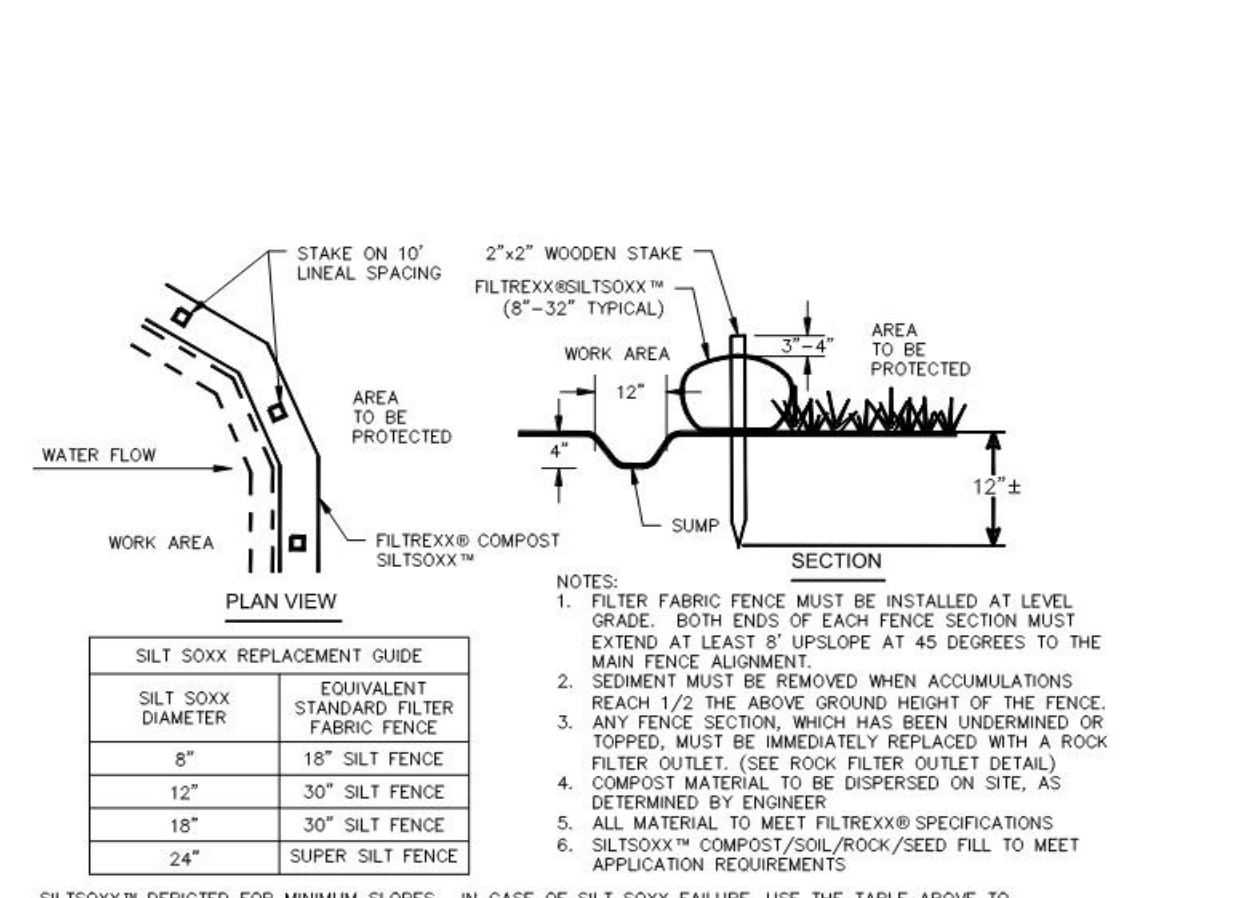
Product Catalog 2021



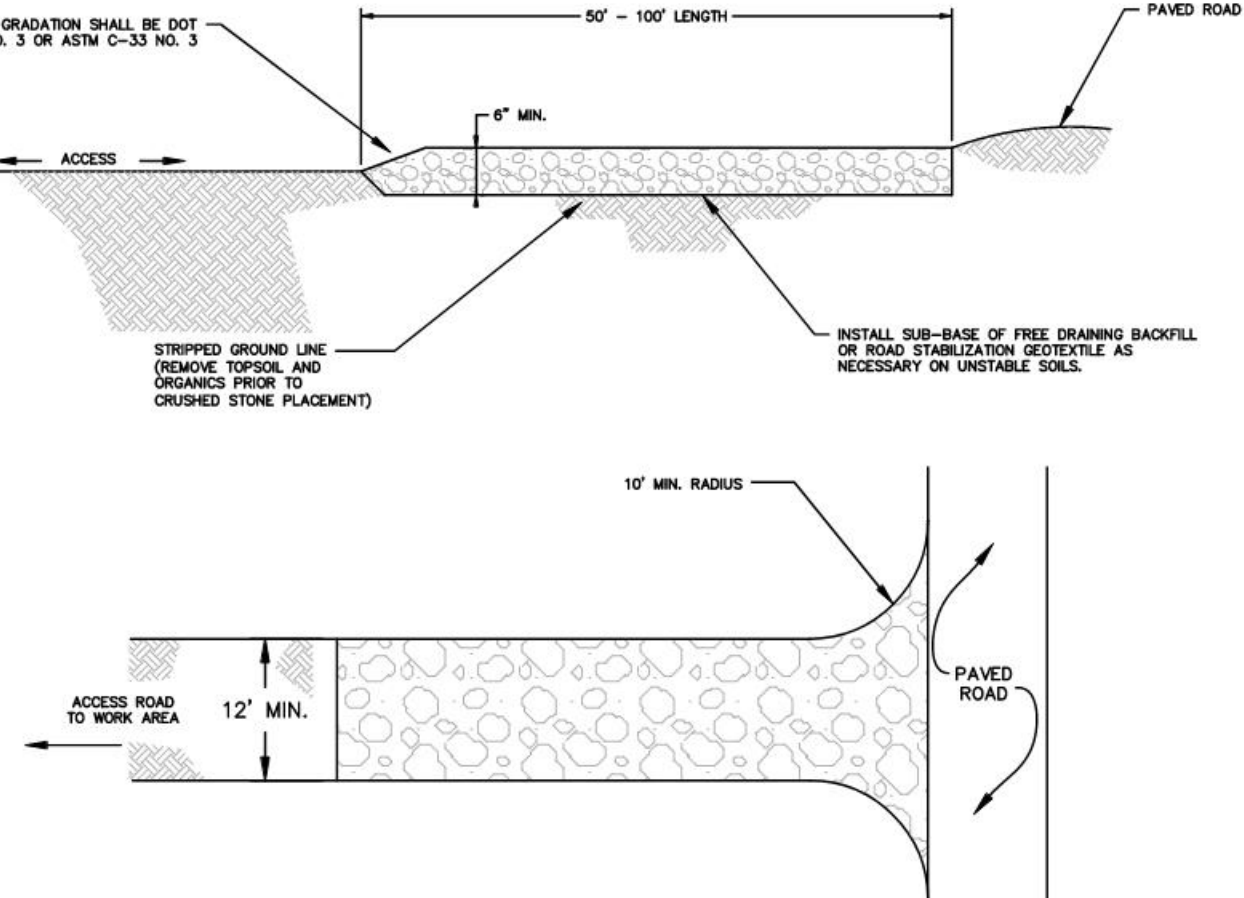
BALED HAY OR STRAW EROSION CHECKS
N.T.S.



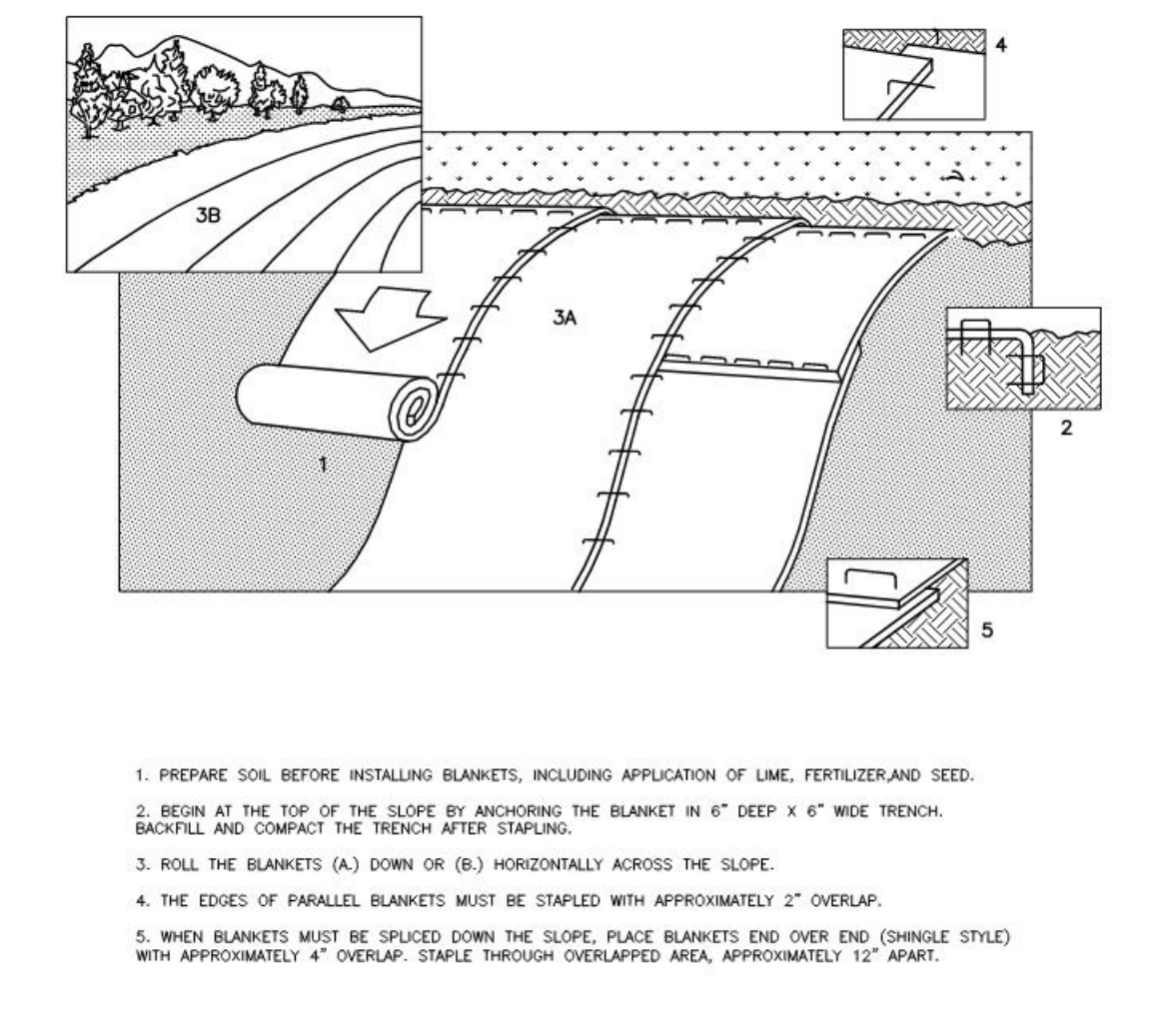
EROSION PROTECTION DEVICES
N.T.S.



FILTRREX® SILT SOXX™ DETAIL



TYPICAL CONSTRUCTION ENTRANCE
N.T.S.



SLOPE STABILIZATION DETAIL
N.T.S.

SITE PLAN FOR ZACHARY & AMANDA CAVANAUGH
41 DAY POINT ROAD
EAST HAMPTON, CONNECTICUT
R-1 ZONE

KOR ENTERPRISES, LLC
65 TARTITA ROAD
EAST HAMPTON, CT 06424
t: 800.451.9000
e: KOR.Enterprises.LLC@gmail.com

Date: 1/19/2023
Project No.: 20-003.02
Scale: NOT TO SCALE
CAD File No.: 20-003-002.DWG

Drawn By: A.D.
Approved By: F.D.
Checked By: T.D.
Designed By: A.D.

SHEET No. C102