LIST OF ABBREVIATIONS

AC ACRE
"ADS" ADVANCED DRAINAGE SYSTEMS
BIT. BITUMINOUS
BVC BEGIN VERTICAL CURVE
CATV CABLE TV
C.B. CATCH BASIN
CL CENTER LINE
CMP CORRUGATED METAL PIPE
C.O. CLEANOUT TO GRADE
CONC. CONCRETE
CORR. CORRUGATED
DIA. DIAMETER
DIP DUCTILE IRON PIPE
D.S. DOWNSPOUT
EL. ELEVATION
EVC END VERTICAL CURVE
EX. EXISTING
F.B.F. FINISHED BASEMENT FLOOR
F.F. FINISHED FLOOR
F.M. FORCE MAIN
FT. FEET (')
FL. FLOW LINE
G GAS
HDPE HIGH DENSITY POLYETHYLENE
HYD. HYDRANT
IN. INCHES (")
INV. INVERT

LVC LENGTH OF VERTICAL CURVE
MH MANHOLE
P.A.G. POINT OF APPLICATION OF GRADE
PC/PT POINT OF CURVATURE/TANGENT
PVC POLYVINYL CHLORIDE
PVMT PAVEMENT
RCP REINFORCED CONCRETE PIPE
RET. RETAINING WALL
S.F. SQUARE FEET
ST. STORM SEWER
STA. STATION
S SANITARY SEWER
T/E/C TELEPHONE / ELECTRIC / CABLE
T.F. TOP OF FRAME
T.O.W. TOP OF WALL
VCP VITRIFIED CLAY PIPE
W WATER
W.V. WATER VALVE

(N) NORTH
(S) SOUTH
(E) EAST
(W) WEST

SWL 4" SOLID WHITE LINE
SYL 4" SOLID YELLOW LINE

HABITAT PLANT LIST

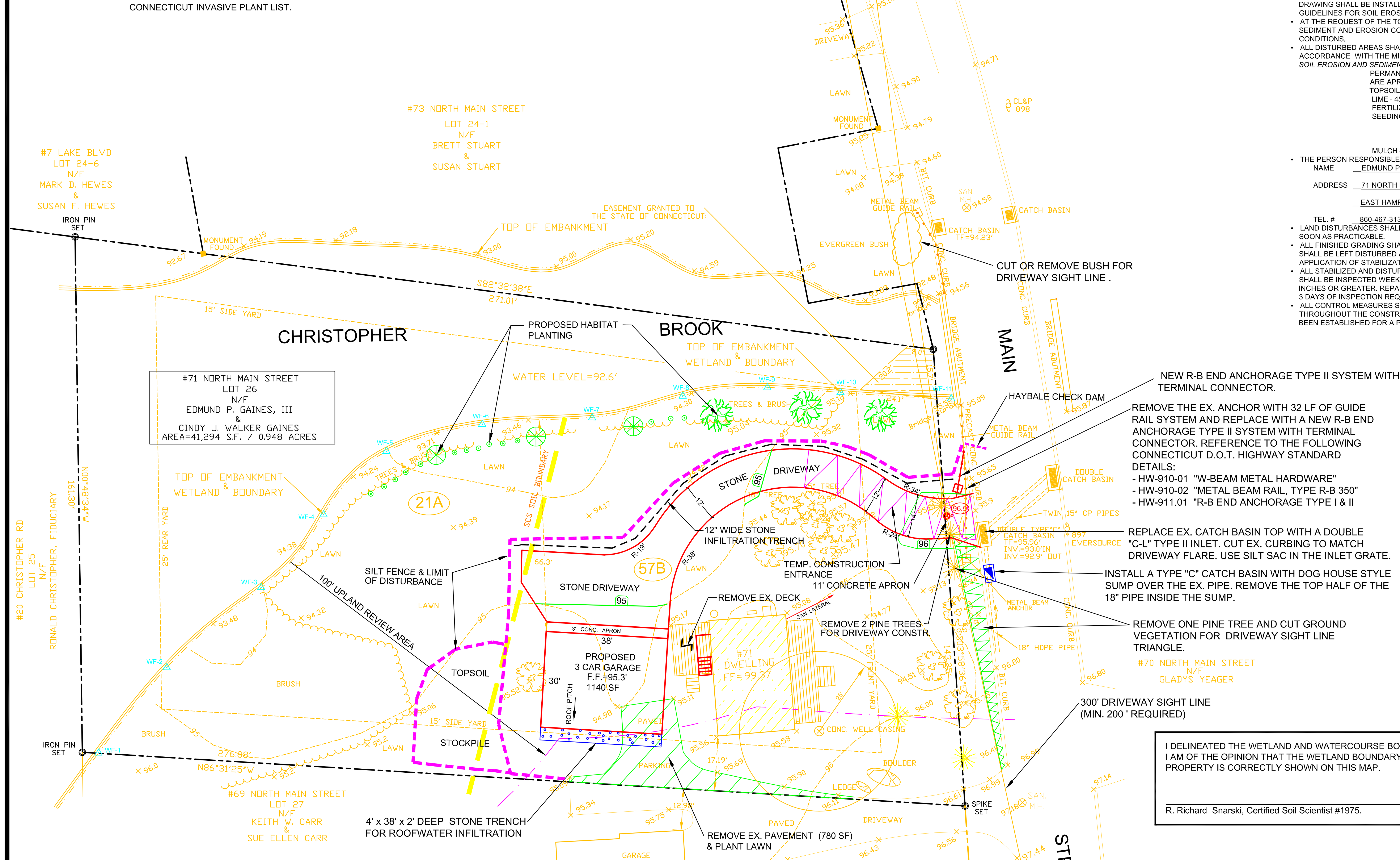
SYMBOL	NAME	SIZE	QUANTITY	HT MATURITY
	AMERICAN CRANBERRY BUSH VIBURNAM TRILOBUM DECIDUOUS	2 GAL.	3	8' - 12' T & W 6 YRS
	CRANBERRY, CREEPING VACCINIUM MACROCORPON EVERGREEN	1 GAL.	14	12" T SPREADING GROUND COVER
	WINTERBERRY ILEX VERTICILLATA (MALE & FEMALE) DECIDUOUS	2 GAL.	3	4'-14' T, 3'-9' W 8 YRS

*THE PLANT SPECIES LISTED ABOVE SHALL NOT INCLUDE ANY VARIETY THAT IS ON THE CONNECTICUT INVASIVE PLANT LIST.

WATER QUALITY VOLUME (W.Q.V.) COMPUTATION FOR GARAGE ROOF

-W.Q.V. REQUIRED = $\frac{1\text{" RAINFALL} \times 30' \times 38'}{12\text{"} / \text{FT}}$ = 95CF

-PROPOSED STONE INFILTRATION TRENCH VOL. = $\frac{3.5' \times 38' \times 24\text{" DEEP} \times 0.40}{12\text{"} / \text{FT}}$ = 106 CF



LEGEND

EXISTING: SPOT ELEVATION; CONTOUR ELEVATION; TREE LINE; LIMITS OF CLEARING — PROPOSED

20 0 10 20 40 80
(IN FEET)
1 inch = 20ft.

Approved by the East Hampton Inland Wetlands and Watercourse Agency

Final Approval ______________
Chairman Date
Date of Approval ______________
Expiration Date ______________

I DELINEATED THE WETLAND AND WATERCOURSE BOUNDARY ON THIS PLAN. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS CORRECTLY SHOWN ON THIS MAP.

______________ DATE__________
R. Richard Snarski, Certified Soil Scientist #1975.

"I hereby certify that this plan is in compliance with the relative Town of East Hampton Soil Erosion and Sedimentation Control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 2002, as amended." Specific erosion control plans are incorporated into the final construction site plan.

______________ P.E. No. 11,699
Frank C. Magnotta , P.E.

VALID ONLY WITH LIVE SEAL AND SIGNATURE

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO CONSTRUCT A STONE DRIVEWAY AND 3 CAR GARAGE. A NEW CURB CUT WILL BE CONSTRUCTED NORTH OF THE OWNERS HOUSE INVOLVING REMOVAL AND RECONSTRUCTION OF A PORTION OF A VEHICLE GUIDE RAIL AND REPLACEMENT OF AN EXISTING CATCH BASIN TOP. MINIMAL CLEARING OF VEGETATION IS NEEDED TO PROVIDE DRIVEWAY SIGHT LINES IN BOTH DIRECTIONS IN EXCESS OF THE TOWNS MINIMUM REQUIREMENT. STORMWATER RUNOFF FROM THE PROPOSED GARAGE AND DRIVEWAY WILL FLOW TO INFILTRATION TRENCHES ADJACENT TO THESE IMPROVEMENTS.

MAP REFERENCE

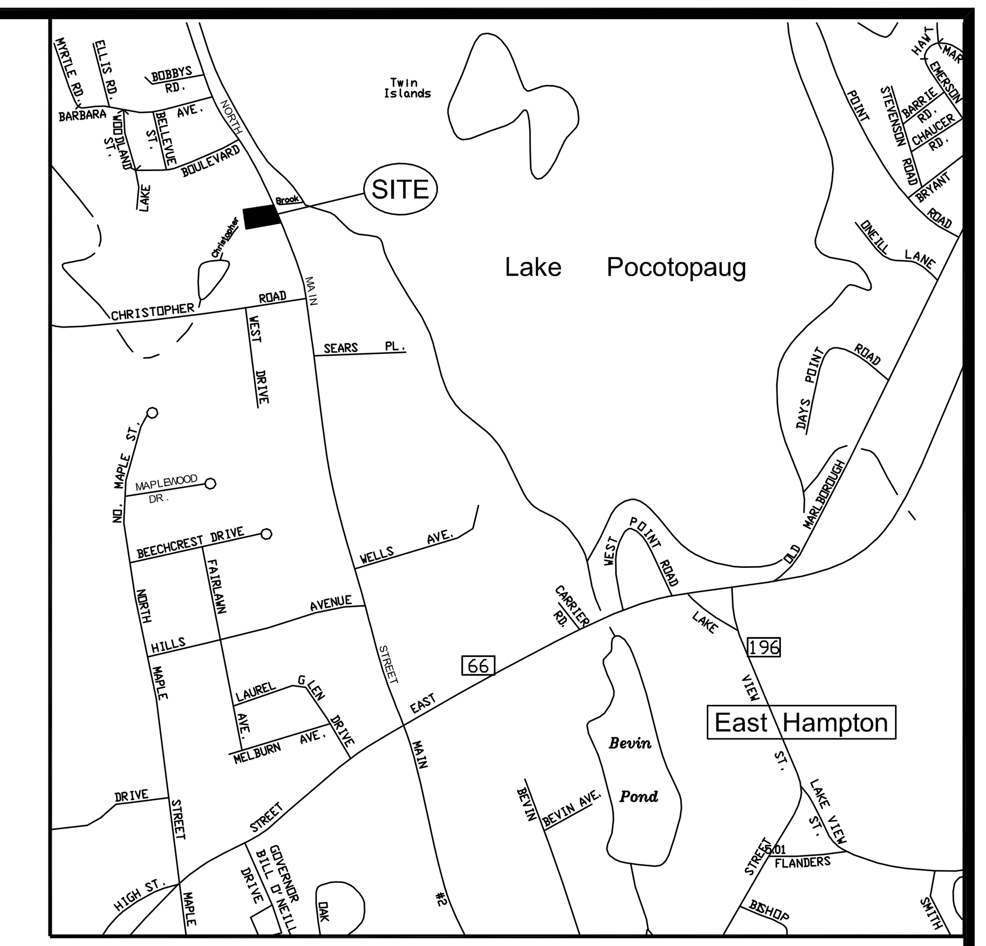
- PROPERTY SURVEY PREPARED FOR EDMUND P. GAINES, III AND CINDY J. WALKER GAINES, 71 NORTH MAIN STREET, ASSESSOR'S MAP 4A / BLOCK 45 / LOT 26, EAST HAMPTON , CT, SCALE 1"=20', DATED JUNE 6, 2017, SHT 1 OF 1, PREPARED BY PICARD LAND SURVEYING, LLC.
- DESIGN PLANS FOR NORTH MAIN STREET CULVERT REPLACEMENT OVER CHRISTOPHER BROOK, EAST HAMPTON, CT. PREPARED FOR THE TOWN OF EAST HAMPTON, DATED JANUARY 7, 2016, PROJECT #129-06, PREPARED BY ANCHOR ENGINEERING SERVICES INC. .

SITE DEVELOPMENT NOTES

- ALL BURIED UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY EACH UTILITY PRIOR TO ANY CONSTRUCTION ACTIVITIES. UNDERGROUND FEATURES DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING, PAROL TESTIMONY, FIELD INVESTIGATIONS AND OTHER SOURCES. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND FRANK C. MAGNOTTA, P.E., PC DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS AND OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. FOR LOCATIONS OF ALL UNDERGROUND UTILITIES INQUIRE AT THE APPROPRIATE UTILITY AND CALL BEFORE YOU DIG AT 1-800-922-4455. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL UNDERGROUND FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING THE TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO DISTURBANCE OF THE NATURAL GROUND CONDITIONS.
- DRIVEWAYS SHALL HAVE A MINIMUM CURB RADIUS OF 5 FEET AND A MAXIMUM GRADE OF 10 PERCENT.
  ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM DEPTH OF 8 INCHES OF COMPACTED PROCESSED STONE. ALL DRIVEWAY APRONS SHALL EXTEND FROM THE GUTTER LINE TO THE STREET LINE.
- THIS PROPERTY IS NOT WITHIN A REGULATED 100 YEAR FLOODPLAIN. THE NORTH SIDE OF THE . PROPERTY IS WITHIN THE "X" ZONE AS SHOWN ON THE 2008 FEMA FLOOD INSURANCE MAPS. THE HOUSE AND PROPOSED GARAGE ARE NOT WITHIN THIS ZONE.
- THE SCS SOIL CLASSIFICATIONS ON THIS SITE ARE:
  21A NINIGRET AND TISBURY SOILS, 0-5 PERCENT SLOPES, HYDR. GROUP "C"
  57B GLOUCESTER GRAVELLY SANDY LOAM, 3-8 PERCENT SLOPES, HYDR. GROUP "A"
- CONTOUR ELEVATIONS REFER TO AN ASSUMED DATUM.
- THE WETLAND ON THIS PROPERTY WAS FLAGGED BY RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST DECEMBER 2017.

EROSION & SEDIMENTATION CONTROL NOTES

- PRIOR TO THE START OF CONSTRUCTION, HAY BALES AND/OR SILT FENCES SHOWN ON THIS DRAWING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS OUTLINED IN "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002" AND THIS SITE PLAN.
- AT THE REQUEST OF THE TOWN ENGINEER OR ZONING ENFORCEMENT OFFICER, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO ADDRESS FIELD CONDITIONS.
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH THE MINIMUM STANDARDS OUTLINED IN "*CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL,2002*", AS FOLLOWS:
  PERMANENT SEEDING AND PLANTING DATES ARE APRIL 1ST TO JUNE 1ST AND AUG.15TH TO SEPT.30TH.
  TOPSOIL - 4" DEPTH
  LIME - 45-90 LBS PER 1000 SF
  FERTILIZER - (10-10-10) 7.5 LBS PER 1000 SF
  SEEDING - KENTUCKY BLUE GRASS - 2.25
  CREEPING RED FESCUE - 2.25
  PERENNIAL RYEGRASS - .50
  5.00 LB PER 1000 SF
  MULCH - STRAW/HAY 80 LBS PER 1000 SF
- THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THIS PLAN IS:
  NAME EDMUND P. GAINES III
  ADDRESS 71 NORTH MAIN STREET
  EAST HAMPTON, CT. 06424
  TEL. # 860-467-3131
- LAND DISTURBANCES SHALL BE KEPT AT A MINIMUM AND LAND RESTABILIZATION SCHEDULED AS SOON AS PRACTICABLE.
- ALL FINISHED GRADING SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS. NO WORK AREA SHALL BE LEFT DISTURBED AND/OR UNSTABLE FOR MORE THAN 30 DAYS WITHOUT THE APPLICATION OF STABILIZATION MEASURES (I.E.SEEDING, MULCHING, ETC.).
- ALL STABILIZED AND DISTURBED AREAS, CONTROL MEASURES AND CONSTRUCTION ENTRANCES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF THE END OF A RAINSTORM THAT IS 0.1 INCHES OR GREATER. REPAIR OR CORRECT DAMAGE AND/OR ADD ADDITIONAL MEASURES WITHIN 3 DAYS OF INSPECTION REQUIRED ABOVE.
- ALL CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED FOR A PERIOD OF AT LEAST 3 MONTHS.



LOCATION MAP 1"=1000'

SEQUENCE OF CONSTRUCTION — TYPICAL CONSTRUCTION SCHEDULE

	START	COMPLETE
INSTALL TEMPORARY CONSTRUCTION ENTRANCE, INSTALL TEMPORARY EROSION CONTROLS ,HAY BALES & SILT FENCING PRIOR TO ANY SOIL DISTURBANCE. ESTABLISH STAGING AREA FOR CONSTRUCTION EQUIPMENT AWAY FROM BROOK.	MAY 1st	MAY 15th
STRIP TOPSOIL FOR THE NEW DRIVEWAY AND GARAGE AND STOCKPILE ON SITE.	MAY 15th	MAY 22nd
CUT THE ROAD PAVEMENT, REMOVE THE EX. CATCH BASIN COVER AND REPLACE. REMOVE THE END PORTION OF THE VEHICLE GUIDE RAIL AND INSTALL A NEW RAILING AND ANCHOR SYSTEM. CUT TREES & VEGETATION FOR DRIVEWAY SIGHT LINE.	MAY 15th	JUNE 7th
EXCAVATE AND INSTALL THE GARAGE FOUNDATION, STONE DRIVEWAY AND BACKFILL,GRADE, TOPSOIL, SEED AND STABILIZE DISTURBED AREAS.	MAY 22nd	JUNE 15th
REMOVE THE EXISTING DRIVEWAY PAVEMENT AND PLANT AS LAWN, PROPERLY DISPOSE OFF SITE AND INSTALL ROOFWATER INFILTRATION TRENCH AND STABILIZE AREA.	JUNE 15th	JULY 2nd
CONSTRUCT THE GARAGE.	MAY 28th	JULY 30th
REMOVE THE TEMPORARY CONSTRUCTION ENTRANCE, FINISH THE STONE DRIVEWAY AND INSTALL THE CONCRETE DRIVEWAY APRON. INSTALL STONE INFILTRATION TRENCH ALONG DRIVEWAY.BACKFILL, SEED AND STABILIZE ALL DISTURBED AREAS.	JULY 30th	AUGUST 14th
ENSURE PERMANENT STABILIZATION OF ALL DISTURBED AREAS. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE PERMANENT STABILIZATION HAS OCCURRED.	SEPTEMBER 30th	

ZONING INFORMATION TABLE

R1 DISTRICT (WITH SANITARY SEWERS)

	REQUIRED/ALLOWED	EXISTING	W/PROPOSED GARAGE
MINIMUM LOT AREA	20,000 S.F.	41,294 S.F.	———
MAXIMUM LOT COVERAGE (S.F.)	8,258 S.F.	2,136 S.F.	2,566 SF
MAXIMUM LOT COVERAGE (%)	20%	5.2%	6.2%
MINIMUM LOT FRONTAGE	100 FEET	143.25 FEET	———
MINIMUM LOT WIDTH	125 FEET	152 FEET	———
MINIMUM LOT DEPTH	125 FEET	274 FEET	———
STREET SETBACK - NORTH MAIN	25 FEET	51.49 FEET	89.0 FEET
SIDE YARD SETBACK - NORTH	15 FEET	88.30 FEET	100.5 FEET
SIDE YARD SETBACK - SOUTH	15 FEET	17.19 FEET	16.60 FEET
REAR YARD SETBACK - WEST	25 FEET	199.08 FEET	143.60 FEET
MAXIMUM BUILDING HEIGHT	30 FEET	18± FEET	———
IMPERVIOUS AREAS - PAVEMENT, ROOFS, DECKS	———	2,136 SF	2,610 SF

OWNER / APPLICANT

EDMUND P. GAINES, III
CINDY J. WALKER GAINES
71 NORTH MAIN STREET
EAST HAMPTON, CT 06424

ASSESSORS MAP 4A, BLK 45, LOT 26

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REVISIONS

NO.	DESCRIPTION	BY	DATE

PREPARED FOR
EDMUND P. GAINES, III & CINDY J. WALKER GAINES
71 NORTH MAIN STREET
EAST HAMPTON, CT.

Date: JAN. 22, 2018
Scale: 1" = 20'

SITE PLAN, LANDSCAPING & EROSION CONTROL PLAN
FOR
PROPOSED DRIVEWAY & GARAGE

Project No.
Sheet No. 1 of 2

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