

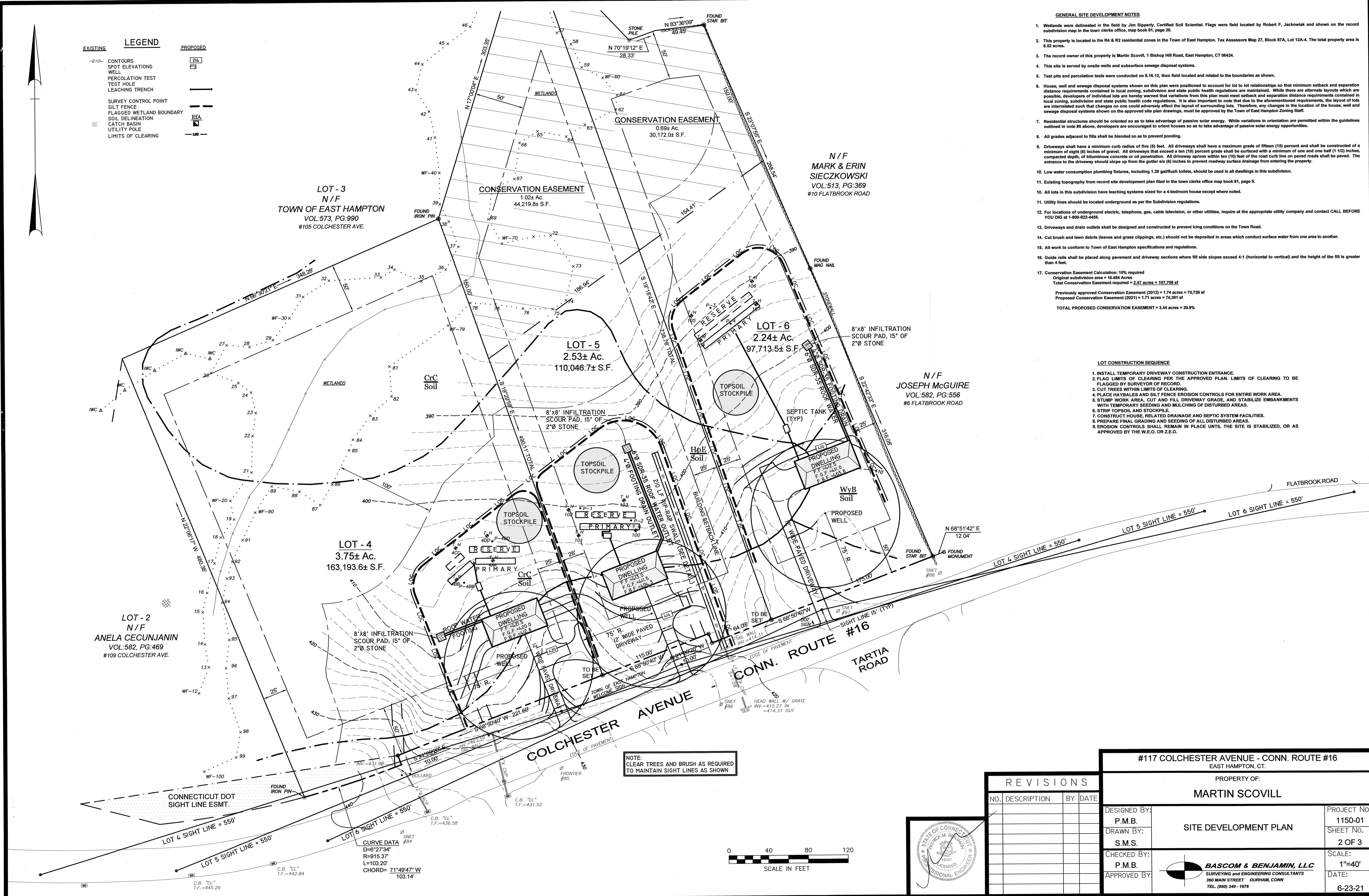
EXISTING	PROPOSED
-210-	214
CONTOURS	WELL
SPOT ELEVATIONS	PERCOLATION TEST
WELL	TEST HOLE
PERCOLATION TEST	LEACHING TRENCH
TEST HOLE	
LEACHING TRENCH	
SURVEY CONTROL POINT	
SILT FENCE	
FLAGGED WETLAND BOUNDARY	
SOIL DELINEATION	
CATCH BASIN	
UTILITY POLE	
LIMITS OF CLEARING	

GENERAL SITE DEVELOPMENT NOTES

- Wetlands were delineated in the field by Jim Sippert, Certified Soil Scientist. Flags were field located by Robert F. Jackowiak and shown on the record subdivision map in the town clerks office, map book 81, page 20.
- This property is located in the R4 & R2 residential zones in the Town of East Hampton. Tax Assessors Map 27, Block 87A, Lot 12A-4. The total property area is 8.52 acres.
- The record owner of this property is Martin Scovill, 1 Bishop Hill Road, East Hampton, CT 06424.
- This site is served by onsite wells and subsurface sewage disposal systems.
- Test pits and percolation tests were conducted on 8.16.12, then field located and related to the boundaries as shown.
- House, well and sewage disposal systems shown on this plan were positioned to account for lot to lot relationships so that minimum setback and separation distance requirements contained in local zoning, subdivision and state public health regulations are maintained. While there are alternate layouts which are possible, developers of individual lots are hereby warned that variations from this plan must meet setback and separation distance requirements contained in local zoning, subdivision and state public health code regulations. It is also important to note that due to the aforementioned requirements, the layout of lots are interrelated such that changes on one could adversely affect the layout of surrounding lots. Therefore, any changes in the location of the house, well and sewage disposal systems shown on the approved site plan drawings, must be approved by the Town of East Hampton Zoning Staff.
- Residential structures should be oriented so as to take advantage of passive solar energy. While variations in orientation are permitted within the guidelines outlined in note #5 above, developers are encouraged to orient houses so as to take advantage of passive solar energy opportunities.
- All grades adjacent to fills shall be blended so as to prevent ponding.
- Driveways shall have a minimum curb radius of five (5) feet. All driveways shall have a maximum grade of fifteen (15) percent and shall be constructed of a minimum of eight (8) inches of gravel. All driveways that exceed a ten (10) percent grade shall be surfaced with a minimum of one and one half (1 1/2) inches, compacted depth, of bituminous concrete or oil penetration. All driveway aprons within ten (10) feet of the road curb line on paved roads shall be paved. The entrance to the driveway should slope up from the gutter six (6) inches to prevent roadway surface drainage from entering the property.
- Low water consumption plumbing fixtures, including 1.28 gal/flush toilets, should be used in all dwellings in this subdivision.
- Existing topography from record site development plan filed in the town clerks office map book 81, page 9.
- All lots in this subdivision have leaching systems sized for a 4-bedroom house except where noted.
- Utility lines should be located underground as per the Subdivision regulations.
- For locations of underground 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.
- Driveways and drain outlets shall be designed and constructed to prevent icing conditions on the Town Road.
- Cut brush and lawn debris (leaves and grass clippings, etc.) should not be deposited in areas which conduct surface water from one area to another.
- All work to conform to Town of East Hampton specifications and regulations.
- Guide rails shall be placed along pavement and driveway sections where fill side slopes exceed 4:1 (horizontal to vertical) and the height of the fill is greater than 4 feet.
- Conservation Easement Calculation: 15% required
Original subdivision area = 16.484 Acres
Total Conservation Easement required = 2.47 acres = 107,706 sq ft
Previously approved Conservation Easement (2013) = 1.74 acres = 75,726 sq ft
Proposed Conservation Easement (2021) = 1.71 acres = 74,391 sq ft
TOTAL PROPOSED CONSERVATION EASEMENT = 3.44 acres = 20.9%

LOT CONSTRUCTION SEQUENCE

- INSTALL TEMPORARY DRIVEWAY CONSTRUCTION ENTRANCE.
- FLAG LIMITS OF CLEARING PER THE APPROVED PLAN. LIMITS OF CLEARING TO BE FLAGGED BY SURVEYOR OF RECORD.
- CUT TREES WITHIN LIMITS OF CLEARING.
- PLACE HAYBALES AND SILT FENCE EROSION CONTROLS FOR ENTIRE WORK AREA.
- STUMP WORK AREA, CUT AND FILL DRIVEWAY GRADE, AND STABILIZE EMBANKMENTS WITH TEMPORARY SEEDING AND MULCHING OF DISTURBED AREAS.
- STRIP TOPSOIL AND STOCKPILE.
- CONSTRUCT HOUSE, RELATED DRAINAGE AND SEPTIC SYSTEM FACILITIES.
- PREPARE FINAL GRADING AND SEEDING OF ALL DISTURBED AREAS.
- EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED, OR AS APPROVED BY THE W.E.O. OR Z.E.O.



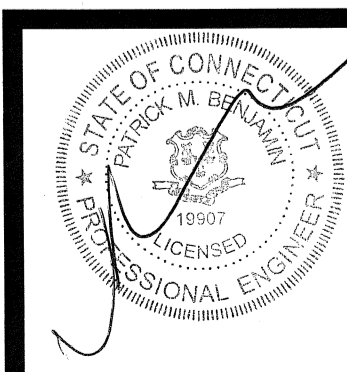
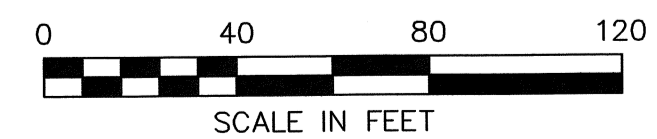
NOTE:
CLEAR TREES AND BRUSH AS REQUIRED
TO MAINTAIN SIGHT LINES AS SHOWN

REVISIONS		
NO.	DESCRIPTION	BY DATE

#117 COLCHESTER AVENUE - CONN. ROUTE #16
EAST HAMPTON, CT.

PROPERTY OF:
MARTIN SCOVILL

DESIGNED BY: P.M.B.	SITE DEVELOPMENT PLAN	PROJECT NO. 1150-01
DRAWN BY: S.M.S.		SHEET NO. 2 OF 3
CHECKED BY: P.M.B.	 BASCOM & BENJAMIN, LLC SURVEYING and ENGINEERING CONSULTANTS 300 MAIN STREET DURHAM, CONN TEL. (860) 349 - 1676	SCALE: 1"=40'
APPROVED BY:		DATE: 6-23-21



CURVE DATA
D=6'27'34"
R=915.37'
L=103.20'
CHORD= 71'49'47" W
103.14'

