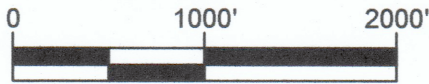




LOCATION PLAN  
SCALE 1" = 1000'



GENERAL NOTES:

- BASE MAPPING WAS PREPARED FROM THE A2 SURVEY MAP "MAP SHOWING A PORTION OF PROPERTY OF HENRY R. AND NAITA J. VOGEL BARTON HILL ROAD AND ONE BLVD. EAST HAMPTON, CONN. PREPARED BY BERNARD F. STONE P.E., L.S. #4201" AND SUPPLEMENTED WITH INFORMATION FROM THE FOLLOWING MAPS:  
  
A. USGS HIGH-RESOLUTION ORTHO IMAGERY  
B. EAST HAMPTON GIS (JANUARY 2020)
- PROPOSED NEW PARKING SPACES AND NEW PARKING ACCESS DRIVES TO PARKING SPACES TO BE SURFACED WITH 6" OF GRAVEL IN ACCORDANCE WITH SECTION 7.1.B OF THE EAST HAMPTON ZONING REGULATIONS. SPACES TO BE 9' X 18' IN ACCORDANCE WITH SECTION 7.1.E.1 OF THE EAST HAMPTON ZONING REGULATIONS.
- NO GRADING, EXCAVATION OR FILLING IS REQUIRED FOR THE PROPOSED TEMPORARY PARKING, DRIVEWAYS, PORTABLE SANITARY SERVICES OR TENT AREA. ALL PARKING GRADES ARE BELOW 3% IN ACCORDANCE WITH SECTION 7.1.E.4 OF THE EAST HAMPTON ZONING REGULATIONS.
- SITE PARCEL DETAILS:  
  
A. PARCEL ID: 02A-47-40  
B. OWNER: DEAN BROWN  
C. ADDRESS: 26 BARTON HILL ROAD, EAST HAMPTON, CT  
D. ZONE: R-2S
- PARKING CALCULATIONS:  
  
A. REQUIRED:  

1. BEVIN HOUSE B&B (6 TOTAL ROOMS)	
MINIMUM SPACES = 1 SPACE PER ROOM	= 6.0 SPACES
MAXIMUM SPACES = 1.2 SPACES PER ROOM	= 7.2 SPACES
2. PUBLIC ASSEMBLY (30 TOTAL SEATS)	
MINIMUM SPACES = 1 SPACE PER 6 SEATS	= 5.0 SPACES
MAXIMUM SPACES = 1 SPACE PER 3 SEATS	= 10.0 SPACES
TOTAL MAXIMUM SPACES ALLOWED	= 17.0 SPACES

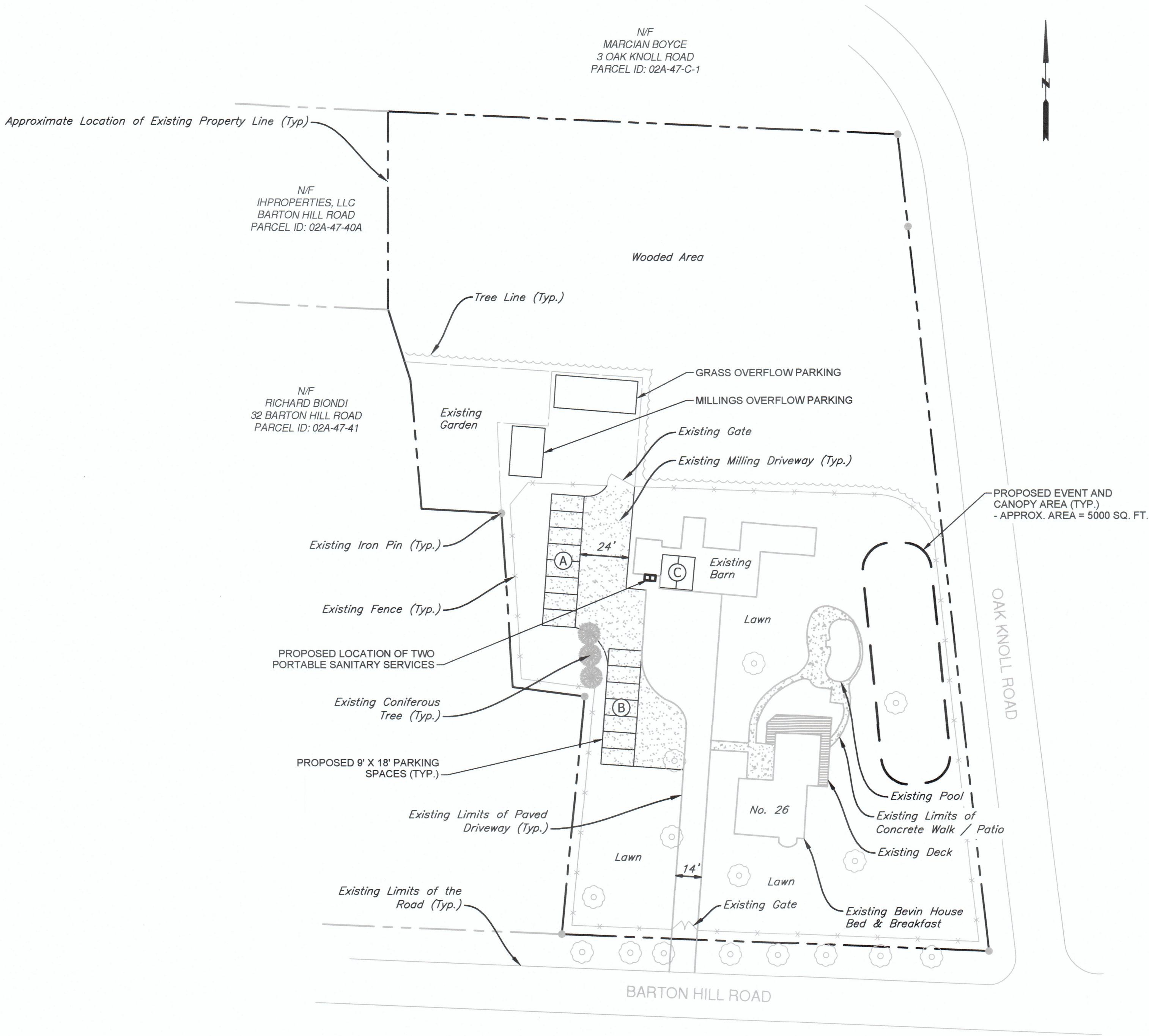
  
B. PROPOSED:  

1. PARKING SPACES:	
SECTION A (MILLINGS)	= 8
SECTION B (MILLINGS)	= 7
SECTION C (GARAGE)	= 2
TOTAL SPACES	= 17

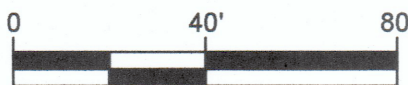
  
C. GRASS AND MILLINGS OVERFLOW PARKING = APPROX. 8 ADDITIONAL SPACES

LEGEND

- |  |                              |
|--|------------------------------|
|  | UTILITY POLE                 |
|  | TREE LINE                    |
|  | LIMIT OF CLEARING            |
|  | FENCE                        |
|  | PROPOSED SANITARY SEWER LINE |
|  | PROPOSED WATER LINE          |
|  | PROPOSED OVERHEAD UTILITIES  |
|  | IRON PIN TO BE SET           |
|  | EXISTING IRON PIN            |
|  | NOW OR FORMERLY              |
|  | VOLUME                       |
|  | PAGE                         |
|  | SQUARE FEET                  |
|  | CONNECTICUT LIGHT AND POWER  |



SITE PLAN  
SCALE 1" = 40'



DESIGNED	KPP	DRAWN	SDF	CHECKED	KPP / DRS	REVISED

PREPARED FOR:  
BEVIN HOUSE B&B  
East Hampton, CT

BEVIN HOUSE BED AND  
BREAKFAST SITE PLAN  
26 BARTON HILL ROAD  
East Hampton, Connecticut