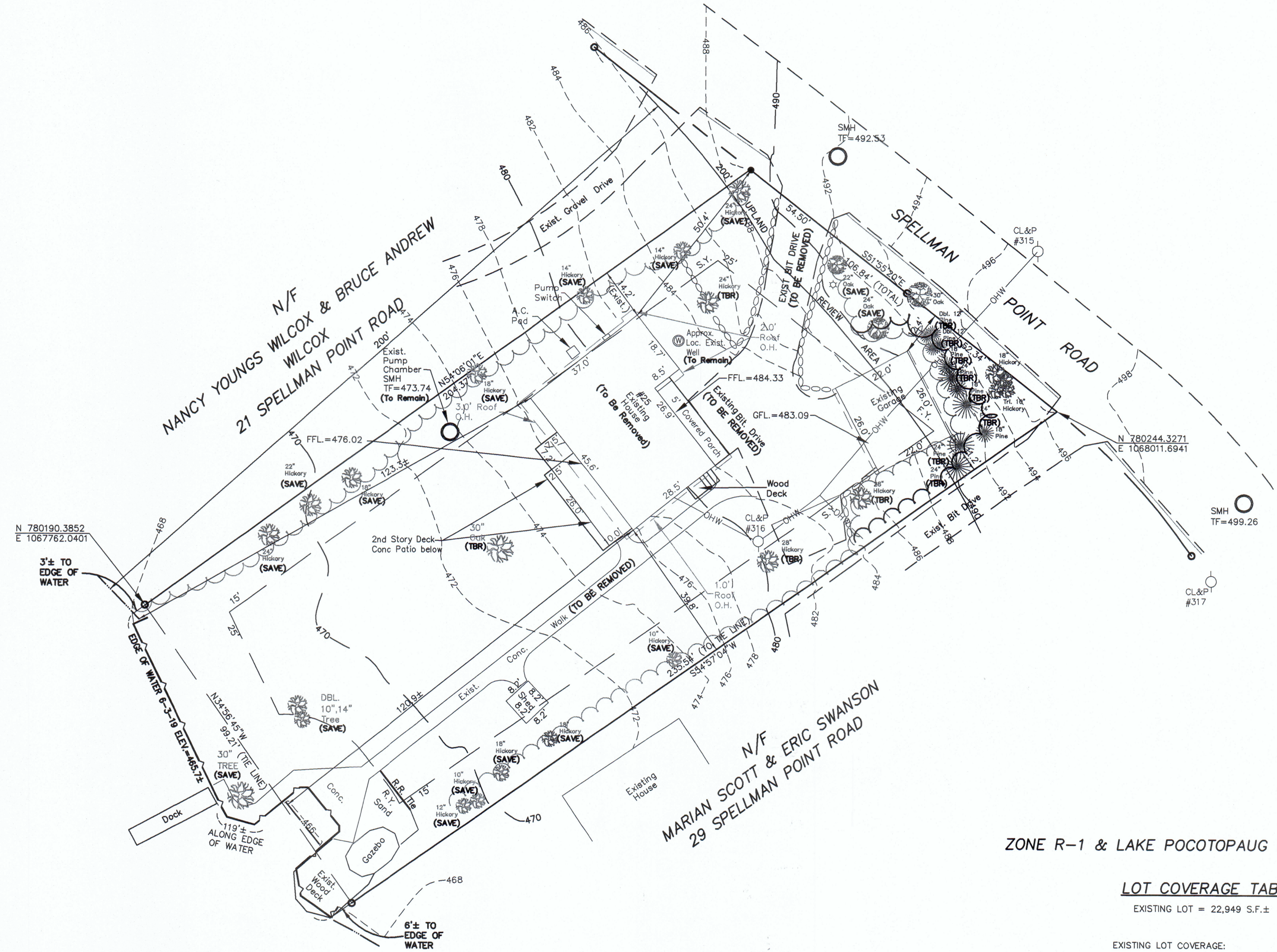


SITE LOCATION MAP
SCALE: 1"=500'



NOTE: BEARINGS & COORDINATES REFER TO NAD 83 DATUM
ELEVATIONS REFER TO NAVD 88 DATUM

AREA = 22,949 S.F.±
= 0.53 AC.±

AREA = 22,177 S.F. (TO TIE LINE)
= 0.509 AC. (TO TIE LINE)

LEGEND

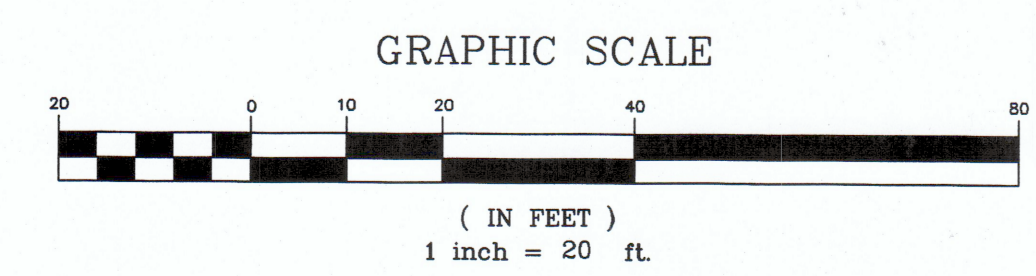
- EXISTING IRON PIPE ○
- EXISTING IRON PIN ●
- TREE LINE
- OVERHEAD WIRES
- STONE WALL
- LIGHT POLE

LOT COVERAGE TABLE

EXISTING LOT = 22,949 S.F.±

EXISTING LOT COVERAGE:

EXISTING HOUSE PATIO & DECK	= 1,910 S.F.
EXISTING SHED	= 67 S.F.
EXISTING GARAGE	= 572 S.F.
EXISTING BUILDING COVERAGE	= 2,549 S.F.
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EXISTING WALK COVERAGE	= 1,008 S.F.
EXISTING GAZEBO/DECK COVERAGE	= 404 S.F.
TOTAL IMPERVIOUS COVERAGE	= 6,025 S.F. 26% (20% MAX ALLOWED)



RECEIVED
JAN 22 2020

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JAN 22 2020

REFERENCE MADE TO MAPS TITLED:
"BOUNDARY SURVEY PREPARED FOR JOAN A. YOUNGS
NO. 21 SPELLMAN POINT ROAD EAST HAMPTON, CONNECTICUT
SCALE: 1"=20' - DATE: JUNE 22, 2011" BY JOEL M. FULLER
L.S. MARLBOROUGH, CONN.
"-POCOTOPAUG COMMUNITY CORP. -EAST HAMPTON, CONN.
-1"=100' -JULY 20, 1925 CORRECTED TO -JUNE 10, 1926"
BY KENNETH W. LEIGHTON

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

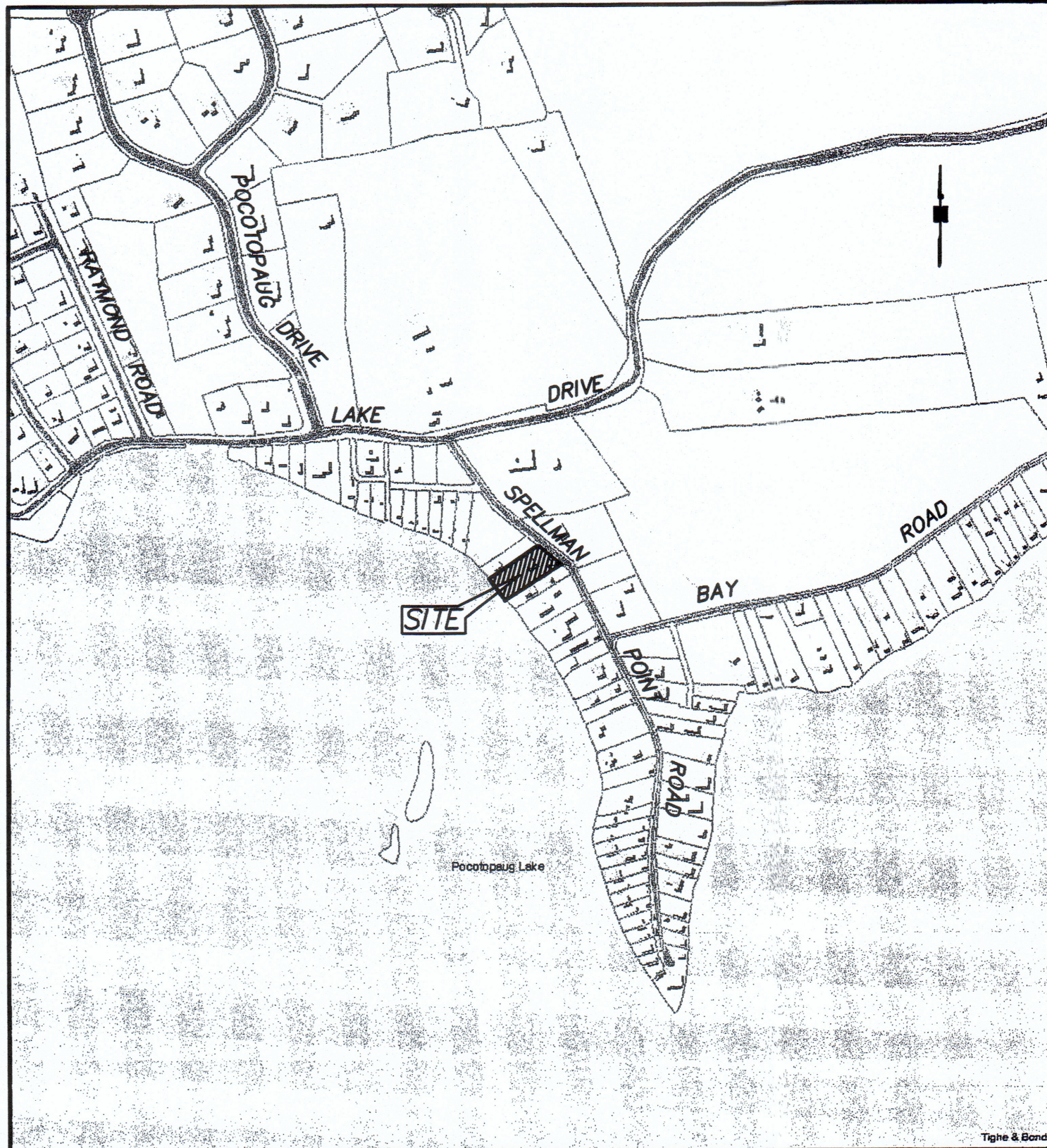
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE PROFESSIONAL ENGINEERING ACT OF THE STATE OF CONNECTICUT THROUGH 20-306-200-20 AND THE "STANDARDS AND PRACTICES" MAPS IN THE ASSOCIATION OF LAND SURVEYORS, INC. AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS SURVEY IS A PROFESSIONAL SURVEY. THE PROFESSIONAL SURVEY BOUNDARY DETERMINATION CATEGORY: RESURVEY CLASS OF ACCURACY: A-2
JOHN L. HEAGLE L.S. # 9396

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

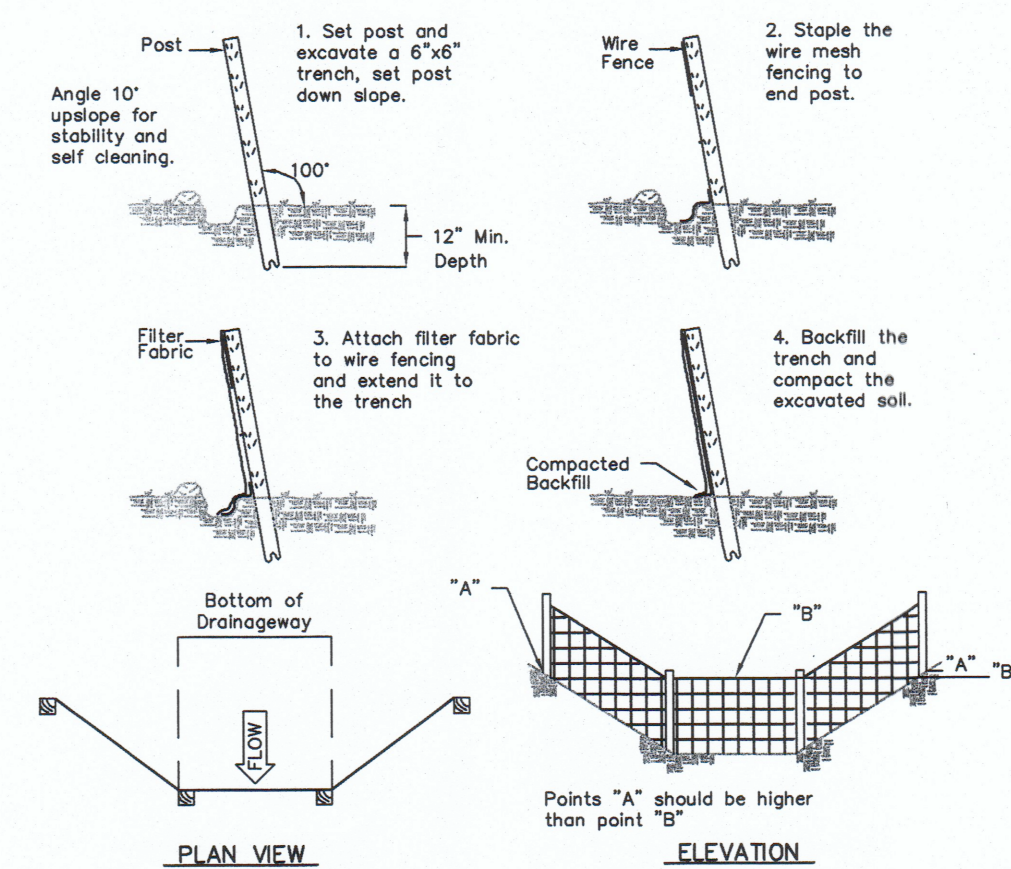
EXISTING CONDITIONS & DEMOLITION PLAN
#25 SPELLMAN POINT ROAD
PREPARED FOR
MARGARET WILCOX
EAST HAMPTON, CONN.

CK. BY: JLH
DRW. BY: PEJ
DATE: 6-18-19
SCALE: 1"=20'
SHEET 1 OF 1
MAP NO. 50-19-1BEC

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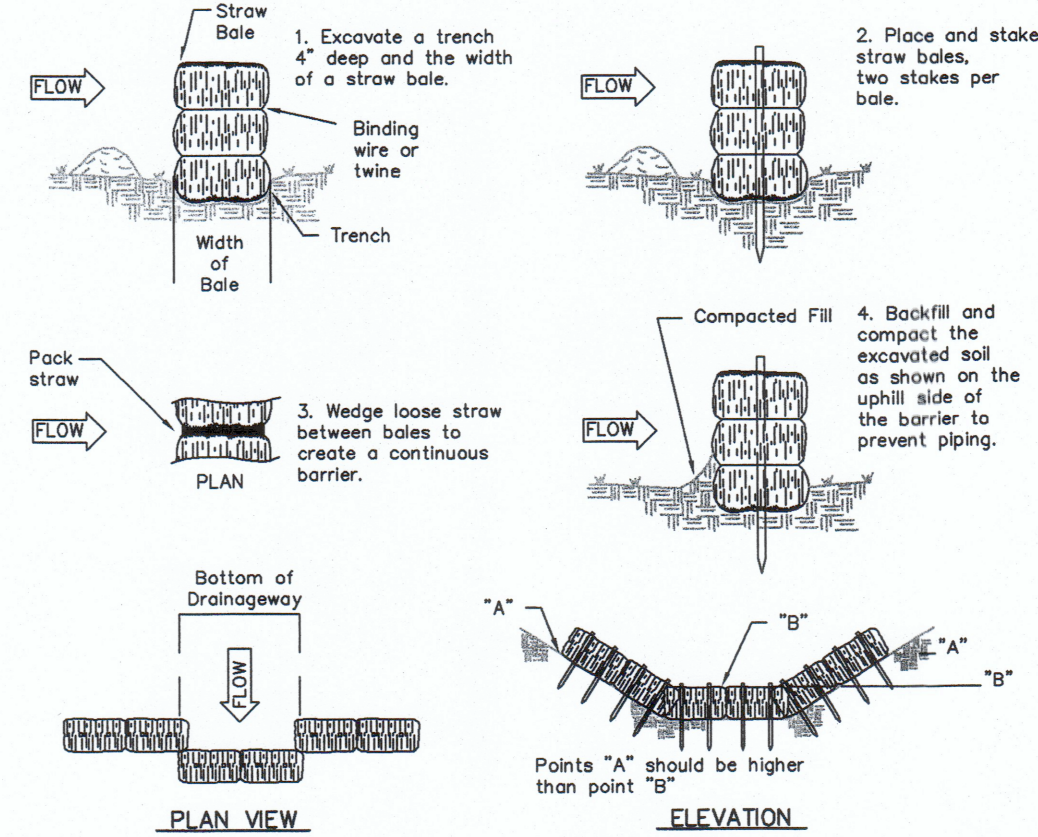


SITE LOCATION MAP
SCALE: 1"=500'



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER

TOPSOILING

- GENERAL:**
- TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
 - REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
 - APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.
- MATERIAL:**
- TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
 - TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
 - AN ORGANIC MATTER CONTENT BETWEEN 6 & 20 PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.
- APPLICATION:**
- AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
 - SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4") INCHES.

EROSION CHECKS

- GENERAL:**
- TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.
- CONSTRUCTION:**
- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE EMBEDDED INTO THE SOIL, A MINIMUM OF FOUR (4") INCHES.
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
 - FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3) FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2) FEET.
- INSTALLATION AND MAINTENANCE:**
- BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
 - BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
 - ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
 - INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

TEMPORARY VEGETATIVE COVER

- GENERAL:**
- TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREA WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.
- SITE PREPARATION:**
- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 - REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
 - APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITE LIME PER ACRE (5 LBS. PER 100 SQUARE FEET).
 - APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQUARE FEET).
 - UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
 - TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF THE SITE IS SLOPING.
- ESTABLISHMENT:**
- USE ANNUAL RYEGRASS AT A RATE OF 40 LBS./AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
 - SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
 - APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRALIC APPLICATION.
 - UNLESS HYDROSEEDING, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
 - MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

- GENERAL:**
- PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.
- SITE PREPARATION:**
- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 - REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
 - PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
 - APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
 - APPLY FERTILIZER ACCORDING TO SOIL TEST OR:
- SPRING SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10-10-10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET), THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10-10-10 FERTILIZER PER ACRE.
- FALL SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10-10-10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).
- ESTABLISHMENT:**
- SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
 - SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

SUNNY TO PARTIALLY SUNNY SITES

GENERAL:		
KENTUCKY BLUEGRASS	20	0.50
CREeping RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10

SHADY SITES

CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10

DROUGHTY SITES

CREeping RED FESCUE	40	1.00
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GENERAL NOTES

ALL CONSTRUCTION METHODS TO CONFORM TO TOWN OF EAST HAMPTON STANDARD SPECIFICATIONS.

ANY UNSUITABLE MATERIAL IN PAVEMENT AREAS TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE TOWN.

TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN THE FIELD.

ALL UNDERGROUND UTILITIES TO BE INSTALLED/DIRECTED BY APPROPRIATE AUTHORITIES.

ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE PAVEMENT.

SITE DEVELOPMENT

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FILTER FABRIC FENCE.)

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS.

CONTRACTOR SHALL PROVIDE DUMPSTERS AT HOUSE SITE DURING CONSTRUCTION FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS. THERE SHALL BE NO OUTSIDE STOCKPILES OF CONSTRUCTION WASTE MATERIALS OR DEBRIS.

THE BUILDING LOT SHALL BE LOAMED, SEEDING AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING - THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WINTER AND SPRING EROSION.

PLEASE NOTE - THE BUILDER/OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLOT PLAN FOR EROSION CONTROL REQUIREMENTS.

CONTOURS TAKEN FROM ACTUAL FIELD SURVEY.

ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN.

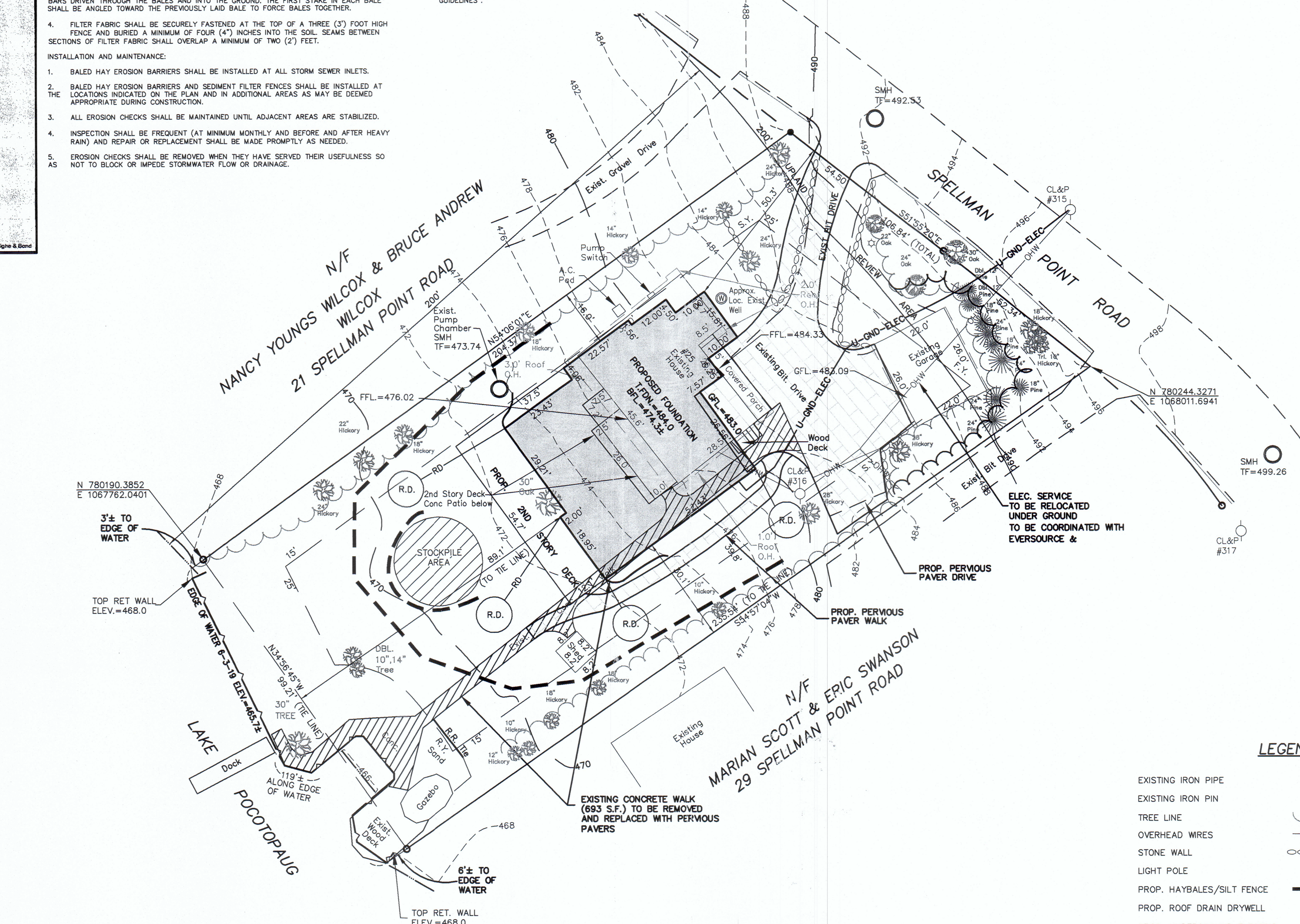
FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT.

VERIFY ALL GRADES IN FIELD.

NOTE: BEARINGS & COORDINATES REFER TO NAD 83 DATUM
ELEVATIONS REFER TO NAVD 88 DATUM

AREA = 22,949 S.F.±
= 0.53 AC.±

AREA = 22,177 S.F. (TO TIE LINE)
= 0.509 AC. (TO TIE LINE)



LEGEND

- EXISTING IRON PIPE
- EXISTING IRON PIN
- TREE LINE
- OVERHEAD WRES
- STONE WALL
- LIGHT POLE
- PROP. HAYBALES/SILT FENCE
- PROP. ROOF DRAIN DRYWELL
- PROP. UNDERGROUND ELECTRIC

ZONE R-1 & LAKE POCOTOPAUG PROTECTION ZONE

LOT COVERAGE TABLE

EXISTING LOT = 22,949 S.F.±

EXISTING LOT COVERAGE:

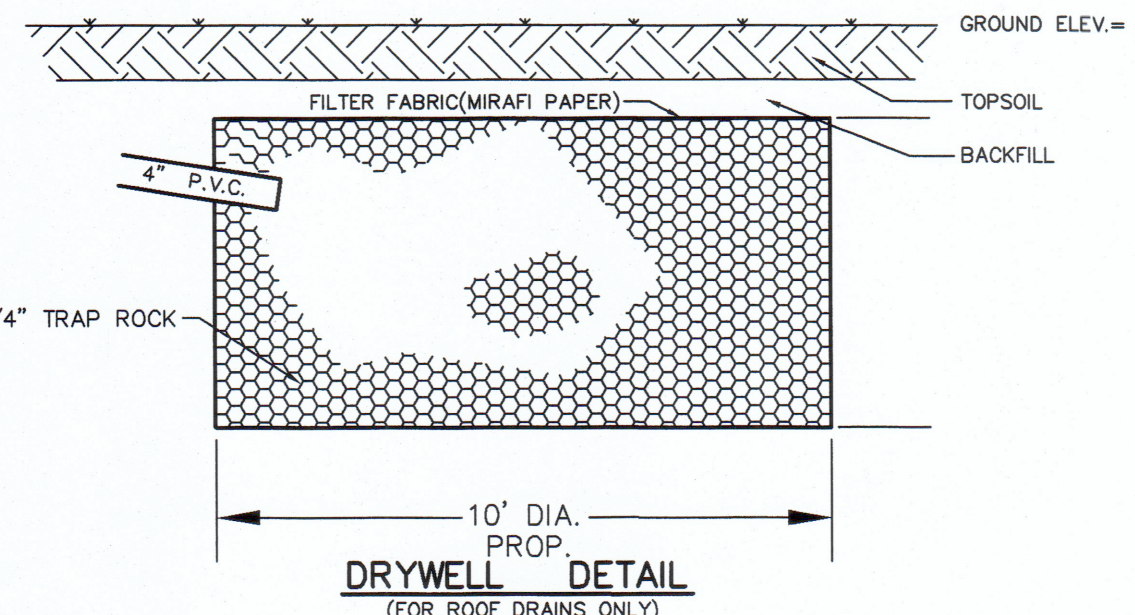
EXISTING HOUSE PATIO & DECK	= 1,910 S.F.
EXISTING SHED	= 67 S.F.
EXISTING GARAGE	= 572 S.F.
EXISTING BUILDING COVERAGE	= 2,549 S.F.

PROPOSED LOT COVERAGE:

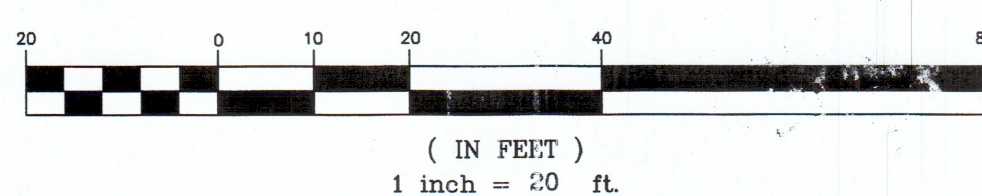
PROPOSED HOUSE & DECK	= 3,880 S.F.
EXISTING SHED	= 67 S.F.
EXISTING GARAGE	= 572 S.F.
PROPOSED BUILDING COVERAGE	= 4,519 S.F.

EXISTING PAVEMENT COVERAGE	= 2,064 S.F.
EXISTING WALK COVERAGE	= 1,008 S.F.
EXISTING GAZEBO/DECK COVERAGE	= 404 S.F.
TOTAL IMPERVIOUS COVERAGE	= 6,025 S.F. 26% (20% MAX ALLOWED)

PROPOSED PAVEMENT COVERAGE	= 0 S.F. (2,633 S.F. PERVIOUS PAVERS)
PROPOSED WALK COVERAGE	= 0 S.F. (890 S.F. PERVIOUS PAVERS)
EXISTING GAZEBO/DECK COVERAGE	= 404 S.F.
TOTAL IMPERVIOUS COVERAGE	= 4,923 S.F. 23% (26% EXIST)



GRAPHIC SCALE



3,880 S.F. @ 1" RUNOFF / 24 HOURS
3,880 S.F. x $\frac{1}{12}$ = 323.3 C.F. OF DRYWELL REQUIRED
USE 4 - 10' DIA. DRYWELLS @ 3.0' DEEP.

REFERENCE MADE TO MAPS TITLED:

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NO. 21 SPELLMAN POINT ROAD EAST HAMPTON, CONNECTICUT
SCALE: 1"=20' - DATE: JUNE 22, 2011" BY JOEL M. FULLER
L.S. MARLBOROUGH, CONN.

"POCOTOPAUG COMMUNITY CORP. - EAST HAMPTON, CONN.
- 1"=100' - JULY 20, 1925 CORRECTED TO - JUNE 10, 1926"
BY KENNETH W. LEIGHTON

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I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

MARK W. FRIEND P.E. #15818

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#25 SPELLMAN POINT ROAD
PREPARED FOR
MARGARET WILCOX
EAST HAMPTON, CONN.

CK. BY:	JLH
DRW. BY:	PEJ
DATE:	6-18-19
SCALE:	1"=20'
SHEET	1 OF 1
MAP NO.	50-19-1PP