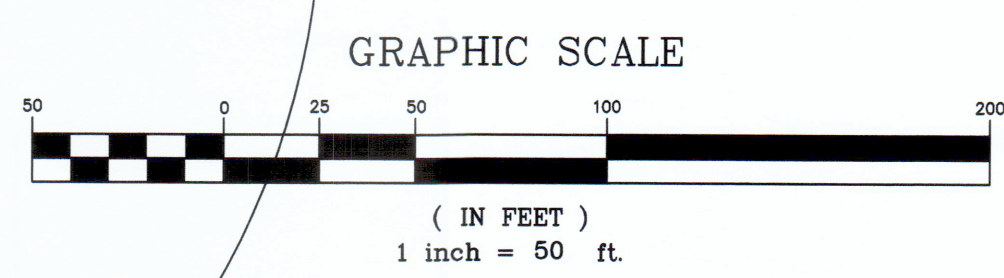


| ZONING INFORMATION TABLE FOR LOT 6-2 (W/1 CONE ROAD) |                  |             |
|--|------------------|-------------|
| R2 DISTRICT (WITHOUT SANITARY SEWERS)                |                  |             |
|  | REQUIRED/ALLOWED | EXISTING    |
| MINIMUM LOT AREA                                     | 60,000 S.F.      | 61,027 S.F. |
| MAXIMUM LOT COVERAGE (S.F.)                          | 6,103 S.F.       | 1,888 S.F.  |
| MAXIMUM LOT COVERAGE (%)                             | 10%              | 3.0%        |
| MINIMUM LOT FRONTAGE                                 | 100 FEET         | 170.88 FEET |
| MINIMUM LOT WIDTH                                    | 150 FEET         | 165.96 FEET |
| MINIMUM LOT DEPTH                                    | 200 FEET         | 265 FEET    |
| FRONT YARD SETBACK - EAST                            | 50 FEET          | 104.38 FEET |
| SIDE YARD SETBACK - NORTH                            | 25 FEET          | 40.55 FEET  |
| SIDE YARD SETBACK - SOUTH                            | 25 FEET          | 72.33 FEET  |
| REAR YARD SETBACK - WEST                             | 50 FEET          | 239.17 FEET |
| MAXIMUM BUILDING HEIGHT                              | 30 FEET          | 284 FEET    |

- NOTES:
- THIS SURVEY AND MAP 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 MAP SHOWS A PROPERTY SURVEY DEPICTING THE PROPOSED SUBDIVISION IN RELATION TO THE EXISTING BOUNDARY LINES UNDER THE PROPERTY/BOUNDARY SURVEY CATEGORY.
  - BOUNDARY DETERMINATION/OPINION IS A DEPENDENT RESURVEY AS NOTED. SEE NOTE 9.
  - THIS SURVEY CONFORMS TO A CLASS A-2.
  - THE HORIZONTAL DATUM IS NAD 83 WITH 1996 ADJUSTMENTS. THE VERTICAL DATUM IS NAVD 88.
  - THIS PROPERTY IS IN AN "R-2" ZONE.
  - THE EXISTING LOT 6A AREA = 643,224 S.F. / 14.766 ACRES. THE NEW LOT 6-1 AREA = 199,696 S.F. / 4.584 ACRES. THE NEW LOT 6-2 AREA = 61,027 S.F. / 1.401 ACRES. THE NEW LOT 6-3 AREA = 216,496 S.F. / 4.970 ACRES. THE NEW LOT 6-4 AREA = 166,005 S.F. / 3.811 ACRES.
  - THIS PROPERTY IS NOT WITHIN ANY FLOOD ZONE.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - LOT SPLIT "FIRST CUT" FOR STANISLAW J. OLEKSENKO LOT 6 BLOCK 37 15 CONE ROAD EAST HAMPTON, CONNECTICUT SCALE: 1" = 50' DATED: 1-15-17 PREPARED BY: JOHN L. THOMPSON MAP ON FILE VOL. 83 PAGE 57 AT THE EAST HAMPTON TOWN CLERKS OFFICE.
    - SITE DEVELOPMENT PLAN PREPARED FOR STANISLAW J. OLEKSENKO LOT 6A CONE ROAD EAST HAMPTON, CT SCALE: 1" = 20' DATED: 1-26-19 PREPARED BY: FRANK C. MAGNITTA MAP ON FILE IN THE EAST HAMPTON BUILDING DEPT.
    - PROPERTY SURVEY PREPARED FOR STANISLAW J. OLEKSENKO CONE ROAD & OLD MIDDLETOWN ROAD EAST HAMPTON, CONNECTICUT SCALE: 1" = 50' DATED: MARCH 15, 2019 PREPARED BY: KENNETH J. PICARD MAP ON FILE IN THE EAST HAMPTON BUILDING DEPT.
  - THE STONEWALLS AND/OR THE WIRE FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN THE PRINCIPAL POINTS OF COURSE INDICATED.



- LEGEND:
- I.P. FOUND
  - LOT CORNER
  - SPOT ELEVATIONS
  - MONUMENT
  - MONUMENT FOUND
  - BOUNDARY LINE
  - SETBACK LINE
  - WETLANDS
  - STONEWALL
  - [ELEV] PROPOSED ELEVATION

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

THIS MAP VALID ONLY WITH A  
LIVE SIGNATURE AND AN EMBOSSED SEAL.

KENNETH J. PICARD, L.S. 18143  
PICARD LAND SURVEYING, LLC  
459 JONES HOLLOW ROAD  
MARLBOROUGH, CT 06447

| REVISIONS |          |                         |     |
|-----------|----------|-------------------------|-----|
| NO.       | DATE     | DESCRIPTION             | BY  |
| 3         | 03/06/20 | PLANNING & ZONING CHART | KJP |
| 3         | 03/06/20 | CONSERVATION EASEMENT   | KJP |
| 2         |          | STREET NAME             | KJP |
| 1         | 01/31/20 | PLANNING & ZONING CHART | KJP |

PROPERTY SURVEY  
SHOWING THE PROPOSED SUBDIVISION  
OF THE PARCEL SHOWN ON  
ASSESSOR'S MAP 6 / BLOCK 37 / LOT 6A

PREPARED FOR  
STANISLAW J. OLEKSENKO

#11 CONE ROAD & OLD MIDDLETOWN ROAD  
EAST HAMPTON, CONNECTICUT

DRAWN BY: K.J.P. CHECKED BY:

SCALE: 1 INCH = 50 FEET

DATE: JANUARY 30, 2020

PROPOSED SUBDIVISION SHEET: 1

Approved by the East Hampton Inland Wetland & Watercourse Agency

Final Approval \_\_\_\_\_

Chairman \_\_\_\_\_ Date \_\_\_\_\_

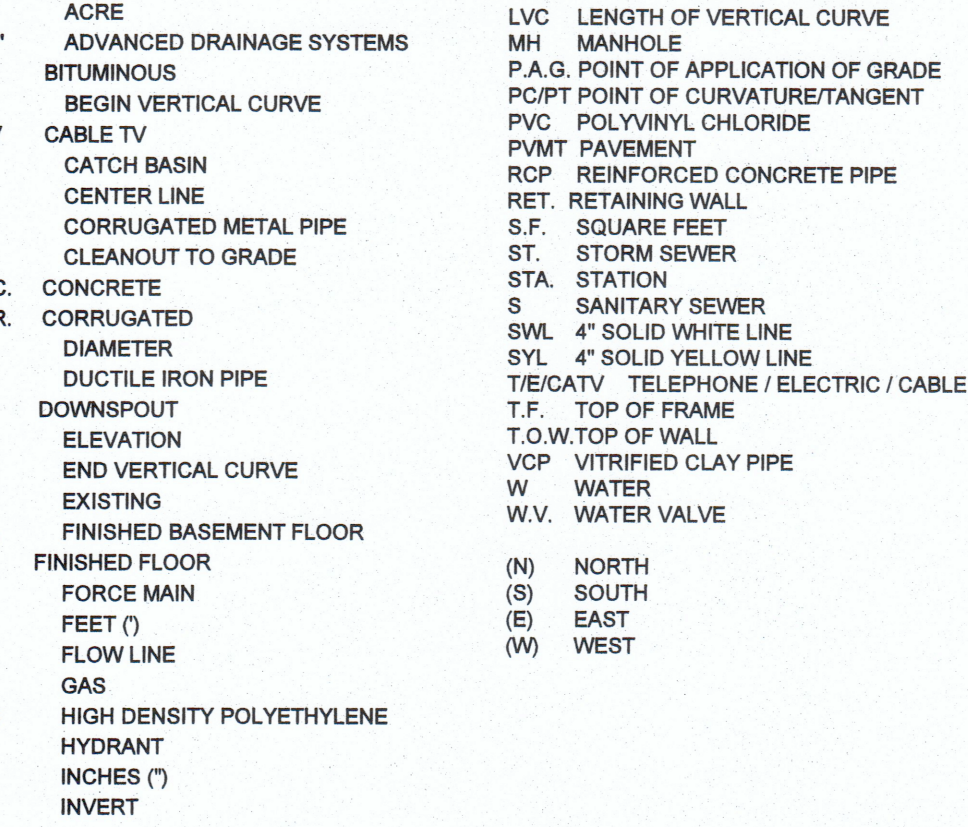
Date of Approval \_\_\_\_\_

Expiration Date \_\_\_\_\_

THE WETLAND, WATERCOURSE, AND CHANNEL BOUNDARIES SHOWN ON THIS MAP WERE DELINEATED BY WILLIAM A. JACKSON AT VARIOUS DATES IN 2018 AND 2019. THE WETLAND BOUNDARIES IDENTIFIED IN THIS PLAN ARE SUBSTANTIALLY CORRECT.

WILLIAM A. JACKSON, R.S., L.E.P.  
REGISTERED SOIL SCIENTIST





Date of Approval \_\_\_\_\_

Per Section 8-26c of the Connecticut General Statutes, as amended, approval

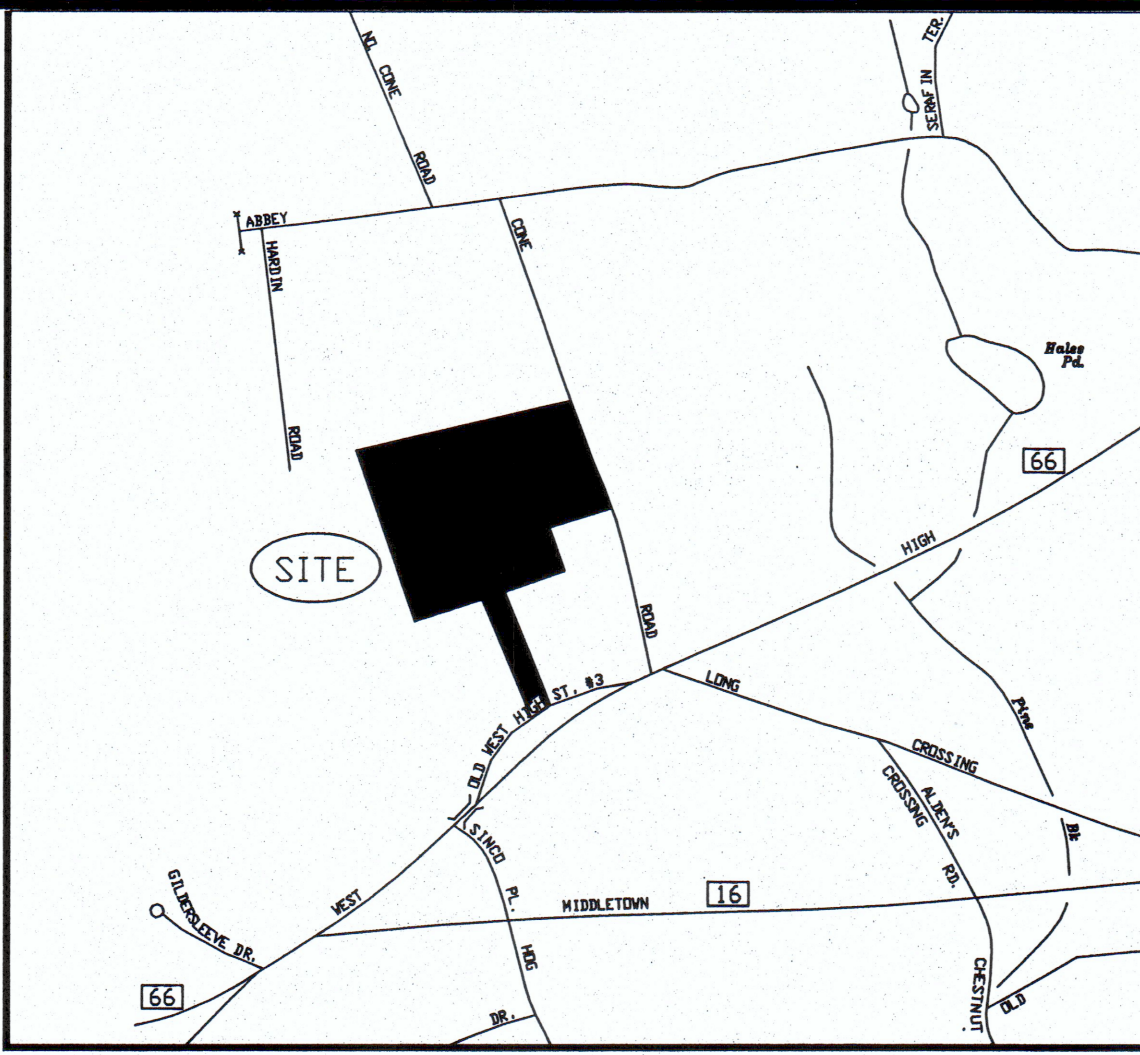
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| R E V I S I O N S |                             |     |         |
|-------------------|-----------------------------|-----|---------|
| NO.               | DESCRIPTION                 | BY  | DATE    |
| 1                 | P&Z DATA                    | FCM | 1-30-20 |
| 2                 | IWWA COMMENTS               | FCM | 2-24-20 |
| 3                 | IWWA & ENGINEERING COMMENTS | FCM | 3-6-20  |
|                   |                             |     |         |
|                   |                             |     |         |
|                   |                             |     |         |
|                   |                             |     |         |
|                   |                             |     |         |

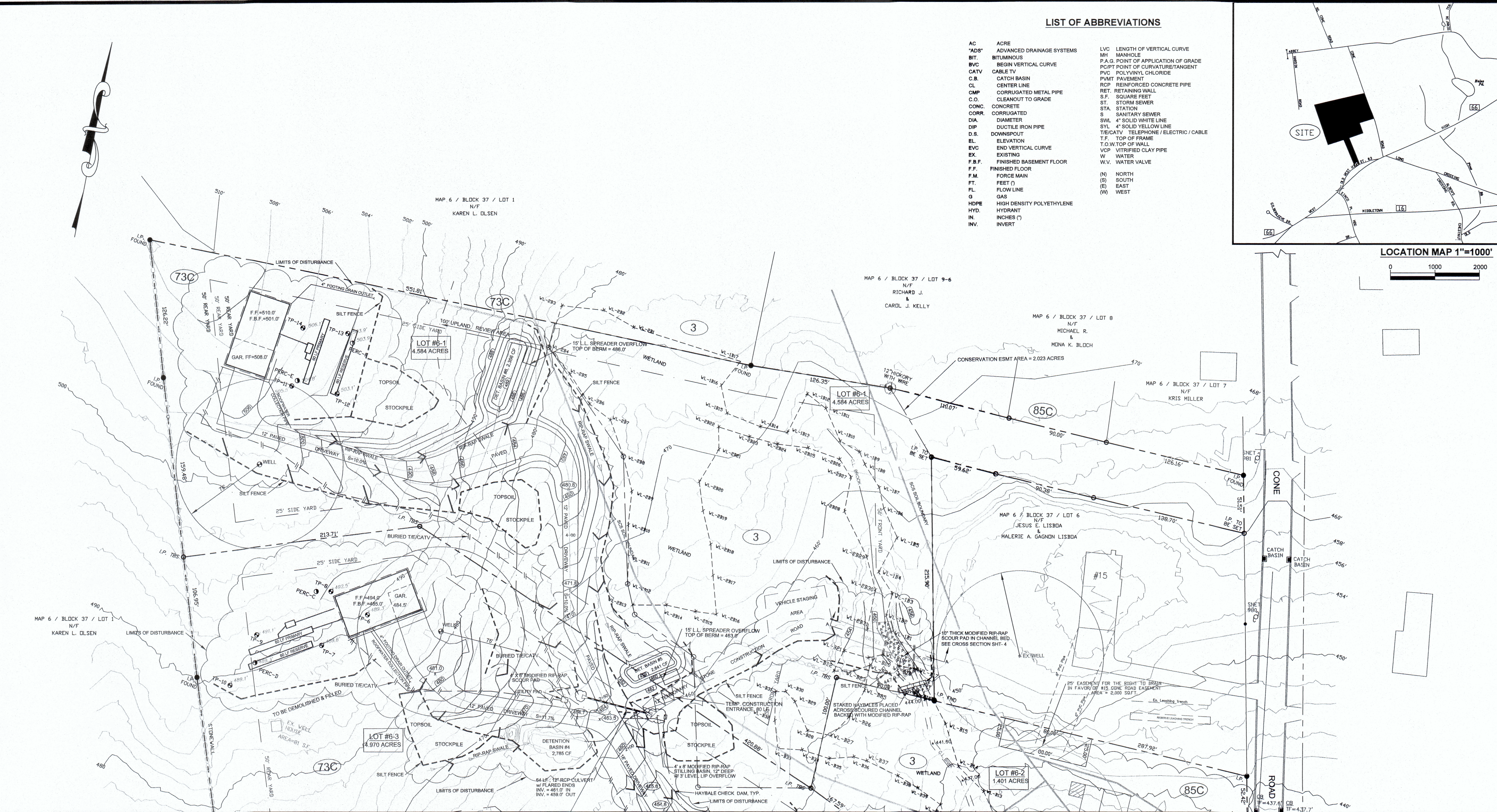
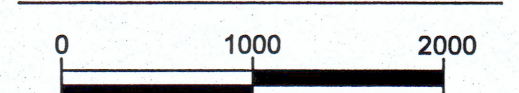


LIST OF ABBREVIATIONS

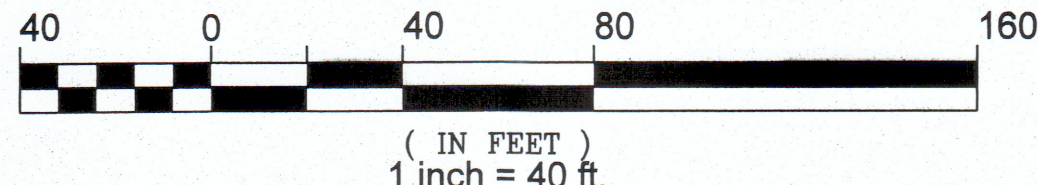
|        |                           |          |                               |
|--------|---------------------------|----------|-------------------------------|
| AC     | ACRE                      | LVC      | LENGTH OF VERTICAL CURVE      |
| *ADS*  | ADVANCED DRAINAGE SYSTEMS | MH       | MANHOLE                       |
| BIT    | BITUMINOUS                | P.A.G.   | POINT OF APPLICATION OF GRADE |
| BVC    | BEGIN VERTICAL CURVE      | P.O.P.T. | POINT OF CURVATURE/TANGENT    |
| CATV   | CABLE TV                  | PVC      | POLYVINYL CHLORIDE            |
| C.B.   | CATCH BASIN               | PVMT     | PAVEMENT                      |
| CL     | CENTER LINE               | RCP      | REINFORCED CONCRETE PIPE      |
| CMP    | CORRUGATED METAL PIPE     | RET.     | RETAINING WALL                |
| C.O.   | CLEANOUT TO GRADE         | S.F.     | SQUARE FEET                   |
| CONC.  | CONCRETE                  | ST       | STORM SEWER                   |
| CORR.  | CORRUGATED                | STA.     | STATION                       |
| DIA.   | DIAMETER                  | S        | SANITARY SEWER                |
| DIP    | DUCTILE IRON PIPE         | SWL      | 4" SOLID WHITE LINE           |
| D.S.   | DOWNSPOUT                 | SVL      | 4" SOLID YELLOW LINE          |
| EL.    | ELEVATION                 | T/E/CATV | TELEPHONE / ELECTRIC / CABLE  |
| EVC    | END VERTICAL CURVE        | T.F.     | TOP OF FRAME                  |
| EX.    | EXISTING                  | T.O.W.   | TOP OF WALL                   |
| F.B.F. | FINISHED BASEMENT FLOOR   | VOP      | VITRIFIED CLAY PIPE           |
| F.F.   | FINISHED FLOOR            | W        | WATER                         |
| F.M.   | FORCE MAIN                | W.V.     | WATER VALVE                   |
| FT.    | FEET ( )                  | (N)      | NORTH                         |
| FL.    | FLOW LINE                 | (S)      | SOUTH                         |
| G      | GAS                       | (E)      | EAST                          |
| HDPE   | HIGH DENSITY POLYETHYLENE | (W)      | WEST                          |
| HYD.   | HYDRANT                   |          |                               |
| IN.    | INCHES ( )                |          |                               |
| INV.   | INVERT                    |          |                               |



LOCATION MAP 1"=1000'



MATCH LINE SHEET 2



"I hereby certify that this plan is in compliance with the Town of East Hampton Soil Erosion and Sedimentation Control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 2002, as amended."

Signature \_\_\_\_\_ P.E. No. 11,699

Date of Approval \_\_\_\_\_ FRANK C. MAGNOTTA, P.E.

OWNER / APPLICANT  
STANISLAW J. OLEKSENKO  
84 CHURCHILL DRIVE  
NEWINGTON, CT 06111

ASSESSOR MAP 6, BK 37, LOT 6A

SUBDIVISION PROPERTY OF  
**STANISLAW J. OLEKSENKO**  
#11 CONE ROAD  
EAST HAMPTON, CT.

**SITE DEVELOPMENT  
&  
EROSION CONTROL PLAN**

Project No.  
Sheet No.  
3 of 6

FRANK C. MAGNOTTA, P.E. PC  
CONSULTING ENGINEER  
FrankC.MagnottaPE@aol.com  
395 MAIN STREET, PORTLAND, CT 06480  
TEL. 860-342-2191

| REVISIONS |                            |     |           |
|-----------|----------------------------|-----|-----------|
| NO.       | DESCRIPTION                | BY  | DATE      |
| 1         | PAZ DATA                   | FCM | 1-30-2000 |
| 2         | RWA COMMENTS               | FCM | 2-24-2000 |
| 3         | RWA & ENGINEERING COMMENTS | FCM | 3-4-2000  |



APPROVED BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION

CONDITIONAL APPROVAL \_\_\_\_\_ CHAIRMAN / SECRETARY

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

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

FINAL APPROVAL \_\_\_\_\_ CHAIRMAN / SECRETARY

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

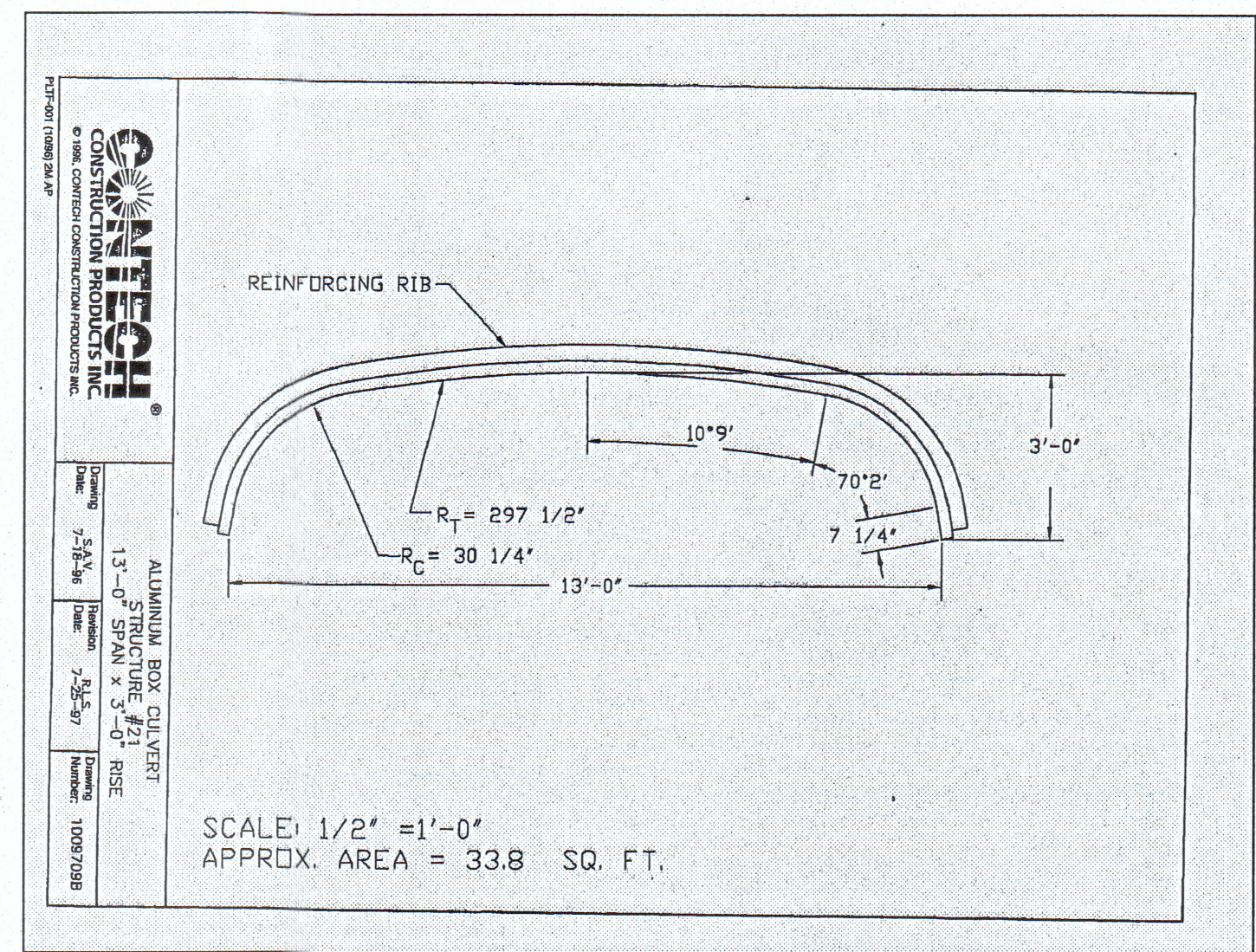
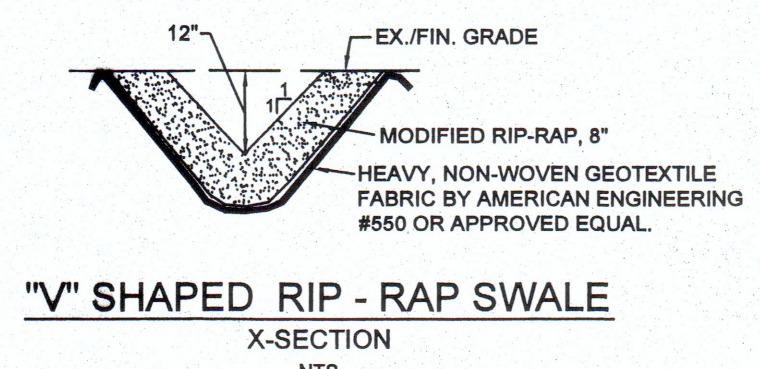
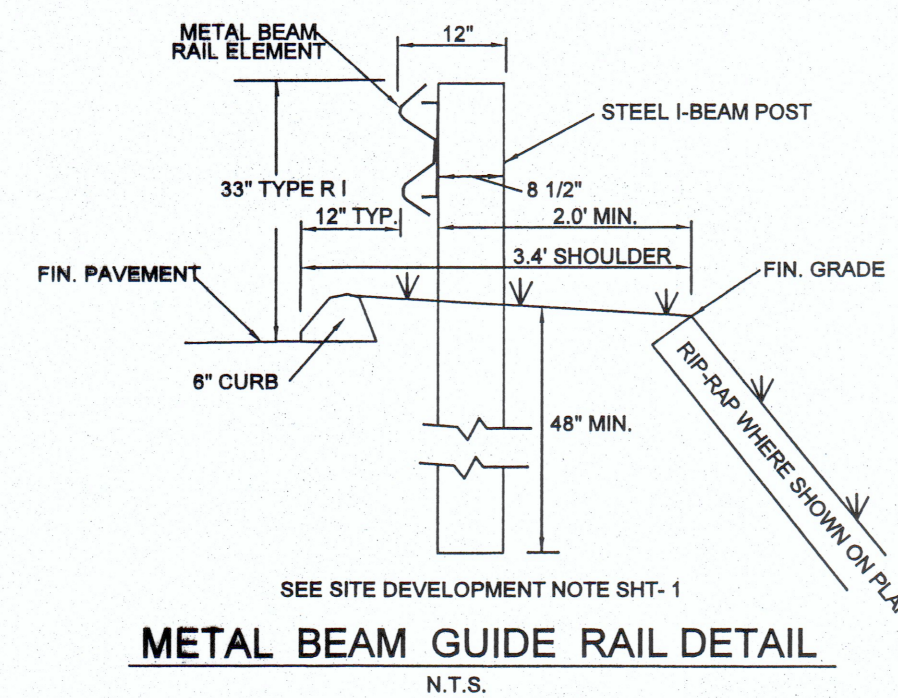
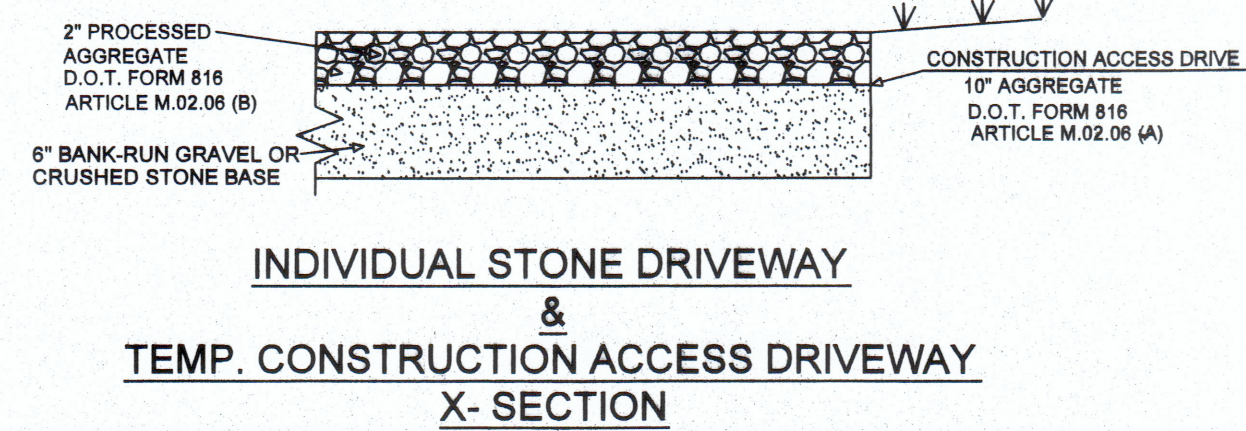
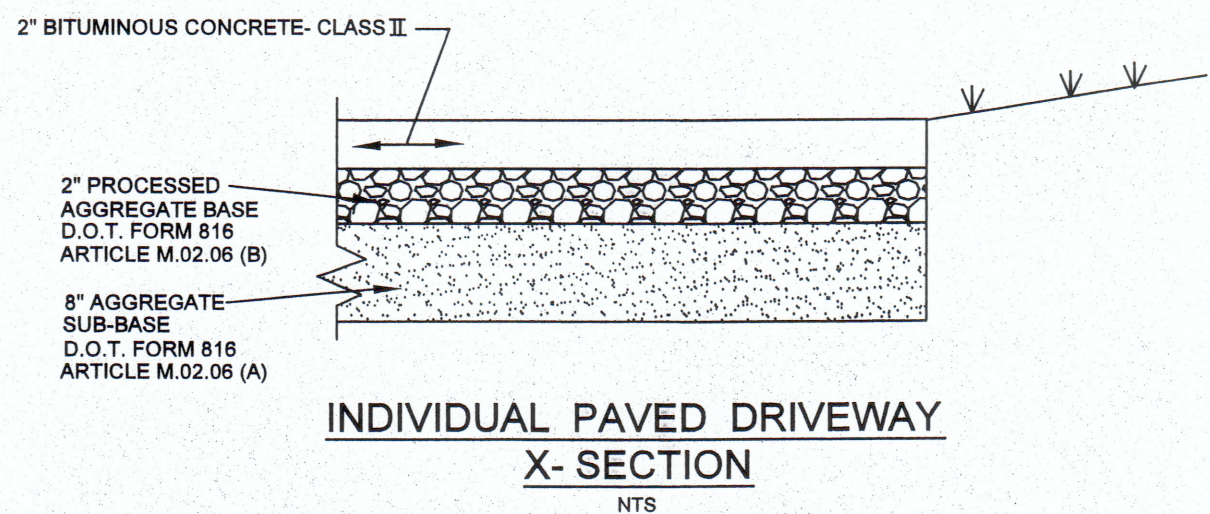
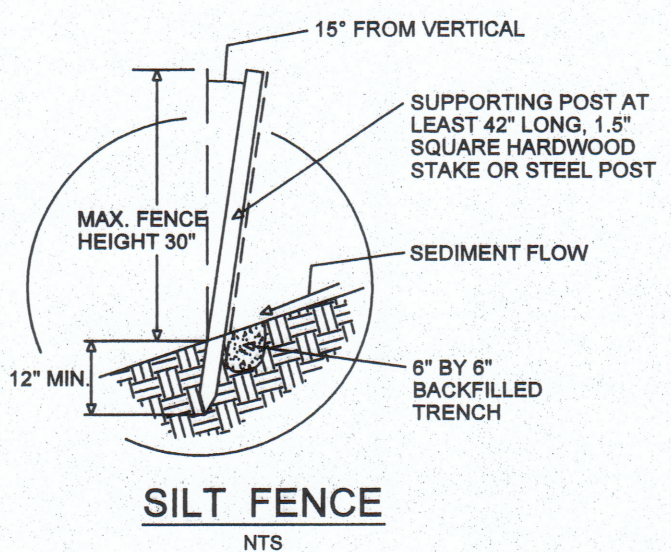
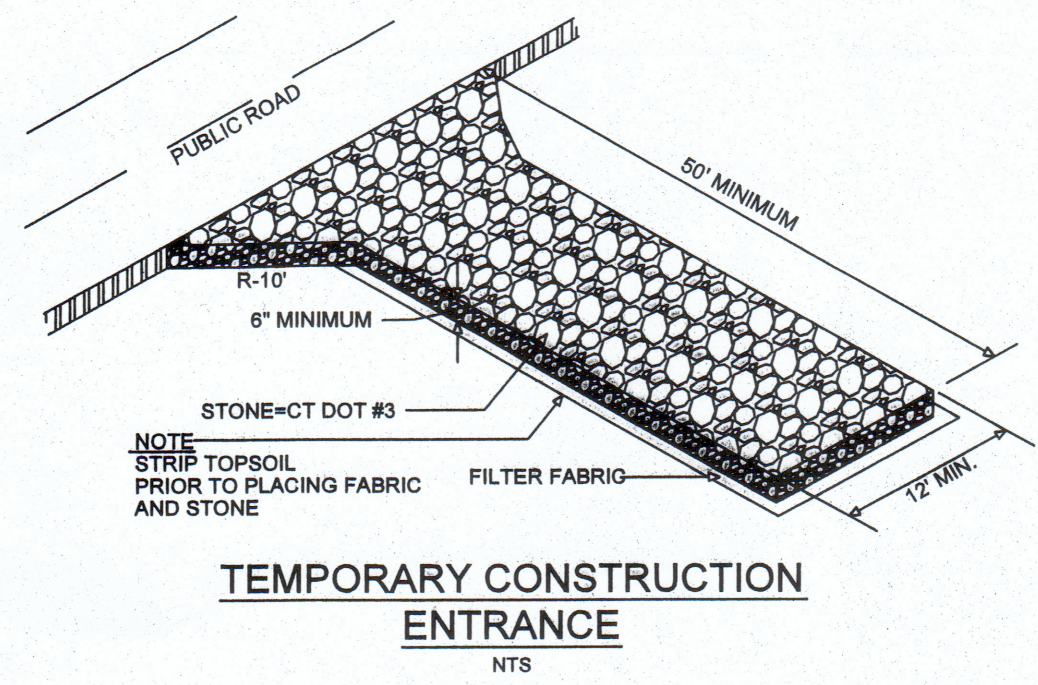
EXPIRATION DATE: \_\_\_\_\_

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires \_\_\_\_\_ if all physical public improvements required by this plan are not completed by that date.

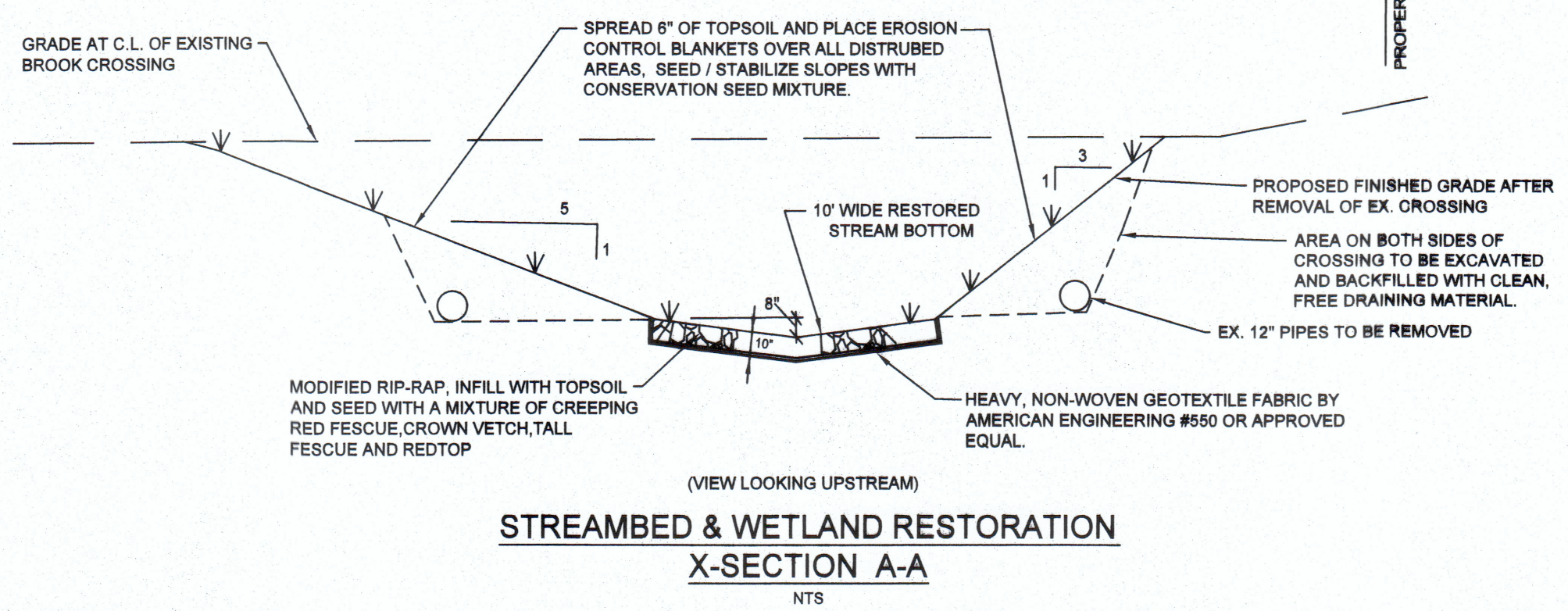
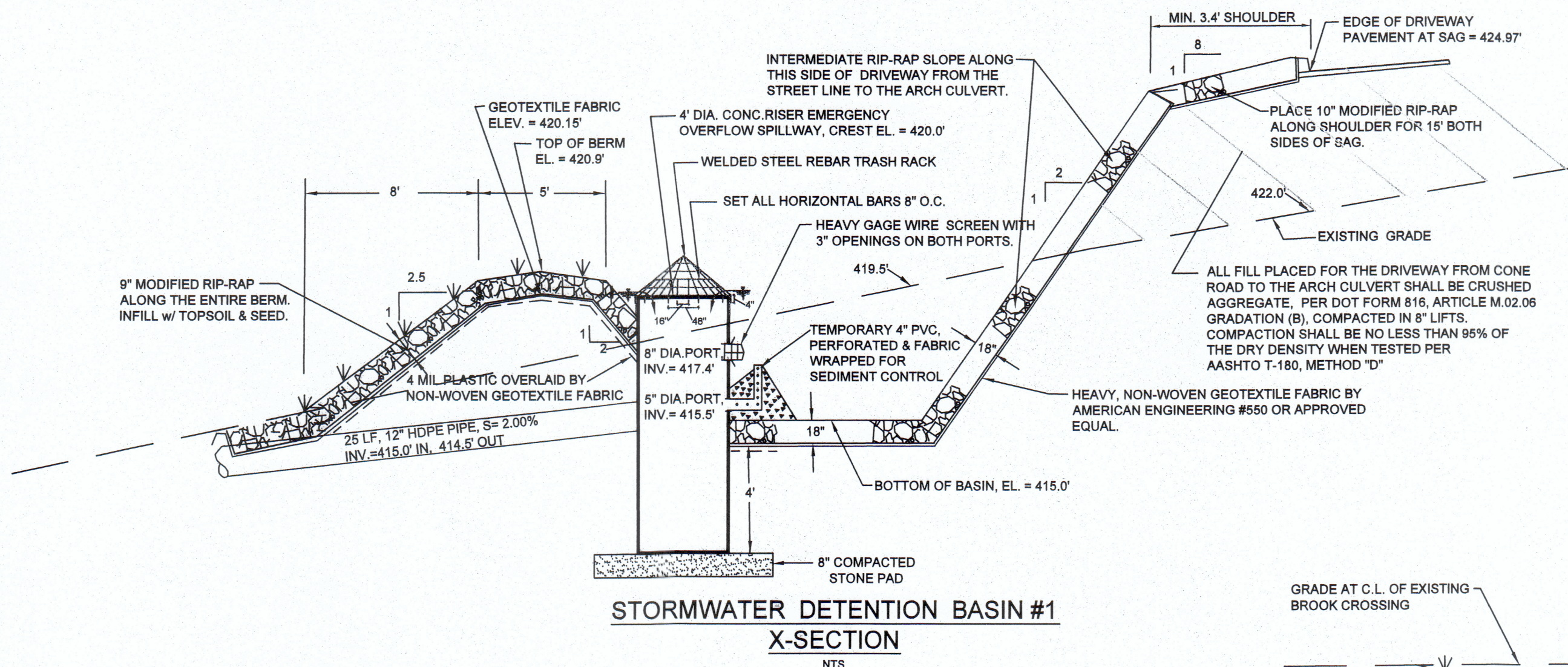
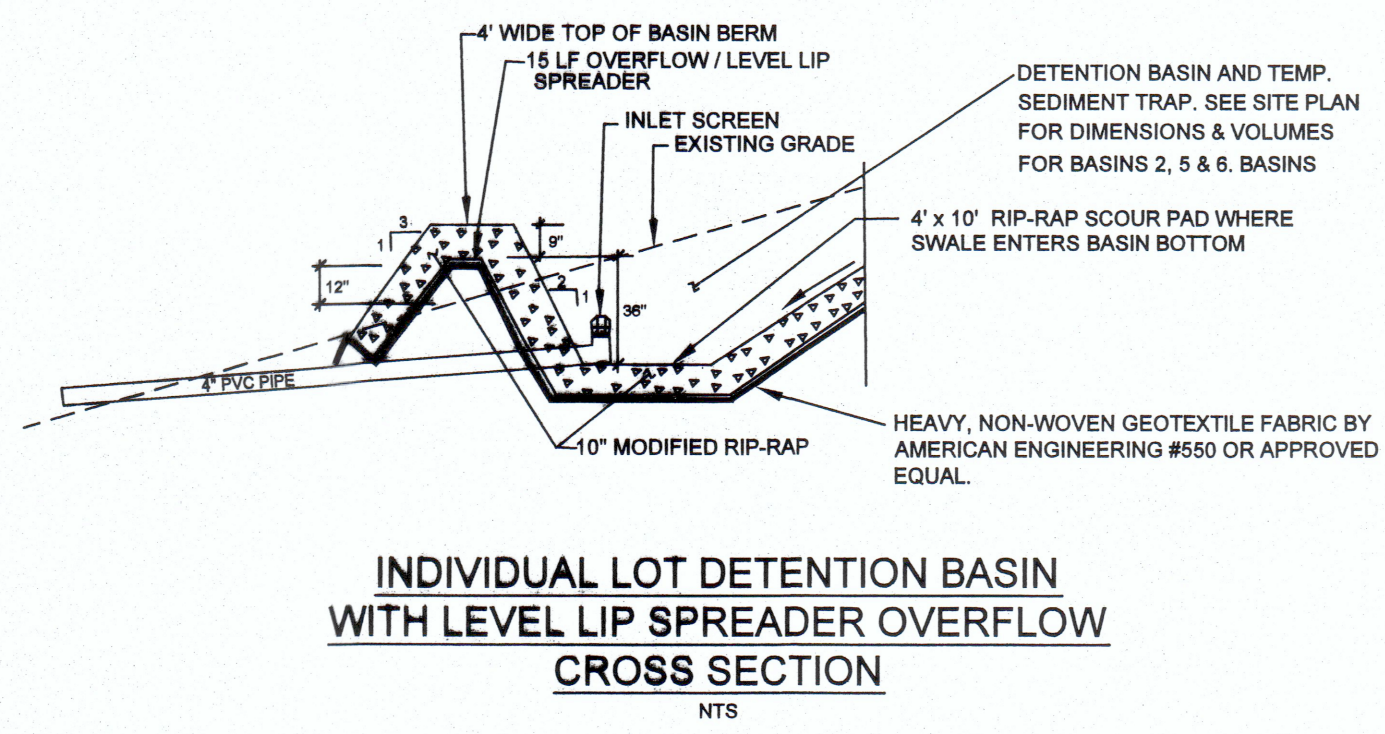
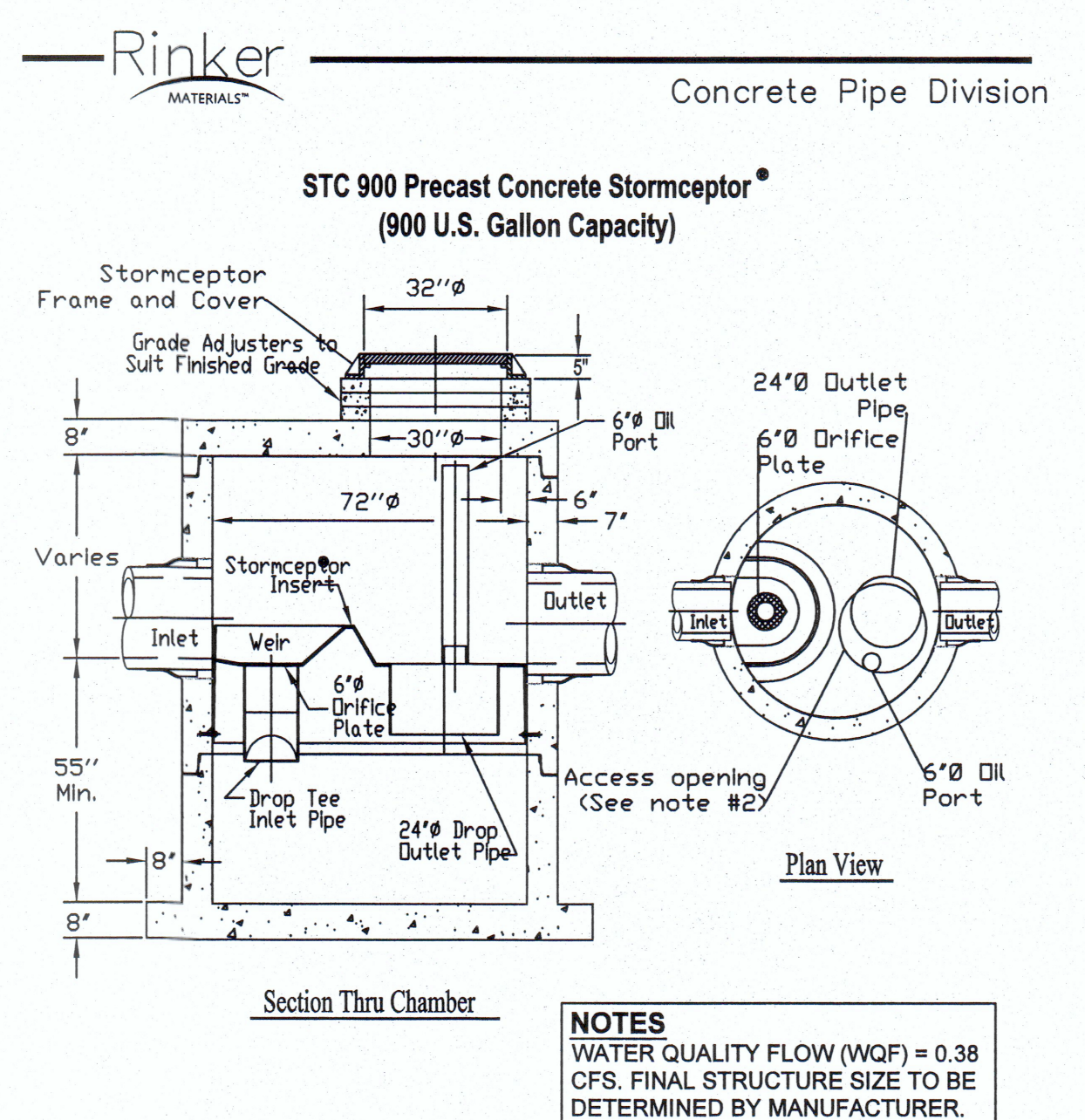
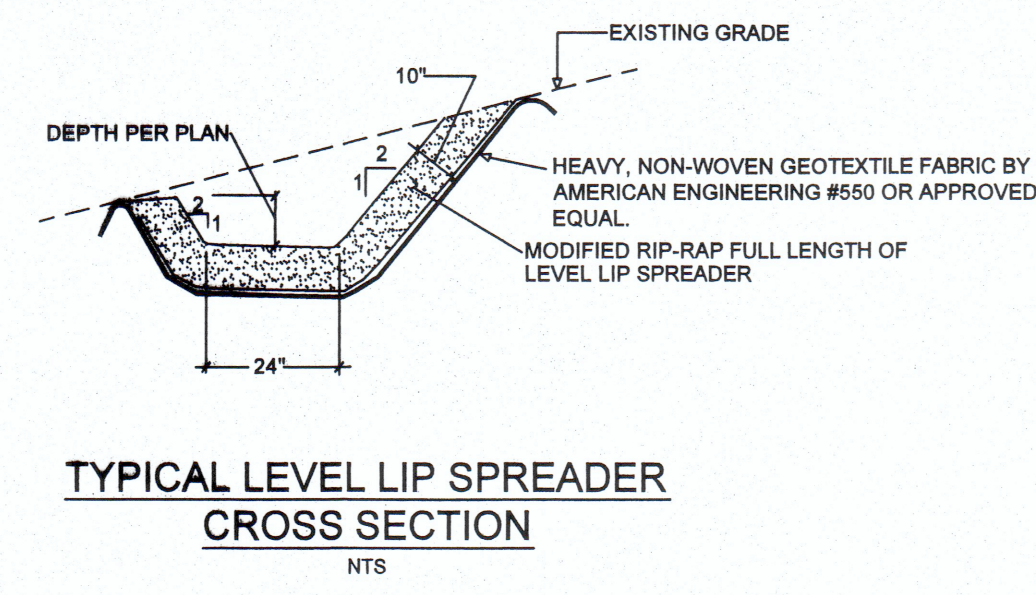
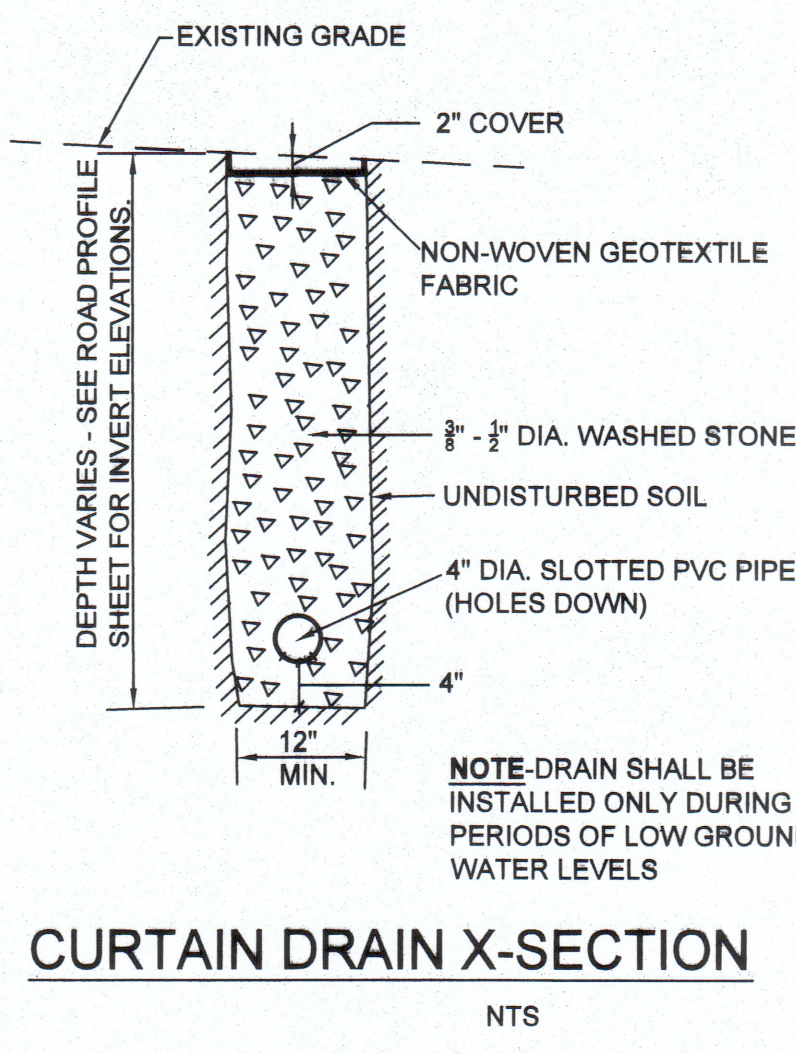
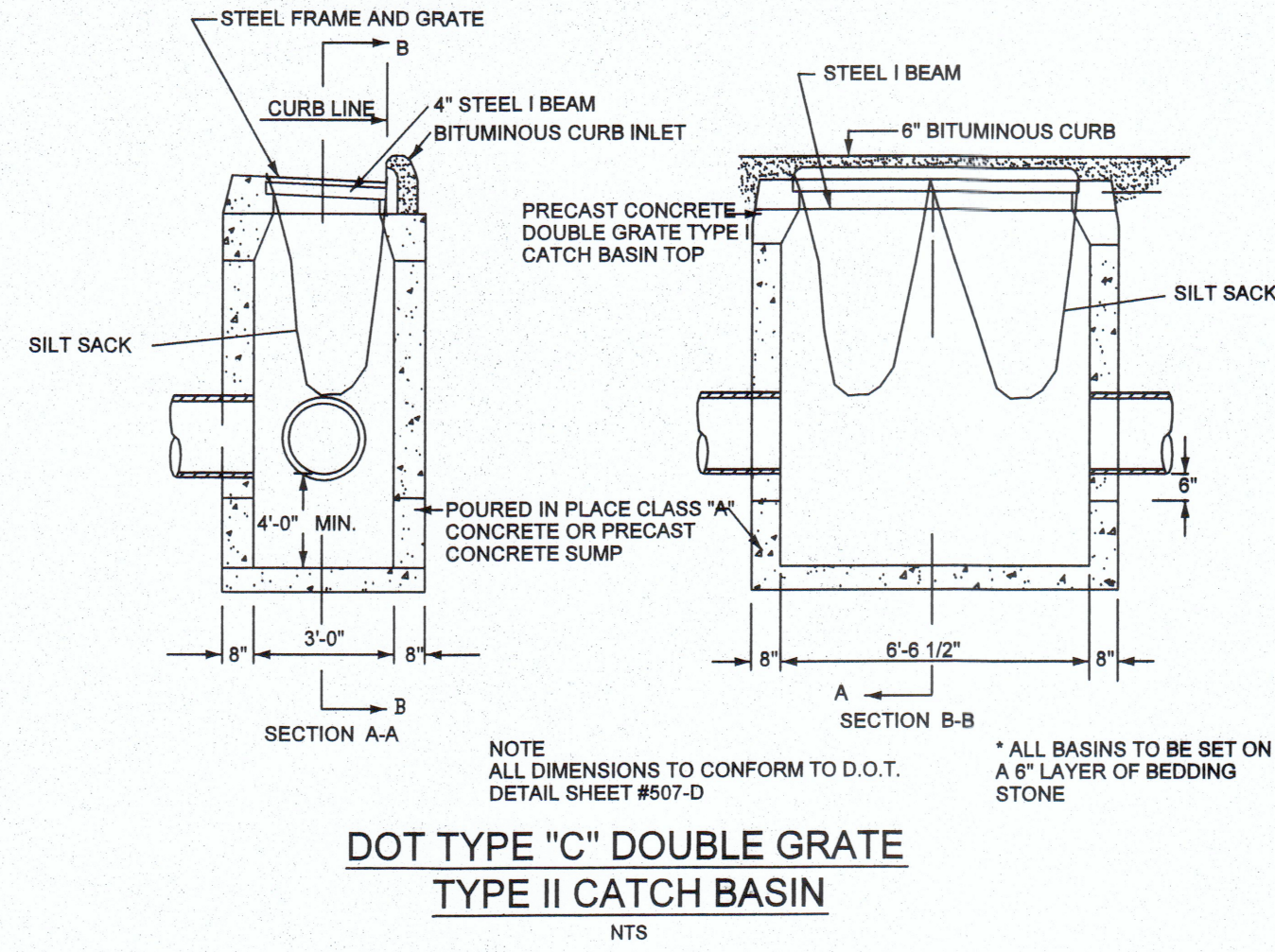
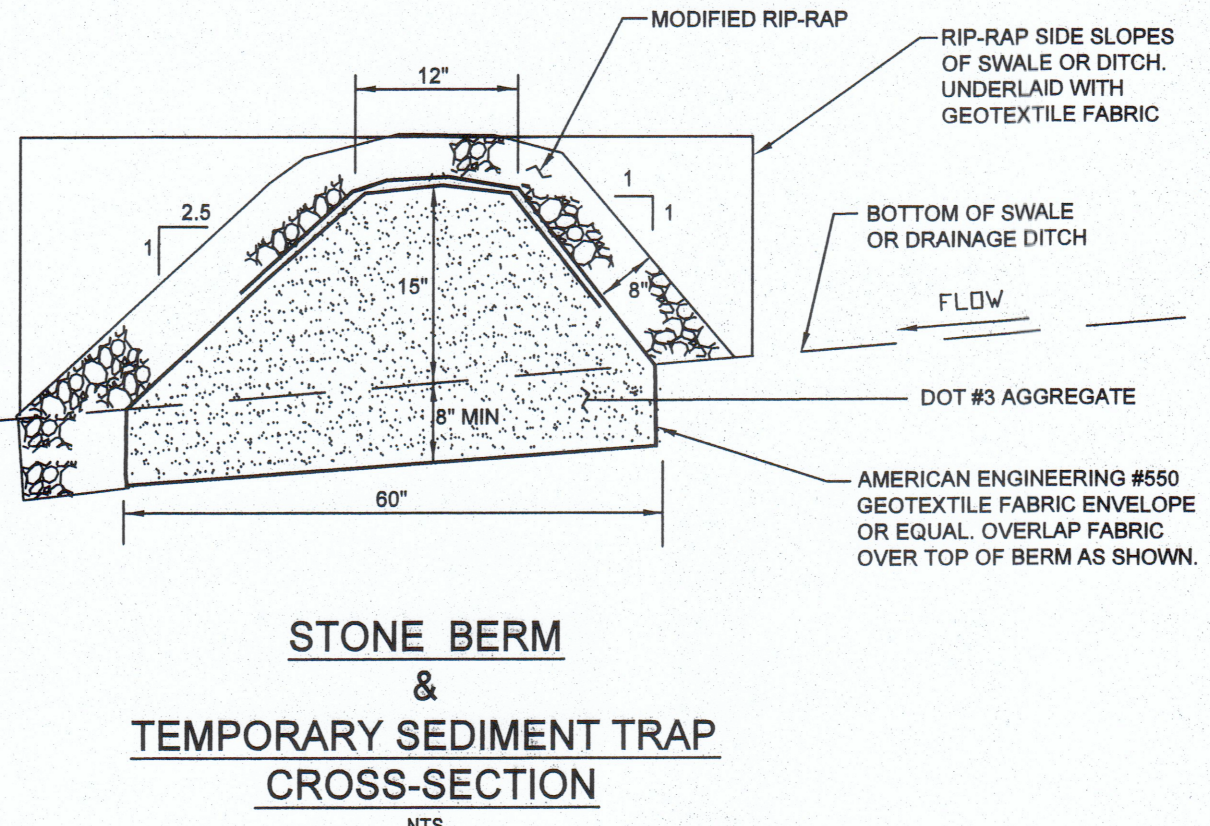








**NOTE:**  
- THE PROPOSED ARCH CULVERT SHALL REQUIRE A COMPLETE DESIGN PREPARED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF CONNECTICUT TO BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO THE DEVELOPMENT OF THE LOTS.  
- THE BOTTOMS OF THE ARCH CULVERT SHALL SET IN A STEEL CHANNEL SET IN 36" WIDE, STEEL REINFORCED FOOTINGS, AT LEAST 48" DEEP. SEE DRIVEWAY PROFILE FOR ELEVATIONS.



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**FRANK C. MAGNOTTA, P.E. PC**  
THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND HAVE BEEN PREPARED FOR THIS SPECIFIC OWNER, PROJECT, AND LOCATION AND ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE.

| REVISIONS |                            |     |           |
|-----------|----------------------------|-----|-----------|
| NO.       | DESCRIPTION                | BY  | DATE      |
| 1         | PAZ DETAIL                 | FCM | 1-30-2020 |
| 2         | WWA COMMENTS               | FCM | 2-24-2020 |
| 3         | WWA & ENGINEERING COMMENTS | FCM | 3-4-2020  |



**OWNER / APPLICANT**  
STANISLAW J. OLEKSENKO  
84 CHURCHILL DRIVE  
NEWINGTON, CT 06111

**ASSESSOR MAP 6, BK 37, LOT 6A**

**SUBDIVISION PROPERTY OF**  
**STANISLAW J. OLEKSENKO**  
**#11 CONE ROAD**  
**EAST HAMPTON, CT.**

**DETAILS**

**FRANK C. MAGNOTTA, P.E. PC**  
CONSULTING ENGINEER  
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395 MAIN STREET, PORTLAND, CT 06480  
TEL. 860-342-2191

**Project No.**  
**Sheet No.**  
5 of 6

**APPROVED BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION**

**CONDITIONAL APPROVAL** \_\_\_\_\_ **CHAIRMAN / SECRETARY**

**DATE:** \_\_\_\_\_  
**EXPIRATION DATE:** \_\_\_\_\_

**FINAL APPROVAL** \_\_\_\_\_ **CHAIRMAN / SECRETARY**

**DATE:** \_\_\_\_\_  
**EXPIRATION DATE:** \_\_\_\_\_