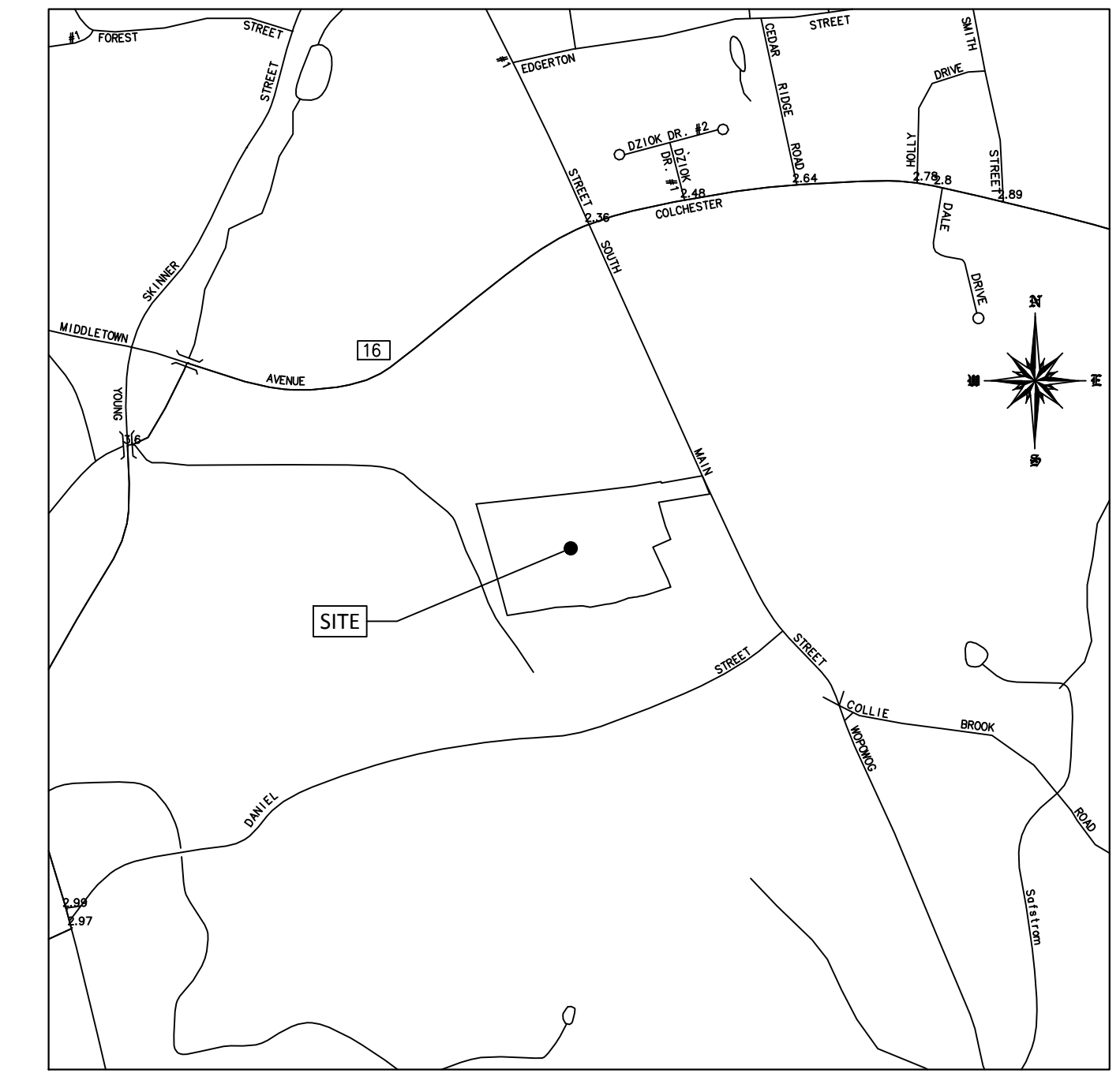
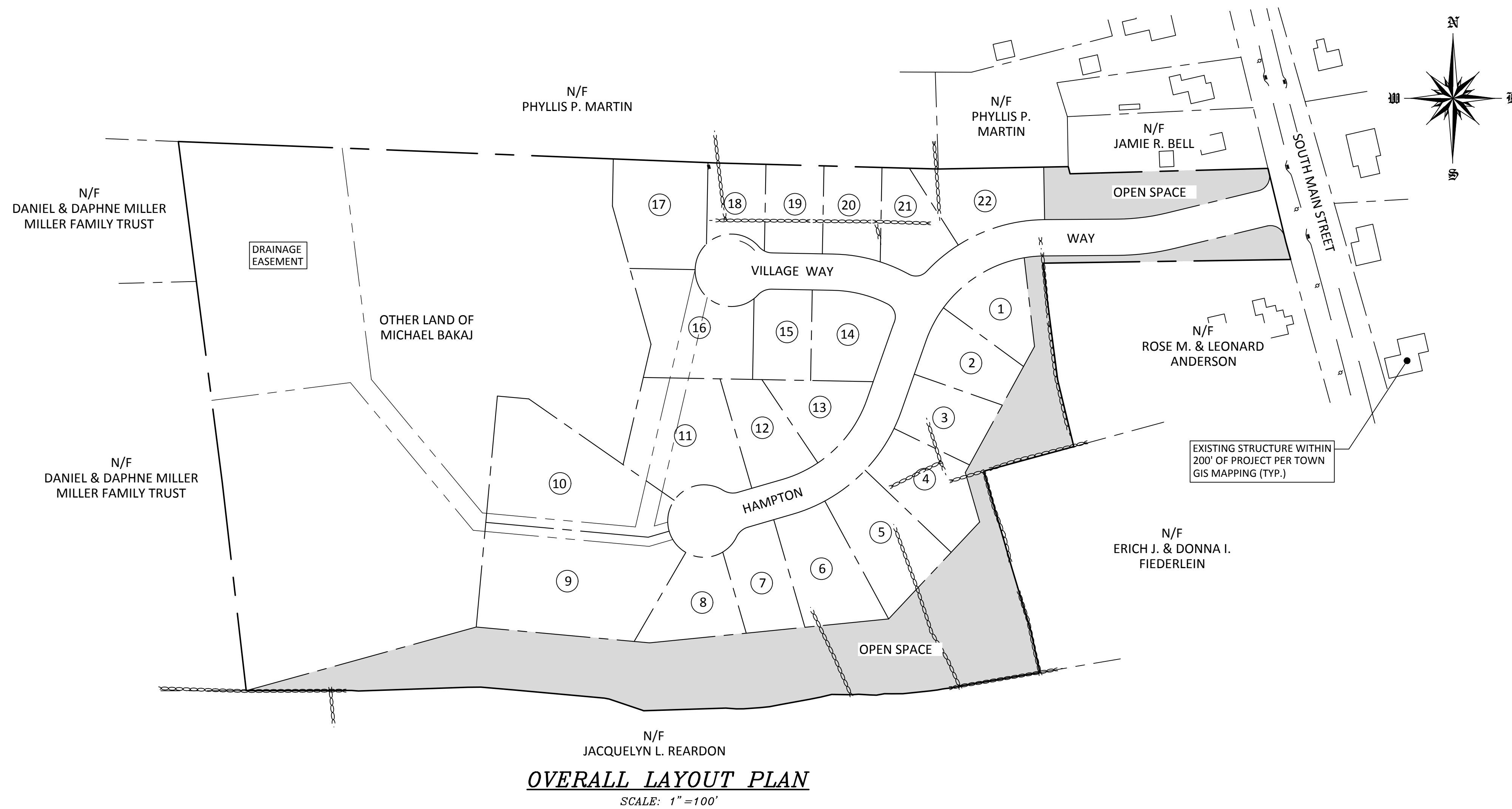


# HOUSING OPPORTUNITY DEVELOPMENT SUBDIVISION HAMPTON VILLAGE

## 37 SOUTH MAIN STREET EAST HAMPTON, CONNECTICUT

PREPARED FOR  
BAKAJ CONSTRUCTION LLC



NUMBER OF PROPOSED LOTS: 22  
ZONE: HOD  
TOTAL PARCEL AREA = 878,530 S.F.  
TOTAL NUMBER OF PROPOSED UNITS: 33 (11 SINGLE / 11 DUPLEX)  
NUMBER OF AFFORDABLE UNITS @ 80% MEDIAN = 5 (15.15%)  
NUMBER OF AFFORDABLE UNITS @ 60% MEDIAN = 5 (15.15%)  
REQUIRED OPEN SPACE (15%) = 131,780 S.F.  
PROVIDED OPEN SPACE: 141,619 S.F. (16.1%)  
WETLAND AREA: 72,555 S.F.  
DEVELOPABLE AREA: 805,975 S.F.

**TABLE OF CONTENTS**

SHEET 1	COVER SHEET
SHEET 2	BOUNDARY & EXISTING CONDITIONS PLAN
SHEET 3 & 4	SUBDIVISION PLAN
SHEET 5 & 6	TOPOGRAPHIC MAP
SHEET 7 & 8	EROSION CONTROL PLAN
SHEET 9 & 11	PLAN & PROFILES
SHEET 12	EROSION CONTROL NOTES & DETAILS
SHEET 13 - 15	GENERAL NOTES & DETAILS

APPROVED  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

**RECEIVED**  
**5.3.2023**  
East Hampton  
Land Use Dept.

**ROB HELLSTROM**  
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**CIVIL ENGINEERING CONSULTANTS**  
63 NORWICH AVENUE  
COLCHESTER, CT  
(860) 516-0033

**RES**  
Reynolds Engineering Services, LLC

Drawing #: 1 OF 15  
Job #: 21-106

Drawing date: 7/26/2021  
Drawing Scale: AS NOTED

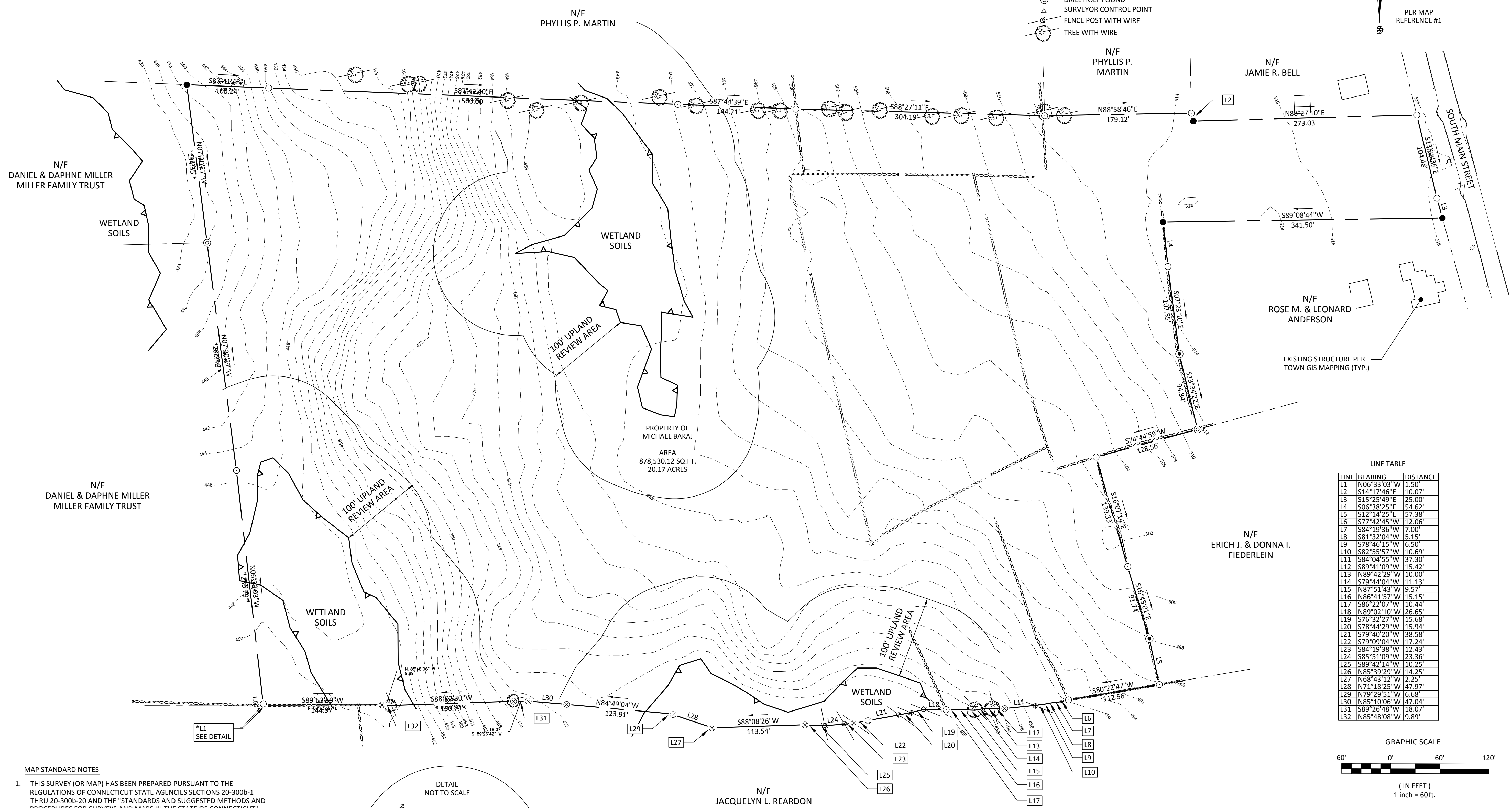
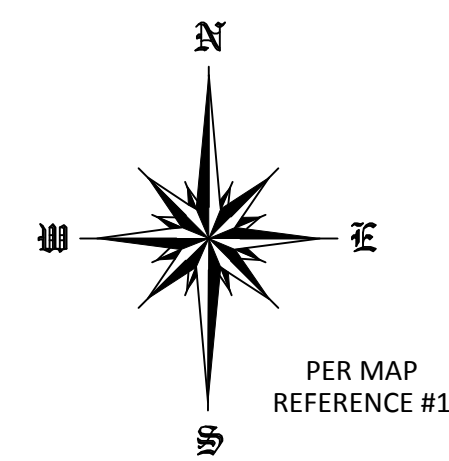
COVER SHEET  
PROJECT TITLE: HAMPTON VILLAGE  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.  
PREPARED FOR: BAKAJ CONSTRUCTION LLC  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

Rev.	Date	Revision	By
1.	3/29/23	REVISED LAYOUT FOR H.O.D. ZONE	SAM
2.	5/03/23	EASEMENTS & DETAILS	SAM

Designed By: MAR  
Drawn By: SAM  
Checked By: MAR  
CAD File: 21-106

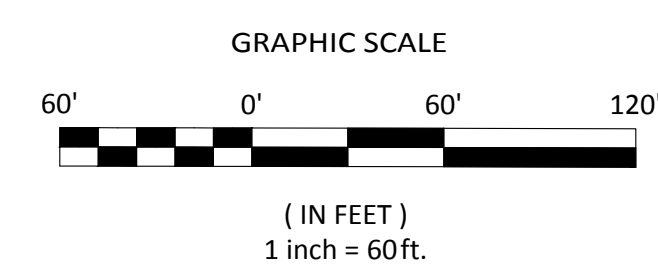
**LEGEND**

- PROPERTY LINE
- STONE WALL
- ZONE LINE
- X — X — WIRE FENCE REMAINS
- UTILITY POLE
- IRON PIN OR PIPE FOUND
- ANGLE POINT
- MONUMENT FOUND
- IRON PIN SET 5/8" REBAR
- DRILL HOLE SET
- DRILL HOLE FOUND
- SURVEYOR CONTROL POINT
- FENCE POST WITH WIRE
- TREE WITH WIRE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N06°33'03"W	1.50'
L2	S14°17'46"E	10.07'
L3	S15°25'49"E	25.00'
L4	S06°38'25"E	54.62'
L5	S12°14'25"E	57.38'
L6	S77°42'45"W	12.06'
L7	S84°19'36"W	7.00'
L8	S81°32'04"W	5.15'
L9	S78°46'15"W	6.50'
L10	S82°55'57"W	10.69'
L11	S84°04'55"W	37.30'
L12	S89°41'09"W	15.42'
L13	N89°42'29"W	10.00'
L14	S79°44'04"W	11.13'
L15	N87°51'43"W	9.57'
L16	N86°41'57"W	15.15'
L17	S86°22'07"W	10.44'
L18	N89°02'10"W	26.65'
L19	S76°32'27"W	15.68'
L20	S78°44'29"W	15.94'
L21	S79°40'20"W	38.58'
L22	S79°09'04"W	17.24'
L23	S84°19'38"W	12.43'
L24	S85°51'09"W	23.36'
L25	S89°42'14"W	10.25'
L26	N85°39'29"W	14.25'
L27	N68°43'12"W	2.25'
L28	N71°18'25"W	47.97'
L29	N79°29'51"W	6.68'
L30	N85°10'06"W	47.04'
L31	S89°26'48"W	18.07'
L32	N85°48'08"W	9.89'



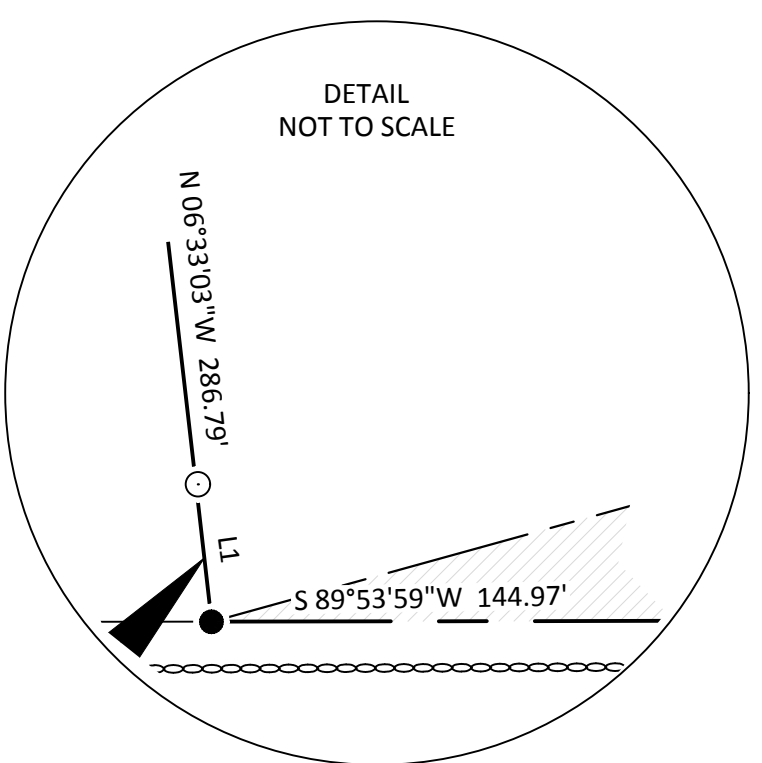
**MAP STANDARD NOTES**

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY SURVEY  
 BOUNDARY DETERMINATION CATEGORY: RESURVEY  
 HORIZONTAL ACCURACY CLASS: "A-2"

**MAP REFERENCES:**

1. "PLAN OF LAND TO BE CONVEYED TO DANIEL A. MILLER BELLTOWN PLACE ASSESSOR'S MAP 20, BLOCK 51, LOT 27, PREPARED FOR PELLETIER DEVELOPMENT CP., LLC, FOR PROPERTY LOCATED AT SOUTH MAIN STREET, TOWN OF EAST HAMPTON, CONNECTICUT", DATED: 01-22-2008, SCALE: 1"=80', BY DUTTON ASSOCIATES, LLC.



*I have delineated state of Connecticut wetlands and watercourses present on the subject site and have reviewed this plan and it is my opinion that the limits of the wetlands and watercourses depicted hereon are representative of those delineated in the field.*

Richard Snarski

**APPROVED**  
 PLANNING AND ZONING  
 COMMISSION  
 EAST HAMPTON, CT

DATE: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

NOTE  
 \*SOUTHERLY PROPERTY LINE HELD PER MAP REFERENCE #1.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.

ROBERT W. HELLSTROM, L.S. #13626

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 (860) 228-9853  
 hellstromsurveying@yahoo.com  
 WWW.RHLSCT.COM

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Designed By: MAR  
 Drawn By: SAM  
 Checked By: MAR  
 CAD File: 21-106

Drawing Scale: 1"=60'

Drawing date: 7/26/2021

Rev. 1. 3/29/23  
 2. 5/03/23

By: SAM  
 SAM

Revision: REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS

**OVERALL BOUNDARY & EXISTING CONDITIONS**  
 PROJECT TITLE: HAMPTON VILLAGE  
 37 SOUTH MAIN STREET EAST HAMPTON, CT.  
 PREPARED FOR: BAKAJ CONSTRUCTION LLC  
 37 SOUTH MAIN STREET EAST HAMPTON, CT.

CIVIL ENGINEERING CONSULTANTS  
 63 NORWICH AVENUE  
 COLCHESTER, CT  
 (860) 516-0033

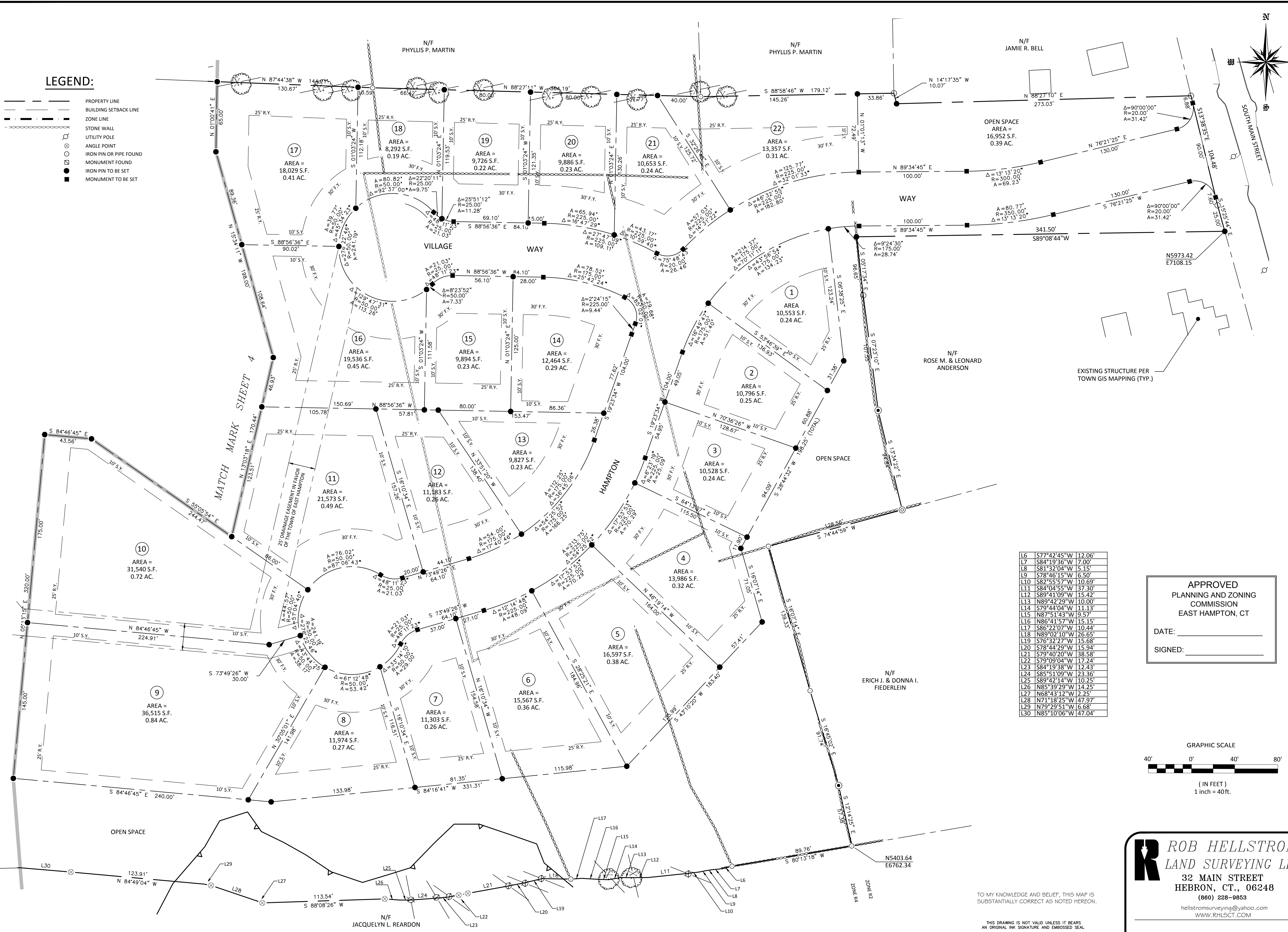
**RES**  
 Reynolds Engineering Services, LLC

Drawing #: 2 OF 15  
 Job #: 21-106



**LEGEND:**

- PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - ZONE LINE
- STONE WALL
- UTILITY POLE
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- MONUMENT FOUND
- IRON PIN TO BE SET
- MONUMENT TO BE SET

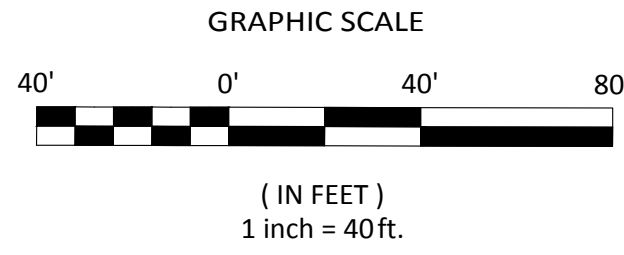


L6	S77°42'45" W	12.06'
L7	S84°19'36" W	7.00'
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**APPROVED**  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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**RES**  
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63 NORWICH AVENUE  
COLCHESTER, CT  
(860) 516-0033

**CIVIL ENGINEERING CONSULTANTS**

**DESIGNER:** ROBERT W. HELLSTROM, L.S. #13626

**DRAWN BY:** SAM

**CHECKED BY:** MAR

**CAD FILE:** 21-106

**PROJECT TITLE:** HAMPTON VILLAGE  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

**PREPARED FOR:** BAKAJ CONSTRUCTION LLC  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

**REVISIONS:**

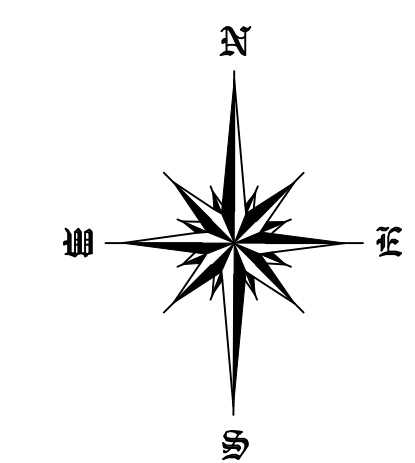
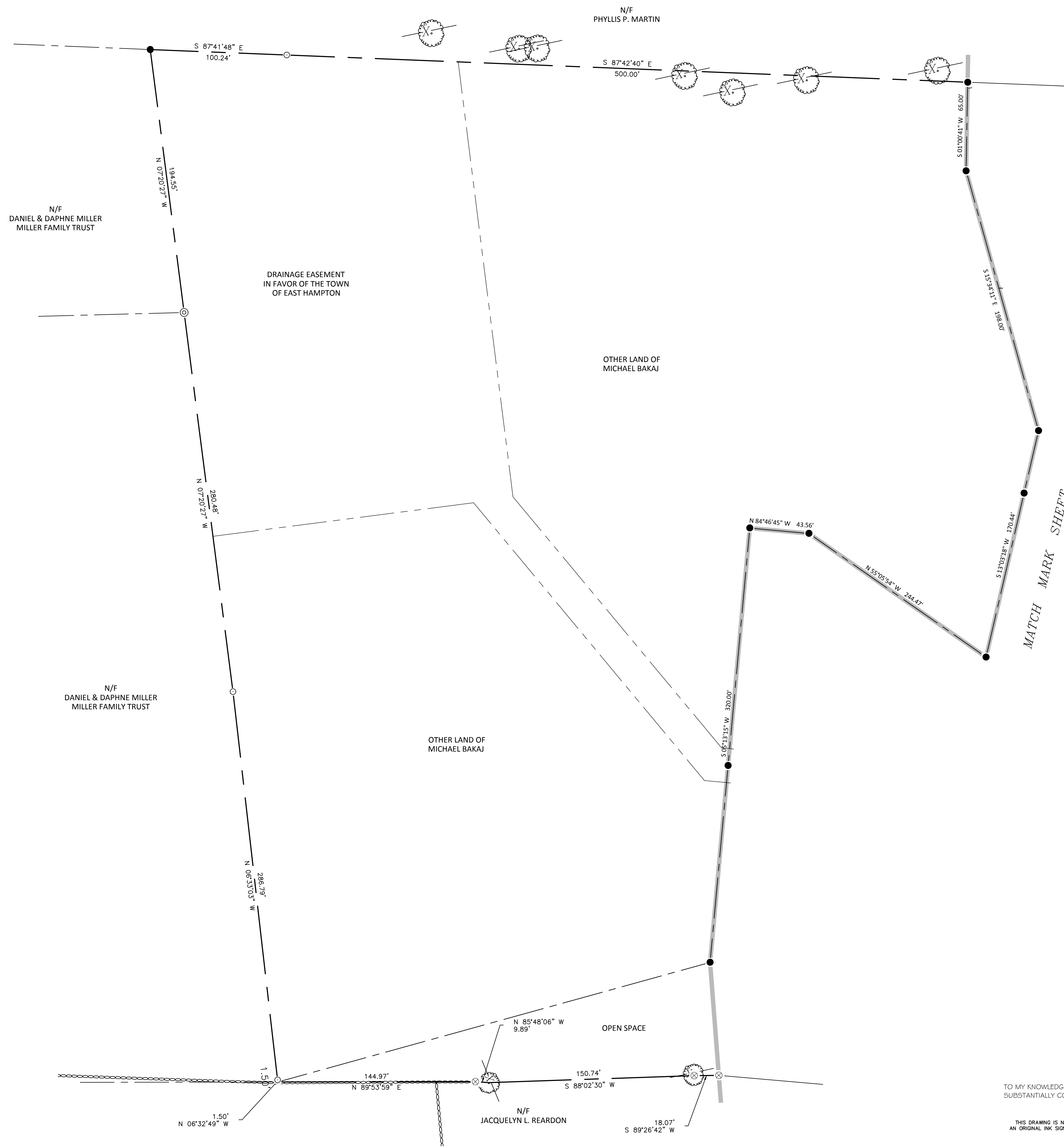
Rev.	Date	By	Description
1.	3/29/23	SAM	REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS
2.	5/03/23	SAM	EASEMENTS & DETAILS

**Drawing #:** 3 OF 15

**Job #:** 21-106

**Drawing date:** 7/26/2021

**Drawing Scale:** 1" = 40'

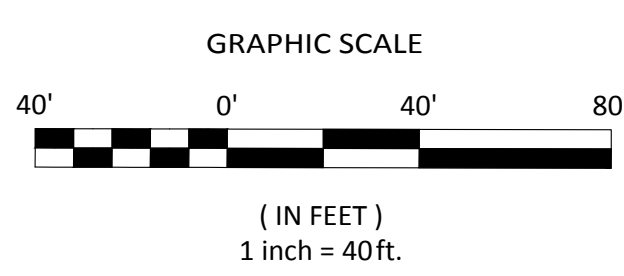


**LEGEND:**

---	PROPERTY LINE
- - -	BUILDING SETBACK LINE
---	ZONE LINE
---	STONE WALL
○	UTILITY POLE
⊙	ANGLE POINT
⊗	IRON PIN OR PIPE FOUND
⊙	MONUMENT FOUND
⊗	IRON PIN TO BE SET
■	MONUMENT TO BE SET

APPROVED  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_  
SIGNED: \_\_\_\_\_



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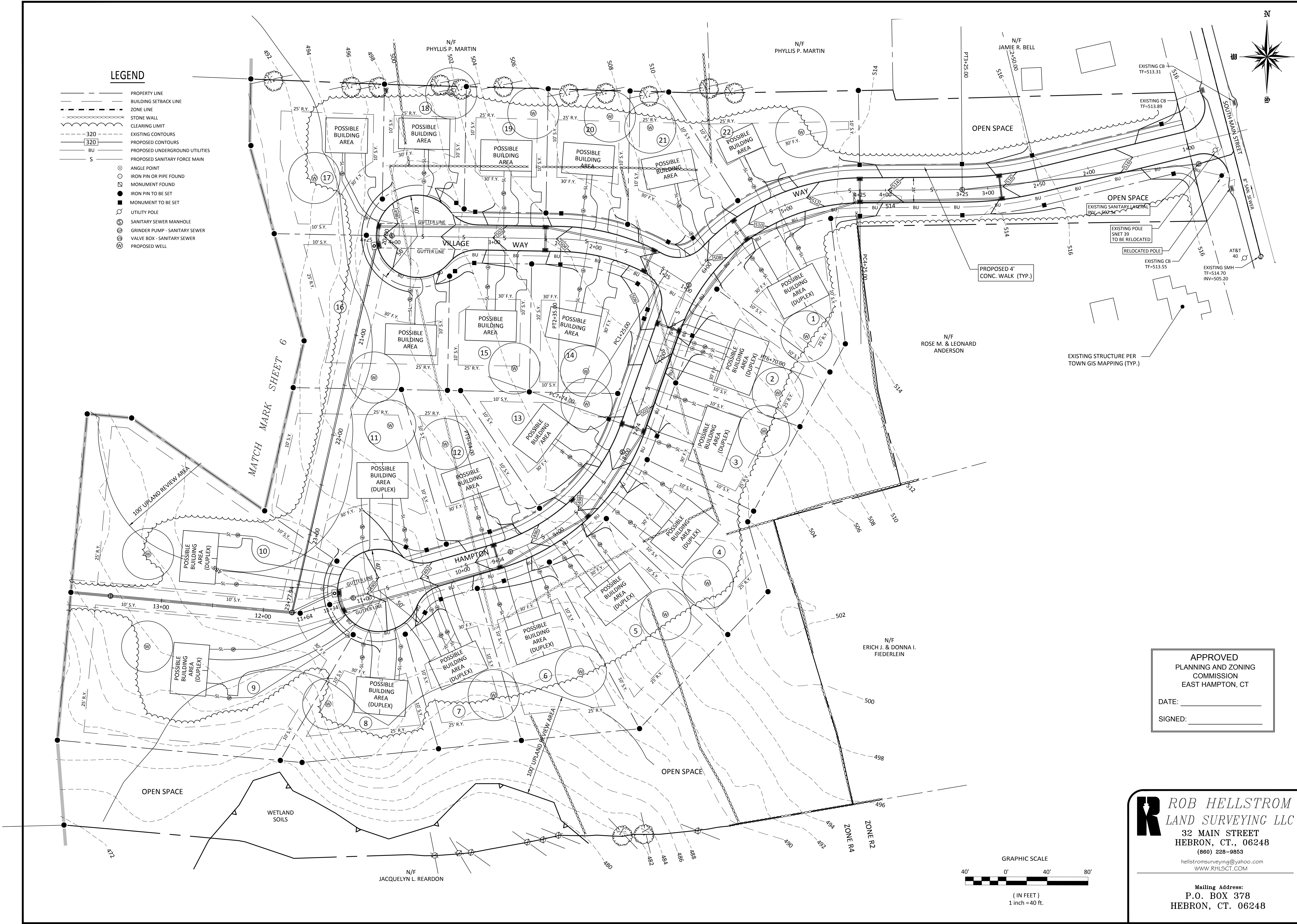
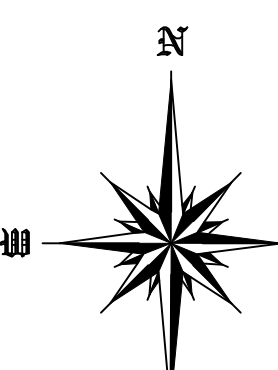
ROBERT W. HELLSTROM, L.S. #13626

Designed By: MAR	Drawing Scale: 1" = 40'	Drawing date: 7/26/2021	SUBDIVISION PLAN	PROJECT TITLE: HAMPTON VILLAGE 37 SOUTH MAIN STREET EAST HAMPTON, CT.	CIVIL ENGINEERING CONSULTANTS 63 NORWICH AVENUE COLCHESTER, CT (860) 516-0033	RES Reynolds Engineering Services, LLC	Drawing #:
Drawn By: SAM							4 OF 15
Checked By: MAR	Revision	Date	By	Prepared For:			Job #:
CAD File: 21-106	1. REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS	3/29/23	SAM	BAKAJ CONSTRUCTION LLC			21-106
	2. EASEMENTS & DETAILS	5/03/23	SAM	37 SOUTH MAIN STREET EAST HAMPTON, CT.			



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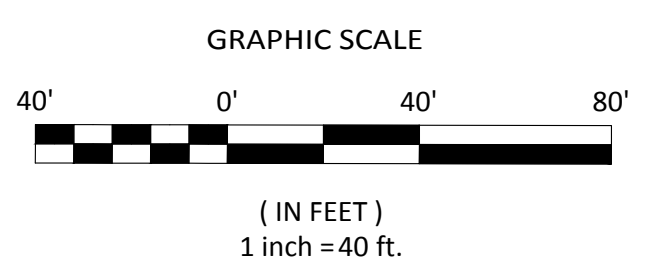
- PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - ZONE LINE
- - - STONE WALL
- - - CLEARING LIMIT
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- BU --- PROPOSED UNDERGROUND UTILITIES
- S --- PROPOSED SANITARY FORCE MAIN
- ⊙ ANGLE POINT
- ⊙ IRON PIN OR PIPE FOUND
- ⊙ MONUMENT FOUND
- IRON PIN TO BE SET
- ⊙ MONUMENT TO BE SET
- ⊙ UTILITY POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GRINDER PUMP - SANITARY SEWER
- ⊙ VALVE BOX - SANITARY SEWER
- ⊙ PROPOSED WELL



APPROVED  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_

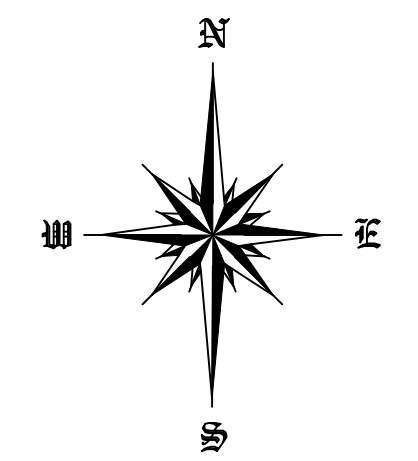
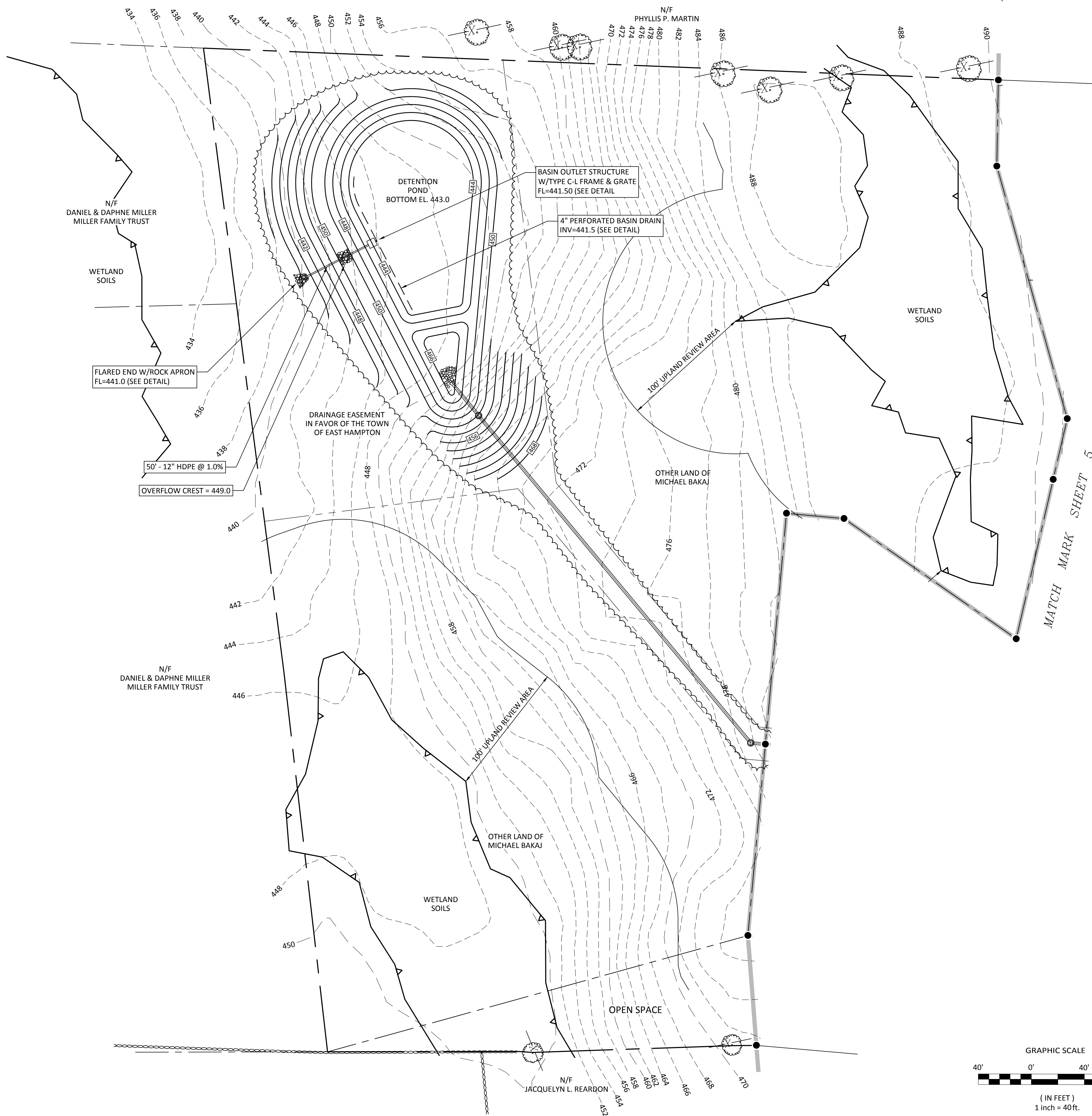
SIGNED: \_\_\_\_\_



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HEBRON, CT. 06248

<b>TOPOGRAPHIC MAP</b>	
Drawing date: 7/26/2021 Drawing scale: 1" = 40' Designated By: MAR Drawn By: SAM Checked By: MAR CAD File: 21-106	By: SAM Date: 3/29/23 Revision: REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS 1. 5/03/23 2.
PROJECT TITLE: <b>HAMPTON VILLAGE</b> 37 SOUTH MAIN STREET EAST HAMPTON, CT. PREPARED FOR: <b>BAKAJ CONSTRUCTION LLC</b> 37 SOUTH MAIN STREET EAST HAMPTON, CT.	
CIVIL ENGINEERING CONSULTANTS 63 NORWICH AVENUE COLCHESTER, CT (860) 516-0033 <b>RES</b> Reynolds Engineering Services, LLC	
Drawing #: <b>5 OF 15</b> Job #: 21-106	

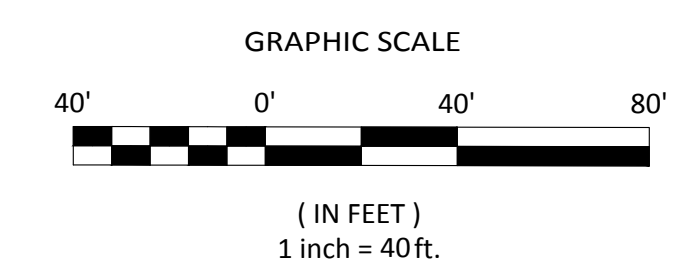


- LEGEND**
- PROPERTY LINE
  - BUILDING SETBACK LINE
  - ZONE LINE
  - STONE WALL
  - CLEARING LIMIT
  - EXISTING CONTOURS
  - 320 PROPOSED CONTOURS
  - BU PROPOSED UNDERGROUND UTILITIES
  - S PROPOSED SANITARY FORCE MAIN
  - ⊗ ANGLE POINT
  - IRON PIN OR PIPE FOUND
  - ⊠ MONUMENT FOUND
  - IRON PIN TO BE SET
  - MONUMENT TO BE SET
  - UTILITY POLE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ GRINDER PUMP - SANITARY SEWER
  - ⊙ VALVE BOX - SANITARY SEWER
  - ⊙ PROPOSED WELL

APPROVED  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_



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Designed By:  
MAR

Drawn By:  
SAM

Checked By:  
MAR

CAD File:  
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Drawing Scale:  
1" = 40'

Rev.	Date	By
1.	3/29/23	SAM
2.	5/03/23	SAM

Revision:  
REVISED LAYOUT FOR H.O.D. ZONE  
EASEMENTS & DETAILS

Drawing date:  
7/26/2021

**TOPOGRAPHIC MAP**

**PROJECT TITLE:** HAMPTON VILLAGE  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

**PREPARED FOR:** BAKAJ CONSTRUCTION LLC  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

CIVIL ENGINEERING CONSULTANTS  
63 NORWICH AVENUE  
COLCHESTER, CT  
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**RES**  
Reynolds Engineering Services, LLC

Drawing #:  
6 OF 15

Job #: 21-106

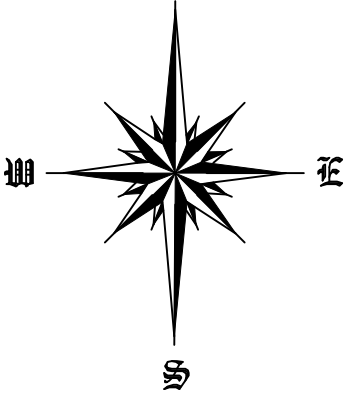
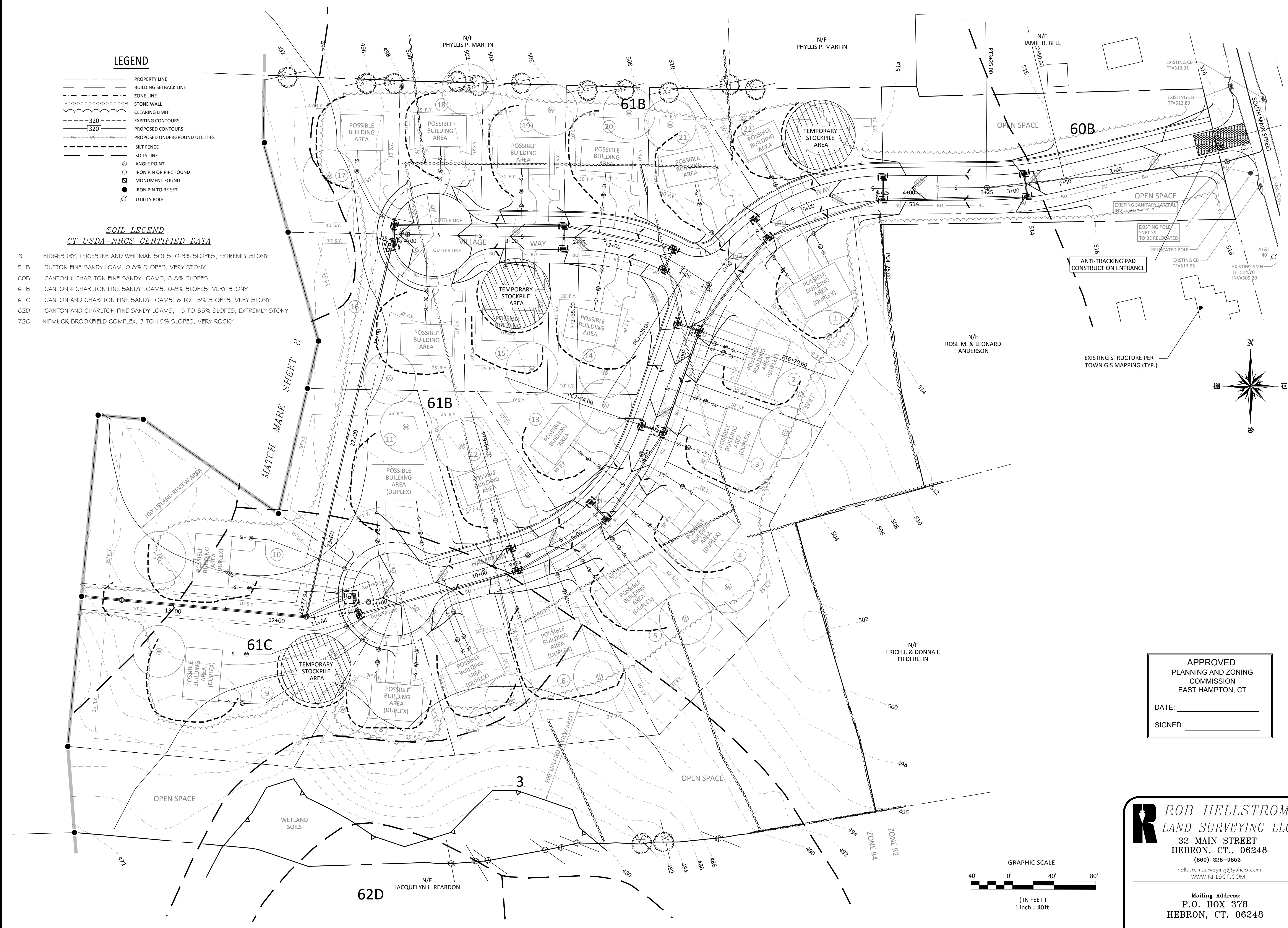


**LEGEND**

- PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - ZONE LINE
- - - STONE WALL
- - - CLEARING LIMIT
- - - EXISTING CONTOURS
- - - 320 PROPOSED CONTOURS
- - - 320 PROPOSED UNDERGROUND UTILITIES
- - - SILT FENCE
- - - SOILS LINE
- ⊙ ANGLE POINT
- ⊙ IRON PIN OR PIPE FOUND
- ⊙ MONUMENT FOUND
- ⊙ IRON PIN TO BE SET
- ⊙ UTILITY POLE

**SOIL LEGEND**

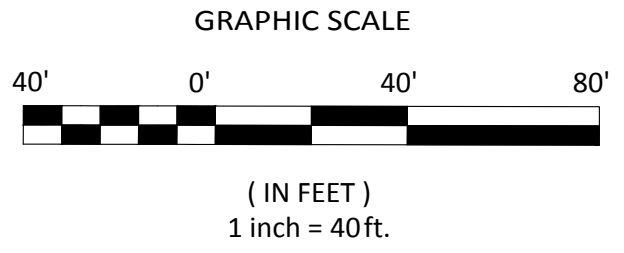
- CT USDA-NRCS CERTIFIED DATA*
- 3 RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0-8% SLOPES, EXTREMELY STONY
  - 51B SUTTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
  - 60B CANTON # CHARLTON FINE SANDY LOAMS, 3-8% SLOPES
  - 61B CANTON # CHARLTON FINE SANDY LOAMS, 0-8% SLOPES, VERY STONY
  - 61C CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 15% SLOPES, VERY STONY
  - 62D CANTON AND CHARLTON FINE SANDY LOAMS, 15 TO 35% SLOPES, EXTREMELY STONY
  - 72C NIPMUCK-BROOKFIELD COMPLEX, 3 TO 15% SLOPES, VERY ROCKY



APPROVED  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_



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Checked By:	MAR
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Drawing Scale:	1" = 40'	
Drawing date:	7/26/2021	
Rev.	Date	By
1.	3/29/23	SAM
2.	5/03/23	SAM
REVISION LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS		

**E & S CONTROL PLAN**

PROJECT TITLE: **HAMPTON VILLAGE**  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

PREPARED FOR: **BAKAJ CONSTRUCTION LLC**  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

CIVIL ENGINEERING CONSULTANTS

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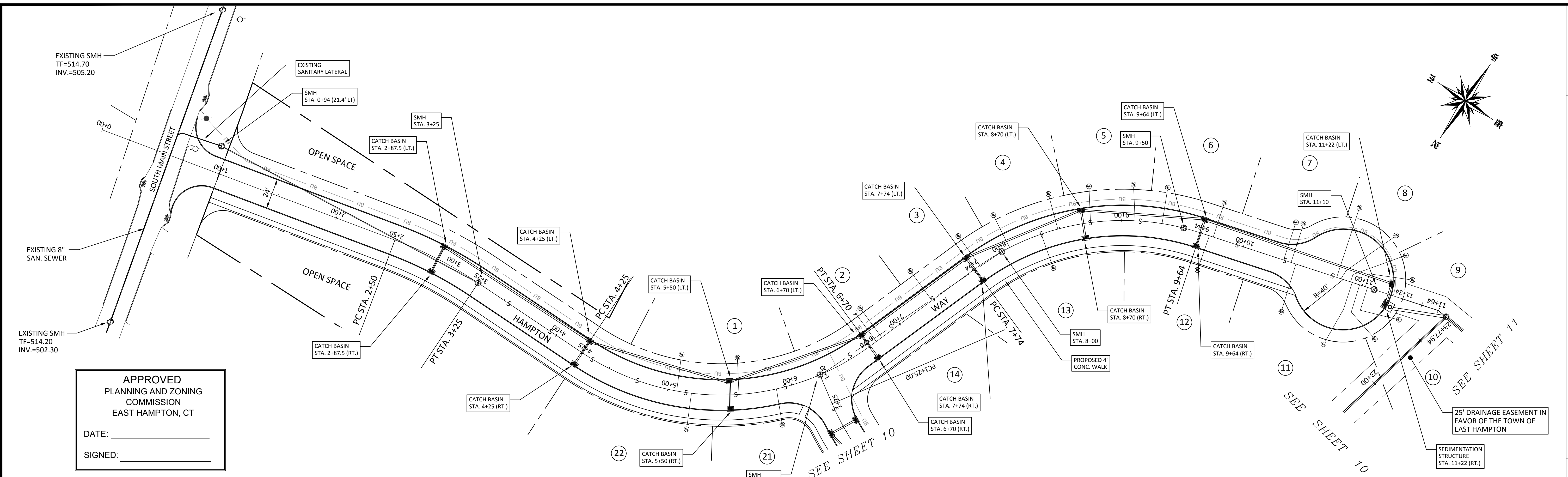
**RES**  
Reynolds Engineering Services, LLC

Drawing #: **7 OF 15**

Job #: 21-106

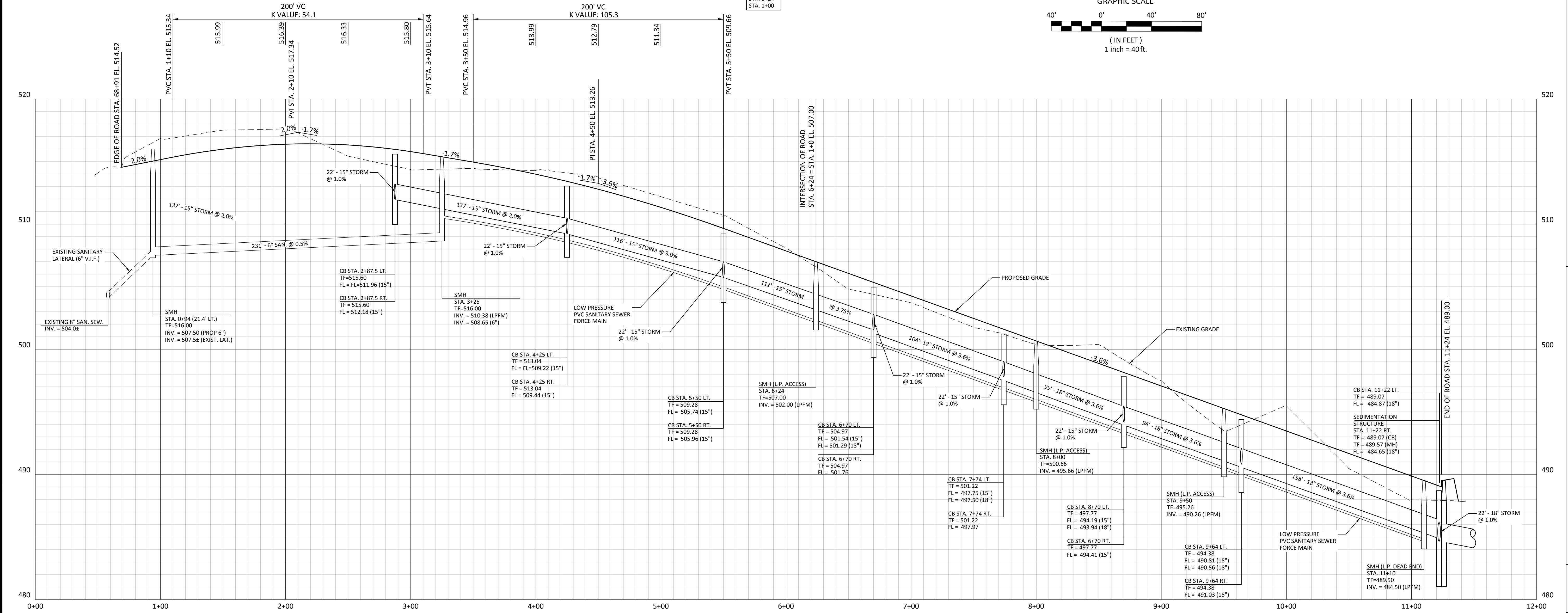
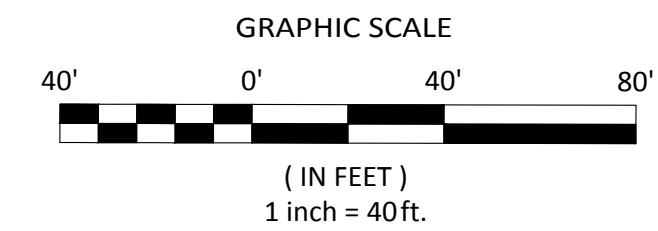






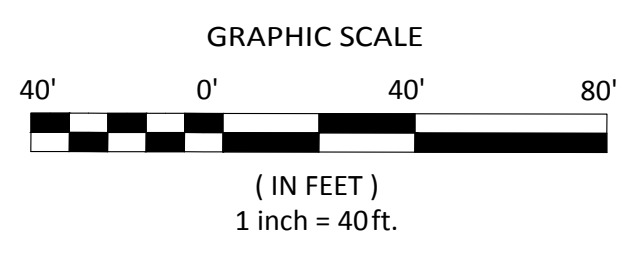
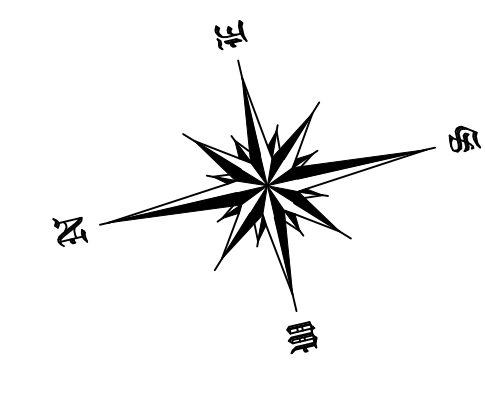
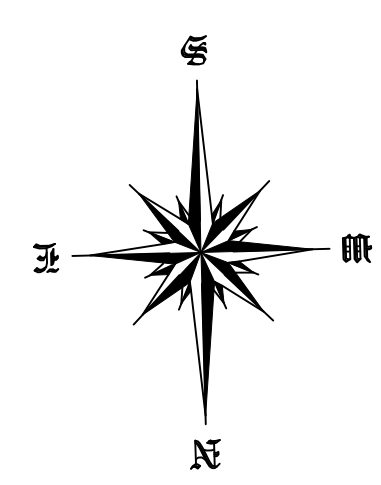
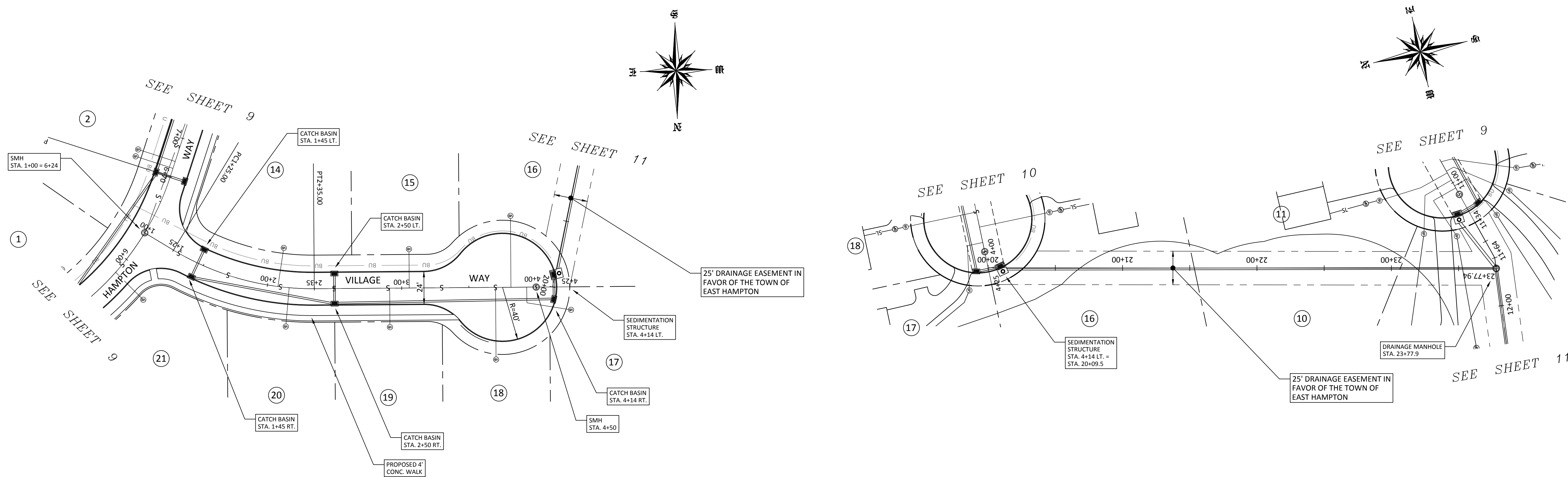
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PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

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SCALE:  
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1" = 4' (VERTICAL)

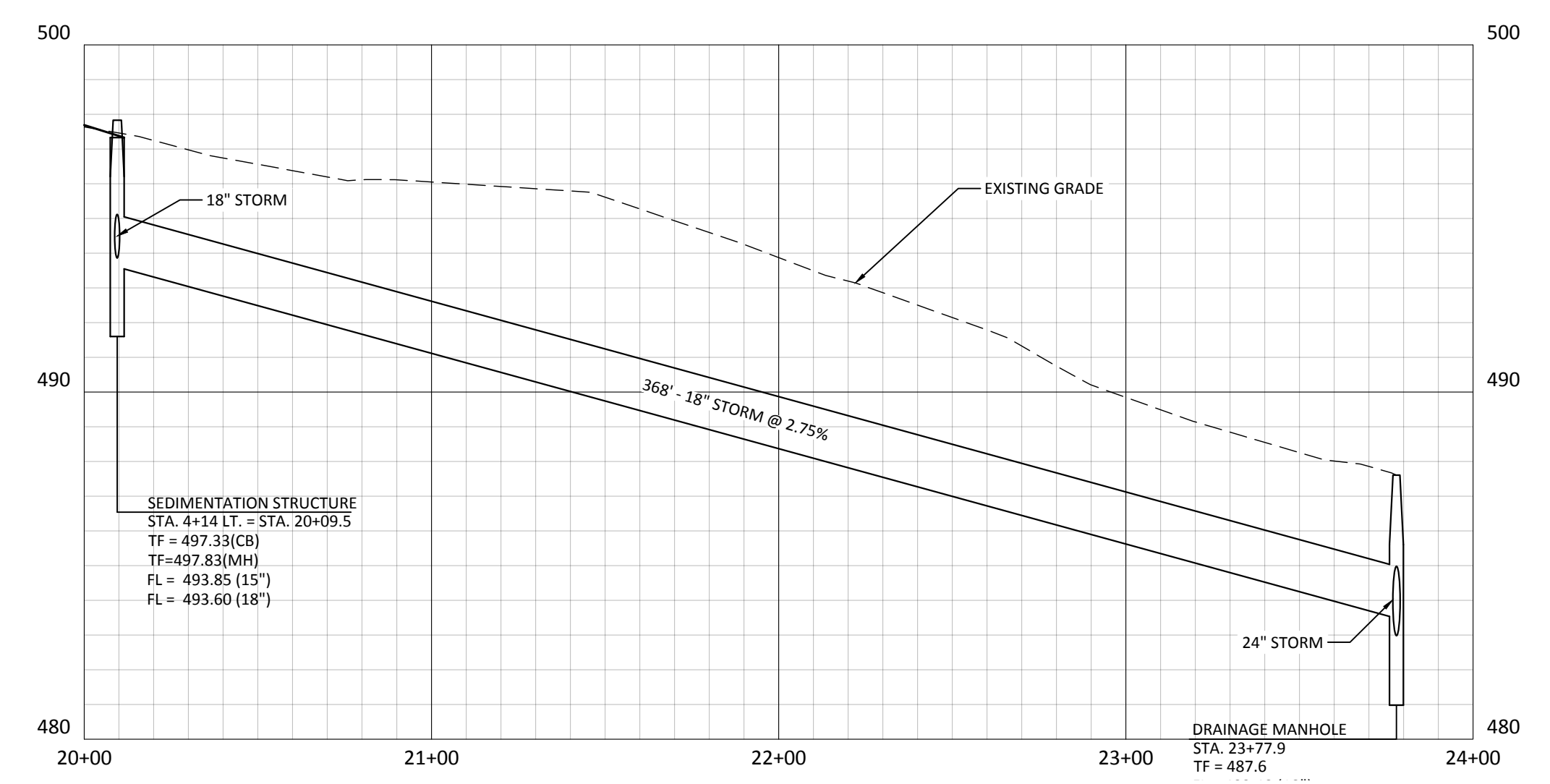
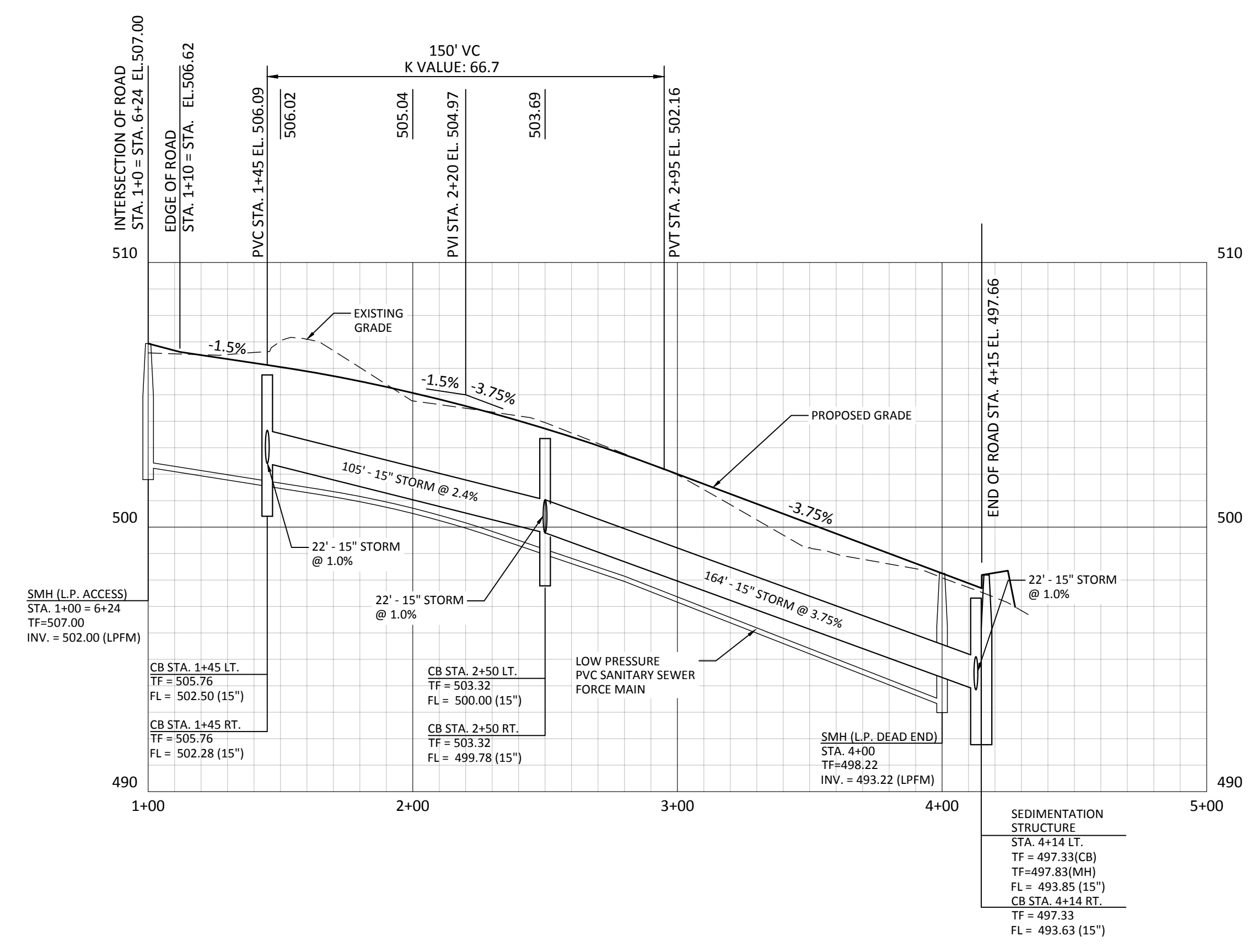
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Drawing Scale: 1" = 40'	Revision 1. REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS	By SAM	
Drawing date: 7/26/2021	Date 3/29/23	Revision 5/03/23	
<p><b>PLAN &amp; PROFILE</b></p> <p>PROJECT TITLE: <b>HAMPTON VILLAGE</b> 37 SOUTH MAIN STREET EAST HAMPTON, CT.</p> <p>PREPARED FOR: <b>BAKAJ CONSTRUCTION LLC</b> 37 SOUTH MAIN STREET EAST HAMPTON, CT.</p>			
<p>CIVIL ENGINEERING CONSULTANTS</p> <p><b>RES</b></p> <p>63 NORWICH AVENUE COLCHESTER, CT (860) 516-0033</p> <p><i>Reynolds Engineering Services, LLC</i></p>			
<p>Drawing #: <b>9 OF 15</b></p>			
<p>Job #: 21-106</p>			



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EAST HAMPTON, CT

DATE: \_\_\_\_\_

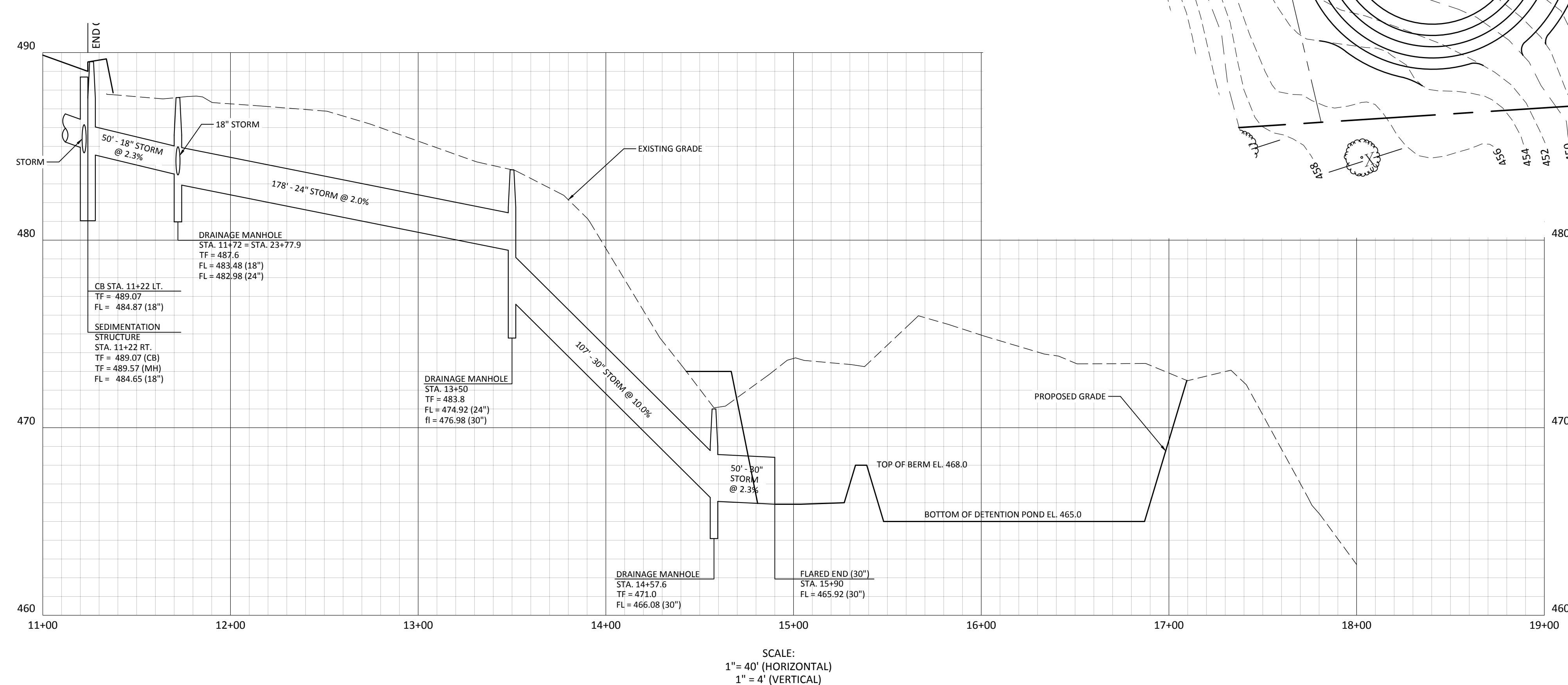
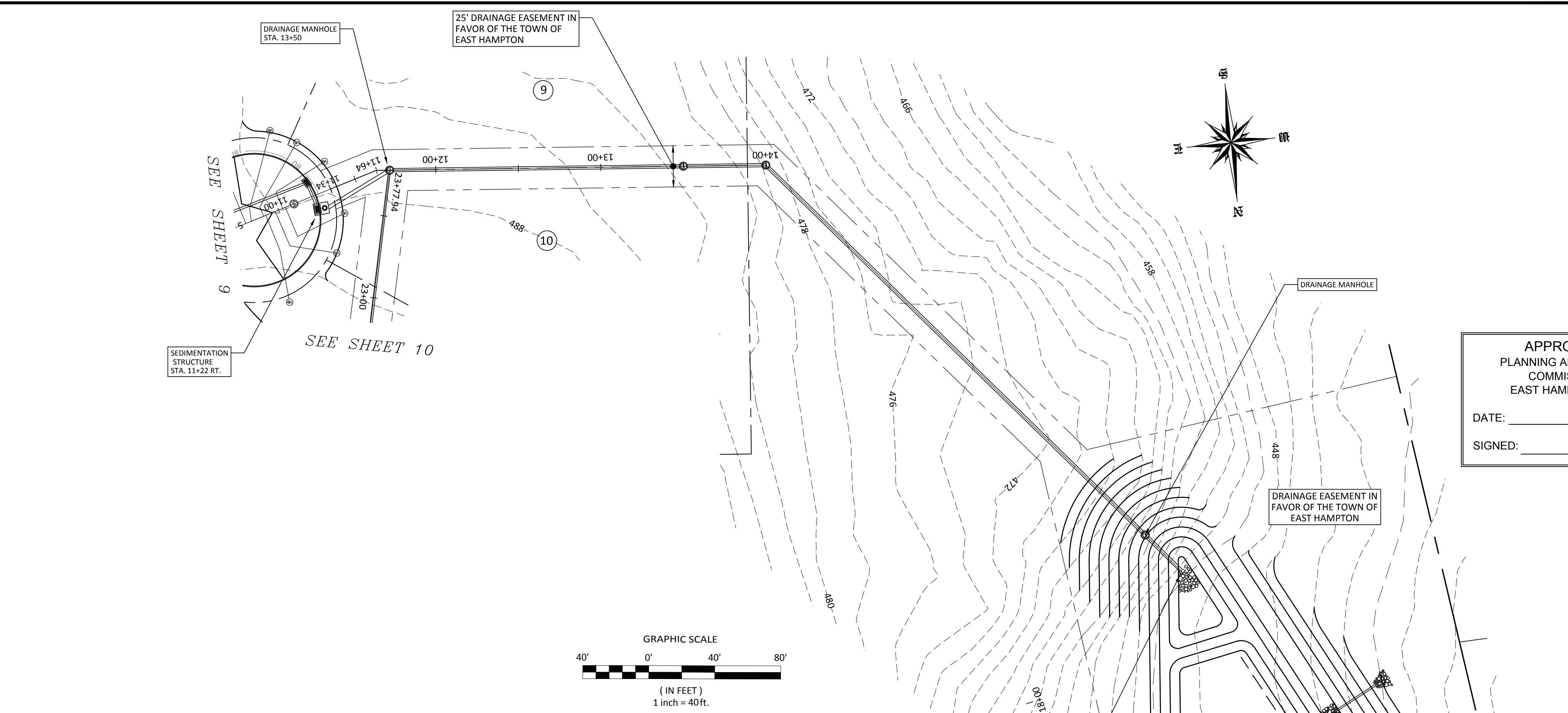
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Drawing Scale: 1" = 40'		Drawing date: 7/26/2021	Designed By: MAR
Revision	Date	Drawn By: SAM	
1.	3/29/23	Checked By: MAR	
2.	5/03/23	CAD File: 21-106	
Revised Layout for H.O.D. Zone Easements & Details			
By SAM			
SAM			
SECTIONS			
PLAN & PROFILE			
PROJECT TITLE: HAMPTON VILLAGE			
37 SOUTH MAIN STREET EAST HAMPTON, CT.			
PREPARED FOR: BAKAJ CONSTRUCTION LLC			
37 SOUTH MAIN STREET EAST HAMPTON, CT.			
CIVIL ENGINEERING CONSULTANTS			
63 NORWICH AVENUE			
COLCHESTER, CT			
(860) 516-0033			
<b>RES</b>			
Reynolds Engineering Services, LLC			
Drawing #: 10 OF 15			
Job #: 21-106			





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 COMMISSION  
 EAST HAMPTON, CT

DATE: \_\_\_\_\_

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21-106

Drawing Scale: 1" = 40'

Drawing date: 7/26/2021

Rev.	Date	By	Revision
1.	3/29/23	SAM	REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS
2.	5/03/23	SAM	

PLAN & PROFILE

PROJECT TITLE: HAMPTON VILLAGE  
 37 SOUTH MAIN STREET EAST HAMPTON, CT.

PREPARED FOR: BAKAJ CONSTRUCTION LLC  
 37 SOUTH MAIN STREET EAST HAMPTON, CT.

CIVIL ENGINEERING CONSULTANTS

**RES**  
 Reynolds Engineering Services, LLC

63 NORWICH AVENUE  
 COLCHESTER, CT  
 (860) 516-0033

Drawing #: 11 OF 15

Job #: 21-106

**SOIL EROSION AND SEDIMENT CONTROL MEASURES**

**A.) APPROVAL REQUIRED TO START CONSTRUCTION**

NO CONSTRUCTION SHALL TAKE PLACE ON THIS PROPERTY UNTIL THE HEREIN STATED EROSION AND SEDIMENT CONTROL HAS BEEN REVIEWED AND CERTIFIED BY THE EAST HAMPTON PUBLIC WORKS DIRECTOR OR ITS DESIGNATED AGENT(S).

**B.) DESCRIPTION OF PROPOSED DEVELOPMENT**

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF APPROXIMATELY 1,400 L.F. OF ROADWAY TO SERVE RESIDENTIAL LOTS. THE SITE ON WHICH THE CONSTRUCTION WILL OCCUR IS A WOODED AREA. CONSTRUCTION ACTIVITIES SHALL INCLUDE GRADING FOR THE ROADWAY, DRAINAGE IMPROVEMENTS AND EXCAVATION OF A RETENTION/DETENTION BASIN.

**C.) GENERAL SEQUENCE OF DEVELOPMENT**

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED DURING THE CONSTRUCTION OF THE PROJECT. IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSES, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATERBODIES, AND TO PREVENT INsofar AS POSSIBLE, EROSION ON THE SITE. NO SITE DEVELOPMENT FOR A LOT SHALL BEGIN UNTIL THE HEREIN STATED SOIL EROSION AND SEDIMENT CONTROL PLAN HAS BEEN CERTIFIED AND THOSE CONTROL MEASURES SCHEDULED FOR INSTALLATION PRIOR TO SITE DEVELOPMENT HAVE BEEN INSTALLED AND ARE FUNCTIONAL.

**D.) ROADWAY DEVELOPMENT**

AFTER INSTALLING EROSION AND SEDIMENTATION CONTROLS, AREAS OF DISTURBANCE SHALL BE CLEARED BY PLACING STUMPAGE AND DEBRIS IN DESIGNATED STOCKPILE AREAS FOR OFFSITE DISPOSAL. TOPSOIL SHALL BE STRIPPED AND ALSO PLACED IN STOCKPILE AREAS TO BE USED FOR ON SITE LOAMING. INSTALLATION OF STORM DRAINAGE SHALL BEGIN BY EXCAVATING THE DETENTION PONDS AND PLACING A TEMPORARY 2' STONE BERM AROUND THE OUTLET STRUCTURES UTILIZING THE PONDS AS SEDIMENTATION BASINS DURING CONSTRUCTION. OUTLET PROTECTION AND SEDIMENTATION CONTROL SHALL BE PUT IN PLACE IMMEDIATELY UPON INSTALLATION OF STORM DRAINAGE. ALL DISTURBED AREAS ARE TO BE STABILIZED, LOAMED & SEEDED IMMEDIATELY AFTER FINAL GRADING. EROSION AND SEDIMENTATION CONTROLS SHALL REMAIN AND BE MAINTAINED UNTIL SITE HAS STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF STAFFORD OR ITS DESIGNATED AGENT(S). ALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION PRACTICES SHALL BE AS DESCRIBED HEREIN AND FURTHER DETAILED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (REVISED 2002) AND AMENDMENTS, AS PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

**E.) LAND GRADING**

THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA.

- THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2 : 1)

- THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2 : 1)

- THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1 : 4)

- NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER, OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODY.

**DEVELOPMENT SCHEDULE**

IT IS ANTICIPATED THAT GRADING AND CONSTRUCTION ACTIVITIES WILL BEGIN FALL 2020.

1. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES.
2. ROUGH GRADE ROADWAY
3. INSTALL DRAINAGE FEATURES.
4. INSTALL ROADWAY.
5. LOAM, SEED AND MULCH LANDSCAPE AREAS.
6. REMOVE EROSION AND SEDIMENT CONTROL.

**1. GENERAL EROSION AND SEDIMENTATION CONTROL NOTES (SEE II. & III. FOR SPECIFIED CONSTRUCTION MEASURE)**

THIS CONSTRUCTION PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BUILDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE EROSION, BUT IT MUST BE UNDERSTOOD THAT ONLY 'REASONABLE' EROSION CONTROL CAN BE EXPECTED. THUS, EVEN WITH THE BEST PLAN, SOME EROSION MUST BE ANTICIPATED. SEDIMENTATION CONTROLS ARE THE SECONDARY LINE OF DEFENSE ON THE CONSTRUCTION SITE.

DURING THE COURSE OF SITE CONSTRUCTION WEEKLY INSPECTIONS OF ALL EROSION AND SEDIMENTATION MEASURES WILL BE CONDUCTED BY A QUALIFIED EROSION AND SEDIMENTATION CONTROL PROFESSIONAL AND REPORTS FILED WITH THE CITY'S AGENT.

WATER GENERATED SEDIMENT IS A SERIOUS PROBLEM WHEN NATURAL VEGETATION IS REMOVED OR ALTERED, FOR THIS REASON, A RECOMMENDATION FOR MINIMAL SITE DISTURBANCE TO EXISTING VEGETATION AND SOIL IS PROPOSED. MINIMAL SOIL EXPOSURE NOT ONLY ENTAILS DEMARCATING SITE DISTURBANCE LIMITS, BUT ALSO INVOLVES THE STAGING OF GRADING AND SUBSEQUENT REV OF DISTURBED AREAS, SO THAT THE LEAST AMOUNT OF SOIL SURFACE IS EXPOSED AT ANY ONE TIME.

RUNOFF SHALL BE CONTROLLED BY THE INTERCEPTION, DIVERSION AND SAFE DISPOSAL PRECIPITATION RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE. THE BINDING OF SOIL PARTICLES TO MAKE THEM LESS SUSCEPTIBLE TO REMOVAL BY RAIN SPLASH OR RUNOFF BY THE USE OF NATURAL AND PHYSICAL 'BINDERS' (MULCHES AND FABRICS) MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY'S AGENT.

TO PREVENT SEDIMENT FROM LEAVING THE SITE, TURBID SURFACE RUNOFF SHALL BE DIVERTED THROUGH 'LEVEL SPREADER' DEVICES. TEMPORARY LEVEL SPREADER DEVICES SHALL BE CREATED BY PLACING ENGINEERING FABRIC DOWN GRADIENT OF SOIL DISTURBING ACTIVITIES. THUS FLOW WILL BE DISPERSED OVER A WIDE AREA AND FILTERED BY THE FABRIC. THE FENCE SHALL FOLLOW THE EXISTING CONTOURS WITH THE ENDS OF THE FENCE TURNED UPHILL TO PREVENT END CUTTING. FILTER FABRIC USED AS SILT FENCE AND NOT PLACED ON CONTOUR SHOULD HAVE 'WINGS' AT INTERVALS OF NO GREATER THAN 100 FEET TO INTERRUPT FLOWS PARALLEL TO THE FENCE. TECHNIQUES SUCH AS 'WINGED' FABRIC SILT FENCE CHECK DAMS, HAY BALES INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS, FABRIC SILT FENCE /LEVEL SPREADERS AND SEDIMENTATION PONDS MAY BE USED.

DUST CONTROL, IF DETERMINED TO BE REQUIRED DURING THE WEEKLY INSPECTIONS, SHALL BE ACHIEVED BY THE APPLICATION OF ANIONIC OR CATIONIC ASPHALT EMULSIONS, LATEX EMULSION OR RESIN IN WATER. FOR APPLICATION RATES AND DILUTION REQUIREMENTS, REFER TO MANUFACTURER'S GUIDELINES. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, BUT WATER SHALL NOT BE EXCLUSIVELY USED.

IN AN EFFORT TO REDUCE THE POTENTIAL FOR TRACKING MUD OF THE SITE, COARSE STONE TRACKING PADS AND IMMEDIATE CONSTRUCTION OF GRAVEL SUBBASE FOR ROADWAYS WILL MINIMIZE ANY OFF-SITE TRACKING. ACCUMULATED DIRT TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED BY SHOVEL AND BROOM AT THE END OF EACH WORK DAY.

BEFORE AND AFTER EACH STORM EVENT AND ONCE EVERY DAY, ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED BY THE ENGINEER OR ENVIRONMENTAL SUPERVISOR. ANY CORRECTIVE MEASURES TO MITIGATE ENVIRONMENTAL CONCERNS WILL BE ORDERED AT THAT TIME. THERE WILL BE 150 FT. OF SILT FENCE WITH THE REQUIRED POSTS ON HAND FOR EMERGENCY SITUATIONS.

EXCAVATIONS WHICH MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM. BOTH THE INLET AND OUTLET OF THE PUMPS SHOULD BE FILTERED AND PROTECTED FROM SURGE ACTION. IN THE EVENT ON CONFLICT BETWEEN THESE PLANS AND OTHER REGULATIONS, THE MORE STRINGENT SHALL APPLY.

**II. CONSTRUCTION SEQUENCE AND DETAILED EROSION CONTROL MEASURES**

1. A REGISTERED LAND SURVEYOR SHALL FIELD STAKE THE CENTER LINE OF THE NEW ACCESS ROAD.
2. UPON COMPLETION OF THE FIELD STAKING, EXISTING TREES WHICH ARE TO BE SAVED ARE TO BE FLAGGED AND PROTECTED. ALL REMAINING VEGETATION INCLUDING OVERHANGING LIMBS FROM TREES TO BE SAVED SHALL BE CHIPPED AND SUCH CHIPS STORED IN NON-GRADED AREAS ALONG THE RIGHT OF WAY FOR FUTURE USE AS MULCH. CORD WOOD AND/OR TIMBER FROM APPROPRIATE CLEARED AREAS SHALL BE REMOVED FROM THE SITE. EROSION AND SEDIMENT MEASURES SHALL BE INSTALLED AS APPROPRIATE PRIOR TO ANY SITE DISTURBANCE.
3. STUMPING SHALL COMMENCE ALONG THE PROPOSED ACCESS ROAD WITHIN AREAS STAKED BY THE SURVEYOR AND CLEARED IN TASK 2 ABOVE. LOAM SHALL BE STRIPPED FROM THE CLEARED AREA AND STOCKPILED JUST OUTSIDE THE ROADWAY GRADING LIMITS AT INTERVALS NOT EXCEEDING 300 FEET, AND RINGED WITH HAY BALES ON THE DOWN GRADIENT SIDE OF THE STOCKPILE UPON STRIPPING THE BALANCE OF THE ROADWAY. THE ANTI-TRACKING PAD SHALL BE INSTALLED. THIS ANTI-TRACKING PAD SHALL BE MAINTAINED AND REPLACED AS NECESSARY WHEN NO LONGER EFFECTIVE IN PREVENTING TRACKING OF MATERIALS OFF SITE.
4. THE ROADWAY SHALL BE BROUGHT TO ROUGH GRADE AND SILT FENCE CHECK DAMS SHALL BE PLACED IN THE GUTTERS OF THE CROWNED PAVEMENT AT 100' INTERVALS (MAXIMUM), AS SHOWN UPON THE PLAN, OR MORE FREQUENTLY AS REQUIRED AND DIRECTED BY THE ENGINEER.
5. ROADWAY SHOULDERS IN BOTH CUT AND FILL AREAS SHALL BE FINE GRADED IN ACCORDANCE WITH 'III GENERAL NOTES'.
6. UNDERGROUND UTILITIES (GAS, SEWER, TELEPHONE, ELECTRIC AND CABLE) SHALL BE INSTALLED NEXT.
7. FOLLOWED BY THE PLACEMENT OF THE PROCESS GRVEL BASE, AND BITUMINOUS PAVEMENT. THE SHOULDERS OF THE ROADWAY SHALL BE FINE GRADED, LOAM AND SEEDED, AS SPECIFIED UNDER 'IV. GENERAL NOTES'.

**III. SITE DEVELOPMENT**

IN ADDITION TO THE RECOMMENDATIONS FOR THE INDIVIDUAL PHASES OF THE DEVELOPMENT, THE FOLLOWING PROCEDURES SHALL APPLY TO INDIVIDUAL STRUCTURES BEING DEVELOPED.

1. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. MAXIMUM DISTURBANCE LIMITS OF 25-35 FT BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE AND RELATED APPURTENANCES IS RECOMMENDED.
2. TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHALL BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE SHALL BE ADEQUATELY RINGED ON THE DOWN GRADIENT SIDE WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FABRIC FENCE).
3. ANY ADDITIONAL STOCKPILING OF LUMBER AND BUILDING MATERIALS SHALL BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHALL BE DIRECTED TO ESTABLISHED PARKING AREAS.
4. ONCE THE PROPOSED STRUCTURE IS ENCLOSED , ALL EFFORTS SHALL BE MADE TO COMPLETE ON SITE IMPROVEMENTS SUCH AS UTILITIES, FOOTING DRAINS, DRIVEWAYS, ETC. THERE AFTER ALL RAW SOIL AREAS SURROUNDING THE SITES SHALL BE FINE GRADED AND MULCHED.

**IV. GENERAL NOTES**

**SEED BED PREPARATION**

FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAT 2-INCH IN DIAMETER. INSTALL NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 40 LBS. PER 1,000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT THE RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1,000 SQUARE FEET. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4 INCHES WITH A WISK, SPRINGTOOTH HARRROW OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

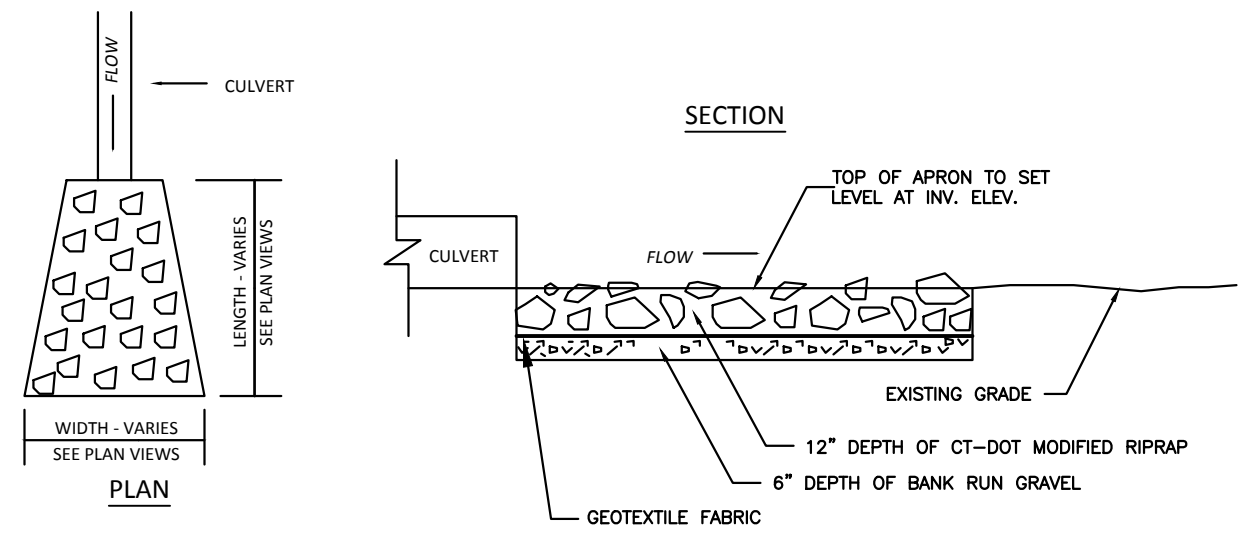
**SEED APPLICATION**

APPLY GRASS SEE MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10 PERCENT IF HYDROSEEDING. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 1 AND JUNE 1, OR BETWEEN AUGUST 15 AND OCTOBER 15. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SUCH TIMES AS SEEDING CAN TAKE PLACE. THE TYPE OF SEED MIXTURE SHALL BE DETERMINED FROM FIGURES 6-2 AND 6-3 OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".

**MULCHING**

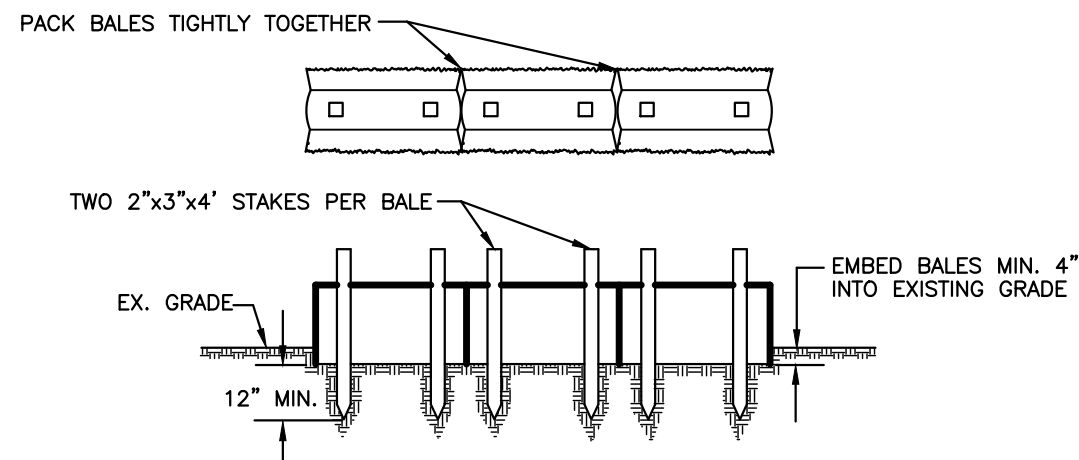
IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISH HARRROW SET STRAIGHT. MULCH MATERIAL SHOULD BE 'SET' INTO SOIL SURFACE APPROXIMATELY 2-3 INCHES.

DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF OWNER TO INSURE THE IMPLEMENTATION OF THIS EROSION AND SEDIMENT CONTROL PLAN. A BI - WEEKLY INSPECTION OF THE SITE SHALL BE PERFORMED TO INSURE COMPLIANCE WITH THIS SEDIMENT AND EROSION PLAN. A BI - WEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE CITY'S AGENT. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PROPERTIES ENGAGED ON THE SITE OF REQUIREMENTS AND OBJECTIVES OF THIS PLAN, NOTIFYING THE CITY'S AGENT OF ANY TRANSFERS OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF AND WHEN TITLE OF LAND IS TRANSFERRED.

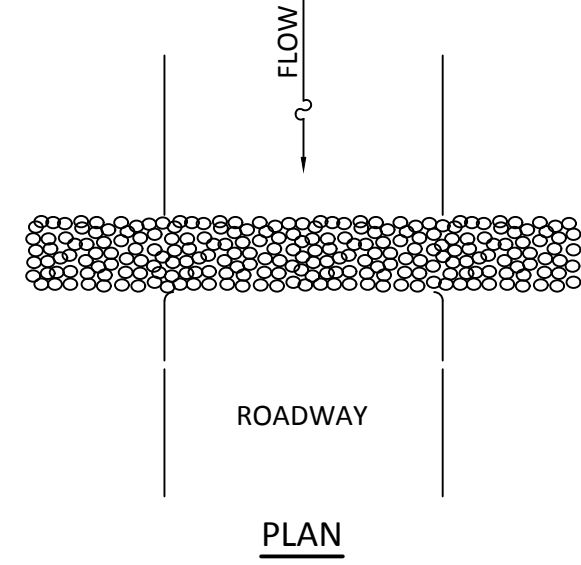


**ROCK APRON DETAIL**  
NOT TO SCALE

ROCK APRON TABLE		
APRON	LENGTH (ft.)	WIDTH (ft.)
1	15	8

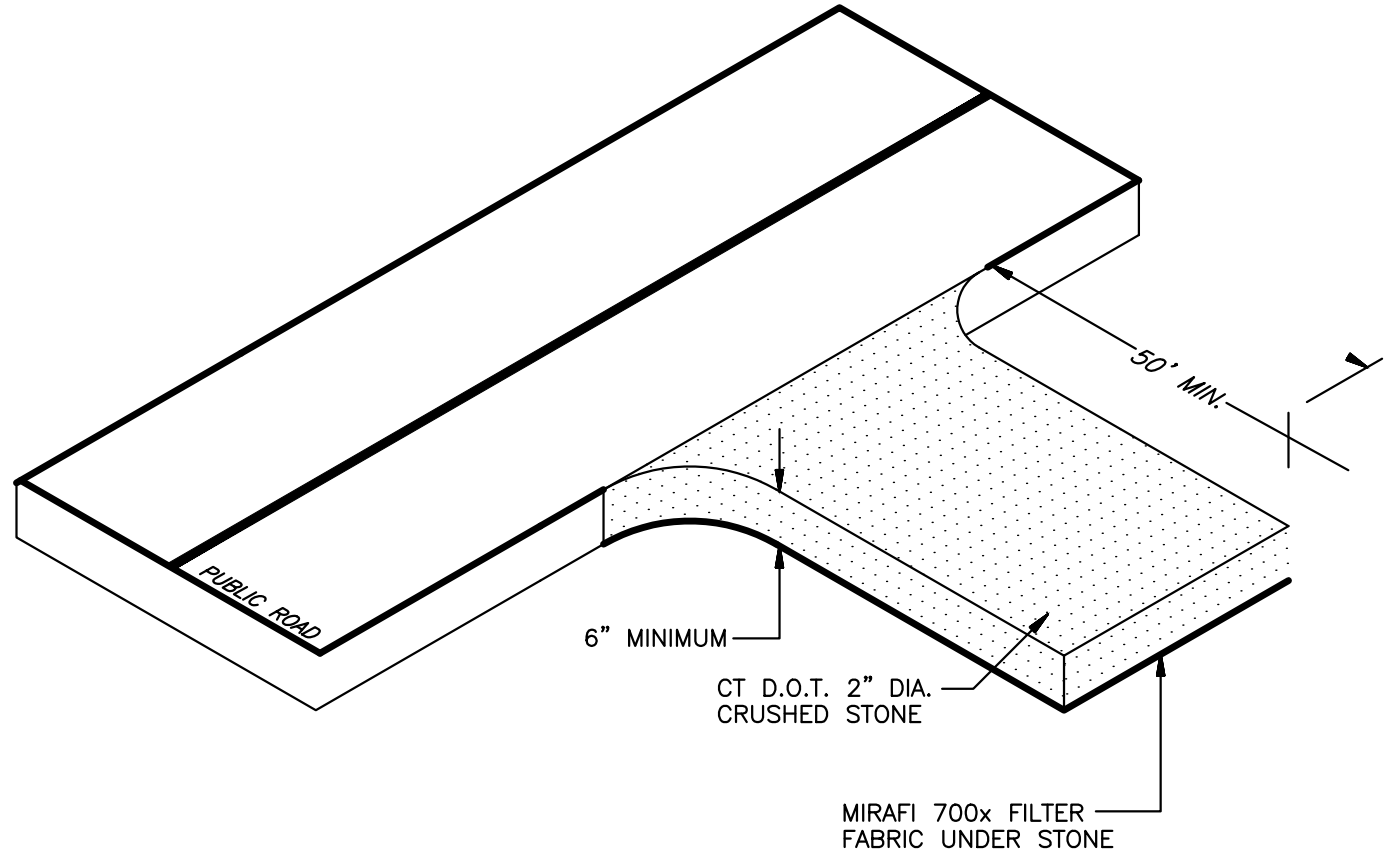


**HAYBALE BARRIER**  
NOT TO SCALE



**STONE BARRIER**  
NOT TO SCALE

- NOTE:**
1. INSTALLATION REQUIREMENTS
    - a. THE STONE SHALL BE PILED TO A NATURAL ANGLE OF REPOSE WITH THE HEIGHT OF AT LEAST 2 FEET.
    - b. THE BARRIER SHALL BE CONSTRUCTED SO WATER CANNOT BYPASS THE BARRIER AROUND THE ENDS.
  2. MAINTENANCE
    - a. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
    - b. THE BARRIER SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**APPROVED**  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_

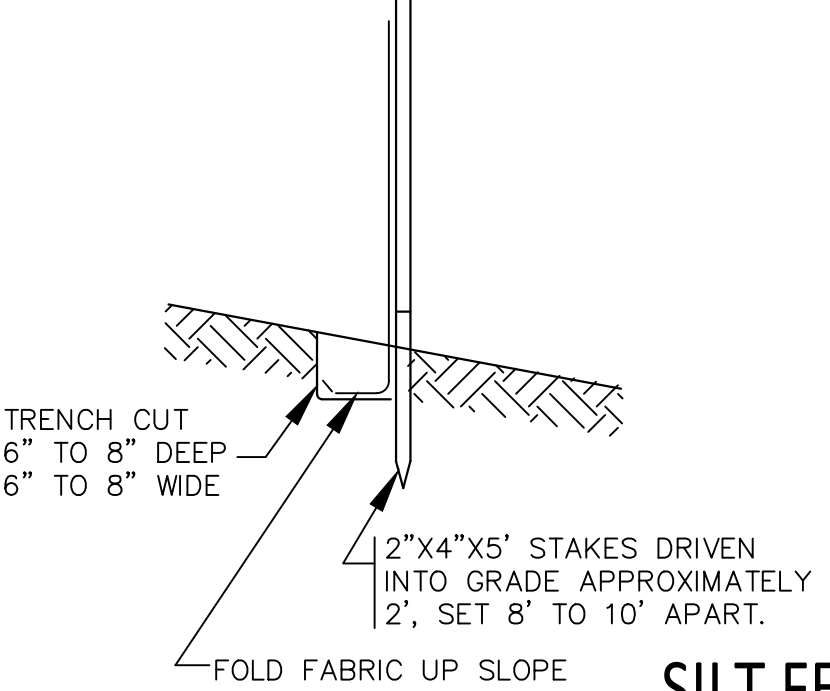
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**LOT DEVELOPMENT EROSION & SEDIMENT CONTROL NOTES:**

1. 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.
2. 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 STATE OF CONNECTICUT DOT AND THE TOWN OF EAST HAMPTON OR ITS DESIGNATED AGENT(S).
3. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE 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.
4. THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
5. SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 100 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
6. 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.
7. ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:
 

KENTUCKY BLUEGRASS	20 LBS/ACRE
CREeping 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.
8. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED 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.



**SILT FENCE INSTALLATION**  
NOT TO SCALE

- NOTES:**
1. SEDIMENT CONTROL FABRIC TO BE A WOVEN POLYPROPYLENE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSED SUNLIGHT.
  2. ACCEPTABLE SILT SCREEN FABRIC- "PROPEX SILT STOP" BY AMOCO FABRICS CO.
  3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH ORIGINAL SOIL.

**ROB HELLSTROM**  
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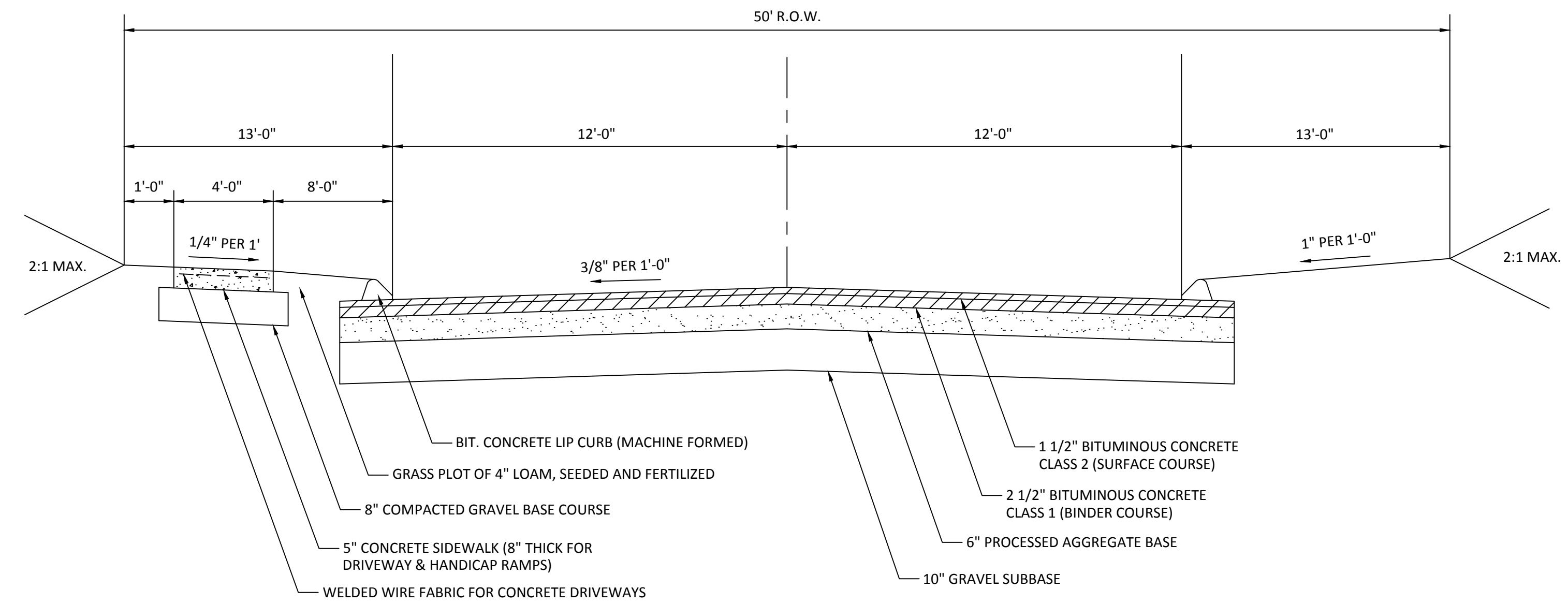
**Mailing Address:**  
P.O. BOX 378  
HEBRON, CT. 06248

Drawing Scale: AS NOTED	Drawing date: 7/26/2021	E & S CONTROL NOTES AND DETAILS	Prepared For: <b>BAKAJ CONSTRUCTION LLC</b> 37 SOUTH MAIN STREET EAST HAMPTON, CT.
Designed By: MAR	Drawn By: SAM	Project Title: <b>HAMPTON VILLAGE</b> 37 SOUTH MAIN STREET EAST HAMPTON, CT.	Prepared For: <b>Reynolds Engineering Services, LLC</b>
Checked By: MAR	CAD File: 21-106	Revision History: 1. 3/29/23 REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS 2. 5/03/23	CIVIL ENGINEERING CONSULTANTS 63 NORWICH AVENUE COLCHESTER, CT (860) 516-0033
Drawing #: <b>12 OF 15</b>		Job #: 21-106	



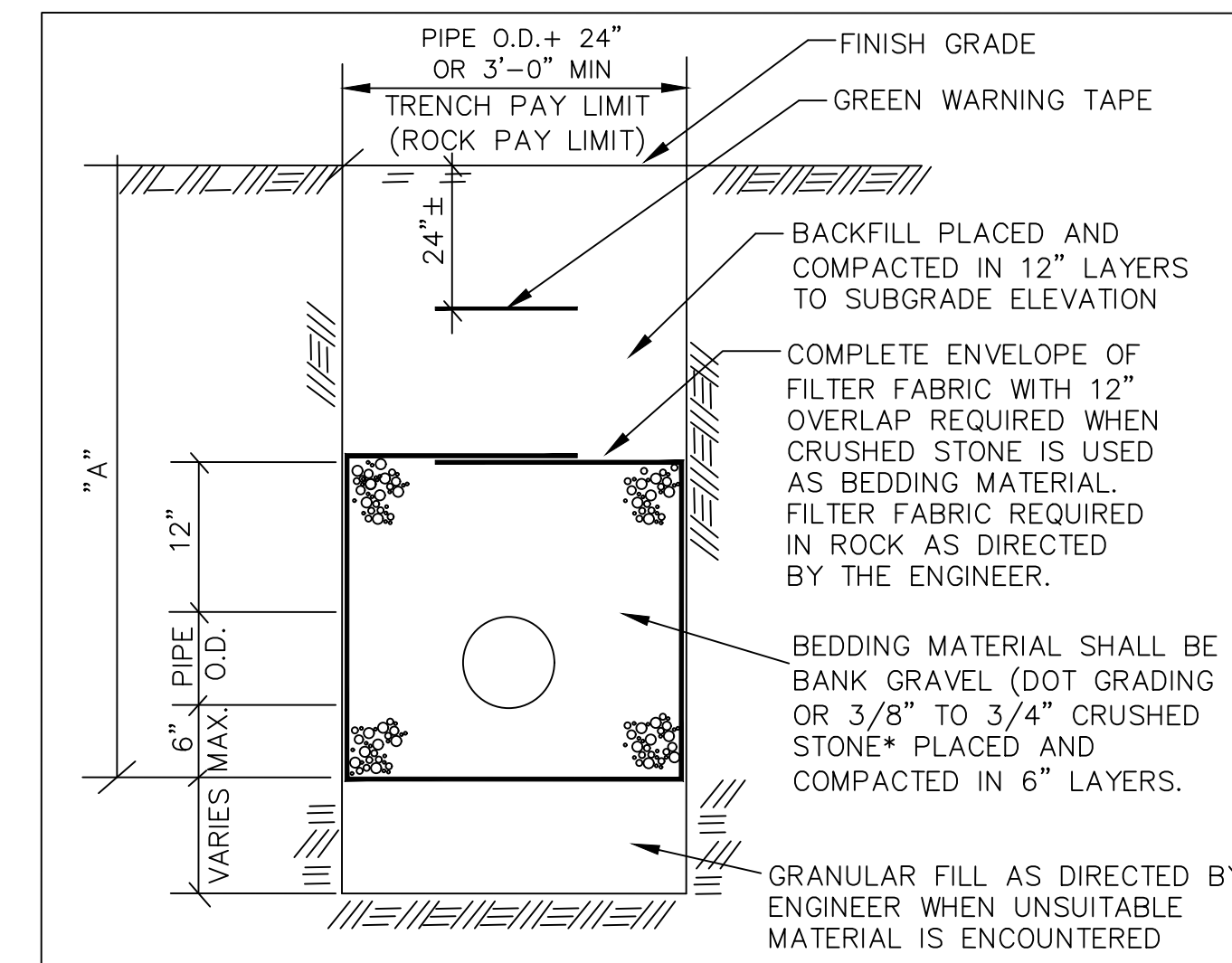
**GENERAL NOTES:**

1. LIMITS OF DISTURBANCE: Upon approval of individual site plan development, the limit of disturbance shall be established in the field for each proposed structure. Disturbance limits shall be 25-35 feet beyond the proposed building and shall be bounded by staked hay bales or silt fence.
2. EROSION CONTROLS: Area to be disturbed shall be bounded by staked hay bales or silt fence. All erosion controls, including silt fence and anti-tracking pad shall be installed and inspected by the Land use ZEO and Wetland Agenda prior to stumps being pulled, grubbing, or excavation. The ZEO and Wetland Agent may modify the erosion control requirement based on field conditions so as to adequately control erosion and siltation from the site.
3. TREES CLEARED: Trees shall be cleared and cut to length and stacked or removed from the site. Then the pulling of stumps, grubbing and/or excavation shall begin.
4. DRIVEWAY: Driveway and shoulder shall be stripped, graded as shown on plan, and graveled. Driveway shoulders shall be stabilized immediately upon grading, either by diverting runoff, mulching, or seeding and hay bales, silt fence or other approved measures the same day that cuts are made.
6. TOPSOIL: All topsoil shall be stripped and saved in area as shown on the plan or as approved by the Planner and Wetland Agent. Topsoil shall not be removed from the site except as in compliance with the Zoning Regulations.
7. CONSTRUCTION & DISTURBED AREA: Excavation and construction shall commence following inspection and approval of erosion control and construction of the driveway. The disturbed area shall be so as to contain runoff within the lot to the greatest extent possible.
8. SITES IN WINTER: When a site will be open during the winter months, rough grading and 4-6 inch mulching must occur prior to construction in order to minimize erosion and uncontrolled runoff.
9. DRAINS: Foundation and curtain drains shall be installed as shown on the approved plan. Any changes to the location of the drains or the additions of any drains shall be approved by the Wetlands Agenda prior to installation.
10. COMPLETE SITE WORK: Finish grading shall occur as soon as possible on all lots where there is potential for erosion and for degradation of wetlands and watercourses. Lots shall be finish graded, seeded with perennial grasses suitable for the respective amount of sun or shade and mulched prior to Certificate of Zoning Compliance.
11. FINAL STABILIZATION: Erosion controls shall be maintained on the lot as long as they are needed to control erosion and sedimentation.
12. E&S CONTROLS: All E&S controls shall be inspected on a daily basis and maintained as necessary until all disturbed areas are permanently re-vegetated or otherwise stabilized.



**TYPICAL STREET CROSS SECTION LAYOUT**

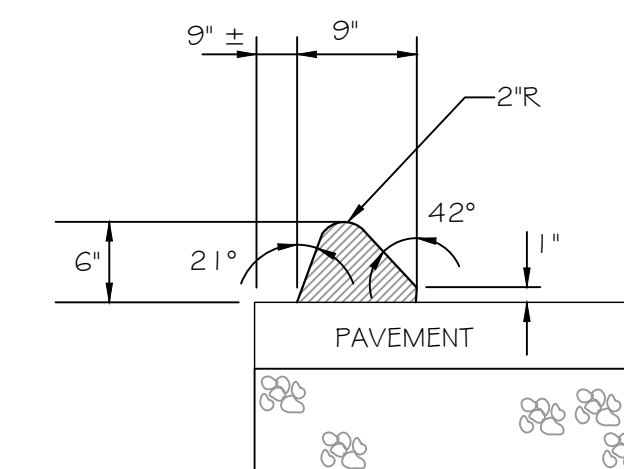
NOT TO SCALE



\* CRUSHED STONE SHALL BE USED WHENEVER "A" IS GREATER THAN 15' AND PVC PIPE IS USED.

**TYPICAL TRENCH DETAIL (SANITARY SEWER)**

NOT TO SCALE



**BITUMINOUS CONCRETE LIP CURB**

NOT TO SCALE

APPROVED  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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AS NOTED

Drawing date:  
7/26/2021

**GENERAL NOTES AND DETAILS**

By  
SAM

Revision  
REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS

Date  
3/29/23  
5/03/23

PROJECT TITLE: **HAMPTON VILLAGE**  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

PREPARED FOR: **BAKAJ CONSTRUCTION LLC**  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

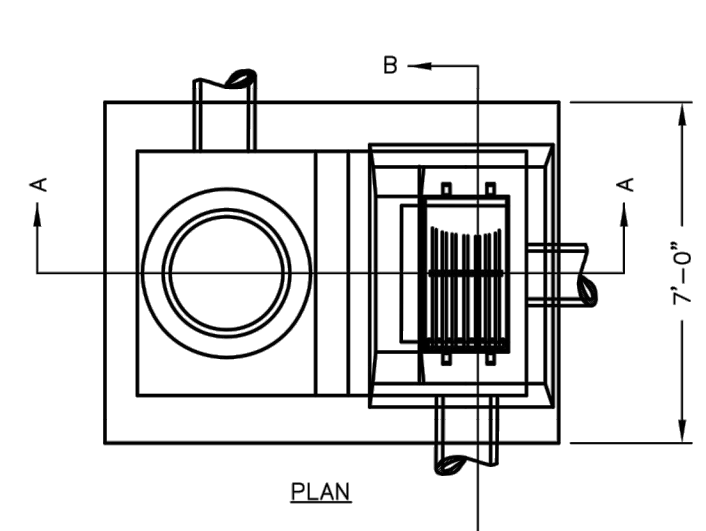
CIVIL ENGINEERING CONSULTANTS  
63 NORWICH AVENUE  
COLCHESTER, CT  
(860) 516-0033

**RES**  
Reynolds Engineering Services, LLC

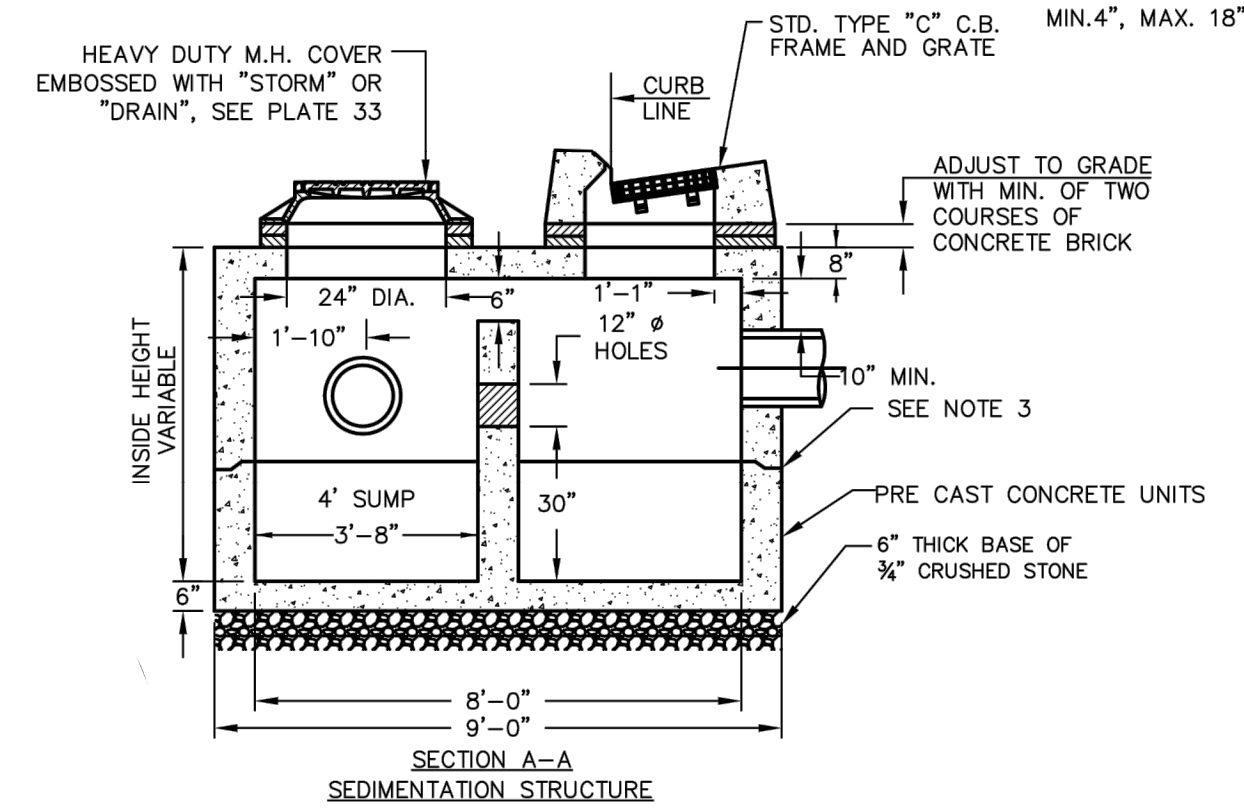
Drawing #:

13 OF 15

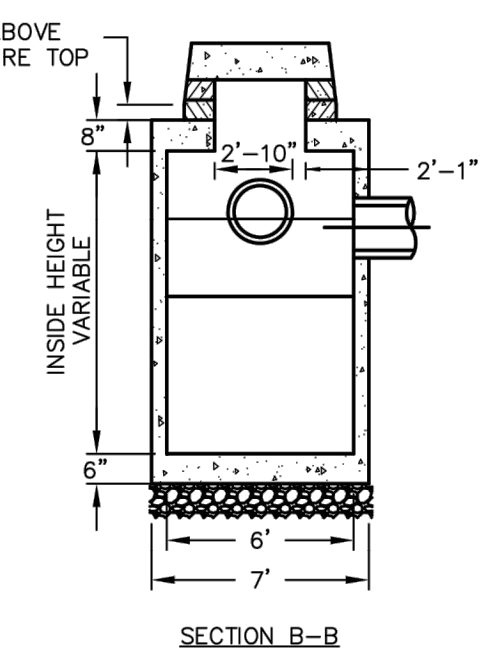
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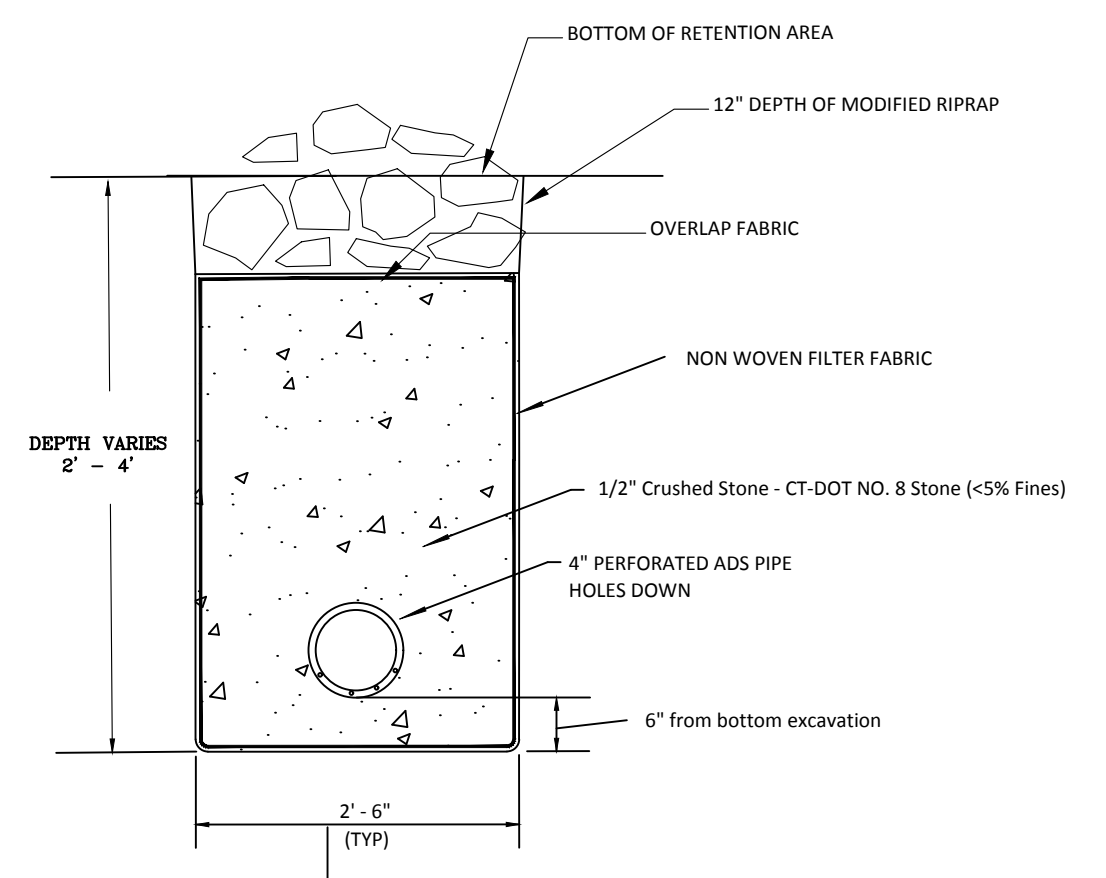
- NOTES:**
1. Baffle construction to be of cast material with thru holes above outlet flow line or mortared cement blocks with weep holes above outlet flow line.
  2. Adjust M.H. frame to suit required field height.
  3. Construction joint - sealed with 1" dia. butyl rubber or acceptable equivalent.
  4. Design loading - AASHTO HS20-44.
  5. Steel reinforcement - ASTM A-615-75, Grade 60, 2" min. cover.
  6. Concrete minimum strength - 5,000 P.S.I. @ 28 days.
  7. Maximum height of each additional piece 4'-0".
  8. Maximum inside height for 2 piece chamber 8'-0".
  9. Roof and side wall openings as specified.
  10. Structure to be installed in an "offline" configuration with diversion manholes as per town public improvement standards.



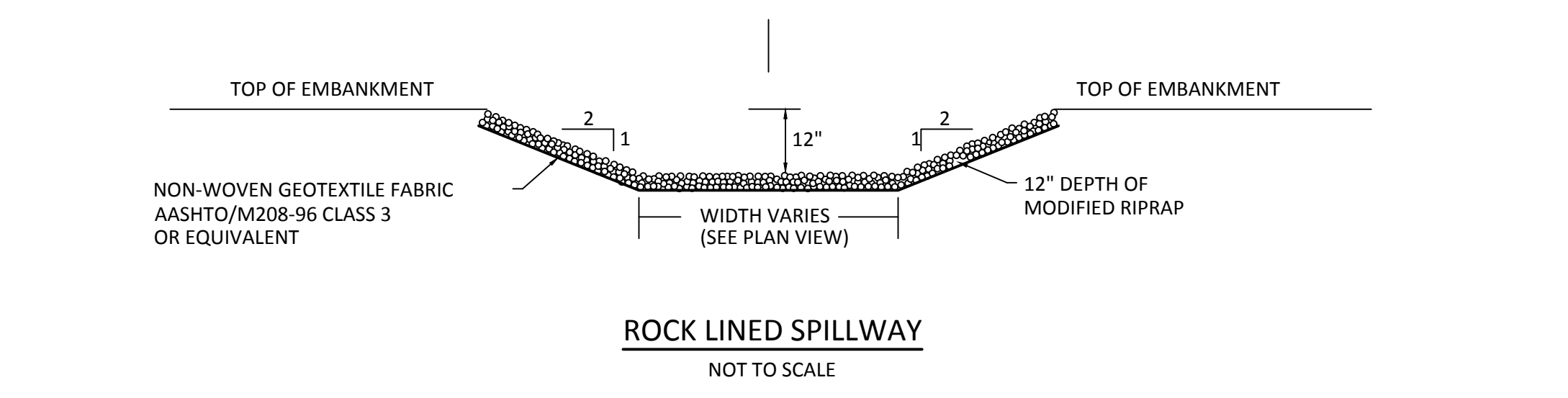
**SEDIMENTATION STRUCTURE DETAIL**  
NOT TO SCALE



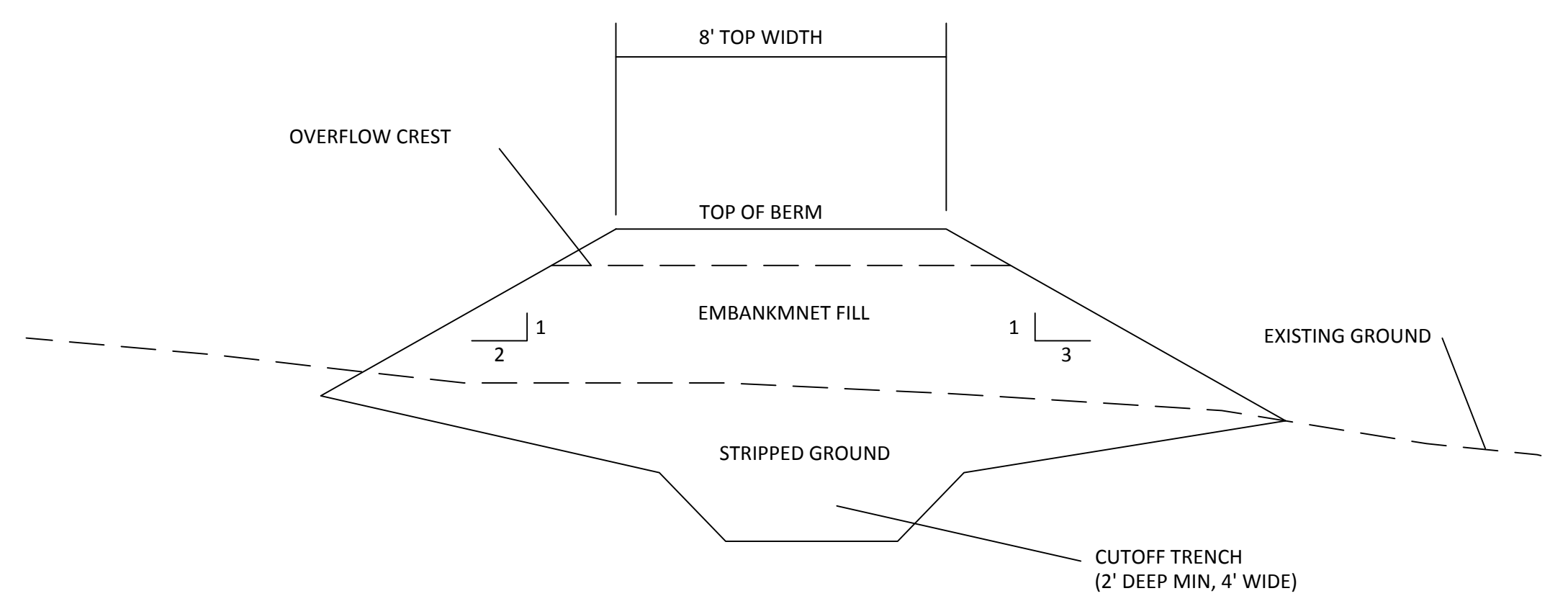
**SECTION B-B**



**BASIN DRAIN DETAIL**  
NOT TO SCALE



**ROCK LINED SPILLWAY**  
NOT TO SCALE

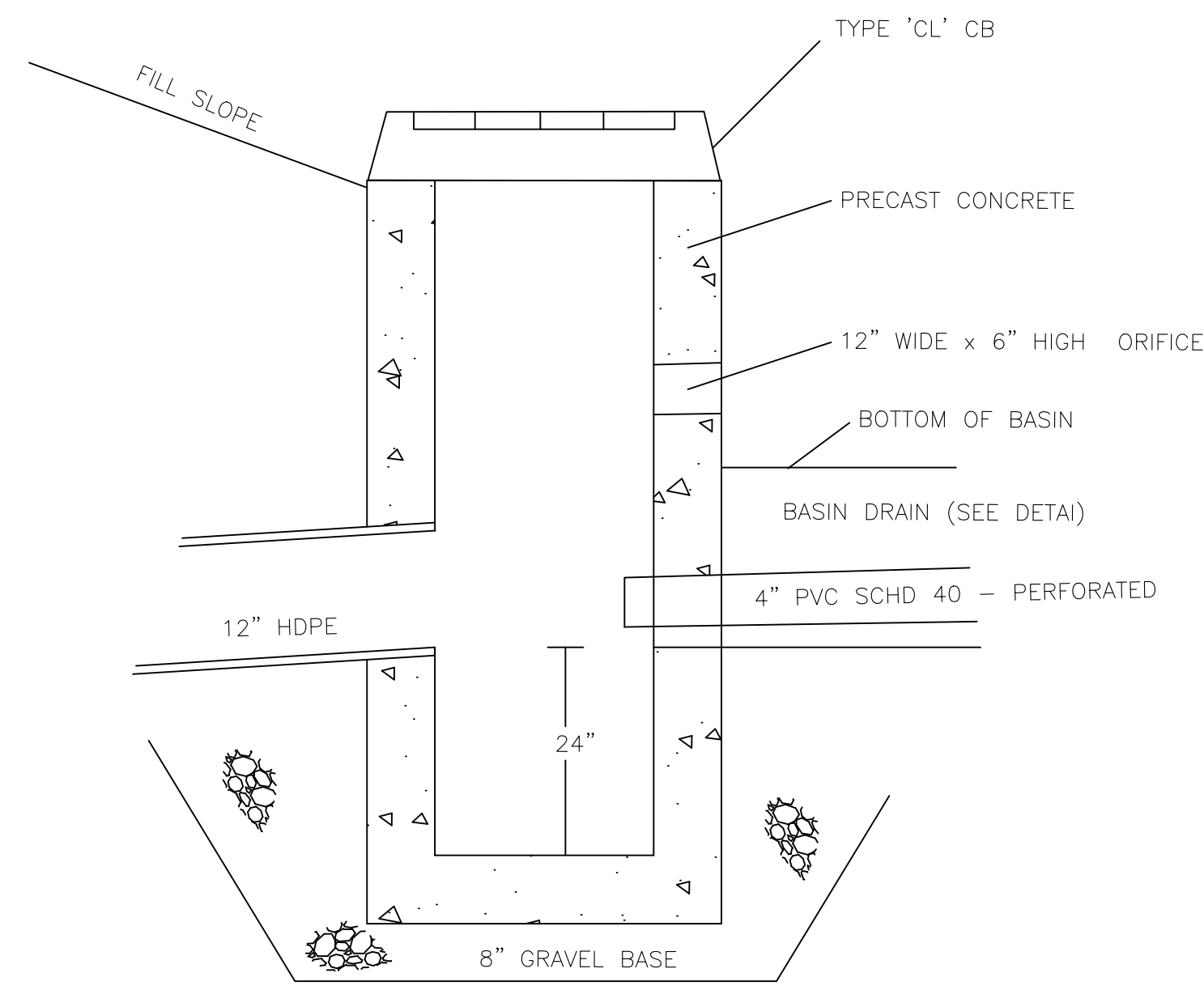


**EMBANKMENT CROSS SECTION FOR RETENTION AREA**  
(NOT TO SCALE)

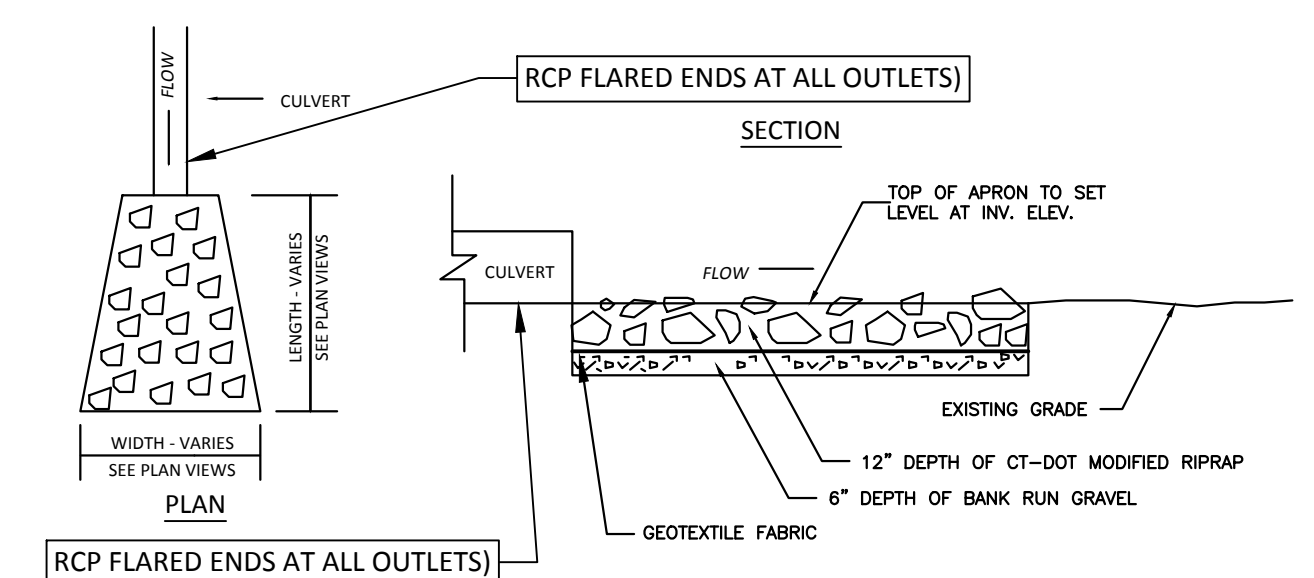
- NOTES:**
1. THE FOUNDATION FOR THE EMBANKMENT SHALL BE STRIPPED TO REMOVE VEGETATION, ORGANIC SOILS AND UNSUITABLE SUB SOILS.
  2. THE STRIPPED FOUNDATION SHALL BE SCARIFIED PARALLEL TO THE AXIS OF THE FILL.
  3. THE EMBANKMENT FILL SHALL SUITABLE SILTY SANDS (USCS SM).
  4. EMBANKMENT FILL SHALL CONTAIN NO STONE GRATER THAN 3" AND SHALL MEET THE FOLLOWING GRADATION:  
 #4 SIEVE 75-90% PASSING BY WEIGHT  
 #10 SIEVE 65-90% PASSING BY WEIGHT  
 #40 SIEVE 50-85% PASSING BY WEIGHT  
 #200 SIEVE 10-50% PASSING BY WEIGHT
  5. PRIOR TO EMBANKMENT FILL PLACEMENT, REPRESENTATIVE SAMPLES OF THE PROPOSED BORROW MATERIAL SHALL BE TESTED BY A QUALIFIED SOIL TESTING LABORATORY TO DETERMINE THE OPTIMUM MOISTURE CONTENT AND MAXIMUM DENSITY.
  6. THE EMBANKMENT FILL SHALL BE PLACED IN A MAXIMUM LIFT THICKNESS OF NINE INCHES.
  7. DURING PLACEMENT OF THE EMBANKMENT FILL, THE MOISTURE CONTENT OF THE MATERIALS BEING PLACED SHALL BE MAINTAINED WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
  8. THE EMBANKMENT FILL SHALL BE COMPACTED AS NECESSARY TO A MINIMUM OF 95% MAXIMUM DENSITY BY ASTM D 1557, MODIFIED PROCTOR.

1. ALL CATCH BASINS SHALL CONFORM TO CONDOT STANDARD DETAIL SHEETS HW-507\_1 AND HW-507\_04 EXCEPT AS OTHERWISE NOTED ON THIS DETAIL. DOUBLE GRATE CATCH BASINS SHALL CONFORM TO CONDOT STANDARD SHEETS HW-507\_03 AND HW-507\_06.
2. PRECAST CATCH BASIN TOPS MUST BE PROPERLY ALIGNED AS SHOWN AND SHALL CONFORM TO CONDOT STANDARD DETAIL SHEET HW-507\_07. CAPE COD CATCH BASIN TOPS SHALL HAVE AN OPEN THROAT.
3. ALL FRAMES AND GRATES SHALL BE GALVANIZED. FOR DETAILS OF FRAMES AND GRATES, SEE CONDOT STANDARD DETAIL SHEET HW-507\_08.
4. WHEN TYPE 'C' CATCH BASINS ARE CONSTRUCTED IN PAVEMENT, THE NORMAL CUTTER OF THE ROADWAY SHALL BE VARIED TO PROVIDE AN ADDITIONAL 2-INCH DEEPENED GUTTER AT THE CATCH BASIN.
5. WALL THICKNESS TO BE 12 INCHES WHEN HEIGHT OF STRUCTURE EXCEEDS 10 FEET FROM TOP OF FRAME TO BOTTOM OF BASE. THICKER WALLS APPLY ONLY TO PORTION OF STRUCTURE BELOW 10' DEEP.
6. PRECAST RISER SECTIONS SHALL NEVER HAVE CORNER PIPE ENTRIES. WHEN PIPE ALIGNMENT CANNOT BE CHANGED, A ROUND STRUCTURE SHALL BE USED PER CONDOT DETAIL HW-507\_04.
7. CATCH BASINS LEFT ABOVE THE FINISHED GUTTER GRADE FOR THE WINTER MUST BE PROPERLY SHIMMED FOR FLOWING AS SHOWN IN PLATE 4.
8. MORTAR MIX SHALL NOT CONTAIN LIME.
9. ENDS OF PIPE SHALL BE SAWCUT FLUSH WITH INSIDE WALLS.
10. IF CONCRETE MASONRY UNITS ARE USED THE FOLLOWING ADDITIONAL REQUIREMENTS SHALL BE MET:  
 • MAXIMUM CORBEL SHALL NOT EXCEED 2 INCHES;  
 • WHERE NECESSARY, BLOCKS MAY BE CUT OR CONCRETE BRICK USED (NO RED BRICK PERMITTED);  
 • CORNERS SHALL BE SQUARE, COURSES LEVEL, AND JOINTS PROPERLY STAGGERED;  
 • VOIDS IN EXTERIOR WALLS SHALL BE GROUTED, AND CORBELS SHALL BE WEDGED.

**CATCH BASIN DETAIL**  
NOT TO SCALE



**BASIN OUTLET STRUCTURE DETAIL**  
NOT TO SCALE



**ROCK APRON DETAIL**  
NOT TO SCALE

ROCK APRON TABLE		
APRON	LENGTH (ft.)	WIDTH (ft.)
FE 1	9	12

APPROVED  
PLANNING AND ZONING  
COMMISSION  
EAST HAMPTON, CT

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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**RES**  
Reynolds Engineering Services, LLC

**GENERAL NOTES AND DETAILS**

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37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

PREPARED FOR: **BAKAJ CONSTRUCTION LLC**  
37 SOUTH MAIN STREET  
EAST HAMPTON, CT.

Drawing #:  
14 OF 15

Job #: 21-106

Designed By: MAR  
Drawn By: SAM  
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CAD File: 21-106

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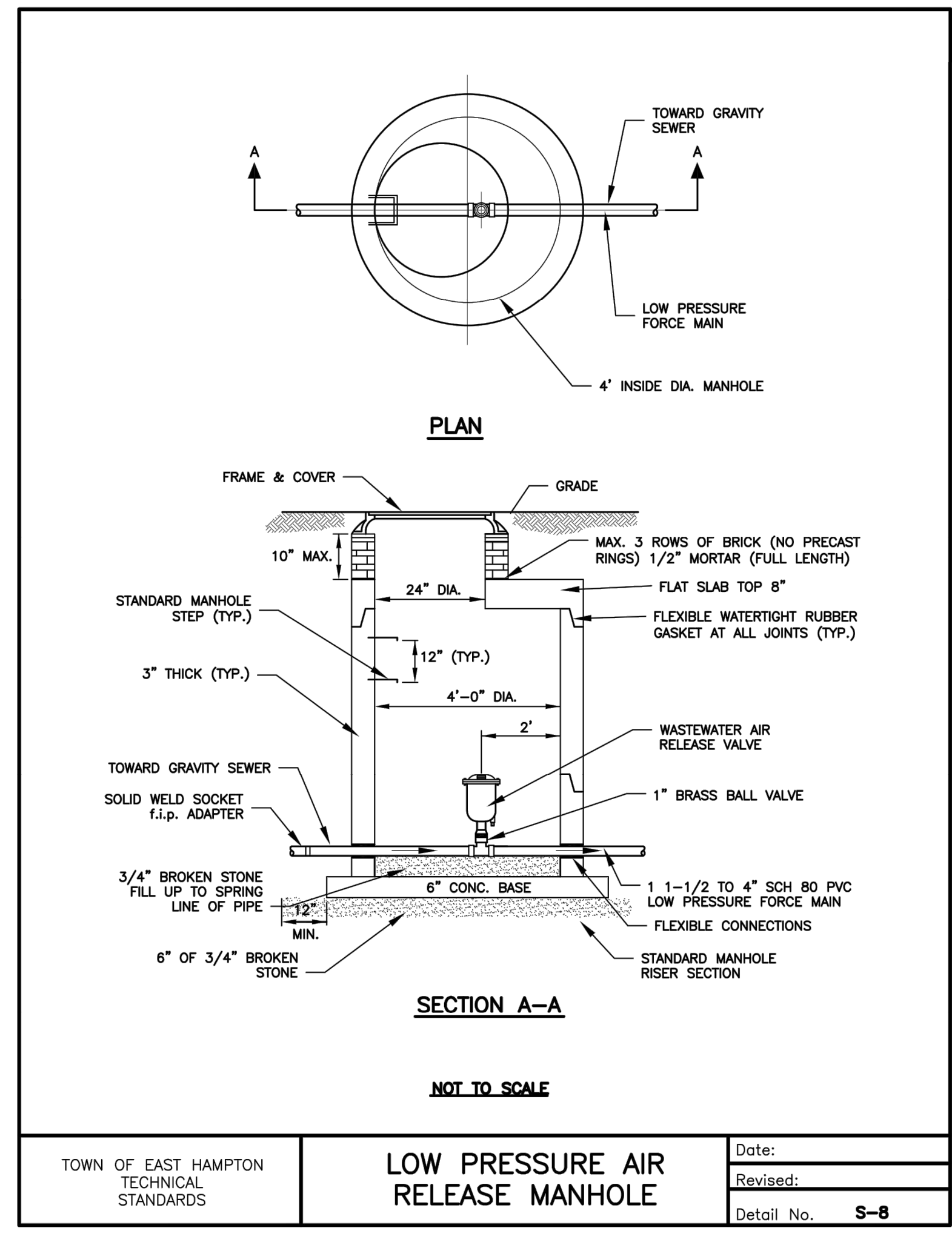
Revision  
1. 3/29/23 REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS  
2. 5/03/23

By  
SAM  
SAM

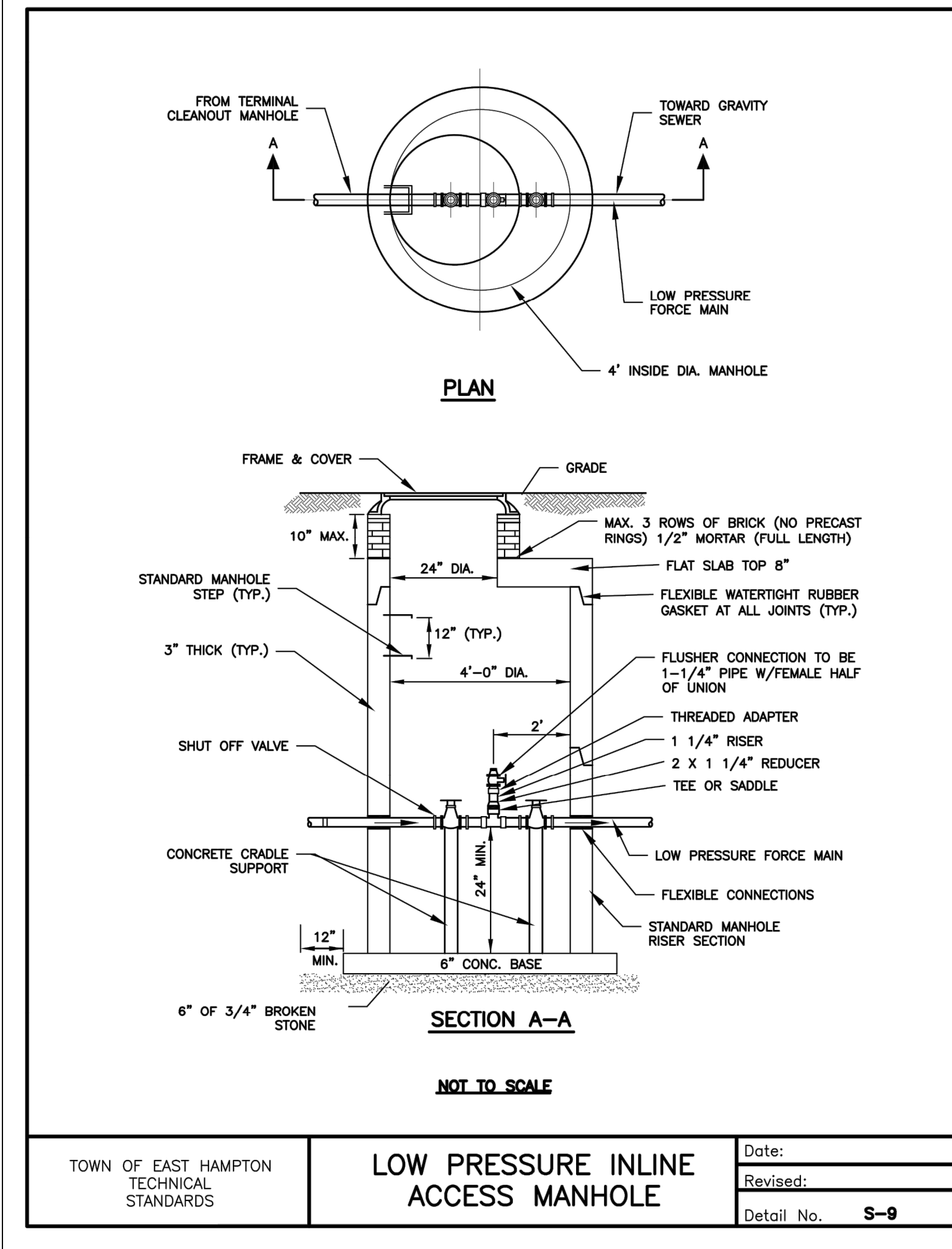
Date  
7/26/2021

Rev.  
1.  
2.

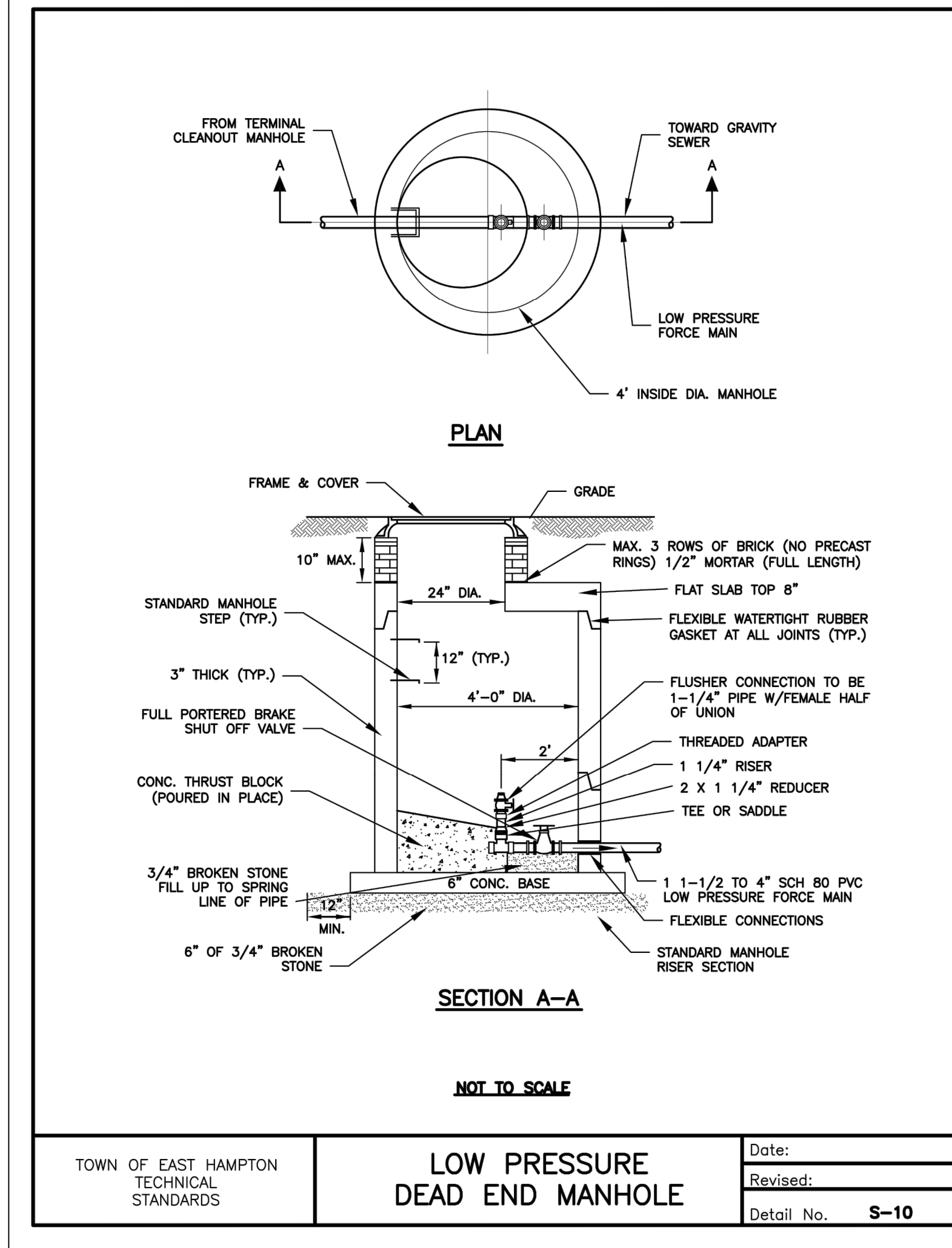




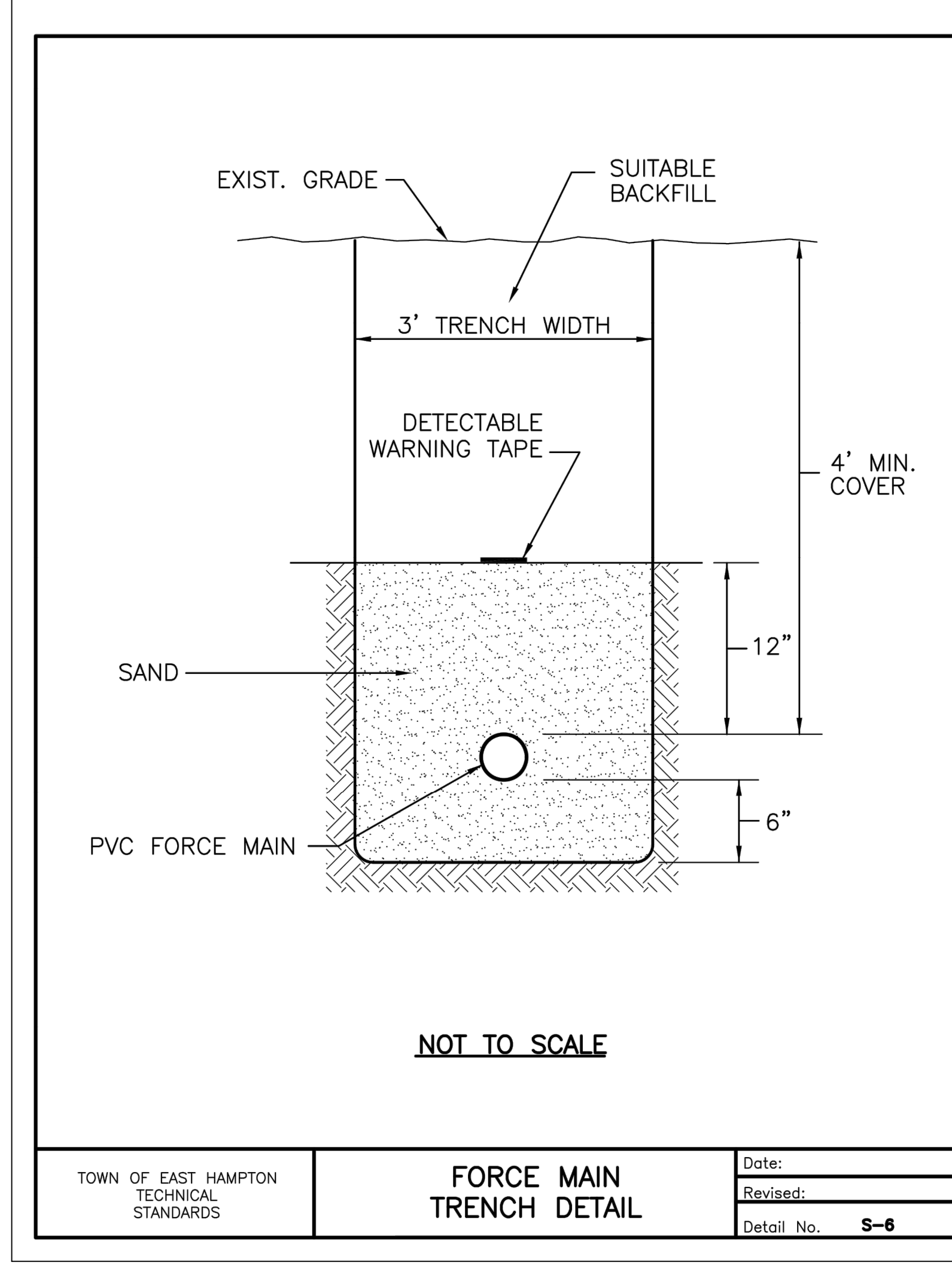
TOWN OF EAST HAMPTON TECHNICAL STANDARDS  
**LOW PRESSURE AIR RELEASE MANHOLE**  
 Date: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Detail No. **S-8**



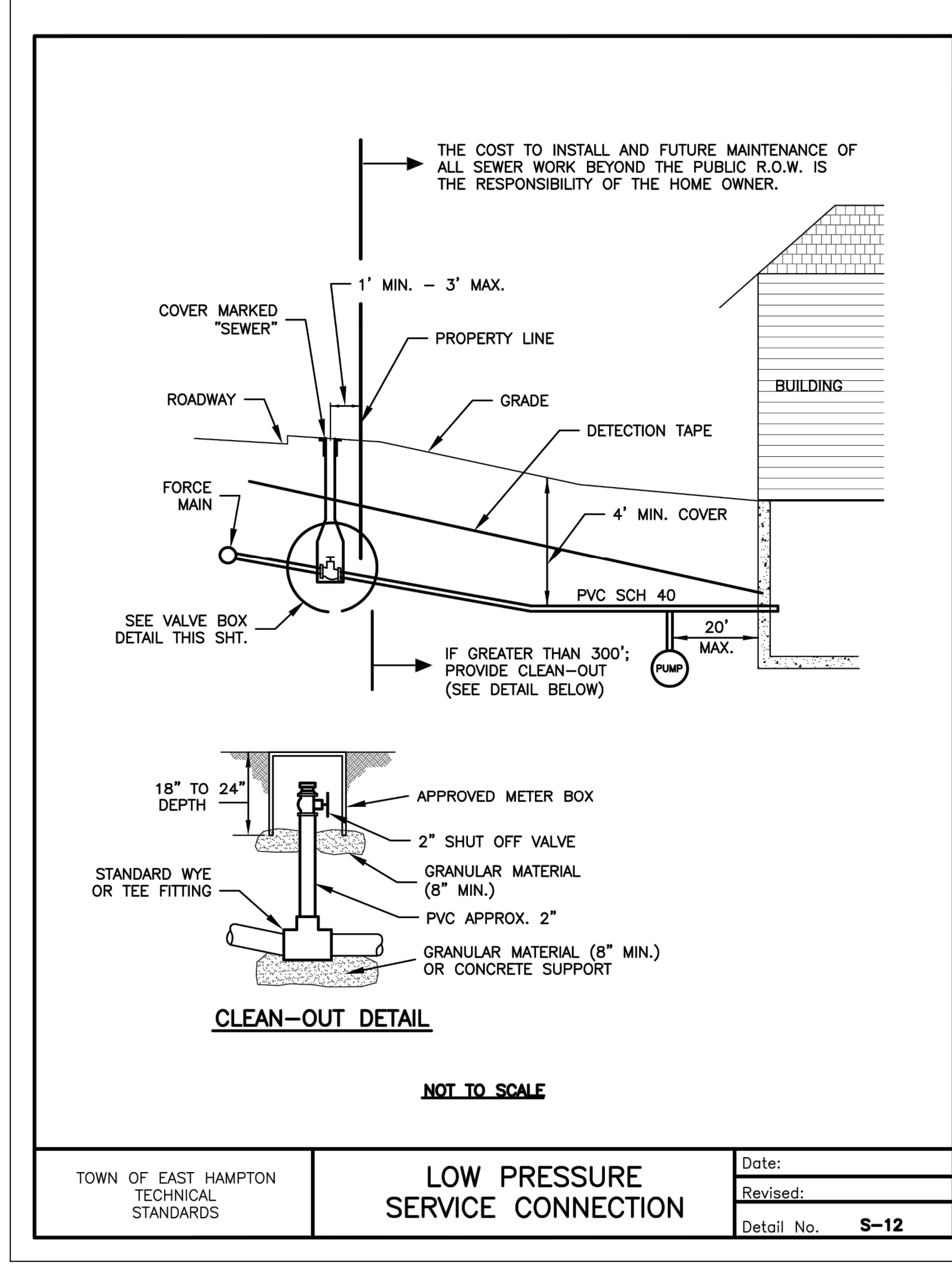
TOWN OF EAST HAMPTON TECHNICAL STANDARDS  
**LOW PRESSURE INLINE ACCESS MANHOLE**  
 Date: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Detail No. **S-9**



TOWN OF EAST HAMPTON TECHNICAL STANDARDS  
**LOW PRESSURE DEAD END MANHOLE**  
 Date: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Detail No. **S-10**



TOWN OF EAST HAMPTON TECHNICAL STANDARDS  
**FORCE MAIN TRENCH DETAIL**  
 Date: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Detail No. **S-6**



TOWN OF EAST HAMPTON TECHNICAL STANDARDS  
**LOW PRESSURE SERVICE CONNECTION**  
 Date: \_\_\_\_\_  
 Revised: \_\_\_\_\_  
 Detail No. **S-12**

APPROVED  
 PLANNING AND ZONING  
 COMMISSION  
 EAST HAMPTON, CT  
 DATE: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

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 CAD FILE: 21-106

DRAWING SCALE: AS NOTED

DRAWING DATE: 7/26/2021

REVISIONS:

Rev.	Date	By	REVISION
1.	3/29/23	SAM	REVISED LAYOUT FOR H.O.D. ZONE EASEMENTS & DETAILS
2.	5/03/23	SAM	EASEMENTS & DETAILS

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**RES**  
 Reynolds Engineering Services, LLC

Drawing #: 15 OF 15  
 Job #: 21-106