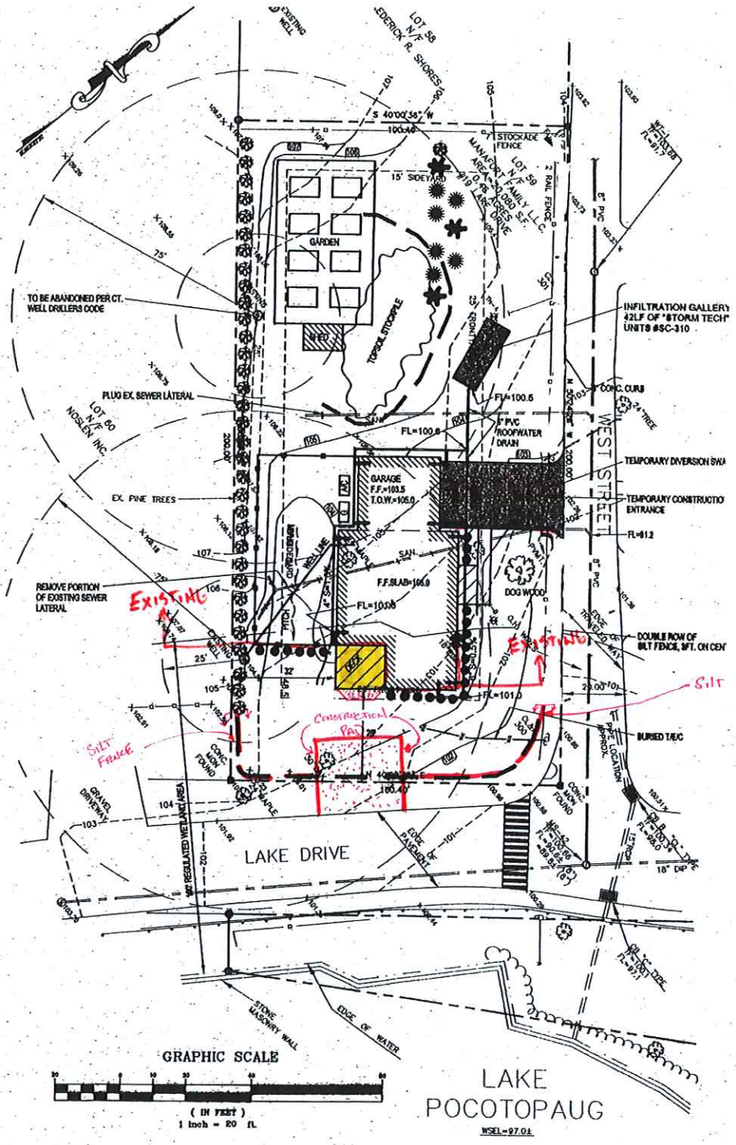
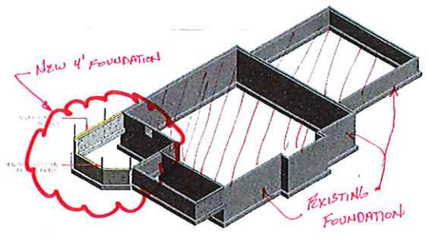
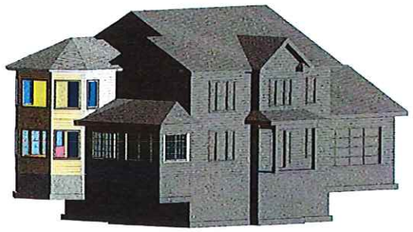
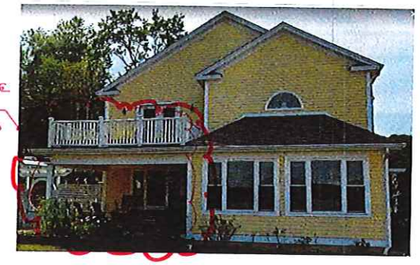




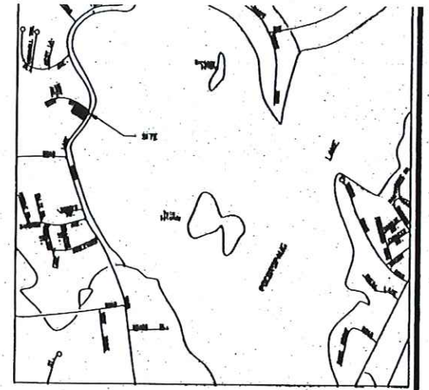
4 FOUNDATION AXON VIEW
SCALE:



1 PROPOSED ADDITION



3 EXISTING SIDE ELEVATION PHOTO
SCALE: NTS



PROJECT DESCRIPTION
THE PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING ON 0.46 ACRES. THE SITE IS LOCATED IN A R-1 RESIDENTIAL ZONE AT 811 LAKE DRIVE AT THE INTERSECTION OF WEST STREET. THE FORMER USE WAS COMMERCIAL WITH LARGE AREAS OF IMPERVIOUS SURFACE. THE LAKEFRONT PIECE WAS A BEACH AND IS BEING USED FOR PASSIVE RECREATION. THE SITE IS SERVED BY MUNICIPAL SEWER AND ON-SITE WELL. ALL ROOFWATER DOWNSPOUTS WILL BE DIRECTED TO AN UNDERGROUND INFILTRATION SYSTEM.

ZONING DATA
ZONE: R-1 RESIDENTIAL

		EXISTING	PROPOSED
MINIMUM LOT AREA	30,000 SF		
FRONT YARD	50 FT.	-	50'+/-
SIDE YARD	15 FT.	-	15'
REAR YARD	50 FT. IN CORNER LOTS	-	50'
MAXIMUM BLDG HEIGHT	35 FT.	-	35'
MAXIMUM IMPERVIOUS LOT COVERAGE	30% (6418 SF)	-	5664 SF (12.3%)

MAP REFERENCES
- PROPERTY SURVEY PREPARED FOR MANAFORT FAMILY, LLC, 10 & 21 LANE DRIVE, EAST HAMPTON, CT MAP 3A, BLOCK 44/5, LOTS 10, 19 & 50, SCALE 1"=50', REVISED SEPTEMBER 5, 2006 PREPARED BY KENNETH PIGNATO, L.S.
- AS-BUILT DRAWING, EAST HAMPTON WPCA, 140 BY BARRETT, SHT. 07-01 AND LANE DRIVE SHT. 07-7

SOIL TEST DATA
AUGUST 15, 2006
PERFORMED BY FRANK G. MAGNOTTA, P.E.
DESCRIPTIONS BY RICHARD BRAUNE, SOIL SCIENTIST

TH#1 0-10' FILL, 10-28' DARK YELLOW BROWN GRAVELLY SANDY LOAM, 28-40' MEDIUM-VERY COARSE SAND AND GRAVEL WITH COBBLES, WITH HEAVY IRON OXIDE DEPOSITS, 40-80' FINE, GREY SANDY LOAM, WATER AT 70', MOTTLING AT 75'.

TH#2 0-10' FILL, 10-19' NATURAL TOPSOIL, 19-51' LOAMY DARK YELLOW BROWN FINE SANDY LOAM, 51-68' MEDIUM-COARSE SAND, TRACE FINE SAND, 68-80' MEDIUM-VERY COARSE SAND WITH GRAVEL, TRACE FINE SAND WITH HEAVY IRON OXIDE DEPOSITS, WATER AT 68', MOTTLING AT 68'.
PERMEABILITY SAMPLE TAKEN AT 25 INCHES

SITE DEVELOPMENT NOTES
- PRIOR TO EXCAVATION OR CONSTRUCTION, 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.
- ALL SANITARY SEWER INSTALLATIONS SHALL CONFORM TO THE EAST HAMPTON WPCA LATEST STANDARDS AND SPECIFICATIONS FOR SANITARY SEWERS.
- THE EXISTING WELL SHALL BE RE-DRILLED AND YIELD TESTED.
- ALL ROOFWATER DOWNSPOUTS SHALL BE DISCHARGED INTO THE INFILTRATION GALLERY SYSTEM.
- SOILS MAPPED
  HkC - HINCKLEY GRAVELLY SANDY LOAM
- FOOTING DRAINS, STORM DRAINS OR SEWER LINES ARE PROHIBITED WITHIN 200 OF ANY WELL.
- THERE ARE NO REGULATED WETLANDS OR FLOOD PLAIN ON THIS SITE.

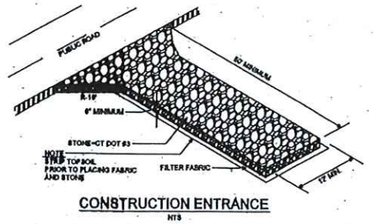
LIST OF ABBREVIATION

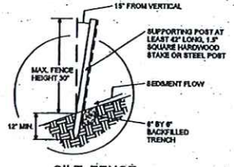
AC.	ACRE	LVC	VERTICAL CURVE
"ADS"	ADVANCED DRAINAGE SYSTEMS	MH	MANHOLE
BIT.	BITUMINOUS	P.A.G.	ALGEBRAIC DIFFERENCE OF GRADE
BVC	BEGIN VERTICAL CURVE	PC/PT	POINT OF CURVE/TANGENT
CATV	CABLE TV	PVC	POLYVINYL CHLORIDE
C.B.	CATCH BASIN	PVMT	PAVEMENT
CL	CENTER LINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RET.	RETAINING
C.O.	CLEANOUT TO GRADE	S.F.	SQUARE FEET
CONC.	CONCRETE	ST.	STREET
CONR.	CORRUGATED	STA.	STATION
DIA.	DIAMETER	S	SLOPE
DIP	DUCTILE IRON PIPE	T/E/C	TELEPHONE / CABLE
D.S.	DOWNSPOUT	T.F.	TOP OF FOOTING
EL.	ELEVATION	T.O.W.	TOP OF WALL
EVC	END VERTICAL CURVE	VCP	VITRIFIED CLAY PIPE
EX.	EXISTING	W	WATER
F.B.F.	FINISHED BASEMENT FLOOR	W.V.	WATER VALVE
F.F.	FINISHED FLOOR	(+)	(
F.M.	FORCE MAIN	(-)	(
FT.	FEET ()	(E)	(
FL	FLOW LINE	(+/-)	(
G	GAS		
HDPE	HIGH DENSITY POLYETHYLENE	SWL	SEWER LINE
HYD.	HYDRANT	SYL	STORM LINE
IN.	INCHES (")		
INV.	INVERT		

OWNER
MANAFORT FAMILY, LLC
P.O. BOX 99
PLAINVILLE, CT.

APPLICANT
JOSEPH & PAMELA RINALDI
P.O. BOX 1169
MILLBROOK, NY 12545
1-845-489-3116

ASSESSORS MAP 3A, BLOCK 44, LOT 50





Legend
- STRUCTURE TO BE REMOVED
- 52 SF ADDED STRUCTURE
- CONSTRUCTION PAD W/3/4" + AGGREGATE

LEGEND

EXISTING		PROPOSED
103	SPOT ELEVATION	103.0
103	CONTOUR ELEVATION	103
	TREE LINE	
	LIMITS OF CLEARING	
TP	TEST HOLE	
	FENCE (TYPE)	
CLMP	UTILITY POLE	
	LIGHT POLE	
	WALL MOUNTED LIGHT	
	SILT FENCE	
	CHECK DAM (HAYBALE)	
	CHECK DAM (STONE)	
	PROPERTY LINE	
	SIGN	
U	UTILITY MANHOLE	U
SAN ST	SANITARY MANHOLE	SAN ST
	STORM MANHOLE	
	CATCH BASIN	
	FIRE HYDRANT	
	GATE VALVE	
	STORM DRAIN	

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VALID ONLY WITH LIVE SEAL AND SIGNATURE

INLAND WETLAND & WATERCOURSE AGENCY
APPROVAL DATE_____
EXPIRATION DATE_____
(CHAIRMAN'S SIGNATURE)

REVISIONS		
NO.	DESCRIPTION	DATE

PREPARED FOR
JOSEPH & PAMELA RINALDI

EAST HAMPTON, CT.

Date: JUNE 15TH 2012
Scale: 1"=20'

SITE DEVELOPMENT PLAN

Project No.
Sheet No. 1 of 1

RENOVATION EROSION CONTROL PLAN