

GENERAL SITE DEVELOPMENT NOTES

- EXISTING TOPOGRAPHY FROM FIELD SURVEY BY BASCOM & BENJAMIN LLC. NAVD 1988 DATUM
- THIS PROPERTY IS LOCATED IN THE VC ZONE, VILLAGE CENTER
- THIS SITE IS SERVED BY SANITARY SEWER AND PUBLIC WATER SYSTEM.
- ALL GRADES ADJACENT TO PULLS 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 1-800-822-4455.
- DRIVEWAYS AND DRAIN OUTLETS SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT ICING CONDITIONS.
- 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 GUARANTEE 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 CONSTRUCTION.
- 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 DOT FORM 816 AS REVISED.
- 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 02, BLOCK 49, LOT 2.
- PARKING
- ALL SIGNAGE SHALL CONFORM TO SECTION 7.2 OF THE EAST HAMPTON ZONING REGULATIONS. FINAL DESIGN APPROVAL TO BE GRANTED BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION.
- THIS PARCEL IS PARTIALLY LOCATED IN AN APPROXIMATE FLOOD ZONE "A", AS SHOWN ON FEMA FLOOD MAP NUMBER 0807C0134G, AUGUST 28, 2008
- THE EXISTING LOT COVERAGE = 35.1 %, ALLOWED=75%

EROSION & SEDIMENTATION CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE STATE OF CONNECTICUT "GUIDELINES FOR SEDIMENT AND EROSION CONTROL" 2002 EDITION.

LAND DISTURBANCES SHALL BE KEPT AT A MINIMUM AND LAND RESTABILIZATION SCHEDULED AS SOON AS PRACTICABLE.

ALL CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED.

HAY BALE FILTERS OR FABRIC FENCE SHALL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

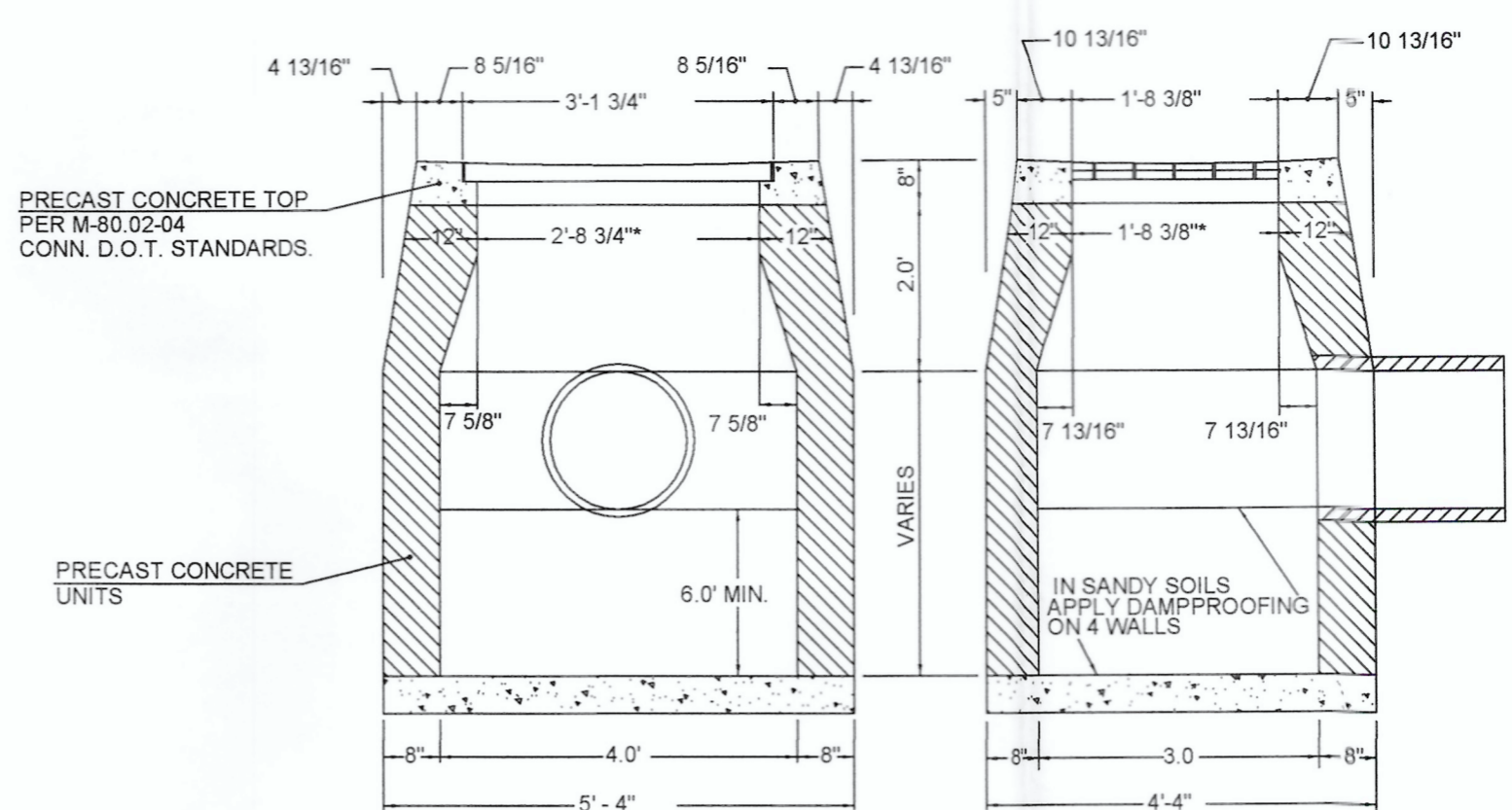
AFTER CONSTRUCTION IS COMPLETED, TOPSOIL SHALL BE EVENLY DISTRIBUTED OVER THE DISTURBED AREA, PROPERLY TREATED, AND SEEDED.

GRADING SHALL NOT BE DONE IN SUCH A MANNER SO AS TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LANDOWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THAT LANDOWNER AND THE COMMISSION.

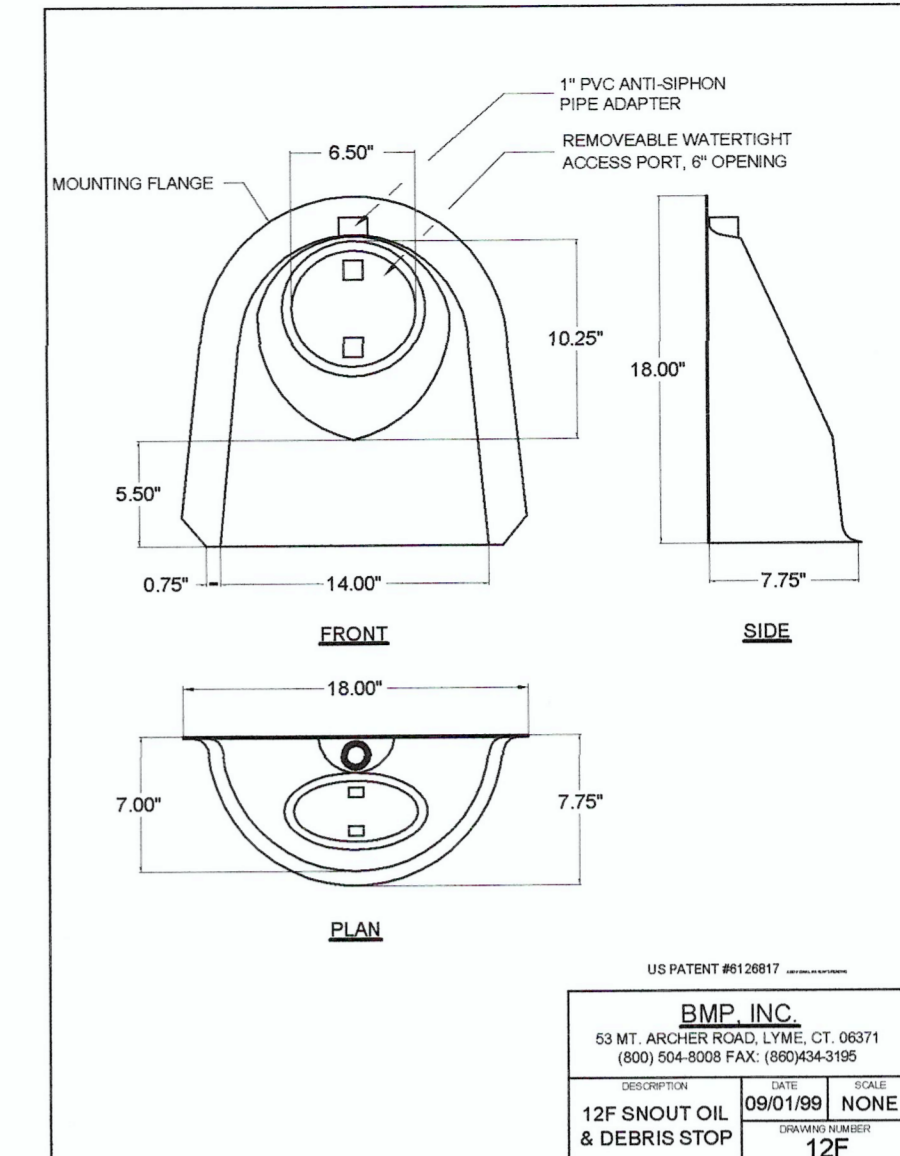
ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE TOWN ENGINEER OR ZONING ENFORCEMENT OFFICER.

DRIVEWAYS WITH A SLOPE OF TEN PERCENT OR GREATER SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CASH BOND SHALL BE POSTED WITH THE TOWN EQUAL TO THE COST OF CONSTRUCTION.

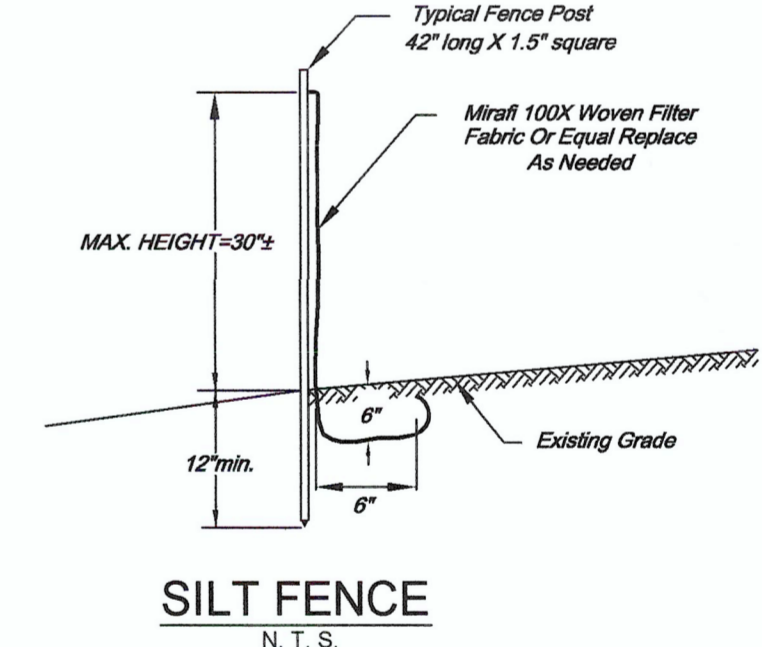
DISTURBED AREAS WITH A SLOPE OF TEN PERCENT OR GREATER SHALL BE SEEDED AND MULCHED PRIOR TO OCTOBER 15TH OR AN EROSION CONTROL BLANKET APPROVED BY THE TOWN ENGINEER OR ZONING ENFORCEMENT OFFICER SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS.



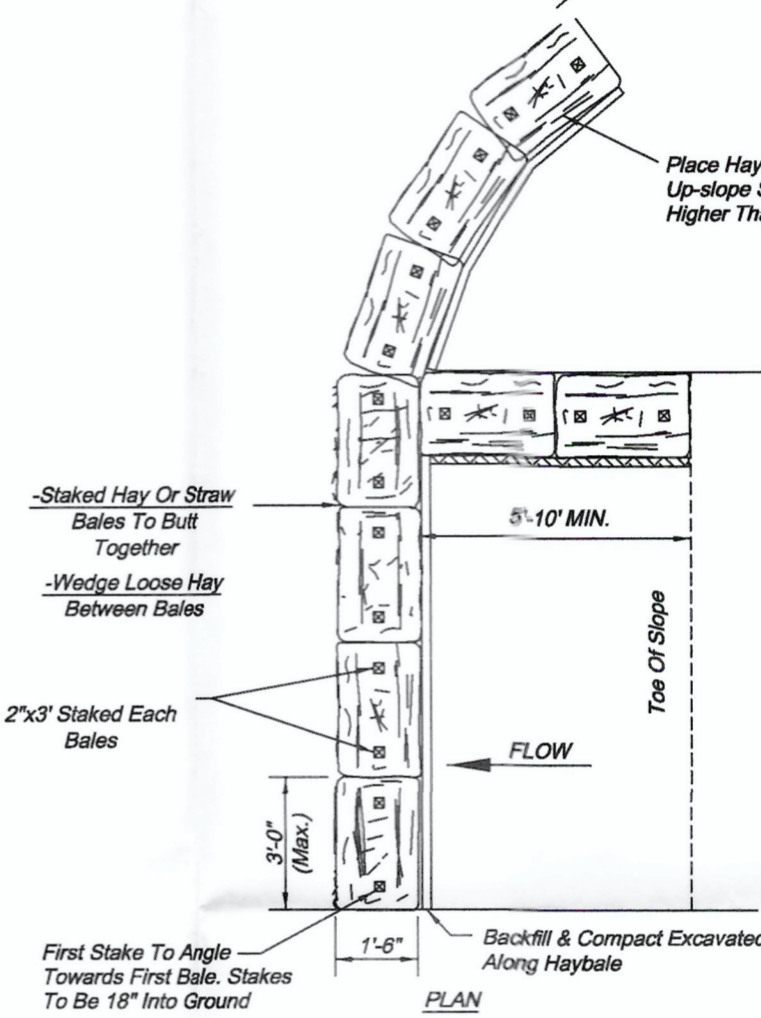
TYPE "CL" CATCH BASIN
NOT TO SCALE



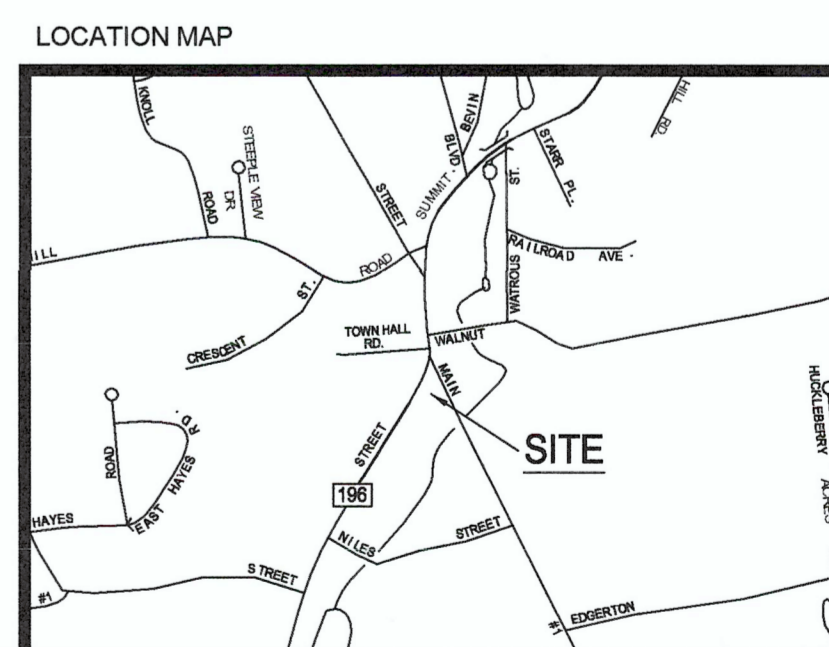
STAKED HAYBALE DETAIL
N. T. S.



SILT FENCE
N. T. S.



SCOUR PAD, 10' LONG x 6' WIDE
18\"/>



100 MAIN STREET
EAST HAMPTON, CT.
PROPERTY OF:
EAST HAMPTON VENTURES, LLC

Designed By: P.M.B.	SITE DEVELOPMENT PLAN	Project No. 731-19
Drawn By: S.M.S.		Sheet No. 1 OF 1
Checked By: P.M.B.	ASSESSORS MAP 02, BLOCK 49, LOT 2	Scale: 1"=20'
Approved By:	BASCOM & BENJAMIN, LLC SURVEYING and ENGINEERING CONSULTANTS 380 MAIN STREET DURHAM, CONN TEL. (860) 349-1876	Date: 20 DEC. 2018

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	DRAINAGE	P.B.	2-12-19

APPROVED BY THE EAST HAMPTON PLANNING & ZONING COMMISSION

FINAL APPROVAL: _____ CHAIRMAN

DATE: _____

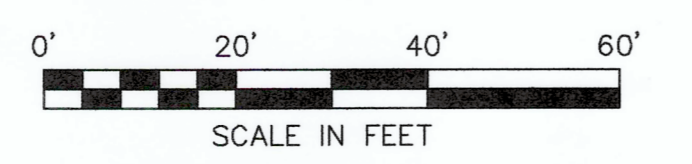
EXPIRATION DATE: _____

This Survey and Map has been prepared in accordance with SECTIONS 20-300b-1 through 20-300b-20 of the REGULATIONS OF CONNECTICUT STATE AGENCIES "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc.

It is a TOPOGRAPHIC SURVEY based on the DEPENDENT RESURVEY METHOD conforming to Vertical Accuracy Class T-2 and Horizontal Accuracy Class A-2, and is intended to be used for the design of a Site Development Plan for this property.

This map is substantially correct to the best of my knowledge and belief.

Robert A. Bascom
Robert A. Bascom, L.S. Conn. License #14,199



N/F
ENER-G, LLC
VOL:565, PG:540
#11 SKINNER STREET

N/F
BENSON ENTERPRISES, INC.
VOL:336, PG:960
#106 MAIN STREET

