

Subject Property Highlighted On Locus Map

Basis of Bearings:  
True North NAD 83  
Elevation Datum:  
NAVD 88  
As Determined by  
Differential GPS  
Observations

**Plot Plan Prepared For  
The Town of East Hampton**

**Proposed Improvements At  
49 Bay Road  
Map 9A Block 70 Lot 33**

#49 Bay Road  
Map (A Block 70 Lot 33  
0.278 +/- acres  
(12129 +/- square feet)

51 Bay Road  
Map 9A Block 70 Lot 34  
N/F John Sienko

47 Bay Road  
Map 9A Block 70 Lot 32  
N/F Brian S. & Elise L. Montanari

"Property Line Revision and Restricted Area Map"  
(First Referenced Survey) recorded on June 10, 2014,  
depicted changes to the record property boundaries as  
described in Quitclaim deeds (Book 548 Pages 379-382)  
from Margery A. and Daniel A. Frazon to John N. Sienko.

By mutual agreement of the parties, a new property line  
was established west of the original boundary to  
accommodate improvements on the Sienko property. In  
addition a "restricted area" was established as a buffer to  
the west of the new property line within which no  
physical improvements would be permitted.

The proposed improvements to the subject property are  
outside of the restriction line, new property line and  
original property line by the distances depicted hereon.

**Lot Coverage Notes**

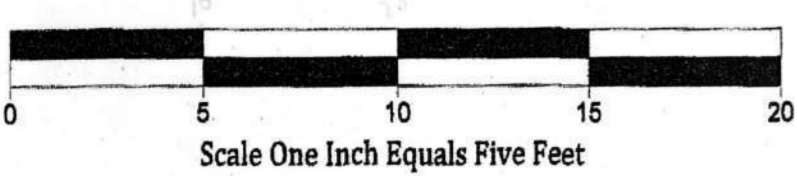
Much of the existing driveway pavement lies on the westerly adjoining parcel. It is the intention of the property owner to remove the pavement from the adjoining property, and construct a new driveway with a uniform 7-foot width extending easterly from the property line. The pavement will extend down the slope to the point where the grade lessens; below that point the lower driveway and garage pad will be constructed of crushed stone.

The wooden carport and shed will be removed to reduce impermeable surface area. The paved section will comprise approximately 1500 square feet.

The existing house and porch cover 610 square feet and the proposed garage will cover an additional 325 square feet. The combined impermeable surface coverage will not exceed 2426 square feet, or 20% of the total surface area of the property.

**Reference Plan**

Property Survey and Plot Plan  
Proposed Improvements At 49 Bay Road  
East Hampton, Connecticut  
Scale One Inch Equals Twenty Feet.  
Dated October 22, 2018.  
Prepared by Swamp Yankee Survey LLC



Swamp Yankee Survey LLC  
8 Spice Hill Drive  
East Hampton, Connecticut  
860/670-8515  
dbonoff@SwampYankeeSurvey.com



This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

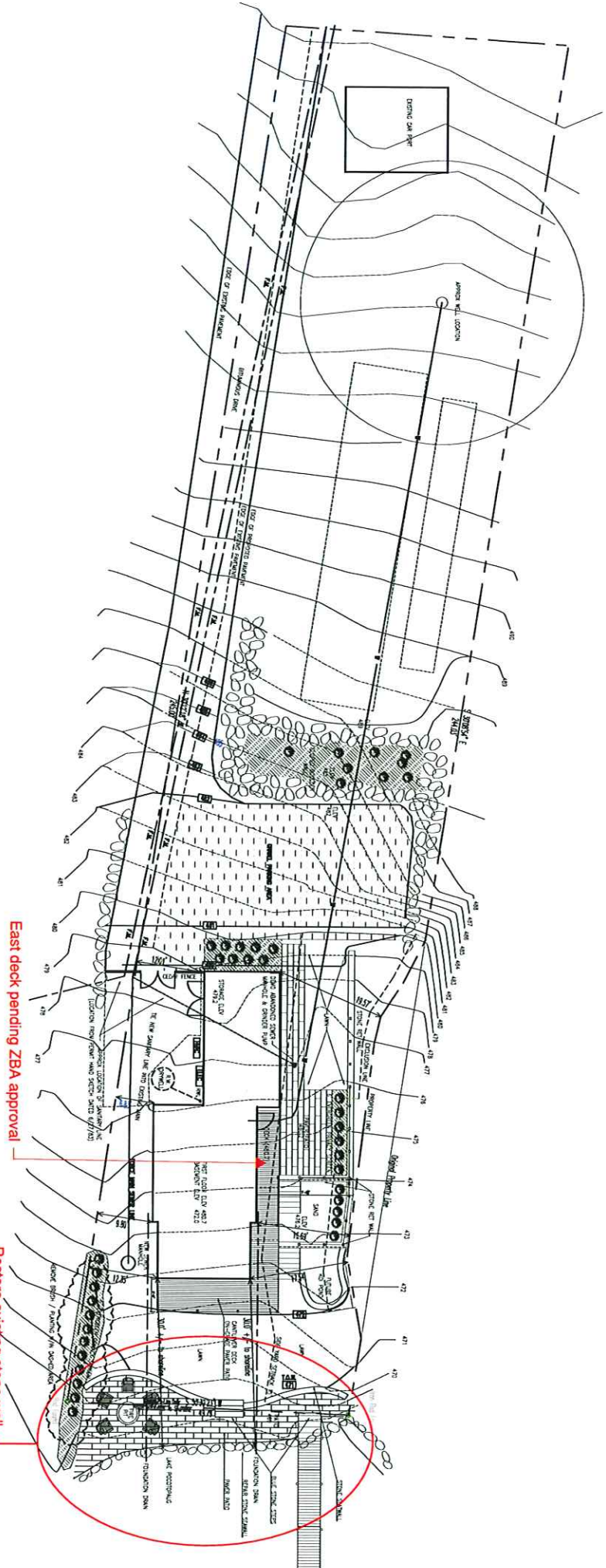
This "Limited Property Survey" was prepared to A-2 and T-2 Standards of Horizontal and Vertical Accuracy as an "Improvement Location Survey" depicting proposed improvements to the subject property.

The line of wetland soils was identified by Steve Dumas, Licensed Soil Scientist

"To my knowledge and belief this plan is substantially correct as noted hereon."

Douglas M. Bonoff  
CT LS #17381  
November 30, 2018





East deck pending ZBA approval

Restore existing stone wall  
New pervious paver patio and seat wall  
see next page for design detail

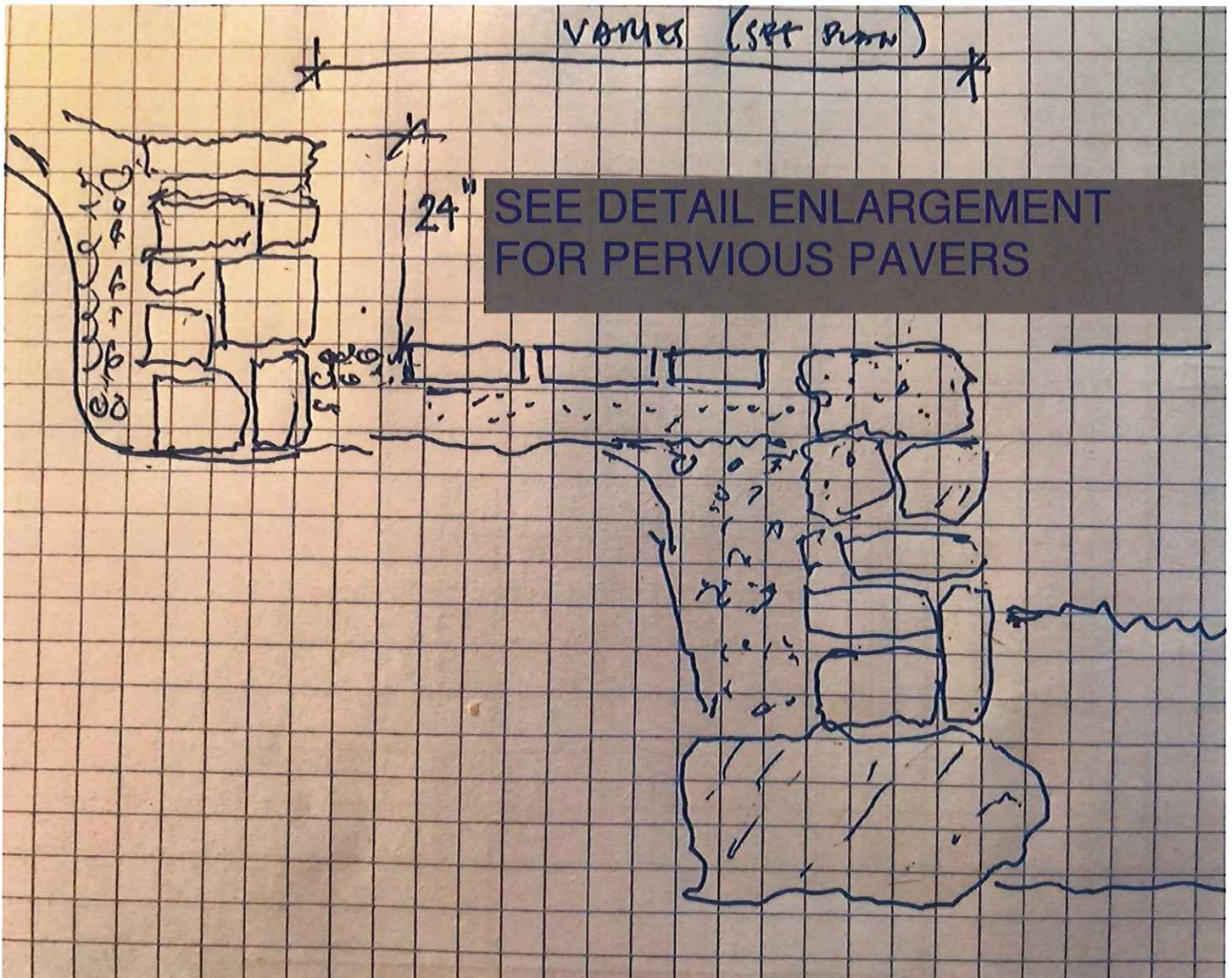


# EXHIBIT 'B'

HERBICK RESIDENCE  
49 BAY ROAD  
EAST HAMPTON, CT

Site Plan  
SCALE 1/8"=1'-0"

09/16/2020  
L101



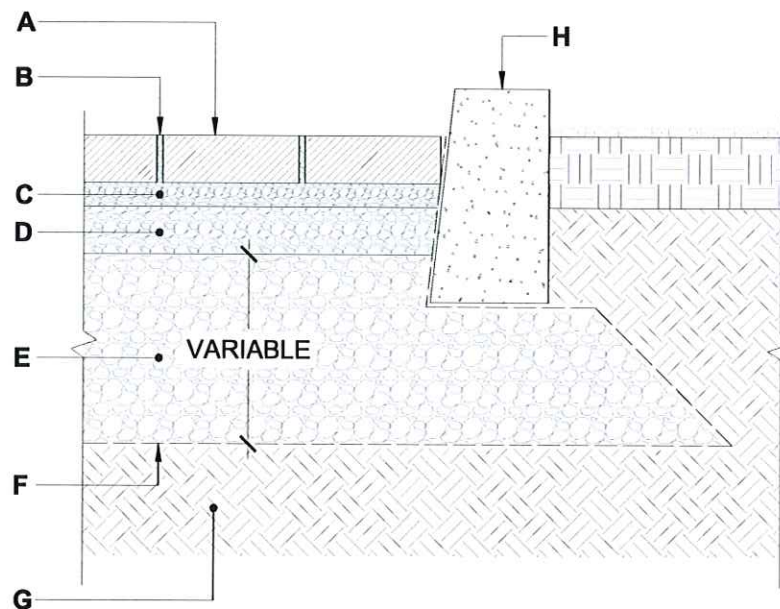
## Section at Seawall and Seatwall

See next page for technical paver detail



# TECHO—BLOC

## SEGMENTAL PERMEABLE PAVEMENT FULL INFILTRATION



### CASE No 1 - FULL INFILTRATION

- A. PERMEABLE PAVER FROM TECHO-BLOC
- B. JOINT FILLING MATERIAL  
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- C. BEDDING COURSE, 1 ½" TO 2" (40 TO 50 mm)  
ASTM No 8 (CSA 2.5-10 mm) AGGREGATE
- D. BASE COURSE, 4" (100 mm)  
ASTM No. 57 (CSA 5-28 mm) AGGREGATE
- E. SUBBASE COURSE  
ASTM No. 2 (CSA 40-80 mm) AGGREGATE
- F. GEOTEXTILE
- G. SUBGRADE
- H. CONCRETE EDGE