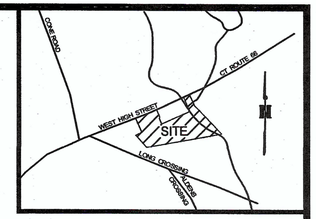
LEGEND

EXISTING		PROPOSED
-210-	CONTOURS	214
239 x 57	SPOT ELEVATIONS	217.0
	WELL	
P.P.	PERCOLATION TEST	
T.H.	TEST HOLE	
	LEACHING TRENCH	
	CURTAIN DRAIN	
▲	SURVEY CONTROL POINT	
	SILT FENCE	
FLAG**	FLAGGED WETLAND BOUNDARY	
▦	CATCH BASIN	
Ø	UTILITY POLE	
	LIMITS OF CLEARING	*



GUARD RAIL
SNET 67
SNET 68
SNET 69
SNET 70
SNET 71
SNET 72
SNET 73
SNET 74
CT ROUTE 66
WEST HIGH STREET
Paved Leak Off
CHD

N/F
HOUSE STANLEY F & HIDEKO S
ZONED: R2 – SINGLE FAMILY RESIDENTIAL

NOTE: THE NORTHERLY END OF THIS LINE AS-PER PROTRACTION OF A FENCE LINE AS IT APPEARS ON REFERENCED MAP 1.

N/F
GUILD CARL
ZONED: R2 – SINGLE FAMILY RESIDENTIAL

N/F
JOHN R. FORBES III
ZONED: C – COMMERCIAL

N/F
WILSON BROTHERS LLC
ZONED: C – COMMERCIAL

N/F
DEANE ZACHARY
&
DEANE LORNA E
ZONED: C – COMMERCIAL

N/F
EDSTROM RAMONA, EDWARD, NANCY
ZONED: C – COMMERCIAL

N/F
CHAPONE ROBERT
ZONED: R2 – SINGLE FAMILY RESIDENTIAL

N/F
STANO GERARD D.
&
HELEN L.
ZONED: C – COMMERCIAL

RETAIL 5,760 S.F.
EXISTING BUILDING #1
201 WEST HIGH STREET
7,680 S.F.
SELF STORAGE 1,920 S.F.
HANDICAPPED PARKING SIGNS
PROPOSED HC (100 SF)
PROPOSED STOP BAR
R1-1
exist. cb
Shed
OAK
MAPLE
DOGWOOD TREES
Exist. House
Exist. Well
Exist. Garage
Exist. Bit Drive
100' WETLAND BUFFER
MOVE CURB OUT 2.0'
9'x18' PARKING SPACE (TYP)
RETAIL / PERSONAL SERVICES (9,000 S.F.)
CONTRACTOR / STORAGE UNITS (12,375 S.F.)
201 WEST HIGH STREET BUILDING #2
RECREATIONAL TYPE LAND USE SEE PARKING REQUIREMENT (14,625 S.F.)
BUILDING #3 PHASE V PROPOSED CONTRACTOR / STORAGE UNITS 4,400 S.F.
PROPOSED CONSERVATION EASEMENT = 1.02 AC
5" maple to be removed
4" dead tree to be removed
UPLAND ISLAND
WETLAND
PROPOSED CONSERVATION EASEMENT = 4.21 AC
APPROXIMATE STREAM LOCATION
DRILL HOLE
WL1 WL2 WL3 WL4 WL5 WL6 WL7 WL8 WL9 WL10 WL13 WL14 WL15 WL16 WL17 WL18 WL19 WL20 WL21 WL22
RES 1A-1 RES 1A-2 RES 1A-3 RES 1A-4 RES 1A-5 RES 1A-6
RES 2A-1 RES 2A-2 RES 2A-3 RES 2A-4 RES 2A-5 RES 2A-6 RES 2A-7 RES 2A-8 RES 2A-9 RES 2A-10 RES 2A-11 RES 2A-12 RES 2A-13 RES 2A-14 RES 2A-15 RES 2A-16 RES 2A-17 RES 2A-18 RES 2A-19 RES 2A-20 RES 2A-21 RES 2A-22 RES 2A-23 RES 2A-24 RES 2A-25 RES 2A-26 RES 2A-27 RES 2A-28
RES 6A RES 6B RES 6C
RES 7A-1 RES 7A-2 RES 7A-3 RES 7A-4 RES 7A-5 RES 7A-6 RES 7A-7 RES 7A-8 RES 7A-9 RES 7A-10 RES 7A-11 RES 7A-12 RES 7A-13 RES 7A-14

GENERAL SITE DEVELOPMENT NOTES

1. Reference is made to a map entitled "195 West High Street Subdivision, Prepared for, West High Enterprises, LLC, East Hampton, CT, By: Chatham Engineering Inc., Dated 1/10/12 and revised to 5/16/12, Sheets 1 thru 8" on file in the East Hampton Lands Records Map Book 79 Pages 55 thru 60.

2. This property is located in the C: Commercial Zone

3. All grades adjacent to fills shall be blended so as to prevent ponding.

4. 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.

5. Driveways and drain outlets shall be designed and constructed to prevent icing conditions.

6. All work to conform to Town of East Hampton specifications and regulations.

7. The contractor is required to provide demolition and removal of all items, either above or below grade, required to construct the proposed site improvements.

8. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees 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 excavation.

9. The contractor is required to provide and install all items as shown on the site development plans, and as required by the owner.

10. The proposed parking areas shall be striped with a 4" wide white line.

11. All materials and methods shall conform to CT DOT Form 816 as revised.

12. CT DOT permit is required by the owner for all work over the state right of way line.

13. All excess material from construction or demolition shall be disposed of off site.

14. 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.

15. Adjust all existing and proposed utility frames, grates, covers, valve boxes etc. to be flush with the proposed grades.

16. This parcel is shown on Tax Map 12, Block 36, Lot 3.

17. The owner and applicant is West High Enterprises, LLC, 244 Middletown Ave, East Hampton, CT 06424, 860-267-6623.

18. The purpose of this Layout Plan is to accompany an application to modify the existing approval for 195 West High Street, and to show the proposed building uses and parking layout.

PARKING REQUIREMENT

1. EXISTING BUILDING #1:
RETAIL = 5,760 SF
MINIMUM REQUIREMENT; 3 SPI1000 SF = 18 SPACES
MAXIMUM REQUIREMENT; 6 SPI1000 SF = 36 SPACES

4 CONTRACTOR/STORAGE UNITS (1,920 SF); 1 SPI1000 SF = 2 SPACES
(WAREHOUSE CRITERIA FROM PREVIOUS APPROVAL)

2. BUILDING #2:

EXISTING FITNESS, DANCE OR MARTIAL ARTS STUDIOS: 13 UNITS = 14,625 SF
MINIMUM REQUIREMENT; 2 SPI1000 SF = 30 SPACES
MAXIMUM REQUIREMENT; 4 SPI1000 SF = 59 SPACES

11 CONTRACTOR/STORAGE UNITS (12,375 SF); 1 SPI1000 SF =13 SPACES

8 UNITS RETAIL/PERSONAL SERVICES (9,000 SF)
MINIMUM REQUIREMENT; 2 SPI1000SF = 18 SPACES
MAXIMUM REQUIREMENT; 5 SPI1000 SF = 45 SPACES

3. BUILDING #3:
8 CONTRACTOR/STORAGE UNITS (4,400 SF); 1 SPI1000 SF = 4 SPACES

4. SUMMARY:
MINIMUM SPACES = (18+2+30+13+18+4) = 85 SPACES REQ.
MAXIMUM SPACES = (36+2+59+13+45+4) = 159 SPACES REQ.
147 SPACES PROVIDED

APPROVED BY THE EAST HAMPTON PLANNING & ZONING COMMISSION

FINAL APPROVAL: _____ CHAIRMAN

DATE: _____

EXPIRATION DATE: _____

0' 40' 80' 120'
SCALE IN FEET

REVISIONS			
NO.	DESCRIPTION	BY	DATE

RECEIVED
APR 4 2019
TIME _____

0003
PZC

201 WEST HIGH STREET
EAST HAMPTON, CT.

PREPARED FOR:
WEST HIGH STREET ENTERPRISES, LLC

Designed By: P.M.B.	*PARKING PLAN*	Project No. 731-03
Drawn By: S.M.S.	*LOT - 2*	Sheet No. 1 OF 1
Checked By: P.M.B.	BASCOM & BENJAMIN, LLC	Scale: 1"=40'
Approved By:	SURVEYING and ENGINEERING CONSULTANTS 360 MAIN STREET DURHAM, CONN TEL. (860) 349 - 1676	Date: 27 MAR. 2019