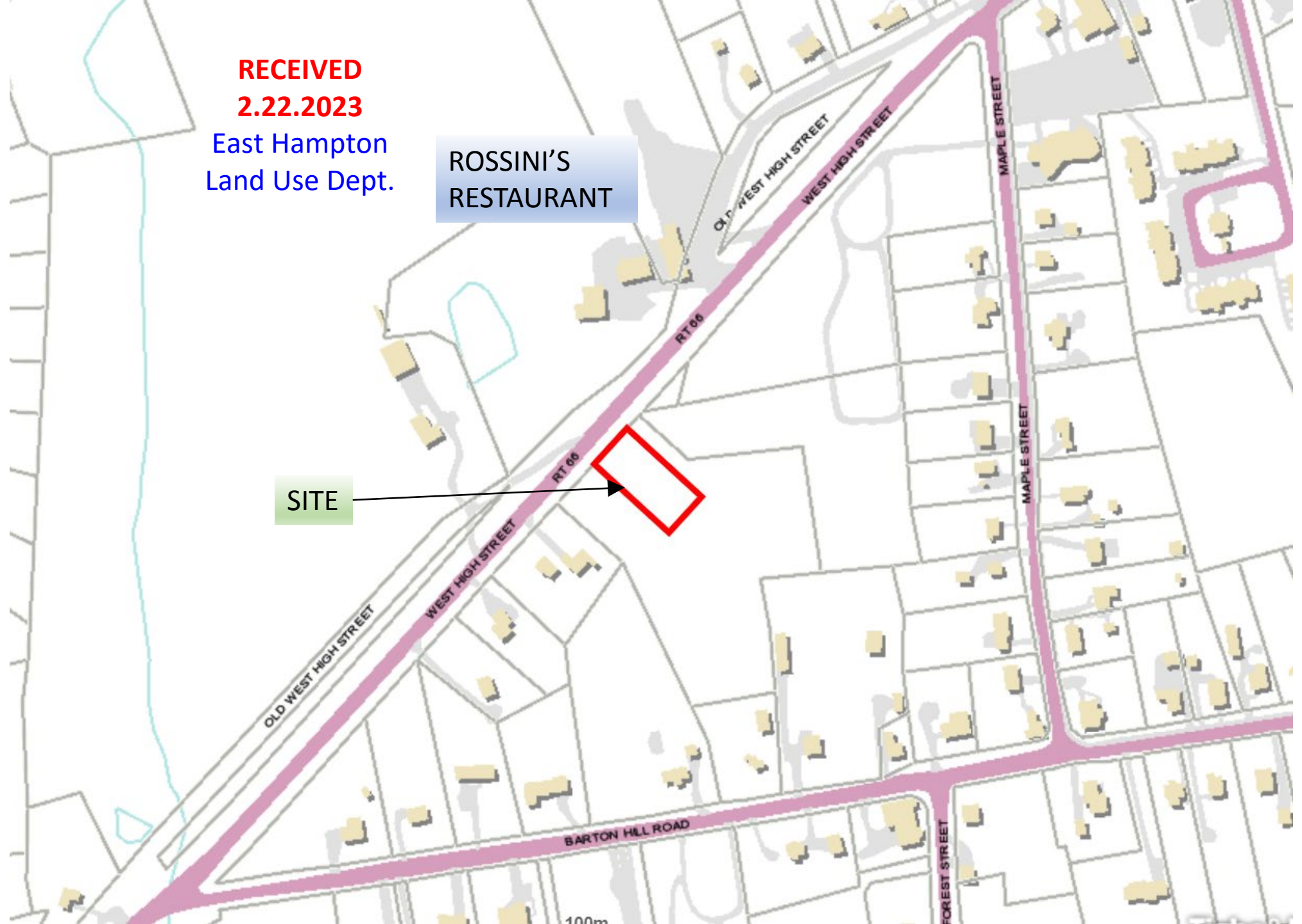


**RECEIVED**  
**2.22.2023**

East Hampton  
Land Use Dept.

ROSSINI'S  
RESTAURANT

SITE





AREA  
0.46 AC

HIGH STREET

RT 66

20m

Tighe&

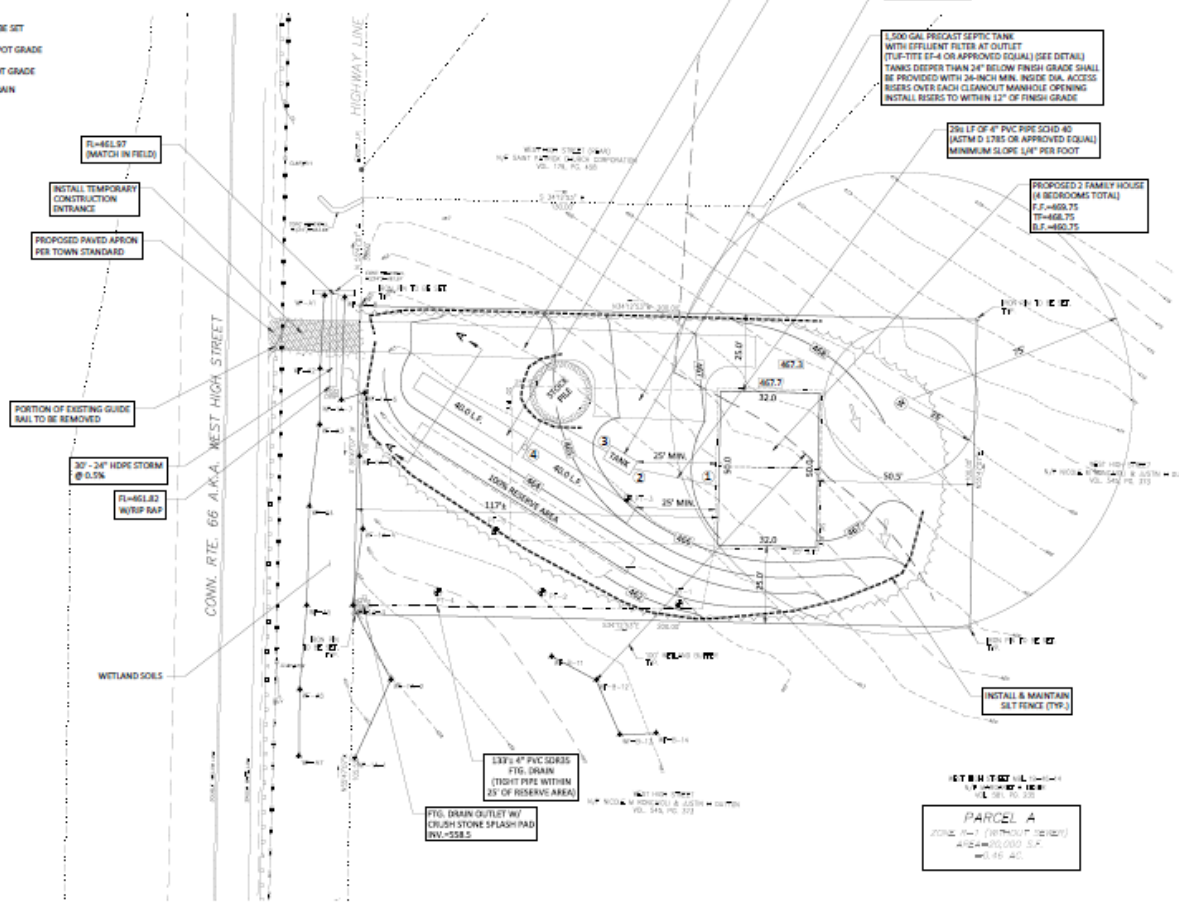






# LEGEND

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- PROPERTY LINE
  - BUILDING SETBACK LINE
  - DISTING. CONTOUR
  - PROPOSED CONTOUR
  - TREELINE / BRUSHLINE
  - LIMIT OF CLEARING
  - SILT FENCE
  - PROPOSED UNDERGROUND UTILITIES
  - ⊕ TEST PIT LOCATION
  - ⊕ PERCOLATION TEST LOCATION
  - ⊕ UTILITY POLE
  - ⊕ IRON PIN TO BE SET
  - ⊕ PROPOSED SPOT GRADE
  - ⊕ EXISTING SPOT GRADE
  - ⊕ GRADE TO DRAIN



## EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, JANUARY 2002 AS AMENDED.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF EAST HAMPTON OR ITS DESIGNATED AGENTS.
- THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSED SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
- SEEDING PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSION. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 80 POUNDS PER 3000 SQUARE FEET. FERTILIZE WITH 50-10-10 AT A RATE OF 15 POUNDS PER 100 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
- SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
- ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:  
 KENTUCKY BLUEGRASS 20 LBS/ACRE  
 ORCHARD RED FESCUE 20 LBS/ACRE  
 PERENNIAL RYE GRASS 5 LBS/ACRE  
 TOTAL 45 LBS/ACRE  
 THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
- MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

## SEPTIC SYSTEM INVERTS

- INVERT @ HOUSE - 464.65 MIN.
- INVERT IN @ SEPTIC TANK - 464.00
- INVERT OUT @ SEPTIC TANK - 463.75
- D-BOX / FLOWLINE @ UNITS - 463.1
- BOTTOM OF UNITS - 462.6
- EXISTING GRADE - 463.0
- FINISHED GRADE - 464.1

- LOAN, SEED & MULCH ALL DISTURBED AREAS
- BENCHMARK TO BE SET IN THE FIELD AT TIME OF CONSTRUCTION.
- CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.

8-1 RURAL RESIDENTIAL: Area & Bulk Requirements (WITHOUT 25%0)

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	60,000 SF	20,000 SF*
LOT FRONTAGE	100 FT	100 FT
FRONT YARD	50 FT	117 FT
SIDE YARD	25 FT	25 FT
REAR YARD	50 FT	56.5 FT
BUILDABLE AREA	N/A	N/A
MAX. LOT COVERAGE	10%	17.8%
MAX. BUILDING HEIGHT	30 FT	< 30 FT

\* PRE-EXISTING NON CONFORMING

DUTTON ASSOCIATES, LLC  
 1410 SUPERIOR AND CIVIL ENGINEERS  
 100 WEST MAIN STREET  
 SUITE 200  
 EAST HAMPTON, CT 06424  
 TEL: 860-426-1000  
 FAX: 860-426-1001  
 WWW.DUTTONASSOCIATES.COM

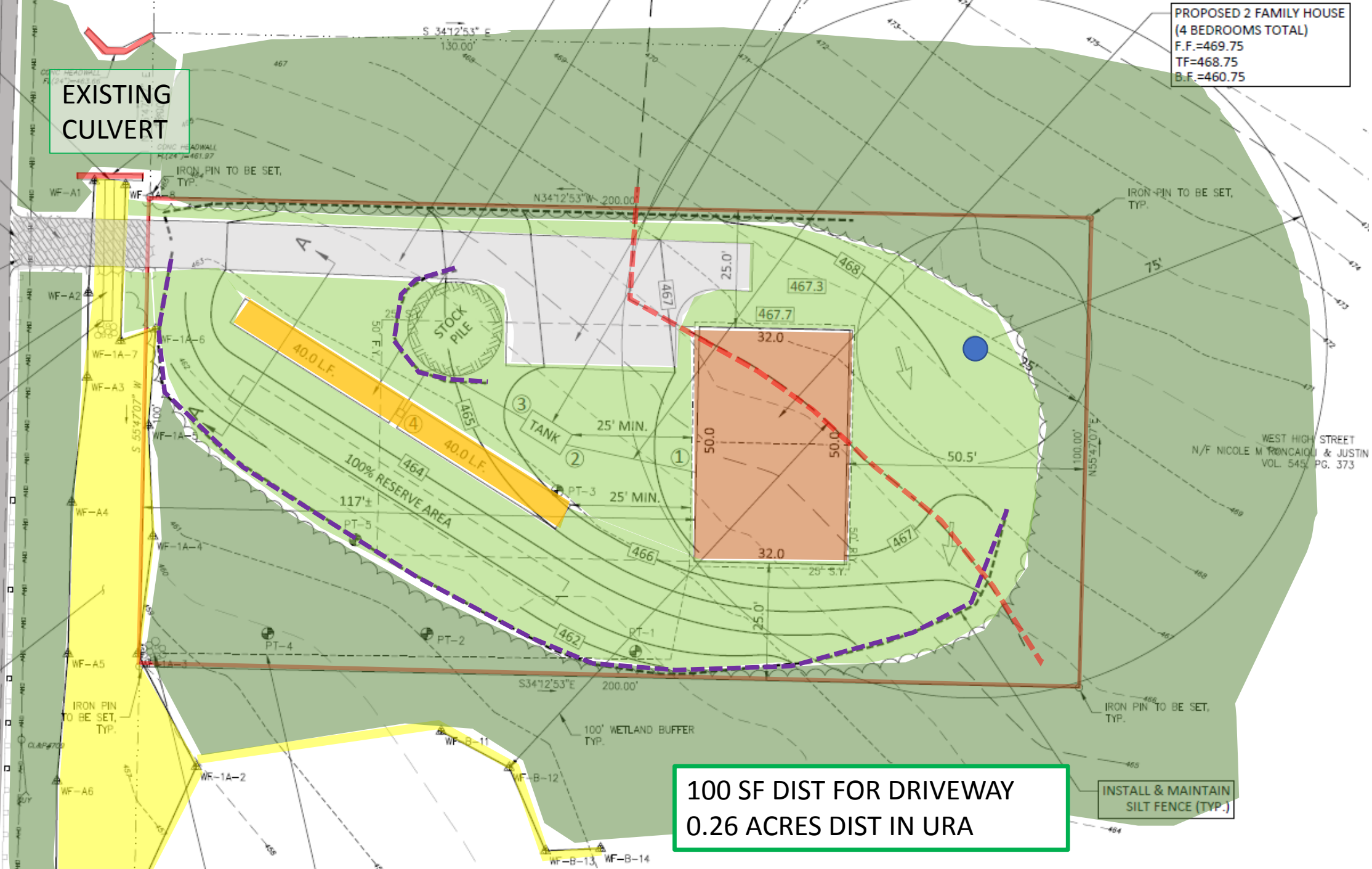
SITE DEVELOPMENT PLAN  
 WEST HIGH STREET MOB. 19-46-14  
 JIM TARRINO  
 247-244-0000

DATE: 8/26/2010  
 TIME: 10:30 AM  
 SHEET NO. 2  
 A-22-295

PROPOSED 2 FAMILY HOUSE  
(4 BEDROOMS TOTAL)  
F.F.=469.75  
TF=468.75  
B.F.=460.75

EXISTING  
CULVERT

CONN. RTE. 66 A.K.A. WEST HIGH STREET



WEST HIGH STREET  
N/F NICOLE M RONCAIOU & JUSTIN  
VOL. 545, PG. 373

100 SF DIST FOR DRIVEWAY  
0.26 ACRES DIST IN URA

INSTALL & MAINTAIN  
SILT FENCE (TYP.)

**SOILS DATA:**

T.P. 1 (11/03/22)  
0-12" BLACK ORGANIC LAYER/TOPSOIL  
13-27" GREY LOAMY SAND  
27-80" GREY SANDY LOAM, HARDPAN  
NO LEDGE  
GROUNDWATER @ 30"  
MOTTUNG @ 22"  
ROOTS @ 30"

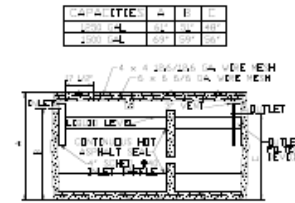
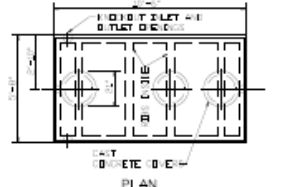
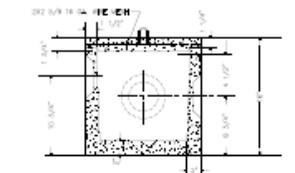
T.P. 2 (11/03/22)  
0-10" TOPSOIL  
10-21" BROWN LOAMY SAND  
21-72" GREY FINE SANDY LOAM, HARDPAN  
NO LEDGE  
GROUNDWATER @ 40"  
MOTTUNG @ 20"  
ROOTS @ 40"

T.P. 3 (11/03/22)  
0-22" BLACK ORGANIC LAYER/TOPSOIL  
23-80" GREY FINE SANDY LOAM, HARDPAN  
NO LEDGE  
GROUNDWATER @ 40"  
MOTTUNG @ 20"  
ROOTS @ 20"

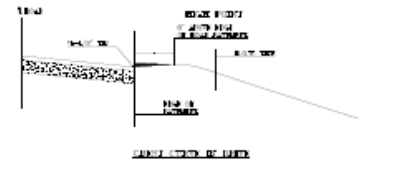
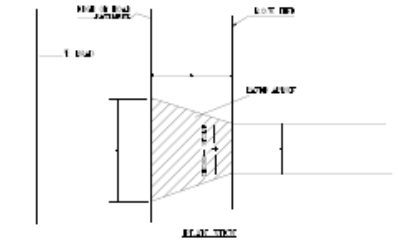
T.P. 4 (11/03/22)  
0-4" TOPSOIL  
4-22" LIGHT BROWN SILTCLAY  
22-80" GREY FINE SAND, FIRM COMPACT @ 40"  
NO LEDGE  
NO WATER  
MOTTUNG @ 20"  
ROOTS @ 20"

T.P. 5 (11/03/22)  
0-4" TOPSOIL  
4-22" BROWN FINE SANDY LOAM  
22-72" GREY FINE SANDY LOAM, HARDPAN  
NO LEDGE  
NO GROUNDWATER  
MOTTUNG @ 20"  
ROOTS @ 20"

MISS CALC  
SLOPE = 7.3%  
BEST LAYER = 23" TP 3  
HE = 30  
IF = 2.0 4 BEDROOMS MULTI FAMILY  
RF = 1.25 ASSUME 10-20 PERC  
MSLS = 75  
ELA NEED 900 SF

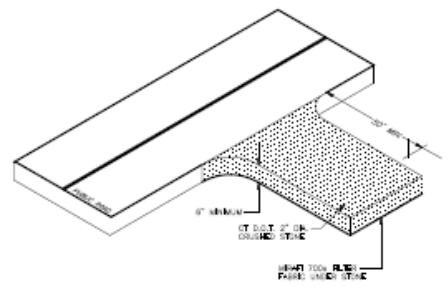
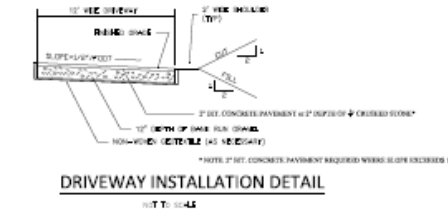


**1250/1500 GALLON  
2 COMPARTMENT  
SEPTIC TANK  
NOT TO SCALE**



**TYPICAL DRIVEWAY ENTRANCE DETAIL  
NOT TO SCALE**

NOTE:  
1. SEE NOTES FOR CONSTRUCTION DETAILS.  
2. SEE NOTES FOR CONSTRUCTION DETAILS.  
3. SEE NOTES FOR CONSTRUCTION DETAILS.  
4. SEE NOTES FOR CONSTRUCTION DETAILS.  
5. SEE NOTES FOR CONSTRUCTION DETAILS.



**CONSTRUCTION ENTRANCE  
NOT TO SCALE**



**SILT FENCE INSTALLATION  
NOT TO SCALE**

**DESIGN NOTES:**

- ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SANITARIAN.
- PERCOLATION RATE FOR DESIGN: 10.0 - 20.0 IN/HR (ASSUMED) DEPTH TO RESTRICTIVE LAYER: 20"
- REQUIRED LEACHING AREA FOR 4 BEDROOM DUPLEX BUILDING = 900 SF ELA
- DESIGN: USE 80 LF OF MANITIS DOUBLE WIDE 58 ELA PROVIDED = 11.0 SF/4' x 80 LF = 928 SF ELA
- THIS SYSTEM HAS NOT BEEN DESIGNED FOR THE USE OF LARGE CAPACITY (400 GALLONS), DISCHARGE TYPE BATHUBS. RESIDENTIAL GARAGE DISPOSALS ARE NOT ANTICIPATED FOR THIS DESIGN. IN THE EVENT THAT SUCH AN INSTALLATION IS CONTINGENTATED FOR THE PROPOSED HOUSE, A LARGER SEPTIC TANK AND INCREASED LEACHING FIELD CAPACITY WILL BE REQUIRED.
- THE DESIGN SHOWN HEREON CONFORMS TO ALL APPLICABLE STATE AND LOCAL HEALTH CODE REQUIREMENTS AND TO GOOD ENGINEERING PRACTICE. I CAN NOT GUARANTEE AGAINST FAILURE DUE TO IMPROPER INSTALLATION, APPROXIMATE MAINTENANCE OR TO NATURAL PHENOMENA BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

**SEPTIC SYSTEM CONSTRUCTION NOTES:**

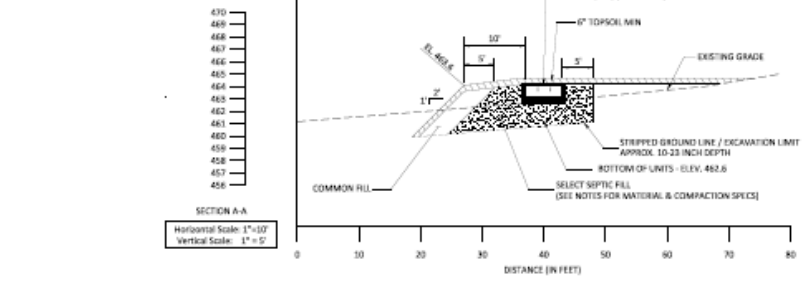
- CONSTRUCTION SEQUENCE:
  - STRIP & STRENGTH TOPSOIL FROM LEACHING AREA.
  - CONSTRUCT LEACHING UNITS TO DESIGN LINE & GRADE.
  - GRADE FINE GRADE TO PROPOSED GRADE AND SET. PROTECT DISTURBED AREA WITH EROSION CONTROL UNTIL FURTHER WORKING.
- THE SPACE BETWEEN THE UNITS AND SEPTIC TANK SHALL BE AT LEAST HEAVY CAST IRON, DUCTILE IRON OR EXTRA STRENGTH PVC ASTM D1582 AS OR APPROVED EQUAL.
- ALL DISTRIBUTION PIPES TO BE ASTM D3034 (8" (PVC) OR APPROVED EQUAL UNLESS NOTED).
- SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF 4" OF PROPOSED GRAVEL OR BEDDING STONE ON COMPACTED SUBGRADE.
- THERE ARE NO APPARENT WELLS OR SEPTIC PIPES WITHIN 10' OF THE PROPOSED WELL AND SEPTIC SYSTEM AS SHOWN ON THIS PLAN.
- APPROVED STONE AGGREGATE FOR LEACHING TRENCHES SHALL BE CRUSHED STONE, CRUSHED STONE OR SCREENED GRAVEL MEETING OR EXCEEDING DESIGN SPECIFICATION FOR MULES FOR NO. 4 STONE.

**LEACHING SYSTEM CONSTRUCTION NOTES:**

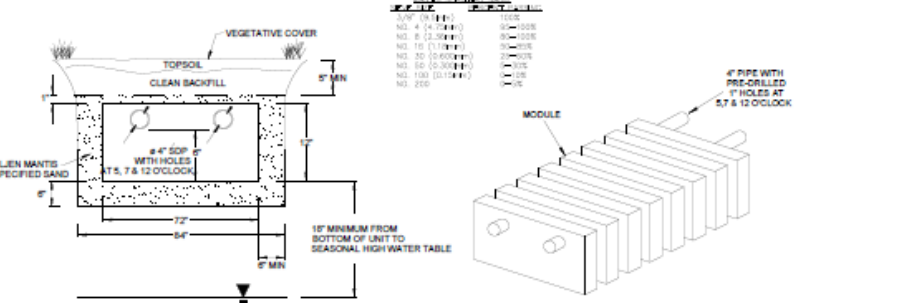
- TOPSOIL TO BE STRIPPED OFF PRIOR TO FILLING. FILL MATERIAL BETWEEN AND BEYOND UNITS TO BE FINE GRAVEL, GOOD QUALITY AND CLEAN MEDIUM SAND OR SILEX FILL PACKED AND COMPACTED IN 4" LIFTS. SELECT FILL SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
  - THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2" DIAMETER.
  - THE FILL SHALL NOT CONTAIN MORE THAN 40 PERCENT ORGANIC MATERIAL BETWEEN NO. 4 & # 20 SIEVE.
  - THE FILL SHALL NOT BE MORE THAN 40 PERCENT OF THE NATURAL SANDS RETAINED ON THE NO. 4 SIEVE.
  - THE FILL SHALL MEET THE FOLLOWING GRADATION CRITERIA:

GRADE SIZE	NO. 4	NO. 10	NO. 20	NO. 40	NO. 60
PERCENT PASSING	100	100	100	100	100
PERCENT RETAINED	0	0	0	0	0

\*\* PERCENT PASSING THE NO. 40 SIEVE CAN BE INCREASED TO NO GREATER THAN TEN (10) PERCENT PASSING THE NO. 200 SIEVE DOES NOT EXCEED 30% AND THE ADD SAND DOES NOT EXCEED 10%.
- DOCUMENTATION OF TEST RESULTS ARE TO BE PROVIDED TO THE HEALTH DISTRICT.
- FILL MATERIAL TO BE PLACED PRIOR TO TRENCH DEVIATION. NO TRAFFIC OTHER THAN TRACK-ORIGIN EQUIPMENT IS TO CROSS, DRIVE, PULL OR OTHERWISE COMPACT THE FILL AREA AFTER TOPSOIL REMOVAL. FILL MATERIAL TO BE DAMPED AT THE EDGE OF THE STRIPPED AREA AND SPREAD AND COMPACTED WITH TRACK-ORIGIN VEHICLES. STOPPING TO TAKE PLACE UPSTREAM OF THE LEACHING AREA. THE AREA DOWN-DOWNSTREAM OF THE LEACHING AREA IS NOT TO BE DISTURBED.



**SECTION A-A  
Horizontal Scale: 1"=10'  
Vertical Scale: 1"=5'**



**MANTIS DOUBLE WIDE 58 LEACHING UNIT DETAIL  
NOT TO SCALE**

**DUTTON ASSOCIATES, LLC**  
LAND SURVEYORS AND CIVIL ENGINEERS  
1000 WEST HIGH STREET, SUITE 100  
WEST HAVEN, CONNECTICUT 06450  
TEL: 203-261-1111  
WWW.DUTTONASSOCIATES.COM

**SITE DEVELOPMENT PLAN**  
WEST HIGH STREET, MBL 19-46-14  
JIM MARINO  
DATE: 2/25/2023  
SCALE: AS SHOWN  
SHEET 7 OF 8  
A-22-295