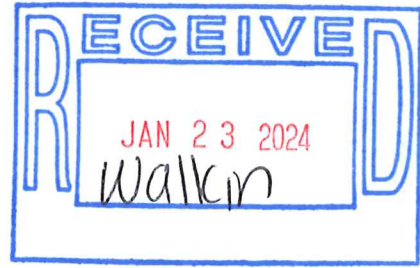




TOWN OF EAST HAMPTON  
Planning and Zoning Commission  
1-860-267-7450  
www.easthamptonct.gov



PZC 24-002  
Date 1/23/24

Fee Paid 1660  
Check # 5282  
Rec'd. By S

LOCATION 195 West High

MAP 12 BLK 36 LOT 3

PROJECT NAME \_\_\_\_\_

ZONE C

APPLICANT West High Enterprises LLC  
ADDRESS 249 Middletown Ave.

PHONE 860-267-6623  
EMAIL Wayne@Randct.com

CONTACT PERSON Wayne Rand

PHONE 860-267-6623  
EMAIL Wayne@Randct.com

OWNER West High Enterprises LLC  
ADDRESS 249 Middletown Ave.

PHONE 860-267-6623  
EMAIL Wayne@Randct.com

SURVEYOR/ENGINEER Robert Baltramajtis PE  
ADDRESS 37 Tammy Hill Rd. Wallingford Ct.

PHONE 203-915-8301  
EMAIL Baltr@atol.com

ATTORNEY Michael Braczyk  
ADDRESS 24 Cedar Street New Britain

PHONE 860-225-9463  
EMAIL mbraczyk@webercarrier.com

APPLICATION TYPE (application must be completed in FULL in order to be accepted)

- 1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS \_\_\_\_\_
- 3. SITE PLAN \_\_\_\_\_ MODIFICATION \_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_
- 4. SPECIAL PERMIT--SECTION \_\_\_\_\_ OF THE ZONING REGS. FOR \_\_\_\_\_
- 5. ZONE CHANGE--FROM \_\_\_\_\_ TO \_\_\_\_\_
- 6. AMENDMENT TO ZONING REGULATIONS \_\_\_\_\_
- 7. LAKE POCOTOPAUG PROTECTION AREA \_\_\_\_\_
- 8. ACTIVE ADULT NO OF UNITS \_\_\_\_\_
- 7. OTHER (DESCRIBE) \_\_\_\_\_

APPLICATION REQUIREMENTS: This application and 10 sets of plans shall be submitted to the Land Use Office and shall be received by the Commission at the next regularly scheduled meeting. (see meeting schedule for deadline dates)

A complete application shall consist of an application, fees, maps /plans( A-2 survey) ,engineers report including drainage calculations and watershed calculations( pre and post), bond estimates, hydrology report, environmental studies, waiver requests and traffic study where applicable

Preliminary discussions are highly recommended for subdivisions 5 lots & over and for larger Special Permit Applications  
Abutters notice receipts (green cards) must be handed in to the Planning Office prior to the meeting

APPLICANTS SIGNATURE [Signature] DATE 1/23/24

OWNER'S SIGNATURE [Signature] DATE 1/23/24

The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's agents permission to enter upon the property to which the application is requested for the purpose of inspection and enforcement of the Zoning Regulations and Subdivision Regulations of the Town of East Hampton.



**U.S. POSTAL SERVICE CERTIFICATE OF MAILING**  
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:

*West High Enterprises LLC*  
*298 Middlestown Ave*  
*EAST Hampton CT 06424*

One piece of ordinary mail addressed to:

*West High Enterprises LLC*  
*298 Middlestown Ave*  
*EAST Hampton, Ct. 06424*

PS Form 3817, January 2001

U.S. POSTAL SERVICE  
 EAST HAMPTON, CT 06424  
 JAN 23 24  
 AMOUNT  
**\$2.00**  
 R2305K137303-02



RDC 99

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EAST HAMPTON PLANNING AND ZONING COMMISSION

THE PROPERTY LOCATED AT: 195 West High

IS THE SUBJECT OF A PUBLIC HEARING BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION ON 2/7/24 AT 7:00 P.M. IN THE EAST HAMPTON TOWN HALL, 1 COMMUNITY DRIVE, EAST HAMPTON CT 06424.

THIS PUBLIC HEARING IS TO CONSIDER THE FOLLOWING APPLICATION:

APPLICATION NAME: West High Enterprises

SPECIAL PERMIT UNDER SECTION \_\_\_\_\_ OF THE ZONING REGULATIONS TO \_\_\_\_\_

SUBDIVISION/OPENSOURCE SUBDIVISION NO. OF LOTS \_\_\_\_\_ TITLE \_\_\_\_\_

RESUBDIVISION NO. OF LOTS \_\_\_\_\_ TITLE \_\_\_\_\_

SITE PLAN APPROVAL TO Commercial Building TITLE \_\_\_\_\_

LAKE POCOTOPAUG PROTECTION AREA TO \_\_\_\_\_

ZONE CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_

ZONING REGULATION CHANGE \_\_\_\_\_

OTHER \_\_\_\_\_

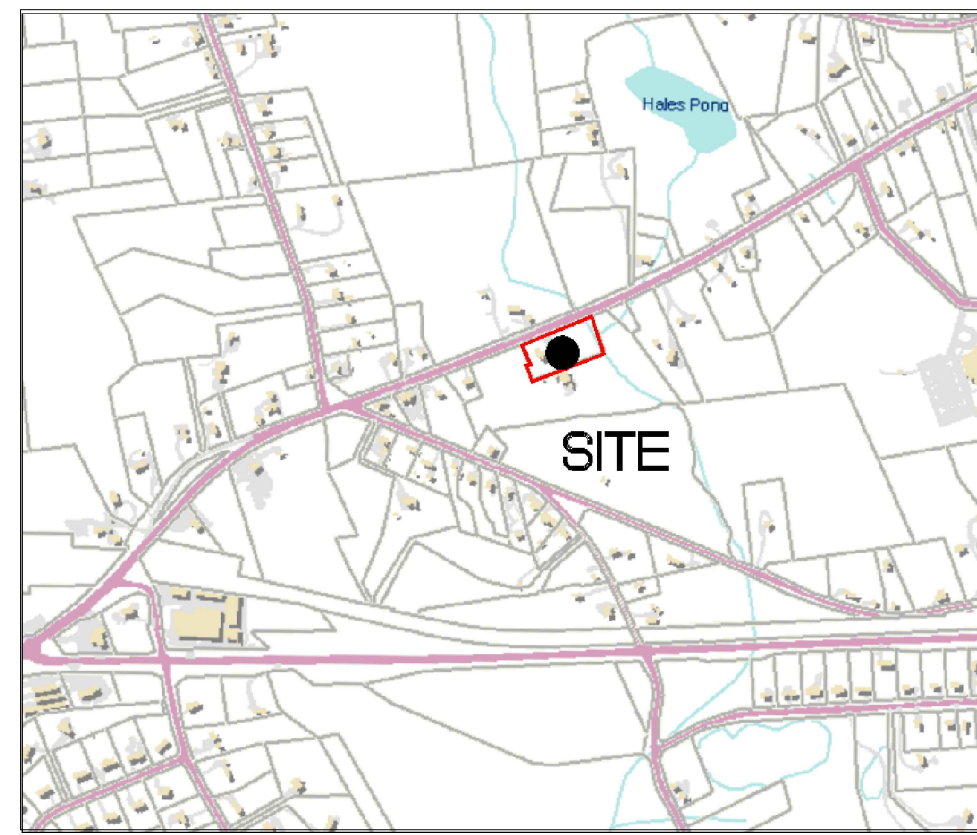
APPLICATION AND MAPS ARE ON FILE IN THE LAND USE OFFICE. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE LAND USE OFFICE AT 860--267-7450

Revised 04/30/2017

# PROPOSED COMMERCIAL BUILDING

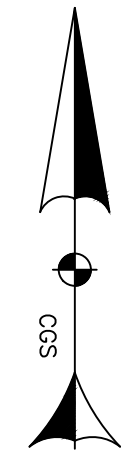
## 195 WEST HIGH STREET, EAST HAMPTON CONNECTICUT

### INLAND WETLANDS AND PLANNING & ZONING APPLICATION



VICINITY MAP

SCALE: 1"=1000'



STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING 195' W HIGH	EXISTING 201' W HIGH	PROPOSED 195' HIGH	PROPOSED 201' W HIGH
Min Lot Area (Sq. Ft.)	40,000	80,209	349,322	84,136	345,395
Min Lot Width (Ft.)	150'	395.22	296.83	416.88	275.17
Min Lot Depth (Ft.)	175'	199.5+/-	375+/-	195.00	375+/-+/-
Min Front Setback (Ft.)	50'	40+/-	69+/-	75.4	69+/-
Min Side Setback (Ft.)	25'	40+/-	83+/-	25.5	83+/-
Min Rear Setback (Ft.)	25'	75+/-	26+/-	41.7	26+/-
Min Street Frontage (Ft.)	100'	395.22	296.83	416.88	275.17
Max Lot Coverage (%)	60%	3	58	40	59
Max Floor Area Coverage	N/A	N/A	N/A	N/A	N/A
Max Number of Stories Per Building	N/A	N/A	N/A	N/A	N/A
Max Height for a Building or Structure	35'	24'±	24'±	24'±	24'±

GENERAL SITE DEVELOPMENT NOTES

- Reference is made to a map entitled "195 West High Street Subdivision, Prepared for West High Enterprises, LLC, East Hampton, CT. By: Chatham Engineering Inc., Dated 1/10/12 and revised to 5/16/12, Sheets 1 thru 8" on file in the East Hampton Land Records Map Book 79 Pages 55 thru 60.
- This property is located in the C: Commercial Zone
- All grades adjacent to fills shall be blended so as to prevent ponding.
- 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.
- All work to conform to Town of East Hampton specifications and regulations.
- The contractor is required to provide demolition and removal of all items, either above or below grade, required to construct the proposed site improvements.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the areas, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated on the plans. The contractor shall confirm the location of all underground utilities prior to the commencement of excavation.
- The contractor is required to provide and install all items as shown on the site development plans, and as required by the owner.
- The proposed parking areas shall be striped with a 4" wide white line.
- All materials and methods shall conform to CT DOT Form 816 as revised.
- CT DOT permit is required by the owner for all work over the state right of way line.
- All excess material from construction or demolition shall be disposed of off site.
- The contractor shall verify and report any discrepancies between the design plans and actual field conditions to the owner, general contractor or design engineer prior to the commencement of construction.
- Adjust all existing and proposed utility frames, grates, covers, valve boxes etc. to be flush with the proposed grades.
- This parcel is shown on Tax Map 12, Block 36, Lot 3.
- The owner and applicant is West High Enterprises, LLC, 244 Middletown Ave, East Hampton, CT 06424, 860-267-6623.
- The purpose of this Layout Plan is to construct a new commercial development on 195 West High Street, and to show the proposed building uses and parking layout.

**PARKING REQUIREMENT**  
 RETAIL = 10,640 SF  
 MINIMUM REQUIREMENT: 3 SP/1000 SF = 32 SPACES  
 MAXIMUM REQUIREMENT: 6 SP/1000 SF = 32 SPACES

**2. PARKING PROVIDED: 32 SPACES PROVIDED**

3. THE PARKING RECONFIGURING OF PARCEL 201 WEST HIGH RESULTED IN AN INCREASE OF 1 ADDITIONAL PARKING SPACE.



- SHEET INDEX:**
- SP-1 OVERALL SITE PLAN
  - SP-2 SITE PLAN / LANDSCAPING PLAN
  - SP-3 GRADING AND UTILITY / EROSION SEDIMENT CONTROL PLAN
  - TD-1 SEPTIC DATA SHEET
  - DN-1 SITE DETAIL SHEET
  - DN-2 SITE DETAIL SHEET

Approved by the East Hampton Planning & Zoning Commission  
 Final Approval \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Chairman

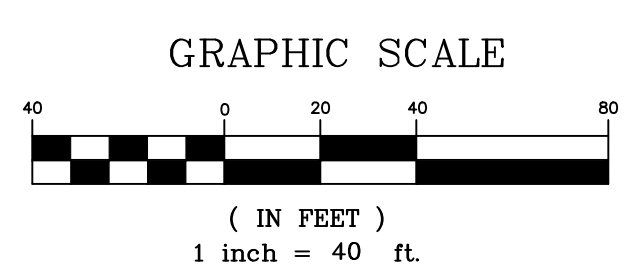
Expiration Date: \_\_\_\_\_  
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Approved by the East Hampton Inland Wetlands & Watercourse Agency  
 Final Approval \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Chairman

**PROJECT NARRATIVE:**

This project involves the re-development of a 1.93 acre parcel which was formerly a single family residential dwelling. The proposed redevelopment includes changing the use to a free standing 10,640 s.f Commercial building as well as all the parking and infrastructure needed. The parcel contains some inland wetlands soils that currently are located within an existing conservation easement. The redevelopment requires disturbance of approx. 16,550 s.f. of the 100' upland review area.

**PROPERTY OWNER/APPLICANT:**  
 West High Enterprises  
 244 Middletown Ave  
 East Hampton, CT 06424



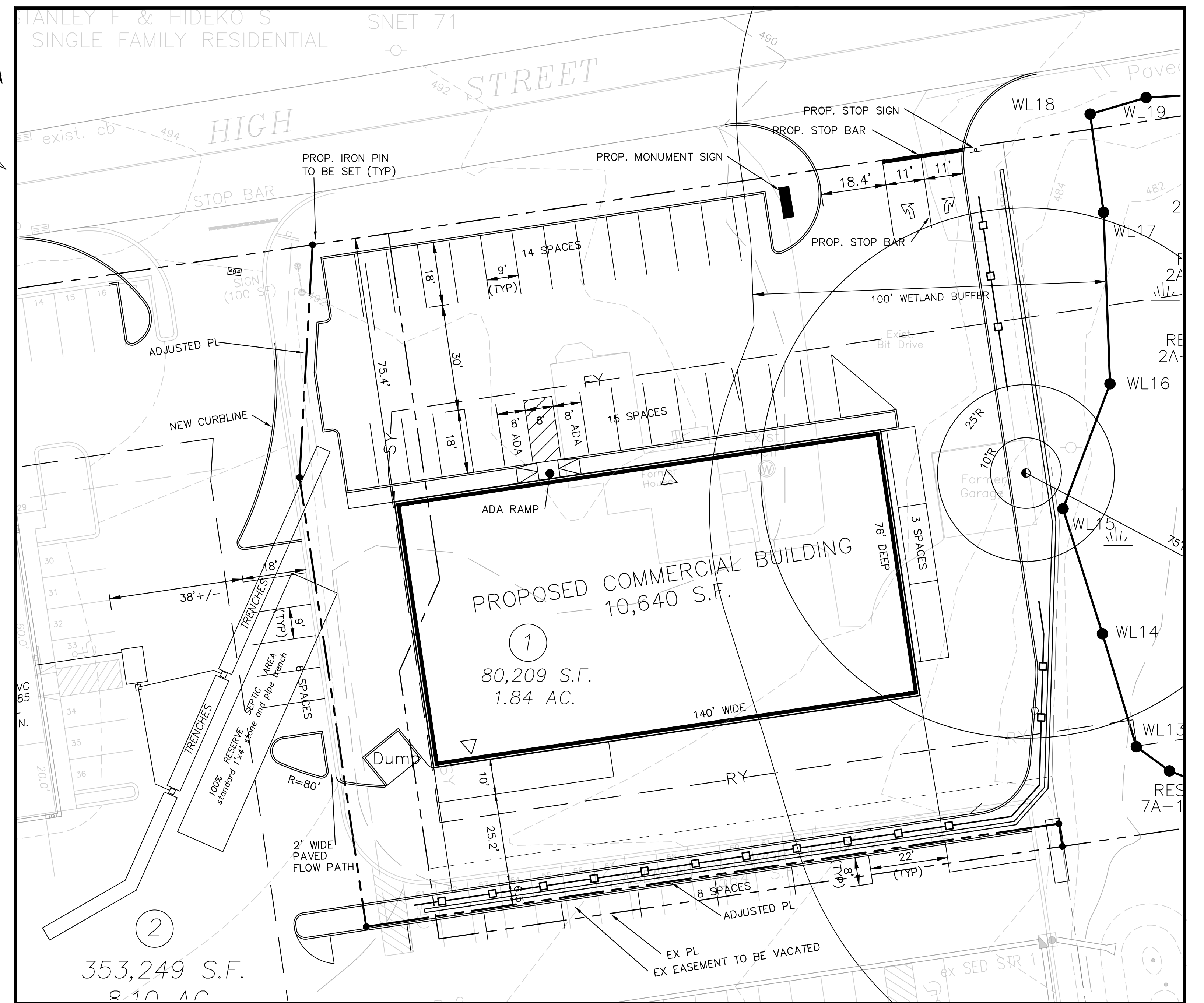
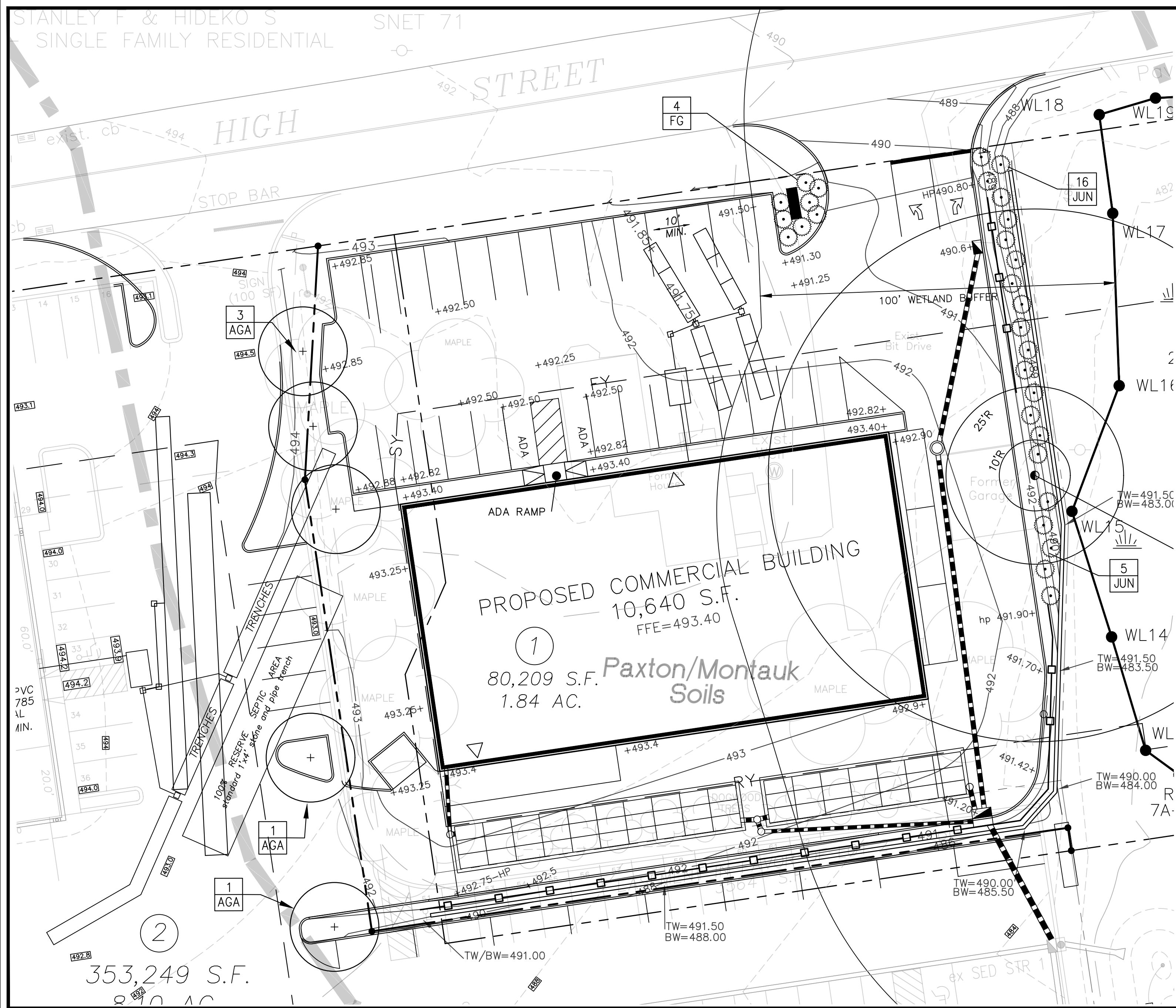
**OVERALL SITE PLAN**

**PROPOSED COMMERCIAL BUILDING**  
 PROPERTY OF WEST HIGH ENTERPRISES  
 195 WEST HIGH STREET  
 EAST HAMPTON, CONNECTICUT

*Robert V. Baltramaitis, P.E.*  
 27 Tammy Hill Road  
 Wallingford, Connecticut 06492  
 (203) 915-8301

DATE:	SCALE:	SHT #:	
1/11/2024	1" = 40'	SP-1	

#	DATE	DESCRIPTION
1	1/22/2024	P & Z SUBMISSION
REVISIONS		



**PLANTING NOTES:**

1. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE RESPONSIBILITIES INCLUDING CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
2. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
3. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
4. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET LL-3 FOR PLANTING DETAILS.

**LANDSCAPING PLAN**

5. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
6. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING, PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
7. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:  
1 PART PEAT MOSS  
MYCORRHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.  
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
8. PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:  
1 PART PEAT MOSS  
1 PART MANURE (WEED FREE)  
3 PARTS TOPSOIL  
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)  
MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
9. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

**11. SEEDING MIXTURES:**

- A. LAWN SEEDING MIXTURE  
15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)  
15% PERENNIAL RYEGRASS (LOLIUM PERENNE)  
30% CREEPING RED FESCUE (FESTUCA RUBRA "SHADEMASTER II")  
25% CHEWINGS FESCUE (FESTUCA RUBRA "JAMESTOWN II")  
15% HARD FESCUE (FESTUCA OVINA "RELIANT II")  
SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).  
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
  - B. NO-MOW / LOW MAINTENANCE SEEDING MIXTURE - BLEND OF 3 TO 5 CREEPING RED FESCUES  
SEEDING RATES: 4-5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).  
SEEDING DATES: SEPTEMBER 1 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. ALL AREAS CALLED OUT AS NO-MOW OR LOW MAINTENANCE SEEDING MIXTURE ON THE LANDSCAPE PLAN SHALL BE SEEDING AS INDICATED.
  - C. STEEP SLOPES (>3:1) SEED MIX: "LOW-GROWING WILDFLOWER & GRASS MIX" ERNMX #156 BY ERNST SEEDS, 9006 MERCER PIKE, MEADVILLE, PA 16335; www.ernstseeds.com; 800-873-3321 OR APPROVED EQUIVALENT.
  - D. WET BASIN SEED MIX: "NEW ENGLAND WET MIX" BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA.  
APPLY AT A RATE OF 18 LBS PER ACRE (1 LB/2,500 SF).
12. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
13. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEEDING MIXTURE.

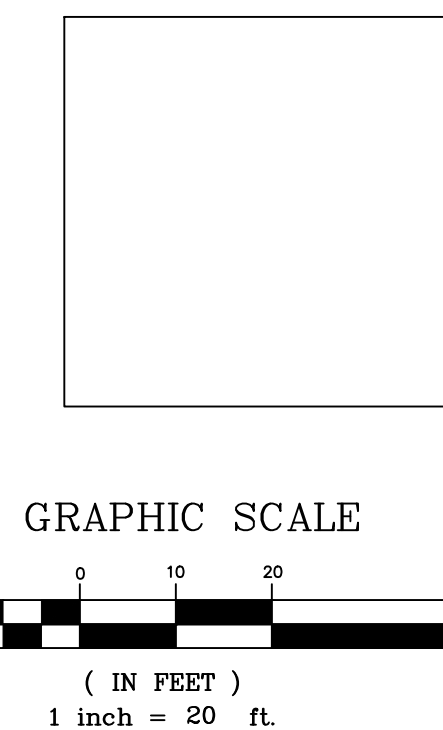
**PLANT LIST:**

CODE	QTY.	BOTANICAL NAME INSTALLED MATURE	COMMON NAME	ROOT	PLANTING SIZE	SIZE	COMMENTS
TREES: AGA	5	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	8-10' ht.	25' ht.	Clump Form
JUN	21	JUNIPERUS PROCUMBENS 'NANA'	JAPANESE GARDEN JUNIPER	CONT.#3	12" ht.		
SHRUBS: FG	5	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.#5	1-2' ht.	3-4' ht.	

**LEGEND**

- PROPOSED**
- PROPOSED CURB
  - PROPOSED CONCRETE
  - PROPOSED RIP RAP
  - PROPOSED LANDSCAPING

**SITE PLAN**



**GENERAL NOTES:**

1. EXISTING CONDITIONS BASED ON PREVIOUS APPROVED PLAN DESIGNED BY CHATHAM ENGINEERING.
2. ALL PROPOSED PAVED AREAS SHALL BE 2" TOP COARSE, ON 2" BINDER COARSE, ON 6" MIN SUBBASE.
3. ALL CURBING SHOWN IS TO BE 6" BIT CURBING.
4. PROPOSED RETAINING WALL SHALL BE DECORATIVE MODULAR BLOCK WALL DESIGNED BY MANUFACTURER.
5. PARKING SHALL BE 4" WHITE, QUICK DRY EPOXY PAINT. FOR ALL ANGLED STRIPING, LINES SHALL BE 2' APART.
6. ALL ADA PARKING AND SIGNAGE SHALL MEET ALL CURRENT ADA GUIDELINES.
7. THE DEVELOPMENT REQUIRES A CURB CUT PERMIT FROM CT DOT.

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires \_\_\_\_\_ if all physical improvements required by this plan are not completed by that date.

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

**PROPERTY OWNER/APPLICANT:**

West High Enterprises  
244 Middletown Ave  
East Hampton, CT 06424

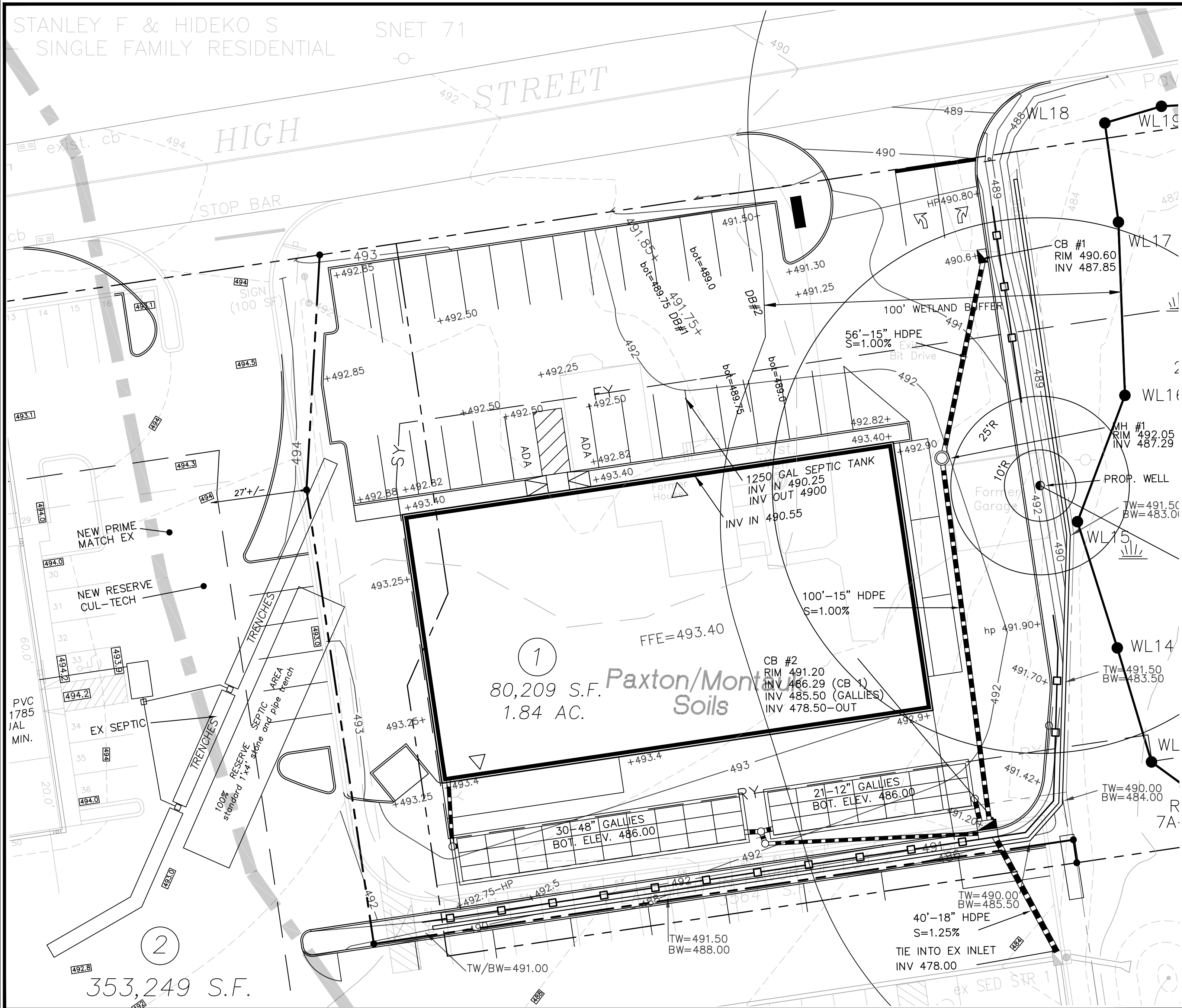
**SITE PLAN / LANDSCAPING PLAN**

**PROPOSED COMMERCIAL BUILDING**  
PROPERTY OF WEST HIGH ENTERPRISES  
195 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.  
27 Tammy Hill Road  
Wallingford, Connecticut 06492  
(203) 915-8301

DATE: 1/11/2024 SCALE: 1" = 20' SHT #: SP-2

#	DATE	DESCRIPTION	REVISIONS
1	1/22/2024	P & Z SUBMISSION	



**GRADING AND UTILITY PLAN**

**GRADING AND UTILITY NOTES:**

1. THE PROPERTY IS LOCATED IN THE ZONE X FLOOD PLAIN AS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAIN AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP PANEL 141 OF 450, MAP NUMBER 09007C0141G, EFFECTIVE DATE AUGUST 28, 2008.
2. THE MAINTENANCE OF THE UNDERGROUND DETENTION SYSTEM WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

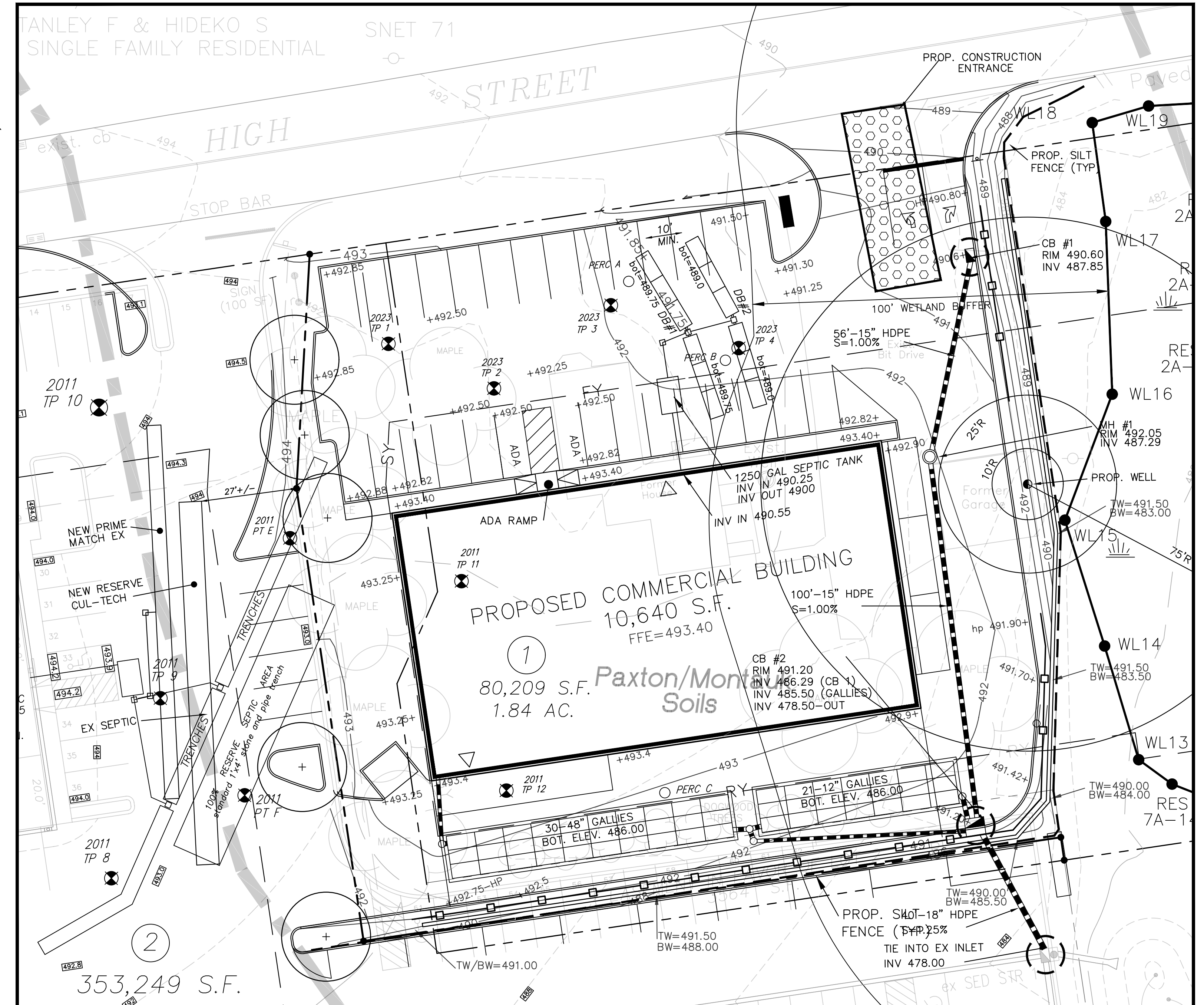
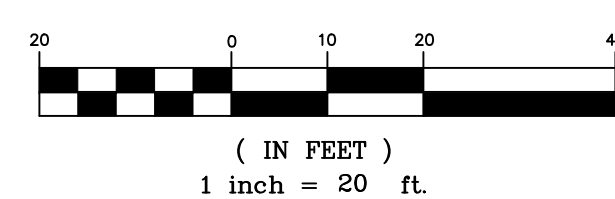
Expiration Date: \_\_\_\_\_

**LEGEND**

- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED RIP RAP
- PROPOSED LANDSCAPING

**PROPERTY OWNER/APPLICANT:**  
 West High Enterprises  
 244 Middletown Ave  
 East Hampton, CT 06424

**GRAPHIC SCALE**



**EROSION SEDIMENT CONTROL PLAN**

**EROSION CONTROL NOTES:**

1. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1

**GRADING AND UTILITY / EROSION SEDIMENT CONTROL PLAN**

**PROPOSED COMMERCIAL BUILDING**  
 PROPERTY OF WEST HIGH ENTERPRISES  
 195 WEST HIGH STREET  
 EAST HAMPTON, CONNECTICUT

*Robert V. Baltramaitis, P.E.*  
 27 Tammy Hill Road  
 Wallingford, Connecticut 06492  
 (203) 915-8301

DATE: 1/11/2024 SCALE: 1" = 20' SHT #: SP-3

#	DATE	DESCRIPTION
1	1/22/2024	P & Z SUBMISSION
REVISIONS		

**SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM**

Property Owner: Wayne Rand - Buyer, Dave Erlanson - engineer, John Cascio - operator

Location: 195 West High Street, East Hampton, CT.

DATE: 11/8/11

**DEEP TEST PIT DATA/SOIL DESCRIPTIONS**

(Record all Test Pits)

<b>TEST PIT: TP-1</b> 0-9" Topsoil 9-24" Orange brown fine sandy loam (loose) 24-32" Tan fine sand with silt 32-72" Gray silty (very firm)	<b>TEST PIT: TP-1A</b> 0-9" Topsoil 9-53" Orange brown fine sandy loam (loose) 53"-27'8" Gray silty (very firm to compact)	<b>TEST PIT: TP-2</b> 0-9" Topsoil 9-10-22" Orange brown very fine sandy loam (loose, damp) 22-27'8" Gray silty (very firm to compact)
Redox/Mottles: 27" GW: Seeps @ 53", GW @ 53" Ledge: No refusal Roots: 36" Restrictive: 35"	Redox/Mottles: 27" GW: Seeps @ 29", GW @ 29" Ledge: No refusal Roots: None seen Restrictive: 27"	Redox/Mottles: 27" GW: Seeps @ 29", GW @ 29" Ledge: No refusal Roots: None seen Restrictive: 27"

<b>TEST PIT: TP-3</b> 0-9" Topsoil 9-22" Tan silty fine sand (firm, wet) 22-70" Gray silty (firm)	<b>TEST PIT: TP-4</b> 0-8" Topsoil 8-22" Tan silty fine sand (loose, wet) 22-65" Gray silty (firm)	<b>TEST PIT: TP-5</b> 0-8" Topsoil 8-24" Tan silty fine sand w/rocks 24-55" Gray silty (firm)
Redox/Mottles: 23" GW: Pouring in @ 27", GW @ 27" Ledge: No refusal Roots: None Restrictive: 23"	Redox/Mottles: 23" GW: Seeps @ 29", GW @ 29" Ledge: No refusal Roots: None Restrictive: 23"	Redox/Mottles: 24" GW: Seeps @ 31", GW @ 31" Ledge: No refusal Roots: 35" Restrictive: 24"

<b>TEST PIT: TP-6</b> 0-8" Topsoil 8-25" Tan loamy fine sand (loose) 25-58" Reddish gray sandy till	<b>TEST PIT: TP-7</b> 0-9" Topsoil 9-10-21" Orange loamy fine sand (loose, wet) 21-63" Gray silty (firm)	<b>TEST PIT: TP-8</b> 9-22" Tan silty fine sandy loam (loose, wet) 22-55" Grayish sandy till (dense)
Redox/Mottles: 19" GW: Seeps @ 19", GW @ 51" Ledge: No refusal Roots: 20" Restrictive: 19"	Redox/Mottles: 21" GW: Seepage @ 21" Ledge: No refusal Roots: None Restrictive: 21"	Redox/Mottles: 22" GW: Seeps @ 24", GW @ 25" Ledge: 55" Roots: 23" Restrictive: 22"

<b>TEST PIT: TP-9</b> 0-7" Topsoil 7-21" Tan loamy fine sand 21-72" Gray sandy till	<b>TEST PIT: TP-10</b> 0-9" Topsoil 9-10-22" Tan silty fine sandy loam (loose, damp) 22-35" Coarse sand and gravel (loose) 35-41" Gray sandy till	<b>TEST PIT: TP-11</b> 0-9" Topsoil 9-22" Orange brown silty fine sandy loam (loose, damp) 22-30" Orange coarse sand and gravel (loose) 30-47" Gray fine sand 47-68" (Under water, could not read)
Redox/Mottles: 19" GW: Seeps @ 36", GW @ 41" Ledge: No refusal Roots: 22" Restrictive: 19"	Redox/Mottles: 22" GW: Seeps @ 40", GW @ 43" Ledge: None Roots: 27" Restrictive: 22"	Redox/Mottles: Iron stains @ 24 & 33" GW: 47" Ledge: None Roots: None Restrictive: ?

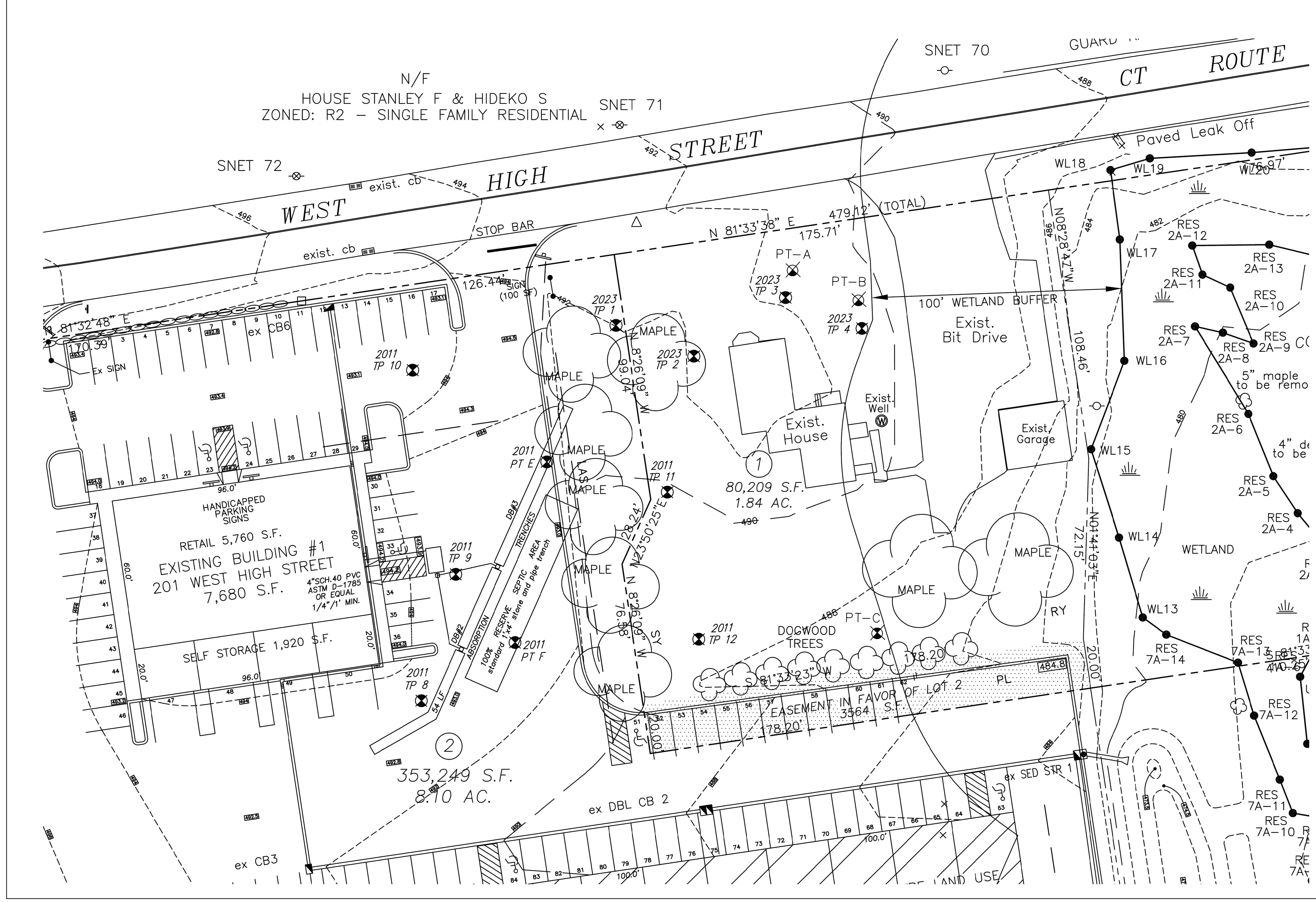
<b>TEST PIT: TP-12</b> 0-11" Topsoil 11-21" Dark orange brown fine sandy loam 21-33" Iron stained coarse sand and gravel (loose to firm) 33-66" Gray sandy till, some is loose	<b>TEST PIT: TP-13</b> 0-10" Topsoil 10-20" Brown fine sandy loam (loose) 20-70" sand and gravel till, fairly loose	<b>TEST PIT: TP-14</b> 0-22" Medium sand and topsoil fill 22-32" Original topsoil 32-38" Tan loamy sand (wet) 38-65" Brown sandy till with rocks
Redox/Mottles: Possible mottle @ 32" GW: 44" Ledge: None Roots: 24" Restrictive: 32"	Redox/Mottles: Not seen GW: 53" Ledge: None Roots: 13" (lawn) Restrictive: 53"	Redox/Mottles: 39" GW: Seeps @ 48", GW @ 52" Ledge: None Roots: 40" Restrictive: 39" which is 17" into original grade (not suitable)

<b>TEST PIT: TP-15</b> 0-12" Red brown sandy fill with gravel 12-24" Grayish tan medium sand fill 24-35" Black sandy muck 35-74" Grayish sandy till	<b>TEST PIT: TP-16</b> 0-4" Topsoil 4-18" Brown fine sandy loam (loose) 18-28" Orange medium to coarse sand and gravel (loose, wet) 28-58" Gray sandy till (firm)	<b>TEST PIT: TP-17</b> 0-10" Topsoil 10-17" Red fine sandy loam (loose, damp) 17-20-57" Red and gray sandy till
Redox/Mottles: 36" GW: Seeps @ 51", GW @ 61" Ledge: None Roots: None Restrictive: 36" which is 12" into original grade	Redox/Mottles: 31" GW: Seeps @ 29", GW @ 32" Ledge: 57" Roots: 27" Restrictive: 31"	Redox/Mottles: Possible mottle @ 20" GW: 26" Ledge: 57" Roots: 25" Restrictive: 20"

Dave,  
I think we'll need groundwater monitoring on most of this site. The following areas would need monitoring:  
 TP-2, TP-3, TP-4 & TP-5  
 TP-6, TP-7, TP-8, TP-9 & TP-10  
 TP-15, TP-16 & TP-17  
 These are just areas, we can decide together where to put stand pipes.

**Percolation Test Results:**

<b>PT-A</b> PERFORMED: 1/6/24 36" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:25 PM	<b>PT-B</b> PERFORMED: 1/6/24 30" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:25 PM	<b>PT-C</b> PERFORMED: 1/6/24 24" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:26 PM
TIME (min) READING DROP RATE (MIN/INCH)	TIME (min) READING DROP RATE (MIN/INCH)	TIME (min) READING DROP RATE (MIN/INCH)
2:30 25.25" 1.5" 4.0	2:31 18.5" 1.75" 3.4	2:32 10.0" 2.875" 2.1
2:36 26.75" 1.375" 4.4	2:37 20.25" 1.5" 4.0	2:38 12.875" 2.875" 2.1
2:42 28.125" 1.375" 4.4	2:43 21.75" 1.25" 4.8	2:44 15.75" 2.75" 2.2
2:48 29.5" 1.0" 6.0	2:49 23.0" 1.25" 6.0	2:50 18.5" 0.75" 6.0
2:54 30.5" 1.0" 6.0	2:55 24.25" 1.25" 6.0	2:56 19.25" 0.75" 6.8
3:00 31.5" 1.0" 6.0	3:01 25.25" 1.0" 6.0	3:02 20.0" 0.75" 8.0
3:06 32.375" 0.875" 6.8	3:07 26.25" 1.0" 6.0	3:08 20.75" 0.75" 8.0
3:12 33.125" 0.75" 8.0	3:13 27.0" 0.75" 8.0	3:10 21.5" 0.75" 8.0
3:18 33.875" 0.75" 8.0	3:19 27.75" 0.75" 8.0	3:20 22.25" 0.75" 8.0
3:24 34.625" 0.75" 8.0	3:25 28.5" 0.75" 8.0	DRY
RATE = 8.0 MIN/INCH	RATE = 8.0 MIN/INCH	RATE = 8.0 MIN/INCH



**Test Pit and Percolation Location Plan:**

Scale: NTS

<b>Percolation Test Results:</b>	<b>RATE = 16 min/inch</b>
Percolation: 0/0/12 @ 3:05 PM	
Tested: 0/0/2012	
Depth 18"	
Time	Depth (in)
4:24	6 1/4
4:35	8 7/8
4:47	10 7/8
4:59	12 3/4
5:11	14 1/2
5:23	15 5/8
5:35	16 1/2
5:47	17 1/4
5:59	18 Dry

<b>Percolation Test Results:</b>	<b>RATE = 12 min/inch</b>
Percolation: 0/0/12 @ 3:05 PM	
Tested: 0/0/2012	
Depth 18"	
Time	Depth (in)
4:24	6 1/2
4:36	10 3/4
4:48	13 1/2
5:00	15 1/8
5:12	16 1/4
5:24	17 1/4
5:36	18 Dry

**Septic System Design**

**PRIMARY SYSTEM**  
 50 SQ. FT. EFF. LEACH AREA  
 USE 12" CONCRETE LEACH GALERIES  
 EFFECTIVE LEACHING AREA = 5.9 SQ. FT./L.F.  
 LAYOUT LENGTH = 50 SQ. FT. = 8.5 L.F.  
 5.9 SF/LF = 5.9 SF/LF  
 (USE 2 UNITS MINIMUM FOR 16 FT)

**RESERVE SYSTEM**  
 50 SQ. FT. EFF. LEACH AREA  
 USE 12" CONCRETE LEACH GALERIES  
 EFFECTIVE LEACHING AREA = 5.9 SQ. FT./L.F.  
 LAYOUT LENGTH = 50 SQ. FT. = 8.5 L.F.  
 5.9 SF/LF = 5.9 SF/LF  
 (USE 2 UNITS MINIMUM FOR 16 FT)

**CHECK MLSS:**  
 MLSS = HF x FF x PF  
 = 28 (39" TO MOTTLES [TEST PIT 3], SLOPE=3.8%)  
 x 70/300 (NON-RES)  
 x 1.0 (<10 MIN/INCH RATE)  
 = 28 X 0.23 X 1.0 = 6.5 FEET

**CHECK MLSS:**  
 MLSS = HF x FF x PF  
 = 34 (28" TO MOTTLES [TEST PIT 4], SLOPE=3.8%)  
 x 70/300 (NON-RES)  
 x 1.0 (<10 MIN/INCH RATE)  
 = 34 X 0.23 X 1.0 = 8 FEET

**ACTUAL PRIMARY CAPACITY**  
 6 UNITS @ 8 FT EACH = 48 L.F.  
 ELA PROVIDED = 5.9 SF/LF X 48 LF = 283 SF  
 ELA = DESIGN FLOW / APPLICATION RATE = 283  
 ACTUAL DESIGN FLOW = 424 GPD  
 MLSS = 48 FT = 28 x DESIGN FLOW/300 x 1.0  
 DESIGN FLOW = 514 GPD

**ACTUAL RESERVE CAPACITY**  
 6 UNITS @ 8 FT EACH = 48 L.F.  
 ELA PROVIDED = 5.9 SF/LF X 48 LF = 283 SF  
 ELA = DESIGN FLOW / APPLICATION RATE = 283  
 ACTUAL DESIGN FLOW = 424 GPD  
 MLSS = 48 FT = 34 x DESIGN FLOW/300 x 1.0  
 DESIGN FLOW = 423 GPD

**Septic System Sizing**

**DESIGN FLOW:**  
 PER CT DPH DESIGN MANUAL SDDS FOR HOUSEHOLDS AND SMALL COMMERCIAL BUILDINGS  
 USE AVERAGE of similar facilities and apply 1.5-2.0 Safety Factor  
 AVG Metered Daily Flow = 35 GPD  
 (Based on 2 Study Sites)  
 Design Flow = 35 GPD x 2.0 = 70 GPD

USE DESIGN FLOW = 70 GPD  
 REQ'D EFF. LEACHING AREA (ELA) = DESIGN FLOW / APPLICATION RATE  
 APPLICATION RATE = 1.5  
 PERC RATE = <10 MIN/INCH  
 (TABLE 8 CT PHC - NON-PROBLEMATIC SEWAGE)  
 ELA = 70 GPD / 1.5 = 47 SF (say 50 SF)

Chatham Health District  
 State of Connecticut Department of Public Health  
**SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM**  
 Property Owner: West High Street Enterprises LLC  
 Location: 195 West High Street  
 DATE: 11.15.2023

<b>TEST PIT: 1</b> 0-8" - Natural topsoil 8-25" - Light orange brown medium sandy loam 25-40" - Light brown sand 40-71" - Light brown, olive brown medium sand with gravel and stones, compact damp	<b>TEST PIT: 2</b> 0-10" - Natural topsoil 10-16" - Orange brown medium sandy loam 16-29" - Light brown medium sand with gravel 29-79" - Grey sandy hardpan, compact damp
Mottles: 24" GW: None Ledge: no refusal Roots: 40" Restrictive: 24"	Mottles: 27" GW: None Ledge: no refusal Roots: most to 29" some to 39" Restrictive: 27"
<b>TEST PIT: 3</b> 0-6" - Fill material 6-18" - Topsoil 18-28" - Fine to medium orange brown sandy loam 28-75" - Light brown, olive brown medium to coarse sand with gravel and stones, moderately compact, damp	<b>TEST PIT: 4</b> 0-3" - Topsoil 3-11" - Fill material 11-18" - Original topsoil 18-34" - Orange brown medium sandy loam with gravel 34-74" - Light brown medium sand with gravel moderately compact
Mottles: none visible some iron staining at 39" GW: none Ledge: no refusal Roots: most 22"	Mottles: 39" GW: None Ledge: none Roots: most to 42" Restrictive: (39" - 11" of fill) = 28" for MLSS calculations

**COMMENTS:**  
 Groundwater Table: (Near max, below max, etc.): Average  
 Soil Moisture (High, medium, low, etc.): Medium

**LOCATION DRAWING INCLUDING ALL TEST PITS AND PERCOLATION HOLES**

SPECIAL CONDITIONS	CONCLUSIONS	
Design Flow > 2000 GPD	N	Suitable for Sewage Disposal
Public Water Supply Watershed	?	Unsuitable for Sewage Disposal
Probable High Groundwater	?	Additional Investigation Req'd
Slope > 25 percent	N	Wet Season Monitoring Req'd
Perc Rate < 1 mm/inch	?	Retest During Wet Season
Ledge < 5 feet below grade	?	Well Exception Required
Limited Suitable Area	N	Licensed Engineer Plan Req'd
Open Watercourse or Wetlands	?	
Flood Plain / Seasonal Flooding	?	
G.W. 36 inches below grade	Y	

**DESIGN RECOMMENDATIONS/COMMENTS:**  
 1. Perc test to be conducted by PE7 Engineering firm. Submit location, logs and data to CHD for review.  
 2. Test pits marked on-site with stakes. Locations to be surveyed, labeled as per concept plan #4 dated 11.07.23  
 3. Provide a specific design flow and floor/building plans for review and approval.  
 4. Lot line adjustments shall meet 19-13-B100a and require CHD review and approval.

FORM COMPLETED BY: Liz Davidson, RS, MPH

OTHERS PRESENT FOR SITE INVESTIGATION (Engineer, developer, installer, etc.):  
 Zac - excavating contractor

**SEPTIC DESIGN DATA**

**PROPOSED COMMERCIAL BUILDING**  
 PROPERTY OF WEST HIGH ENTERPRISES  
 195 WEST HIGH STREET  
 EAST HAMPTON, CONNECTICUT  
 Robert V. Baltramaitis, P.E.  
 27 Tammy Hill Road  
 Wallingford, Connecticut 06492  
 (203) 915-8301

**PROPERTY OWNER/APPLICANT:**  
 West High Enterprises  
 244 Middletown Ave  
 East Hampton, CT 06424

1	1/22/2024	P & Z SUBMISSION
#	DATE	DESCRIPTION
		REVISIONS



Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) <sup>4</sup>	Lbs/Acre	Lbs/1,000 Sq. Ft.
1 <sup>5</sup>	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Perennial Ryegrass (Norra, Manhattan)	5	.10
	Total 45		1.00
2 <sup>6</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaking, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total 42		.95
3 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total 48		1.10
4 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	20	.45
	Redtop (Streaker, Common)	2	.05
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Total 30		.70
5 <sup>5</sup>	White Clover	10	.25
	Perennial Ryegrass	2	.05
		Total 12	
6 <sup>5</sup>	Creeping Red Fescue	10	.50
	Redtop (streaker, Common)	2	.05
	Perennial Ryegrass	20	.50
	Total 42		1.05
7 <sup>5</sup>	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Norra, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	10	.25
	Total 30		.70
8 <sup>6</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 <sup>1</sup>	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Camper)	10 <sup>1</sup>	.25
	Total 23		.57
9 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chemung, Penngift) with inoculant <sup>1</sup>	30	.75
	(or Flatpea (Lathco) with inoculant <sup>1</sup> )	15	.35
	Total 42 (or 57)		1.00 (or 1.40)
10 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.05
	Crown Vetch (Chemung, Penngift) with inoculant (or Flatpea (Lathco) with inoculant)	15	.35
	Total 37 (or 125)		.85 (or 1.25)
11 <sup>5</sup>	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Crown Vetch (Chemung, Penngift) with inoculant <sup>1</sup>	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	20	.45
	Total 45		1.05
12 <sup>6</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	101	.25
	Perennial Ryegrass (Norra, Manhattan)	5	.10
	Crown Vetch (Chemung, Penngift) with inoculant <sup>1</sup>	15	.35
	Total 121		3.05
13-15	Not used		
16 <sup>5</sup>	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
		Total 50	
17 & 18	Not used		
19 <sup>5</sup>	Chewing Fescue	35	.80
	Hard Fescue	30	.70
	Colonial Bentgrass	5	.10
	Total 100		2.3
21 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Tall Fescue (Kentucky 31)	20	.45
	Total 60		1.35
22 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
		Total 45	
24-28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jogurt) or Perennial Ryegrass (Future 2000 <sup>®</sup> mix, Fiesta II, Blazer II, and Dasher II)	175 to 250	6 to 8

1 Use proper inoculant for legume seeds, use four times recommended rate when hydroseeding.  
 2 Use Pure Live Seed (PLS) =  $\frac{\% \text{ Germination} \times \% \text{ Purity}}{100}$   
 EXAMPLE: Common Bermuda seed with 70% germination and 80% purity =  $\frac{70 \times 80}{100} = 56\%$   
 $\frac{10 \text{ lbs PLS/acre}}{56\%} = 17.9 \text{ lbs/acre of bagged seed}$   
 3 DOT All purpose mix  
 4 Wild flower mix containing New England Aster, Baby's Breath, Black Eye Susan, Catchfly, Dwarf Columbine, Purple Conflower, Lance-leaved Coreopsis, Cornflower, Ox-eye Daisy, Dame's Rocket, Scarlet Flax, Foxglove, Gayfeather, Rocky Larkspur, Spanish Larkspur, Corn Poppy, Spurred Snapdragon, Wallflower and/or Yarrow may be added to any seed mix given. Most seed suppliers carry a wild flower mixture that is suitable for the Northeast and contains a variety of both annual and perennial flowers. Seeding rates for the specific mixtures should be followed.  
 5 Considered to be a cool season mix.  
 6 Considered to be a warm season mix.

Area To Be Seeded	Mixture Number <sup>1</sup>	
	Mowing Desired	Mowing Not Req.
BORROW AREAS, ROADSIDE, DIKES, LEVEES, POND BANKS AND OTHER SLOPES AND BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3,4,5, or 8	5,6,7,8,9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	12,16, 22
C) Variable drainage soils <sup>2</sup>	2	5,6
DRAINAGE DITCH AND CHANNEL BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3 or 4	9,10,11,12
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
DIVERSIONS		
A) Well or excessively drained soils <sup>2</sup>	2,3 or 4	9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
GULLIED AND ERODED AREAS		3,4,5,8,10,11,12
SOD WATERWAYS AND SPILLWAYS	1,2,3,4,6,7, or 8	1,2,3,4,6,7, or 8
SUNNY RECREATION AREAS (Picnic areas and playgrounds or driving and archery ranges, nature trails)	1,2, or 22	
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 22	

1 The numbers following in these columns refer to seed mixtures in Figure PS-3. Mixes for shady areas are in **bold-face** print (including mixes 20 through 24)  
 2 See county soil survey for drainage class. Soil surveys are available from the County Soil and Water Conservation District Office.  
 3 Use mix 26 when soil passing a 200 mesh sieve is less than 15% of total weight. Use mix 26 & 27 when passing a 200 mesh sieve is between 15 and 20% of total weight. Use mix 26, 27 & 28 when soil passing a 200 mesh is above 20% of total weight.

Species <sup>4</sup>	Seeding Rates (pounds/acre)	Optimum Seed Depth (inches) <sup>2</sup>	Optimum Seeding Dates <sup>3</sup>										Plant Characteristics		
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15	11/15	12/15			
Annual ryegrass Lolium multiflorum	40	1.0	0.5												May be added in mixes. Will mow out of most stands.
Perennial ryegrass Lolium perenne	40	1.0	0.5												Use for winter cover. Tolerates cold and low moisture.
Winter eye Secale cereale	120	3.0	1.0												Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0												In northern CT will winter kill with the first killing frost and may throughout the state in severe winters.
Winter Wheat Triticum aestivum	120	3.0	1.0												Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0												Warm season small grain. Dies with frost in September.
Sudangrass Sorghum sudanense	30	0.7	1.0												Tolerates warm temperatures and droughty conditions.
Sudangrass Sorghum sudanense	15	0.4	1.0												Hardy plant that will reseed itself and is good as a green manure crop.
Weeping Lovegrass Eragrostis curvula	5	0.2	0.25												Warm-season perennial. May bunch. Tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix <sup>5</sup>	150	3.4	0.5												Suitable for all conditions.

1 May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.  
 2 Seed at twice the indicated depth for sandy soils.  
 3 See Permanent Seeding Figure PS-3 for seeding mixture requirements.  
 4 Listed species may be used in combinations to obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.  
 5 DOT All Purpose Mix

**WETLANDS APPLICATION DATA**

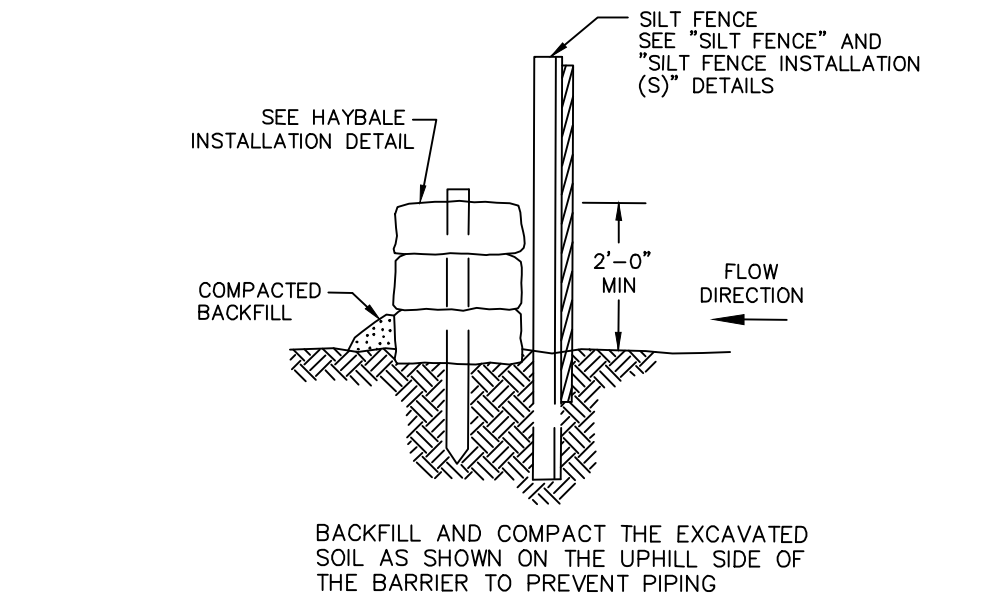
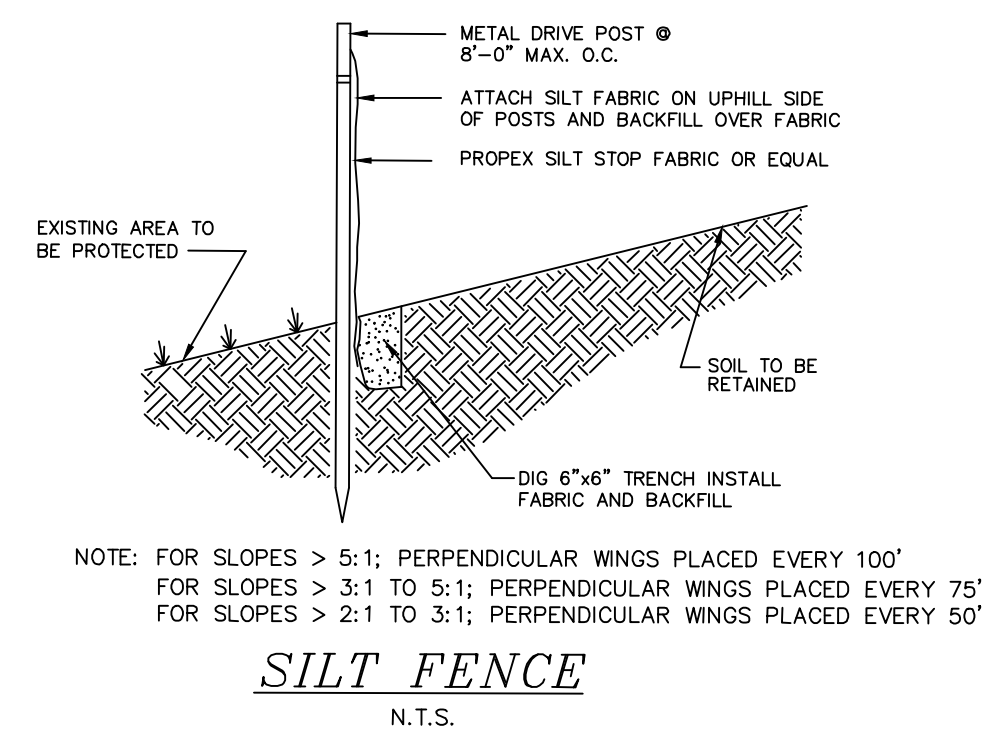
1. This project involves the re-development of a 1.93 acre parcel which was formerly a single family residential dwelling. The proposed redevelopment includes changing the use to a free standing 10,640 s.f. Commercial building as well as all the parking and infrastructure needed. The parcel contains some inland wetlands soils that currently are located within an existing conservation easement. The redevelopment requires disturbance of approx. 16,550 s.f. of the 100' upland review area.  
 2. The on-site regulated areas to be protected by the use of erosion control measures during construction and the finished surfaces such as grass and pavement.

**EROSION CONTROL INTENT**

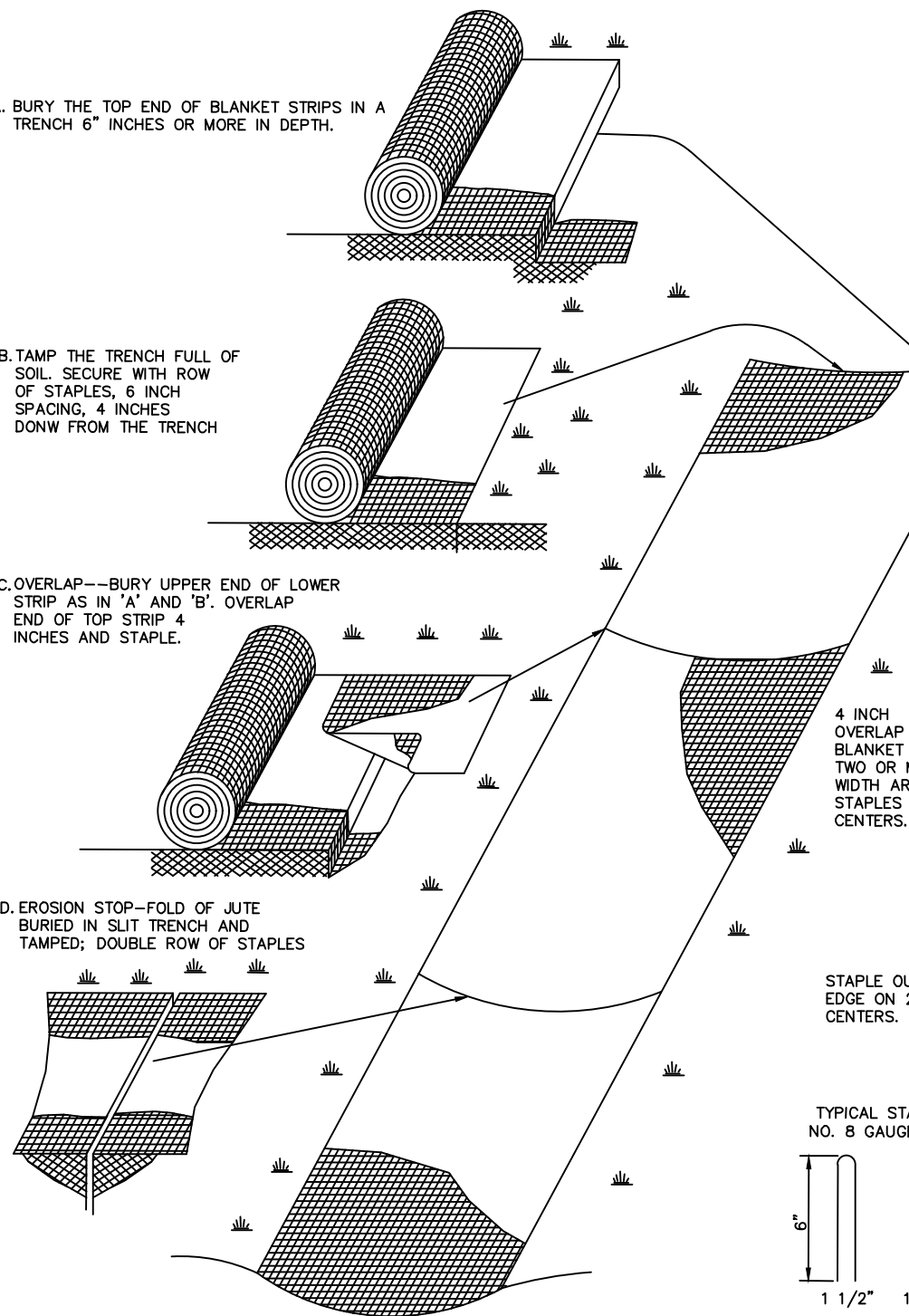
THE EROSION CONTROL PLAN IS INTENDED TO MINIMIZE THE MOVEMENT OF MATERIAL INTO ADJACENT WETLANDS AND WATERCOURSES BY ONE OR MORE OF THE FOLLOWING:  
 A. LIMIT THE TIME OF BARE SOIL EXPOSURE. ONCE EXCAVATION OR FILL HAS BEEN COMPLETED AND WITHOUT WAITING UNTIL THE ENTIRE SITE IS READY, PROVIDE SOME TYPE OF GROUND COVER AS SPECIFIED. INSTALL MULCH, PAVEMENT, TEMPORARY SEEDING, OR PERMANENT SEEDING. SLOPES SHOULD BE PERMANENTLY SEEDDED AS SOON AS FORMING IS COMPLETED.  
 B. THE USE OF MULCH, TEMPORARY SEEDING OR JUTE MESH WILL BIND THE SOIL BY ABSORBING AND SPREADING HEAVY RAIN CONCENTRATIONS AND MINIMIZING EROSION.  
 C. A TEMPORARY LINING SHOULD BE USED IN THE BOTTOM OF SWALES TO SLOW VELOCITY OF THE STORMWATER AND PREVENT EROSION. THIS ALSO SETTLES OUT MANY OF THE FINE SILTS. SEE SWALE CHART FOR CHANNEL LINING DETAILS. CONTROL OF SHEET FLOW.  
 D. THE USE OF SILT FENCE ANCHORED AS REQUIRED, WILL CONTROL SHEET FLOW AS LONG AS THE WATER VOLUME IS NOT GREAT. IN SOME CASES, WHERE THE FLOW IS GREAT ENOUGH, THE FENCE SHOULD BE BACKED UP BY HAY BALES TO PROVIDE STRENGTH AGAINST THE FENCE TIPPING OVER DUE TO THE WATER VOLUME. ACCUMULATED SILT SHOULD BE PERIODICALLY CLEANED FROM IN FRONT OF THE SILT FENCE AND BURIED.  
 E. THE CONTROL AND REMOVAL OF ALL SILT IS NOT POSSIBLE, BUT BY CAREFUL APPLICATION OF THE REQUIREMENTS OF THIS PLAN COMBINED WITH CONTRACTOR CONCERN WILL GREATLY IMPROVE THE QUALITY OF BOTH THE SITE AREAS AND THE OFF-SITE AREAS.

**CONSTRUCTION TIME SCHEDULE**

- The total Construction time for all improvements shall be 6-12 months.
- All erosion control measures shall be in place and inspected prior to start of Construction.
- Contractor to construct the proposed stone lined drainage roadside swale.
- Next, the contractor shall do the building foundation vertical extensions to allow for filling to happen.
- Contractor shall do all rough grading, install retaining walls and install drainage network.
- All concrete, curbing and pavement shall be installed.
- Lastly, the contractor shall perform all finished grading, install topsoil, seed, mulch and final landscaping.
- All erosion control measures will remain in place until final signout from the Town E&S Inspector.

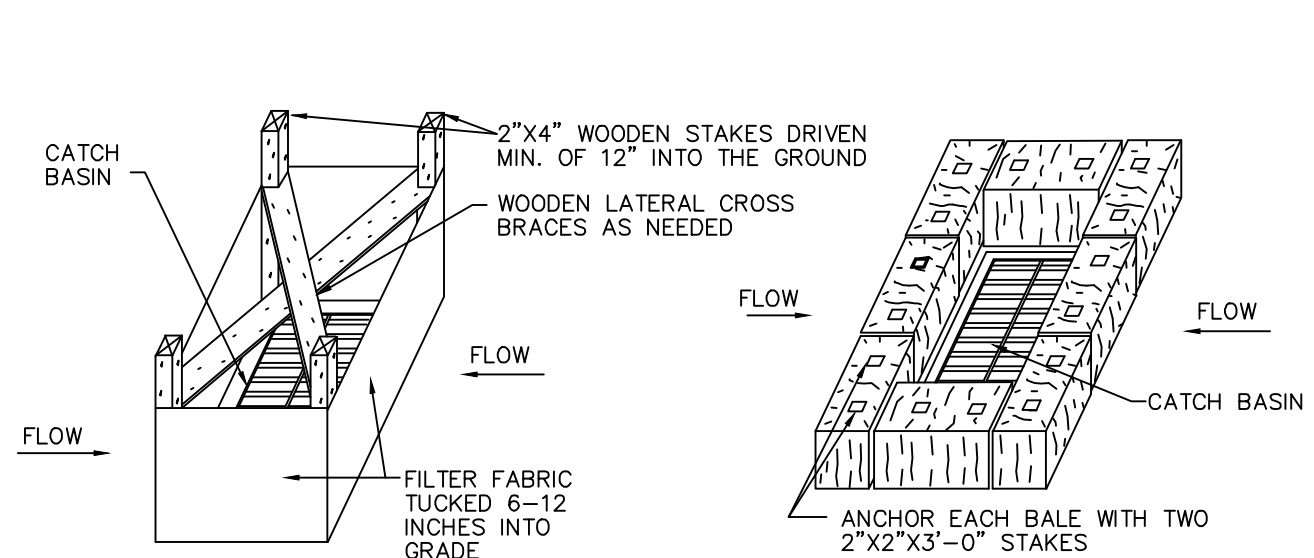


**SEDIMENTATION CONTROL BARRIER WITH HAY BALE BARRIER**

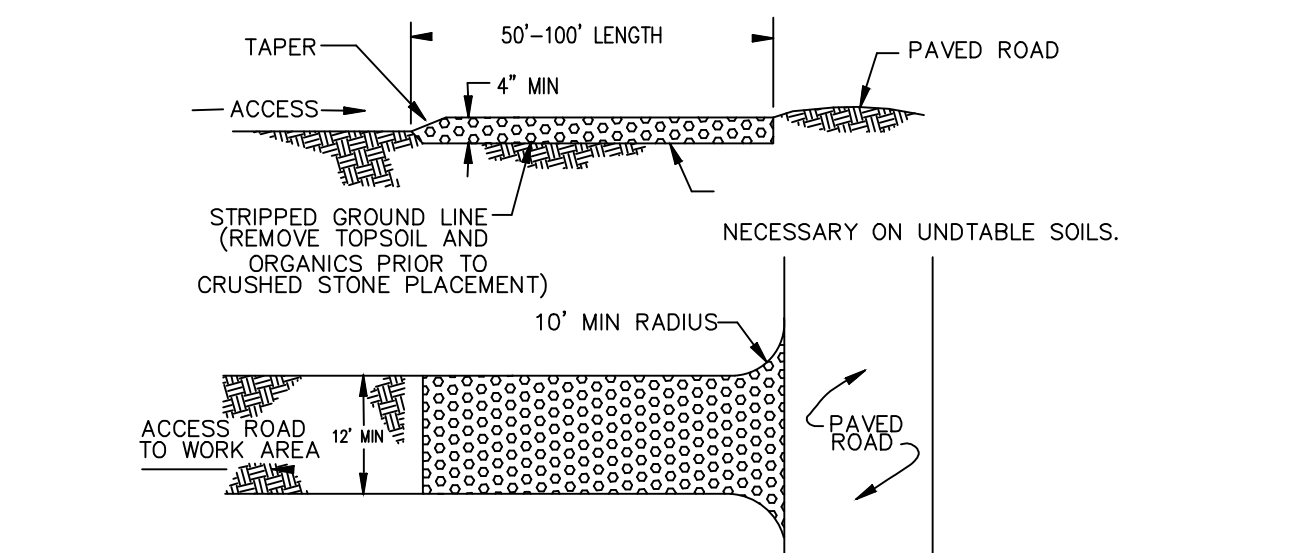


NOTE: BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE STEEPER THAN 3:1

**EROSION CONTROL BLANKET INSTALLATION DETAIL**



**CATCH BASIN EROSION CONTROL**



Construction Entrance shall be installed if required by E&S Inspector)

**TYPICAL CONSTRUCTION ENTRANCE**

**PROPERTY OWNER/APPLICANT:**  
 West High Enterprises  
 244 Middletown Ave  
 East Hampton, CT 06424

**DETAIL SHEET**

**PROPOSED COMMERCIAL BUILDING**  
 PROPERTY OF WEST HIGH ENTERPRISES  
 195 WEST HIGH STREET  
 EAST HAMPTON, CONNECTICUT

*Robert V. Baltramaitis, P.E.*  
 27 Tammy Hill Road  
 Wallingford, Connecticut 06492  
 (203) 915-8301

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

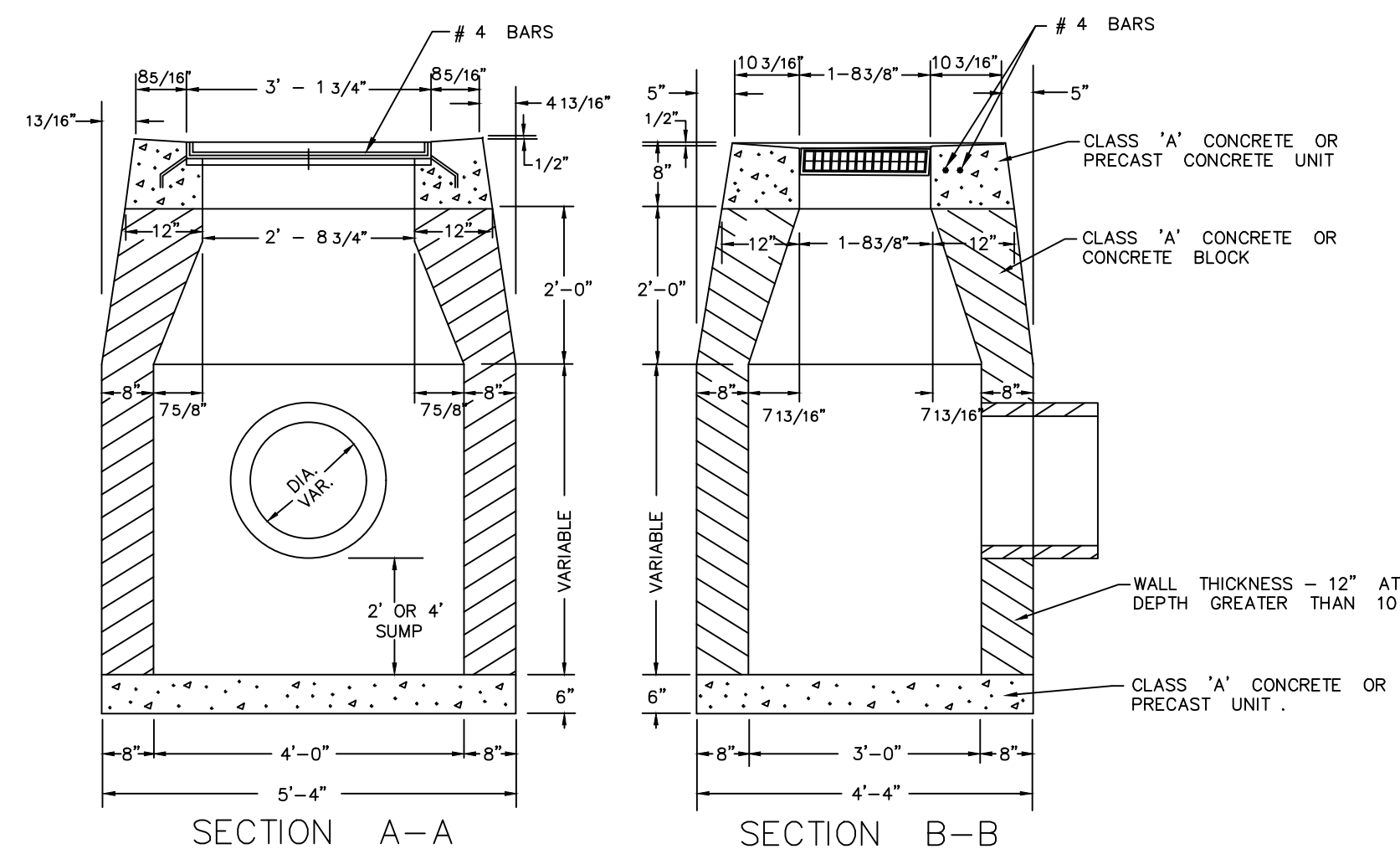
Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

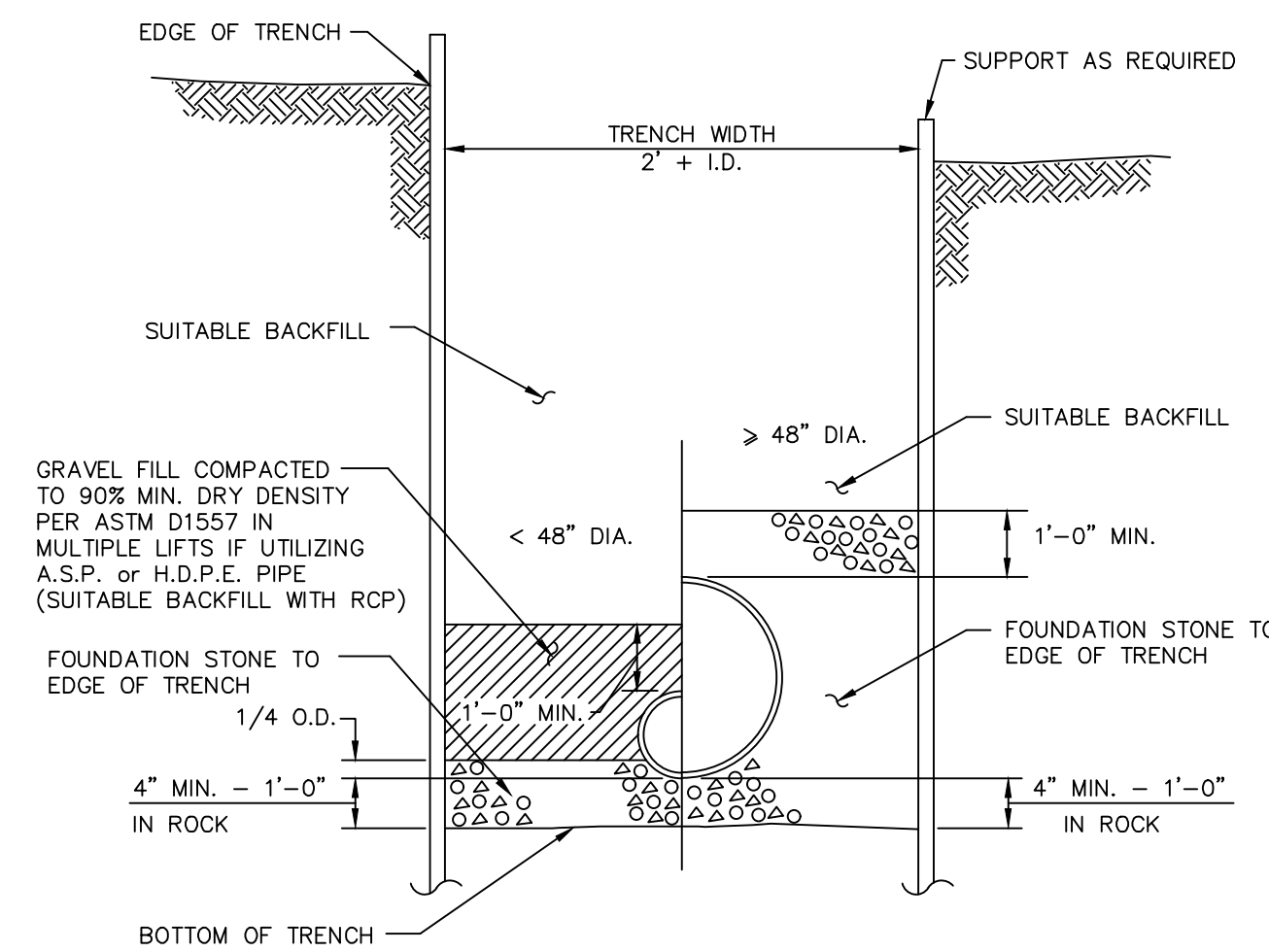
Expiration Date: \_\_\_\_\_

#	DATE	REVISIONS
1	1/22/2024	P & Z SUBMISSION

DATE: 1/11/2024 SCALE: NTS SHT #: DN-1



CONNECTICUT DEPARTMENT OF TRANSPORTATION  
**TYPE "C-L" CATCH BASIN**  
N.T.S.

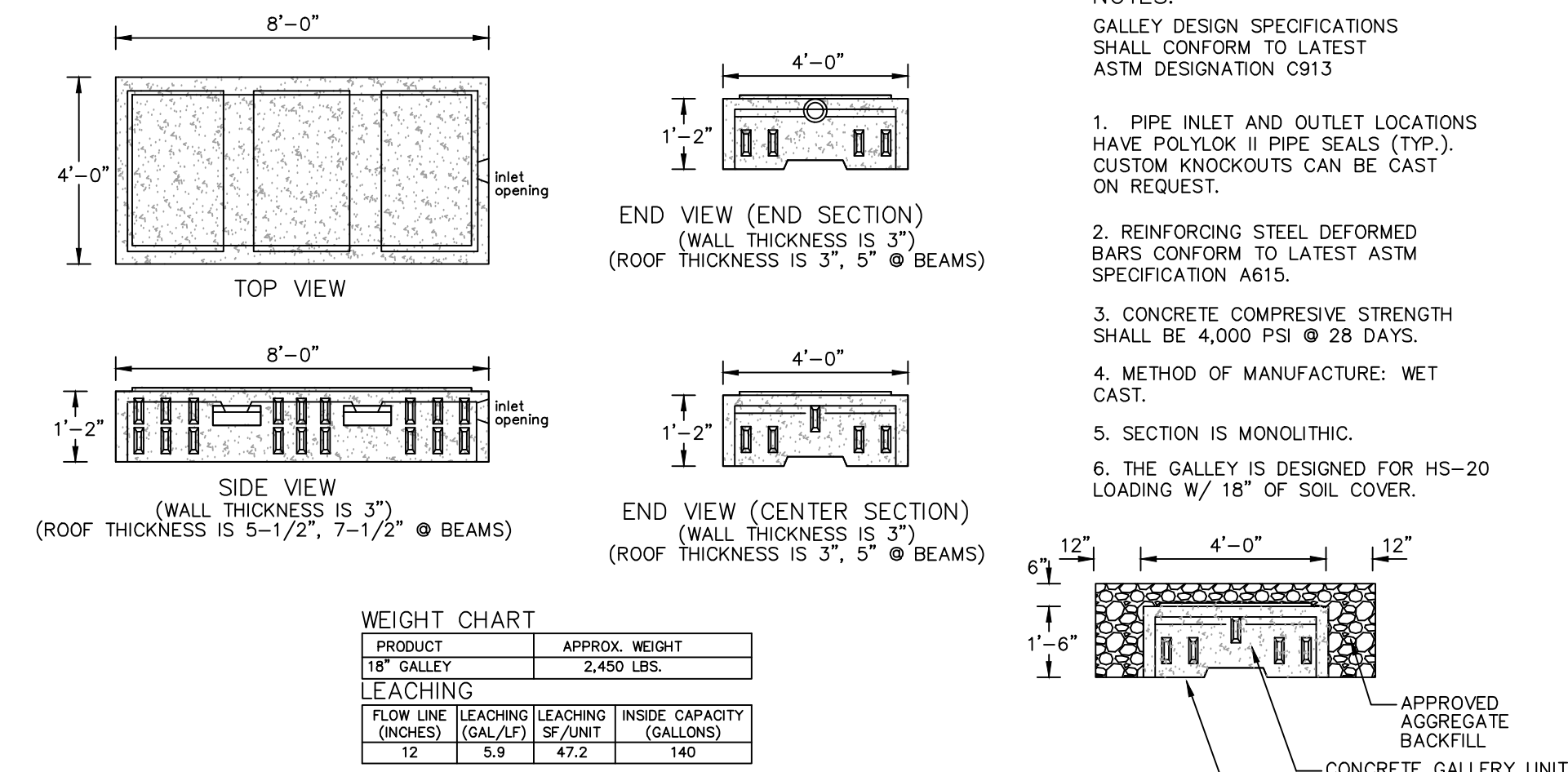


**TYPICAL STORM SEWER TRENCH SECTION**  
N.T.S.

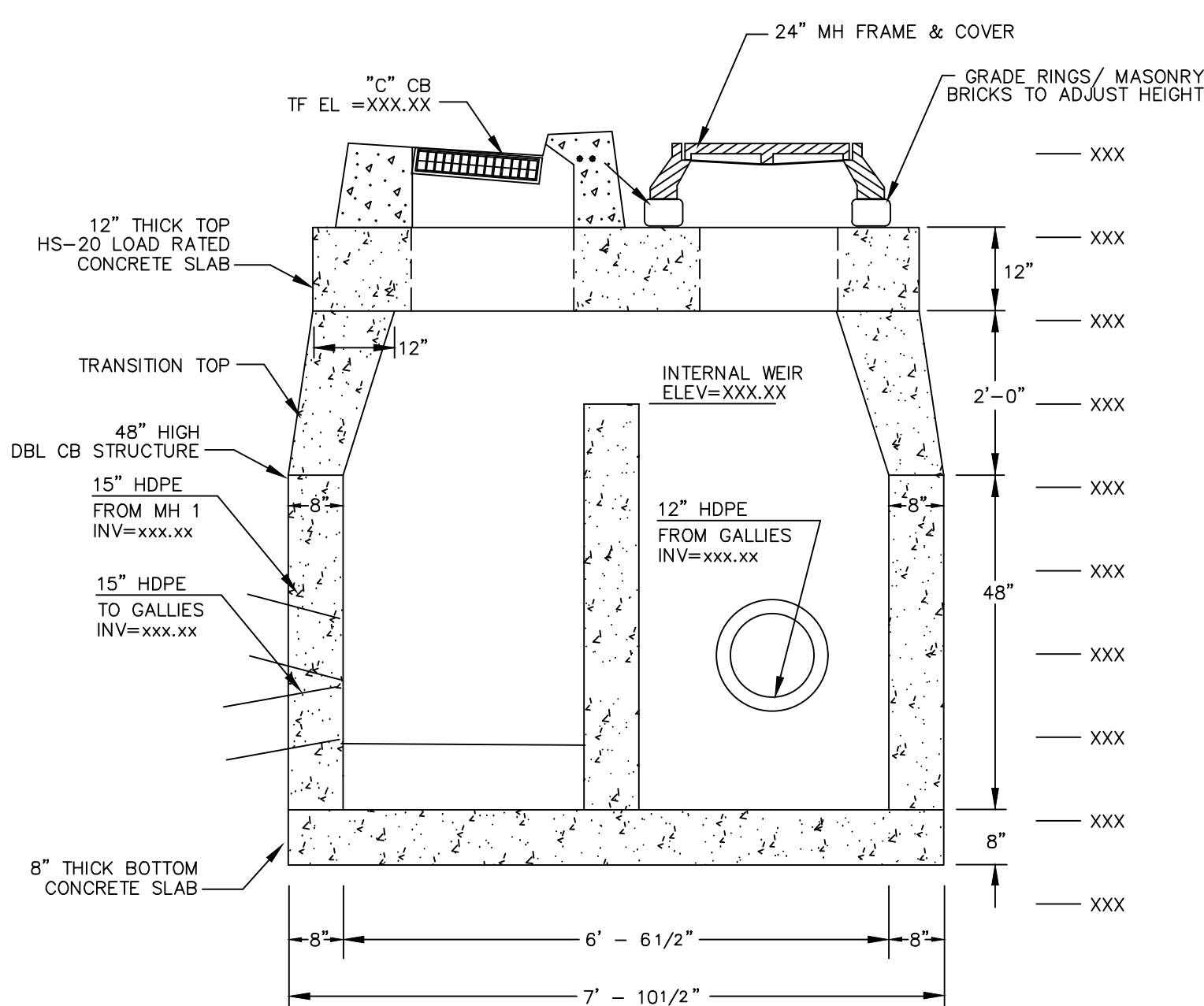
**Septic System Notes:**

1. THE HOUSE SEWER SHALL BE 4" SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D 1785/ ASTM D 2665 SET AT A MINIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES.
2. THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,500 GALLONS. THE TANK SHALL HAVE TWO CHAMBERS, THE FIRST OF WHICH SHALL HOLD 2/3 THE REQUIRED TOTAL CAPACITY.
3. THE SEPTIC TANK SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION. THE TANK SHALL HAVE A NON-BYPASS EFFLUENT FILTER AT THE OUTLET AND POLYETHYLENE GASKETS AT THE INLET AND OUTLET.
4. THE DISTRIBUTION PIPE FROM THE TANK TO THE DISTRIBUTION BOX OR LEACHING GALLERIES SHALL BE 4" PVC CONFORMING TO ASTM 3034 SDR35 WITH INTEGRAL RUBBER COMPRESSION GASKETS. PIPE SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/4" PER FOOT (2.08%).
6. THE DISTRIBUTION BOXES SHALL BE HS-20 PRE-CAST CONCRETE WITH WATER-TIGHT GASKETS AND SET LEVEL.
7. THE CONCRETE LEACHING GALLERIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THIS PLAN. ANY DEVIATION IN THE SPECIFIED PRODUCT SHALL BE REVIEWED BY THE DESIGN ENGINEER AS IT MAY AFFECT THE REQUIRED LEACHING FIELD SIZE.
8. THE IMPORTED "SELECT FILL" SHALL BE CLEAN SAND OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND OTHER FOREIGN SUBSTANCES. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 3" SIEVE. UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. THE MATERIAL PASSING IS RE-WEIGHED AND AND SIEVE ANALYSIS STARTED AND SHALL CONFORM TO THE FOLLOWING CRITERIA:  

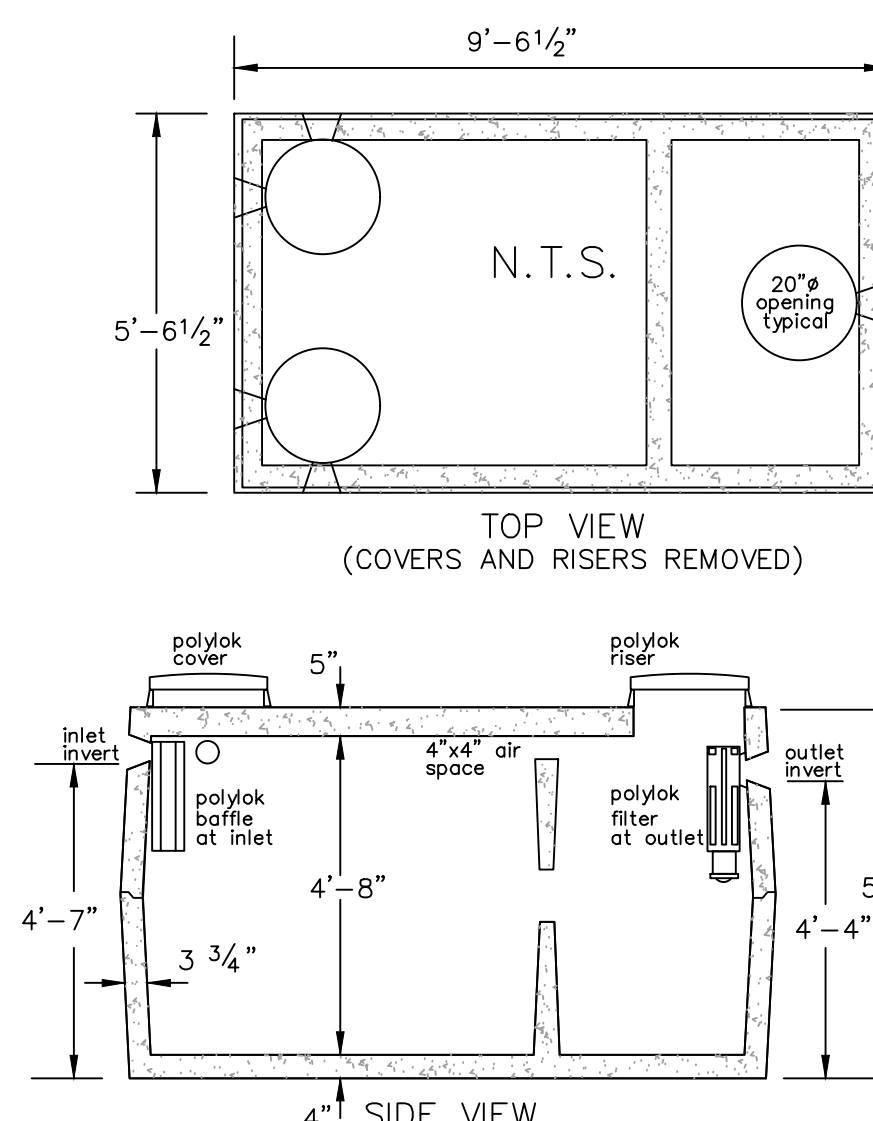
SIEVE	DRY SIEVE (% PASSING)
# 4	100%
# 10	70-100%
# 40	10-75%
#100	0-5%
#200	0-2.5%
9. "APPROVED AGGREGATE" SHALL BE EITHER No. 4 (1-1/2") OR No. 6 (3/4") STONE AGGREGATE MEETING THE GRADATION REQUIREMENTS OF SECTION 8 OF THE PUBLIC HEALTH CODE.
10. THE GEOTEXTILE SHALL BE NON-WOVEN FABRIC CONFORMING TO ASTM D 5261, ASTM D 4491 AND ASTM D 4533 MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.
11. THE SYSTEM SHALL BE STAKED OUT IN THE FIELD BY A LICENSED ENGINEER OR LAND SURVEYOR.
12. THE TOPSOIL/ ORGANICS SHALL BE REMOVED FROM THE LEACHING AREA AND THE SUBSOIL SCARIFIED PRIOR TO PLACEMENT OF SELECT FILL, IF REQUIRED.
13. THE INSTALLER SHALL TAKE THE PROPER PRECAUTIONS TO AVOID OVERCOMPACTING UNDERLYING SOILS WHILE PROVIDING SUFFICIENT COMPACTION OF THE SELECT FILL TO FACILITATE CONSTRUCTION AND AVOID SETTLEMENT.



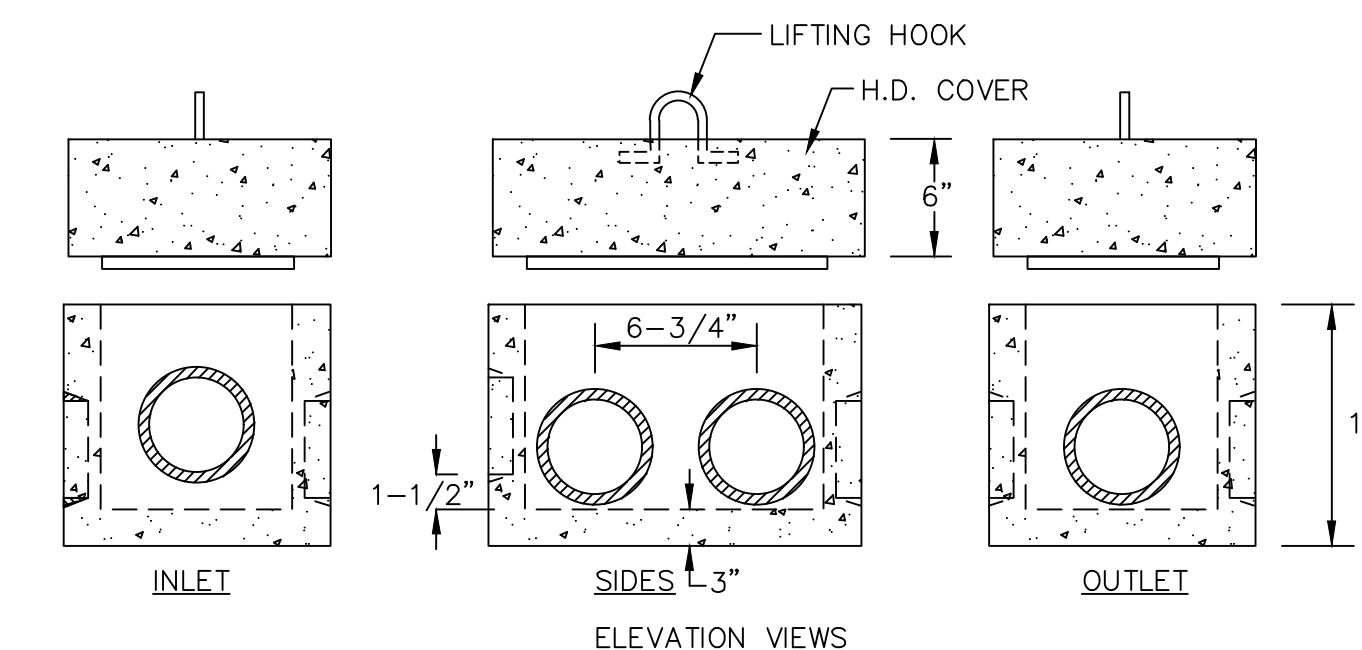
**HS-20 12" CONCRETE LEACHING GALLEY**  
N.T.S.



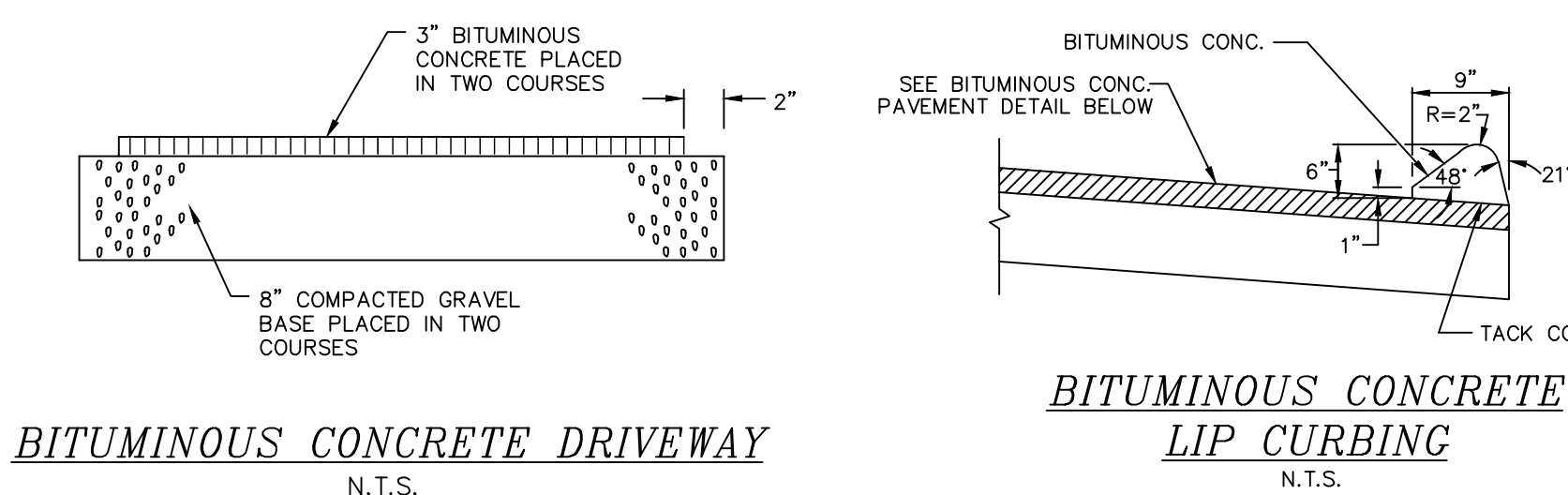
**OUTLET CONTROL DETAIL**  
N.T.S.



**1,250 GALLON SEPTIC TANK**  
N.T.S.

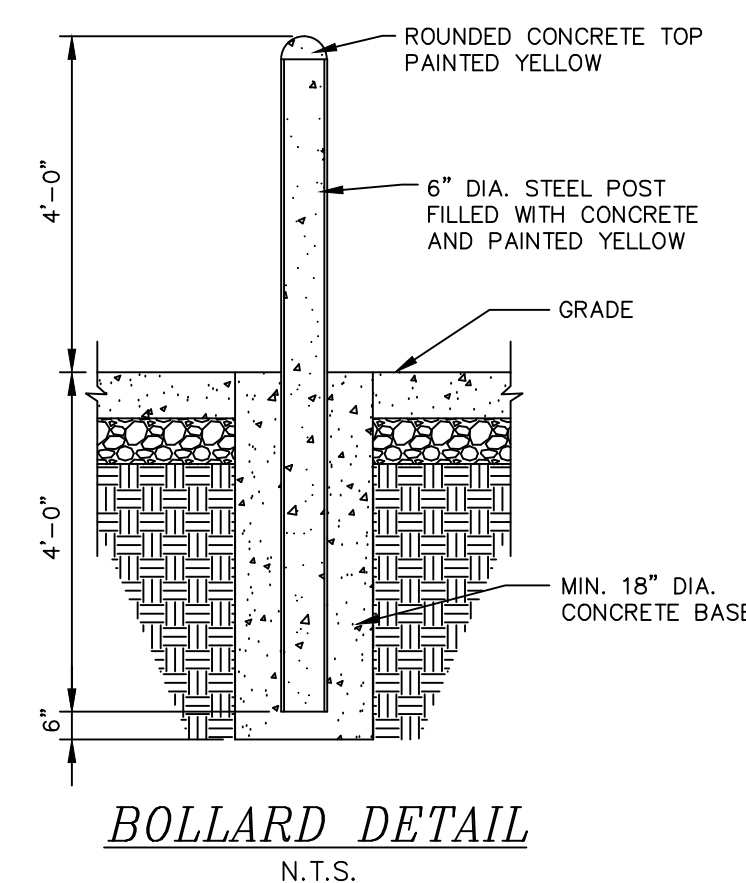


**HEAVY DUTY CONCRETE D-BOX DETAIL**  
N.T.S.

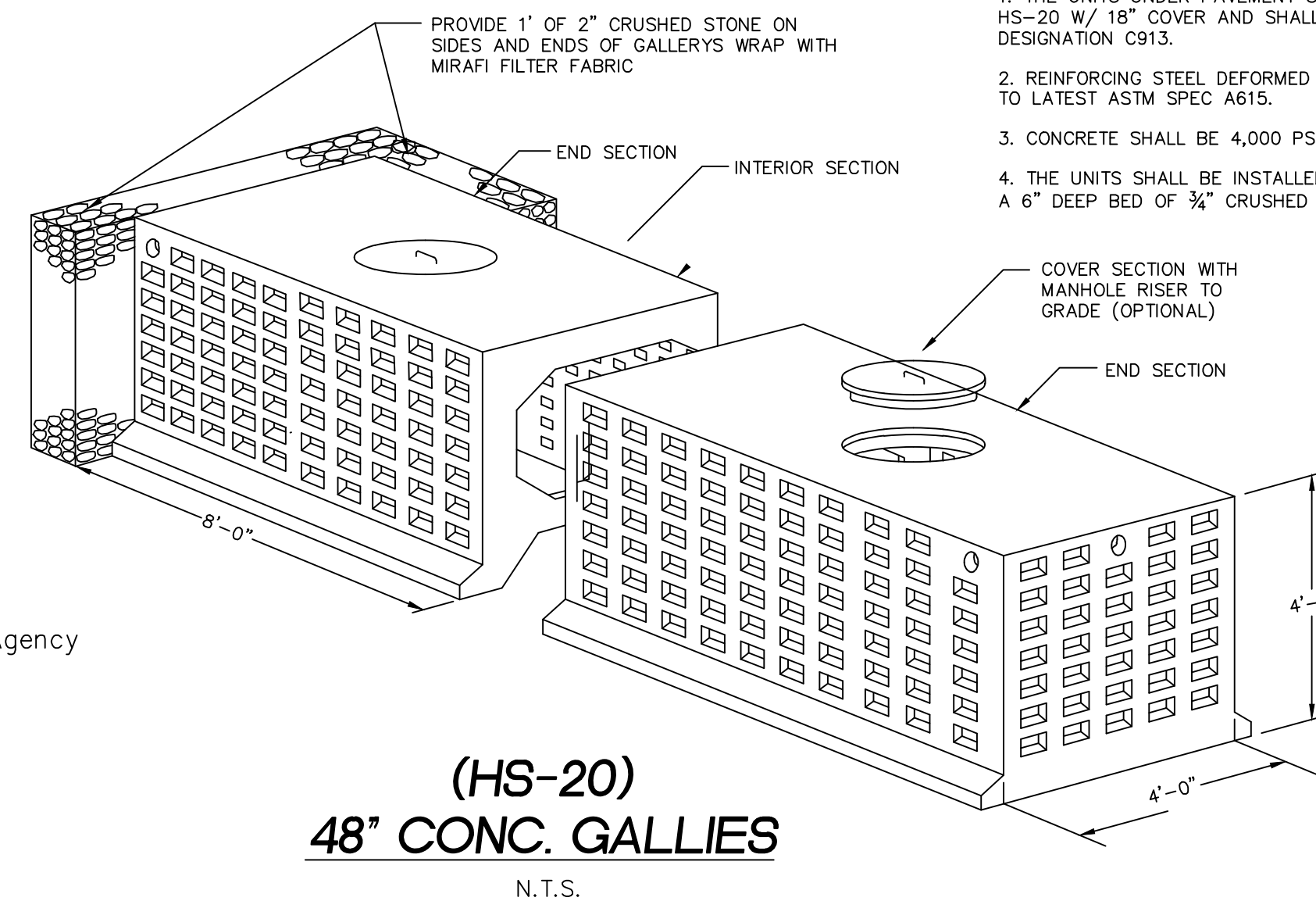


**BITUMINOUS CONCRETE DRIVEWAY**  
N.T.S.

**BITUMINOUS CONCRETE LIP CURBING**  
N.T.S.



**BOLLARD DETAIL**  
N.T.S.



**(HS-20) 48" CONC. GALLIES**  
N.T.S.

- NOTES:
1. THE UNITS UNDER PAVEMENT SHALL BE DESIGNED FOR HS-20 W/ 18" COVER AND SHALL CONFORM TO ASTM DESIGNATION C913.
  2. REINFORCING STEEL DEFORMED BARS SHALL CONFORM TO LATEST ASTM SPEC A615.
  3. CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
  4. THE UNITS SHALL BE INSTALLED PLUMB AND LEVEL ON A 6" DEEP BED OF 3/4" CRUSHED STONE.

**PROPERTY OWNER/APPLICANT:**  
West High Enterprises  
244 Middletown Ave  
East Hampton, CT 06424

**DETAIL SHEET**

**PROPOSED COMMERCIAL BUILDING**  
PROPERTY OF WEST HIGH ENTERPRISES  
195 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.  
27 Tammy Hill Road  
Wallington, Connecticut 06492  
(203) 915-8301

#	DATE	REVISIONS
1	1/22/2024	P & Z SUBMISSION

DATE: 1/11/2024 SCALE: NTS SHT #: DN-2

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

Per Section 8-26c of the Connecticut General Status, as amended, approval automatically expires \_\_\_\_\_ if all physical improvements required by this plan are not completed by that date.

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

Site Plan Application PZC-24-002  
195 West High Street  
West High Enterprises, LLC

Suggested Condition of Approval:

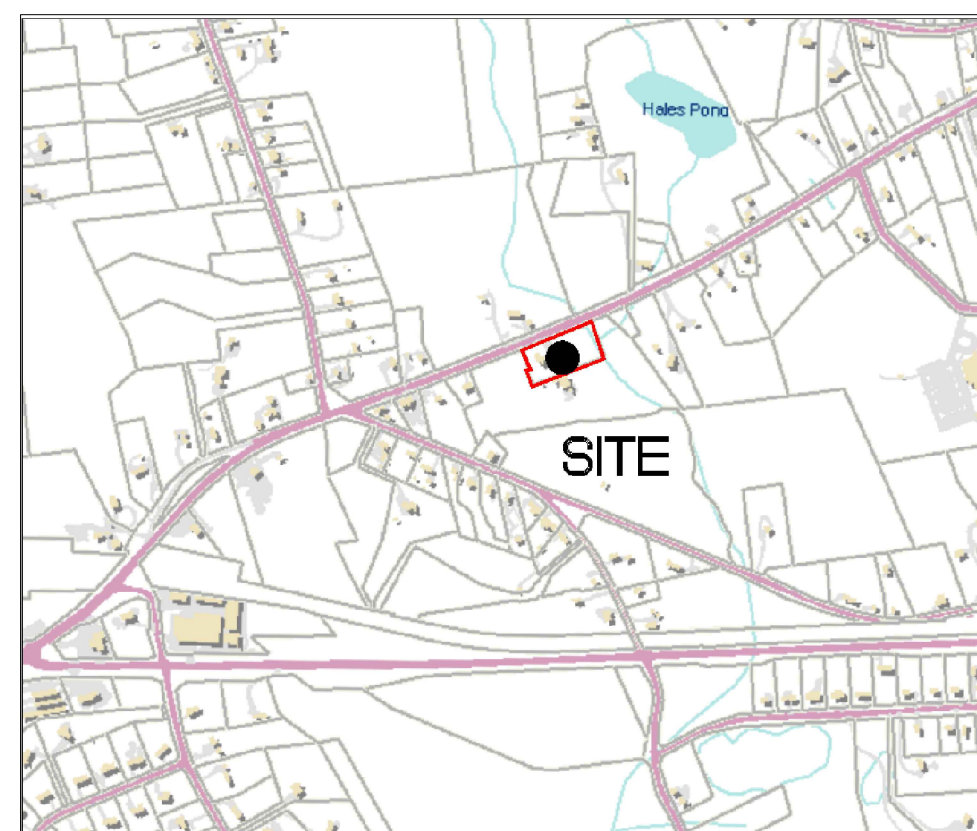
**That prior to issuance of a building permit for #195 West High Street, the applicant must revise the existing septic system serving 201 West High Street Building 'A' and formalize a lot line revision in accordance with CT Public Health Code Section 19-13-B100a.**

RCVD 3.6.24. @ meeting

# PROPOSED COMMERCIAL BUILDING

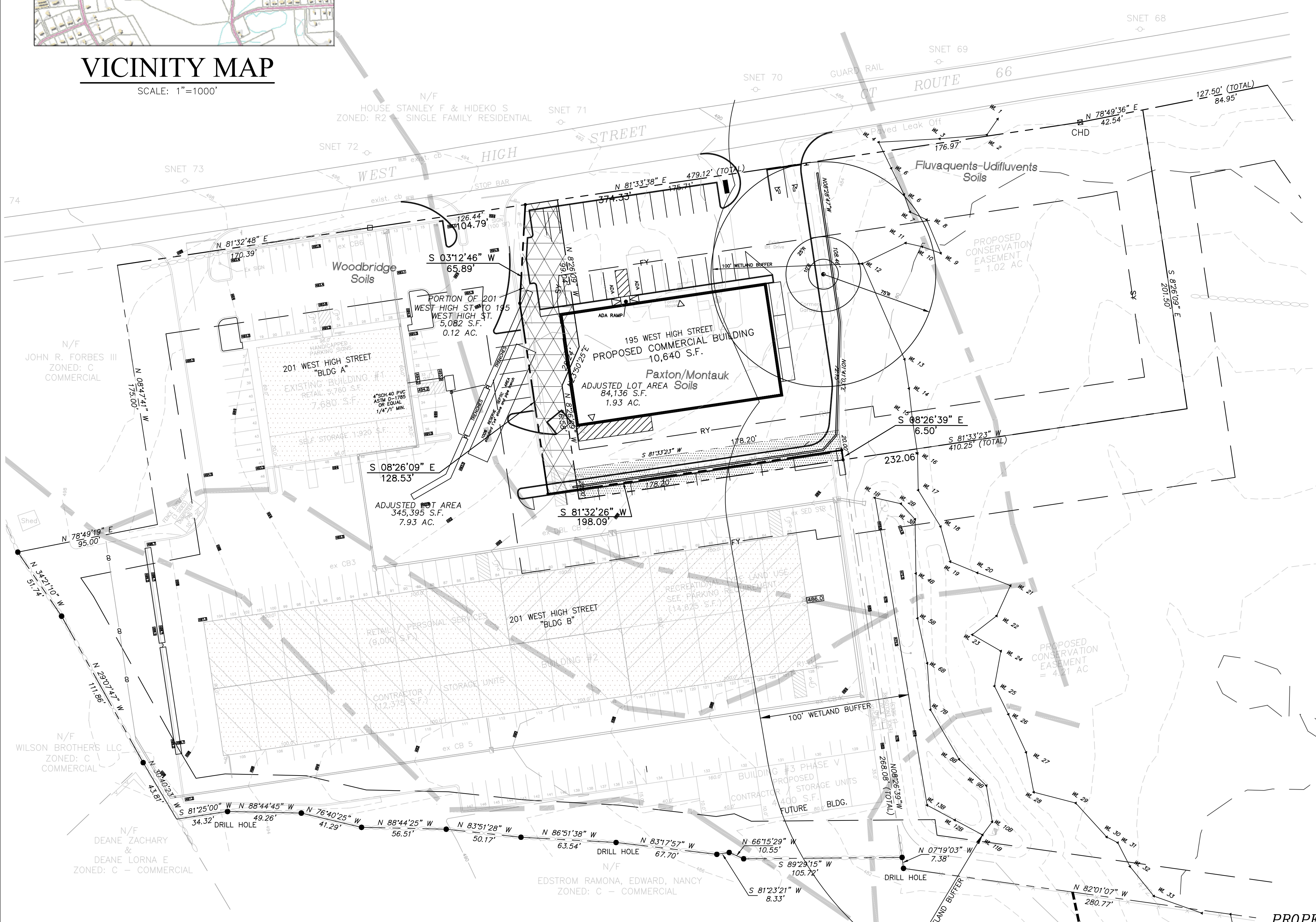
## 195 WEST HIGH STREET, EAST HAMPTON CONNECTICUT

### INLAND WETLANDS AND PLANNING & ZONING APPLICATION



**VICINITY MAP**

SCALE: 1"=1000'



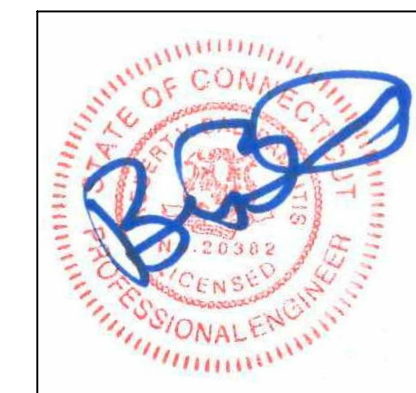
**Town of East Hampton Land Use RCVD 2.27.2024**

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING 195 W HIGH	EXISTING 201 W HIGH	PROPOSED 195 HIGH	PROPOSED 201 W HIGH
Min Lot Area (Sq. Ft.)	40,000	80,209	349,322	84,136	345,395
Min Lot Width (Ft.)	150'	395.22	296.83	416.88	275.17
Min Lot Depth (Ft.)	175'	199.5+/-	375+/-	195.00	375+/-+/-
Min Front Setback (Ft.)	50'	40+/-	69+/-	75.4	69+/-
Min Side Setback (Ft.)	25'	40+/-	83+/-	25.5	83+/-
Min Rear Setback (Ft.)	25'	75+/-	26+/-	41.7	26+/-
Min Street Frontage (Ft.)	100'	395.22	296.83	416.88	275.17
Max Lot Coverage (%)	60%	3	58	40	59
Max Floor Area Coverage	N/A	N/A	N/A	N/A	N/A
Max Number of Stories Per Building	N/A	N/A	N/A	N/A	N/A
Max Height for a Building or Structure	35'	24'±	24'±	24'±	24'±

**GENERAL SITE DEVELOPMENT NOTES**

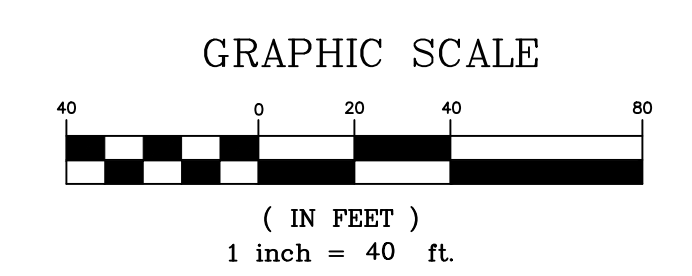
- Reference is made to a map entitled "195 West High Street Subdivision, Prepared for, West High Enterprises, LLC, East Hampton, CT, By, Chatham Engineering Inc., Dated 11/10/12 and revised to 2/16/12, Sheets 1 thru 3" on file in the East Hampton Land Records Map Book 79 Pages 55 thru 60.
  - This property is located in the C: Commercial Zone
  - All grades adjacent to fills shall be blended so as to prevent ponding.
  - 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.
  - All work to conform to Town of East Hampton specifications and regulations.
  - The contractor is required to provide demolition and removal of all items, either above or below grade, required to construct the proposed site improvements.
  - The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the areas, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated on the plans. The contractor shall confirm the location of all underground utilities prior to the commencement of excavation.
  - The contractor is required to provide and install all items as shown on the site development plans, and as required by the owner.
  - The proposed parking areas shall be striped with a 4" wide white line.
  - All materials and methods shall conform to CT DOT Form 818 as revised.
  - CT DOT permit is required by the owner for all work over the state right of way line.
  - All excess material from construction or demolition shall be disposed of off site.
  - The contractor shall verify and report any discrepancies between the design plans and actual field conditions to the owner, general contractor or design engineer prior to the commencement of construction.
  - Adjust all existing and proposed utility frames, grates, covers, valve boxes etc. to be flush with the proposed grades.
  - This parcel is shown on Tax Map 12, Block 36, Lot 3.
  - The owner and applicant is West High Enterprises, LLC, 244 Middletown Ave, East Hampton, CT 06424, 860-267-6623.
  - The purpose of this Layout Plan is to construct a new commercial building on 195 West High Street, and to show the proposed building uses and parking layout.
- PARKING REQUIREMENT**  
**1. BUILDING 195 WEST HIGH STREET:**  
 RETAIL = 10,640 SF  
 MINIMUM REQUIREMENT: 3 SP/1000 SF = 32 SPACES  
 MAXIMUM REQUIREMENT: 6 SP/1000 SF = 64 SPACES
- 2. PARKING PROVIDED: 32 SPACES PROVIDED**
- 3. THE PARKING RECONFIGURING OF PARCEL 201 WEST HIGH RESULTED IN AN INCREASE OF 1 ADDITIONAL PARKING SPACE.**

- SHEET INDEX:**
- SP-1 OVERALL SITE PLAN
  - SP-2 SITE PLAN / LANDSCAPING PLAN
  - SP-3 GRADING AND UTILITY / EROSION SEDIMENT CONTROL PLAN
  - 1 OF 1 SEPTIC SYSTEM REVISION-BUILDING A 201 WEST HIGH STREET
  - TD-1 SEPTIC DATA SHEET
  - DN-1 SITE DETAIL SHEET
  - DN-2 SITE DETAIL SHEET



**PROPERTY OWNER/APPLICANT:**  
 West High Enterprises  
 244 Middletown Ave  
 East Hampton, CT 06424

**PROJECT NARRATIVE:**  
 This project involves the re-development of a 1.93 acre parcel which was formerly a single family residential dwelling. The proposed redevelopment includes changing the use to a free standing 10,640 s.f Commercial building as well as all the parking and infrastructure needed. The parcel contains inland wetlands soils that currently are located within an existing conservation easement. The redevelopment requires disturbance of approx. 13,546 s.f. of the 100' upland review area.



Approved by the East Hampton Planning & Zoning Commission  
 Final Approval \_\_\_\_\_ Chairman  
 Date: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
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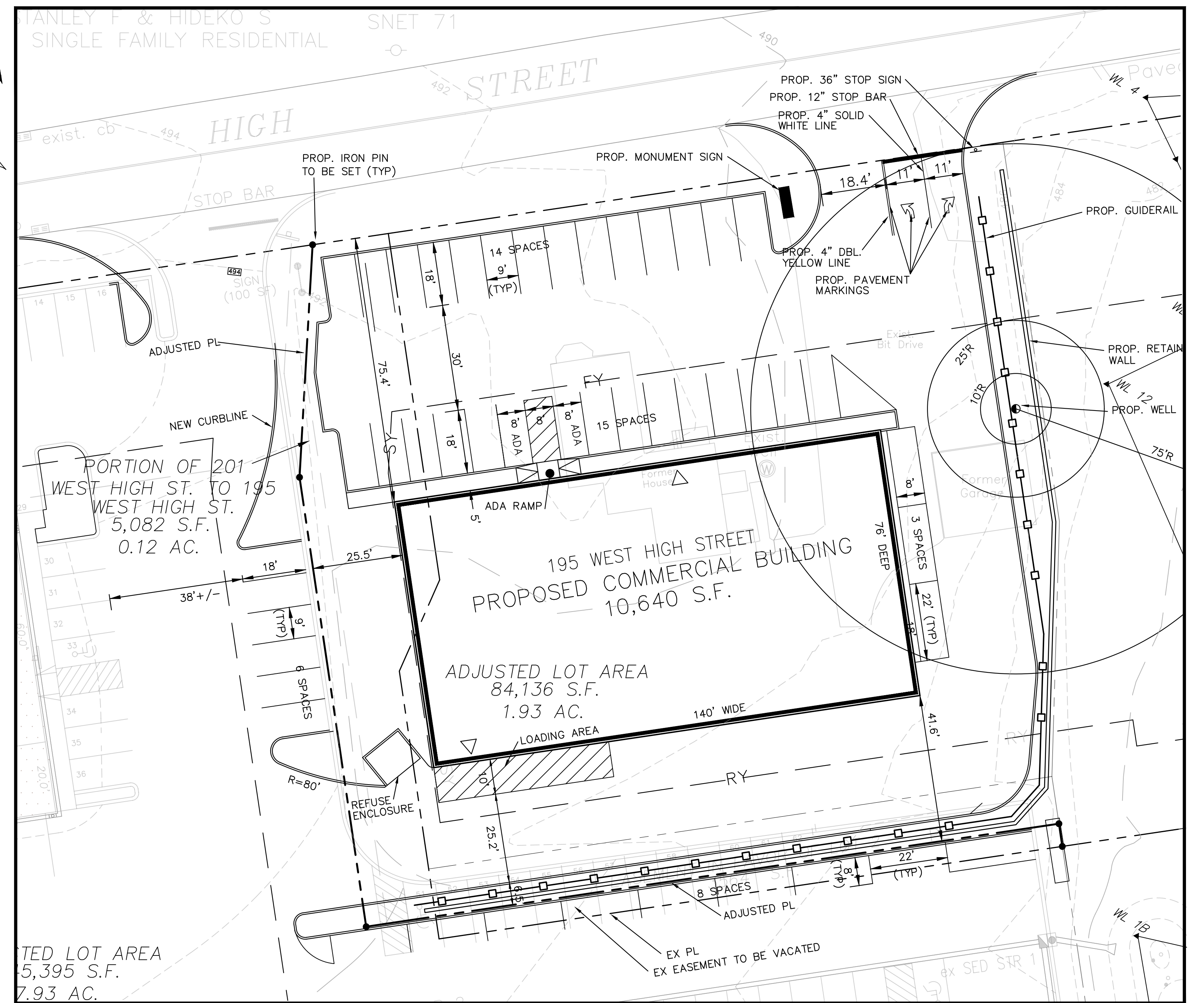
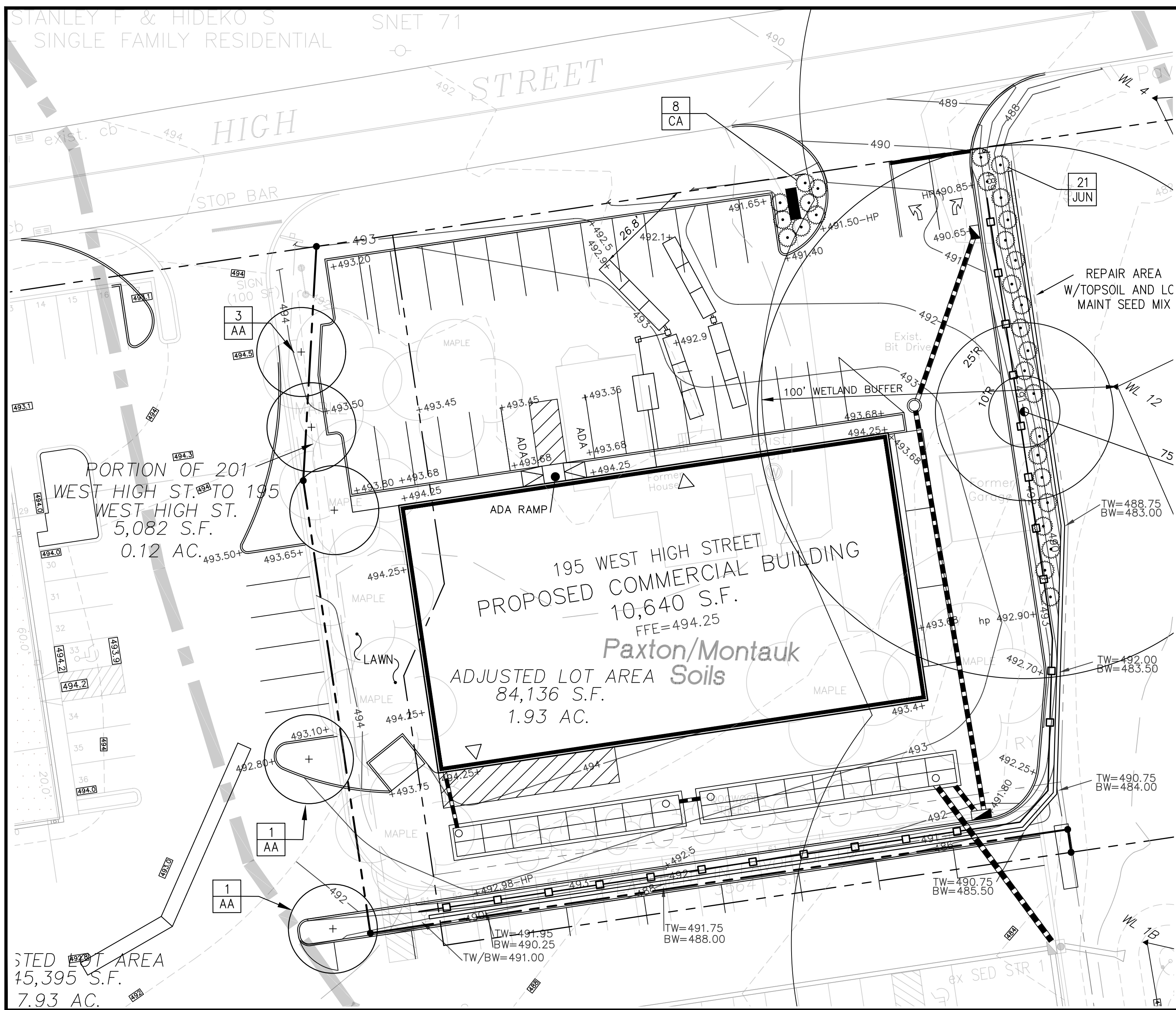
#	DATE	DESCRIPTION
2	2/25/2024	REFLAG WETLANDS, ADJUST 100 BUFFER/DISTURBANCE AREA AND REVISE SEPTIC
1	1/22/2024	P & Z SUBMISSION

**OVERALL SITE PLAN**

**PROPOSED COMMERCIAL BUILDING**  
 PROPERTY OF WEST HIGH ENTERPRISES  
 195 WEST HIGH STREET  
 EAST HAMPTON, CONNECTICUT

*Robert V. Baltramaitis, P.E.*  
 27 Tammy Hill Road  
 Wallingford, Connecticut 06492  
 (203) 915-8301

DATE: 1/11/2024    SCALE: 1" = 40'    SHT #: SP-1



**PLANTING NOTES:**

- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.

**LANDSCAPING PLAN**

- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:  
1 PART PEAT MOSS  
MYCORRIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.  
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:  
1 PART PEAT MOSS  
1 PART MANURE (WEED FREE)  
3 PARTS TOPSOIL  
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)  
MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL TESTING OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.

**SEEDING MIXTURES:**

- LAWN SEEDING MIXTURE  
15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)  
15% PERENNIAL RYEGRASS (LOLIUM PERENNE)  
30% CREEPING RED FESCUE (FESTUCA RUBRA "SHADEMASTER II")  
25% CHEWING FESCUE (FESTUCA RUBRA "JAMESTOWN II")  
15% HARD FESCUE (FESTUCA OVINA "RELIANT II")  
SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING)  
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
  - NO-MOW / LOW MAINTENANCE SEEDING MIXTURE - BLEND OF 3 TO 5 CREEPING RED FESCUES  
SEEDING RATES: 4-5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING)  
SEEDING DATES: SEPTEMBER 1 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. ALL AREAS CALLED OUT AS NO-MOW OR LOW MAINTENANCE SEEDING MIXTURE ON THE LANDSCAPE PLAN SHALL BE SEEDING AS INDICATED.
  - STEEP SLOPES (>3:1) SEED MIX: "LOW-GROWING WILDFLOWER & GRASS MIX" ERNMX #156 BY ERNST SEEDS, 9006 MERCER PIKE, MEADVILLE, PA 16335; www.ernstseeds.com; 800-873-3321 OR APPROVED EQUIVALENT.
  - WET BASIN SEED MIX: "NEW ENGLAND WET MIX" BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA.  
APPLY AT A RATE OF 18 LBS PER ACRE (1 LB/2,500 SF).
- ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
  - ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEEDING MIXTURE.

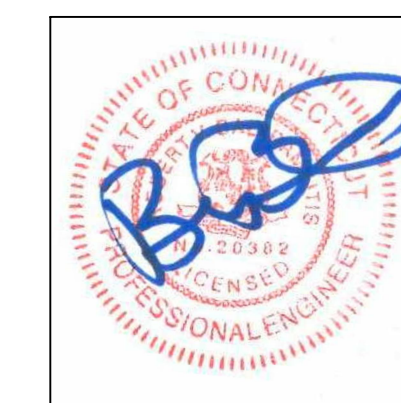
**PLANT LIST:**

CODE	QTY.	BOTANICAL NAME INSTALLED MATURE	COMMON NAME	ROOT/SPACING	PLANTING SIZE
TREES:					
AA	5	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	B&B 2 1/2" CAL	8-10' ht.
JUN	21	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	1 GALLON, 3" O.C.	12" ht.
SHRUBS:					
CA	8	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	KARL FEATHER REED GRASS	1 GALLON 3" O.C.	1-2' ht.

**LEGEND**

- PROPOSED**
- PROPOSED CURB
  - PROPOSED CONCRETE
  - PROPOSED RIP RAP
  - PROPOSED LANDSCAPING

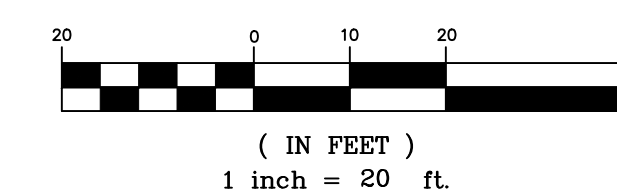
**SITE PLAN**



**PROPERTY OWNER/APPLICANT:**

West High Enterprises  
244 Middletown Ave  
East Hampton, CT 06424

**GRAPHIC SCALE**



**GENERAL NOTES:**

- EXISTING CONDITIONS BASED ON PREVIOUS APPROVED PLAN DESIGNED BY CHATHAM ENGINEERING.
- ALL PROPOSED PAVED AREAS SHALL BE 2" TOP COURSE, ON 2" BINDER COURSE, ON 6" SUBBASE, ON 8" GRAVEL.
- ALL CURBING SHOWN IS TO BE 6" BIT CURBING.
- PROPOSED RETAINING WALL SHALL BE DECORATIVE MODULAR BLOCK WALL DESIGNED BY MANUFACTURER.
- PARKING SHALL BE 4" WHITE, QUICK DRY EPOXY PAINT. FOR ALL ANGLED STRIPING, LINES SHALL BE 2' APART.
- ALL ADA PARKING AND SIGNAGE SHALL MEET ALL CURRENT ADA GUIDELINES.
- THE DEVELOPMENT REQUIRES A CURB CUT PERMIT FROM CT DOT.

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

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

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires \_\_\_\_\_ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

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

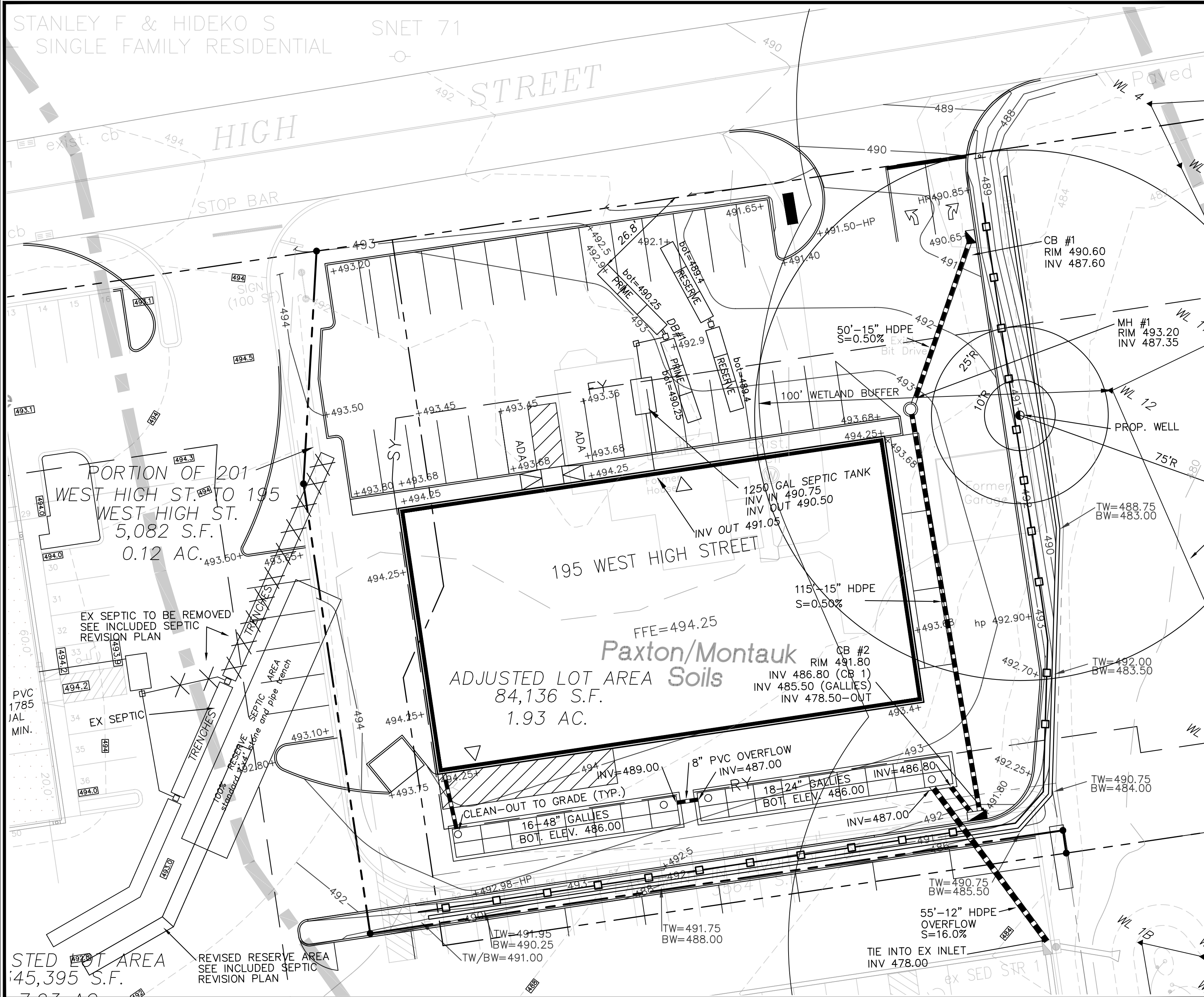
**SITE PLAN / LANDSCAPING PLAN**

**PROPOSED COMMERCIAL BUILDING**  
PROPERTY OF WEST HIGH ENTERPRISES  
195 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.  
27 Tammy Hill Road  
Wallingford, Connecticut 06492  
(203) 915-8301

DATE: 1/11/2024 SCALE: 1" = 20' SHT #: SP-2

#	DATE	DESCRIPTION
2	2/25/2024	REFLAG WETLANDS. ADJUST 100 BUFFER/DISTURBANCE AREA AND REVISE SEPTIC
1	1/22/2024	P & Z SUBMISSION
		REVISIONS



**GRADING AND UTILITY PLAN**

**GRADING AND UTILITY NOTES:**

1. THE PROPERTY IS LOCATED IN THE ZONE X FLOOD PLAN AS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT (500-YEAR) ANNUAL CHANCE FLOOD PLAN AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP PANEL 141 OF 450, MAP NUMBER 09007C0141G, EFFECTIVE DATE AUGUST 28, 2008.
2. THE MAINTENANCE OF THE UNDERGROUND DETENTION SYSTEM WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires \_\_\_\_\_ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

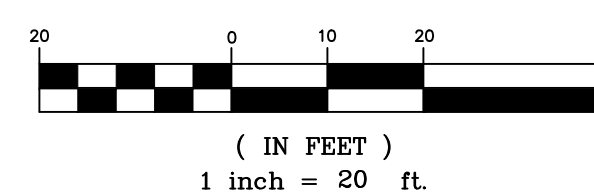
**LEGEND**

- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED RIP RAP
- PROPOSED LANDSCAPING

**PROPERTY OWNER/APPLICANT:**

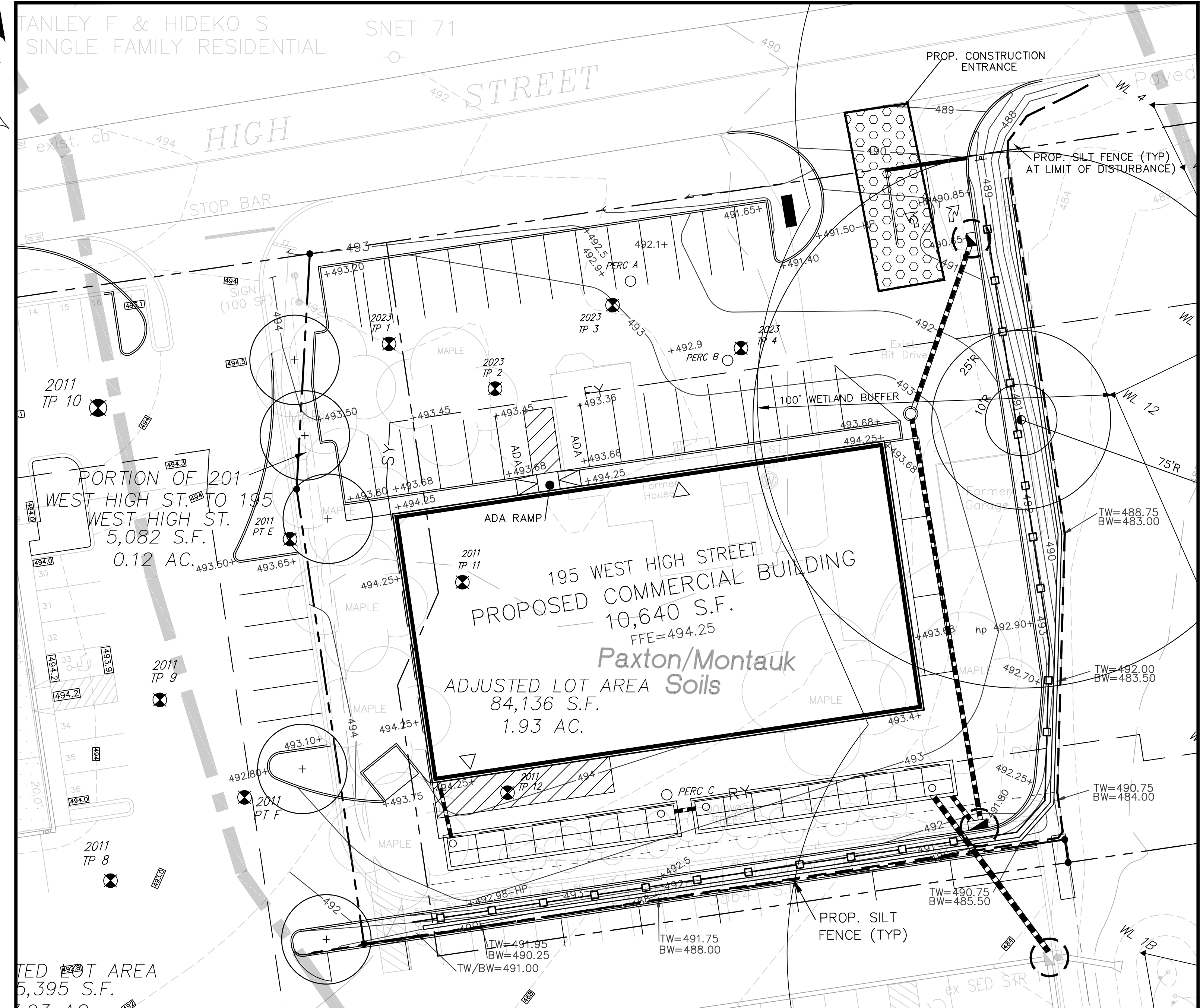
West High Enterprises  
244 Middletown Ave  
East Hampton, CT 06424

**GRAPHIC SCALE**

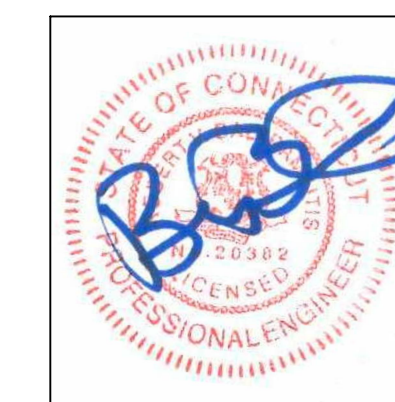


**EROSION CONTROL NOTES:**

1. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1



**EROSION SEDIMENT CONTROL PLAN**



**GRADING AND UTILITY / EROSION SEDIMENT CONTROL PLAN**

**PROPOSED COMMERCIAL BUILDING**  
PROPERTY OF WEST HIGH ENTERPRISES  
195 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.  
27 Tammy Hill Road  
Wallingford, Connecticut 06492  
(203) 915-8301

#	DATE	DESCRIPTION
3	2/25/2024	REFLAC WETLANDS, ADJUST 100 BUFFER/DISTURBANCE AREA AND REVISE SEPTIC
2	2/12/2024	REVISE WELL LOCATION AND RAISE SITE
1	1/22/2024	P & Z SUBMISSION

DATE: 1/11/2024 SCALE: 1" = 20' SHT #: SP-3

**SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM**

Property Owner: Wayne Rand - Buyer, Dave Erlanson - engineer, John Cascio - operator

Location: 195 West High Street, East Hampton, CT.

DATE: 11/8/11  
 (Record all Test Pits)

TEST PIT:	TP-1	TEST PIT:	TP-1A	TEST PIT:	TP-2
0-2" Topsoil		0-2" Topsoil		0-10" Topsoil	
9-24" Orange brown fine sand loam (loose)		53" Orange was flowing. Did not read pit, which had disturbed soil.		10-27" Orange brown very fine sandy loam (loose)	
24-32" Tan fine sand with silt				27-82" Grayish silty (very firm to compact)	
32-72" Grayish silty (very firm)					
Redox/Mottles:	35"	Redox/Mottles:		Redox/Mottles:	27"
GW: Seeps @ 53", GW @ 59"		Redox/Mottles:		GW: Seeps @ 29", GW @ 27"	
Ledge: No refusal		Ledge: No refusal		Ledge: No refusal	
Roots: 36"		Roots: 25"		Roots: None seen	
Restrictive: 35"		Restrictive: 27"		Restrictive: 27"	

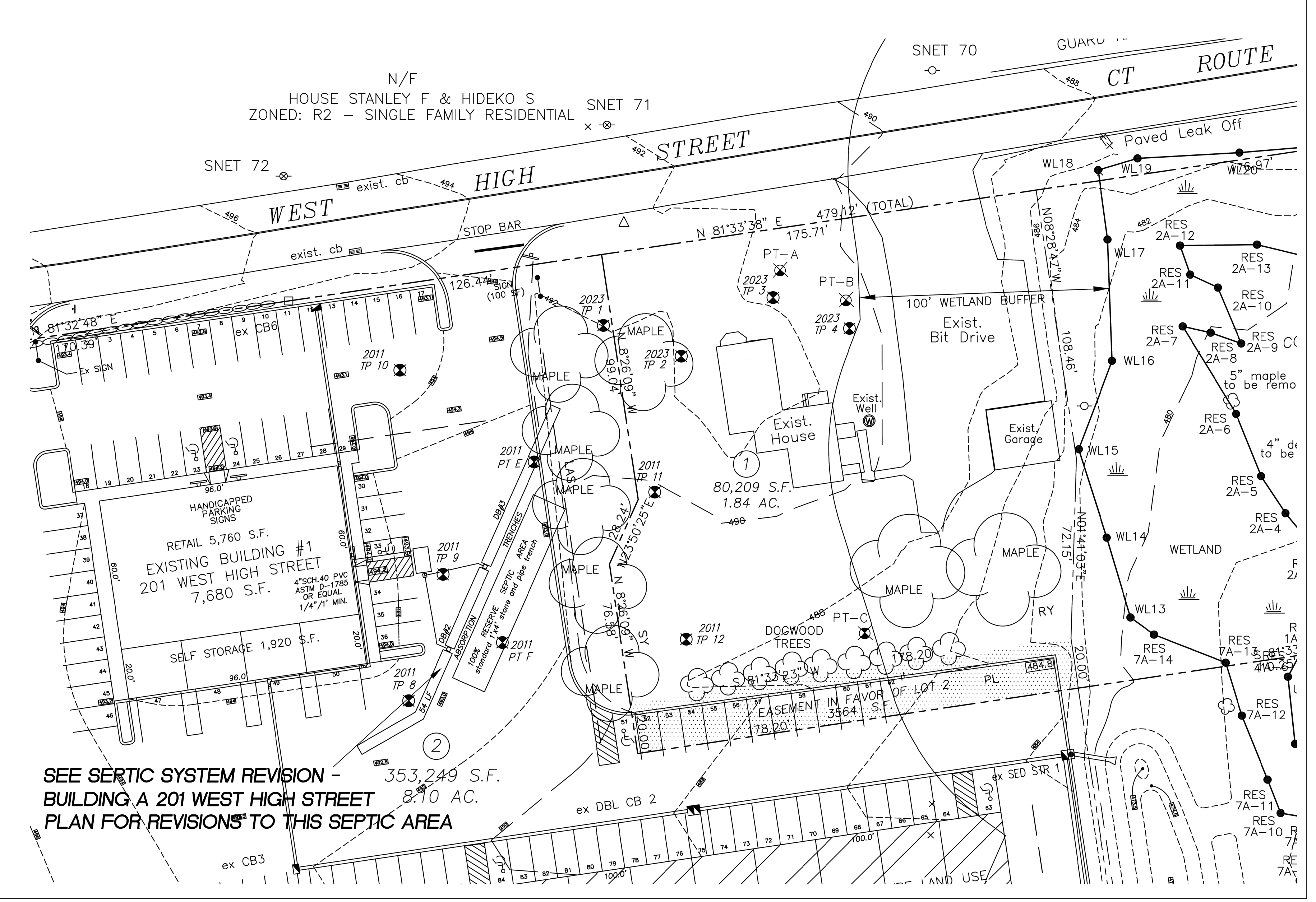
TEST PIT:	TP-3	TEST PIT:	TP-4	TEST PIT:	TP-5
0-2" Topsoil		0-2" Topsoil		0-2" Topsoil	
9-22" Grayish tan silty fine sand (firm, wet) and grayish sandy till		8-22" Brown fine sand loam (loose, wet)		8-24" Brown fine sandy loam with silts	
22-70" Grayish till		22-65" Grayish silty		24-55" Grayish sandy till	
Redox/Mottles:		Redox/Mottles:	22"	Redox/Mottles:	24"
GW: Seeps @ 27", GW @ 54"		GW: Seeps @ 29", GW @ 36"		GW: Seeps @ 31", GW @ 27"	
Ledge: No refusal		Ledge: No refusal		Ledge: No refusal	
Roots: 23"		Roots: None		Roots: 35"	
Restrictive: 23"		Restrictive: 22"		Restrictive: 24"	

TEST PIT:	TP-6	TEST PIT:	TP-7	TEST PIT:	TP-8
0-2" Topsoil		0-9" Topsoil		0-9" Topsoil	
8-25" Orange loamy fine sand (loose)		10-21" Orange tan loamy fine sand (loose, wet)		9-22" Tan silty fine sandy loam (loose, wet)	
25-58" Tan and grayish sandy till		21-63" Grayish sandy till		22-55" Grayish sandy till (dense)	
Redox/Mottles:		Redox/Mottles:	21"	Redox/Mottles:	22"
GW: Seeps @ 19", GW @ 21"		GW: Seeps @ 21", GW @ 25"		GW: Seeps @ 24", GW @ 25"	
Ledge: No refusal		Ledge: No refusal		Ledge: 55"	
Roots: 20"		Roots: None		Roots: 22"	
Restrictive: 19"		Restrictive: 21"		Restrictive: 23"	

TEST PIT:	TP-9	TEST PIT:	TP-10	TEST PIT:	TP-11
0-7" Topsoil		0-10" Topsoil		0-9" Topsoil	
7-21" Tan loamy fine sand		10-22" Tan silty fine sandy loam		9-22" Orange brown silty fine sandy loam (loose, damp)	
21-72" Grey sandy till		22-35" Grayish tan very fine sand		22-30" Orange coarse sand and gravel (loose)	
		35-41" Coarse sand and gravel (loose)		30-47" Gray fine sand	
		41-61" Gray sandy till		47-68" (Under water, could not read)	
Redox/Mottles:	19"	Redox/Mottles:	22"	Redox/Mottles:	Iron stains @ 24 & 33"
GW: Seeps @ 36", GW @ 41"		GW: Seeps @ 40", GW @ 43"		GW: 47"	
Ledge: No refusal		Ledge: None		Ledge: None	
Roots: 22"		Roots: 27"		Roots: 29"	
Restrictive: 19"		Restrictive: 22"		Restrictive: ?	

TEST PIT:	TP-12	TEST PIT:	TP-13	TEST PIT:	TP-14
0-11" Topsoil		0-9" Topsoil		0-4" Topsoil	
11-21" Dark orange brown fine sandy loam		10-18" Brown fine sandy loam (loose, wet) and gravel till, full of roots		22-38" Loamy sand (wet)	
21-33" Iron stained coarse sand and gravel (loose to firm)		33-66" Gray sandy till, some is loam		38-65" Brown sandy till with roots	
Redox/Mottles: Possible mottle @ 32"		Redox/Mottles: Not seen		Redox/Mottles: 39"	
GW: 44"		GW: 53"		GW: Seeps @ 48", GW @ 47"	
Ledge: None		Ledge: None		Ledge: None	
Roots: 24"		Roots: 13" (lawn)		Roots: 40"	
Restrictive: 32"		Restrictive: 53"		Restrictive: 39" which is 17" into original grade (not suitable)	

TEST PIT:	TP-15	TEST PIT:	TP-16	TEST PIT:	TP-17
0-12" Red brown sandy fill with gravel		0-2" Topsoil		0-2" Topsoil	
12-24" Grayish tan medium sand fill		6-18" Brown fine sandy loam (loose, damp)		10-28" Brown fine sandy loam (loose, damp)	
24-35" Black sandy muck and gravel (loose, wet)		18-28" Orange medium to coarse sand and gravel (loose, wet)		20-57" Red and gray sand	
35-74" Grayish sandy till		28-58" Gray sandy till (firm)			
Redox/Mottles:	36"	Redox/Mottles:	31"	Redox/Mottles:	Possible mottle @ 20"
GW: Seeps @ 51", GW @ 61"		GW: Seeps @ 29", GW @ 32"		GW: 25"	
Ledge: None		Ledge: None		Ledge: 57"	
Roots: None		Roots: 27"		Roots: 25"	
Restrictive: 36" which is 12" into original grade		Restrictive: 31"		Restrictive: 20"	



Perc # E	RATE = 16 min/inch
Pre-soak: 6/6/12 @ 3:05 PM	
Tested: 6/6/2012	
Depth 18"	
Time	Depth (in)
4:23	6 1/4
4:35	8 7/8
4:47	10 7/8
4:59	12 3/4
5:11	14 1/2
5:23	15 5/8
5:35	16 1/2
5:47	17 1/4
5:59	18 Dry

Perc # F	RATE = 12 min/inch
Pre-soak: 6/6/12 @ 3:05 PM	
Tested: 6/6/2012	
Depth 18"	
Time	Depth (in)
4:24	6 1/2
4:36	10 3/4
4:48	13 1/2
5:00	15 1/8
5:12	16 1/4
5:24	17 1/4
5:36	18 Dry

**195 West High Street - Septic System Design**

**PRIMARY SYSTEM**  
 50 SQ. FT. EFF. LEACH AREA  
 USE 12" CONCRETE LEACH GALERIES  
 EFFECTIVE LEACHING AREA = 5.9 SQ. FT./ L.F.  
 LAYOUT LENGTH = 50 SQ. FT. = 8.5 L.F.

**CHECK MLSS:**  
 MLSS = HF x FF x PF  
 = 28 (39" TO MOTTLES [TEST PIT 3], SLOPE=3.8%)  
 x 70/300 (NON-RES)  
 x 1.0 (<10 MIN/INCH RATE)  
 = 28 X 0.23 X 1.0 = 6.5 FEET

**RESERVE SYSTEM**  
 50 SQ. FT. EFF. LEACH AREA  
 USE 12" CONCRETE LEACH GALERIES  
 EFFECTIVE LEACHING AREA = 5.9 SQ. FT./ L.F.  
 LAYOUT LENGTH = 50 SQ. FT. = 8.5 L.F.

**CHECK MLSS:**  
 MLSS = HF x FF x PF  
 = 34 (28" TO MOTTLES [TEST PIT 4], SLOPE=3.8%)  
 x 70/300 (NON-RES)  
 x 1.0 (<10 MIN/INCH RATE)  
 = 34 X 0.23 X 1.0 = 8 FEET

48 L.F. PROVIDED

**Septic System Sizing**

**DESIGN FLOW:**  
 PER CT DPH DESIGN MANUAL SDDS FOR HOUSEHOLDS AND SMALL COMMERCIAL BUILDINGS  
 Use AVERAGE of similar facilities and apply 1.5-2.0 Safety Factor  
 AVG Metered Daily Flow = 35 GPD (Based on 4 Study Sites)  
 Design Flow = 35 GPD x 2.0 = 70 GPD

USE DESIGN FLOW = 70 GPD  
 REQ'D EFF. LEACHING AREA (ELA) = DESIGN FLOW / APPLICATION RATE  
 APPLICATION RATE = 1.5  
 PERC RATE = <10 MIN/ INCH (TABLE 8 CT PHC - NON-PROBLEMATIC SEWAGE)  
 ELA = 70 GPD / 1.5 = 47 SF (say 50 SF)

**Percolation Test Results:**

PT-A PERFORMED: 1/6/24 36" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:25 PM

TIME (min)	READING	DROP	RATE (MIN/INCH)
2:30	25.25"	1.5"	4.0
2:36	26.75"	1.375"	4.4
2:42	28.125"	1.375"	4.4
2:48	29.5"	1.0"	6.0
2:54	30.5"	1.0"	6.0
3:00	31.5"	1.0"	6.0
3:06	32.375"	0.875"	6.8
3:12	33.125"	0.75"	8.0
3:18	33.875"	0.75"	8.0
3:24	34.625"	0.75"	8.0

RATE = 8.0 MIN/ INCH

PT-B PERFORMED: 1/6/24 30" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:25 PM

TIME (min)	READING	DROP	RATE (MIN/INCH)
2:31	18.5"	1.75"	3.4
2:37	20.25"	1.5"	4.0
2:43	21.75"	1.25"	4.8
2:49	23.0"	1.25"	4.8
2:55	24.25"	1.25"	4.8
3:01	25.25"	1.0"	6.0
3:07	26.25"	1.0"	6.0
3:13	27.0"	0.75"	8.0
3:19	27.75"	0.75"	8.0
3:25	28.5"	0.75"	8.0
3:31	29.25"	0.75"	8.0

RATE = 8.0 MIN/ INCH

PT-C PERFORMED: 1/6/24 24" DEEP Overcast, Dry, 37° F by Robert V. Baltramaitis, P.E. PRE-SOAKED 1:26 PM

TIME (min)	READING	DROP	RATE (MIN/INCH)
2:32	10.0"	2.875"	2.1
2:38	12.875"	2.875"	2.1
2:44	15.75"	2.75"	2.2
2:50	18.5"	0.75"	8.0
2:56	19.25"	0.75"	8.0
3:02	20.0"	0.75"	8.0
3:08	20.75"	0.75"	8.0
3:14	21.5"	0.75"	8.0
3:20	22.25"	0.75"	8.0

DRY  
 RATE = 8.0 MIN/ INCH

PROPERTY OWNER/APPLICANT:  
 West High Enterprises  
 244 Middletown Ave  
 East Hampton, CT 06424



#	DATE	DESCRIPTION
2	2/25/2024	REFLAG WETLANDS, ADJUST 100 BUFFER/DISTURBANCE AREA AND REVISE SEPTIC
1	1/22/2024	P & Z SUBMISSION

Chatham Health District  
 State of Connecticut Department of Public Health  
**SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM**  
 Property Owner: West High Street Enterprises LLC  
 Location: 195 West High Street  
 DATE: 11.15.2023

TEST PIT: 1	TEST PIT: 2
0-8" - Natural topsoil 8-25" - Light orange brown medium sandy loam 25-40" - Light brown sand 40-71" - Light brown, olive brown medium sand with gravel and stones, damp	0-10" - Natural topsoil 10-16" - Orange brown medium sandy loam 16-29" - Light brown medium sand with gravel 29-79" - Grey sandy hardpan, compact damp
Mottles: 24" GW: None Ledge: no refusal Roots: 40" Restrictive: 24"	Mottles: 27" GW: None Ledge: no refusal Roots: most to 29" some to 39" Restrictive: 27"

TEST PIT: 3	TEST PIT: 4
0-6" - Fill material 6-18" - Topsoil 18-28" - Fine to medium orange brown sandy loam 28-75" - Light brown, olive brown medium to coarse sand with gravel and stones, moderately compact, damp	0-3" - Topsoil 3-11" - Fill material 11-18" - Original topsoil 18-34" - Orange brown medium sandy loam with gravel 34-74" - Light brown medium sand with gravel moderately compact
Mottles: none visible some iron staining at 39" GW: none Ledge: no refusal Roots: most 22"	Mottles: 39" GW: None Ledge: none Roots: most to 42" Restrictive: (39" - 11" of fill) = 28" for MLSS calculations

**COMMENTS:**  
 Groundwater Table: (Near max, below max, etc.): Average  
 Soil Moisture (High, medium, low, etc.): Medium

**LOCATION DRAWING INCLUDING ALL TEST PITS AND PERCOLATION HOLES**

SPECIAL CONDITIONS	CONCLUSIONS		
Design Flow > 2000 GPD	N	Suitable for Sewage Disposal	YES
Public Water Supply Watershed	?	Unsuitable for Sewage Disposal	N
Probable High Groundwater	?	Additional Investigation Req'd	MAYBE
Slope > 25 percent	N	Wet Season Monitoring Req'd	N
Perc Rate < 1 min/inch	?	Retest During Wet Season	N
Ledge < 5 feet below grade	?	Well Exception Required	N
Limited Suitable Area	N	Licensed Engineer Plan Req'd	YES
Open Watercourse or Wetlands	?		
Flood Plain / Seasonal Flooding	?		
G.W. 36 inches below grade	Y		

DESIGN RECOMMENDATIONS/COMMENTS:  
 1. Perc test to be conducted by PE? Engineering firm. Submit location, logs and data to CHD for review.  
 2. Test pits marked on-site with stakes. Locations to be surveyed, labeled as per concept plan # dated 11.07.23  
 3. Provide a specific design flow and floor/ building plans for review and approval.  
 4. Lot line adjustments shall meet 19-13-B100a and require CHD review and approval.

FORM COMPLETED BY: Liz Davidson, RS, MPH

OTHERS PRESENT FOR SITE INVESTIGATION (Engineer, developer, Installer, etc.):  
 Zac - excavating contractor

**SEPTIC DESIGN DATA**

**PROPOSED COMMERCIAL BUILDING**  
 PROPERTY OF WEST HIGH ENTERPRISES  
 195 WEST HIGH STREET  
 EAST HAMPTON, CONNECTICUT

**Robert V. Baltramaitis, P.E.**  
 27 Tammy Hill Road  
 Wallingford, Connecticut 06492  
 (203) 915-8301

DATE:	SCALE:	SHT #:
1/11/2024	NTS	TD-1

Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) <sup>4</sup>	Lbs/Acre	Lbs/1,000 Sq. Ft.
1 <sup>5</sup>	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	<b>Total</b>	<b>45</b>	<b>1.00</b>
2 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	<b>Total</b>	<b>42</b>	<b>.95</b>
3 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	<b>Total</b>	<b>48</b>	<b>1.10</b>
4 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	20	.45
	Redtop (Streaker, Common)	2	.05
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	<b>Total</b>	<b>30</b>	<b>.70</b>
5 <sup>5</sup>	White Clover	10	.25
	Perennial Ryegrass	2	.05
	<b>Total</b>	<b>12</b>	<b>.30</b>
6 <sup>5</sup>	Creeping Red Fescue	10	.50
	Redtop (streaker, Common)	2	.05
	Perennial Ryegrass	20	.50
	<b>Total</b>	<b>42</b>	<b>1.05</b>
7 <sup>5</sup>	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	10	.25
	<b>Total</b>	<b>30</b>	<b>.70</b>
8 <sup>6</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 <sup>1</sup>	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Camper)	10 <sup>1</sup>	.25
	<b>Total</b>	<b>23</b>	<b>.57</b>
9 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chemung, Penngift) with inoculant <sup>1</sup>	30	.75
	(or Flatpea (Lathco) with inoculant <sup>1</sup> )	10	.25
	<b>Total</b>	<b>42 (or 57)</b>	<b>1.00 (or 1.40)</b>
10 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.05
	Crown Vetch (Chemung, Penngift) with inoculant (or Flatpea (Lathco) with inoculant)	15	.35
	<b>Total</b>	<b>37 (or 125)</b>	<b>.85 (or 1.25)</b>
11 <sup>5</sup>	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Crown Vetch (Chemung, Penngift) with inoculant <sup>1</sup>	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.35
	<b>Total</b>	<b>45</b>	<b>1.05</b>
12 <sup>6</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	101	.25
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Crown Vetch (Chemung, Penngift) with inoculant <sup>1</sup>	15	.35
	<b>Total</b>	<b>121</b>	<b>3.00</b>
13-15	Not used		
16 <sup>5</sup>	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	<b>Total</b>	<b>50</b>	<b>1.20</b>
17 & 18	Not used		
19 <sup>5</sup>	Chewing Fescue	35	.80
	Hard Fescue	30	.70
	Colonial Bentgrass	5	.10
	<b>Total</b>	<b>70</b>	<b>1.60</b>
20 <sup>5</sup>	Bird's-foot Trefoil (Empire, Viking)	10	.20
	Perennial Ryegrass	20	.50
	<b>Total</b>	<b>30</b>	<b>.70</b>
21 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (streaker, Common)	2	.05
	Tall Fescue (Kentucky 31)	20	.45
	<b>Total</b>	<b>60</b>	<b>1.35</b>
22 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	<b>Total</b>	<b>45</b>	<b>1.10</b>
23-28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jogurt) or Perennial Ryegrass (Future 2000 <sup>®</sup> mix, Fiesta II, Blazer II, and Dasher II)	175 to 250	6 to 8

Figure PS-2 Selecting Seed Mix to Match Need

Area To Be Seeded	Mixture Number <sup>1</sup>	
	Mowing Desired	Mowing Not Req.
BORROW AREAS, ROADSIDE, DIKES, LEVEES, POND BANKS AND OTHER SLOPES AND BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3,4,5, or 8	5,6,7,8,9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	12,16, 22
C) Variable drainage soils <sup>2</sup>	2	5,6
DRAINAGE DITCH AND CHANNEL BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3 or 4	9,10,11,12
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
DIVERSIONS		
A) Well or excessively drained soils <sup>2</sup>	2,3 or 4	9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
GULLIED AND ERODED AREAS		3,4,5,8,10,11,12
SOD WATERWAYS AND SPILLWAYS	1,2,3,4,6,7, or 8	1,2,3,4,6,7, or 8
SUNNY RECREATION AREAS (Picnic areas and playgrounds or driving and archery ranges, nature trails)	1,2, or 22	
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 22	

1 The numbers following in these columns refer to seed mixtures in Figure PS-3. Mixes for shady areas are in **bold-face** print (including mixes 20 through 24).  
 2 See county soil survey for drainage class. Soil surveys are available from the County Soil and Water Conservation District Office.  
 3 Use mix 26 when soil passing a 200 mesh sieve is less than 15% of total weight. Use mix 26 & 27 when passing a 200 mesh sieve is between 15 and 20% of total weight. Use mix 26, 27 & 28 when soil passing a 200 mesh is above 20% of total weight.

Species <sup>4</sup>	Seeding Rates (pounds/acre)	Optimum Seed Depth (inches)	Optimum Seeding Dates <sup>3</sup>										Plant Characteristics		
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15					
Annual ryegrass Lolium multiflorum	40	1.0	0.5												May be added in mixes. Will mow out of most stands.
Perennial ryegrass Lolium perenne	40	1.0	0.5												Use for winter cover. Tolerates cold and low moisture.
Winter rye Secale cereale	120	3.0	1.0												Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0												In northern CT, will winter kill with the first killing frost and may throughout the state in severe winters.
Winter Wheat Triticum aestivum	120	3.0	1.0												Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0												Warm season small grain. Dies with frost in September.
Sudangrass Sorghum sudanense	30	0.7	1.0												Tolerates warm temperatures and droughty conditions.
Sudangrass Sorghum sudanense	15	0.4	1.0												Hardy plant that will reseed itself and is good as a green manure crop.
Weeping Lovegrass Eragrostis curvula	5	0.2	0.25												Warm-season perennial. May bunch. Tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix <sup>2</sup>	150	3.4	0.5												Suitable for all conditions.

1 May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.  
 2 Seed at twice the indicated depth for sandy soils.  
 3 See Permanent Seeding Figure PS-3 for seeding mixture requirements.  
 4 Listed species may be used in combinations to be obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.

**WETLANDS APPLICATION DATA**

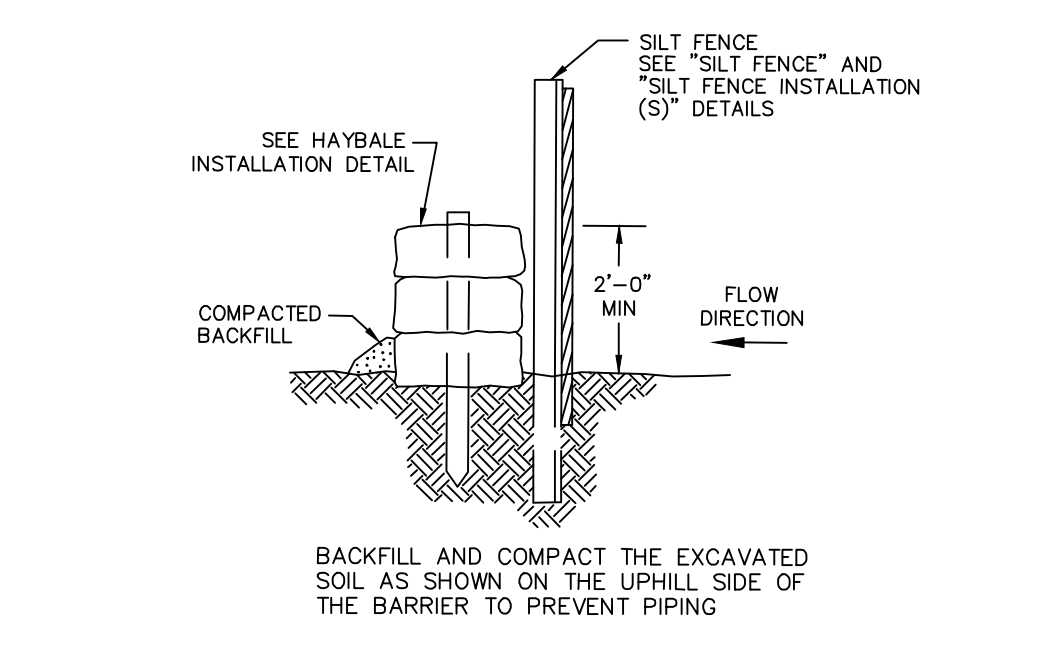
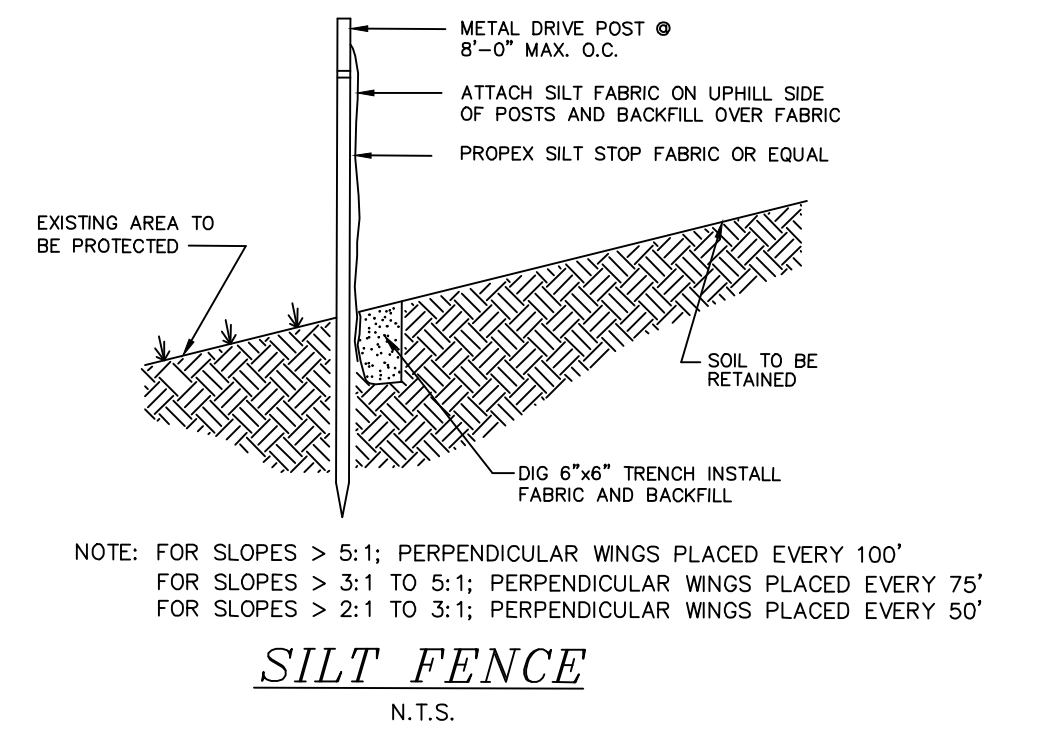
- This project involves the re-development of a 1.93 acre parcel which was formerly a single family residential dwelling. The proposed redevelopment includes changing the use to a free standing 10,640 s.f Commercial building as well as all the parking and infrastructure needed. The parcel contains inland wetlands soils that currently are located within an existing conservation easement. The redevelopment requires disturbance of approx. 13,546 s.f. of the 100' upland review area.
- The on-site regulated areas to be protected by the use of erosion control measures during construction and the finished surfaces such as grass and pavement.
- The total proposed wetland soils disturbance is 0 S.F.
- The total upland review disturbance is 13,546 S.F.
- Any disturbance below the proposed retaining wall shall be graded, topsoiled and planted with low maintenance seed mix.

**EROSION CONTROL INTENT**

- THE EROSION CONTROL PLAN IS INTENDED TO MINIMIZE THE MOVEMENT OF MATERIAL INTO ADJACENT WETLANDS AND WATERCOURSES BY ONE OR MORE OF THE FOLLOWING:
- LIMIT THE TIME OF BARE SOIL EXPOSURE. ONCE EXCAVATION OR FILL HAS BEEN COMPLETED AND WITHOUT WAITING UNTIL THE ENTIRE SITE IS READY, PROVIDE SOME TYPE OF GROUND COVER AS SPECIFIED. INSTALL MULCH, PAVEMENT, TEMPORARY SEEDING, OR PERMANENT SEEDING. SLOPES SHOULD BE PERMANENTLY SEEDED AS SOON AS FORMING IS COMPLETED.
  - THE USE OF MULCH, TEMPORARY SEEDING OR JUTE MESH WILL BIND THE SOIL BY ABSORBING AND SPREADING HEAVY RAIN CONCENTRATIONS AND MINIMIZING EROSION.
  - A TEMPORARY LINING SHOULD BE USED IN THE BOTTOM OF SWALES TO SLOW VELOCITY OF THE STORMWATER AND PREVENT EROSION. THIS ALSO SETTLES OUT MANY OF THE FINE SILTS. SEE SWALE CHART FOR CHANNEL LINING DETAILS. CONTROL OF SHEET FLOW.
  - THE USE OF SILT FENCE ANCHORED AS REQUIRED, WILL CONTROL SHEET FLOW AS LONG AS THE WATER VOLUME IS NOT GREAT. IN SOME CASES, WHERE THE FLOW IS GREAT ENOUGH, THE FENCE SHOULD BE BACKED UP BY HAY BALES TO PROVIDE STRENGTH AGAINST THE FENCE TIPPING OVER DUE TO THE WATER VOLUME. ACCUMULATED SILT SHOULD BE PERIODICALLY CLEANED FROM IN FRONT OF THE SILT FENCE AND BURIED.
  - THE CONTROL AND REMOVAL OF ALL SILT IS NOT POSSIBLE, BUT BY CAREFUL APPLICATION OF THE REQUIREMENTS OF THIS PLAN COMBINED WITH CONTRACTOR CONCERN WILL GREATLY IMPROVE THE QUALITY OF BOTH THE SITE AREAS AND THE OFF-SITE AREAS.

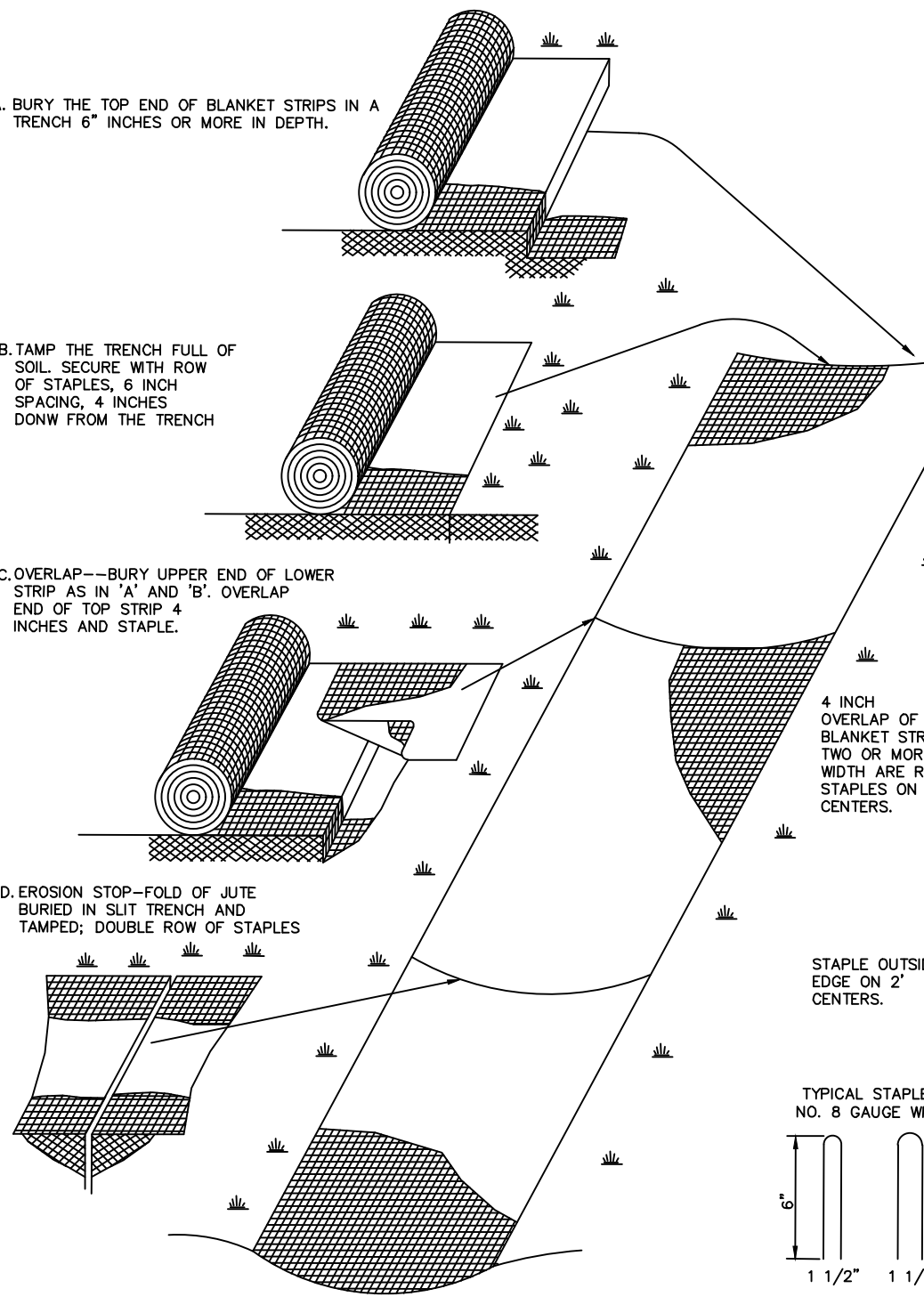
**CONSTRUCTION TIME SCHEDULE**

- The total Construction time for all improvements shall be 6-12 months.
- All erosion control measures shall be in place and inspected prior to start of Construction.
- Contractor to construct the proposed retaining wall and fill site.
- Next, the contractor shall do the building foundation and storm drainage.
- Contractor shall do all rough grading and finish drainage network.
- All concrete, curbing and pavement shall be installed.
- Lastly, the contractor shall perform all finished grading, install topsoil, seed, mulch and final landscaping.
- All erosion control measures will remain in place until final signoff from the Town E&S inspector.



**SEDIMENTATION CONTROL BARRIER WITH HAY BALE BARRIER**

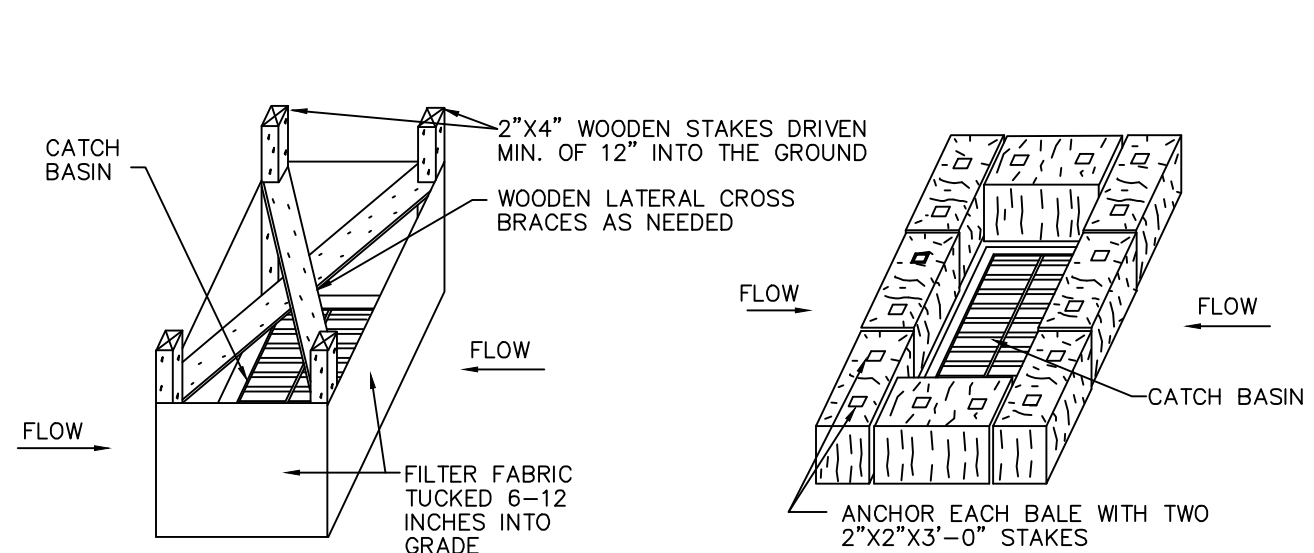
N.T.S.



NOTE: BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE STEEPER THAN 3:1

**EROSION CONTROL BARRIER INSTALLATION DETAIL**

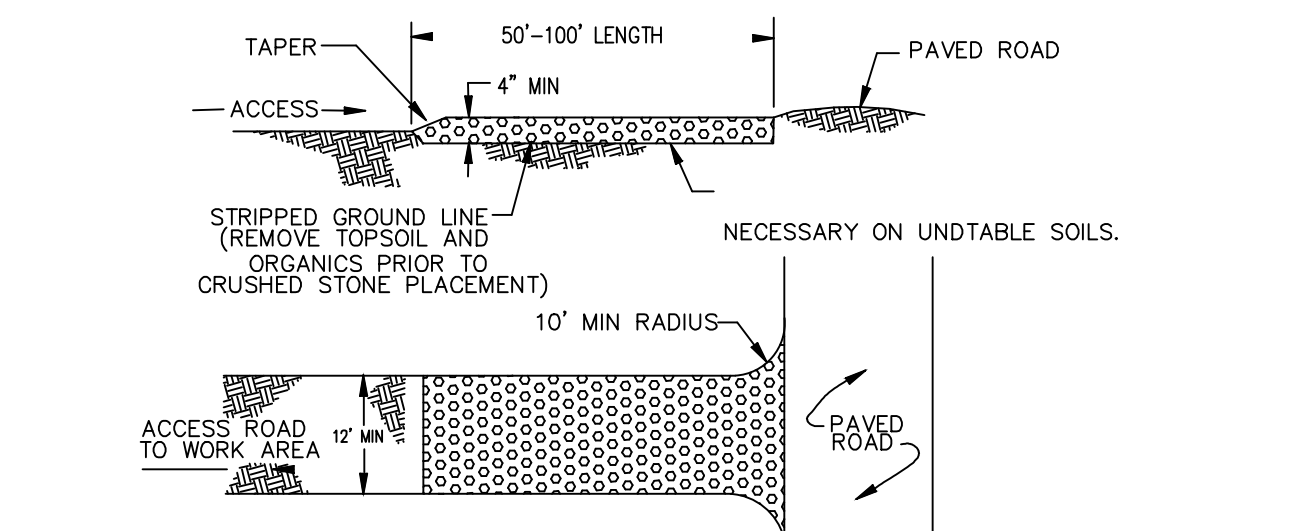
N.T.S.



SILT FENCE INSTALLATION AT CATCH BASINS AT LOW POINTS

**CATCH BASIN EROSION CONTROL**

N.T.S.



Construction Entrance shall be installed if required by E&S Inspector)

**TYPICAL CONSTRUCTION ENTRANCE**

**PROPERTY OWNER/APPLICANT:**

West High Enterprises  
244 Middletown Ave  
East Hampton, CT 06424

**DETAIL SHEET**

**PROPOSED COMMERCIAL BUILDING**  
PROPERTY OF WEST HIGH ENTERPRISES  
195 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.  
27 Tammy Hill Road  
Wallingford, Connecticut 06492  
(203) 915-8301



Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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

Per Section 8-26c of the Connecticut General Status, as amended, approval automatically expires \_\_\_\_\_ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_

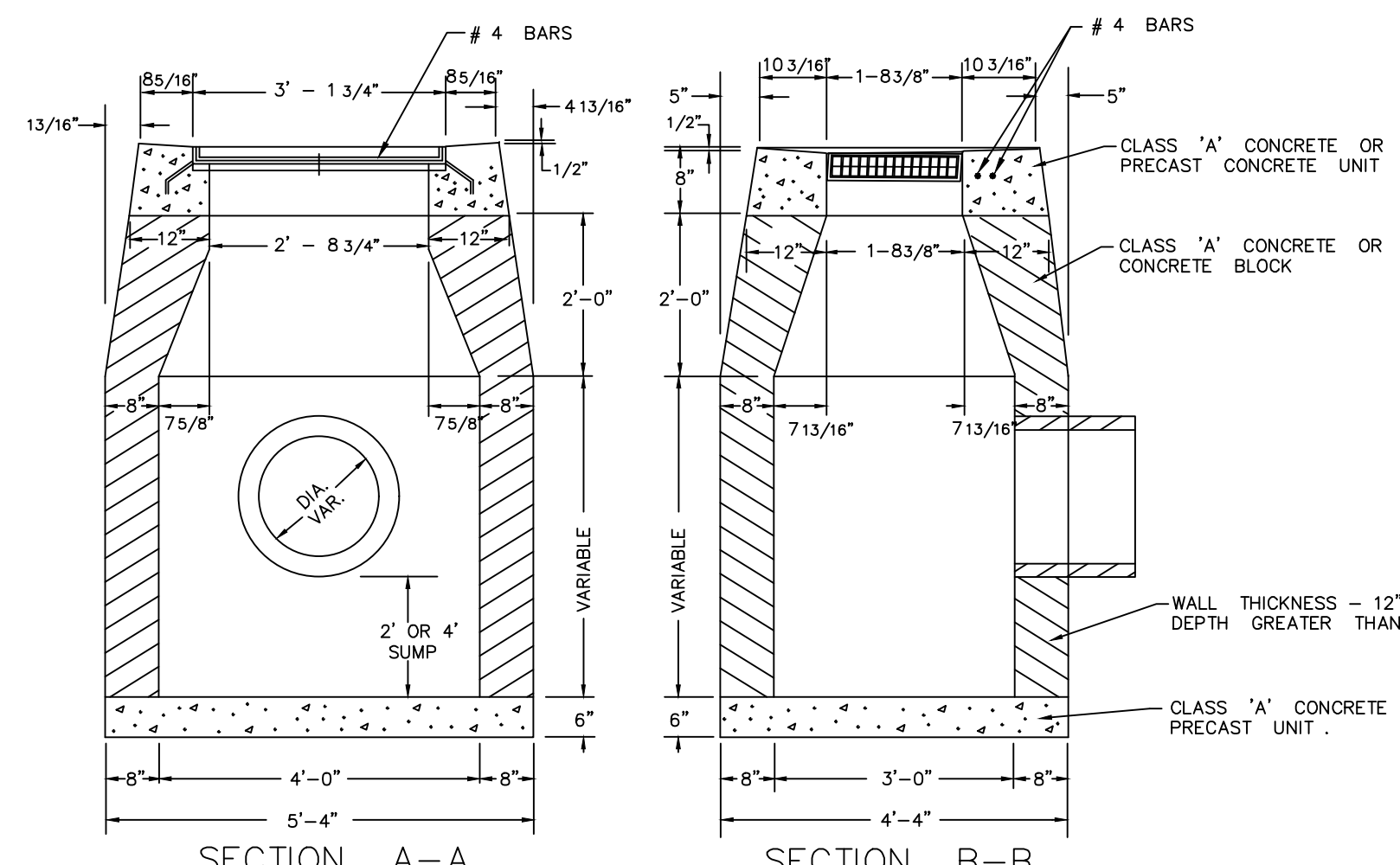
Date: \_\_\_\_\_

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

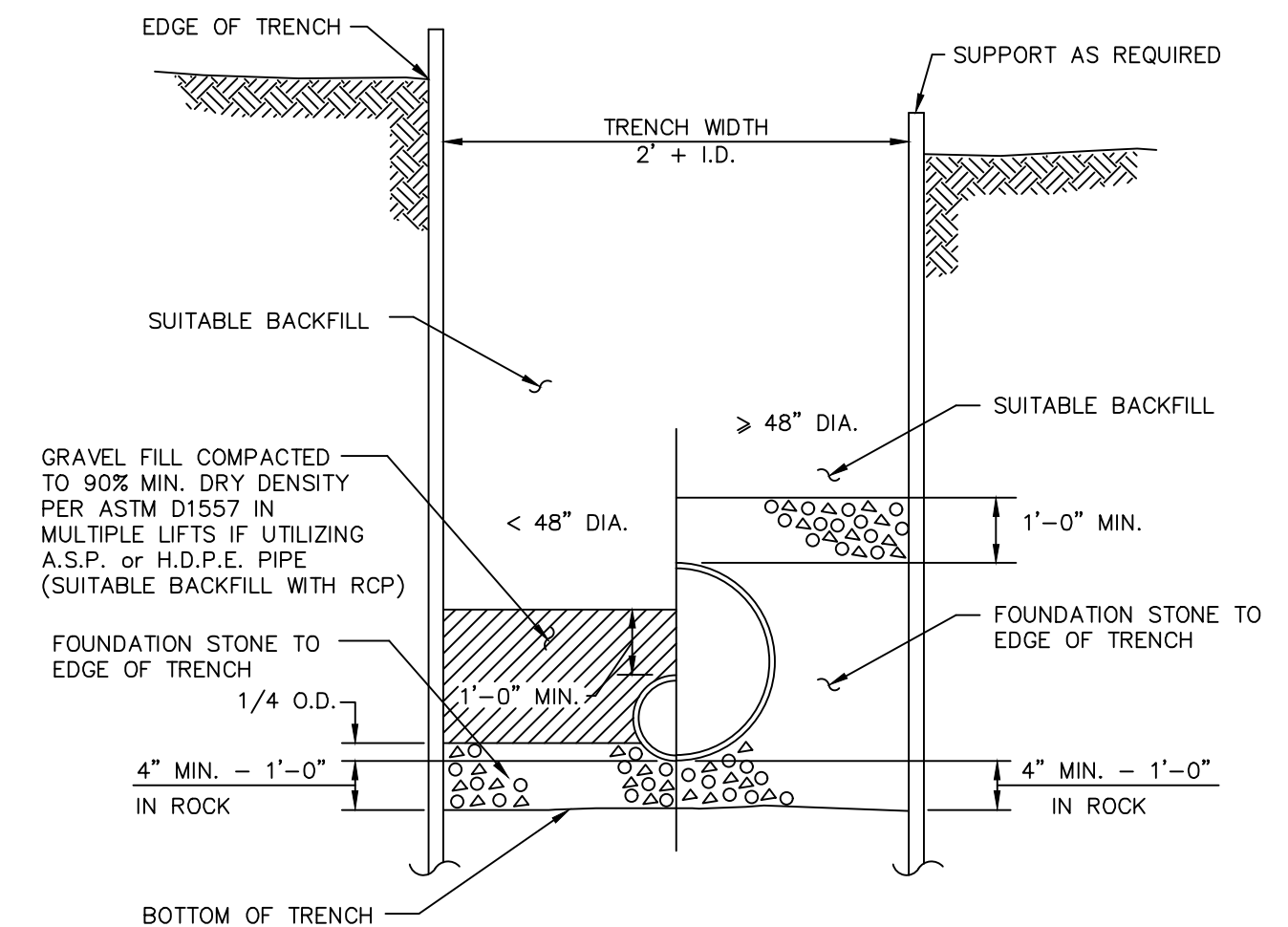
#	DATE	REVISIONS
2	2/25/2024	REFLAG WETLANDS. ADJUST 100 BUFFER/DISTURBANCE AREA AND REVISE SEPTIC
1	1/22/2024	P & Z SUBMISSION

DATE: 1/11/2024 SCALE: NTS SHT #: DN-1

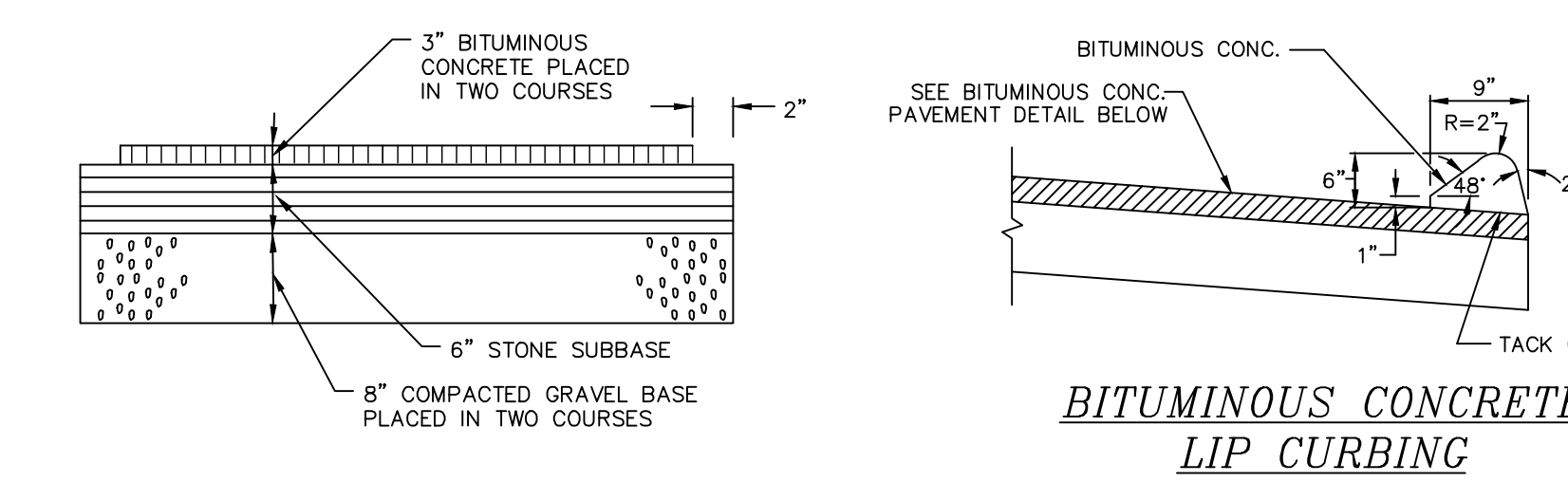




CONNECTICUT DEPARTMENT OF TRANSPORTATION  
**TYPE "C-L" CATCH BASIN**  
N.T.S.

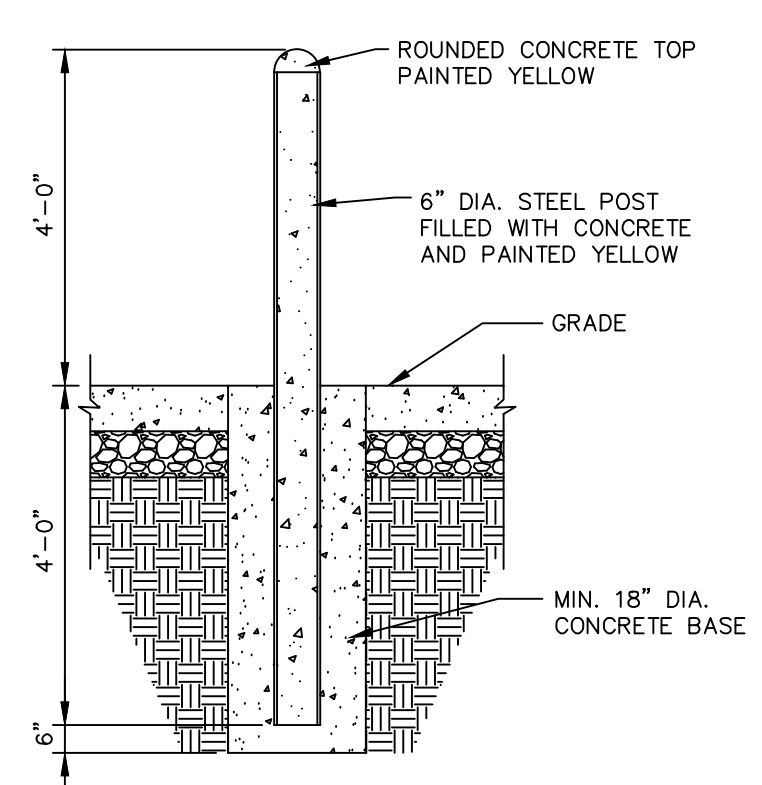


**TYPICAL STORM SEWER TRENCH SECTION**  
N.T.S.



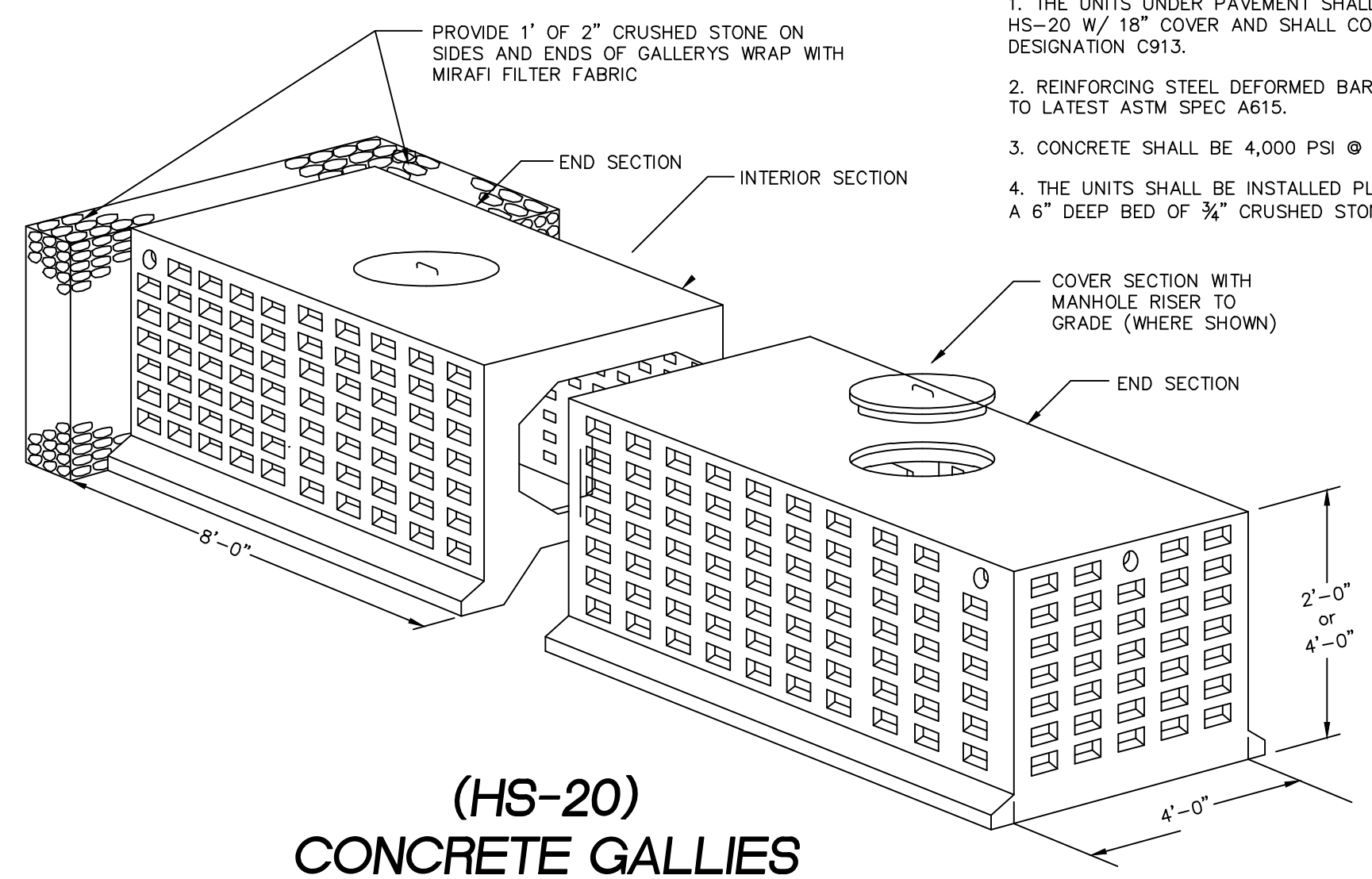
**BITUMINOUS CONCRETE DRIVEWAY**  
N.T.S.

**BITUMINOUS CONCRETE LIP CURBING**  
N.T.S.



**BOLLARD DETAIL**  
N.T.S.

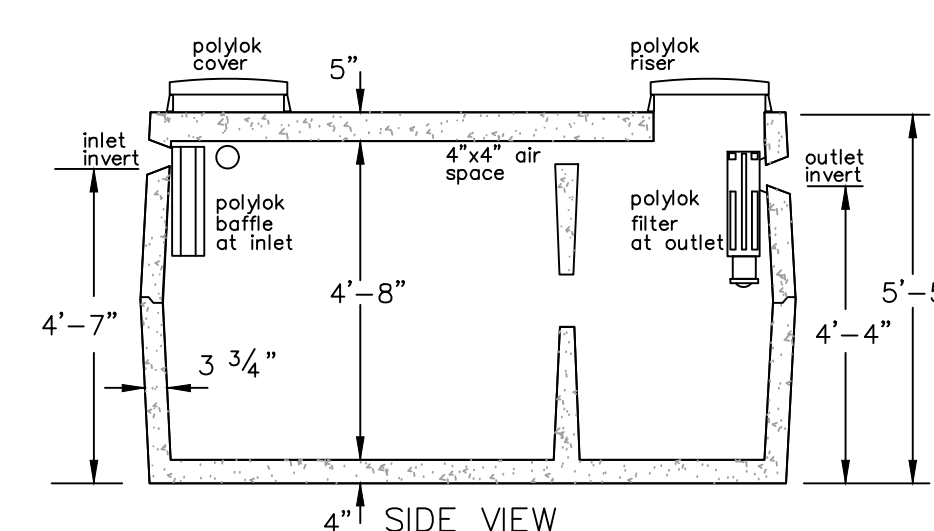
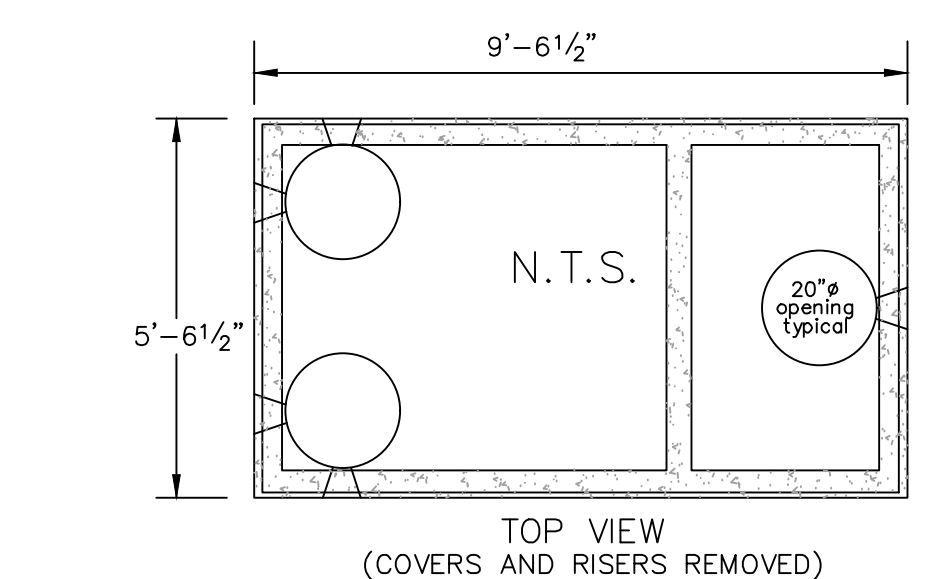
- NOTES:
1. THE UNITS UNDER PAVEMENT SHALL BE DESIGNED FOR HS-20 W/ 18" COVER AND SHALL CONFORM TO ASTM DESIGNATION C913.
  2. REINFORCING STEEL DEFORMED BARS SHALL CONFORM TO LATEST ASTM SPEC A615.
  3. CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.
  4. THE UNITS SHALL BE INSTALLED PLUMB AND LEVEL ON A 6" DEEP BED OF 3/4" CRUSHED STONE.



**(HS-20) CONCRETE GALLIES**  
N.T.S.

**Septic System Notes:**

1. THE BUILDING SEWER SHALL BE 4" SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D 1785/ ASTM D 2665 SET AT A MINIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES.
  2. THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,250 GALLONS. THE TANK SHALL HAVE TWO CHAMBERS, THE FIRST OF WHICH SHALL HOLD 2/3 THE REQUIRED TOTAL CAPACITY.
  3. THE SEPTIC TANK SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION. THE TANK SHALL HAVE A NON-BYPASS EFFLUENT FILTER AT THE OUTLET AND POLYETHYLENE GASKETS AT THE INLET AND OUTLET.
  4. THE DISTRIBUTION PIPE FROM THE TANK TO THE DISTRIBUTION BOX OR LEACHING GALLERIES SHALL BE 4" PVC CONFORMING TO ASTM 3034 SDR35 WITH INTEGRAL RUBBER COMPRESSION GASKETS. PIPE SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/4" PER FOOT (2.08%).
  5. THE DISTRIBUTION BOXES SHALL BE HS-20 PRE-CAST CONCRETE WITH WATER-TIGHT GASKETS AND SET LEVEL.
  6. THE CONCRETE LEACHING GALLERIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THIS PLAN. ANY DEVIATION IN THE SPECIFIED PRODUCT SHALL BE REVIEWED BY THE DESIGN ENGINEER AS IT MAY AFFECT THE REQUIRED LEACHING FIELD SIZE.
  7. THE IMPORTED "SELECT FILL" SHALL BE CLEAN SAND OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND OTHER FOREIGN SUBSTANCES. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 3" SIEVE. UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. THE MATERIAL PASSING IS RE-WEIGHED AND AND SIEVE ANALYSIS STARTED AND SHALL CONFORM TO THE FOLLOWING CRITERIA:
- | SIEVE | DRY SIEVE (% PASSING) |
|-------|-----------------------|
| # 4   | 100%                  |
| # 10  | 70-100%               |
| # 40  | 10-75%                |
| #100  | 0-5%                  |
| #200  | 0-2.5%                |
9. "APPROVED AGGREGATE" SHALL BE EITHER No. 4 (1-1/2") OR No. 6 (3/4") STONE AGGREGATE MEETING THE GRADATION REQUIREMENTS OF SECTION 8 OF THE PUBLIC HEALTH CODE.
  10. THE GEOTEXTILE SHALL BE NON-WOVEN FABRIC CONFORMING TO ASTM D 5261, ASTM D 4491 AND ASTM D 4533 MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.
  11. THE SYSTEM SHALL BE STAKED OUT IN THE FIELD BY A LICENSED ENGINEER OR LAND SURVEYOR.
  12. THE TOPSOIL/ ORGANICS SHALL BE REMOVED FROM THE LEACHING AREA AND THE SUBSOIL SCARIFIED PRIOR TO PLACEMENT OF SELECT FILL, IF REQUIRED.
  13. THE INSTALLER SHALL TAKE THE PROPER PRECAUTIONS TO AVOID OVERCOMPACTING UNDERLYING SOILS WHILE PROVIDING SUFFICIENT COMPACTION OF THE SELECT FILL TO FACILITATE CONSTRUCTION AND AVOID SETTLEMENT.

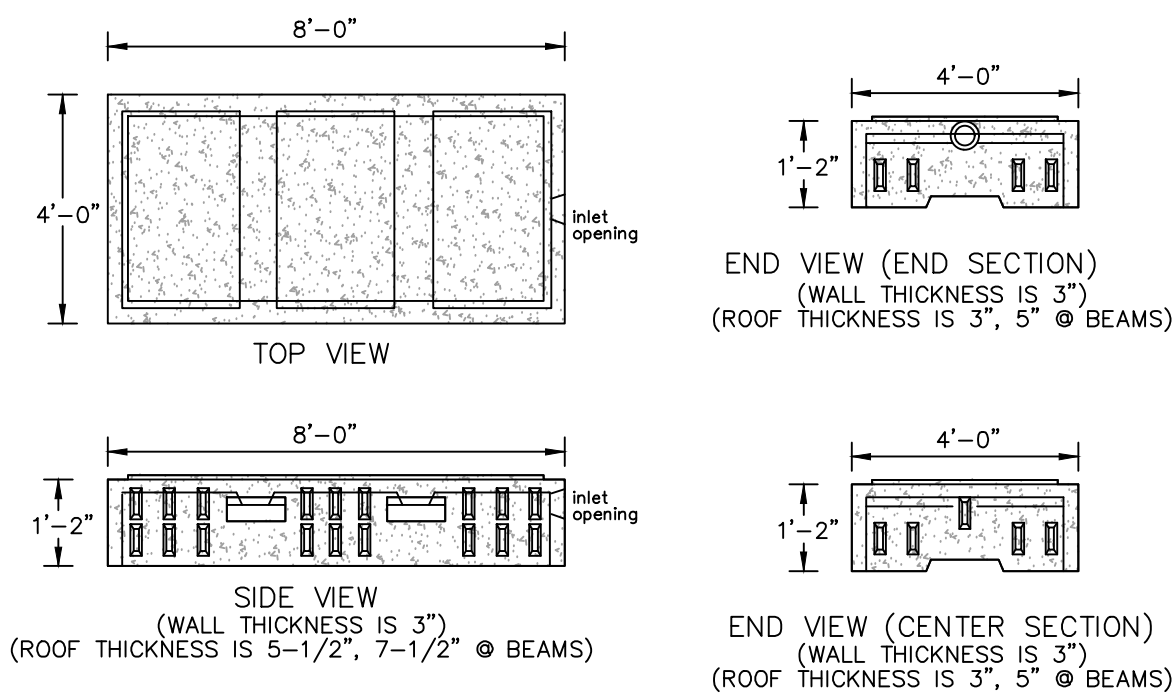


WEIGHT CHART

PRODUCT	APPROX. WEIGHT
1,250 GAL TANK	12,100 LBS.

**1,250 GALLON SEPTIC TANK**  
N.T.S.

- NOTES:
- TANK DESIGN SPECIFICATIONS SHALL CONFORM TO LATEST ASTM DESIGNATION C1227
1. PIPE INLET AND OUTLET LOCATIONS HAVE POLYLOK II PIPE SEALS (TYP.). CUSTOM KNOCKOUTS CAN BE CAST ON REQUEST.
  2. PIPE INLET AND OUTLET LOCATIONS HAVE POLYLOK II PIPE SEALS (TYP.).
  3. REINFORCING STEEL WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM SPECIFICATION A185.
  4. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
  5. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS.
  6. METHOD OF MANUFACTURE: WET CAST.
  7. SECTIONS ARE MONOLITHIC.



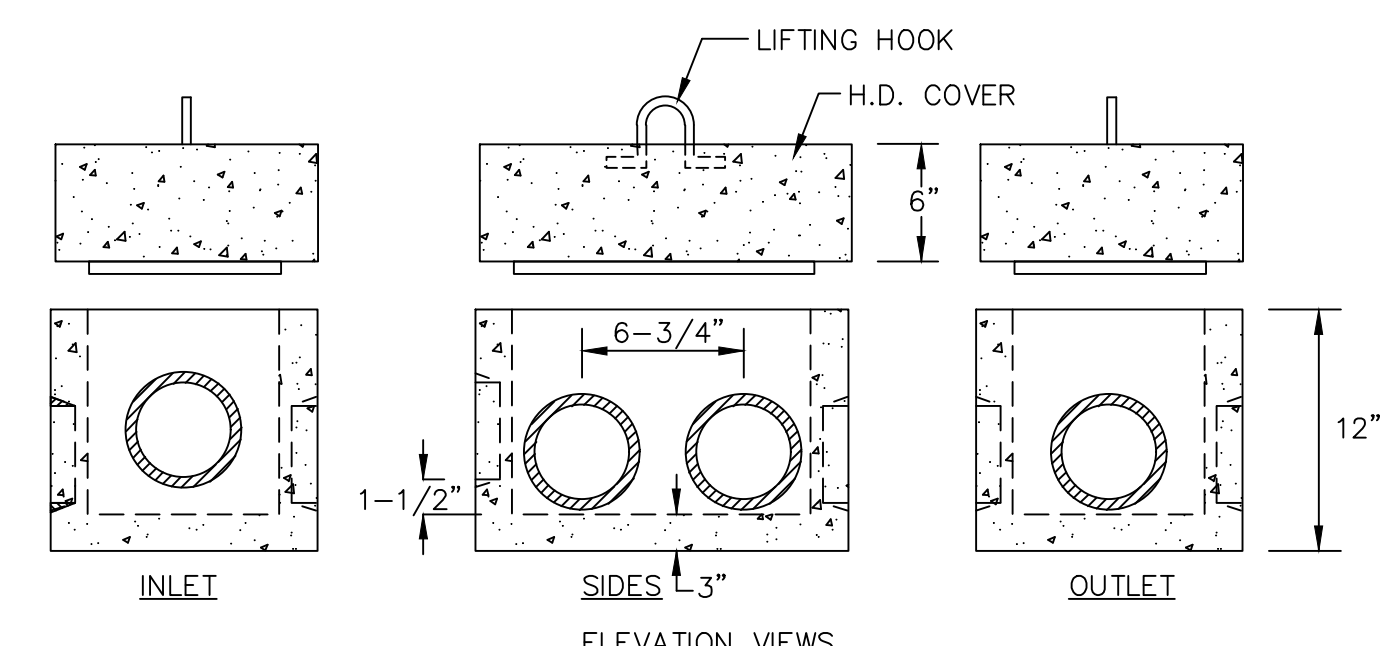
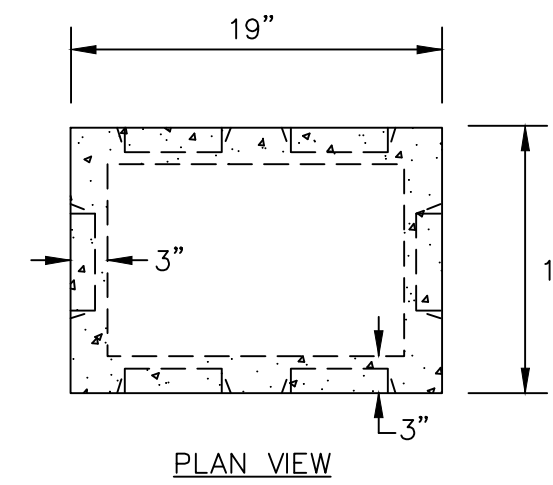
WEIGHT CHART

PRODUCT	APPROX. WEIGHT
18" GALLEY	2,450 LBS.

LEACHING

FLOW LINE (INCHES)	LEACHING (GAL./LF)	LEACHING SF/UNIT	INSIDE CAPACITY (GALLONS)
12	5.9	47.2	140

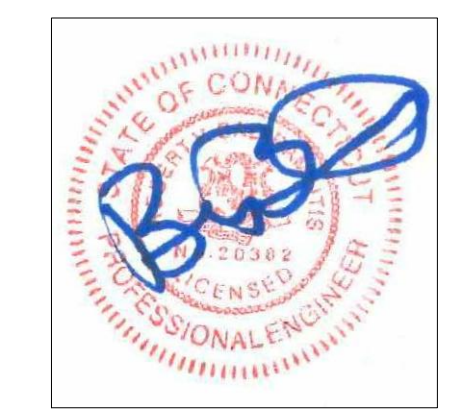
**HS-20 12" CONCRETE LEACHING GALLEY**  
N.T.S.



- NOTES:
1. THE CONCRETE SHALL HAVE 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
  2. D-BOXES SHALL HAVE INTEGRAL PLASTIC PIPE SEALS ON ALL OPENINGS.
  3. THE BOXES SHALL BE HEAVY DUTY AND RATED FOR HS-20 LOADING FOR UNDER-PAVEMENT APPLICATIONS.
  4. PER CT PHC, D-BOXES SHALL BE ACCESSIBLE TO GRADE WITH H.D. MANHOLE FRAME AND COVER.
  5. D-BOX' SHALL BE CONFIGURED FOR EVEN DISTRIBUTION OF EFFLUENT TO ALL GALLEYS.

**HEAVY DUTY CONCRETE D-BOX DETAIL**  
N.T.S.

**PROPERTY OWNER/APPLICANT:**  
West High Enterprises  
244 Middletown Ave  
East Hampton, CT 06424



**DETAIL SHEET**

**PROPOSED COMMERCIAL BUILDING**  
PROPERTY OF WEST HIGH ENTERPRISES  
195 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.  
27 Tammy Hill Road  
Wallingford, Connecticut 06492  
(203) 915-8301

#	DATE	REVISIONS
2	2/25/2024	REFLAG WETLANDS, ADJUST 100 BUFFER/DISTURBANCE AREA AND REVISE SEPTIC
1	1/22/2024	P & Z SUBMISSION

DATE: 1/11/2024 SCALE: NTS SHT #: DN-2

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

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

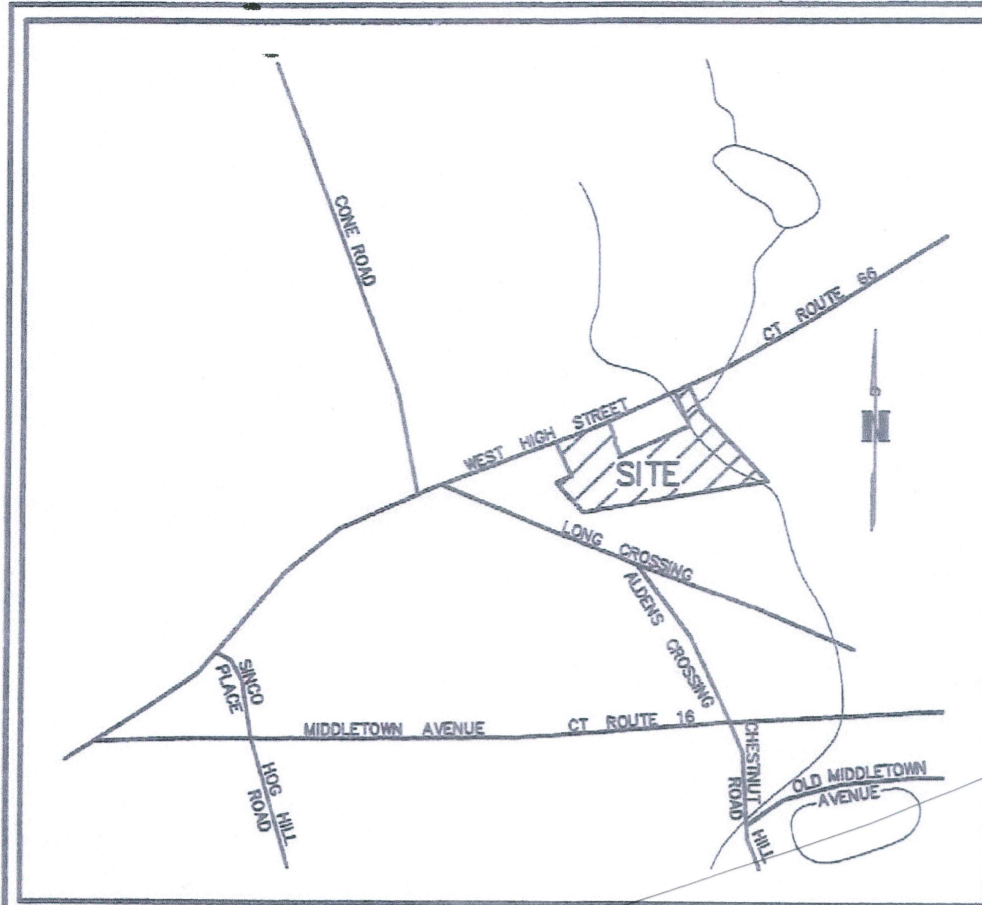
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The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

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



LOCATION MAP  
SCALE: 1"=1000'

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPOSED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:

1. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIZE.
2. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 Sieve (THIS IS THE GRAVE PORTION OF THE SAMPLE).
3. THE MATERIAL THAT PASSES THE #4 Sieve IS THEN RECLASSIFIED AND THE SIEVE ANALYSIS STARTED.
4. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING CRITERIA:

PERCENT PASSING		
SEIVE SIZE	WET SIEVE	DRY SIEVE
#4	100	100
#10	70S - 100S	70S - 100S
#40	10S - 50S	10S - 75S
#100	0S - 20S	0S - 5S
#200	0S - 5S	0S - 2.5S

NOTE: PERCENT PASSING THE #40 Sieve CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 Sieve DOES NOT EXCEED 10% AND THE #200 Sieve DOES NOT EXCEED 5%.

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH NECESSARY SELECT FILL, THE TOPSOIL IN THE LEACHING SYSTEM AREA MUST BE REMOVED AND THE SUBSOIL SEALED PRIOR TO SELECT FILL PLACEMENT UNLESS OTHERWISE DIRECTED BY THE DESIGN ENGINEER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVER COMPACTION OR DAMAGE. SELECT FILL SHALL COVER A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.

NOTES:

BENCH MARK TO BE SET AT TIME FOUNDATION IS STAKED. BOTTOM OF SYSTEM TO BE NO DEEPER THAN 0" INTO EXISTING GRADE. SEPTIC TANK MUST CONFORM TO H-20 LOADING REQUIREMENTS. INSTALLATION OF ALL SEWAGE DISPOSAL SYSTEMS SHALL NOT OCCUR DURING WET WEATHER TO AVOID SOIL SMEARING. LICENSED INSTALLER SHALL PROVIDE A SANITARY SYSTEM "AS BUILT" TO THE CHATRAM HEALTH DISTRICT.

THE LEACHING AREA IS TO BE STRIPPED OF ALL UNSUITABLE SOILS AND FILLED WITH CLEAN SAND, LAID IN 8"-12" INCH LIFTS. FILL TO BE MECHANICALLY COMPACTED TO 90% MAXIMUM DENSITY. A MINIMUM SEPARATION DISTANCE OF 18" BETWEEN THE MOTTLING LAYER AND BOTTOM OF THE LEACHING AREA MUST BE MAINTAINED.

FILLING OF STRIPPED AREAS SHALL NOT BE PERMITTED WHILE SHEARING OF THE SOIL OCCURS. ALL SHEARED SURFACES SHALL BE RAKED OR FLOWED PRIOR TO ANY FILLING AND AS DIRECTED BY THE CHATRAM HEALTH DISTRICT.

N/F  
HOUSE STANLEY F & HIDEKO S  
ZONED: R2 - SINGLE FAMILY RESIDENTIAL

N/F  
JOHN R. FORBES III  
ZONED: C - COMMERCIAL

N/F  
WEST HIGH ENTERPRISES, LLC  
ZONED: C - COMMERCIAL

GUTTER DRAIN DRYWELL COVER

DRYWELL OVERFLOW PIPE TO BE EXTENDED TO PROPOSED DRAINAGE SYSTEM

RETAIL 5,760 S.F.  
PHASE I  
BUILDING A  
PROPOSED S.F.  
7,680 S.F.  
F.F.=484.5

EXIST. D-BOX #1  
D-BOX #2 AND  
EFFLUENT  
PIPE TO REMAIN

EXIST. 34 FT OF 12"X48"  
LEACHING TRENCH TO REMAIN

EXIST. 54 FT OF 12"X48"  
LEACHING TRENCH TO REMAIN

SELF STORAGE 1,920 S.F.

REMOVE  
D-BOX #3 AND  
52 LF OF EXISTING  
LEACH TRENCHES

EXIST. 34 LF  
LEACHING TRENCH

EXIST. 54 LF  
LEACHING TRENCH

RESERVE AREA

353,249 S.F.  
8.10 AC.

75 LF

160 LF 15" CHDP  
@ 2.8%

50' LIGHT PIPE  
W/IN  
DOWNGRADE

25' MIN. UPGRADE

75 LF 12" CHDP  
@ 0.5%

PROP DBL CB 2  
TF=487.8  
FL=482.69

PROP CB3  
TF=487.7  
FL=487.17

PROP DBL CB 1  
TF=492.1  
FL=487.17

PROP DBL CB 2  
TF=487.8  
FL=482.69

PROP DBL CB 3  
TF=487.7  
FL=487.17

PROP DBL CB 4  
TF=487.7  
FL=487.17

PROP DBL CB 5  
TF=487.7  
FL=487.17

PROP DBL CB 6  
TF=487.7  
FL=487.17

PROP DBL CB 7  
TF=487.7  
FL=487.17

PROP DBL CB 8  
TF=487.7  
FL=487.17

BUILDING A  
LOT 2 SANITARY SYSTEM ELEVATIONS

BOTTOM OF TRENCH	491.0
FL DISTRIBUTION LINE	491.5
DISTRIBUTION BOX #2&3 OUTLET	491.5
DISTRIBUTION BOX #2&3 INLET	491.6
DISTRIBUTION BOX #1 OUTLET	491.7
DISTRIBUTION BOX #1 INLET	491.8
SEPTIC TANK OUTLET	491.95
SEPTIC TANK INLET	492.2
FL 4" PVC @ FDN. WALL	492.7
TOP OF FOUNDATION	494.9x
FINISH FLOOR	494.5
TOP OF SEPTIC TANK	493.2

BUILDING A  
LOT 2 SANITARY SYSTEM DESIGN

PRIMARY SYSTEM DESIGN

Actual Flow = 75 GPD  
(Based on Actual Meter Readings)

Design Flow = Actual x 2.0 (Safety Factor)  
= 75 x 2.0 = 150 GPD

Req'd Effective Leaching Area (ELA)  
ELA=Design Flow/ Application Rate (Table 8 PHC)  
ELA = 150/ 1.2 = 125 SF

Using 48"x12" Leach Trench w/ 4" Port PVC  
Effective Leaching Credit = 3.0 SF/ LF  
(Section VII B PHC)

Req'd Primary Size = 125/ 3.0 = 41.6 = 42 LF

Check MLSS:  
Design Flow 150 GPD  
Depth to Restrictive 19"  
Slope: 2.1%  
Perc. Rate: 16 Min/In

HF(54) x FF(100) x PF(125) = 33.75 = 34 LF

Minimum Primary System Required is 42 Ft  
(88 Ft Provided)

RESERVE SYSTEM DESIGN  
100% PROVIDED  
(75 Ft exceeds ELA and MLSS)

LOT 2 SOIL TESTING

TEST PIT #	1
DATE:	11-8-11
DEPTH:	72"
GROUNDWATER:	59" (SEEPS AT 53")
MOTTLING:	35"
LEDES:	NO REFUSAL
ROOTS:	36"
RESTRICTIVE:	35"
MATERIALS:	0-9" TOPSOIL 9-24" ORANGE BROWN FINE SANDY LOAM (LOOSE)
	24-32" TAN FINE SAND WITH SILT 32-72" GRAYSH TILL (VERY FIRM)
TEST PIT #	1A
DATE:	11-8-11
DEPTH:	53"
GROUNDWATER:	HIT ORANGE BROWN DRAIN WITH FLOWLINE AT 53". PIPE WAS FLOWING, DID NOT READ PIT, WHICH HAD DISTURBED SOILS.
TEST PIT #	2
DATE:	11-8-11
DEPTH:	50"
GROUNDWATER:	77" (SEEPS AT 29")
MOTTLING:	27"
LEDES:	NO REFUSAL
ROOTS:	NONE SEEN
RESTRICTIVE:	27"
MATERIALS:	0-10" TOPSOIL 10-27" ORANGE BROWN VERY FINE SANDY LOAM (LOOSE, WET) 27-52" GRAYSH TILL (VERY FIRM TO COMPACT)
TEST PIT #	8
DATE:	11-8-11
DEPTH:	59"
GROUNDWATER:	59" (SEEPS AT 24")
MOTTLING:	22"
LEDES:	22"
ROOTS:	23"
RESTRICTIVE:	22"
MATERIALS:	0-9" TOPSOIL 9-22" TAN SILTY FINE SANDY LOAM (LOOSE, WET) 22-59" GRAYSH SANDY TILL (DNSE)
TEST PIT #	9
DATE:	11-8-11
DEPTH:	47"
GROUNDWATER:	41" (SEEPS AT 38")
MOTTLING:	18"
LEDES:	NO REFUSAL
ROOTS:	22"
RESTRICTIVE:	19"
MATERIALS:	0-9" TOPSOIL 9-22" TAN SILTY FINE SAND 21-72" GREY SANDY TILL
TEST PIT #	11
DATE:	11-8-11
DEPTH:	68"
GROUNDWATER:	47"
MOTTLING:	24" @ 33"
LEDES:	NONE
ROOTS:	28"
RESTRICTIVE:	9"
MATERIALS:	0-9" TOPSOIL 9-22" ORANGE BROWN SILTY FINE SANDY LOAM (LOOSE, CAMP) 22-30" ORANGE COARSE SAND AND GRAVEL (LOOSE) 30-40" GRAY FINE SAND 47-68" (UNDER WATER, COULD NOT READ)
TEST PIT #	12
DATE:	11-8-11
DEPTH:	68"
GROUNDWATER:	44"
MOTTLING:	32" POSSIBLE
LEDES:	NONE
ROOTS:	34"
RESTRICTIVE:	32"
MATERIALS:	0-11" TOPSOIL 11-21" DARK ORANGE BROWN FINE SANDY LOAM 21-33" IRON STAINED COARSE SAND AND GRAVEL (LOOSE TO FIRM) 33-68" GRAY SANDY TILL, SOME S. LOOSE

PERC. TEST #  
DATE: 11-28-11  
DEPTH: 21"  
RATE: 14 MIN./IN.

PERC. TEST #  
DATE: 11-28-11  
DEPTH: 16"  
RATE: 16 MIN./IN.

PERC. TEST #  
DATE: 11-28-11  
DEPTH: 18"  
RATE: 12 MIN./IN.

Perc # B RATE = 14 min/inch  
Presoak: 11/28/11 @ 1:00PM  
Tested: 11/28/2011  
Depth 21"

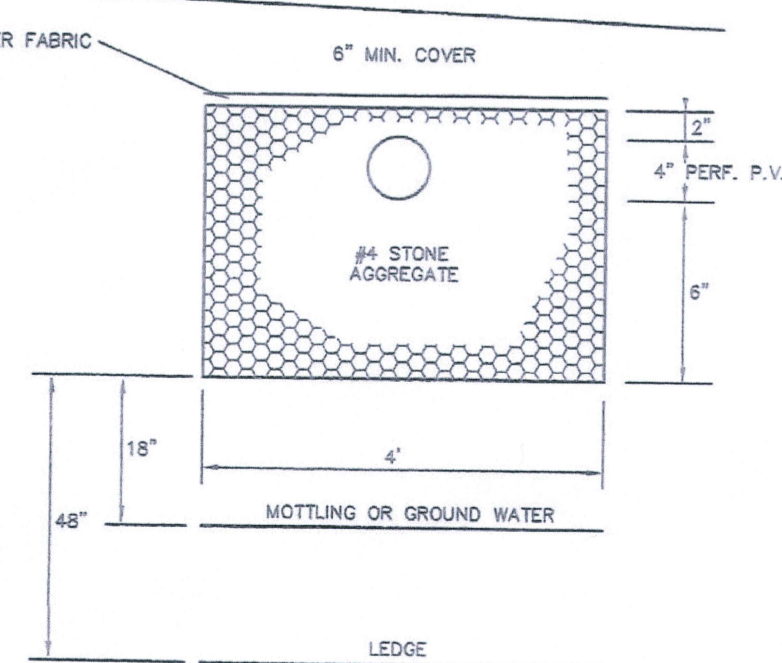
Time	Depth (in)
9:02	7
9:07	10 1/8
9:12	12 5/16
9:17	13 7/8
9:22	15 3/16
9:27	16 1/4
9:32	17 1/16
9:37	17 3/4
9:42	18 3/8
9:47	19
9:52	19 3/8
9:57	19 3/4
10:02	20 1/8 Dry

Perc # E RATE = 16 min/inch  
Presoak: 6/6/12 @ 3:05 PM  
Tested: 6/6/2012  
Depth 18"

Time	Depth (in)
4:23	6 1/4
4:35	8 7/8
4:47	10 7/8
4:59	12 3/4
5:11	14 1/2
5:23	15 5/8
5:35	16 1/2
5:47	17 1/4
5:59	18 Dry

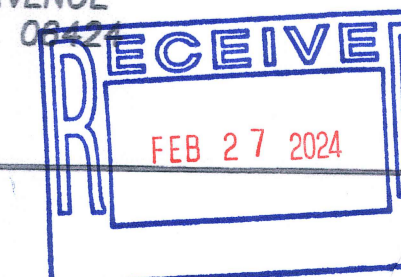
Perc # F RATE = 12 min/inch  
Presoak: 6/6/12 @ 3:05 PM  
Tested: 6/6/2012  
Depth 18"

Time	Depth (in)
4:24	6 1/2
4:36	10 3/4
4:48	13 1/2
5:00	15 1/8
5:12	16 1/4
5:24	17 1/4
5:36	18 Dry



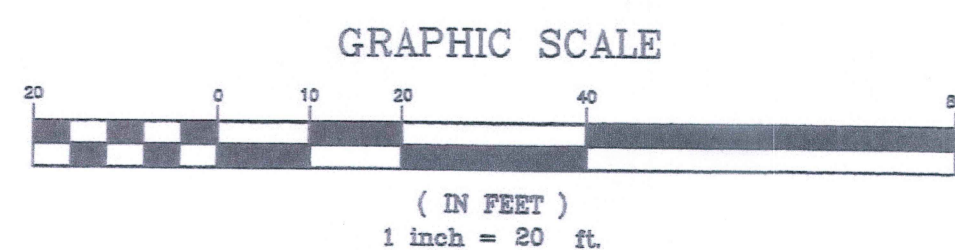
TYPICAL ABSORPTION  
TRENCH FOR SANITARY SYSTEM  
NO SCALE

OWNER/DEVELOPER:  
WEST HIGH ENTERPRISES, LLC  
244 MIDDLETOWN AVENUE  
EAST HAMPTON, CT. 06424



REFERENCE MADE TO MAP TITLED:

"TOPOGRAPHIC MAP 195 WEST HIGH STREET SUBDIVISION PREPARED FOR WEST HIGH ENTERPRISES, LLC EAST HAMPTON, CONN." BY CHATRAM ENGINEERING, INC CONSULTING ENGINEERS EAST HAMPTON, CT 06424 SCALE: 1"=40' DATE: 1/10/12 REV: 5/16/12 MAP NO. 52-12-1T



LEGEND

- EXISTING MONUMENT
- EXISTING IRON PIN
- EXISTING DRILL HOLE
- PROPOSED IRON PIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE LINE
- PROP. LIMIT OF CLEARING

NOTE: TOPOGRAPHY OUTSIDE OF WETLANDS TAKEN FROM ACTUAL FIELD SURVEY TOPOGRAPHY WITHIN WETLANDS TAKEN FROM STATE MAPPING

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

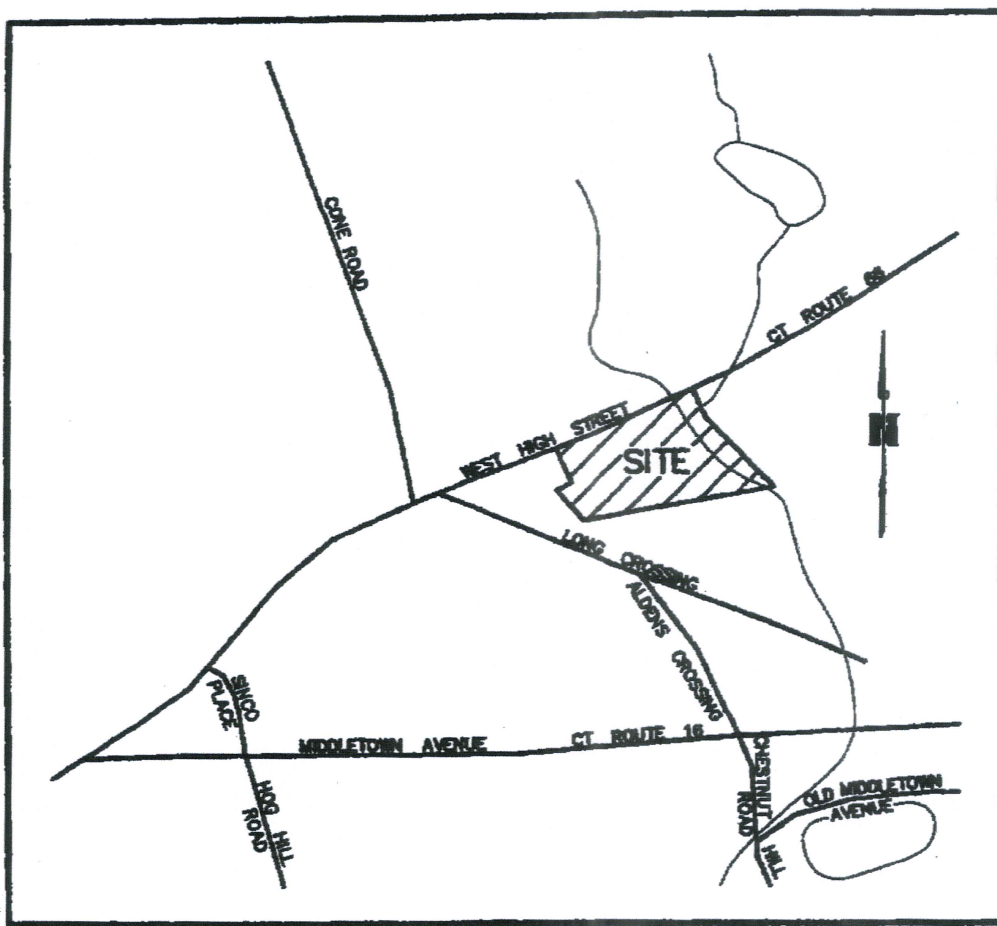
ROBERT V. BALTRAMAITIS, P.E.

ROBERT V. BALTRAMAITIS, P.E.  
27 TAMMY HILL ROAD  
WALLINGFORD, CONN. 06492  
(203)915-8301  
baltrsoil.com

SEPTIC SYSTEM REVISION - BUILDING A  
201 WEST HIGH STREET  
PREPARED FOR  
WEST HIGH ENTERPRISES, LLC  
EAST HAMPTON, CONN.

CK. BY:  
DRW. BY:  
DATE: 6-10-12  
SCALE: 1" = 20'  
SHEET 1 OF 1  
MAP NO.

REV #2 2/24/24 REVISED PER AS-BUILT SURVEY OF SEPTIC SYSTEM  
REV #1 2/17/24 ADJUSTED FOR ACTUAL FLOWS



LOCATION MAP  
SCALE: 1"=1000'

STUDY AREA = 10 Acres of 10.7 Ac Watershed

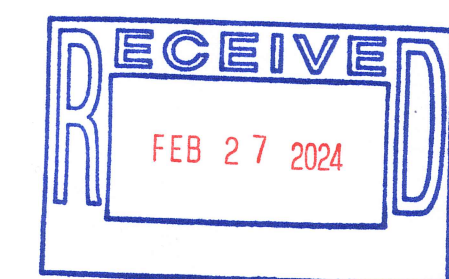
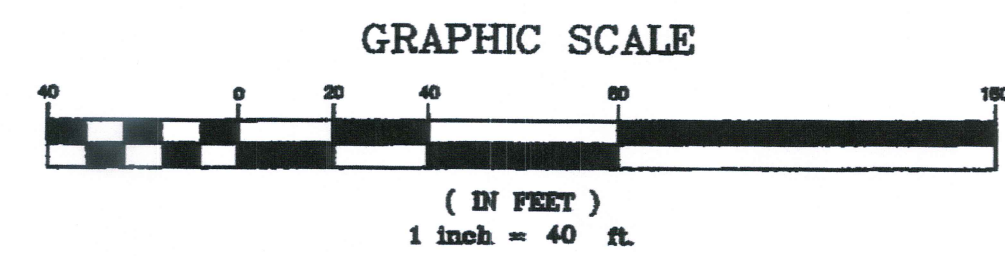
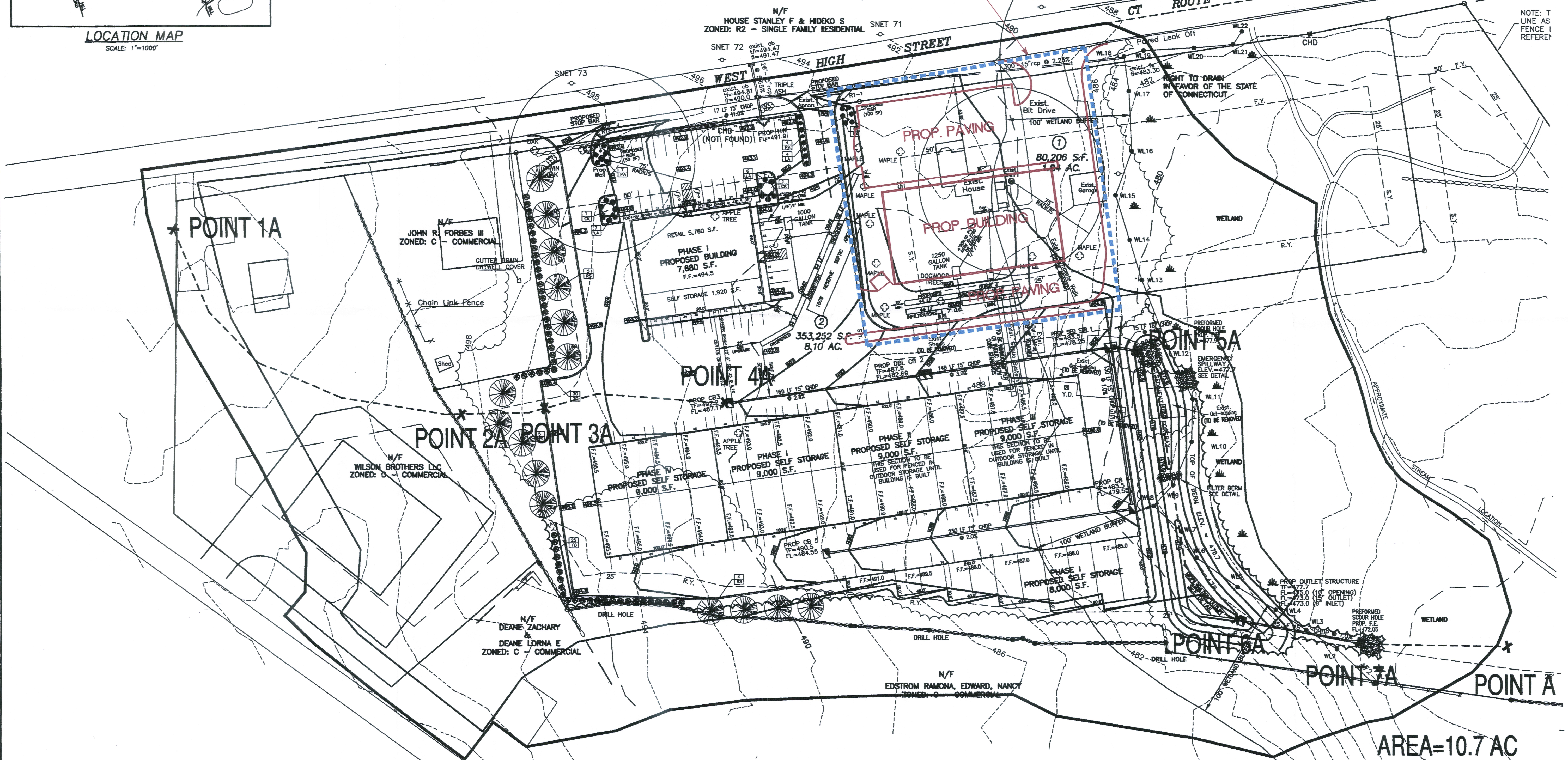
Existing Coverage

Buildings (House/ Garage) = 0.06 Ac  
Pavements = 0.15 Ac  
Lawn/ Landscape = 0.79 Ac

Proposed Coverage

Building = 0.24 Ac  
Pavements = 0.52 Ac  
Lawn/ Landscape = 0.24 Ac

10 Ac STUDY AREA OF DEVELOPMENT



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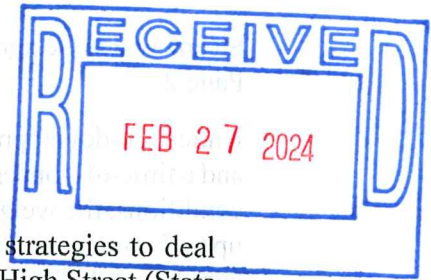
PROPOSED WATERSHED MAP  
PREPARED FOR  
WEST HIGH ENTERPRISES, LLC  
EAST HAMPTON, CONN.

CK. BY:  
DRW. BY:  
DATE: FEB. 2024  
SCALE: 1" = 40'  
SHEET 1 OF 1  
MAP NO. WS-1

AREA=10.7 AC

**STORM WATER DESIGN REPORT  
PROPOSED COMMERCIAL BUILDING**

#195 West High Street  
East Hampton, Connecticut



This report summarizes the storm water impacts and the proposed mitigation strategies to deal with potential impacts for the proposed commercial development at #195 West High Street (State Route 66) in East Hampton, Connecticut. The site presently contains a single-family dwelling, a detached garage and various paved areas. All existing improvements will be demolished to allow for the re-development of the site with a 10,640 square foot commercial building with paved areas to accommodate 32 on-site parking spaces and facilitate vehicular access and circulation.

The 1.84 acre parcel known as #195 West High Street was created as part of a land subdivision back in 2012. The balance of the land is known as #201 West High Street and was developed commercially. To accommodate the proposed re-development, a minor lot line adjustment to the west property line separating #195 and #201 is proposed. After the lot line is adjusted, the subject parcel will contain 1.93 acres. To accommodate the proposed re-development at #195, approximately 1.0 acres of the parcel will be altered and is considered as the 'study area' for pre- and post-development storm water scenarios. The 1.0 acre study area is within a larger 10.7 acre watershed that was analyzed as part of the development at #201 West High Street. Reference is made to the site plans and storm water report prepared by Chatham Engineering, LLC in 2012. The attached Watershed Map depicts the 1.0 acre study area relative to the improvements on 201 West High Street and the existing storm water detention basin.

The study area on #195 drains to and is controlled by the storm water detention basin constructed as part of the original development on #201. This report includes calculations that demonstrate that storm water runoff from the 1.0 acre study area will be wholly mitigated in and of itself BEFORE draining to the aforementioned storm water detention basin. The study area was analyzed for pre- and post-development scenarios to determine peak storm flow rates for 2-, 10-, 25-, 50- and 100-year storm events.

Hydraflow Hydrographs® (HH) software was used to generate computer models of the pre- and post-development runoff scenarios. HH utilized the industry standard Rational Method for predicting peak flow rates. The Rational Method is appropriate given the relatively small drainage area and is commonly used for culvert design, pavement drainage design, storm drain design, and stormwater facility design. The HH software predicts runoff rates based upon several factors including the size of the watershed area, the type of ground cover (roof, paved, lawn, etc.), historic rainfall intensity data (for East Hampton, Middlesex County) and the time-of-concentration.

The following table summarizes the study area characteristics under pre- and post-development scenarios:

	<b>Runoff Coefficient "C" Value</b>	<b>Pre-Development</b>	<b>Post-Development</b>
Roof Areas	0.9	0.06 Ac	0.24 Ac
Paved Areas	0.9	0.15 Ac	0.52 Ac
Lawn/ Landscaped	0.3	0.79 Ac	0.24 Ac
	<b>Total Area</b>	<b>1.0 Ac</b>	<b>1.0 Ac</b>

Under pre-development conditions, the study area has a weighted runoff coefficient "C" of 0.43 and a time-of-concentration of 12 minutes based on the watershed size and slope. Under developed conditions, the weighted runoff coefficient "C" increases to 0.75 and time-of-concentration speeds up to 7 minutes for the paved area and 5-minutes for the roof area. Based on increases to the runoff coefficient "C" and times-of-concentration, not surprisingly, the peak rate of storm water runoff will increase for all storm under the developed scenario.

To mitigate this impact, two underground storm water detention systems are proposed. First, rooftop water will be collected and discharged to a deep galley system consisting of sixteen (16) 4'-wide x 8'-long x 48"-tall concrete galleries. This system, backfilled with broken stone, provides 1,376 cubic feet of storm water storage. A second underground system will accommodate runoff from the paved areas of the site and discharge to a shallower galley system consisting of eighteen (18) 4'-wide x 8'-long x 24"-tall concrete galleries. This system, also backfilled with broken stone, provides 1,239 cubic feet of storm water storage. The two underground systems will be linked together with a 8"-diameter PVC connecting pipe and discharge via a high-level overflow pipe directly to the adjacent storm sewer system on #201 West High Street.

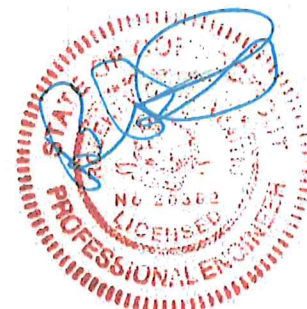
Both of the galley systems will offer infiltration of collected storm water. Based on deep test pits and soil percolation tests done in these areas, the systems will be constructed in coarse sandy loam material. Percolation rates were determined to be 8 minutes-per-inch which correlates to an infiltration rate of 7.5 inches-per-hour. To take a more conservative approach to the design, an infiltration rate of only 3 inches-per-hour was used in the drainage calculations.

The following table summarizes the overall storm water runoff from the study area for pre-, post-developed, and post-developed with mitigation conditions for the design storms:

<b>Storm</b>	<b>Pre-Developed</b>	<b>Post-Developed (no mitigation)</b>	<b>Post-Developed (w/ infiltration)</b>
2-year	1.3 cfs	2.6 cfs	0.2 cfs
10-year	2.1 cfs	4.1 cfs	1.3 cfs
25-year	2.5 cfs	4.8 cfs	1.8 cfs
50-year	2.8 cfs	5.5 cfs	2.2 cfs
100-year	3.1 cfs	6.1 cfs	2.6 cfs

As summarized above and in the calculations contained in the Appendix, with provision of the proposed infiltration systems, the post-development peak runoff flows will be effectively reduced to BELOW pre-development levels. Although no credit is taken, further peak flow attenuation will be provided by the existing detention basin on 201 West High Street.

Relative drainage calculations from the original subdivision project are attached as Appendix Sheets A1 thru A-3. Drainage calculations for the 'study area' are attached as Appendix Sheets B-1 thru B-18 and the Watershed Map is attached as Sheet WS-1.



PROPOSED STORMWATER SYSTEM  
195 WEST HIGH STREET SUBDIVISION  
EAST HAMPTON, CONNECTICUT

Stormwater facilities for the above referenced development have been designed in accordance with Section 06 of the Town of East Hampton Street Standards and sound engineering practices. Stormwater flows have been computed using the Rational Method for a 10 year frequency storm and intensity-duration-frequency curves for the Hartford Area. Gutter flow analysis and stormwater flows for all proposed stormwater systems were designed using Hydraflow Storm Sewers 2005 and are included within the attached document. The bio-detention facility, designed to limit post-development peak discharge to pre-development conditions, has been designed using Hydraflow Hydrographs 2002 for 2, 10, 25, 50, and 100 year frequency storms using the Rational Method as endorsed in Section 06.02.04.4. of the Street Standards.

The proposed stormwater system for the above referenced development has been designed in accordance with the 2004 Connecticut Stormwater Quality Manual and the 2002 Connecticut Guidelines for Erosion and Sedimentation Control. Compliance with the EPA and DEP guidelines for removal of 80% of the total suspended solids is exceeded (90% removal proposed) by the application of "treatment trains." The proposed stormwater system includes a "treatment train" implementing the use of two foot catch basin sumps, a sediment chamber, a scour hole to dissipate stormwater energy entering the basin, a sediment forebay formed upgradient of a stone filter berm, a bio-detention basin designed with a gravel wetland and planted with wetland type vegetation, an outlet structure designed to reduce post-development flow to less than pre-development conditions, and a scour hole to dissipate stormwater energy leaving the basin. All reasonable design precautions and BMP treatments have been considered to ensure compliance with all governing regulations. Many of the proposed best management practices are extraordinary to definitively eliminate any reasonable concerns over possible measureable environmental impacts. Peak flow rates to point 'A' have been reduced from 4.8, 7.9, 9.6, 10.7 and 12.0 CFS to 1.8, 5.9, 8.5, 9.9 and 12.1 CFS for 2, 10, 25, 50 and 100 year frequency storms respectively

The primary objectives of the proposed stormwater system is to convey stormwater from proposed developed areas to a designated discharge location while maintaining pre and post-development watershed boundaries, provide no increase in peak flow to downstream watercourses and properties, and treat stormwater for pollutants such as total suspended solids (TSS), total phosphorous, total nitrogen, copper, lead, zinc, fecal coliform, and total petroleum hydrocarbons. The sources of these pollutants include: atmospheric precipitation, roof and driveway runoff from residential and commercial structures, pet droppings, fertilizers, road sand from winter storm events, and metals and hydrocarbons from motor vehicles.

The water quality volume (WQV) has been calculated for the drainage system to ensure compliance with the 2004 Connecticut Stormwater Quality Manual. The proposed bio-detention basin has been designed to be large enough to capture and hold all runoff from a storm of 1.0 inch, equivalent to 100 percent of the WQV. Research has shown that more than 90 percent of all runoff occurs during storms of 1 inch or less.

The basis of design relating to the stormwater systems for 195 West High Street Subdivision can be found within this document. Details relating to the construction of the stormwater system can be found on Topographic Map sheet 3 of 8, and Notes and Details sheet 7 of 8.



PAGES 1-30

195 WEST HIGH ST.  
 ELYS HAMPDEN, CT

DRAINAGE DESIGN COMPUTATIONS

PRE-DEVELOPMENT BEAK FROM WARE TO POINT 'A'

TOTAL AREA = 10.7 AC

RT = 3.5

T<sub>c</sub> = 29 MIN. (SEE T<sub>c</sub> WORKSHEET)

- 0.7 AC @ 0.9 (IMP)
- 6.2 AC @ 0.3 (GRASS)
- 3.8 AC @ 0.25 (WOODS)

Q <sub>2</sub>	=	1.4	×	1.5	IN/HR	=	9.0	CFS
Q <sub>10</sub>	=	2.3	×	2.3	IN/HR	=	7.9	CFS
Q <sub>15</sub>	=	2.8	×	2.8	IN/HR	=	9.6	CFS
Q <sub>20</sub>	=	3.1	×	3.1	IN/HR	=	10.7	CFS
Q <sub>100</sub>	=	3.5	×	3.5	IN/HR	=	12.0	CFS

POST DEVELOPMENT BEAK FROM WARE TO POINT 'A'

TOTAL AREA = 10.7 AC

RT = 5.0

T<sub>c</sub> = 37 MIN. (SEE T<sub>c</sub> WORKSHEET)

- 4.3 AC @ 0.9
- 3.2 AC @ 0.3
- 3.2 AC @ 0.25

Q <sub>2</sub>	=	1.5	×	1.5	IN/HR	=	8.4	CFS
Q <sub>10</sub>	=	2.2	×	2.2	IN/HR	=	13.5	CFS
Q <sub>15</sub>	=	2.6	×	2.6	IN/HR	=	16.3	CFS
Q <sub>20</sub>	=	2.7	×	3.2	IN/HR	=	18.0	CFS
Q <sub>100</sub>	=	3.0	×	3.6	IN/HR	=	20.3	CFS

INCREASE IN RUNOFF DUE TO DEVELOPMENT

$\Delta Q_2$	=	8.4 CFS	-	4.8 CFS	=	3.6 CFS
$\Delta Q_{10}$	=	13.5 CFS	-	7.9 CFS	=	5.6 CFS
$\Delta Q_{25}$	=	16.3 CFS	-	9.6 CFS	=	6.7 CFS
$\Delta Q_{50}$	=	18.0 CFS	-	10.7 CFS	=	7.3 CFS
$\Delta Q_{100}$	=	20.3 CFS	-	12.0 CFS	=	8.3 CFS

POST-DEVELOPMENT RUNOFF TO DRAINAGE BASIN

TOTAL AREA = 7.8 AC

- AT = 3.6 AC @ 0.9
- T<sub>2</sub> = 35 min. 3.0 AC @ 0.3
- 1.2 AC @ 0.3

SEE HYDROGRAPH PLOTS BY INTELLISOLVE

- Q<sub>2</sub> = 7.7 CFS
- Q<sub>10</sub> = 12.4 CFS
- Q<sub>25</sub> = 13.4 CFS
- Q<sub>50</sub> = 15.1 CFS
- Q<sub>100</sub> = 16.7 CFS

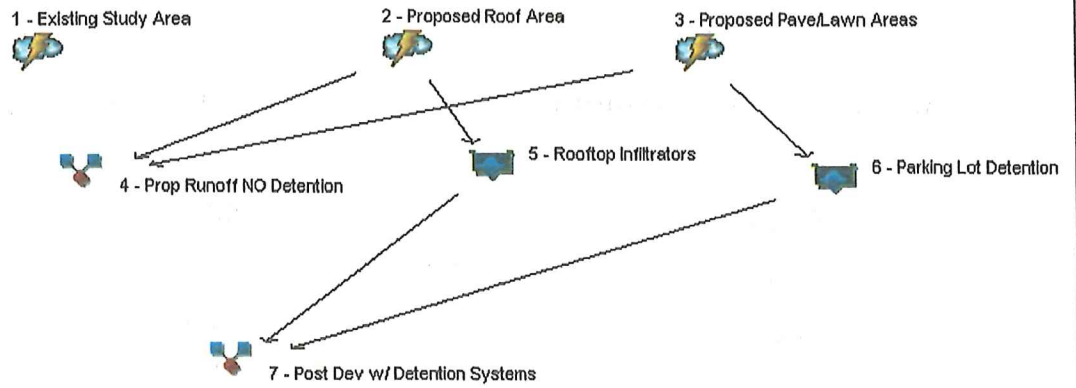
MAX ALLOWABLE DISCHARGE FROM SUB-DRAINAGE BASIN

Q <sub>2</sub>	=	7.7 CFS	-	3.6 CFS	=	4.1 CFS
Q <sub>10</sub>	=	12.4 CFS	-	5.6 CFS	=	6.8 CFS
Q <sub>25</sub>	=	13.4 CFS	-	6.7 CFS	=	6.7 CFS
Q <sub>50</sub>	=	15.1 CFS	-	7.3 CFS	=	7.8 CFS
Q <sub>100</sub>	=	16.7 CFS	-	8.3 CFS	=	8.4 CFS



# Watershed Model Schematic

Hydraflow Hydrographs by Intelisolve v9.02



### Legend

<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	Rational	Existing Study Area
2	Rational	Proposed Roof Area
3	Rational	Proposed Pave/Lawn Areas
4	Combine	Prop Runoff NO Detention
5	Reservoir	Rooftop Infiltrators
6	Reservoir	Parking Lot Detention
7	Combine	Post Dev w/ Detention Systems

Project: Storm Model 195 West High.gpw

Sunday, Feb 25, 2024

# Hydrograph Return Period Recap

Hydraflow Hydrographs by Intellisolve v9.02

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	Rational	-----	-----	1.342	-----	-----	2.066	2.477	2.781	3.108	Existing Study Area
2	Rational	-----	-----	0.998	-----	-----	1.560	1.804	2.054	2.268	Proposed Roof Area
3	Rational	-----	-----	2.057	-----	-----	3.195	3.752	4.250	4.716	Proposed Pave/Lawn Areas
4	Combine	2, 3	-----	2.655	-----	-----	4.132	4.835	5.483	6.077	Prop Runoff NO Detention
5	Reservoir	2	-----	0.000	-----	-----	0.000	0.000	0.000	0.000	Rooftop Infiltrators
6	Reservoir	3	-----	0.264	-----	-----	1.295	1.776	2.221	2.576	Parking Lot Detention
7	Combine	5, 6	-----	0.264	-----	-----	1.295	1.776	2.221	2.576	Post Dev w/ Detention Systems

# Hydrograph Summary Report

Hydraflow Hydrographs by Intellisolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	1.342	1	12	966	---	----	----	Existing Study Area
2	Rational	0.998	1	5	299	---	----	----	Proposed Roof Area
3	Rational	2.057	1	7	864	---	----	----	Proposed Pave/Lawn Areas
4	Combine	2.655	1	7	1,163	2, 3	----	----	Prop Runoff NO Detention
5	Reservoir	0.000	1	171	0	2	486.82	282	Rooftop Infiltrators
6	Reservoir	0.264	1	13	111	3	487.25	774	Parking Lot Detention
7	Combine	0.264	1	13	111	5, 6	----	----	Post Dev w/ Detention Systems
Storm Model 195 West High.gpw					Return Period: 2 Year			Sunday, Feb 25, 2024	

# Hydrograph Summary Report

Hydraflow Hydrographs by Intellsolve v0.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	Rational	2.066	1	12	1,488	---	-----	-----	Existing Study Area	
2	Rational	1.560	1	5	468	---	-----	-----	Proposed Roof Area	
3	Rational	3.195	1	7	1,342	---	-----	-----	Proposed Pave/Lawn Areas	
4	Combine	4.132	1	7	1,810	2, 3	-----	-----	Prop Runoff NO Detention	
5	Reservoir	0.000	1	n/a	0	2	487.31	448	Rooftop Infiltrators	
6	Reservoir	1.295	1	11	564	3	487.60	990	Parking Lot Detention	
7	Combine	1.295	1	11	564	5, 6	-----	-----	Post Dev w/ Detention Systems	
Storm Model 195 West High.gpw					Return Period: 10 Year		Sunday, Feb 25, 2024			

# Hydrograph Summary Report

Hydraflow Hydrographs by Intellsolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(e)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	2.477	1	12	1,783	---	----	-----	Existing Study Area
2	Rational	1.804	1	5	541	---	----	-----	Proposed Roof Area
3	Rational	3.752	1	7	1,576	---	----	-----	Proposed Pave/Lawn Areas
4	Combine	4.835	1	7	2,117	2, 3	----	-----	Prop Runoff NO Detention
5	Reservoir	0.000	1	268	0	2	487.52	521	Rooftop Infiltrators
6	Reservoir	1.776	1	11	793	3	487.74	1,069	Parking Lot Detention
7	Combine	1.776	1	11	793	5, 6	----	-----	Post Dev w/ Detention Systems
Storm Model 195 West High.gpw					Return Period: 25 Year			Sunday, Feb 25, 2024	

# Hydrograph Summary Report

Hydraflow Hydrographs by Intellisolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	Rational	2.781	1	12	2,002	----	-----	-----	Existing Study Area	
2	Rational	2.054	1	5	616	----	-----	-----	Proposed Roof Area	
3	Rational	4.250	1	7	1,785	----	-----	-----	Proposed Pave/Lawn Areas	
4	Combine	5.483	1	7	2,401	2, 3	-----	-----	Prop Runoff NO Detention	
5	Reservoir	0.000	1	n/a	0	2	487.73	595	Rooftop Infiltrators	
6	Reservoir	2.221	1	10	998	3	487.85	1,143	Parking Lot Detention	
7	Combine	2.221	1	10	998	5, 6	-----	-----	Post Dev w/ Detention Systems	
Storm Model 195 West High.gpw					Return Period: 50 Year			Sunday, Feb 25, 2024		

# Hydrograph Summary Report

Hydraflow Hydrographs by Intellsolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(e)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	Rational	3.108	1	12	2,238	----	-----	-----	Existing Study Area	
2	Rational	2.268	1	5	680	----	-----	-----	Proposed Roof Area	
3	Rational	4.716	1	7	1,981	----	-----	-----	Proposed Pave/Lawn Areas	
4	Combine	6.077	1	7	2,661	2, 3	-----	-----	Prop Runoff NO Detention	
5	Reservoir	0.000	1	n/a	0	2	487.92	658	Rooftop Infiltrators	
6	Reservoir	2.576	1	10	1,191	3	487.96	1,212	Parking Lot Detention	
7	Combine	2.576	1	10	1,191	5, 6	-----	-----	Post Dev w/ Detention Systems	
Storm Model 195 West High.gpw					Return Period: 100 Year			Sunday, Feb 25, 2024		

# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

Sunday, Feb 25, 2024

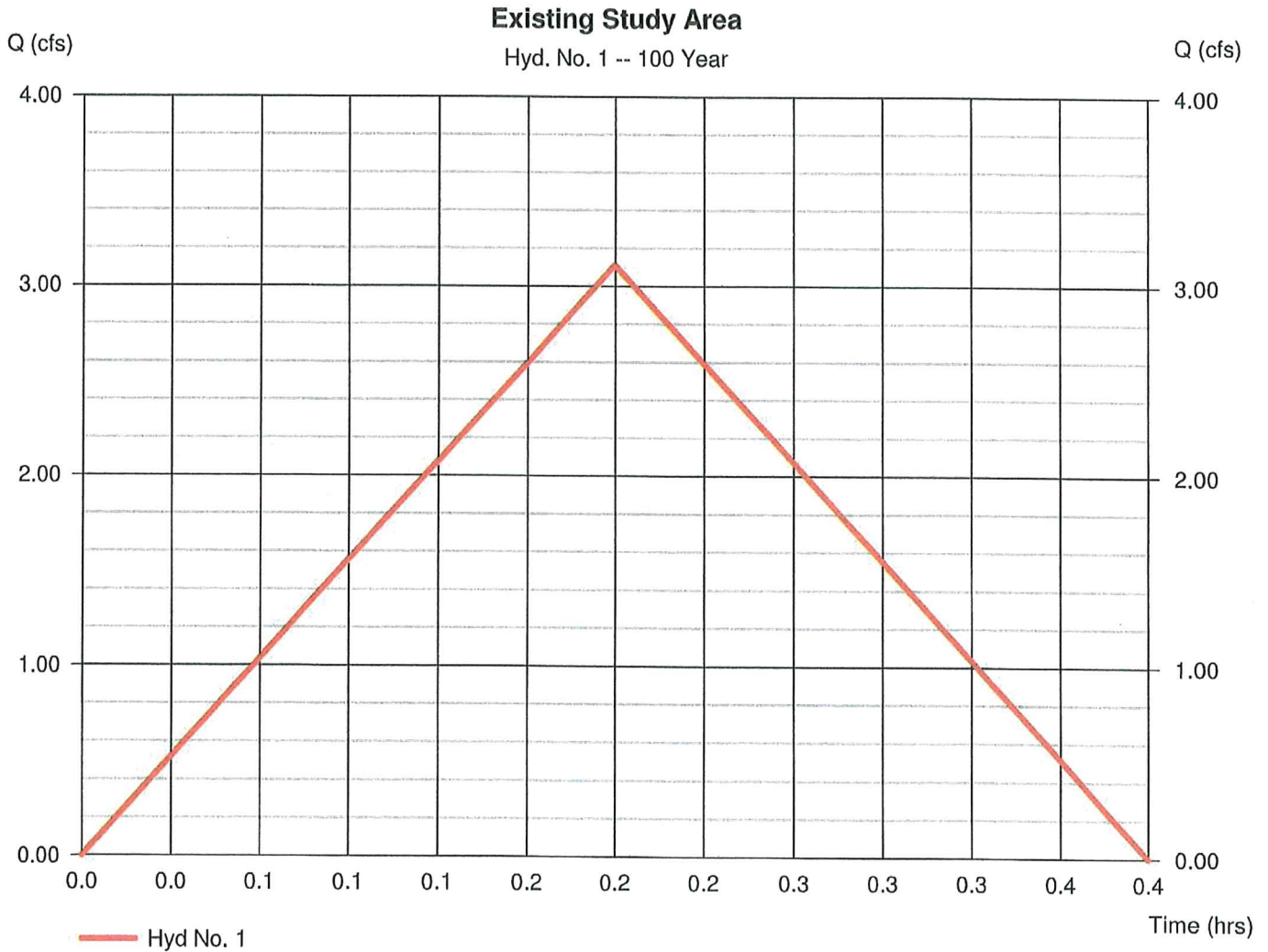
## Hyd. No. 1

### Existing Study Area

Hydrograph type = Rational  
 Storm frequency = 100 yrs  
 Time interval = 1 min  
 Drainage area = 1.000 ac  
 Intensity = 7.229 in/hr  
 IDF Curve = MIDDLESEX.IDF

Peak discharge = 3.108 cfs  
 Time to peak = 0.20 hrs  
 Hyd. volume = 2,238 cuft  
 Runoff coeff. = 0.43\*  
 Tc by FAA = 12.00 min  
 Asc/Rec limb fact = 1/1

\* Composite (Area/C) = [(0.060 x 0.90) + (0.150 x 0.90) + (0.790 x 0.30)] / 1.000



P-0

B-8



# FAA Formula Tc Worksheet

$$T_c = 1.8(1.1 - C) \times \text{Flow length}^{0.5} / \text{Watercourse slope}^{0.333}$$

Hydraflow Hydrographs by Intellsolve v9.02

**Hyd. No. 1**

Existing Study Area

**Description**

Flow length (ft) = 250.00

Watercourse slope (%) = 3.60

Runoff coefficient (C) = 0.43

**Time of Conc. (min) = 12**

# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

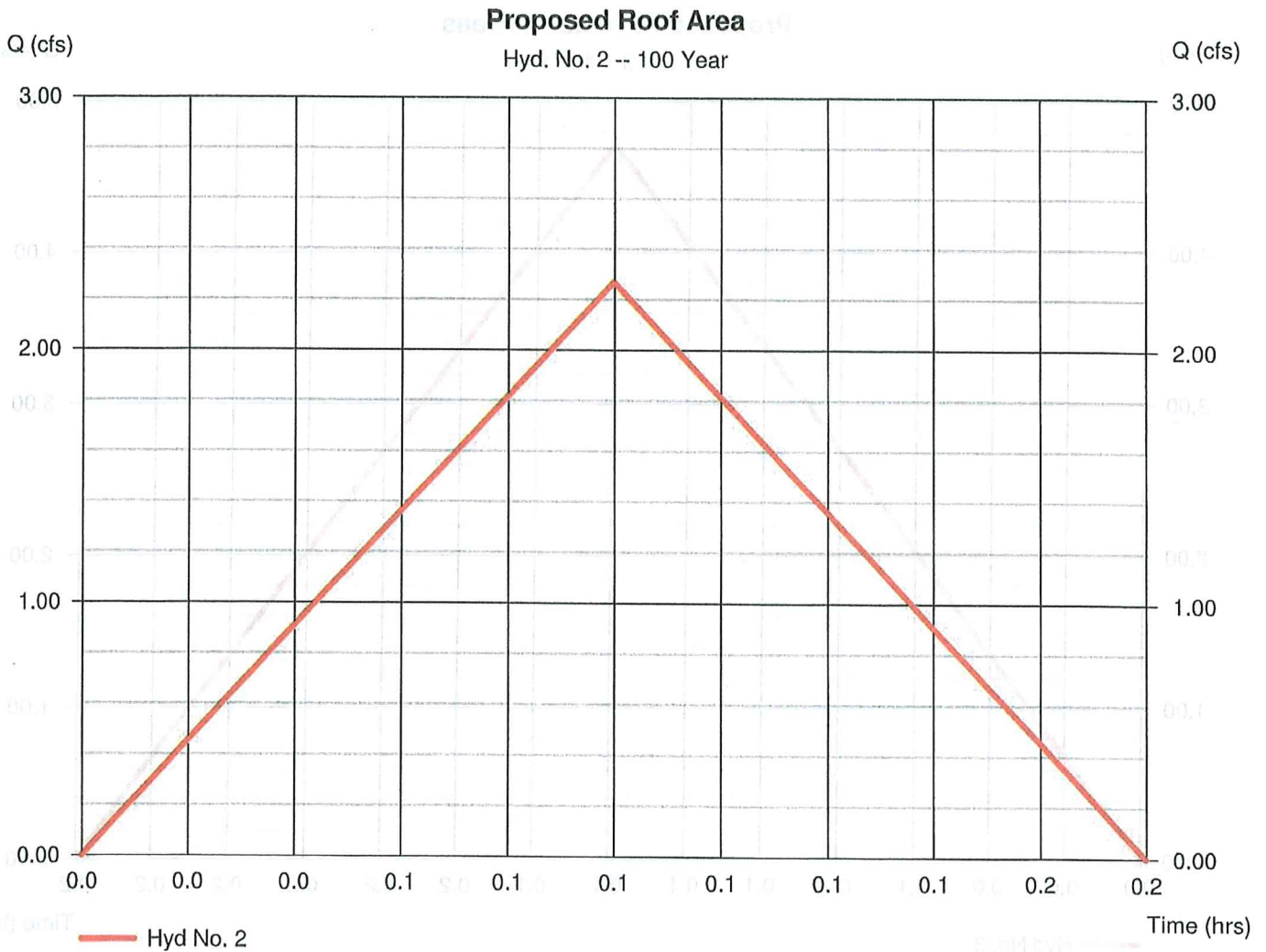
Sunday, Feb 25, 2024

## Hyd. No. 2

### Proposed Roof Area

Hydrograph type	= Rational	Peak discharge	= 2.268 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 680 cuft
Drainage area	= 0.240 ac	Runoff coeff.	= 0.99*
Intensity	= 9.546 in/hr	Tc by User	= 5.00 min
IDF Curve	= MIDDLESEX.IDF	Asc/Rec limb fact	= 1/1

\* Composite (Area/C) = [(0.240 x 1.00)] / 0.240



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

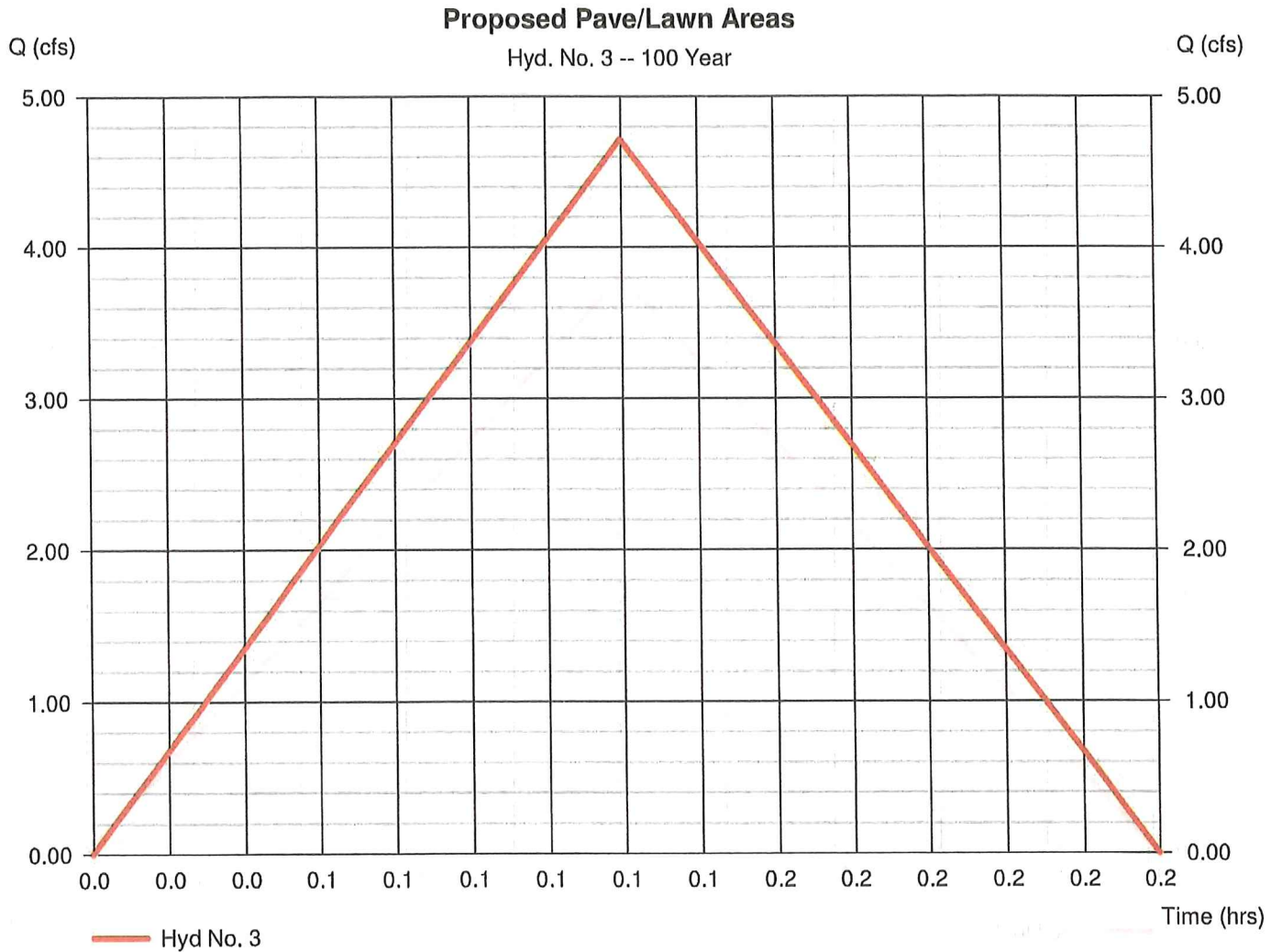
Sunday, Feb 25, 2024

## Hyd. No. 3

### Proposed Pave/Lawn Areas

Hydrograph type	= Rational	Peak discharge	= 4.716 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.12 hrs
Time interval	= 1 min	Hyd. volume	= 1,981 cuft
Drainage area	= 0.760 ac	Runoff coeff.	= 0.71*
Intensity	= 8.739 in/hr	Tc by FAA	= 7.00 min
IDF Curve	= MIDDLESEX.IDF	Asc/Rec limb fact	= 1/1

\* Composite (Area/C) = [(0.520 x 0.90) + (0.240 x 0.30)] / 0.760



# FAA Formula Tc Worksheet

$T_c = 1.8(1.1 - C) \times \text{Flow length}^{0.5} / \text{Watercourse slope}^{0.333}$

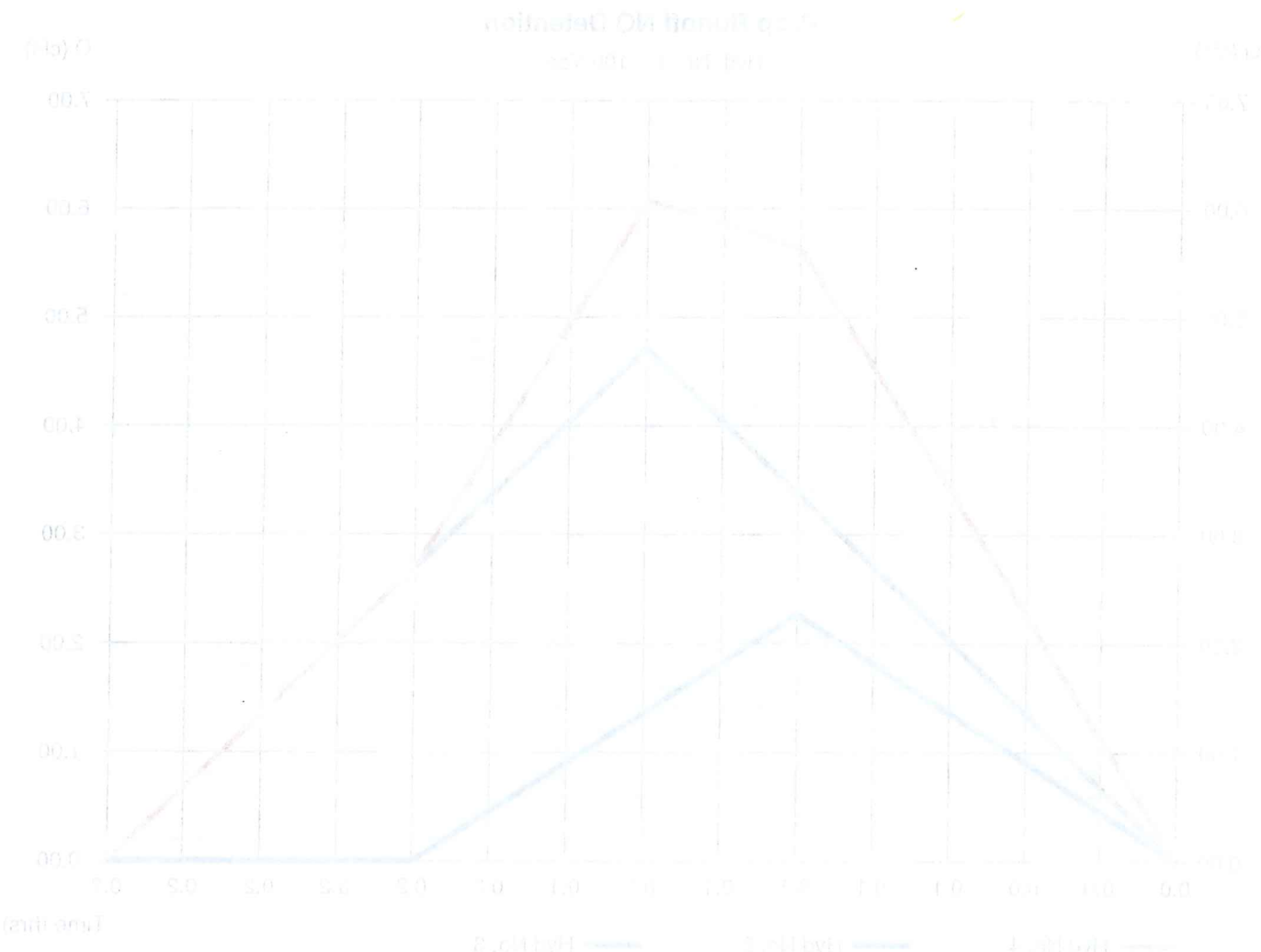
Hydraflow Hydrographs by Intellsolve v9.02

## Hyd. No. 3

Proposed Pave/Lawn Areas

### Description

- Flow length (ft) = 250.00
- Watercourse slope (%) = 3.60
- Runoff coefficient (C) = 0.71
- Time of Conc. (min) = 7



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

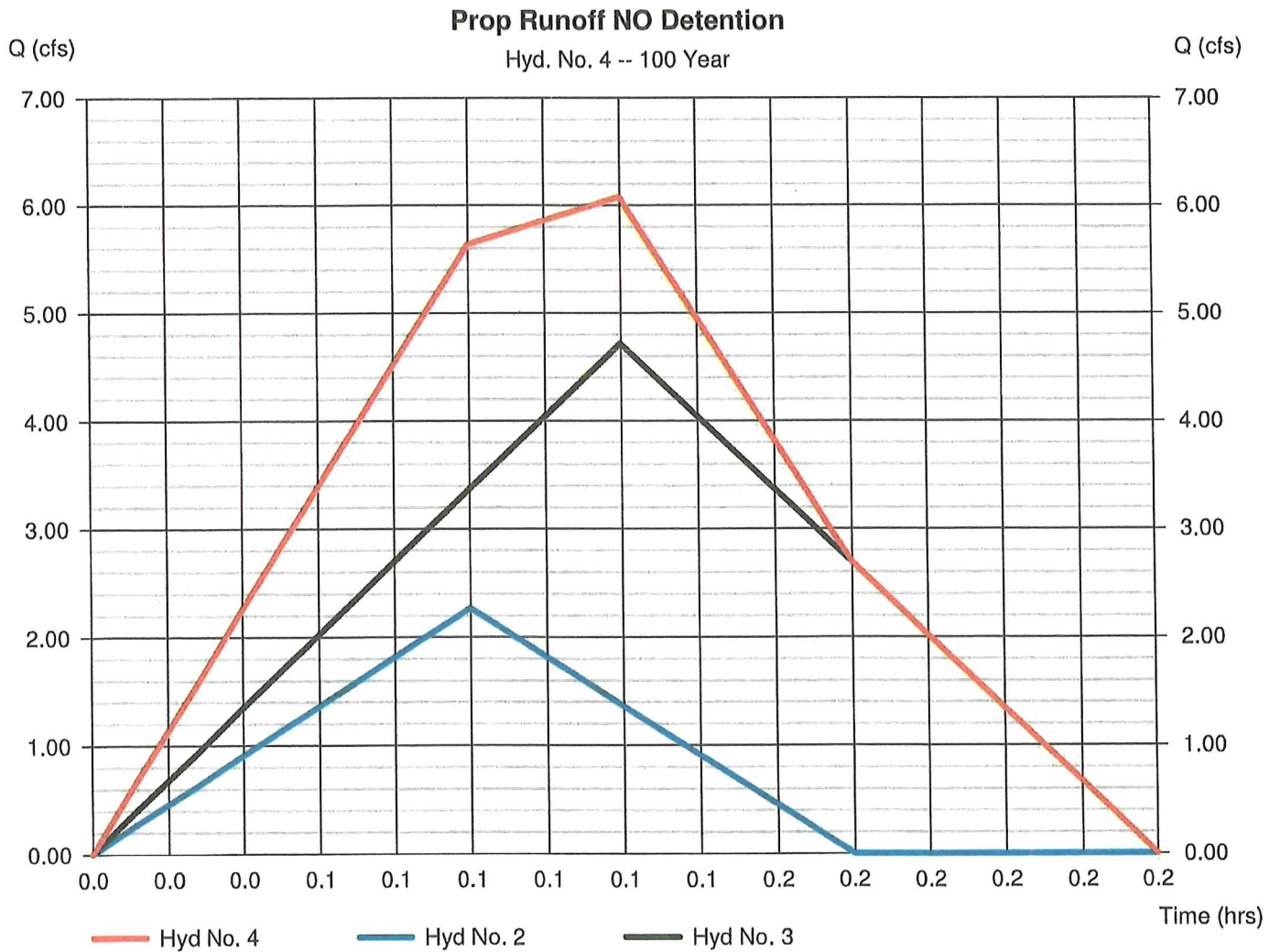
Sunday, Feb 25, 2024

## Hyd. No. 4

Prop Runoff NO Detention

Hydrograph type = Combine  
 Storm frequency = 100 yrs  
 Time interval = 1 min  
 Inflow hyds. = 2, 3

Peak discharge = 6.077 cfs  
 Time to peak = 0.12 hrs  
 Hyd. volume = 2,661 cuft  
 Contrib. drain. area = 1.000 ac



# Hydrograph Report

Hydraflow Hydrographs by Intelsolve v9.02

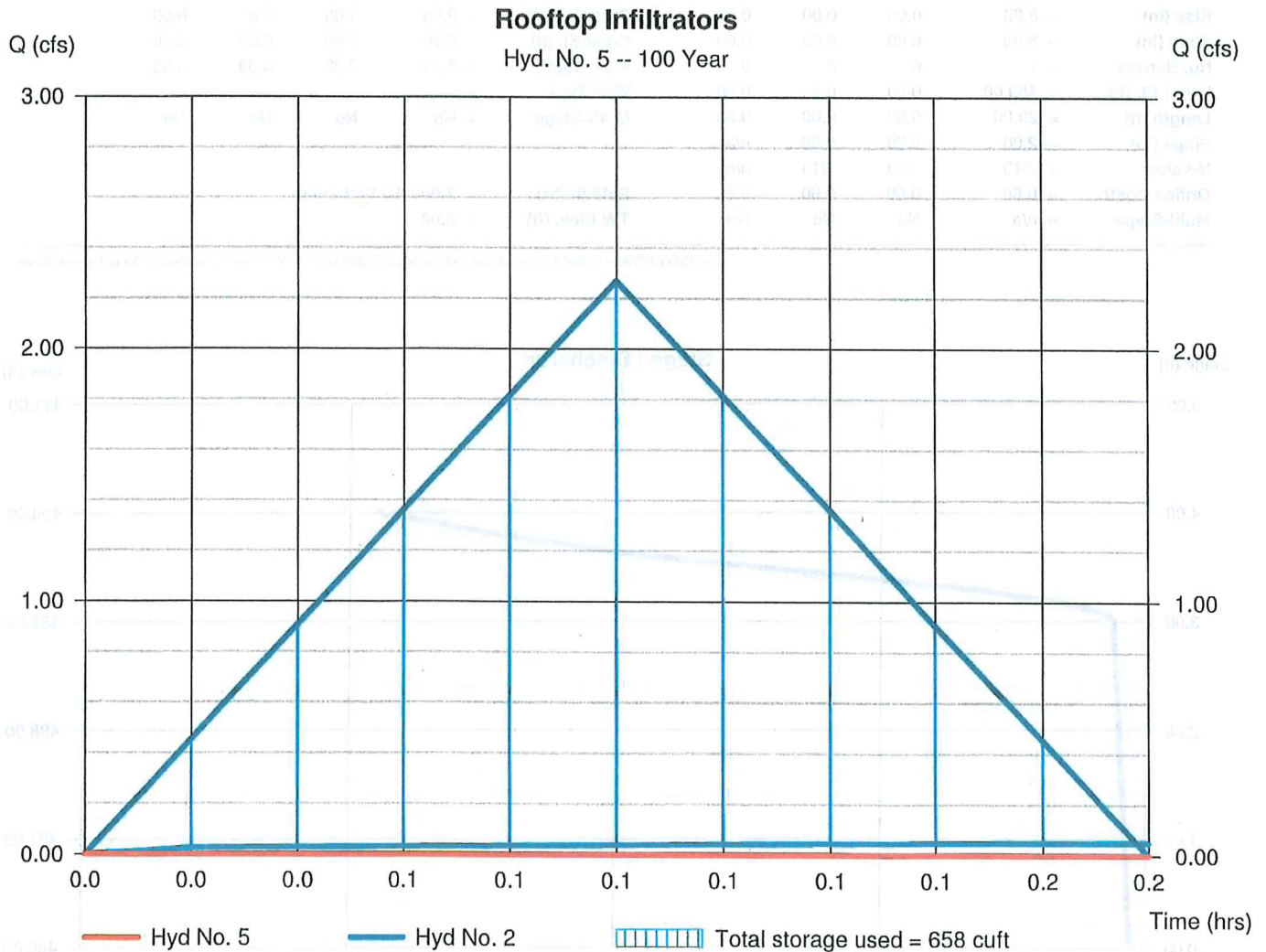
Sunday, Feb 25, 2024

## Hyd. No. 5

### Rooftop Infiltrators

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 2 - Proposed Roof Area	Max. Elevation	= 487.92 ft
Reservoir name	= Rooftop	Max. Storage	= 658 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



# Pond Report

Hydraflow Hydrographs by Intelisolve v9.02

Sunday, Feb 25, 2024

## Pond No. 1 - Rooftop

### Pond Data

UG Chambers - Invert elev. = 486.00 ft, Rise x Span = 4.00 x 4.00 ft, Barrel Len = 40.00 ft, No. Barrels = 2, Slope = 0.00%, Headers = No  
 Encasement - Invert elev. = 486.00 ft, Width = 5.00 ft, Height = 4.00 ft, Voids = 30.00%

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	486.00	n/a	0	0
0.40	486.40	n/a	138	138
0.80	486.80	n/a	138	275
1.20	487.20	n/a	138	413
1.60	487.60	n/a	138	551
2.00	488.00	n/a	138	688
2.40	488.40	n/a	138	826
2.80	488.80	n/a	138	963
3.20	489.20	n/a	138	1,101
3.60	489.60	n/a	138	1,239
4.00	490.00	n/a	138	1,376

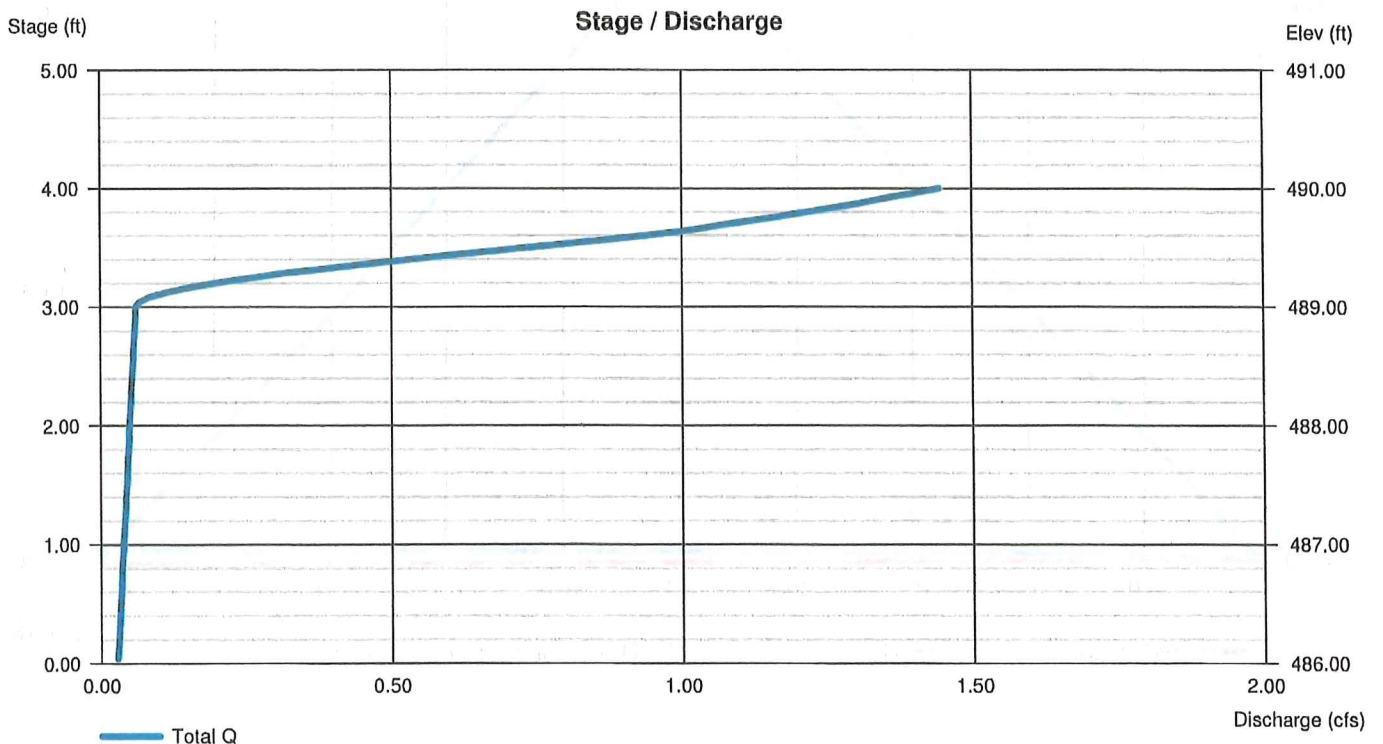
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 489.00	0.00	0.00	0.00
Length (ft)	= 20.00	0.00	0.00	0.00
Slope (%)	= 2.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil. (in/hr)	= 3.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet and outlet control. Weir risers are checked for orifice conditions.



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

Sunday, Feb 25, 2024

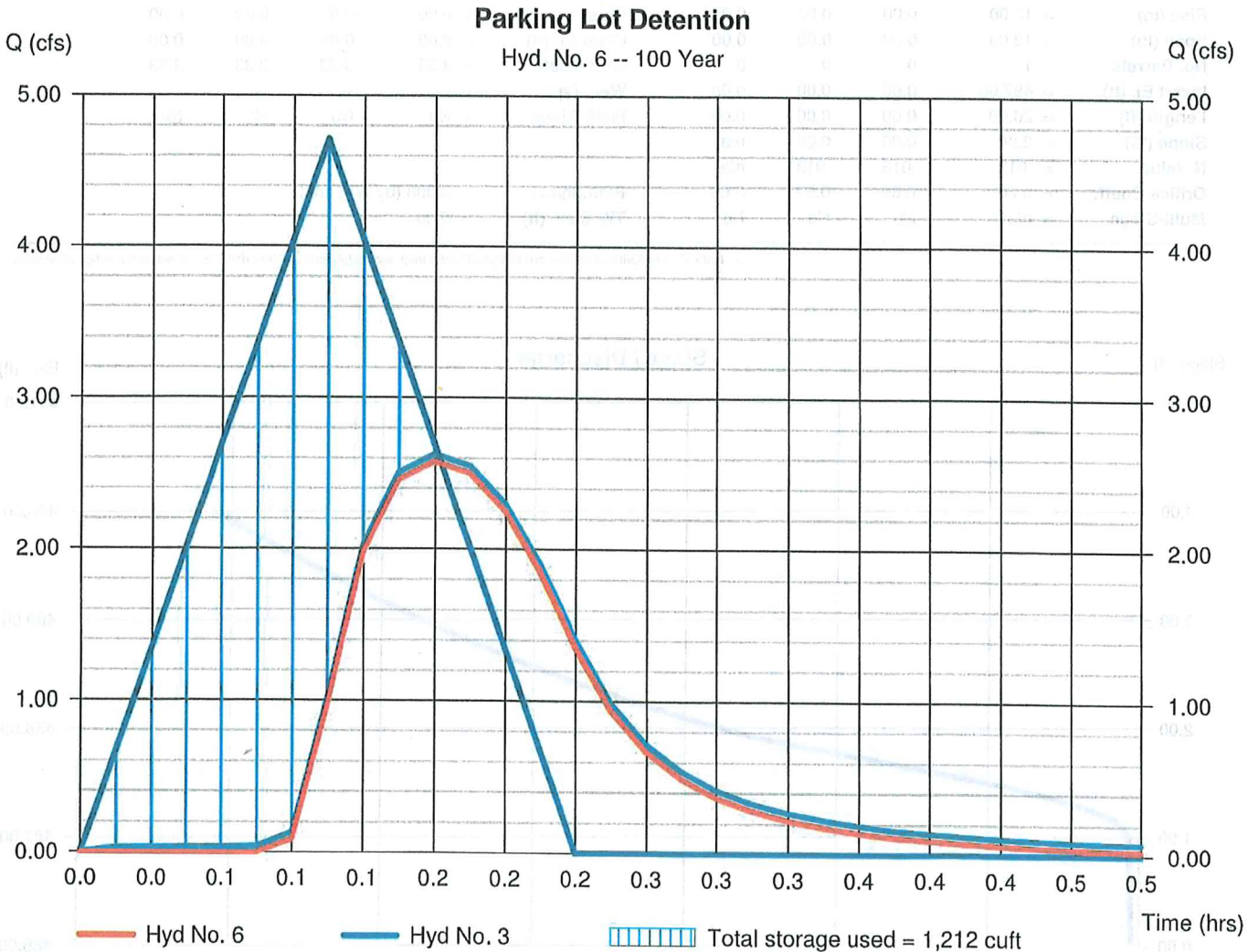
## Hyd. No. 6

### Parking Lot Detention

Hydrograph type = Reservoir  
 Storm frequency = 100 yrs  
 Time interval = 1 min  
 Inflow hyd. No. = 3 - Proposed Pave/Lawn Areas  
 Reservoir name = Parking Lot

Peak discharge = 2.576 cfs  
 Time to peak = 0.17 hrs  
 Hyd. volume = 1,191 cuft  
 Max. Elevation = 487.96 ft  
 Max. Storage = 1,212 cuft

Storage Indication method used. Exfiltration extracted from Outflow.





# Pond Report

Hydraflow Hydrographs by Intellisolve v9.02

Sunday, Feb 25, 2024

## Pond No. 2 - Parking Lot

### Pond Data

UG Chambers - Invert elev. = 486.00 ft, Rise x Span = 2.00 x 4.00 ft, Barrel Len = 48.00 ft, No. Barrels = 3, Slope = 0.00%, Headers = No  
 Encasement - Invert elev. = 486.00 ft, Width = 5.00 ft, Height = 4.00 ft, Voids = 30.00%

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	486.00	n/a	0	0
0.40	486.40	n/a	248	248
0.80	486.80	n/a	248	495
1.20	487.20	n/a	248	743
1.60	487.60	n/a	248	991
2.00	488.00	n/a	248	1,239
2.40	488.40	n/a	86	1,325
2.80	488.80	n/a	86	1,411
3.20	489.20	n/a	86	1,498
3.60	489.60	n/a	86	1,584
4.00	490.00	n/a	86	1,671

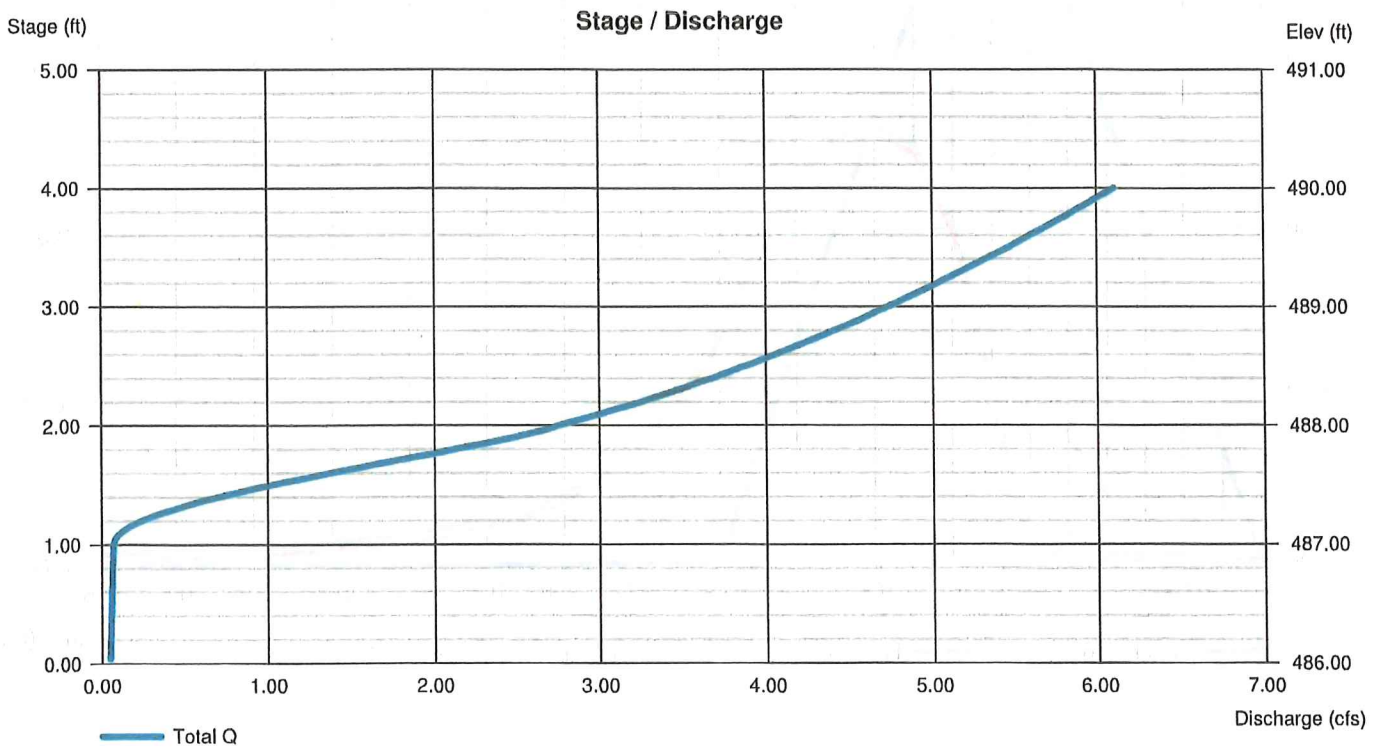
← Top of 24" galley

### Culvert / Orifice Structures

### Weir Structures

	[A]	[B]	[C]	[PrfRsr]		[A]	[B]	[C]	[D]
Rise (in)	= 12.00	0.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (in)	= 12.00	0.00	0.00	0.00	Crest El. (ft)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0	Weir Coeff.	= 3.33	3.33	3.33	3.33
Invert El. (ft)	= 487.00	0.00	0.00	0.00	Weir Type	= ---	---	---	---
Length (ft)	= 20.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 2.00	0.00	0.00	n/a					
N-Value	= .013	.013	.013	n/a	Exfil.(in/hr)	= 3.000 (by Wet area)			
Orifice Coeff.	= 0.60	0.60	0.60	0.60	TW Elev. (ft)	= 0.00			
Multi-Stage	= n/a	No	No	No					

Note: Culvert/Orifice outflows are analyzed under inlet and outlet control. Weir risers are checked for orifice conditions.



# Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

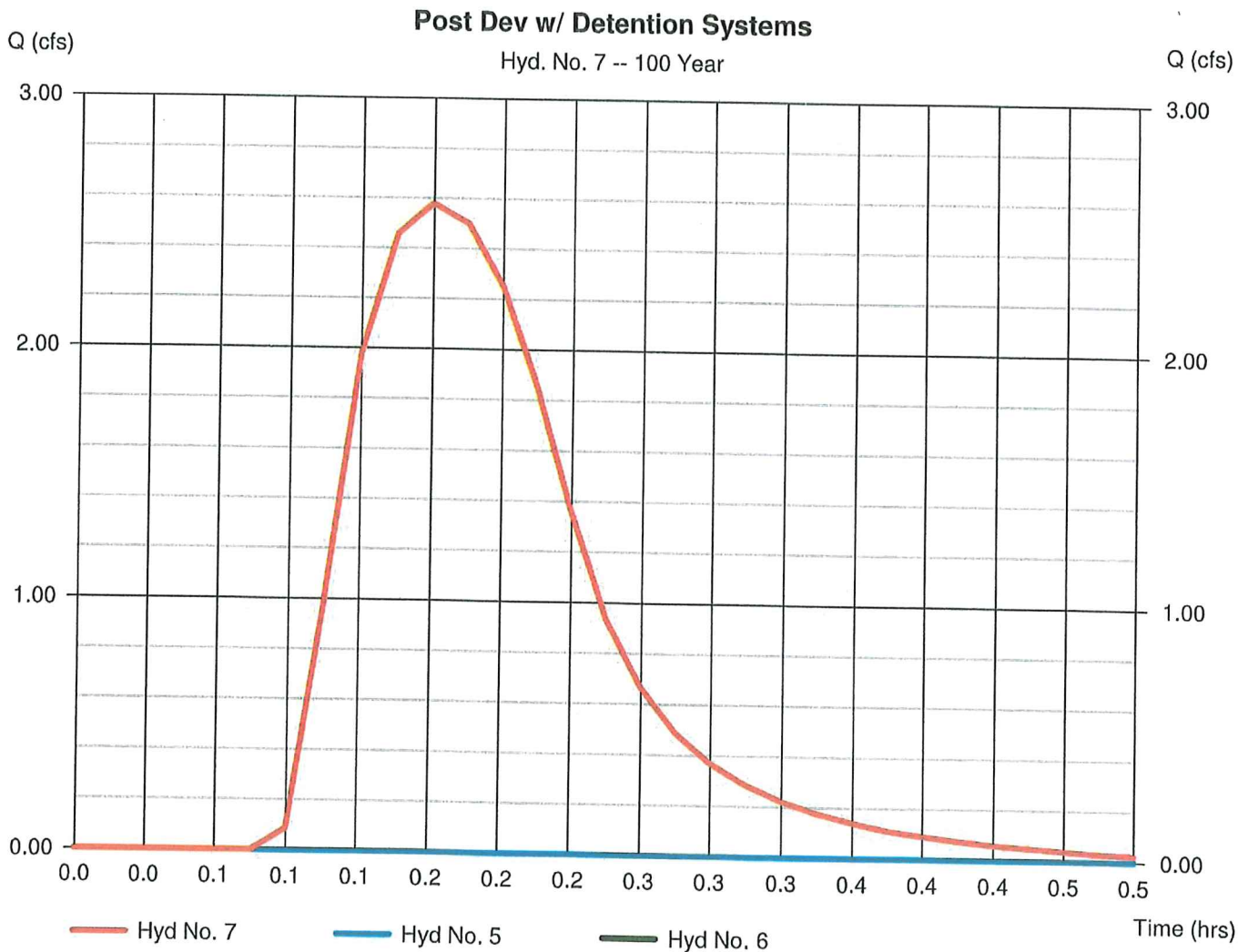
Sunday, Feb 25, 2024

## Hyd. No. 7

### Post Dev w/ Detention Systems

Hydrograph type = Combine  
Storm frequency = 100 yrs  
Time interval = 1 min  
Inflow hyds. = 5, 6

Peak discharge = 2.576 cfs  
Time to peak = 0.17 hrs  
Hyd. volume = 1,191 cuft  
Contrib. drain. area = 0.000 ac







Sent Via: 70160340000072707475

Joshua Wilson, Chairman

Dean Kavalkovich, Vice- Chairman

Scott Hill

Derek Johnson

Pete Wall

C/O Wayne Rand  
West High Enterprises  
244 Middletown Avenue  
East Hampton, CT 06424

Re: Inland Wetlands Approval

Permit No. IW-24-001

Permittee: West High Enterprises, 195 West High Street

Address: 195 West High Street  
East Hampton, CT 06424  
Map 12/ Block 36/ Lot 3

Activity: Construction of a Commercial Building in Upland Review Area. Map 12/  
Block 36/ Lot 3.

The application consists of:

1. *ALL ITEMS AS STATED ON INDEX OF RECORD, attached hereto as Exhibit A*

B. General permit conditions

1. The Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended, or revoked.
2. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of East Hampton, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.
3. If the activity authorized by the Agency's permit also involves an activity which requires zoning or subdivision approval, special permit, variance, or special exception under section 8.3 (g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetlands permit may begin until such approval is obtained.
4. In undertaking the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges, and to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourses.

5. Permits are not transferable without the prior written consent of the Agency.
6. For the term of the permit the permittee gives consent to the Agency or its agent to make regular inspections of the permittee's property at reasonable hours to determine the permittee's compliance with the permit.
7. All work and activities conducted pursuant to this permit shall comply with the permit conditions set out in this permit. Failure to comply with these conditions shall constitute a violation of the permit and may result in the suspension or revocation of this permit as well as the issuance of fines or court action.


C. Conditions specific to this permit

1. Any structures, excavation, fill, obstructions, encroachments, or activities not specifically identified in the application and authorized herein shall constitute a violation of this permit.
2. No equipment or material including, without limitation, fill, construction materials, or debris shall be deposited, placed, or stored in any wetlands or watercourse on or off-site unless specifically authorized by this permit.
3. The permittee shall immediately inform the Agency of any unpermitted regulated activities that have occurred within wetlands or watercourses that have developed in the course of or are caused by the work authorized herein. Failure to notify the Agency shall constitute a violation of this permit.
4. Sediment and erosion control measures shall be implemented and maintained as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control" dated May 2002, as revised or amended.
5. Notify town staff prior to start of construction for E&S inspection.

Date of issuance: 02/28/2024

Date of expiration: 02/28/2029

Issued by:

  
 Joshua Wilson, Chairman  
 East Hampton IWWA

BOARD MEMBERS  
Andrew Tierney, Chairman  
Stan Soby, Vice Chairman  
Peter Hughes, Treasurer  
Ryan Curley  
Rosemary Coyle  
Irene Haines  
David Cox



DIRECTOR of HEALTH  
Russell Melmed, MPH

*Colchester, East Haddam, East Hampton, Hebron, Marlborough, & Portland*

Date: March 6, 2024

To: Town of East Hampton Planning and Zoning Commission

RE: Subdivision of land owned by Flanders Road Estates LLC  
195 West High Street

Dear Commission Members:

This office has reviewed the site plan by Robert Baltramaitis P.E., for a proposed 10,640 sq ft commercial retail building. The plans are dated January 11, 2024, and last revised on February 25, 2024. The applicant has submitted a Public Water Stem (PWS) screening application to the CT DPH to determine whether the well will be regulated by the State Department of Public Health. The proposed well location meets the setback requirements, Chatham Health District cannot approve the proposed well location as shown until CT DPH makes a determination. Based on other similar developments it will require Phase 1A approval.

The Chatham Health District has the following comment regarding the development of 195 West High Street:

1. The lot-line revision as shown is not approved by Chatham Health District, the lot-line revision violates the public health code as the adjustment places the leaching system for 201 West High Street on the property of 195 West High Street. It is preferred that the lot line adjustment be made before site plan approval for this development.
2. No final approval or building permits shall be granted for the construction of the retail building at 195 West High Street until the applicant submits a B100a application to the Chatham Health District for a lot line adjustment. A B100a application has not been received for review and approval. The sheet titled *Septic System Revision-Building "A" 201 West High Street* revised 2.17.24 has not been reviewed or approved. The lot line revision cannot be approved until the septic system located at 201 West High Street is relocated and removed from the property shown as 195 West High Street.
3. Chatham Health District requires Phase 1A approval from the CT DPH drinking water section for the proposed well before signing off on the building permit for the construction of the 10,640 sq ft retail building. The CT DPH may require 195 West High Street to connect to the water system located at 201 West High Street as approved by CT DPH in June 2019. See attached letter.
4. A water meter shall be installed for 195 West High Street at the time of construction and readings taken and submitted to CHD for review and filing.
5. A few adjustments to the septic system design plans are required as follows:
  - a. Sheet SP-3 shows the leaching system location with elevations on the left side "grading and utility plan". The soil testing locations are shown on the right side "erosion sediment control plan", at no point are the test pit locations and septic

- system design on a plan together. Revise and submit a septic system design sheet to include both elevation and details. A revision review fee will be required.
- b. Water meter readings were submitted for review to substantiate the proposed design flow. A slightly higher flow of 5 CCF per quarter shall be used to increase the daily design flow to 41.5 GPD. The safety factor of 1.5 should be used to maintain consistency with what the PHC requires.

The septic system sizing and location proposed to serve 195 West High Street is consistent with the requirements of the CT Public Health Code.

Respectfully,



Elizabeth Davidson, MPH, RS  
Sanitarian III  
(860) 342-6718

cc: James Prue, Building Official  
Town of East Hampton Planning and Zoning Office  
Robert Baltramaitis P.E

BOARD MEMBERS  
*Andrew Tierney, Chairman*  
*Stan Soby, Vice Chairman*  
*Peter Hughes, Treasurer*  
*Ryan Curley*  
*Rosemary Coyle*  
*Irene Haines*  
*David Cox*



DIRECTOR of HEALTH  
*Russell Melmed, MPH*

*Colchester, East Haddam, East Hampton, Hebron, Marlborough, & Portland*

March 21, 2024

Robert Baltramaitis, PE  
27 Tammy Hill Rd  
Wallingford, Ct 06492

RE:19-13-B100a -A proposed lot line adjustment between 201 West High Street and 195 West High Street.

Dear Mr. Baltramaitis,

Thank you for your letter and revised site plan, both dated March 10, 2024.

This office has reviewed the site plan, water meter readings, and justification for eliminating a portion of the system while still meeting the PHC requirements. The site plan for the lot line revision of 201 West High Street dated 06-10-12 and last revised on 03.10.24. cannot be approved at this time here are my comments:

1. The proposed site plans submitted for review are not signed or stamped, please resubmit signed plans.
2. The site plan as proposed demonstrates how 19-13-B100a can be met but it currently violates Subsection (d) of Section 19-13-B103d requiring each subsurface sewage disposal system be located on the same lot as the building served. To approve the lot line revision the following is required;
  - a. A septic permit to abandon the 52 ft of leaching trench, pipe, and D-box as proposed.
  - b. An inspection by Chatham Health to confirm removal, abandonment, and disconnection.
  - c. Submittal of an as-built drawing and issuance of a new permit to discharge by CHD.
3. The submitted removal and downsizing of the existing septic system for Building "A" will limit the future use of the building to 316.8 GPD.
  - a. 88LF (remaining trench) x 3.0 SF/LF= 264 sq ft of ELA
  - b. 264 Sq Ft x 1.2 application rate = 316.8GDP capacity of the remaining system for Building "A".
  - c. A new Permit to Discharge will be issued by this office for Building "A" after an as-built for Building "A" showing the system components is filed with CHD.



4. No mylar or deed can be filed until CHD issues compliance with 19-13-B100a for the lot line adjustment.

**The plans for the proposed commercial building located at 195 West High Street require a change as well.**

1. The plans for 195 West High Street submitted for review of the proposed commercial building references an "**adjusted lot line**" in SP-2, this must be revised to read "proposed lot line" and shall read as such until the line revision is approved.

Please feel free to call and email with any questions.

Respectfully,



Elizabeth Davidson, MPH, RS  
Sanitarian III  
(860) 342-6718

cc: James Prue, Building Official  
Town of East Hampton Planning and Zoning Office  
Robert Baltramaitis P.E.  
Town of East Hampton Assessor  
Town Clerk  
Wayne Rand

**SURVEY NOTES**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 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 Sept. 26, 1996 and Revised 08-29-2019.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
- Boundary determination is based upon a Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

**MAP REFERENCES**

- RECORD MAP NO # VOL. 96, PAGE 48.
- RECORD MAP NO # VOL. 83, PAGE 26.
- RECORD MAP NO # VOL. 86, PAGE 06.
- RECORD MAP NO # VOL. 70, PAGE 23.
- RECORD MAP NO # VOL. 18, PAGE 879.
- RECORD MAP NO # VOL. 68, PAGE 29.
- RECORD MAP NO # 1093.

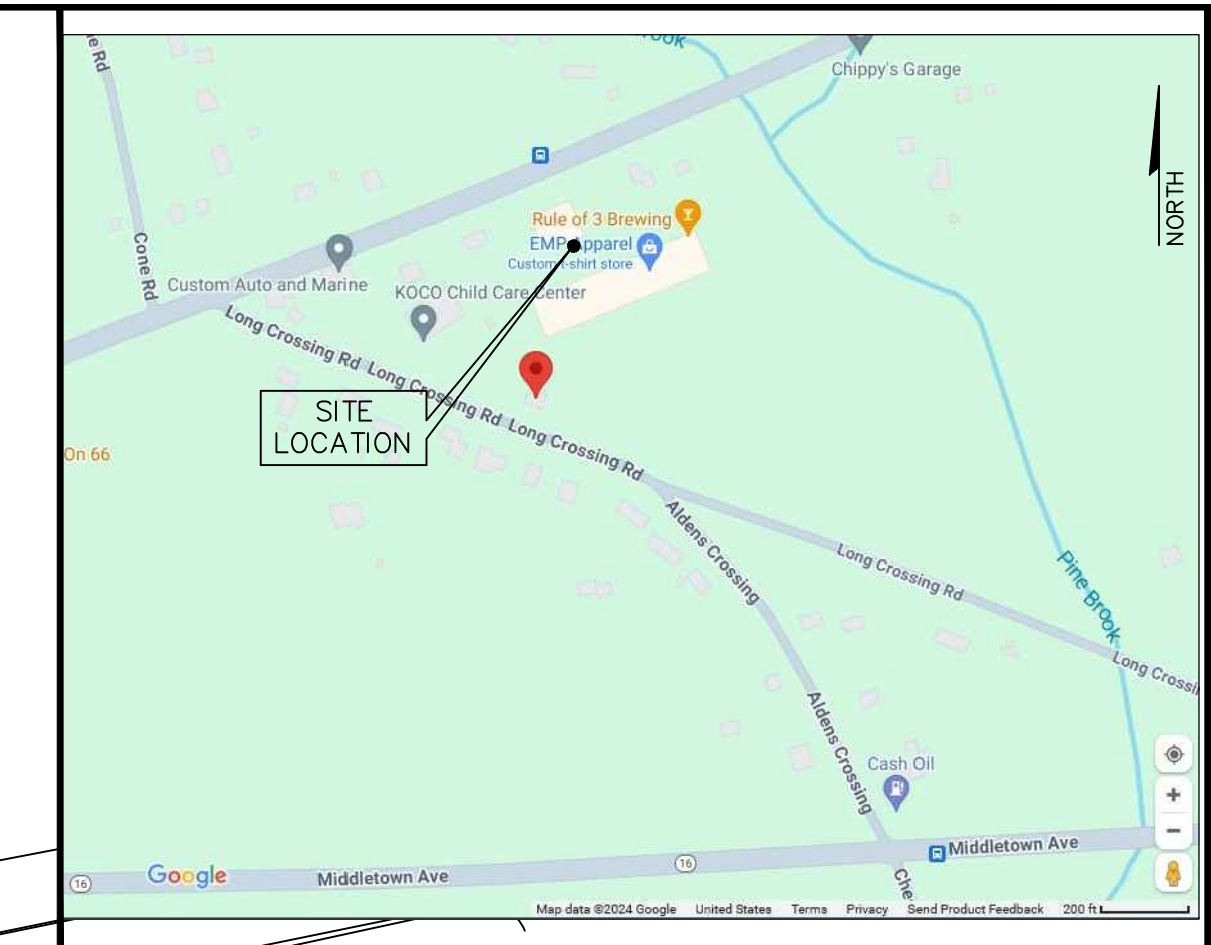
**PROPERTY SUBJECT TO:**

- PROPERTY SUBJECT TO AN EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

PARKING CALCULATION:	EXISTING	PROPOSED
201 W HIGH STREET	147	149
195 W HIGH STREET	0	32

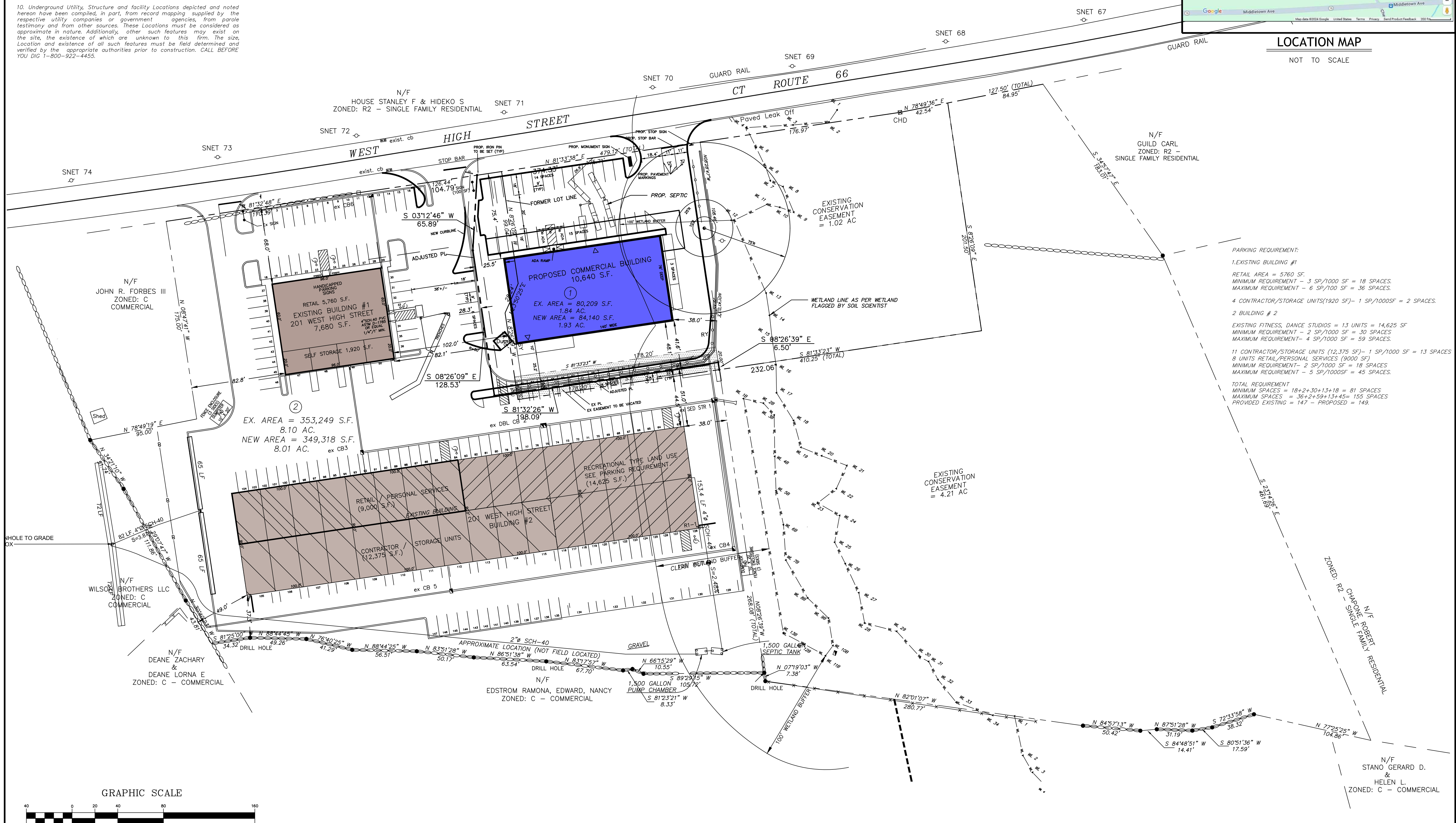
STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS #201	PROPOSED CONDITIONS #201	EXISTING CONDITIONS #195	PROPOSED CONDITIONS #195
Minimum Lot Area (Sq. Ft.)	40,000	353,249±	349,318±	80,209	84,140
Minimum Lot Width (Ft.)	150'	150'+	150'+	150'+	150'+
Minimum Lot Depth (Ft.)	175'	175'+	175'+	175'+	175'+
Minimum Front Setback	50'	68.0'	68.0'	N/A	75.4'
Minimum Side Setback	25'	49.0'/102.0'	49.0'/82.1'	N/A	25.5'/38.0'
Minimum Rear Setback	25'	37.3'	37.3'	N/A	41.6'
Minimum Street Frontage (Ft.)	100'	296.83'	275.18'	395.22'	416.87'
Maximum Lot Coverage	60%	38.3%	38.8%	0%	42.5%
Maximum Floor Area Coverage	N/A	N/A	N/A	N/A	N/A
Maximum Number of Stories Per Building	N/A	N/A	N/A	N/A	N/A
Maximum Height for a Building or Structure	35'	32'±	32'±	N/A	32'±

BUILDING ZONE: C



**LOCATION MAP**

NOT TO SCALE



**PARKING REQUIREMENT:**

1. EXISTING BUILDING #1  
 RETAIL AREA = 5,760 SF.  
 MINIMUM REQUIREMENT - 3 SP/1000 SF = 18 SPACES.  
 MAXIMUM REQUIREMENT - 6 SP/100 SF = 36 SPACES.

4. CONTRACTOR/STORAGE UNITS (1920 SF) - 1 SP/1000SF = 2 SPACES.

2. BUILDING # 2  
 EXISTING FITNESS, DANCE STUDIOS = 13 UNITS = 14,625 SF  
 MINIMUM REQUIREMENT - 2 SP/1000 SF = 30 SPACES.  
 MAXIMUM REQUIREMENT - 4 SP/1000 SF = 59 SPACES.

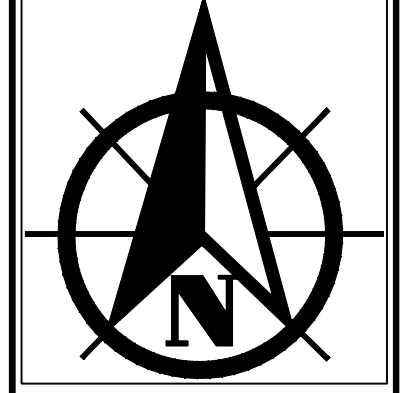
11. CONTRACTOR/STORAGE UNITS (12,375 SF) - 1 SP/1000 SF = 13 SPACES  
 8 UNITS RETAIL/PERSONAL SERVICES (9000 SF)  
 MINIMUM REQUIREMENT - 2 SP/1000 SF = 18 SPACES.  
 MAXIMUM REQUIREMENT - 5 SP/1000SF = 45 SPACES.

**TOTAL REQUIREMENT**  
 MINIMUM SPACES = 18+2+30+13+18 = 81 SPACES  
 MAXIMUM SPACES = 36+2+59+13+45 = 155 SPACES  
 PROVIDED EXISTING = 147 - PROPOSED = 149.

PREPARED FOR  
 WEST HIGH STREET ENTERPRISES LLC  
 195 & 201 WEST HIGH STREET, EAST HAMPTON, CT

OWNER  
 WEST HIGH STREET ENTERPRISES LLC  
 195 & 201 WEST HIGH STREET, EAST HAMPTON, CT

NO.	DATE	DESCRIPTION	REVISIONS



**CT LAND SURVEYING, LLC**  
 SBE 1 HBE CERTIFIED  
 LAND SURVEYING / LAND PLANNING

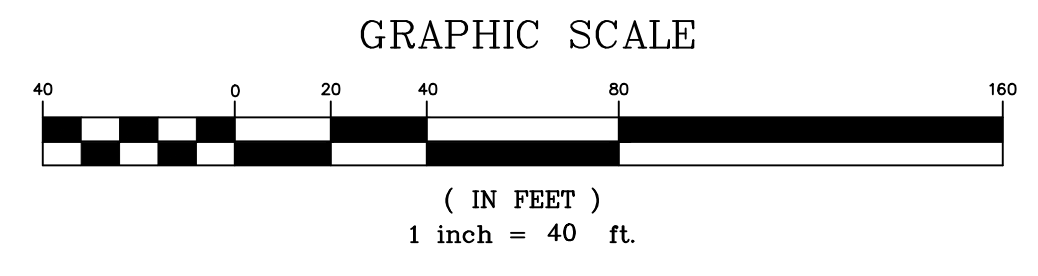
CT LAND SURVEYING, LLC  
 58 OLD TAVERN ROAD  
 ORANGE, CT 06477  
 P: (203) 903-1193  
 Email: ctland2005@gmail.com

LOT LINE REVISION SURVEY  
 PREPARED FOR  
 WEST HIGH STREET ENTERPRISES, LLC  
 195 & 201 WEST HIGH STREET,  
 EAST HAMPTON, CONNECTICUT

DRAFTED: CAD  
 APPROVED: J.S.  
 SCALE: 1" = 40'  
 PROJECT NO.: 231204  
 DATE: 03/26/2024  
 CAD FILE: 231204

**LOT LINE REVISION SURVEY**

SHEET NUMBER:  
**EX-1 OF 1**



**From:** [Baltro](#)  
**To:** [Town Planner](#); [pbz-counter](#)  
**Cc:** [Wayne Rand](#); [Donna Emerson](#); [Pat Gorman](#); [Liz Davidson](#)  
**Subject:** PZC-24-002 #195 West High Street East Hampton  
**Date:** Wednesday, March 27, 2024 12:27:26 PM  
**Attachments:** [LOT-LINE-REVISION-195-201-WEST -HIGH-STREET-EAST-HAMPTON-2010-34X23-AH.pdf](#)

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This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x3363.

Hi John,

We have made a lot of progress on the lot line revision between #195 and #201 West High Street to be in a position for a positive decision by the P&Z Commission at their meeting on April 3rd.

First, we received approval from Chatham Health on the septic revision on #201 and the work has since been performed and inspected. This revision allows the adjustment of the lot line as proposed while meeting setback requirements of the Public Health Code. I will contact Ms. Liz Davidson of Chatham Health for an updated letter.

We have also prepared a Lot Line Revision Map for filing; it is attached. Would you like to review this map before it is filed? Our intent is to record the mylar prior to the April 3rd meeting so we can represent that the line has been adjusted and that our proposed building at #195 conforms to setback requirements.

Please let me know your thoughts,  
Rob

Robert V. Baltramaitis, P.E.  
203-915-8301

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.

**From:** [Liz Davidson](#)  
**To:** [Town Planner](#); [Baltro](#); [pbz-counter](#)  
**Cc:** [Wayne Rand](#); [Donna Emerson](#); [Pat Gorman](#)  
**Subject:** Re: PZC-24-002 #195 West High Street East Hampton  
**Date:** Wednesday, March 27, 2024 2:18:19 PM

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Good Afternoon,

The work to remove the SSDS from 195 West High Street was just completed yesterday afternoon. I will utilize the lot line revision map dated 3-36-24 as the as-built. CHD will issue a new Permit to discharge for Buildings "A" and B100a approval- I'm hopeful this can be done by tomorrow or Monday.

So far so good, this on track.

Best,

*Liz Davidson, MPH, RS*  
Sanitarian III

860.342.6718  
Portland & East Hampton  
<https://www.chathamhealth.org/>  
OFF FRIDAYS

**Chatham Health District will be closed for Good Friday March 29th, 2024.**

Chatham Health District is now accepting application and payments online. Please visit <https://myhealthdepartment.com/chd> to apply. **Large site plans need to be dropped off for review and approval after online payments are made.** .

---

**From:** Town Planner <planner@easthamptonct.gov>  
**Sent:** Wednesday, March 27, 2024 12:43 PM  
**To:** Baltro <baltro@aol.com>; pbz-counter <pbz-counter@easthamptonct.gov>  
**Cc:** Wayne Rand <wayne@randci.com>; Donna Emerson <donna@randci.com>; Pat Gorman <pgorman06457@gmail.com>; Liz Davidson <liz.davidson@chathamhealth.org>  
**Subject:** Re: PZC-24-002 #195 West High Street East Hampton

Thank you Rob. As long as Liz Davidson signs off on the lot-line revision, this should satisfy the Commission's holdup on the Site Plan approval. Do you have the approved B-100a - or is that what you're awaiting?

-John

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**From:** Baltro <baltro@aol.com>

**Sent:** Wednesday, March 27, 2024 12:26 PM

**To:** Town Planner <planner@easthamptonct.gov>; pbz-counter <pbz-counter@easthamptonct.gov>

**Cc:** Wayne Rand <wayne@randci.com>; Donna Emerson <donna@randci.com>; Pat Gorman <pgorman06457@gmail.com>; Liz Davidson <liz.davidson@chathamhealth.org>

**Subject:** PZC-24-002 #195 West High Street East Hampton

**CAUTION:**

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Robert V. Baltramaitis, P.E.  
203-915-8301

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