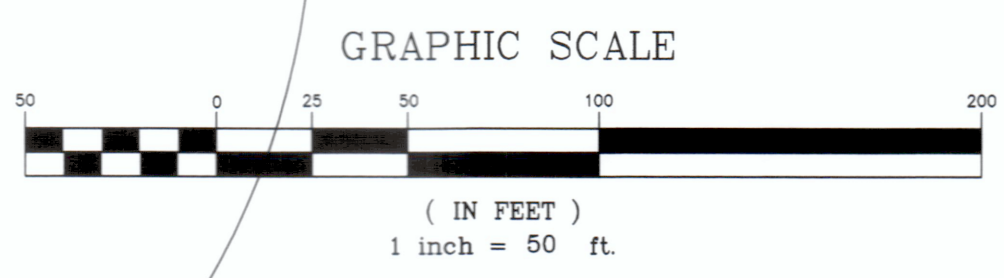


ZONING INFORMATION TABLE FOR LOT 6-2 (#11 CONE ROAD)		
RE DISTRICT (WITHOUT SANITARY SEWERS)		
	REQUIRED/ALLOWED	EXISTING
MINIMUM LOT AREA	60,000 S.F.	61,027 S.F.
MAXIMUM LOT COVERAGE (SF)	6,103 S.F.	1,888 S.F.
MAXIMUM LOT COVERAGE (D)	10%	3.0%
MINIMUM LOT FRONTAGE	100 FEET	170.82 FEET
MINIMUM LOT WIDTH	150 FEET	165.96 FEET
MINIMUM LOT DEPTH	175 FEET	265 FEET
FRONT YARD SETBACK - EAST	25 FEET	104.32 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 CLERK'S OFFICE.
    - SITE DEVELOPMENT PLAN PREPARED FOR STANISLAW J. OLEKSENKO LOT 6A CONE ROAD EAST HAMPTON, CT SCALE: 1" = 20' DATED: 1-28-19 PREPARED BY: FRANK C. MAGNOTTA MAP ON FILE IN THE EAST HAMPTON BUILDING DEPT.
    - PROPERTY SURVEY PREPARED FOR STANISLAW J. OLEKSENKO CONE ROAD & OLD MIDDLETOWN ROAD ASSESSOR'S MAP 6 / BLOCK 37 / LOT 6 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
  - BOUNDARY LINE
  - SETBACK LINE
  - WETLANDS
  - STONEWALL
  - 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

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



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/30/20	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 \_\_\_\_\_

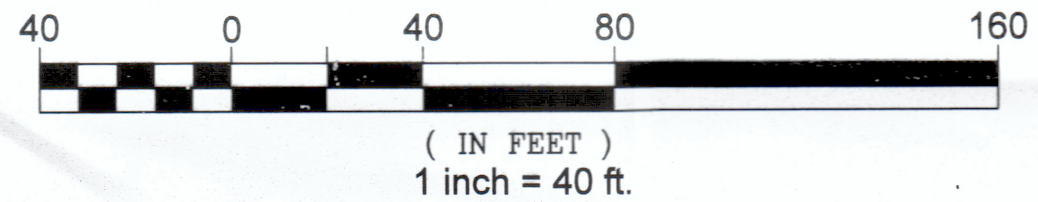
Expiration Date \_\_\_\_\_

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 ON THIS PLAN ARE SUBSTANTIALLY CORRECT.

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

UNDERGROUND FEATURES DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROL TESTIMONY, FIELD INVESTIGATIONS, AND OTHER SOURCES. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KENNETH J. PICARD DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. THE LOCATIONS OF ALL UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE IN NATURE AND ALL SUCH FEATURES MAY NOT BE SHOWN. CALL BEFORE YOU DIG 1-800-922-4455.





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	PPH	POINT POINT OF CURVATURE/TANGENT
CATV	CABLE TV	PVC	POLYVINYL CHLORIDE
C.B.	CATCH BASIN	PVMT	PAVEMENT
CL	CENTER LINE	RPC	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RET	RETAINING WALL
C.O.	CLEANOUT TO CONCRETE	S.F.	SQUARE FEET
C.O.C.	CORRODE	ST	STORM SEWER
CORR.	CORRUGATED	STA	STATION
DIA.	DIAMETER	S.S.	SANITARY SEWER
DIP	DUCTILE IRON PIPE	S.W.	4" SOLID WHITE LINE
D.S.	DOWNSPOUT	S.Y.	4" SOLID YELLOW LINE
ELEV.	ELEVATION	T/E/CATV	TELEPHONE / ELECTRIC / CABLE
EVX	END VERTICAL CURVE	T.F.	TOP OF FRAME
EX.	EXISTING	T.O.W	TOP OF WALL
F.B.F.	FINISHED BASEMENT FLOOR	VCP	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
HOPE	HIGH DENSITY POLYETHYLENE	(W)	WEST
HYD.	HYDRANT		
IN.	INCHES (")		
INV.	INVERT		

- FOR LOCATIONS OF ALL UNDERGROUND UTILITIES INQUIRE AT THE APPROPRIATE UTILITY AND CALL BEFORE YOU DIG AT 1-800-922-4455.
- ALL PROPOSED EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED TO CREATE DOWN LIGHTING ONLY.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING THE TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO DISTURBANCE OF THE NATURAL GROUND CONDITIONS.
- DRIVEWAYS SHALL HAVE A MINIMUM CURVE RADIUS OF 5 FEET AT THE ROAD AND A MAXIMUM GRADE OF 12 PERCENT.
- ALL DRIVEWAY GRADES THAT EQUAL OR EXCEED 10 PERCENT SHALL BE PAVED WITH COMPACTED BITUMINOUS ASPHALT UNDERLAY BY COMPACTED GRAVEL/PROCESSED STONE OR COMBINATION THEREOF. ALL DRIVEWAY APRONS SHALL BE PAVED FROM THE GUTTER LINE TO THE STREET LINE.
- THERE ARE WETLANDS LOCATED WITHIN 100 FEET OF THE PROPOSED DRIVEWAY CONSTRUCTION ACTIVITIES.
- THIS PROPERTY IS NOT IN A REGULATED FLOODPLAIN.
- THE WETLAND BOUNDARY SHOWN ON THIS PLAN WAS FLAGGED BY BILL JACKSON OF JACKSON ENVIRONMENTAL ON AUGUST 2-7, 2018 AND OCTOBER 9, 2019 AND FIELD SURVEYED BY PICARD LAND SURVEYING, LLC.
- NO FUEL TANKS SHALL BE BURIED WITHIN 75 FEET OF ANY WATER SUPPLY WELL.
- ALL ROOF WATER SHALL BE PIPED AWAY FROM THE LEACHING SYSTEM.
- THE SCS SOIL CLASSIFICATIONS ON THIS SITE ARE:
  - 3 - RIDGEBURY, LEICESTER & WHITMAN EXTREMELY STONY SOILS, 0-4% SLOPES, HYDRO GROUP "D"
  - 133C - CHARLTON-CHATFIELD COMPLEX, VERY ROCKY, 0.1%-3% SLOPES, HYDRO GROUP "B"
  - 84B - PAXTON & MONTAUK FINE SANDY LOAM, 3-6% SLOPES, HYDRO GROUP "C"
- 85C - PAXTON & MONTAUK FINE SANDY SOILS, VERY STONY, 8 - 15% SLOPES, HYDRO GROUP "C".
- CONTOUR ELEVATIONS ARE DEVELOPED FROM LIDAR.
- ALL ROOF WATER ON THIS PROJECT ARE "V" SHAPED RIP-RAP OR GRASS LINED SWALES.
- ALL RIP-RAP USED IN THIS PROJECT FOR SLOPE PROTECTION SWALES, DETENTION BASINS, STILLING BASIN, SCOUR PADS AND ANY MISCELLANEOUS USES SHALL BE UNDERLAYN WITH A HEAVY DUTY, NON-WOVEN GEOTEXTILE FABRIC.
- THE SITE LAYOUT FOR THIS SUBDIVISION PROVIDES EXCELLENT SOLAR ACCESS FOR FUTURE LOT DEVELOPERS DUE TO THE LARGE LOT AREAS AND THE PRESENCE OF SOUTHERLY SLOPES ON THE LOTS.
- SUBSURFACE SEWAGE DISPOSAL SYSTEMS FOR ALL LOTS IN THIS SUBDIVISION SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.

**BASIN #1**

**CB-1 (TYPE "C", DOUBLE TYPE II INLET)**  
TF = 424.7'  
INV. = 422.8' IN (5 LF STUB, 12" HDPE)  
INV. = 421.2 OUT (15" HDPE)

X-PIPE = 18LF, 15" HDPE, S = 1.11%

**CB-2 (TYPE "C" DOUBLE TYPE II INLET)**  
TF = 424.7'  
INV. = 421.0' IN (15" HDPE)  
= 418.6' OUT TO G/P SEPARATOR (15" CORRUGATED HDPE)

6 LF, 15" CORRUGATED HDPE, S = 10.00%

**OIL / PARTICLE SEPARATOR- BASIN #1**  
TF =420.0 +/-  
INV. = 418.0' IN (CORRUGATED HDPE)  
= 418.0' OUT (15" STUB, CORRUGATED HDPE TO DETENTION BASIN)

**DETENTION BASIN #1: BOTTOM EL. = 415.0', TOP OF BERM- 420.5'**  
ENTIRE BASIN TO BE LINED WITH INTERMEDIATE RIP-RAP UNDERLIN BY  
HARDY GEOTEXTILE FABRIC.

**DETENTION BASIN OUTLET STRUCTURE**  
4' DIA. CONCRETE RISER  
6" DIA. INLET PORT, INV. = 415.5'  
8" DIA. INLET PORT, INV. = 417.4'  
12" DIA. HDPE, OUT-LET PIPE, INV. = 415.0'  
25 LF TO DISCHARGE POINT, INV. = 414.5', S = 2.00%  
TOP OF CONCRETE RISER, WEIR EL. = 420.0'

**TWIN 18" RCP CULVERT**  
SEE PROFILE SHEET FOR DETAILS

The Planning and Zoning Commission of East Hampton, Connecticut certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of The Town of Portland Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 2002, as amended

APPROVED BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION  
CONDITIONAL APPROVAL \_\_\_\_\_ CHAIRMAN/SECRETARY \_\_\_\_\_

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

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.

SUBDIVISION PROPERTY OF <b>STANISLAW J. OLEKSENKO</b> <b>#11 CONE ROAD</b> <b>EAST HAMPTON, CT.</b>		
Date: JAN. 27 , 2020	<b>WATERSHED MAP</b>	Project No.
Scale: 1" = 40'		Sheet No. 2
FRANK C. MAGNOTTA, P.E. PC CONSULTING ENGINEER FrankCMagnottaPE@Aol.Com 395 MAIN STREET, PORTLAND, CT 06480 TEL. 860-342-2191		

ASSESSOR MAP 6, BK 37, LOT 6A

SUBDIVISION PROPERTY OF

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

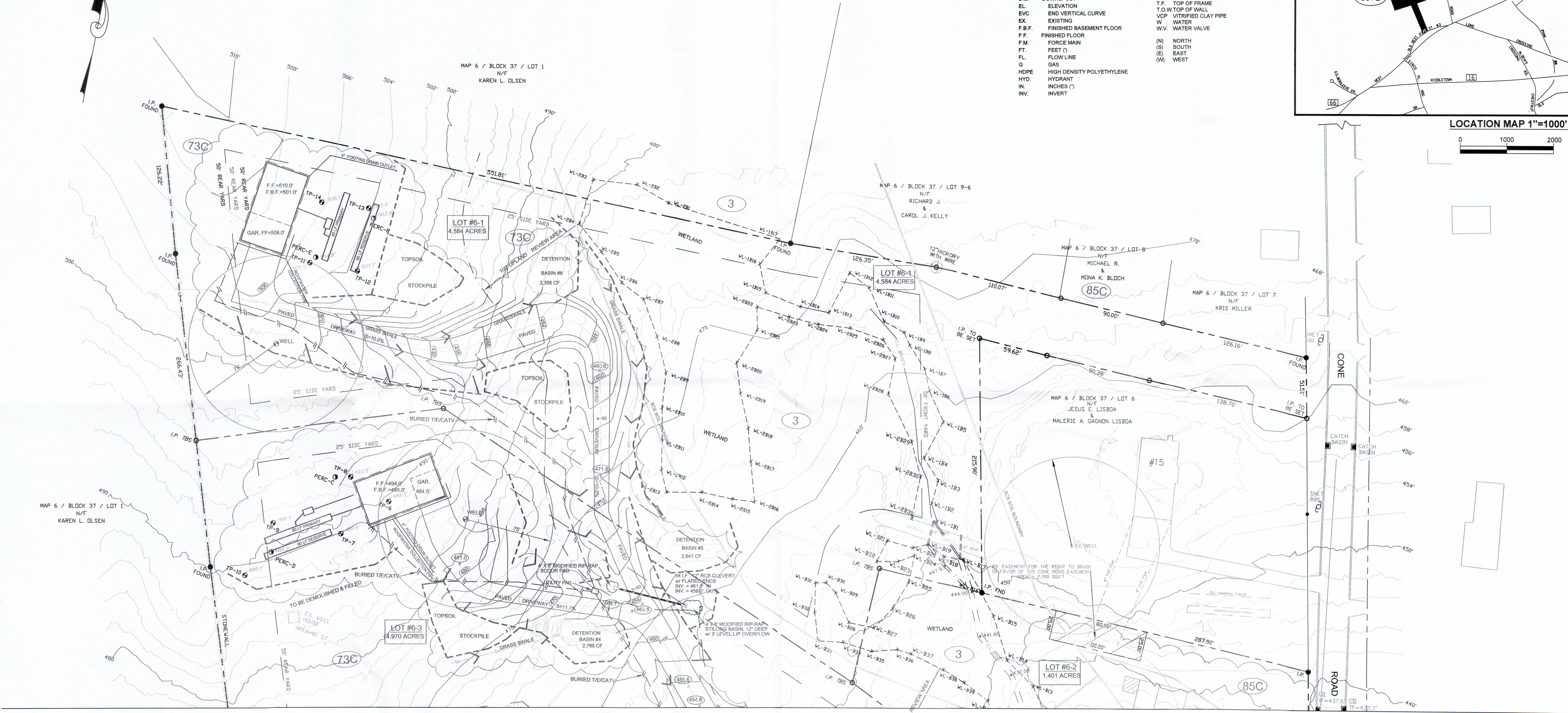
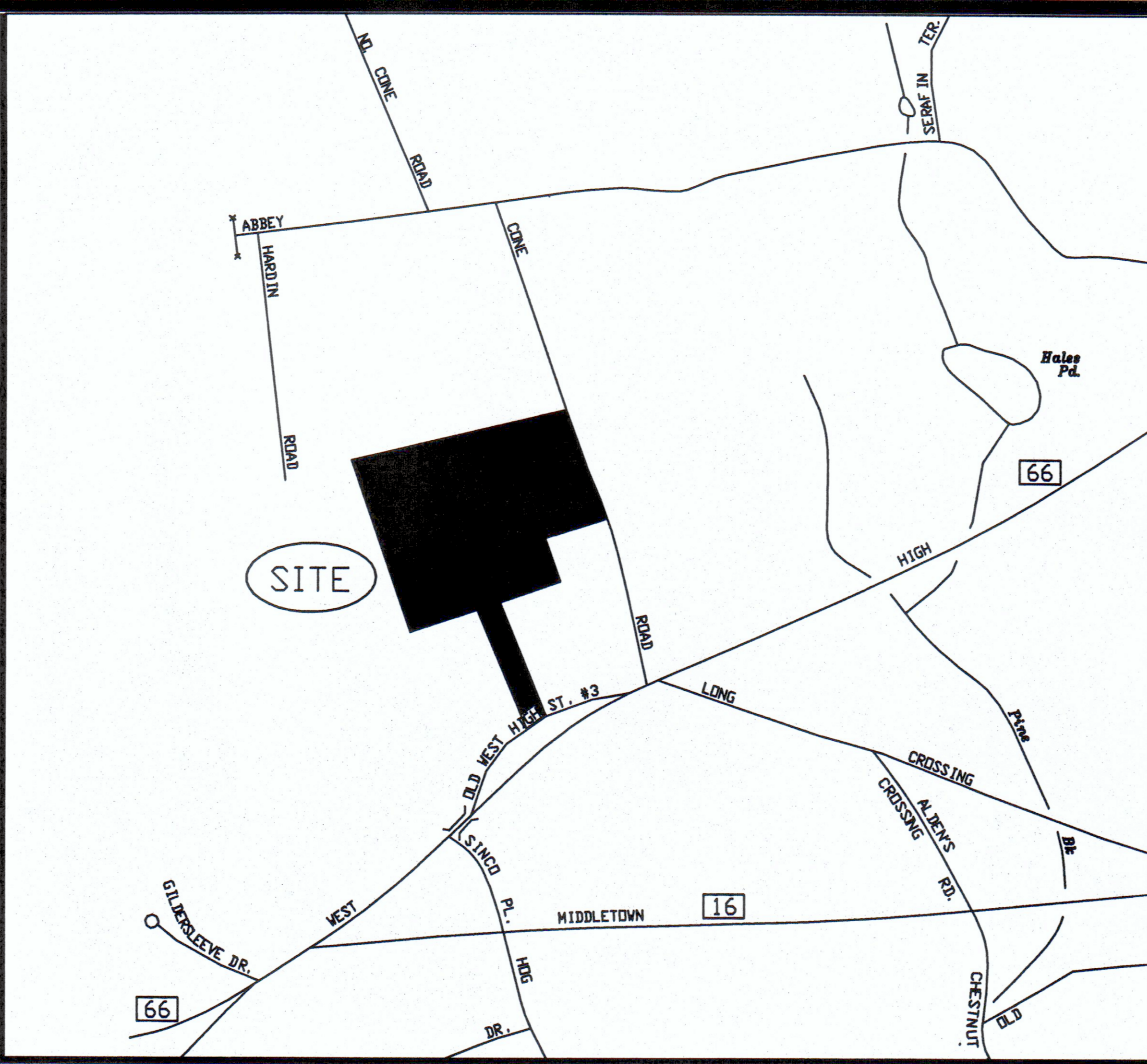
WATERSHED MAP

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

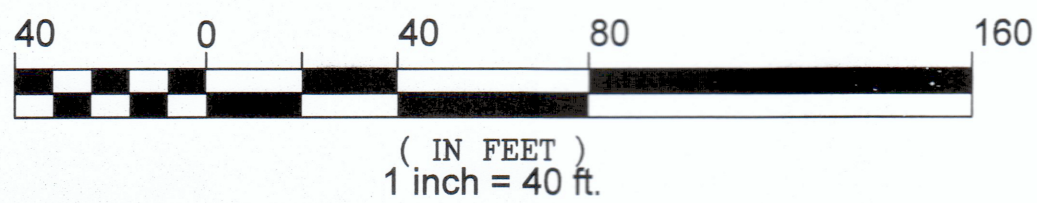


LIST OF ABBREVIATIONS

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	PC/PT	POINT OF CURVATURE/TANGENT
CATV	CABLE TV	PVC	POLYVINYL CHLORIDE
C.B.	CATCH BASIN	PVMT	PAVEMENT
CL	CENTER LINE	RCP	REINFORCED CONCRETE PIPE
OMP	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	SYL	4" SOLID YELLOW LINE
EL	ELEVATION	TIE/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	VCP	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		



MATCH LINE SHEET 2



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.

The Planning and Zoning Commission of East Hampton, Connecticut certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of The Town of Portland Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 2002, as amended.

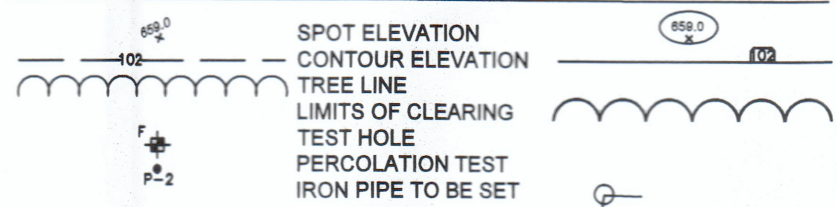
Signature \_\_\_\_\_  
(Commission Chairman)

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

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

FRANK C. MAGNOTTA, P.E.

P.E. No. 11,699



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**

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	P&Z DATA	FCM	1-30-2020

VALID ONLY WITH  
LIVE SEAL AND  
SIGNATURE



Date:  
JAN. 27, 2020  
Scale:  
1" = 40'

Project No.  
Sheet No.  
3



## SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner : Stanislaw Oleksenko

Location : Cone Road (Access from Old West High Street)

## DEEP TEST PIT DATA/SOIL DESCRIPTIONS

DATE: 9/17/19 and 9/25/19

(Record all Test Pins)

TEST PIT: TH-2	TEST PIT: TH-1	TEST PIT: TH-5	TEST PIT: TH-3
0-9" Topsoil 9-20" Reddish brown silty fine sandy loam 20-44" Very decomposed schist 44-79" Slightly more consolidated schist material	Ledge at 17"	0-10" Topsoil 10-20" Light brown silty fine sand and some gravel 20-26" Light brown silty fine sand (very firm) 26-42" Red brown silty loam with decomposed schist (firm) 42-55" Decomposed schist	0-8" Topsoil 8-25" Orange brown silty fine sandy loam (loose) 25-91" Grey sandy till with stones and cobbles (firm...looser with depth)
Mottles: None GW: None Ledge: None Roots: 50" Restrictive: None	Mottles: None GW: None Ledge: 17" Roots: 39" Restrictive: None	Mottles: None GW: None Ledge: 51" Roots: 39" Restrictive: 51"	Mottles: Spotty 28" GW: None Ledge: None Roots: 51" Restrictive: 28"

TEST PIT: TH-4	TEST PIT: TH-8	TEST PIT: TH-6	TEST PIT: TH-7
0-6" Topsoil 6-22" Light brown silty fine sandy loam (loose) 22-46" Grey sandy till (loose to firm) 46-86" Decomposed schist	0-6" Topsoil and leaf litter 6-29" Orange brown silty fine sandy loam (loose) 29-70" Brown to grey silty sandy till with rocks and schist rocks	Ledge at 48"	0-7" Topsoil 7-24" Orange brown silty fine sandy loam (loose) 24-84" Grey fine sandy till with rocks
Mottles: 30" GW: None Ledge: None Roots: 46" Restrictive: 30"	Mottles: None GW: None Ledge: None Roots: 61" Restrictive: None	Mottles: None GW: None Ledge: 48" Roots: 55" Restrictive: None	Mottles: None GW: None Ledge: None Roots: 55" Restrictive: None

## OPERATION &amp; MAINTANENCE SCHEDULES

## O/P SEPARATORS &amp; DETENTION BASIN #1

INSPECT SEMI-ANNUALLY AND REMOVE OIL, GREASES, FLOATABLES AND SEDIMENT FROM THE O/P SEPARATORS AT LEAST TWICE A YEAR, OR MORE OFTEN DURING THE WINTER WHEN SEDIMENT MATERIAL IS WITHIN 24 INCHES OF OUTLET PIPE INVERT. TO PREVENT THIS MATERIAL FROM ENTERING THE DETENTION GALLERY SYSTEM. TYPICALLY OCTOBER, JANUARY AND APRIL ARE THE TIMES FOR THESE SYSTEMS TO BE CLEANED OUT. THESE UNITS MUST BE PUMPED OUT BY A CONTRACTOR LICENSED TO DISPOSE OF THE MATERIALS CONTAINED IN THESE STRUCTURES.

## CATCH BASIN SUMPS

INSPECT EVERY 6 MONTHS AND MORE OFTEN DURING WINTER SEASON FOR ACCUMULATION OF DEBRIS AND SEDIMENT. REMOVE ALL MATERIAL AT LEAST ONCE A YEAR, TYPICALLY MAY OR WHEN THE SEDIMENT LEVEL IN THE SUMP IS WITHIN 24 INCHES OF THE INVERT OF THE LOWEST PIPE IN THE STRUCTURE. THESE UNITS MUST BE PUMPED OUT BY A CONTRACTOR LICENSED TO DISPOSE OF THE TYPE OF MATERIALS CONTAINED IN THESE STRUCTURES.

## SEQUENCE OF CONSTRUCTION - ACCESS DRIVEWAY

START	COMPLETION
APRIL 1st, 2019	APRIL 15th
APRIL 15th	MAY 15th
APRIL 15th	MAY 30th
MAY 30th	JUNE 12th
JUNE 12th, 2019	JUNE 28th
JUNE 20th	SEPTEMBER 4th
JUNE 10th	JULY 10th
JUNE 28th	JULY 24th
JUNE 26th	JULY 15th
AUGUST 15th	SEPTEMBER 12th
SEPTEMBER 12th	SEPTEMBER 16th
MAY 1st	SEPTEMBER 30th
NOVEMBER 15th	

## SEQUENCE OF CONSTRUCTION - LOT #1 DEVELOPMENT

JULY 25th	AUGUST 15th
AUGUST 15th	SEPTEMBER 1st
AUGUST 28th	SEPTEMBER 24th
AUGUST 31th	SEPTEMBER 30th
SEPTEMBER 23rd	OCTOBER 2nd
JULY 30th	MARCH 5th, 2021
SEPTEMBER 15th	SEPTEMBER 23rd
AUGUST 31st	APRIL 2, 2021
MARCH 15th, 2021	

## PERCOLATION TESTS - CONE ROAD, EAST HAMPTON

PERFORMED BY FRANK C. MAGNOTTA, P.E., PC  
SEPTEMBER 25, 2019

NO. A (AT TP-3)	DEPTH: 36"
TIME	READING RATE
10:32	4"
10:37	8"
11:07	9"
11:17	10"
11:27	11"
11:37	12"

PRESOAK AT 9:00 AM, DRY AT 10:30 AM  
REFERENCE AT 23.8" BELOW GRADE

NO. B (AT TP-4)	DEPTH: 34 1/2"
TIME	READING RATE
10:35	8"
10:55	10 3/4"
11:05	12"
11:15	13"
11:25	14"
11:35	LESS THAN 3" OF WATER IN HOLE

PRESOAK AT 9:10 AM, DRY AT 10:30 AM  
REFERENCE AT 18" BELOW GRADE

NO. C (AT TP-8)	DEPTH: 31"
TIME	READING RATE
10:34	9"
10:37	10 1/2"
10:42	13"
10:47	14"
10:52	15"
10:57	LESS THAN 3" OF WATER IN HOLE

PRESOAK AT 1:38 PM, DRY AT 3:00 PM  
REFERENCE AT 15" BELOW GRADE

NO. D (AT TP-10)	DEPTH: 29"
TIME	READING RATE
10:34	9"
10:37	10 1/2"
10:42	13"
10:47	14"
10:52	15"
10:57	LESS THAN 3" OF WATER IN HOLE

PRESOAK AT 2:00 PM, DRY AT 3:00 PM  
REFERENCE AT 13" BELOW GRADE

NO. E (AT TP-11)	DEPTH: 30"
TIME	READING RATE
12:18	3 1/2"
12:23	7"
12:28	9 1/4"
12:33	11 1/4"
12:38	12 3/4"
12:43	14 1/4"
12:48	LESS THAN 3" OF WATER IN HOLE

PRESOAK AT 11:50 AM, DRY AT 12:15 AM  
REFERENCE AT 14" BELOW GRADE

NO. F (AT TP-13)	DEPTH: 30"
TIME	READING RATE
12:21	3 1/2"
12:26	9 3/4"
12:31	12 1/2"
12:36	14 1/2"
12:41	LESS THAN 3" OF WATER IN HOLE

PRESOAK AT NOON, DRY AT 12:20 AM  
REFERENCE AT 13 1/2" BELOW GRADE

## BASIS OF SANITARY DESIGN

## LOT #1

NUMBER OF BEDROOMS - 4

DESIGN PERCOLATION RATE - 1-10 MIN/INCH

RELA - 578 SF  
USE - 60 LF OF GEOMATRIX "GST 6212", (12" x 62"), 12" O.C. @ 10.0 SF/LF = 600 SF

## MLSS

SLSA - A) AVG. = (48" + 38") / 2 = 42", B) AVG. TO ROOTS = 37", RS = (42" + 37") / 2 = 39.5", SLOPE = 5.0 %  
HF=26 PF=1.0 FF=1.75  
MLSS= 26 x 1.0 x 1.75 = 46 LF (60 LF PROPOSED)

## LOT #2

EXISTING 4 BEDROOM DWELLING, SEE MAP REFERENCE #4.

## LOT #3

NUMBER OF BEDROOMS - 4

DESIGN PERCOLATION RATE - 1-10 MIN/INCH

RELA - 578 SF  
USE - 60 LF OF GEOMATRIX "GST 6212", (12" x 62"), 12" O.C. @ 10.0 SF/LF = 600 SF

## MLSS

SLSA - A) AVG. MOTTILING & ROOTS = (48" + 61") / 2 = 54", B) MOTTILING = 24", RS = (54" + 24") / 2 = 39"  
SLOPE = 5.0 %  
HF=24 PF=1.0 FF=1.75  
MLSS= 24 x 1.0 x 1.75 = 42 LF (60 LF PROPOSED)

## LOT #4

NUMBER OF BEDROOMS - 4

DESIGN PERCOLATION RATE - 1-10 MIN/INCH

RELA - 578 SF  
USE - 60 LF OF GEOMATRIX "GST 6212", (12" x 62"), 12" O.C. @ 10.0 SF/LF = 600 SF

## MLSS

SLSA - A) AVG. MOTTILING = (28" + 30") / 2 = 29", B) AVG. RESTRICTIVE = (38" + 51") = 44", RS = (29" + 44") = 36",  
SLOPE = 9.1 %  
HF=24 PF=1.0 FF=1.75  
MLSS= 24 x 1.0 x 1.75 = 42 LF (60 LF PROPOSED)

## PROJECT DESCRIPTION

THE PROJECT PROPOSES TO SUBDIVIDE A 14.766 ACRES PARCEL WITH AN EXISTING HOUSE INTO TWO FRONT LOTS AND TWO INTERIOR LOTS FRONTING ON CONE ROAD. ACCESS TO THE THREE UNDEVELOPED LOTS WILL BE PROVIDED BY A 473 LF SHARED, 22 FT WIDE PAVED & CURBED ACCESS DRIVEWAY TERMINATING IN A CIRCULAR TURN AROUND THAT IS CAPABLE OF ACCOMMODATING LARGE EMERGENCY RESPONSE VEHICLES. A METAL PLATE ARCH CULVERT IS PROPOSED WHERE THIS DRIVEWAY CROSSES A SMALL BROOK. CATCH BASINS ARE PROVIDED IN THIS DRIVEWAY THAT WILL DISCHARGE TO AN ADJACENT STORM WATER DETENTION BASIN.

BEYOND THE TURNAROUND IS A 350 LF SECTION OF 14" WIDE PAVED DRIVEWAY THAT IS SHARED BY LOTS 1 & 3. ALL OTHER DRIVEWAYS IN THE SUBDIVISION SERVE THE INDIVIDUAL LOTS. STORM WATER DETENTION BASINS ARE PROPOSED ON EACH OF THE LOTS THAT WILL RECEIVE RUNOFF FROM THE IMPERVIOUS AREAS AND PORTIONS OF THE CLEARED LOT AREA. REMEDIATION OF PORTIONS OF THE WETLANDS ON LOT #1 AND A CONSERVATION EASEMENT OVER THIS AREA ARE PROPOSED.

## MAP REFERENCES

- LOT SPLIT, FIRST CUT FOR STANISLAW J. OLEKSENKO, LOT 6, BK 37, 16 CONE ROAD, EAST HAMPTON, CT. SCALE: 1"=60'; DATE: JANUARY 15, 2017; SHT-1, PREPARED BY J.L. SURVEYING.  
- PROPERTY SURVEY PREPARED FOR STANISLAW J. OLEKSENKO, CONE ROAD & OLD MIDDLETOWN ROAD, ASSESSORS MAP 6, BK 37, LOT 6A; EAST HAMPTON, CONNECTICUT, SCALE: 1"=60'; DATE: MARCH 15, 2019; PREPARED BY PICARD LAND SURVEYING, LLC.  
- RECORD SUBDIVISION MAP FOR STANISLAW J. OLEKSENKO, CONE ROAD & OLD MIDDLETOWN ROAD, ASSESSORS MAP 6, BK 37, LOT 6A; EAST HAMPTON, CONNECTICUT; PREPARED BY PICARD LAND SURVEYING, LLC.  
- MAP TITLED SITE DEVELOPMENT PLAN PREPARED FOR STANISLAW J. OLEKSENKO, LOT 6A CONE ROAD, EAST HAMPTON, CONNECTICUT, SCALE: 1"=20'; DATE: JANUARY 26, 2019; PREPARED BY FRANK C. MAGNOTTA, P.E., PC.

## ZONING DATA

ZONE: R-2 RESIDENTIAL	REQUIRED
MINIMUM LOT AREA - FRONT	80,000 SF 1.377 ACRES
" " " " INTERIOR	120,000 SF 1.755 ACRES
MINIMUM LOT WIDTH - FRONT	150 FT
MINIMUM LOT DEPTH - FRONT	200 FT
MINIMUM LOT FRONTAGE - FRONT	100 FT
" " " " INTERIOR	25 FT
MAXIMUM LOT COVERAGE	10% OF LOT AREA
MAXIMUM BUILDING HEIGHT	30 FT
BUILDING SETBACKS:	
FRONT YARD	50 FT
SIDE YARD	25 FT
REAR YARD	50 FT

## EROSION &amp; SEDIMENTATION CONTROL NOTES

- PRIOR TO THE START OF CONSTRUCTION, HAY BALES AND/OR SILT FENCES SHOWN ON THIS DRAWING SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS OUTLINED IN "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002" AND THIS SITE PLAN.
  - AT THE REQUEST OF THE TOWN PLANNER OR ZONING ENFORCEMENT OFFICER, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO ADDRESS FIELD CONDITIONS.
  - ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH THE MINIMUM STANDARDS OUTLINED IN "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002", AS FOLLOWS:
    - PERMANENT SEEDING AND PLANTING DATES ARE APRIL 1ST TO JUNE 1ST AND AUG. 15TH TO SEPT. 30TH.
    - TOPSOIL - 4" DEPTH
      - LIME - 45-90 LBS PER 1000 SF
      - FERTILIZER - (10-10-10) 7.5 LBS PER 1000 SF
      - SEEDING - KENTUCKY BLUE GRASS - 2.25
      - CREeping RED FESCUE - 2.25
      - PERENNIAL RYEGRASS - .50
    - MULCH - STRAW/HAY 80 LBS PER 1000 SF
    - 5.00 LB PER 1000 SF
- THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THIS PLAN IS:

NAME: STANISLAW OLEKSENKO  
ADDRESS: 84 CHURCHILL DRIVE, NEWINGTON, CT. 06111  
TEL. # 860-830-2198

- AN E & S BOND IN AN AMOUNT TO BE DETERMINED BY THE TOWN MUST BE POSTED PRIOR TO DISTURBANCE OF THE SITE.
- LAND DISTURBANCES SHALL BE KEPT AT A MINIMUM AND LAND RESTABILIZATION SCHEDULED AS SOON AS PRACTICABLE.
- ALL FINISHED GRADING SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS. NO WORK AREA SHALL BE LEFT DISTURBED AND/OR UNSTABLE FOR MORE THAN 30 DAYS WITHOUT THE APPLICATION OF STABILIZATION MEASURES (E.S.EEDING, MULCHING, ETC.).
- ALL STABILIZED AND DISTURBED AREAS, CONTROL MEASURES AND CONSTRUCTION ENTRANCES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF THE END OF A RAINSTORM THAT IS 0.1 INCHES OR GREATER. REPAIR OR CORRECT DAMAGE AND/OR ADD ADDITIONAL MEASURES WITHIN 3 DAYS OF INSPECTION REQUIRED ABOVE.
- ALL CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED FOR A PERIOD OF AT LEAST 3 MONTHS.
- ALL DETENTION BASINS SHALL BE USED AS TEMPORARY SEDIMENT TRAPS DURING CONSTRUCTION. EACH BASIN SHALL BE CLEANED OF ALL ACCUMULATED SEDIMENT ONCE THE RESPECTIVE WATERSHED IS VEGETATED AND FULLY STABILIZED.
- ALL DISTURBED SLOPES STEEPER THAN 1 FT VERTICAL TO 10 FT HORIZONTAL SHALL BE SEEDED AND STABILIZED USING EROSION CONTROL BLENKETS.

APPROVED BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION

CONDITIONAL APPROVAL \_\_\_\_\_  
CHAIRMAN / SECRETARYDATE: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_FINAL APPROVAL \_\_\_\_\_  
CHAIRMAN / SECRETARYDATE: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_

## 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.

NOTES. SOIL TESTING DATA  
&  
E/S CONTROL NARRATIVES

Project No. \_\_\_\_\_

Sheet No. 4

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

## REVISIONS

NO.	DESCRIPTION	BY	DATE
1	PAZ DATA	PCM	1-30-2020

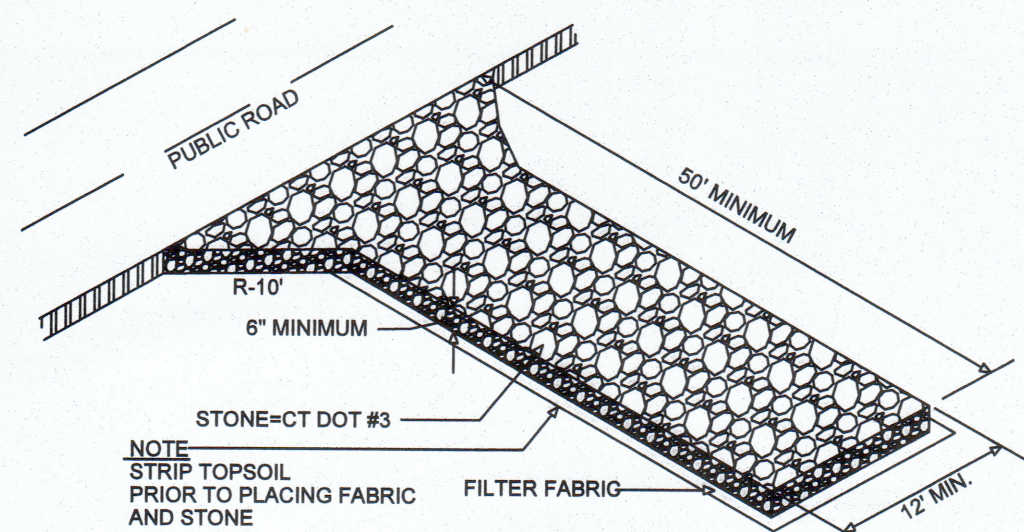
VALID ONLY WITH  
LIVE SEAL AND  
SIGNATURE

## COPYRIGHT © 2020

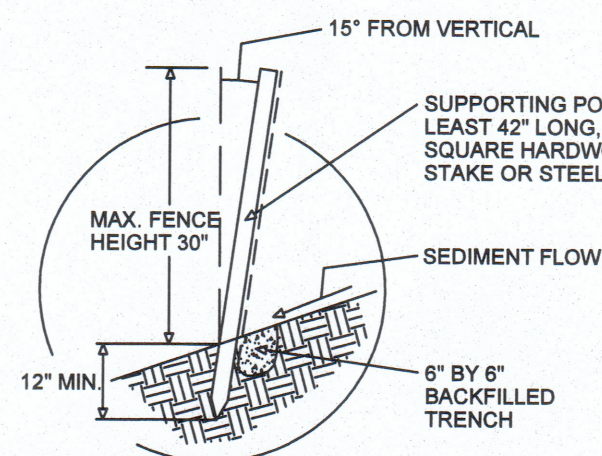
FRANK C. MAGNOTTA, P.E. PC

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.

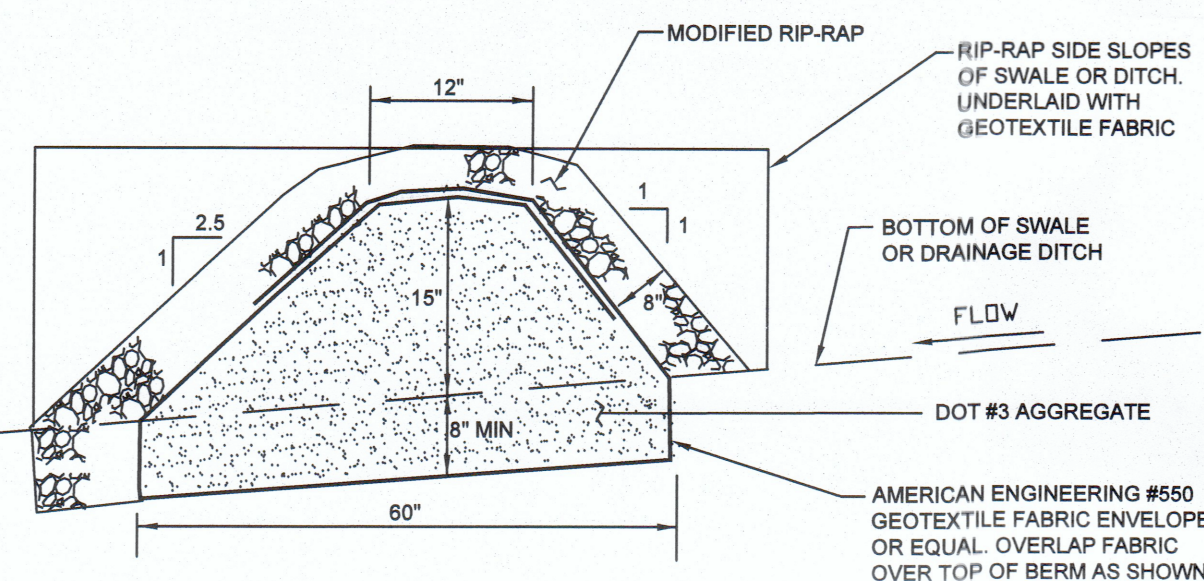




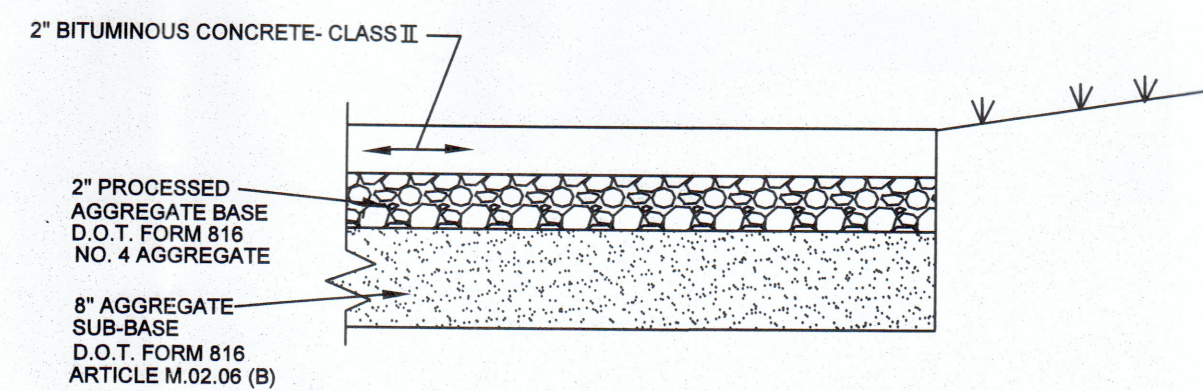
**TEMPORARY CONSTRUCTION ENTRANCE**  
NTS



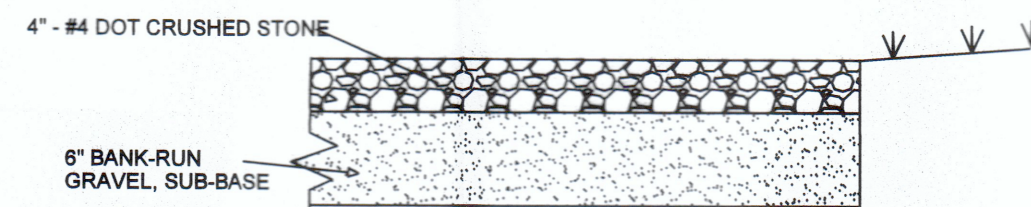
**SILT FENCE**  
NTS



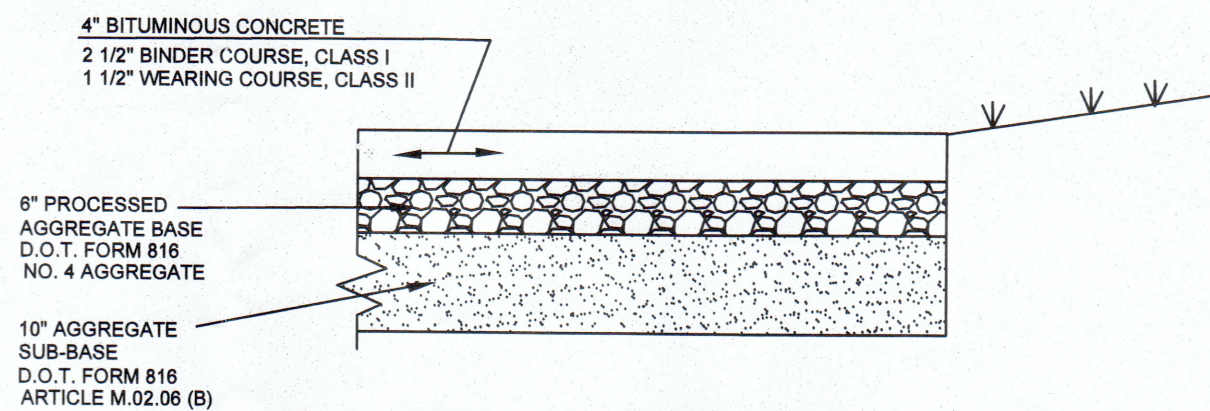
**STONE BERM & TEMPORARY SEDIMENT TRAP CROSS-SECTION**  
NTS



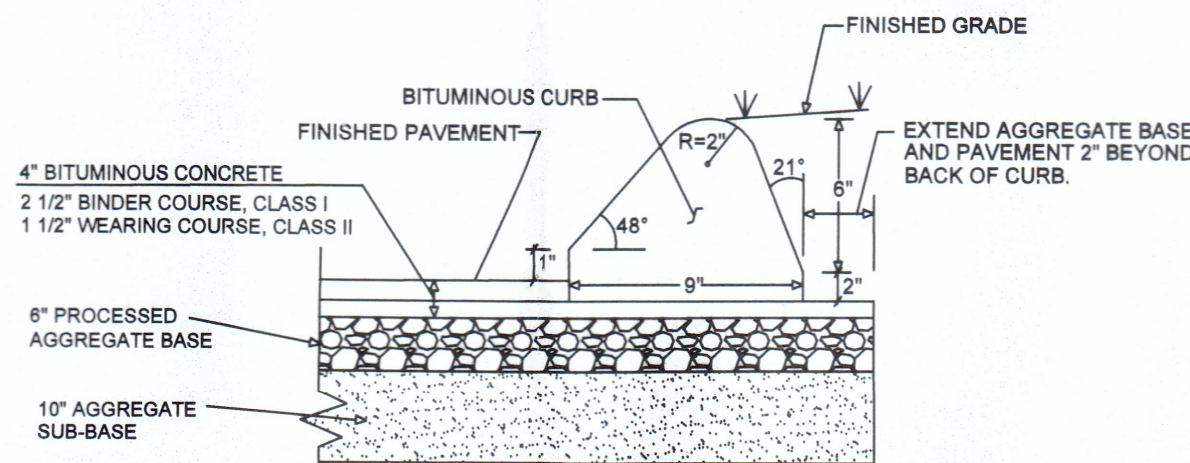
**PAVED INDIVIDUAL DRIVEWAY X-SECTION**  
NTS



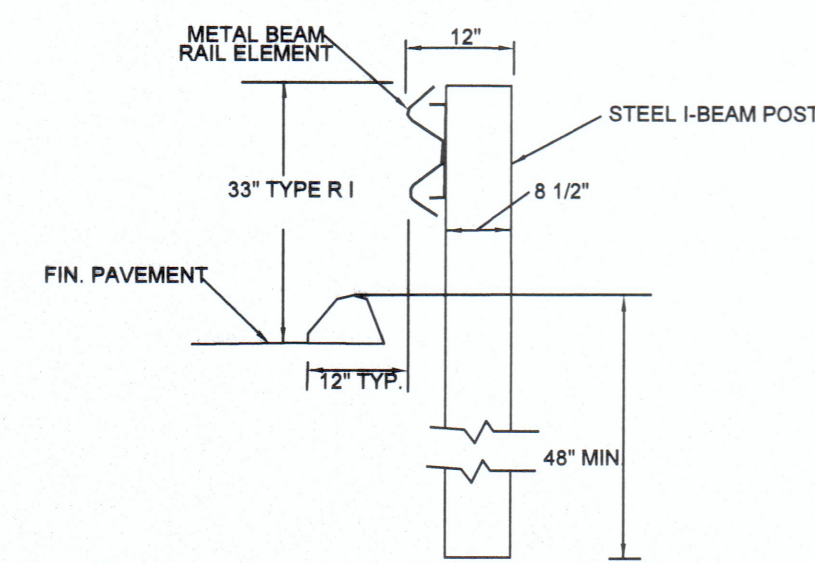
**INDIVIDUAL STONE DRIVEWAY X-SECTION**  
NTS



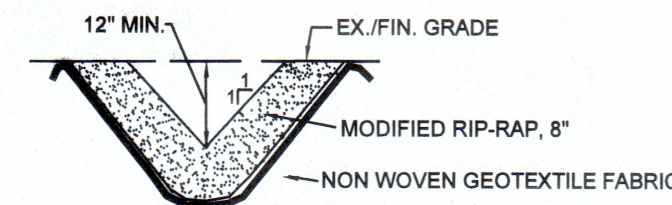
**PAVED SHARED DRIVEWAY- NO CURB X-SECTION**  
NTS



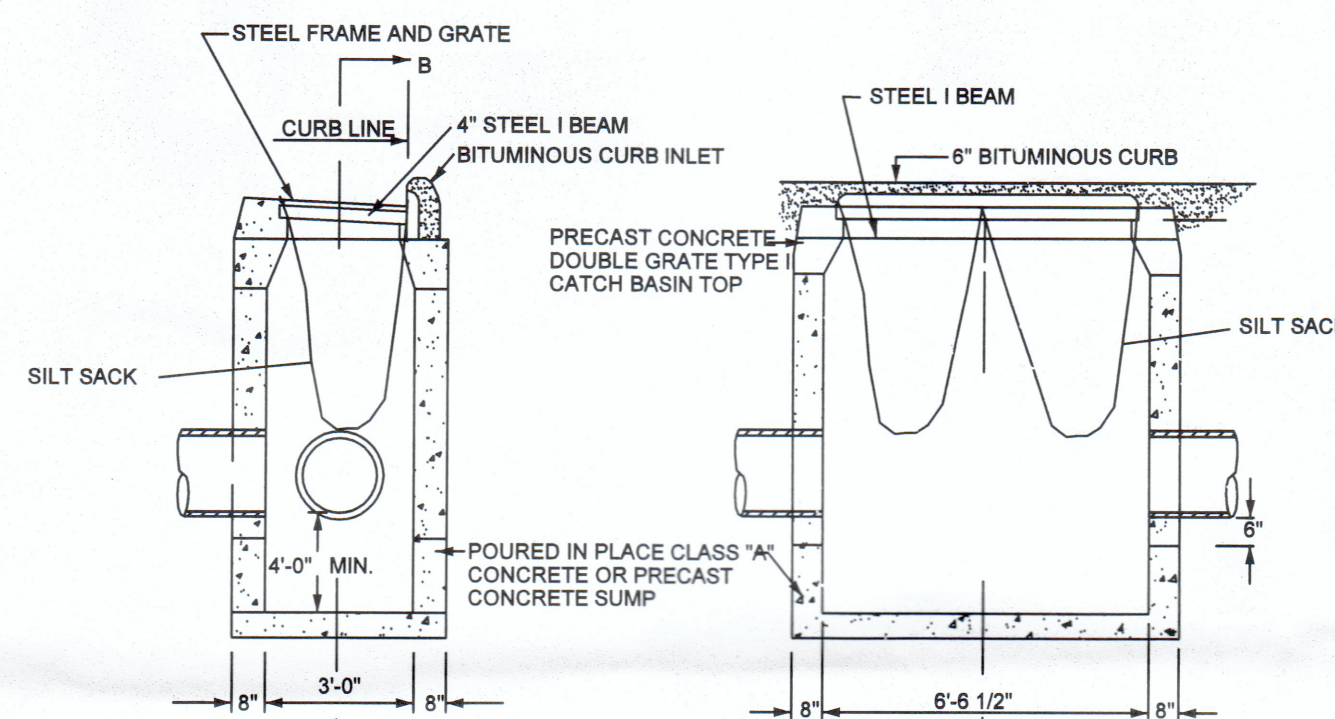
**PAVED SHARED DRIVEWAY- w / CURB X-SECTION**  
NTS



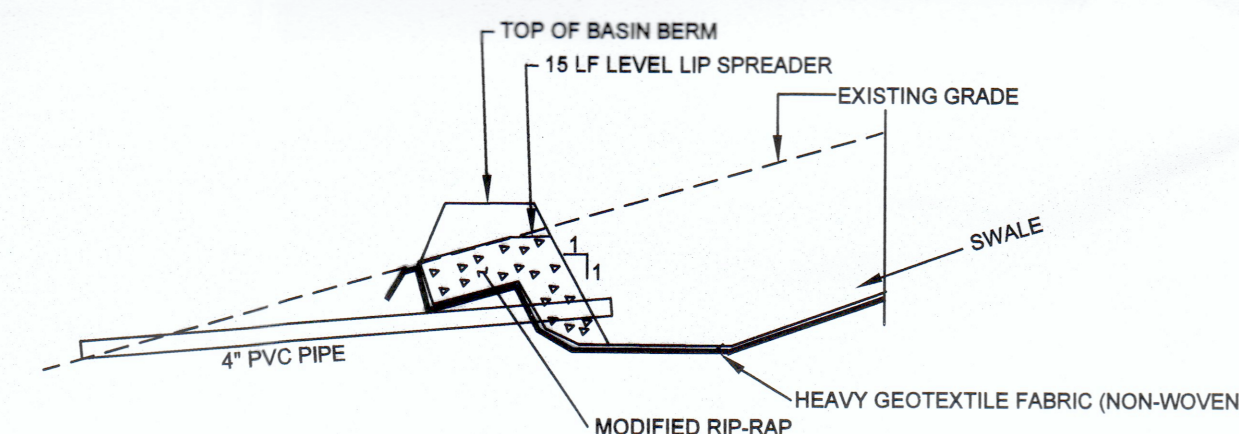
**METAL BEAM GUIDE RAIL DETAIL**  
N.T.S.



**"V" SHAPED RIP - RAP SWALE X-SECTION**  
NTS



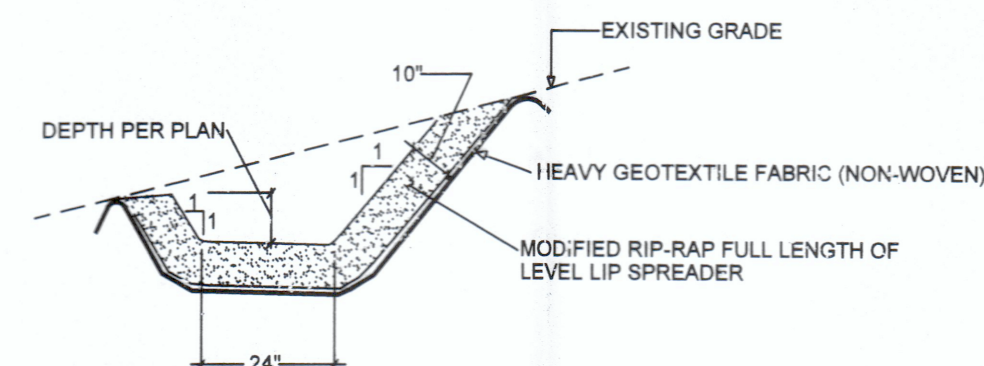
**TYPE "C" DOUBLE GATE TYPE II CATCH BASIN**  
NTS



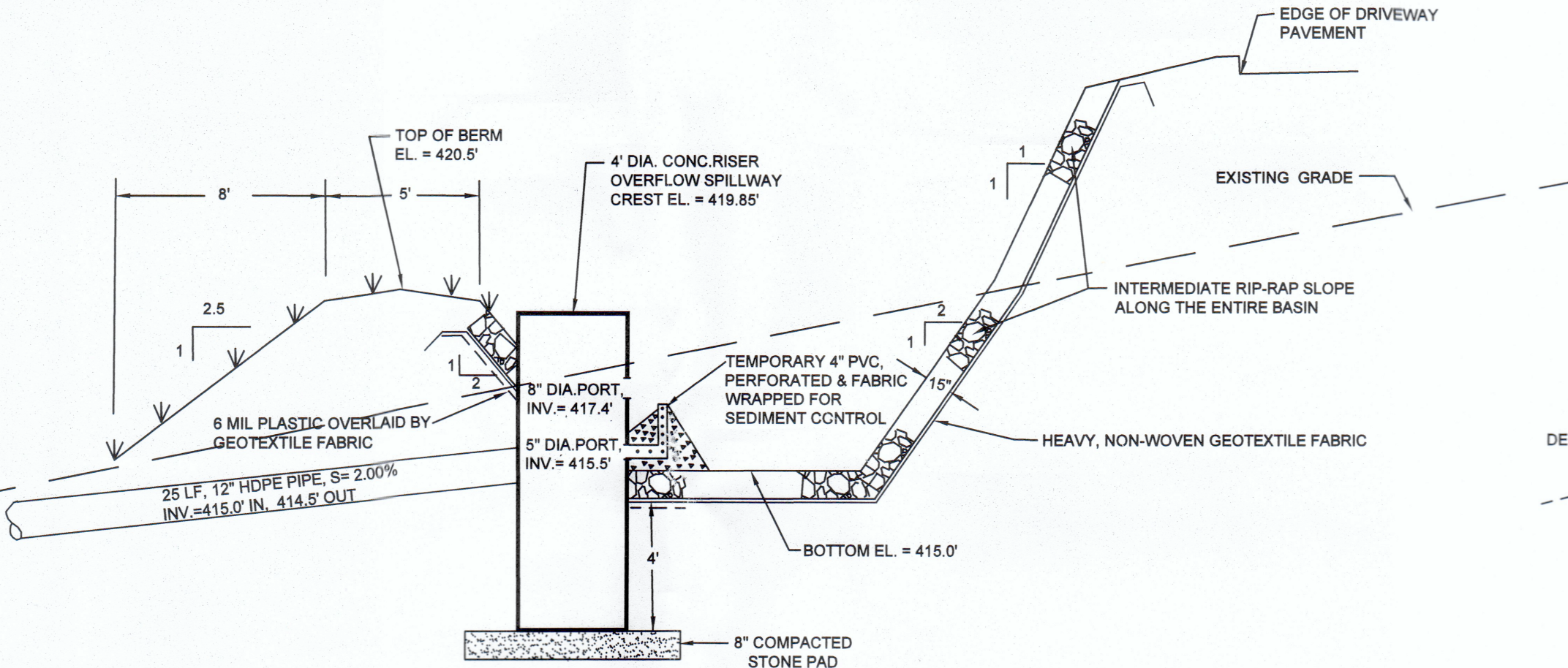
**INDIVIDUAL LOT DETENTION BASIN WITH LEVEL LIP SPREADER OVERFLOW CROSS SECTION**  
NTS

**LIST OF ABBREVIATIONS**

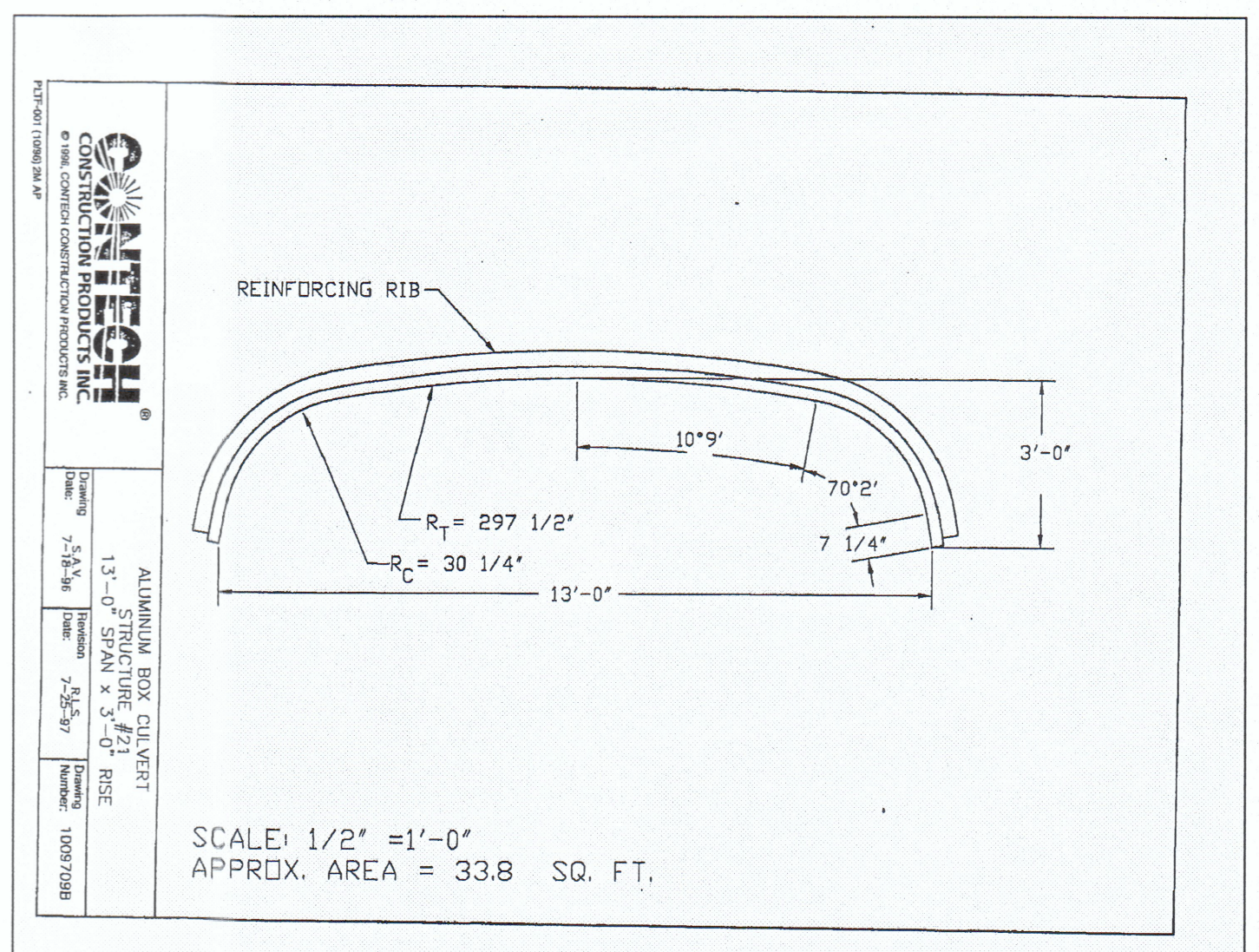
AC	ADVANCED DRAINAGE SYSTEMS	LVC	LENGTH OF VERTICAL CURVE
ADS	ADVANCED DRAINAGE SYSTEMS	MH	MANHOLE
BIT	BITUMINOUS	P.A.G.	POINT OF APPLICATION OF GRADE
BVC	BEGIN VERTICAL CURVE	P.C.P.T.	POINT OF CURVATURE/TANGENT
CATV	CABLE TV	PVC	POLYVINYL CHLORIDE
C.B.	CATCH BASIN	P.V.M.T.	PAVEMENT
CL	CENTER LINE	RCP	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	SYL	4" SOLID YELLOW LINE
EL.	ELEVATION	T.E./C.A.T.V.	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	VCP	VITRIFIED CLAY PIPE
F.F.	FINISHED FLOOR	W	WATER
F.M.	FORCE MAIN	W.V.	WATER VALVE
FT.	FEET		
FL.	FLOW LINE		
G	GAS		
HDPE	HIGH DENSITY POLYETHYLENE		
HYD.	HYDRANT		
IN.	INCHES		
INV.	INVERT		



**TYPICAL LEVEL LIP SPREADER CROSS SECTION**  
NTS



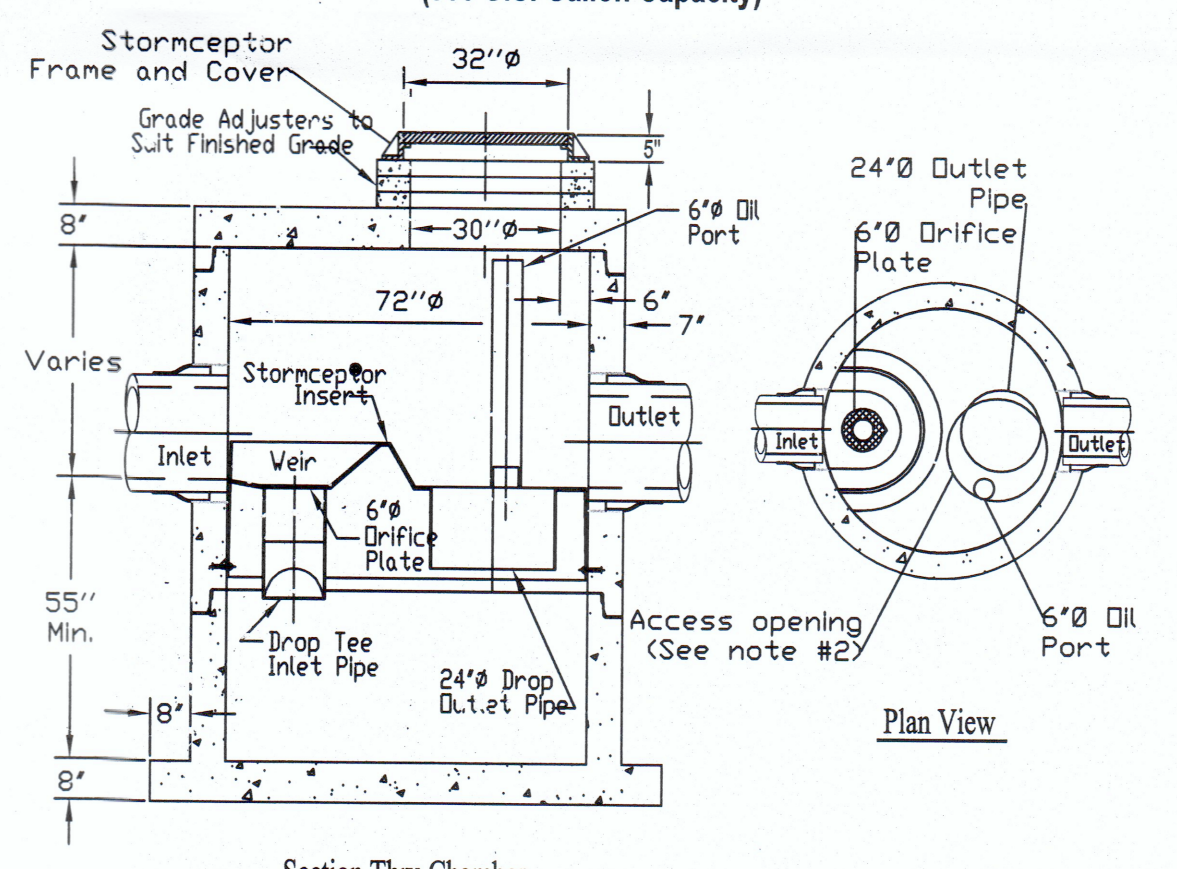
**STORMWATER DETENTION BASIN #1 X-SECTION**  
NTS



**NOTE:** THE BOTTOMS OF THE ARCH SHALL BEAR ON 36" WIDE STEEL REINFORCED CONCRETE FOOTINGS, 48" DEEP FOR THE FULL LENGTH OF THE ARCH STRUCTURE.

**Rinker** Concrete Pipe Division

**STC 900 Precast Concrete Stormceptor® (900 U.S. Gallon Capacity)**



- Notes:**
- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
  - The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
  - The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725700, #5753115, #5849181, #6068765, #6371690.
  - Contact a Concrete Pipe Division representative for further details not listed on this drawing.

**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  
FrankCMagnottaPE@aol.com  
395 MAIN STREET, PORTLAND, CT 06480  
TEL. 860-342-2191

APPROVED BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION

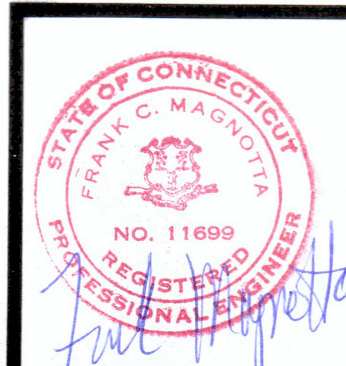
CONDITIONAL APPROVAL \_\_\_\_\_ CHAIRMAN / SECRETARY

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

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

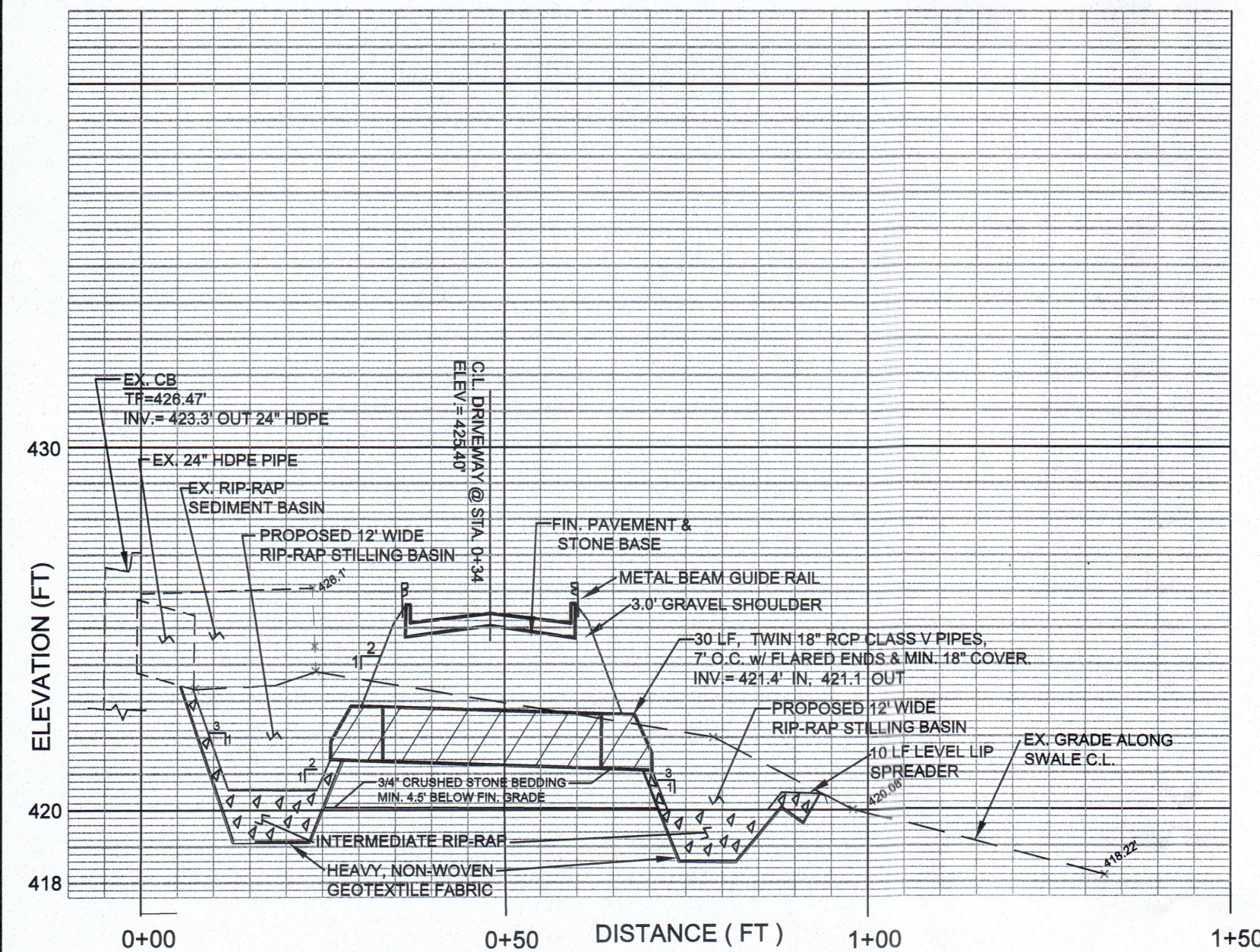
DATE: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_

**COPYRIGHT © 2020**  
**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.



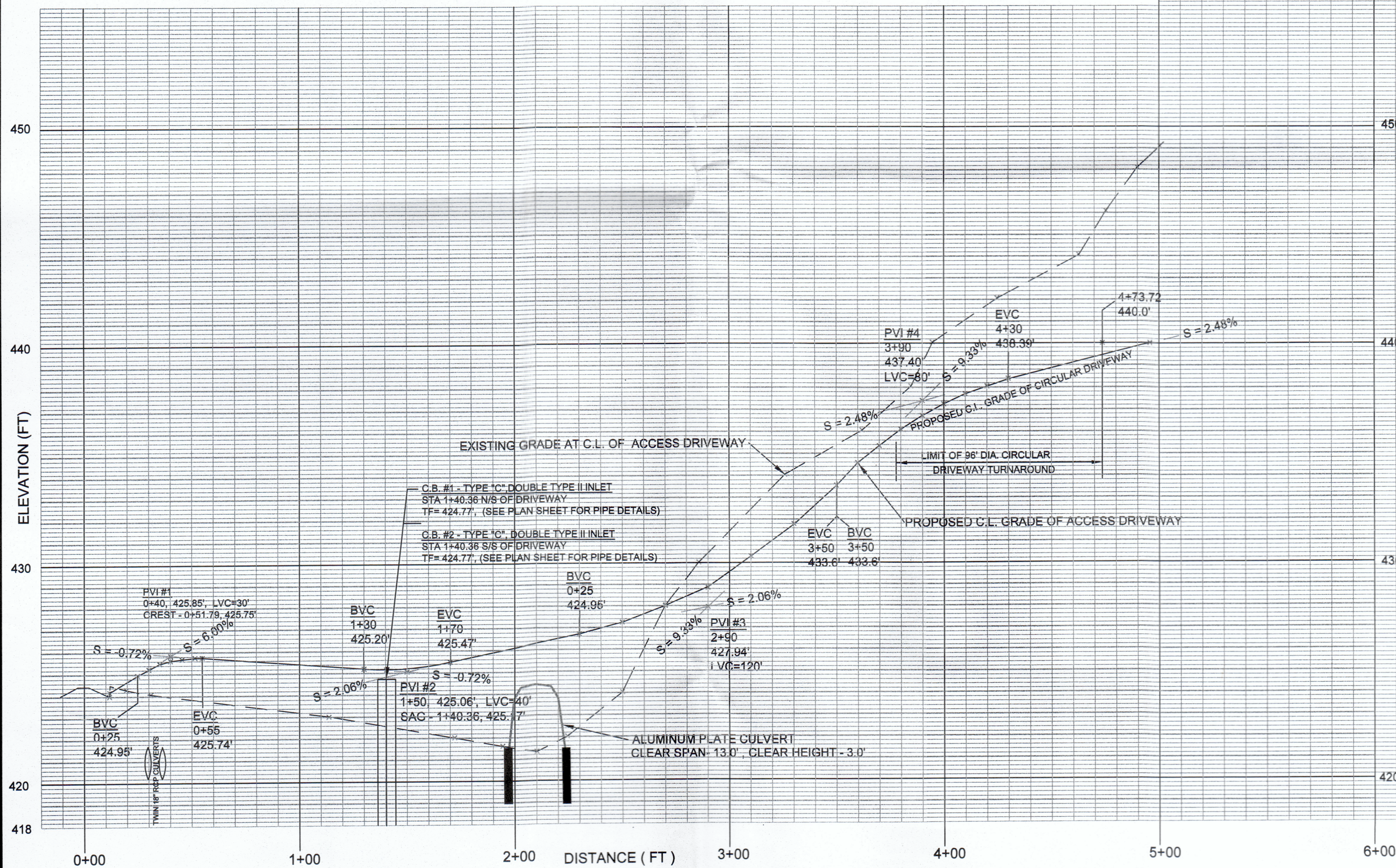
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	PAZ DETAIL	FCM	1-30-2020





STORM DRAIN CROSSING ACCESS DRIVEWAY  
STA. 0+34

SCALE: 1"=4' VERTICAL  
1"=20' HORIZONTAL



SUBDIVISION ACCESS DRIVEWAY

SCALE: 1"=4' VERTICAL  
1"=40' HORIZONTAL

APPROVED BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION

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

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

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

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

VALID ONLY WITH  
LIVE SEAL AND  
SIGNATURE



REVISIONS			
NO.	DESCRIPTION	BY	DATE

SUBDIVISION PROPERTY OF <b>STANISLAW J. OLEKSENKO</b> #11 CONE ROAD - LOT 6A EAST HAMPTON, CT.		Project No.
Date: JAN. 27, 2020	<b>DRIVEWAY &amp; STORM DRAIN PROFILES</b>	Sheet No. 6
Scale: AS SHOWN		
FRANK C. MAGNOTTA, P.E. PC CONSULTING ENGINEER FrankCMagnottaPE@aol.com 395 MAIN STREET, PORTLAND, CT 06480 TEL. 860-342-2191		