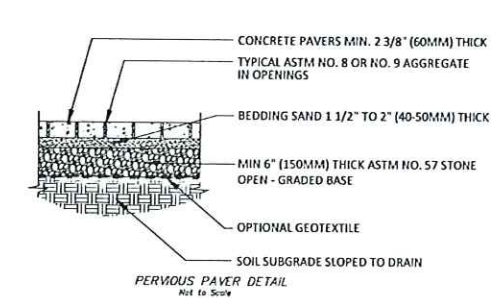
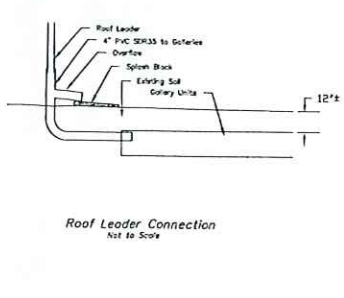
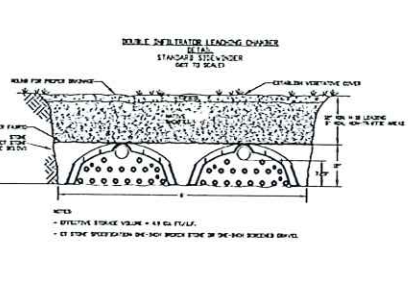
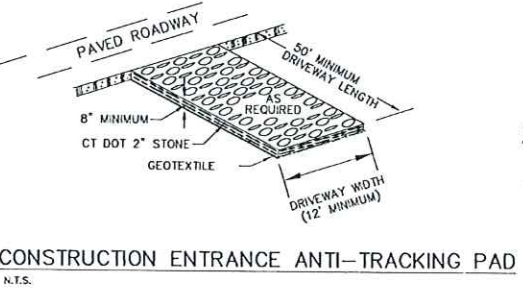
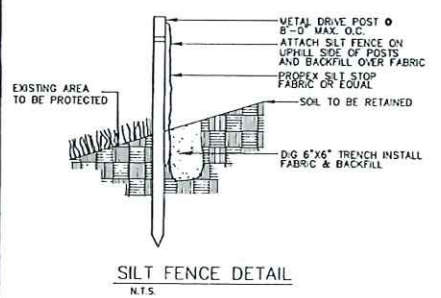


- NOTES**
- Assessor's Map 09A/74/167, Area 5535 s.f., 0.13 ac., Zone R-1, Deed Reference EHLR 380/393
 - REFERENCE MAPS**
 - Princess Pocotopaug, Scale 1"=50', Approved April 30, 1949, by P.A. Merion
 - Map Showing Layout of Roads of Princess Pocotopaug Development, Located on Lake Pocotopaug, Town of East Hampton, Connecticut, Date June 1955, Scale 1"=50', by Philip A. Merion
 - Zoning Location Survey, Property of Donald Ballsieper, Navajo Trail & Namonee Trail, East Hampton, Conn., Scale 1"=20', Date Jan. 27, 2020, by Waldo Assoc. LLC
 - Vertical datum is NAVD 1988 referenced to CGS BM 1779.
 - House will not have a cellar.
 - Entire parcel is classified as 273C Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes by the USDA NRCS Web Soil Survey.
 - Property is designated Area of Minimal Flood Hazard on Flood Insurance Rate Map 09007C0155G Dated 8/28/2008.
 - Entire lot to be filled. Average depth of fill <1'. Approximate volume of fill <200 cu.yd.
 - Driveway and Patio shall be constructed with pervious pavers.
 - Sewer locations from asbuilt drawings provided by East Hampton WPCA.

- CONSTRUCTION SEQUENCE**
- Notify Town of intention to proceed.
 - Install silt fence and construction entrance. Construction entrance to be in same location as proposed paver drive.
 - Clear and grub site.
 - Place fill as necessary.
 - Excavate for and construct house.
 - Install well and stormwater galleries.
 - Finish grade site; install pervious paver driveway.
 - Spread topsoil and seed. Install other landscaping.
 - Remove silt fence when area is stabilized.
- STORMWATER TREATMENT:**
 Use Double Infiltrator galleries to infiltrate roof runoff.
 Area: 531 s.f., c=0.9, V=531x0.9x1/12=40 cu.ft.
 Use Double Infiltrators @ 4.9 cu.ft./ft.
 40 cu.ft./4.9 cu.ft./ft.=8.1 ft. required.
 Use 3'-48" units
 Connect roof leaders to infiltrator units as shown in detail.
 Driveway will be surfaced with pervious pavers

ZONING CHART
 Zone R-1, Sewer

Lot Area	Required 20,000 s.f.	Existing 5535 s.f.	Proposed 5535 s.f.
Lot Width	125'		
Lot Depth	100'	100'	100'
Lot Frontage	100'	171.77'	171.77'
Building Height	30'	n/a	<30'
Lot Coverage	20%	n/a	9.0%
Front Setback	25'	n/a	25.5'
Side Setback	15'	n/a	15.5'
Rear Setback	25'	n/a	n/a corner lot



- LEGEND**
- Catch Basin
 - Manhole
 - Wood fence
 - Silt fence
 - Utility pole
 - Proposed Grade
 - Sewer line

SITE PLAN ~ PROPERTY OF DONALD BALLSIEPER, NAVAJO TRAIL & NAMONEE TRAIL

EAST HAMPTON, CONN.

WALDO & ASSOCIATES LLC
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 89 State St., Guilford, Conn. 06437 Phone 203 453 4386

Date	April 27, 2020	Scale	1"=10'	Checked	
Revised	Dec. 15, 2020			Drawn	M.Y.
	Dec. 23, 2020 sewer			Fld Bk	539
Job #	3777				

