

**LEGEND**

EXISTING	PROPOSED
-21.0	21.4
CONTOURS	SPOT ELEVATIONS
239 x 57	WELL
PERCOLATION TEST	TEST HOLE
LEACHING TRENCH	CURTAIN DRAIN
SURVEY CONTROL POINT	SILT FENCE
FLAGGED WETLAND BOUNDARY	SOIL DELINEATION
CATCH BASIN	UTILITY POLE
LIMITS OF CLEARING	LOC

#### 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;

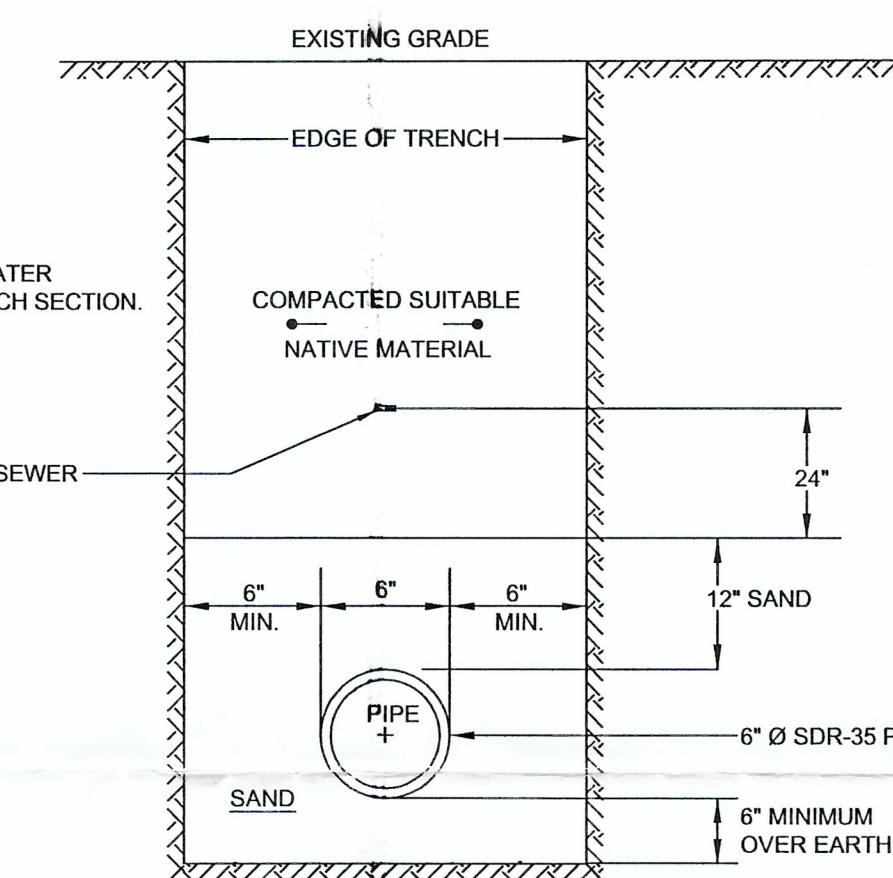
AFTER CONSTRUCTION IS COMPLETED, TOPSOIL SHALL BE EVENLY DISTRIBUTED OVER THE DISTURBED AREA, PROPERLY TREATED, AND SEEDED;

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 ENGINEER 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.



#### SANITARY SEWER LATERAL TRENCH DETAIL

#### GENERAL NOTES:

- Topography is from field survey by: BASCOM & BENJAMIN, LLC. Benchmark from town sanitary as-built maps
- This lot is served by East Hampton Water and Sanitary Sewer Systems. All water and sanitary sewer utilities shall be installed in accordance with the latest applicable East Hampton Water and Sewer Department rules, regulations, and specifications.
- This parcel is located within the R-3S zone of the town of East Hampton.
- 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 1-800-922-4455.
- Reference Map: Subdivision Layout Plan, Skyline Estates a residential subdivision, Clark Hill Road and Midwood Farm Road, East Hampton, Connecticut, Scale: 1"=40', Date: 12-16-05, Revised to 5-18-07 By: The LRC Group.

ZONING DATA: ZONE R3

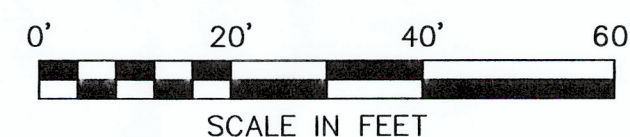
CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT AREA	45,000 S.F.	47,667 S.F.
MINIMUM FRONT SETBACK	50 FT	79.3 FT
MINIMUM SIDE SETBACK	25 FT	26.0 FT (W) 26.4 FT (E)
MINIMUM REAR SETBACK	50 FT	73.3 FT
MAXIMUM LOT COVERAGE	20%	7013.6 S.F. = 14.7%

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, L.S. Conn. License #14,199



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**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	ZONING TABLE	P.B.	3-30-16

**#47 HIGHLAND TERRACE**  
EAST HAMPTON, CONN.

PROPERTY OF:  
**JON R. & CHERYL K. BEAULIEU**

**SITE DEVELOPMENT PLAN**  
**LOT - 25**  
**SKYLINE ESTATES**

DESIGNED BY: P.M.B.  
DRAWN BY: S.M.S.  
CHECKED BY: P.M.B.  
APPROVED BY:

PROJECT NO.: 843-01  
SHEET NO.: 1 OF 1  
SCALE: 1"=20'  
DATE: 07 MAR. 2016

**BASCOM & BENJAMIN, LLC**  
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