TOWN OF EAST HAMPTON
Planning and Zoning Commission
1-860-267-7450
www.easthamptonct.gov

RECEIVED
JUL 11 2019
TIME

PZC PZC-19-013
Date 7/11/19

Fee Paid $210.00
Check #
Rec'd. By CC

pd CASH

LOCATION 13 North Main St

MAP 01A BLK 39A LOT 28B

PROJECT NAME Sweet Sean's Cafe

ZONE

APPLICANT Aaron Tyler
ADDRESS 24 Lafayette Rd Marlborough CT

PHONE 860 250 9854
EMAIL Atylerconst@Comcast.Net

CONTACT PERSON Aaron

PHONE
EMAIL SAME

OWNER Aaron Tyler
ADDRESS 24 Lafayette Rd Marlb. Ct 06447

PHONE
EMAIL SAME

SURVEYOR/ENGINEER Joel Fuller
ADDRESS Marlborough

PHONE
EMAIL

ATTORNEY
ADDRESS

PHONE
EMAIL

APPLICATION TYPE *(application must be completed in FULL in order to be accepted)*

___1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS___
___3. SITE PLAN___ MODIFICATION 1 & 2 Residential___ Commercial X
X 4. SPECIAL PERMIT---SECTION 8.4.B1 OF THE ZONING REGS. FOR Beer / Wine Sales.
___5. ZONE CHANGE---FROM___ TO___
___6. AMENDMENT TO ZONING REGULATIONS
___7. LAKE POCOTOPAUG PROTECTION AREA ___
___8. ACTIVE ADULT NO OF UNITS___
___7. OTHER (DESCRIBE)___

APPLICATION REQUIREMENTS: This application and 10 sets of plans shall be submitted to the Planning Office and shall be received by the Commission at the next regularly scheduled meeting. *(see meeting schedule for deadline dates)*

A complete application shall consist of an application, fees, maps /plans(A-2 survey) ,engineers report including drainage calculations and watershed calculations(pre and post), bond estimates, hydrology report, environmental studies, waiver requests and traffic study where applicable

Preliminary discussions are highly recommended for subdivisions 5 lots & over and for larger Special Permit Applications
Abutters notice receipts (green cards)must be handed in to the Planning Office prior to the meeting

APPLICANTS SIGNATURE [signature] DATE 7/10/19

OWNER'S SIGNATURE [signature] DATE 7/10/19

The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's agents permission to enter upon the property to which the application is requested for the purpose of inspection and enforcement of the Zoning Regulations and Subdivision Regulations of the Town of East Hampton.

Form PZC1 2/19

Town of East Hampton
Connecticut

EAST HAMPTON PLANNING AND ZONING COMMISSION

THE PROPERTY LOCATED AT: 13 North Main St.

IS THE SUBJECT OF A PUBLIC HEARING BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION ON_____AT 7:00 P.M. IN THE EAST HAMPTON TOWN HALL, 20 EAST HIGH STREET, EAST HAMPTON CT 06424.

THIS PUBLIC HEARING IS TO CONSIDER THE FOLLOWING APPLICATION:

APPLICATION NAME: Aaron Tyler "Sweet Jean's Cafe."

__X__ **SPECIAL PERMIT UNDER SECTION_____OF THE ZONING REGULATIONS TO _____**

_____ **SUBDIVISION/OPENSPACE SUBDIVISON NO. OF LOTS ____ TITLE _____**

_____ **RESUBDIVISION NO. OF LOTS_____ TITLE_____**

_____ **SITE PLAN APPROVAL TO _____ TITLE_____**

_____ **LAKE POCOTOPAUG PROTECTION AREA TO _____**

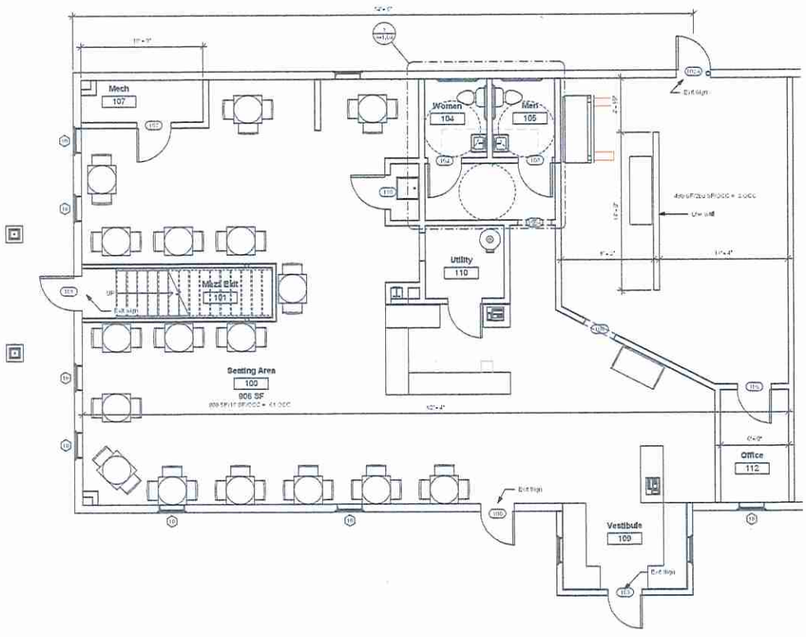
_____ **ZONE CHANGE FROM_____TO _____**

_____ **ZONING REGULATION CHANGE _____**

_____ **OTHER _____**

APPLICATION AND MAPS ARE ON FILE IN THE TOWN PLANNERS OFFICE. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE PLANNING OFFICE AT 860--267-7450

Revised 04/30/2017



1 First Floor
1/4" = 1'-0"

BUILDING CODE INFORMATION

CODE USED: 2016 CONNECTICUT STATE BUILDING CODE

PREVIOUS BUILDING USE = B (BUSINESS) NEW USE = A-2 (CAFE)
CHANGE IN USE

CONSTRUCTION TYPE = VB (UNPROTECTED WOOD FRAME)

ALLOWABLE AREA = 9,000 SF
ACTUAL AREA = 3,685 SF ACTUAL AREA < ALLOWABLE AREA

OCCUPANT LOAD = 64 OCCUPANTS
REQUIRED EXIT CAPACITY PER DOOR = 32 OCCUPANTS
ACTUAL EXIT CAPACITY PER DOOR = 180 OCCUPANTS

TOILET FIXTURE REQUIREMENTS

32 MEN 32 WOMEN

WATER CLOSETS = 1/75 OCCUPANTS 1 MALE 1 FEMALE
LAVATORIES = 1/200 OCCUPANTS 1 MALE 1 FEMALE
SERVICE SINK = 1

Door Schedule

Door Number	Door Size	Door Type	Door Material	Frame Material	Fire Rating	Comments
100	3'0" x 8'0"	1B				
100A	3'0" x 8'0"	1B				
101	3'0" x 8'0"	1B				
102A	3'0" x 8'0" Pocket Door	1D				
103	3'0" x 8'0"	1C				
104	3'0" x 8'0"	1C				
105	3'0" x 8'0"	1C				
106	3'0" x 8'0"	1C				
107	3'0" x 8'0"	1C				
108	3'0" x 8'0"	1B				
109	3'0" x 8'0"	1B/2				
110	3'0" x 8'0"	1				
111	3'0" x 8'0"	1				

8 BISHOP ROAD
WEST HARTFORD, CT
860-233-0242
jab@abaia.com

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

No.	Description	Date

Tenant Fit Out
13 North Main St
East Hampton, CT

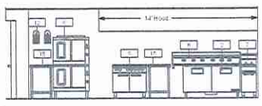
Floor Plan

Project Number	102916.1
Date	03-06-19
Drawn By	JAB
Checked By	JAB

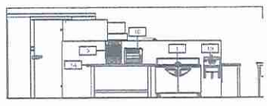
A-1.01

Scale 1/4" = 1'-0"

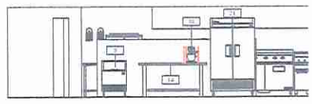
© COPYRIGHT 2019



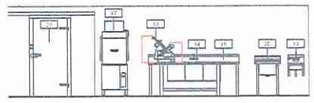
2 Kitchen Elevation 2
KE-1.00 1/4" = 1'-0"



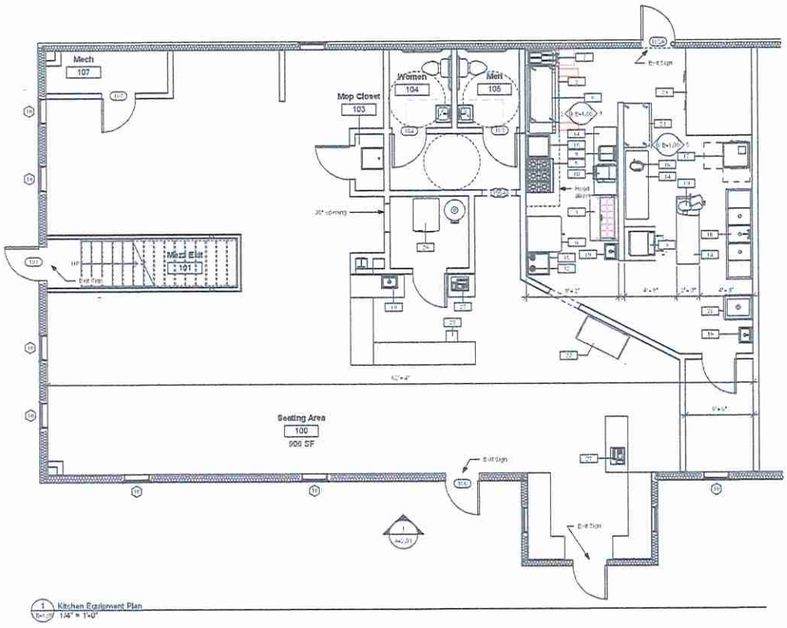
3 Kitchen Elevation 3
KE-1.00 1/4" = 1'-0"



4 Kitchen Elevation 4
KE-1.00 1/4" = 1'-0"



5 Kitchen Elevation 5
KE-1.00 1/4" = 1'-0"



1 Kitchen Equipment Plan
KE-1.00 1/4" = 1'-0"

Kitchen Equipment Schedule

Tag	Description	Comments
1	Hamilton Beach [illegible]	
2	Waber Cooler Cold Drink Dispenser	
3	Ice Machine	
4	Hobart Bakery Mixer Oven	
5	Cabinet Base Units	
6	[illegible]	
7	Hatco Food Warmer Table	
8	Wall Cabinets	
9	Sink Unit	
10	Counter Oven	
11	Kitchen Lamps	
12	Stove	
13	Cabinet Base Table	
14	Cabinet Base Table	
15	Cabinet Prep Table	
16	Refrigerator	
17	Cabinet Base Table	
18	Prep Sink	
19	Work Table	
20	Shelving Wall Mount Shelf + GFCI Receptacle	
21	Portable Cooler Cabinet	
22	Wall Shelving	
23	12" Table Mounted Elec Can Opener w/ Cutters	
24	Food Processor	
25	[illegible]	

8 BISHOP ROAD
WEST HARTFORD, CT
860-233-0242
jab@abslo.com

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

No.	Description	Date

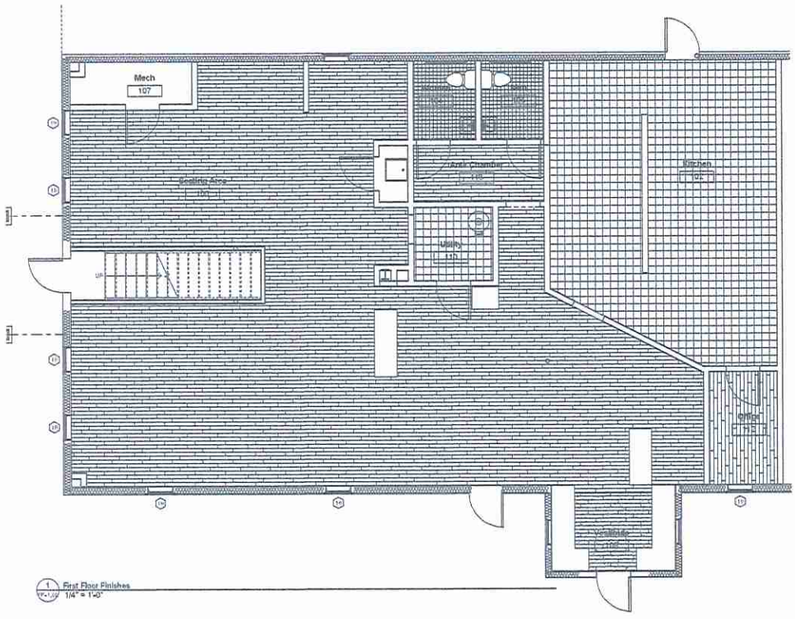
Tenant Fit Out
13 North Main St
East Hampton, CT

Kitchen Equipment Plan

Project number	102910.1
Date	03-05-19
Drawn by	JAB
Checked by	JAB

KE-1.00

Scale 1/4" = 1'-0"



1 First Floor Finishes
1/4" = 1'-0"

Room Finish Schedule							
Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
100	Seating Area	Vinyl Plank	Vinyl	Paint on GB	Acoust Tile		
101	Maze Exit						
102	Kitchen	Quarry Tile	Quarry Tile	FRP	Snubbable Acoustical Tile		
103	Mop Closet						
104	Women	Ceramic Tile	Ceramic Tile	Ceramic Tile Wainscot	Gypsum Wallboard		
105	Men	Ceramic Tile	Ceramic Tile	Ceramic Tile Wainscot	Gypsum Wallboard		
106	Janitor	Quarry Tile	Quarry Tile	FRP			
107	Mech						
108	Storage						
109	Vestibule	Vinyl Plank	Vinyl	Paint on GB	Acoust Tile		
110	Utility						
112	Office	Vinyl Plank	Vinyl	Paint on GB	Acoust Tile		
113	Aerie Chamber	Vinyl Plank	Vinyl	Paint on GB	Gypsum Wallboard		

8 BISHOP ROAD
WEST HARTFORD, CT
860-233-0242
jab@abaia.com

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

No.	Description	Date

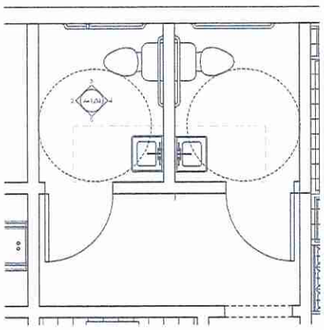
Tenant Fit Out
13 North Main St
East Hampton, CT

Finish Plan

Project number	102916.1
Date	02-05-19
Drawn by	JAB
Checked by	JAB

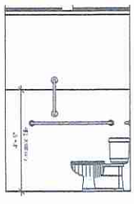
FF-1.00

Scale 1/4" = 1'-0"

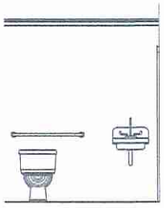


1 Enlarged Plan of Toilet Rooms
1/2" = 1'-0"

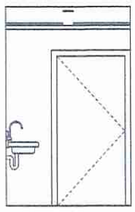
2 Typical Toilet Room Elevation 2
1/2" = 1'-0"



3 Typical Toilet Room Elevation 3
1/2" = 1'-0"



4 Typical Toilet Room Elevation 4
1/2" = 1'-0"



5 Typical Toilet Room Elevation 5
1/2" = 1'-0"

8 BISHOP ROAD
WEST HARTFORD, CT
860-233-0042
jab@jabaia.com

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

No.	Description	Date

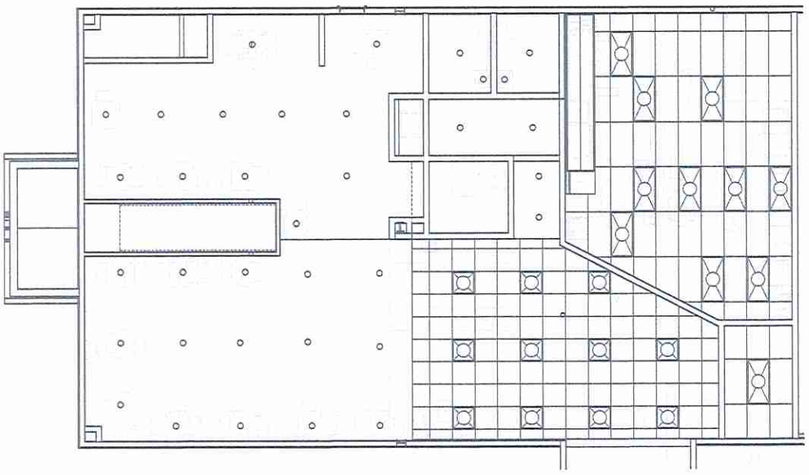
Tenant Fit Out
13 North Main St
East Hampton, CT

Enlarged Plans and
Elevs of Toilet Rooms

Project number	102916.1
Date	03-06-19
Drawn by	JAB
Checked by	JAB

A-1.04

Scale 1/2" = 1'-0"



1 First Floor Ceiling Plan
1/4" = 1'-0"

8 BISHOP ROAD
WEST HARTFORD, CT
860-233-0042
jab@abala.com

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

Consultant
Address
Address
Phone
Fax
email

No.	Description	Date

Tenant Fit Out
13 North Main St
East Hampton, CT

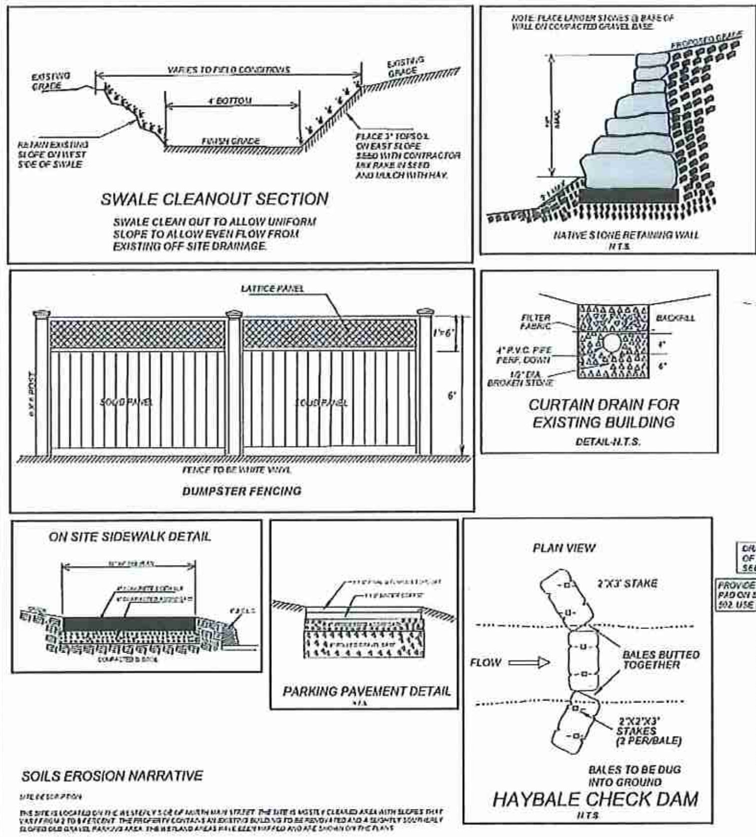
Reflected Ceiling Plan

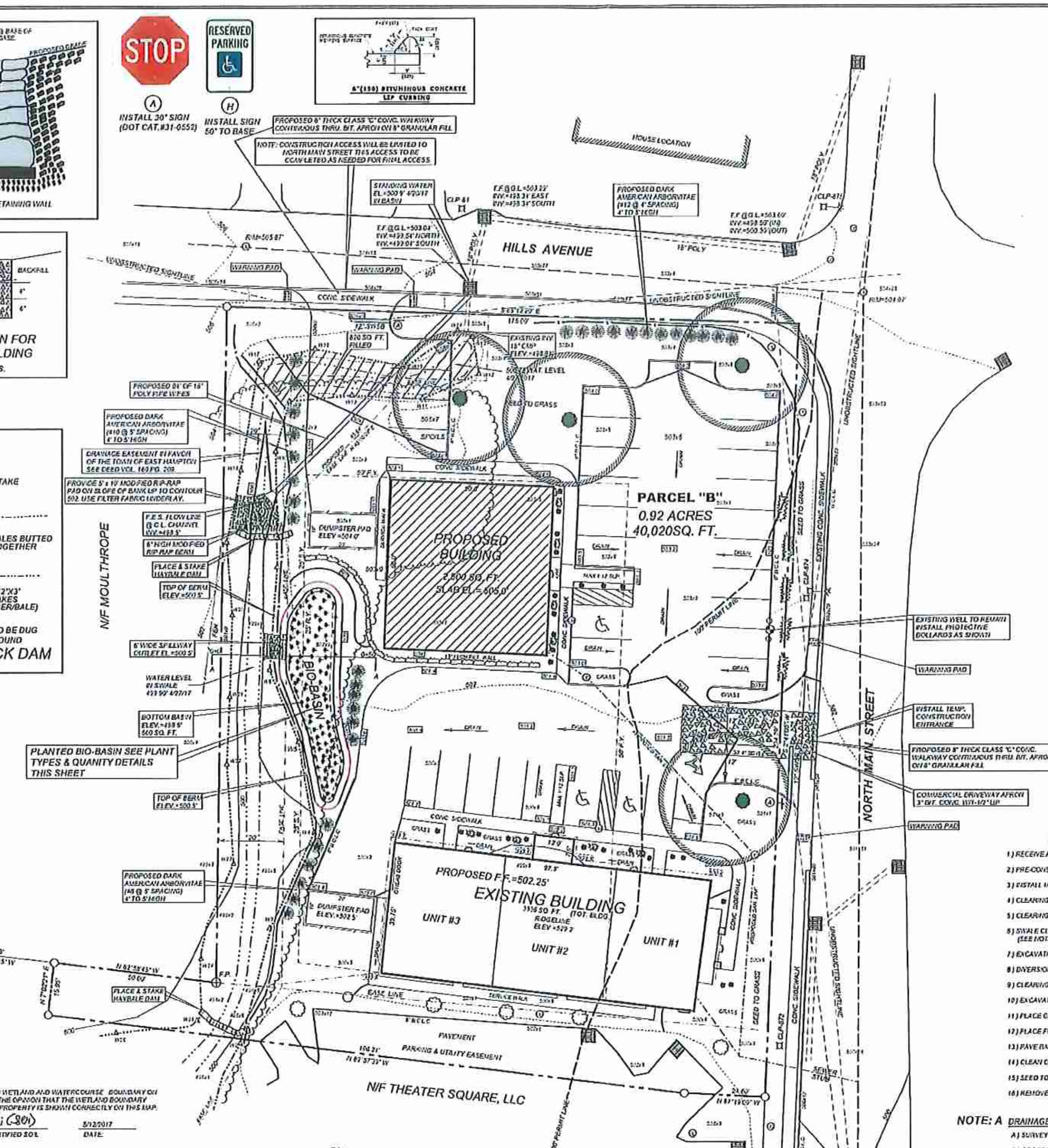
Project number	102916.1
Date	03-05-19
Drawn by	JAB
Checked by	JAB

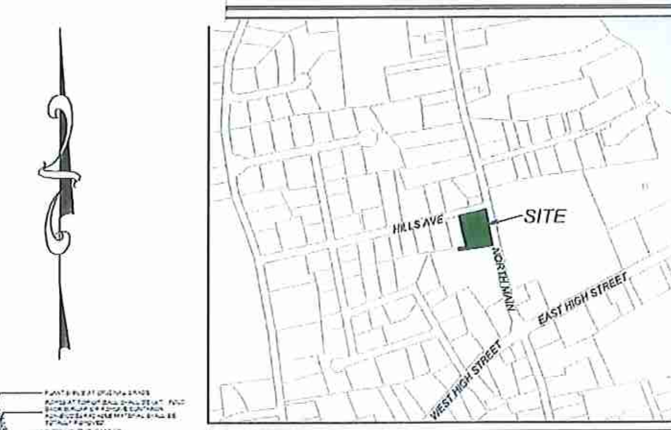
A-1.01.1

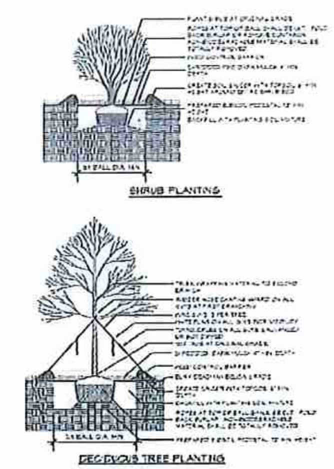
Scale 1/4" = 1'-0"

PZC
0037





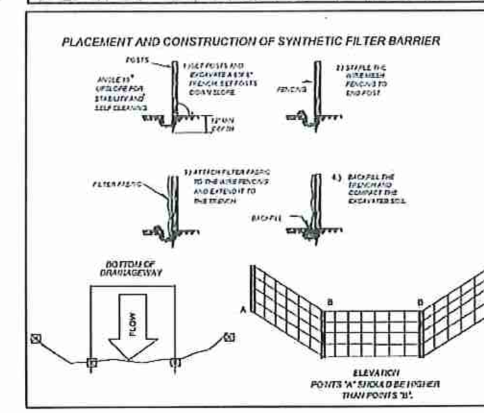


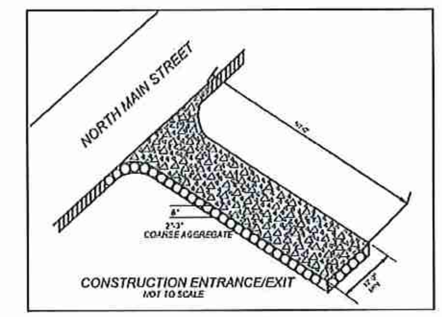


PLANTING KEY

- PROPOSED ACER RUBRUM 4 "SUNSET MAPLE"
- DWARF MUGO PINE
- SIBERIAN CARPET CYPRESS — 2 GALLON CONTAINER 12"-15"
- PINK FLOWER CARPET ROSE — 2 GALLON CONTAINER
- PROJECTED 10 YR TREE CANOPY

GRASS AREAS BETWEEEN SIDEWALK AND BUILDINGS CAN BE PLANTED WITH Pachysandra terminalis & Vinca mino AS OPTION.





SOILS EROSION NARRATIVE

SITE DESCRIPTION

THE SITE IS LOCATED ON THE WESTERLY SIDE OF NORTH MAIN STREET. THE SITE IS MOSTLY CLEARED AREA WITH SLOPES THAT VARY FROM 2 TO 8 PERCENT. THE PROPERTY CONTAINS AN EXISTING BUILDING TO BE RENOVATED AND A SLIGHTLY SOUTHERLY SLOPED OLD GRAVEL PARKING AREA. THE WETLAND AREAS HAVE BEEN MAPPED AND ARE SHOWN ON THE PLANS.

PROJECT DESCRIPTION

THE PROJECT WILL INCLUDE 1 NEW COMMERCIAL BUILDING AND ONE EXISTING RENOVATED BUILDING AND THE CONSTRUCTION OF PARKING AREA AND DRIVE. THE STORM WATER RUN OFF WILL BE DIRECTED TO A TEMPORARY CONSTRUCTION DEPRESSION THAT WILL BE CLEANED OUT AFTER CONSTRUCTION AND TRANSFORMED TO A PLANTED BIO BASIN.

EROSION AND SEDIMENTATION CONTROL PLAN MEASURES

A. IDENTIFICATION OF POTENTIAL PROBLEMS

1. WIND EROSION: BECAUSE THE SITE WILL BE EXPOSED, WIND EROSION ON THE SITE DURING CONSTRUCTION IS A POTENTIAL PROBLEM. THE CONTRACTOR SHOULD BE PREPARED TO MITIGATE THE EFFECTS OF WIND EROSION BY USE OF WATER TRUCKS, MULCHING AND/OR TEMPORARY SEEDING.

B. TRACKING

1. DUE TO THE FACT THE PROPOSED CONSTRUCTION IS ACCESSED VIA AN EXISTING COMMERCIAL AREA OVER PAVED ROADS, TRACKING OF MUD AND SOIL ONTO THE ADJACENT ROADWAYS AND ENTERING THE EXISTING STORM DRAINS IS A POSSIBILITY. THE CONTRACTOR SHOULD BE PREPARED TO MAINTAIN AND UTILIZE THE ANTI-TRACKING PADS AT THE CONSTRUCTION ENTRANCE.

C. WATER EROSION

1. ALTHOUGH THE CONSTRUCTION AREA HAS A LIMITED WATERSHED AREA, WATER EROSION STILL PROVIDES THE GREATEST POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS. THE FOLLOWING KEY ELEMENTS SHOULD GREATLY MITIGATE THE POTENTIAL PROBLEMS.

1. CONSTRUCTION EFFICIENCY

THE POTENTIAL FOR SEVERE EROSION AND SEDIMENTATION DURING CONSTRUCTION CAN BE GREATLY REDUCED BY EFFICIENT AND TIMELY CONSTRUCTION THEREBY REDUCING THE TIME IN WHICH DISTURBED AREAS ARE SUBJECT TO WIND AND/OR WATER EROSION.

THE KEY TO EFFICIENT CONSTRUCTION IS A WELL PLANNED CONSTRUCTION SEQUENCE.

2. TIMING OF CONSTRUCTION

EROSION AND SEDIMENTATION POTENTIAL CAN BE REDUCED BY TIMING CONSTRUCTION WITH PERIODS OF DRY WEATHER AND FINAL STABILIZATION WITH PRIME SEEDING DATES.

3. PROPER INSTALLATION

EROSION AND SEDIMENTATION CONTROLS THAT ARE NOT INSTALLED PROPERLY ONLY INVITE PROBLEMS. THE CONTRACTOR SHOULD BE FAMILIAR WITH PROPER INSTALLATION AND MAINTENANCE PROCEDURES OF EROSION AND SEDIMENTATION CONTROL DEVICES AS OUTLINED IN THE CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL, DATED 2002.

4. PREPAREDNESS

THE CONTRACTOR SHOULD BE PREPARED FOR EROSION AND SEDIMENTATION CONTROL EMERGENCIES BY KEEPING ON SITE A STOCK OF EROSION AND SEDIMENTATION CONTROL TOOLS AND SUPPLIES SUCH AS FENCE, STONE, HAY BALES, STAKES, ETC. IN ADDITION, PROPER MAINTENANCE OF CONTROLS GREATLY REDUCES THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL DISASTERS.

WETLAND BIOFILTER CONSTRUCTION NOTES:

1) SIX INCHES OF TOPSOIL WILL BE PLACED IN THE BOTTOM AND SIDE SLOPES OF THE WETLAND BIOFILTER TO PROVIDE A SOIL MEDIUM FOR THE ESTABLISHMENT OF HERBACEOUS WETLAND PLANTS. THE TOPSOIL IN THE BOTTOM OF THE BIOFILTER WILL BE PLACED WITH AN EXCAVATOR AND NOT COMPACTED. THE TOPSOIL FROM THE WETLAND BIOFILTER SITE WILL BE USED. NO SCREENING.

2) THE SIDE SLOPES OF THE BIOFILTER WILL BE SEEDED WITH A GRASS MIXTURE CONTAINING 40% - 60% RED FESCUE AND PERENNIAL RYEGRASS. THE SIDE BANKS WILL BE MULCHED WITH HAY. NO FERTILIZER WILL BE APPLIED.

3) THE FOLLOWING NATIVE HERBACEOUS WETLAND PLANTS WILL PLACED IN THE BOTTOM OF THE BIOFILTER.

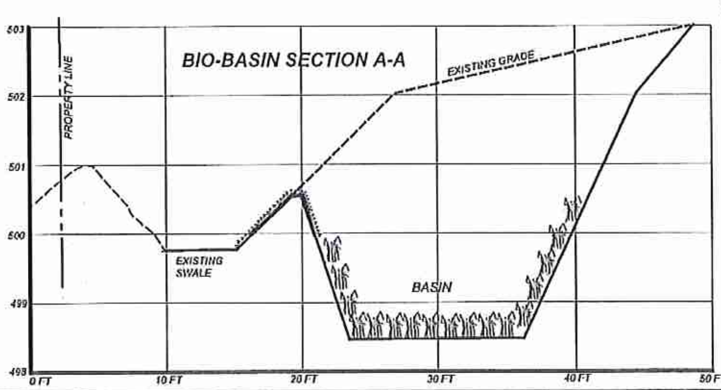
BOTANICAL NAME	COMMON NAME	QUANITY
PONTEDERIA CORDATA	PICKEREL WEED	143
SPARGANIUM AMERICANUM	BRANCHING BUR-REED	143
SCIRPUS VALIDUS	SOFT STEM BULRUSH	12
SAGITTARIA LATIFOLIA	ARROWHEAD	1 LB. SEED

THE LOCATION OF PLANTINGS WILL BE DETERMINED BY RICHARD SNARSKI AT TIME OF PLANTING.

4) THE WETLAND BIOFILTER WILL BE MONITORED FOR 3 YEARS. THE MONITORING REPORT WILL ADDRESS THE SUCCESS OF THE PLANTINGS AND WILL MAKE RECOMMENDATIONS FOR ANY REMEDIAL MEASURES NEEDED. THE MONITORING REPORTS WILL BE SENT TO THE EAST HAMPTON CONSERVATION COMMISSION ANNUALLY.

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

R. Richard Snarski (SOI) — 5/12/2017
R. RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST #1975 — DATE:



PARKING DATA

1.) TOTAL BUILDINGS SQUARE FOOTAGE = 6,336
2.) 2 SPACES PER 1000 SQ. FT. (COMMERCIAL)
3.) REQUIRED SPACES = 12.6 (13)
4.) PROPOSED PARKING
3 HANDICAPPED
28 STANDARD

31 TOTAL

LEGEND

X	SPOT ELEV.	— — - -	LOT LINE
	UTILITY POLE		STONE WALL
	ANCHOR		BUILDING LINE
	WELL		DRAIN PIPE
	CONIFER TREE		TREE LINE
	HARDWOOD TREE		2' CONTOUR
	SHIELDED LIGHT		10' CONTOUR
	HANDICAP SIGN		PROPOSED GRADE
	MON. FOUND		WIRE FENCE
	IRON PIPE FOUND		BLDG. EVES
	SPIKE BENCHMARK		SWALE
	GAS VALVE	F.Y.	FRONT YARD
	SEWER MANHOLE	S.Y.	SIDE YARD
	SIGN LOCATION	R.Y.	REAR YARD
		S.B.	STOP BAR
		— / —	WOOD FEN.

LOT COVERAGE DATA

TOTAL BUILDINGS	7,061 SQ. FT.
PAVED PARKING	12,120 SQ. FT.
SIDEWALK	1,137 SQ. FT.
DUMPSTER PAD	400 SQ. FT.
SERVICE WALK	425 SQ. FT.
TOTAL LOT COVERAGE	21,146 SQ. FT./ OR 53%

NOTES:

1.) PARKING LOT LIGHTS TO BE LOCATED ON BUILDINGS AS SHOWN. SHALL BE FULL CUT OFF (DARK SKY) WALLPACKS.

2.) PHASE ONE PLAN WAS INTENDED TO SHOW IMPROVEMENTS TO EXISTING BUILDING ONLY.

3.) GAS SERVICE IS IN PLACE FOR THIS PARCEL.
CNG Contact Information Mike Ukanowicz
Inside Sales Analyst
Connecticut Natural Gas
(203) 499-3166
Michael.Ukanowicz@uinet.com

MAP REFERENCES:

1.) THEATER SQUARE, NORTH MAIN STREET & HILLS AVENUE, EAST HAMPTON, CONNECTICUT, PROPERTY SURVEY - PROPOSED LOT LINE. CLASS A-2 SURVEY, SHEET 1 OF 1, SCALE: 1"=30', DATE: MAR. 17, 2000 WARREN SURVEYING, HIGGANUM, CONN., PROJECT #2103.

2.) SKETCH SHOWING DETENTION POND ON WALSH PROPERTY, NORTH MAIN STREET, JUNE 1993, SCALE: 1"=20', LAST REVISED 8/11/93 CLASS "D" SURVEY, DAVID R. MILLHEREST CONSULTING ENGINEER

MAINTENANCE NOTES:

A) NORTH MAIN STREET SHALL BE SWEPT AT THE END OF EACH WORK DAY OR IMMEDIATLEY UPON ANY MAJOR SPILLAGE.

B) CONSTRUCTION ENTRANCE SHALL BE INSPECTED WEEKLY AND STONE ADDED IF NEEDED.

C) SILT FENCE SHALL BE INSPECTED WEEKLY AND IMMEDIATLEY AFTER ANY MAJOR RAIN EVENT. SILT FENCE SHALL BE CLEANED OF EXCESS MATERIAL WHICH COULD OVERLOAD OR DAMAGE THE INTEGRITY OF SAID SILT FENCE.

COMMERCIAL ZONE

NOTE: THE INTENT OF THIS MAPPING IS TO SHOW EXISTING & PROPOSED IMPROVEMENTS FOR A COMMERICIAL DEVELOIPMENT.

CONTOURS FROM FIELD SURVEY CLASS T-2

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS ENDORSED BY THE CONN. ASSOC. OF LAND SURVEYORS, INC. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS A-2 STANDARDS

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JOEL M. FULLER CT. L.S. NO. 11137

LBM ENGINEERING, LLC
JOHN R. MARTUCCI
PO BOX 44
COLCHESTER, CONN.
06415
OFFICE: 860-416-3303

CONSTRUCTION SEQUENCE

1) RECEIVE ALL PERMITS AND APPROVALS FROM THE TOWN OF EAST HAMPTON.
2) PRE-CONSTRUCTION MEETING WITH OWNER AND CONTRACTOR.
3) INSTALL MAIN CONSTRUCTION ENTRANCE. (SEE DETAIL)
4) CLEARING AND GRUBBING FOR INSTALLATION OF PERIMETER CONTROLS.
5) CLEARING AND GRUBBING FOR FOR BIO-BASIN AREA.
6) SWALE CLEANOUT & REGRADING AND NEW PIPE INSTALLATION. (SEE NOTE A BELOW)
7) EXCAVATION OF BIO-BASIN TO BE USED AS TEMP. CONSTRUCTION WATER BASIN.
8) DIVERSION GRADING NEAR CONSTRUCTION BASIN.
9) CLEARING AND GRUBBING IN PROPOSED PARKING & BUILDING AREA.
10) EXCAVATION AND BOX OUT OF PARKING AREA TO SUBGRADE.
11) PLACE GRAVEL AND ROUGH GRADE.
12) PLACE FINAL BASE AND FINE GRADE.
13) PAVE BASE BITUMINOUS COAT. (FINAL COAT UPON APPROVAL OF TOWN)
14) CLEAN OUT OF BIO-BASIN AND FINAL PLANTING.
15) SEED TO GRASS ALL DISTURBED AREAS.
16) REMOVE ALL EROSION CONTROLS UPON STABILZATION.

NOTE: A DRAINAGE PIPE INSTALLATION & SWALE CLEANOUT DETAILS.

A) SURVEY STAKE OUT OF NEW PIPE & F.E.S. WITH INVERT.
B) COORDINATE WITH TOWN HIGHWAY DEPARTMENT BEFORE ANY EXCAVATION IN RIGHT OF WAY.
C) PLACE AND STAKE HAYBALES IN SWALE AS SHOWN ON PLAN.
D) EXCAVATE FROM F.E.S. TO EXISTING BASIN ON HILLS AVE.
E) PLACE PIPE TO BASIN & BACKFILL TRENCH INSTALL NEW CATCH BASIN TOP.
F) CLEANOUT AND MINOR REGRADING SHALL BEGIN IN THE LOWEST AREA OF SWALE AT THE INTERSECTION OF SWALE AND SOUTH LOT LINE OF PARCEL.
G) ALL WORK WILL BE PERFORMED BY HAND SHOVEL AND MINI EXCAVATOR WITH RUBBER TRACKS.
H) WORK WILL BE LIMITED TO SWALE BOTTOM AND THE EASTERLY BANK ONLY WESTERLY BANK AND VEGATATION WILL REMAIN UNDISTURBED.
I) ANY EXCESS SPOILS FROM WORK WILL BE STOCKPILED OUT OF WETLAND AND REMOVED FROM SITE.
J) SEED EASTERLY BANK TO GRASS (SEE DETAIL)

THE INTENT OF THIS WORK IS TO REGRADE SWALE TO THE BEST FLOW POSSIBLE FROM PIPE F.E.S. TO THE SOUTH LOT LINE. PORTIONS OF SWALE WILL NEED MINOR EXCAVATION OTHER AREAS WILL ONLY NEED CLEANOUT.

EAST HAMPTON INLAND WETLAND COMMISSION, EAST HAMPTON, CONNECTICUT

DATE OF APPROVAL__________ DATE OF EXPIRATION__________

__________ CHAIRMAN
__________ SECRETARY

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED, APPROVAL AUTOMATICALLY EXPIRES __________, IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE.
THE SUBDIVISION REGULATIONS OF THE EAST HAMPTON PLANNING AND ZONING COMMISSION
ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY VARIANCES OR MODIFICATIONS
MADE BY THE COMMISSION. ANY SUCH VARIANCES OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

APPROVED BY THE EAST HAMPTON PLANNING & ZONING COMMISSION

FINAL APPROVAL __________ CHAIRMAN

EXPIRATION DATE: __________

CONDITIONAL APPROVAL __________ CHAIRMAN

DATE: __________

EXPIRATION DATE: __________

PHASE TWO
SITE PLAN
PREPARED FOR

A. TYLER RENOVATION

#13 NORTH MAIN STREET
EAST HAMPTON, CONNECTICUT

SCALE: 1"=20' DATE: 5/22/2017
REV. 6/28/2017
REV. 2/7/2018
REV. 3/5/2018 (INTERIOR DETAILS)
REV. 3/21/2018 (INTERIOR DETAILS)

GRAPHIC SCALE IN U.S. FEET

20 0 20 40 60 80

965

JOEL M. FULLER
LICENSED LAND SURVEYOR
1-860-295-0822
191 JONES HOLLOW ROAD
MARLBOROUGH, CONN.
06447

SHEET 1 OF 1