



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

RECEIVED
JUL 18 2023
TIME _____

PZC -23-014
Date 7/19/23

Fee Paid \$ 2960
Check # 1021
Rec'd. By _____

LOCATION Flanders Road

MAP 87 BLK 6 LOT 6

PROJECT NAME HOME ACRES estate

ZONE R4

APPLICANT Flanders Road Estates LLC
ADDRESS 244 Middle-town AVE Easthampton

PHONE 860-267-6623
EMAIL _____

CONTACT PERSON Wayne Rand

PHONE 860-982-4700
EMAIL Wayne@Randct.com

OWNER Flanders Road Estates LLC
ADDRESS 244 Middle-town AVE Easthampton

PHONE _____
EMAIL _____

SURVEYOR/ENGINEER Robert Baltramaitis PE
ADDRESS 27 Tommy Hill Road Wallingford CT 06492

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

ATTORNEY Mike Boiczek
ADDRESS 24 Cedar Street New Britain 06052

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

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

- 1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS # 15
- 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

APPLICANT'S SIGNATURE WR DATE 7/11/23

OWNER'S SIGNATURE WR DATE 7/11/23

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.



EAST HAMPTON PLANNING AND ZONING COMMISSION

THE PROPERTY LOCATED AT: Flanders Road Home Acre Estates

IS THE SUBJECT OF A PUBLIC HEARING BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION ON _____ 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: _____

_____ SPECIAL PERMIT UNDER SECTION _____ OF THE ZONING REGULATIONS TO _____

_____ SUBDIVISION/OPENSOURCE SUBDIVISION NO. OF LOTS 15
TITLE _____

_____ RESUBDIVISION NO. OF LOTS _____
TITLE _____

_____ SITE PLAN APPROVAL TO _____
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

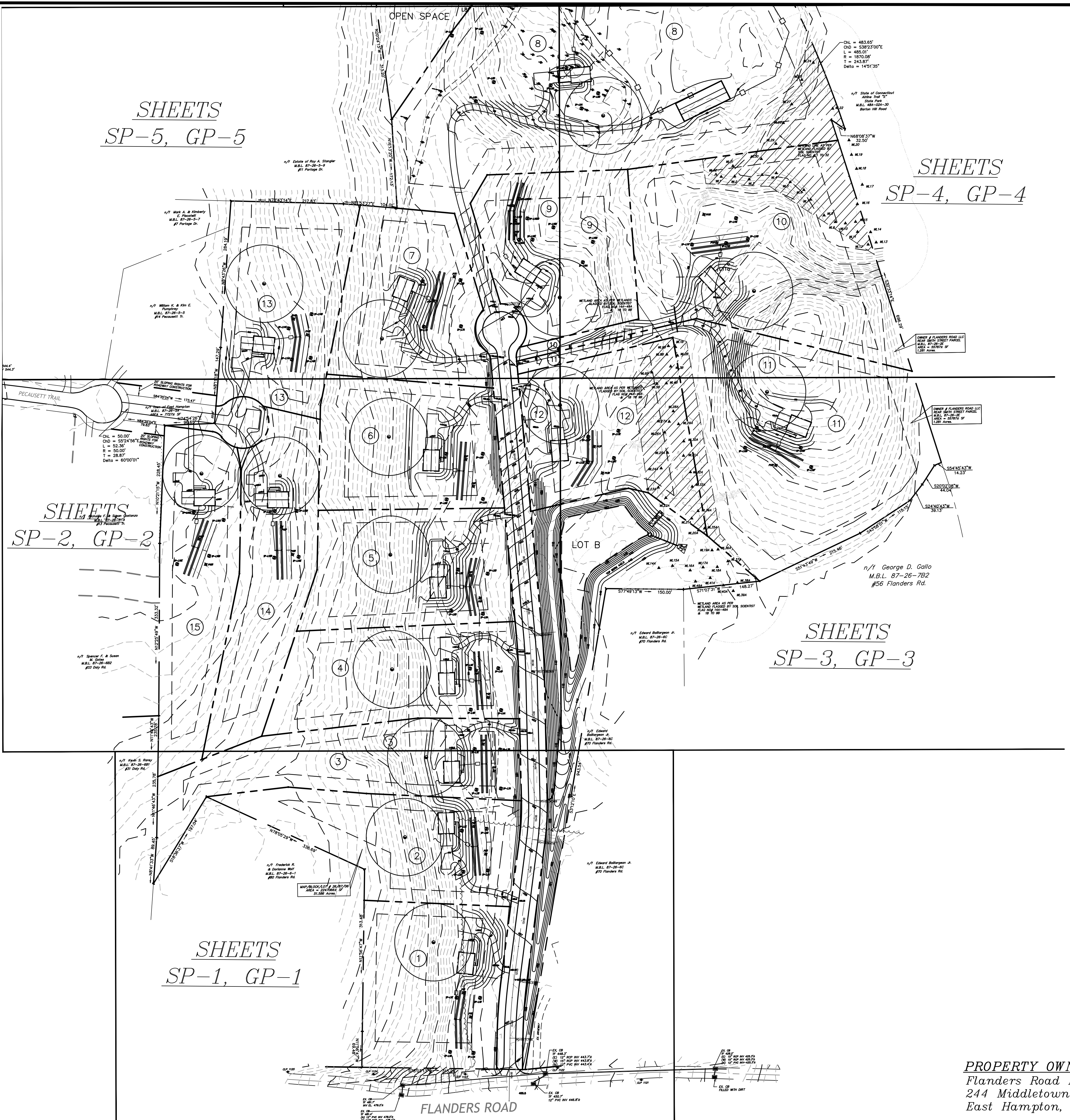


Request for Environmental Health Services
(effective 7-1-17)

Application # _____ Town East Hampton
 Property Location Flanders Road Map 87 Block 6 Lot 6
 Applicant Flanders Road Estates LLC Daytime Phone 860-267-6623
 Address 244 Middletown Ave
 Applicant's Signature WWR Date 7/11/23
 Property Owner Flanders Road Estates Daytime Phone 860-267-6623
 Address 244 Middletown Ave
 Owner's Signature WWR Date 7/11/23
 Email Address Wayne@randci.com

Soil Testing/Per Lot (5 Test Holes)	\$140	\$	<u>Completed.</u>
B100a Soil Testing	\$75	\$	_____
Additional Test Holes	\$30	\$	_____
Septic Re- Inspection Fee (work not ready/ not approved 2 nd request)	\$75	\$	_____
Confirmatory Perc Test in fill	\$75	\$	_____
Site Plan Review/Per Lot	\$125	\$	_____
Engineered Septic Design Review	\$100	\$	_____
Revised Site Plan Review	\$50	\$	_____
Subdivision Review/Per Lot	\$70	\$	<u>1050</u>
Revised Subdivision Plan Review	\$50	\$	_____
Subdivision Review Sewered/Per Lot	\$35	\$	_____
Subdiv. Rev Sewered /Per Lot-Revislon	\$35	\$	_____
Water Supply Well Permit	\$110	\$	_____
Well Abandonment	\$75	\$	_____
Central System Exception	\$100	\$	_____
Day Care Inspection	\$95	\$	_____
Barber/Beauty Salons	\$100	\$	_____
Pools Inspection Routine	\$100	\$	_____
Re-Inspection of Public Pool	\$100	\$	_____
Pool Inspection fee late payment (due 60 days after notice)	\$50	\$	_____
Bathing Beaches -- Water Sampling/sample	\$20	\$	_____

MATCH LINE - THIS SHEET



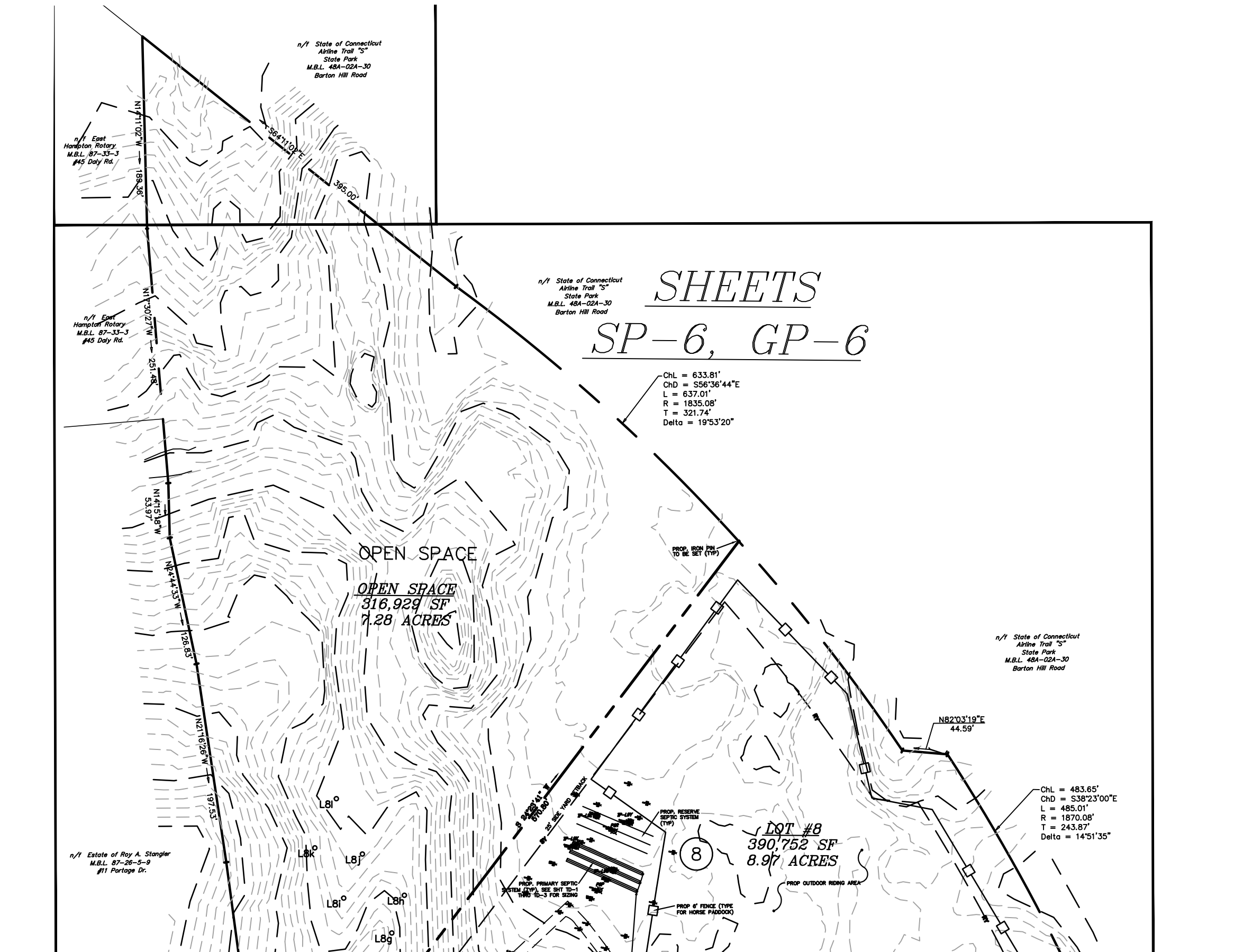
SHEETS
SP-5, GP-5

SHEETS
SP-4, GP-4

SHEETS
SP-2, GP-2

SHEETS
SP-3, GP-3

SHEETS
SP-1, GP-1



SHEETS
SP-6, GP-6

MATCH LINE - THIS SHEET

SUMMARY CHART

FLANDERS ROAD, EAST HAMPTON CT

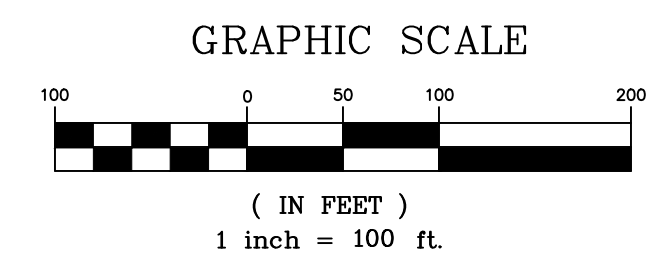
PARCEL SIZE	2,302,853 S.F. or 52.87 Acres	ZONING DISTRICT	R-4 RESIDENTIAL ZONE
ASSESSOR'S LOCATION	87 / 06 / 06	PROPOSED USE	Single Family Lots

ZONING SUMMARY

ITEM	REQUIRED BY CODE (SEPTIC)	PROVIDED							
		LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8*
MIN. LOT AREA (S.F.)	85,000 S.F.	85,554 S.F.	85,531 S.F.	91,098 S.F.	86,043 S.F.	86,444 S.F.	85,595 S.F.	85,082 S.F.	390,752 S.F.
MIN. LOT WIDTH	150'	260.94'	206.43'	156.65'	185.42'	222.00'	237.51'	224.28'	161.15'
MIN. LOT DEPTH	200'	323.0'+/-	283.55'	702.9'+/-	423.09'	360.25'	323.50'	263.5'+/-	751.0'+/-
MIN. LOT FRONTAGE	100'	260.94'(FR)	206.29'	158.67'	188.55'	220.39'	232.88'	165.11'	35.88'
BUILDING SETBACK									
FRONT	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	50' +
SIDE	25'	25' +	25' +	25' +	25' +	25' +	25' +	25' +	25' +
REAR	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	50' +
MAX. BUILDING HEIGHT	30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'
MAX. BUILDING COVERAGE	10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%

ITEM	REQUIRED BY CODE (SEPTIC)	PROVIDED				
		LOT #9	LOT #10 *	LOT #11 *	LOT #12	LOT #13
MIN. LOT AREA (S.F.)	85,000 S.F.	85,817 S.F.	172,010 S.F.	183,343 S.F.	91,393 S.F.	89,479 S.F.
MIN. LOT WIDTH	150'	191.95'	155'+/-	150.30'+/-	266.39'	189.10'
MIN. LOT DEPTH	200'	218.6'+/-	487.6'+/-	454.3'+/-	321.1'+/-	280.5'+/-
MIN. LOT FRONTAGE	100'	116.59'	28.82'	25.25'	266.29'	101.04'
BUILDING SETBACK						
FRONT	50'	50' +	50' +	50' +	50' +	50' +
SIDE	25'	25' +	25' +	25' +	25' +	25' +
REAR	50'	50' +	50' +	50' +	50' +	50' +
MAX. BUILDING HEIGHT	30'	< 30'	< 30'	< 30'	< 30'	< 30'
MAX. BUILDING COVERAGE	10%	< 10%	< 10%	< 10%	< 10%	< 10%

* - LOTS ARE "INTERIOR" LOTS REQUIRING 2X MIN LOT AREA AND ONLY REQUIRE 25' OF FRONTAGE



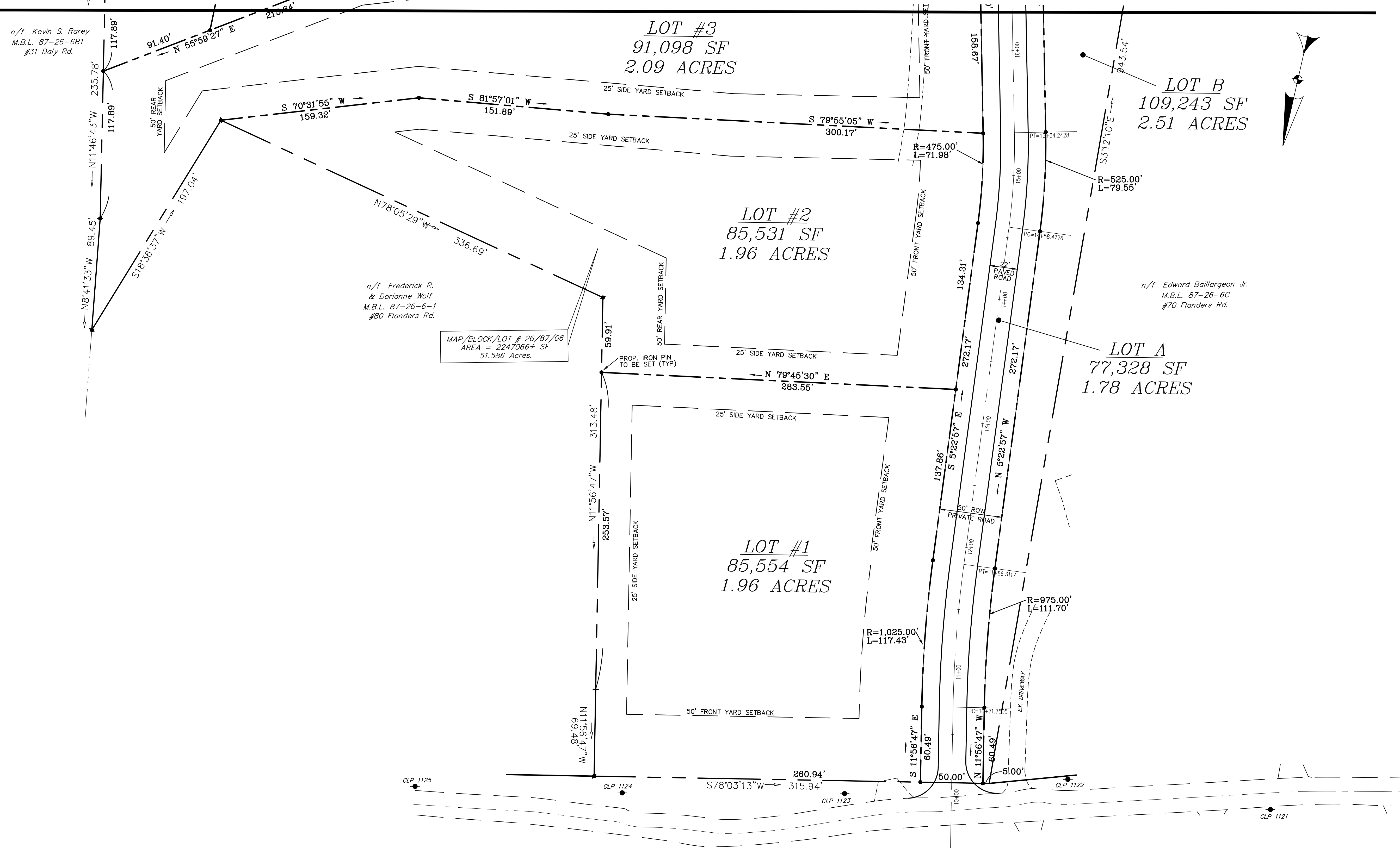
OVERALL SITE LAYOUT PLAN
HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

PROPERTY OWNER/APPLICANT:
Flanders Road Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

#	DATE	DESCRIPTION	DATE:	SCALE:	SHT #:
		REVISIONS	7/19/2023	1" = 100'	OP-1

MATCH LINE SEE SHEET SP-2



n/f Frederick R. & Dorianne Wolf
M.B.L. 87-26-6-1
#80 Flanders Rd.

MAP/BLOCK/LOT # 26/87/06
AREA = 2247066± SF
51.586 Acres.

n/f Edward Baillargeon Jr.
M.B.L. 87-26-6C
#70 Flanders Rd.

FLANDERS ROAD

PROPERTY OWNER/APPLICANT:
Flanders Road Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

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

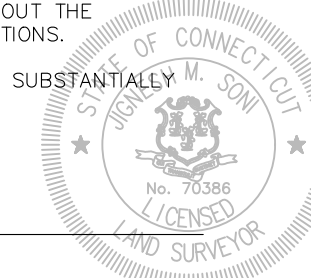
Date: _____

Expiration Date: _____

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

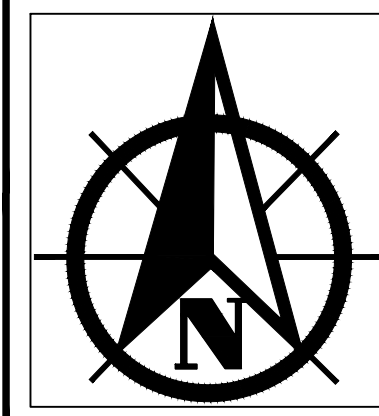
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



MAP REFERENCE:

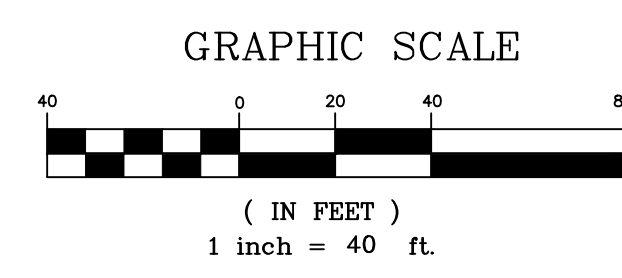
1. PLEASE SEE SHEET EX-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.



CT LAND SURVEYING, LLC

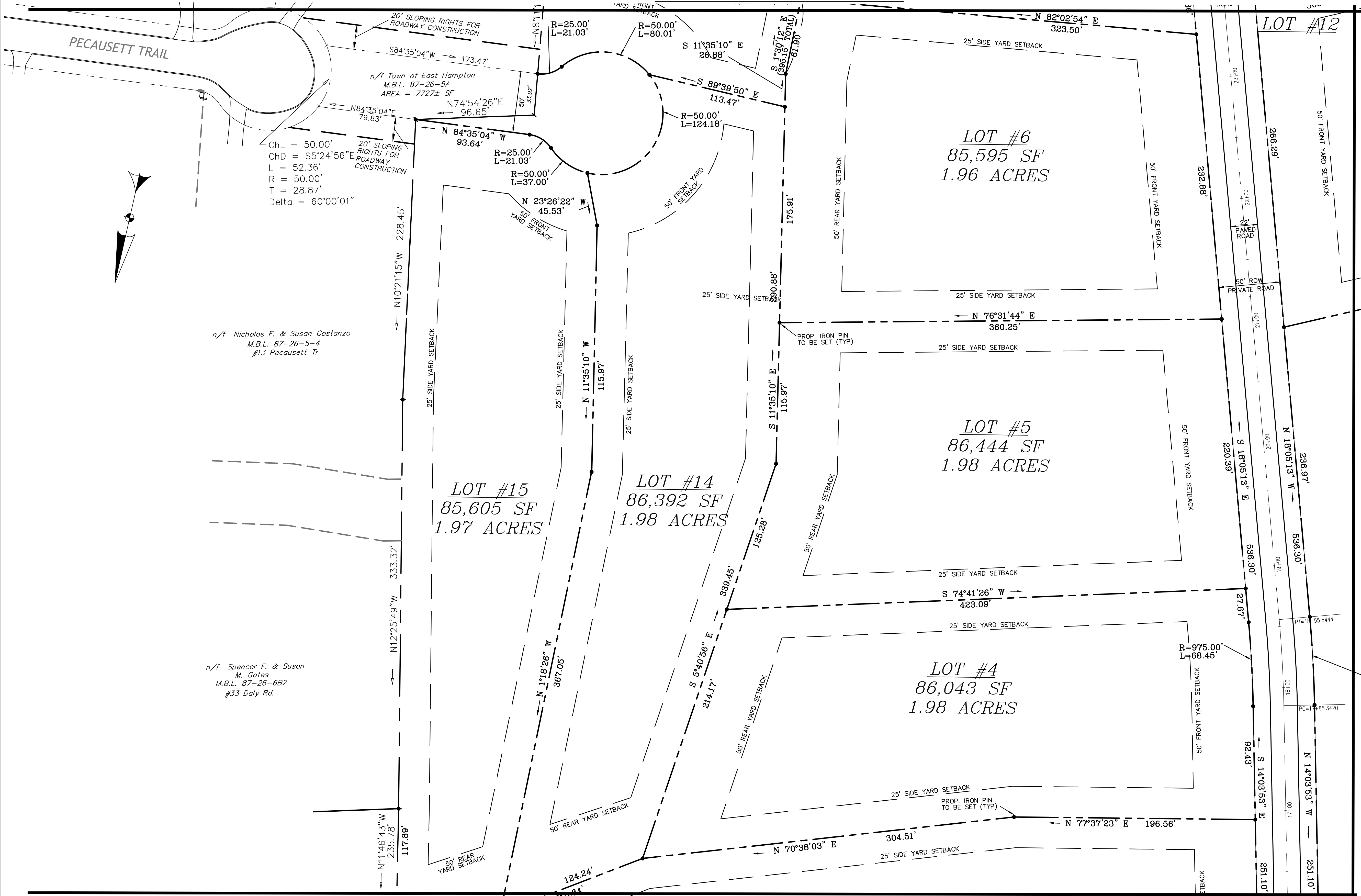
SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONIZ@YAHOO.COM



SUBDIVISION PLAN		
HOME ACRES ESTATES PROPERTY OF FLANDERS ROAD ESTATES, LLC FLANDERS ROAD EAST HAMPTON, CONNECTICUT		
Robert V. Baltramaitis, P.E. 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	SCALE:	SHT #:
7/19/2023	1" = 40'	SP-1
#	DATE	DESCRIPTION
		REVISIONS

MATCH LINE SEE SHEET SP-5



LOT #12

LOT #6
85,595 SF
1.96 ACRES

LOT #5
86,444 SF
1.98 ACRES

LOT #4
86,043 SF
1.98 ACRES

LOT #15
85,605 SF
1.97 ACRES

LOT #14
86,392 SF
1.98 ACRES

n/f Nicholas F. & Susan Costanzo
M.B.L. 87-26-5-4
#13 Pecausett Tr.

n/f Spencer F. & Susan
M. Gates
M.B.L. 87-26-6B2
#33 Daly Rd.

MATCH LINE SEE SHEET SP-3

MATCH LINE SEE SHEET SP-1

PROPERTY OWNER/APPLICANT:
Flanders Road Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

SUBDIVISION PLAN
HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

DATE:	7/19/2023	SCALE:	1" = 40'	SHT #:	SP-2
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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

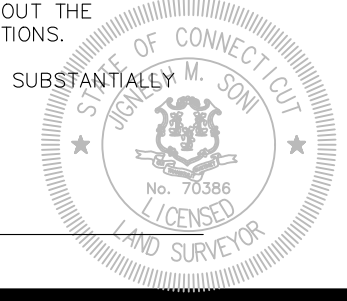
Date: _____

Expiration Date: _____

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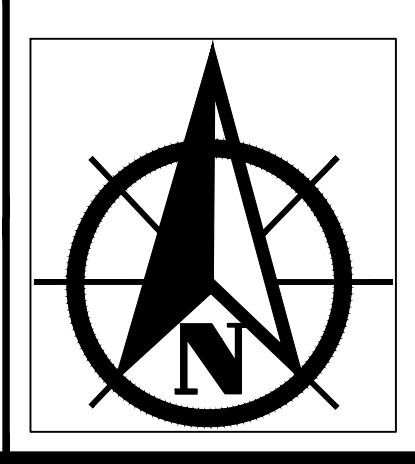
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Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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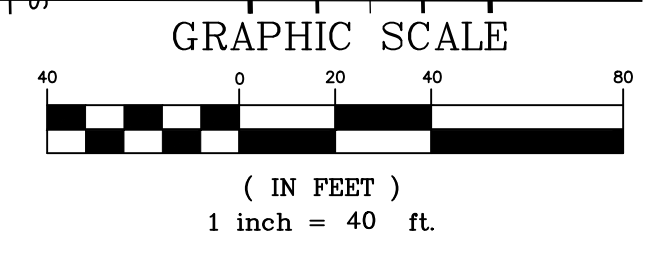
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CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
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CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONI2@YAHOO.COM



#	DATE	DESCRIPTION

MATCH LINE SEE SHEET SP-4

LOT #12
91,393 SF
2.10 ACRES

LOT #11
183,343 SF
4.21 ACRES

CONSERVATION
EASEMENT
30,073 S.F.
0.69 ACRES

CONSERVATION EASEMENT
10,880 S.F.
0.25 ACRES

LOT B
109,243 SF
2.51 ACRES

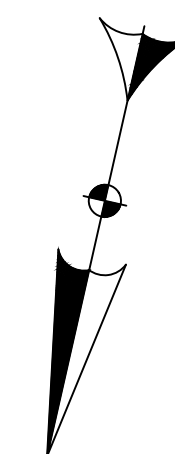
OWNER # FLANDERS ROAD LLC
REAR SMITH STREET PARCEL
M.B.L. 87-26-2E
AREA = 55787± SF
1.281 Acres.

n/f George D. Gallo
M.B.L. 87-26-7B2
#56 Flanders Rd.

n/f Edward Baillargeon Jr.
M.B.L. 87-26-6C
#70 Flanders Rd.

n/f Edward Baillargeon Jr.
M.B.L. 87-26-6C
#70 Flanders Rd.

R=1,025.00'
L=71.96'



MATCH LINE SEE SHEET SP-2

MATCH LINE SEE SHEET SP-1

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: _____

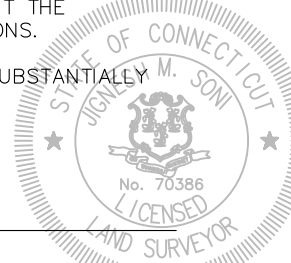
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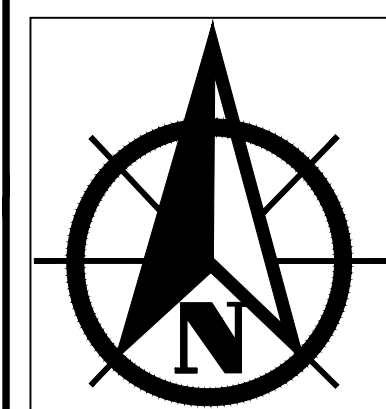
Jignesh M. Soni

JIGNESH M. SONI, P.L.S. 70386



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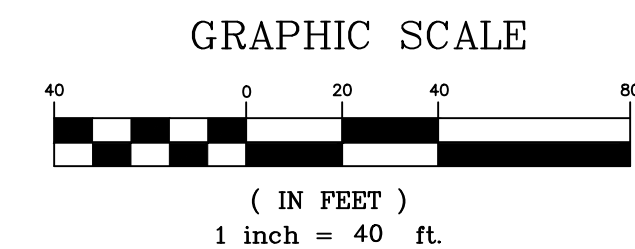
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CT LAND SURVEYING, LLC

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58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
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#	DATE	DESCRIPTION

PROPERTY OWNER/APPLICANT:
Flanders Road Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

SUBDIVISION PLAN
HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

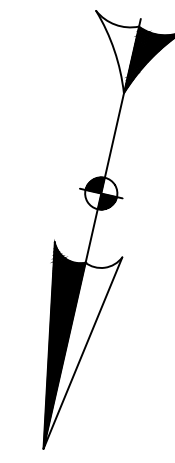
DATE: 7/19/2023 SCALE: 1" = 40' SHT #: SP-3

MATCH LINE SEE SHEET SP-6

LOT #8
390,752 SF
8.97 ACRES

ChL = 483.65'
ChD = S38°23'00"E
L = 485.01'
R = 1870.08'
T = 243.87'
Delta = 14°51'35"

n/i State of Connecticut
Airline Trail "S"
State Park
M.B.L. 48A-02A-30
Barton Hill Road



MATCH LINE SEE SHEET SP-5

LOT #9
85,817 SF
1.97 ACRES

LOT #10
172,010 SF
3.95 ACRES

OWNER # FLANDERS ROAD LLC
REAR SMITH STREET PARCEL
M.B.L. 87-26-2E
AREA = 55787± SF
1.281 Acres.

PROPERTY OWNER/APPLICANT:
Flanders Road Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

MATCH LINE SEE SHEET SP-3

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Chairman

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Final Approval _____
Chairman

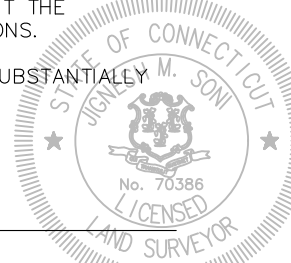
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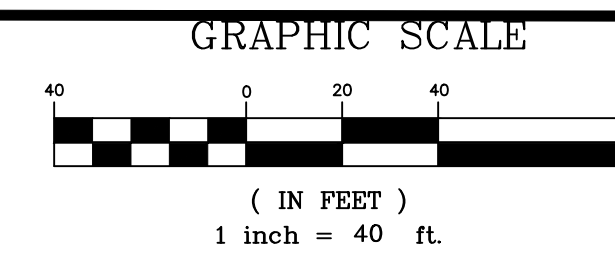
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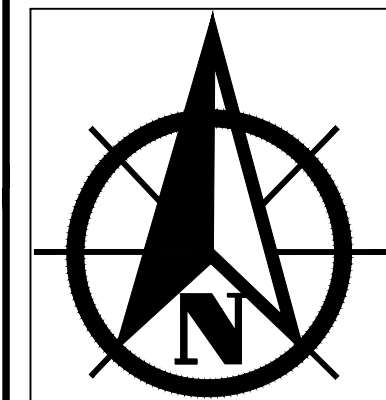
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CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
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CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONIZ@YAHOO.COM



#	DATE	DESCRIPTION

SUBDIVISION PLAN

HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

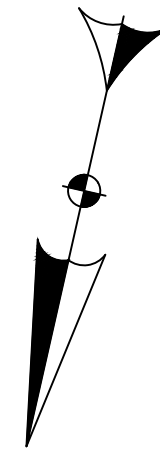
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

DATE: 7/19/2023

SCALE: 1" = 40'

SHT #: SP-4

MATCH LINE SEE SHEET SP-6



LOT #8
390,752 SF
8.97 ACRES

n/f Estate of Roy A. Stangler
M.B.L. 87-26-5-9
#11 Portage Dr.

n/f Mark A. & Kimberly
E. Piscatelli
M.B.L. 87-26-5-7
#7 Portage Dr.

n/f William K. & Kim E.
Pumphrey
M.B.L. 87-26-5-5
#14 Pecausett Tr.

LOT #13
89,479 SF
2.05 ACRES

LOT #7
85,082 SF
1.95 ACRES

LOT #9
85,817 SF
1.97 ACRES

MATCH LINE SEE SHEET SP-4

MATCH LINE SEE SHEET SP-2

PROPERTY OWNER/APPLICANT:
Flanders Road Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

SUBDIVISION PLAN

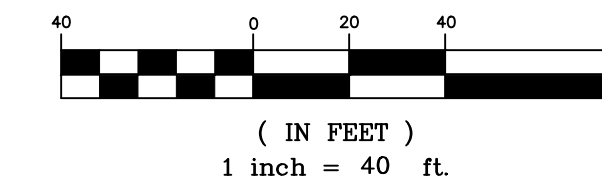
HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

DATE: 7/19/2023 SCALE: 1" = 40' SHT #: SP-5

MAP REFERENCE:

1. PLEASE SEE SHEET EX-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.



Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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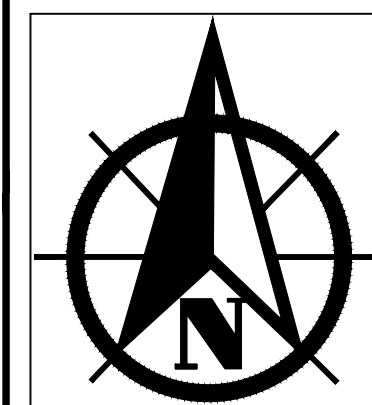
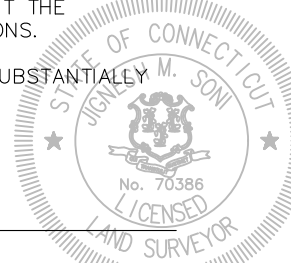
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Jignesh M. Soni

JIGNESH M. SONI, P.L.S. 70386



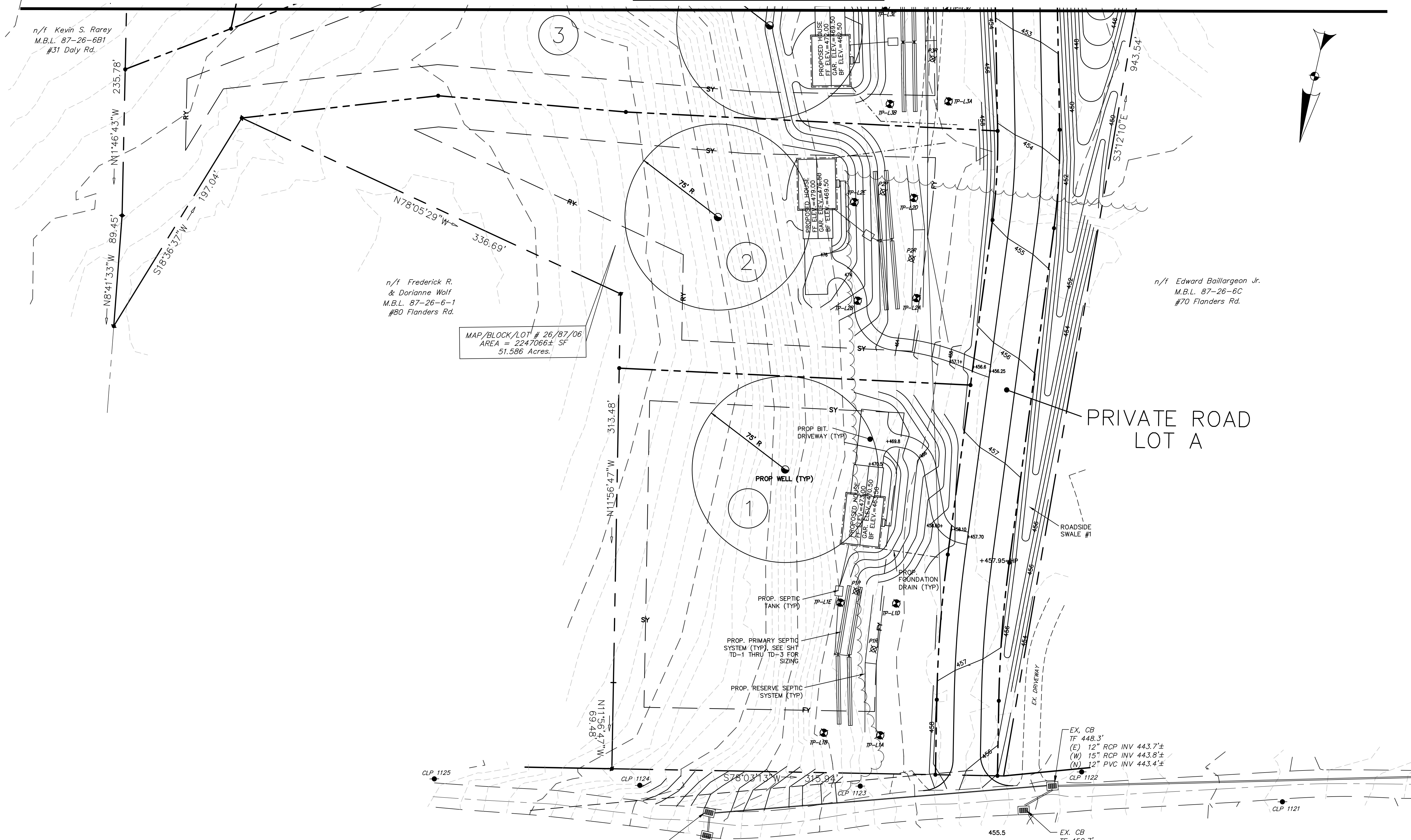
CT LAND SURVEYING, LLC

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CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONI@YAHOO.COM

#	DATE	DESCRIPTION

MATCH LINE SEE SHEET SP-2



MAP/BLOCK/LOT # 26/87/06
 AREA = 2247066± SF
 51.586 Acres.

n/f Kevin S. Rarey
 M.B.L. 87-26-6B1
 #31 Daly Rd.

n/f Frederick R.
 & Dorianne Wolf
 M.B.L. 87-26-6-1
 #80 Flanders Rd.

n/f Edward Baillargeon Jr.
 M.B.L. 87-26-6C
 #70 Flanders Rd.

Approved by the East Hampton Planning & Zoning Commission

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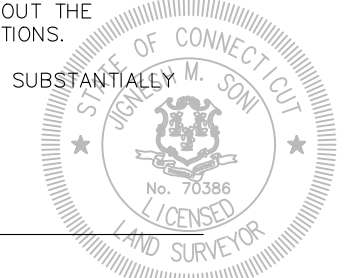
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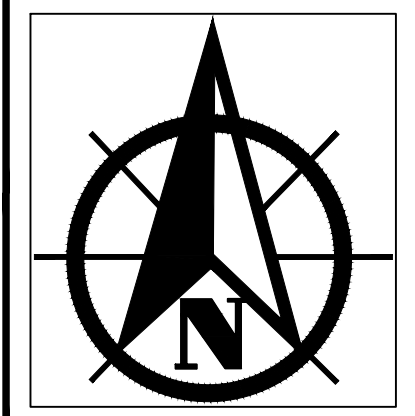
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 JIGNESH M. SONI, P.L.S. 70386



MAP REFERENCE:

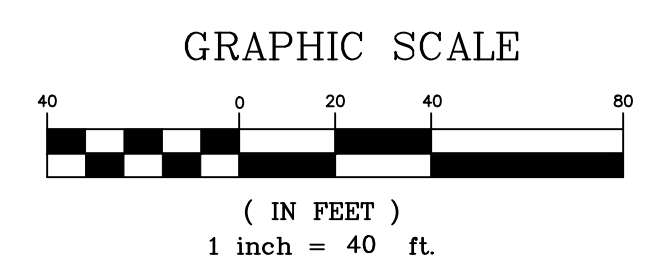
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PROPERTY OWNER/APPLICANT:

Flanders Road Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424

GRADING AND EROSION CONTROL PLAN

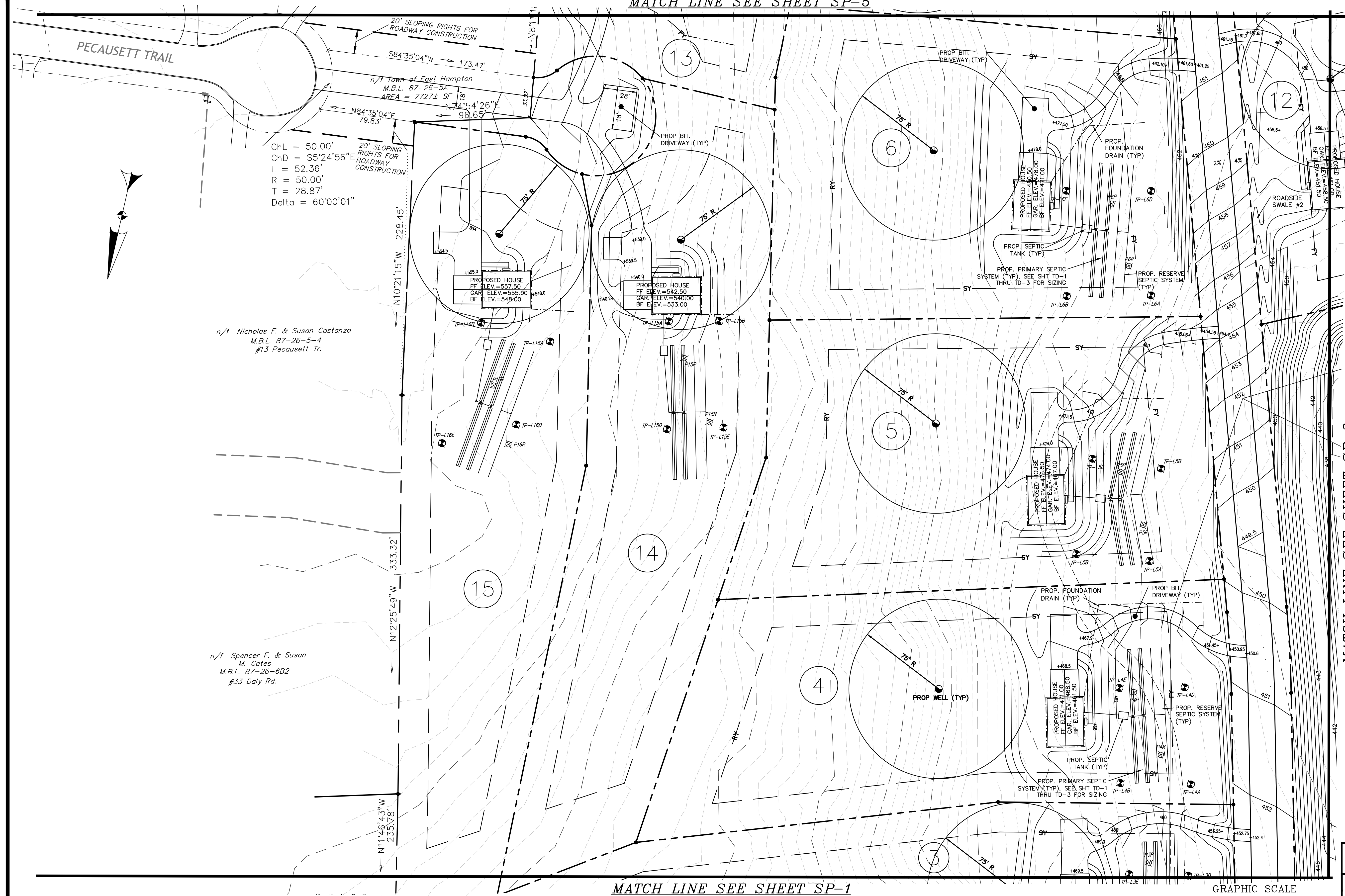
**HOME ACRES ESTATES
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 EAST HAMPTON, CONNECTICUT**

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

DATE:	7/19/2023	SCALE:	1" = 40'	SHT #:	GP-1
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#	DATE	DESCRIPTION

MATCH LINE SEE SHEET SP-5



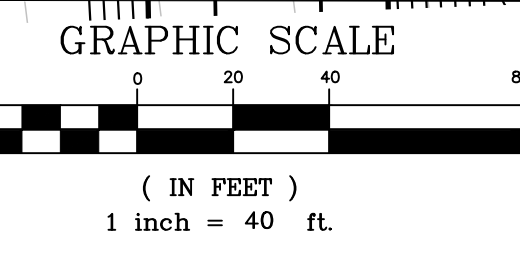
ChL = 50.00'
 ChD = S5°24'56"E
 L = 52.36'
 R = 50.00'
 T = 28.87'
 Delta = 60°00'01"

n/f Nicholas F. & Susan Costanzo
 M.B.L. 87-26-5-4
 #13 Pecausett Tr.

n/f Spencer F. & Susan
 M. Gates
 M.B.L. 87-26-6B2
 #33 Daly Rd.

MATCH LINE SEE SHEET SP-3

MATCH LINE SEE SHEET SP-1



PROPERTY OWNER/APPLICANT:
 Flanders Road Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424

GRADING AND EROSION CONTROL PLAN

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 27 Tammy Hill Road
 Wallingford, Connecticut 06492
 (203) 915-8301

DATE: 7/19/2023 SCALE: 1" = 40' SHT #: GP-2

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Final Approval _____ Chairman

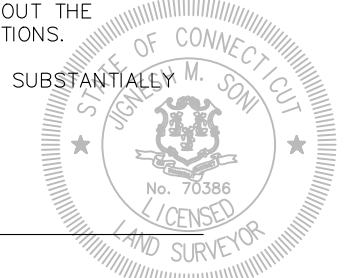
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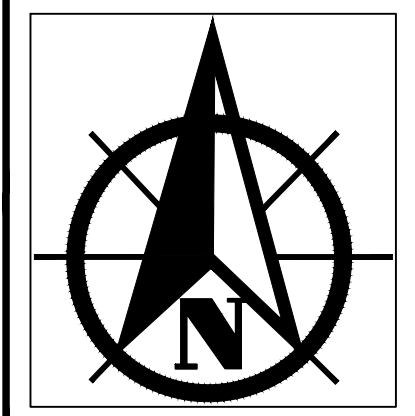
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Jignesh M. Soni
 JIGNESH M. SONI, P.L.S. 70386



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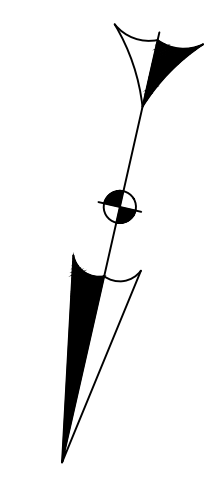
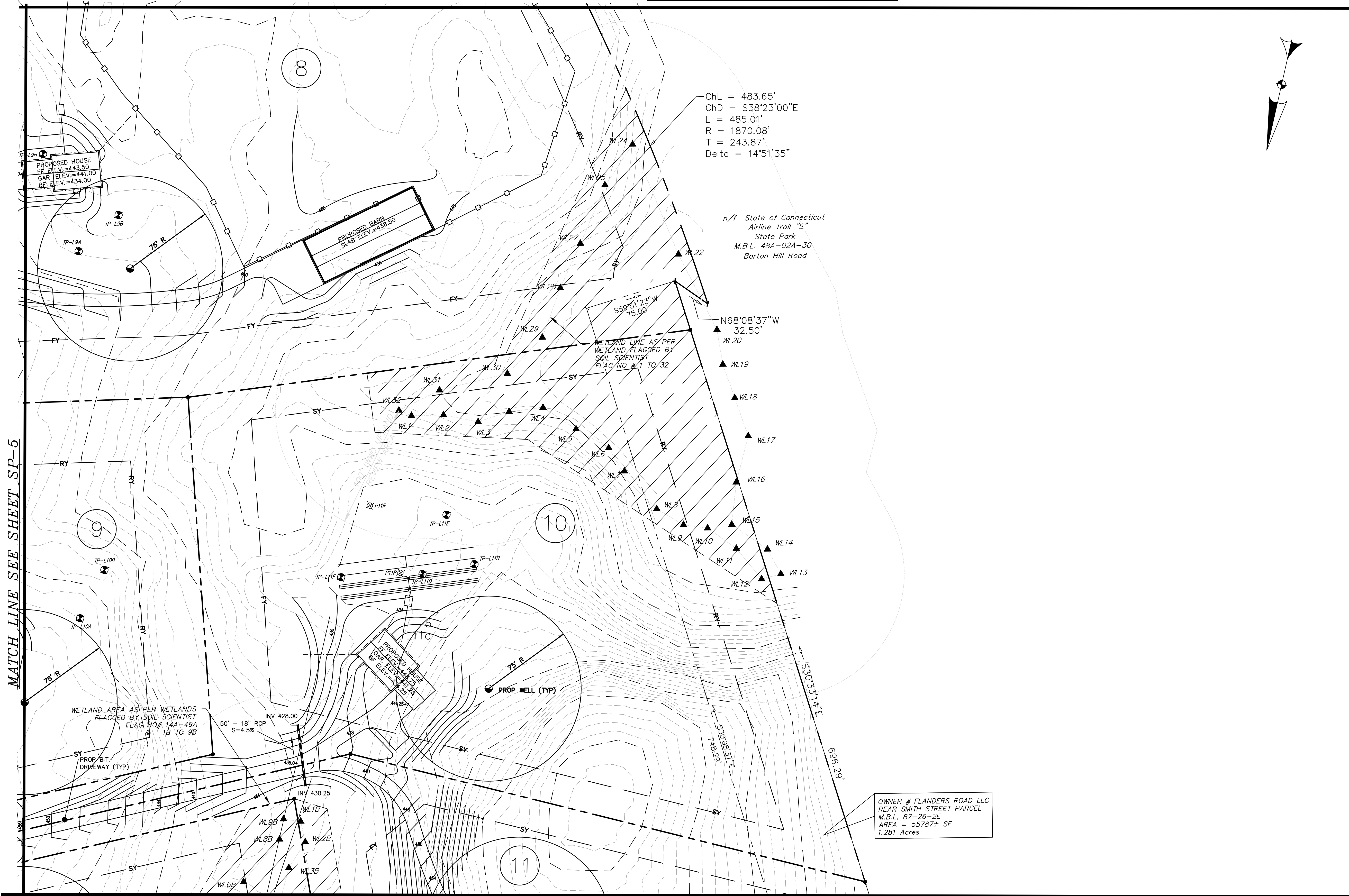


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 EMAIL: JSONI2@YAHOO.COM

#	DATE	DESCRIPTION



ChL = 483.65'
 ChD = S38°23'00"E
 L = 485.01'
 R = 1870.08'
 T = 243.87'
 Delta = 14°51'35"

n/r State of Connecticut
 Airline Trail "s"
 State Park
 M.B.L. 48A-02A-30
 Barton Hill Road

WETLAND LINE AS PER
 WETLAND FLAGGED BY
 SOIL SCIENTIST
 FLAG NO. #1 TO 32

OWNER # FLANDERS ROAD LLC
 REAR SMITH STREET PARCEL
 M.B.L. 87-26-2E
 AREA = 55787± SF
 1.281 Acres.

MATCH LINE SEE SHEET SP-5

MATCH LINE SEE SHEET SP-3

Approved by the East Hampton Planning & Zoning Commission

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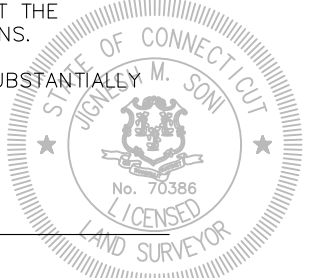
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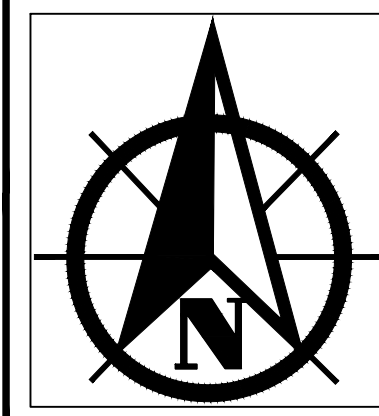
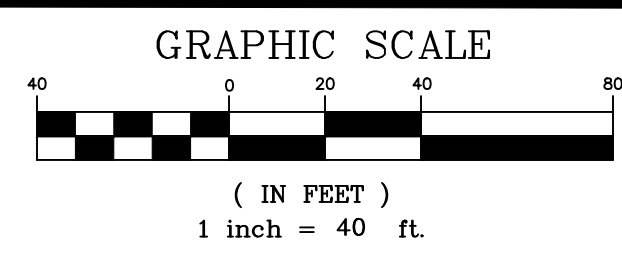
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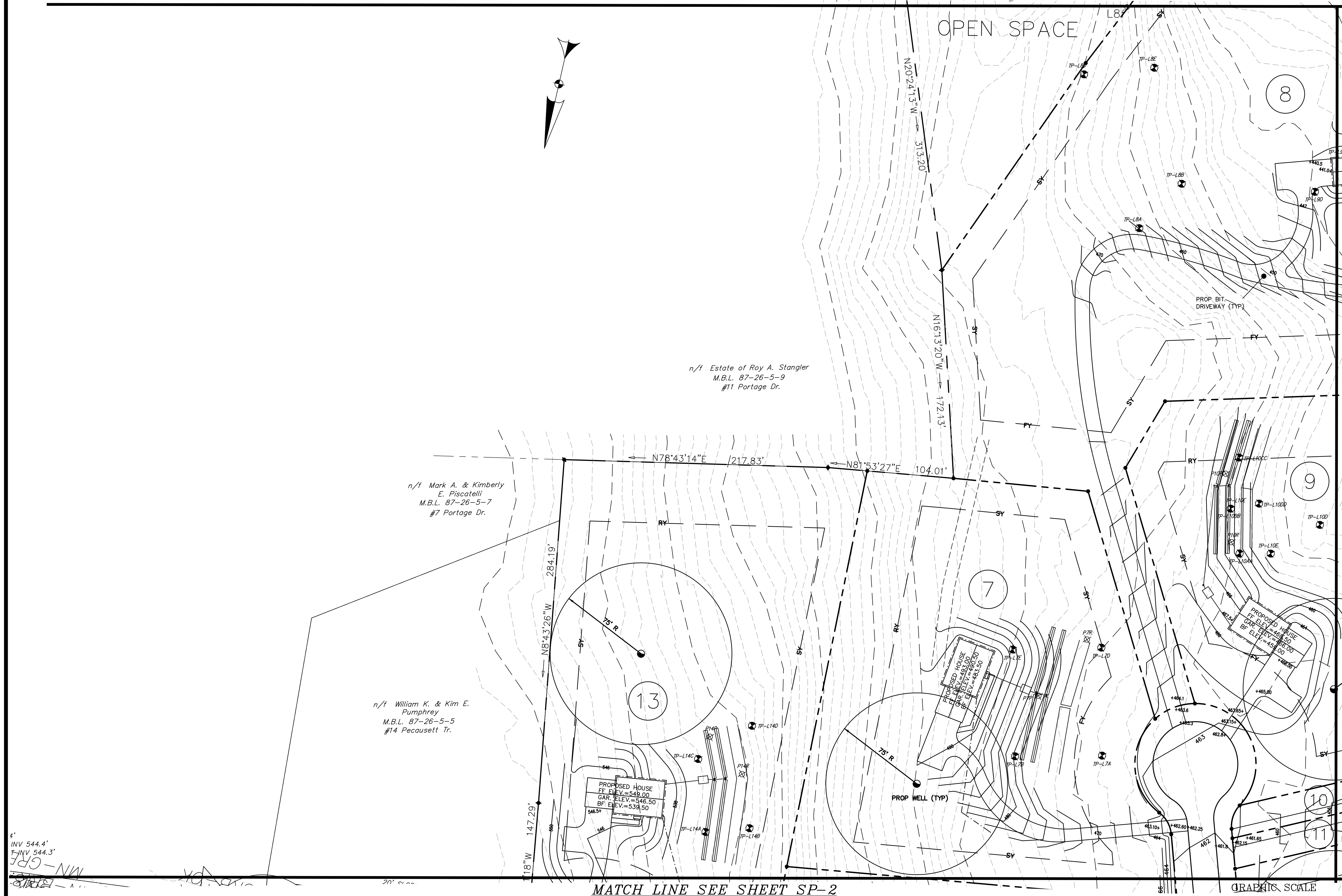
#	DATE	DESCRIPTION

GRADING AND EROSION CONTROL PLAN

**HOME ACRES ESTATES
 PROPERTY OF FLANDERS ROAD ESTATES, LLC
 FLANDERS ROAD
 EAST HAMPTON, CONNECTICUT**

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

DATE: 7/19/2023 SCALE: 1" = 40' SHT #: GP-4



INV 544.4'
 INV 544.3'
 MN-GP
 20' S...

Approved by the East Hampton Planning & Zoning Commission

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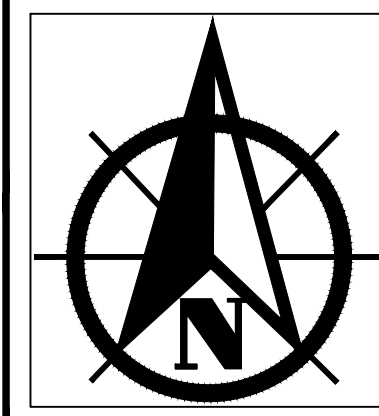
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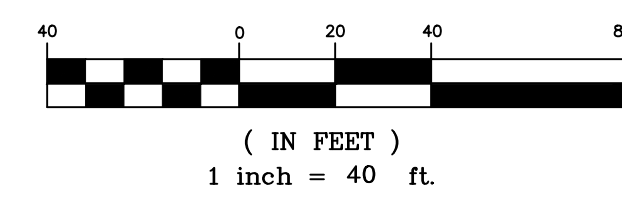
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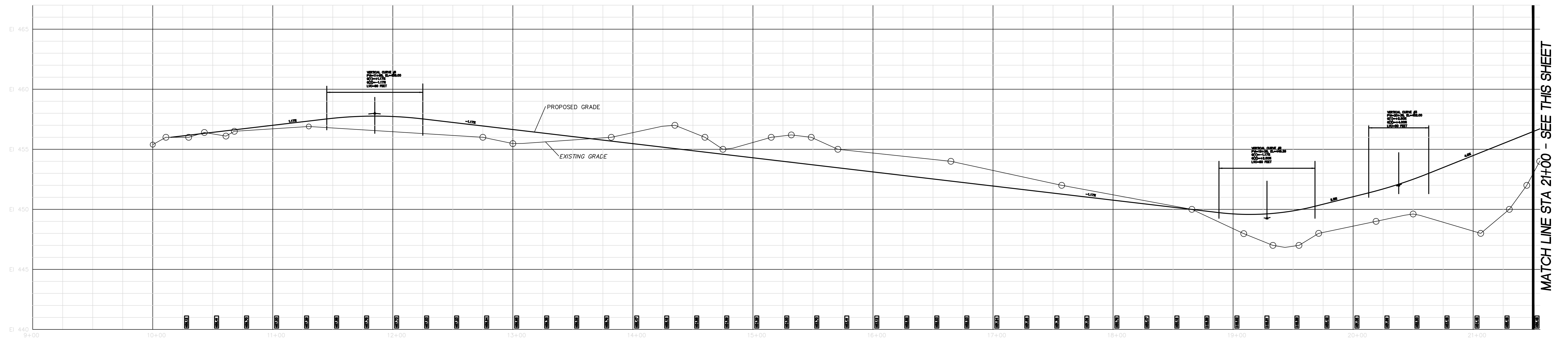
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 FLANDERS ROAD
 EAST HAMPTON, CONNECTICUT

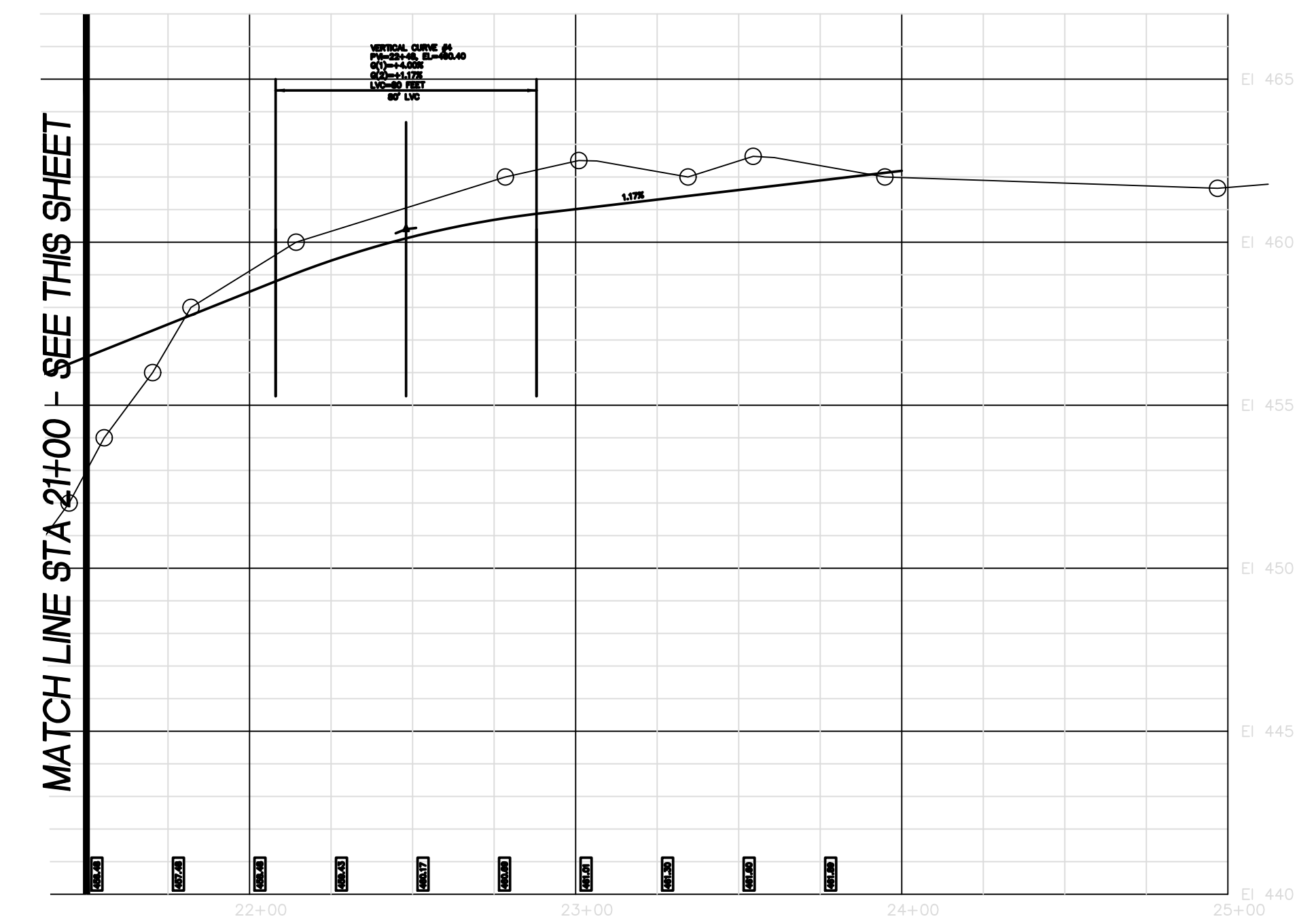
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 (203) 915-8301

DATE: 7/19/2023 SCALE: 1" = 40' SHT #: GP-5

PROPERTY OWNER/APPLICANT:
 Flanders Road Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424



PRELIMINARY ROAD PROFILE



Approved by the East Hampton Planning & Zoning Commission

Final Approval _____
Chairman

Date: _____

Expiration Date: _____

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Chairman

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244 Middletown Ave
East Hampton, CT 06424

#	DATE	DESCRIPTION

ROAD PROFILE		
HOME ACRES ESTATES PROPERTY OF FLANDERS ROAD ESTATES, LLC FLANDERS ROAD EAST HAMPTON, CONNECTICUT		
Robert V. Baltramaitis, P.E. 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE: 7/19/2023	SCALE: 1"=40' H 1"=4' V	SHT #: PP-1

Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) ⁴	Lbs/Acre	Lbs/1,000 Sq. Ft.
1 ⁵	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Perennial Ryegrass (Norris, Manhattan)	5	.10
	Total	45	1.00
2 ⁵	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 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total	48	1.10
4 ⁵	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 ¹	8	.20
	Total	30	.70
5 ⁵	White Clover	10	.25
	Perennial Ryegrass	2	.05
		Total	12
6 ⁵	Creeping Red Fescue	10	.50
	Redtop (streaker, Common)	2	.05
	Perennial Ryegrass	20	.50
	Total	42	1.05
7 ⁵	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Norris, Manhattan)	10	.25
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	10	.25
	Total	30	.75
8 ⁶	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 ¹	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Camper)	10 ¹	.25
	Total	23	.57
9 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chemung, Penngift) with inoculant ¹	15	.35
	(or Flatpea (Lathco) with inoculant ¹)	30	(.75)
	Total	45	1.05
10 ⁵	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	.85
11 ⁵	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Crown Vetch (Chemung, Penngift) with inoculant ¹	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.35
	Total	45	1.05
12 ⁶	Switchgrass (Blackwell, Shelter, Cave-in-rock)	101	.25
	Perennial Ryegrass (Norris, Manhattan)	5	.10
	Crown Vetch (Chemung, Penngift) with inoculant ¹	15	.35
	Total	121	2.95
13-15	Not used		
16 ⁵	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant ¹	30	.75
		Total	50
17 & 18	Not used		
19 ⁵	Chewing Fescue	35	.80
	Hard Fescue	30	.70
	Colonial Bentgrass	5	.10
	Total	100	2.3
21 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (streaking, Common)	20	.45
	Tall Fescue (Kentucky 31)	20	.45
	Total	60	1.35
23 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant ¹	30	.75
		Total	45
24-28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jogurt) or Perennial Ryegrass ("Future 2000" 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 Fox, Foxglove, Gayfletcher, 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.

Figure PS-2 Selecting Seed Mix to Match Need

Area To Be Seeded	Mixture Number ¹	
	Mowing Desired	Mowing Not Req.
BORROW AREAS, ROADSIDE, DIKES, LEVEES, POND BANKS AND OTHER SLOPES AND BANKS		
A) Well or excessively drained soils ²	1,2,3,4,5, or 8	5,6,7,8,9,10,11
B) Somewhat poorly drained soils ²	2	12,16, 22
C) Variable drainage soils ²	2	5,6
DRAINAGE DITCH AND CHANNEL BANKS		
A) Well or excessively drained soils ²	1,2,3 or 4	9,10,11,12
B) Somewhat poorly drained soils ²	2	
C) Variable drainage soils ²	2	
DIVERSIONS		
A) Well or excessively drained soils ²	2,3 or 4	9,10,11
B) Somewhat poorly drained soils ²	2	
C) Variable drainage soils ²	2	
GULLIED AND ERODED AREAS		
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)		
LAWNS AND HIGH MAINTENANCE AREAS	1,2, or 23	

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 ⁴	Seeding Rates (pounds/acre)	Optimum Seed Depth (inches)	Optimum Seeding Dates ³										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 ²	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.

WETLANDS APPLICATION DATA

- This project involves the development of 20.2 acres of land into a 8 lot single family residential subdivision.
- The wetlands were delineated by James Slippery Certified Soil Scientist on November 14, 2020.
- There is no disturbance of any inland wetlands soil proposed with this application. There is approximately 5,000 s.f. of disturbance within the 100' upland review area. The 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:
- 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 SEED 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

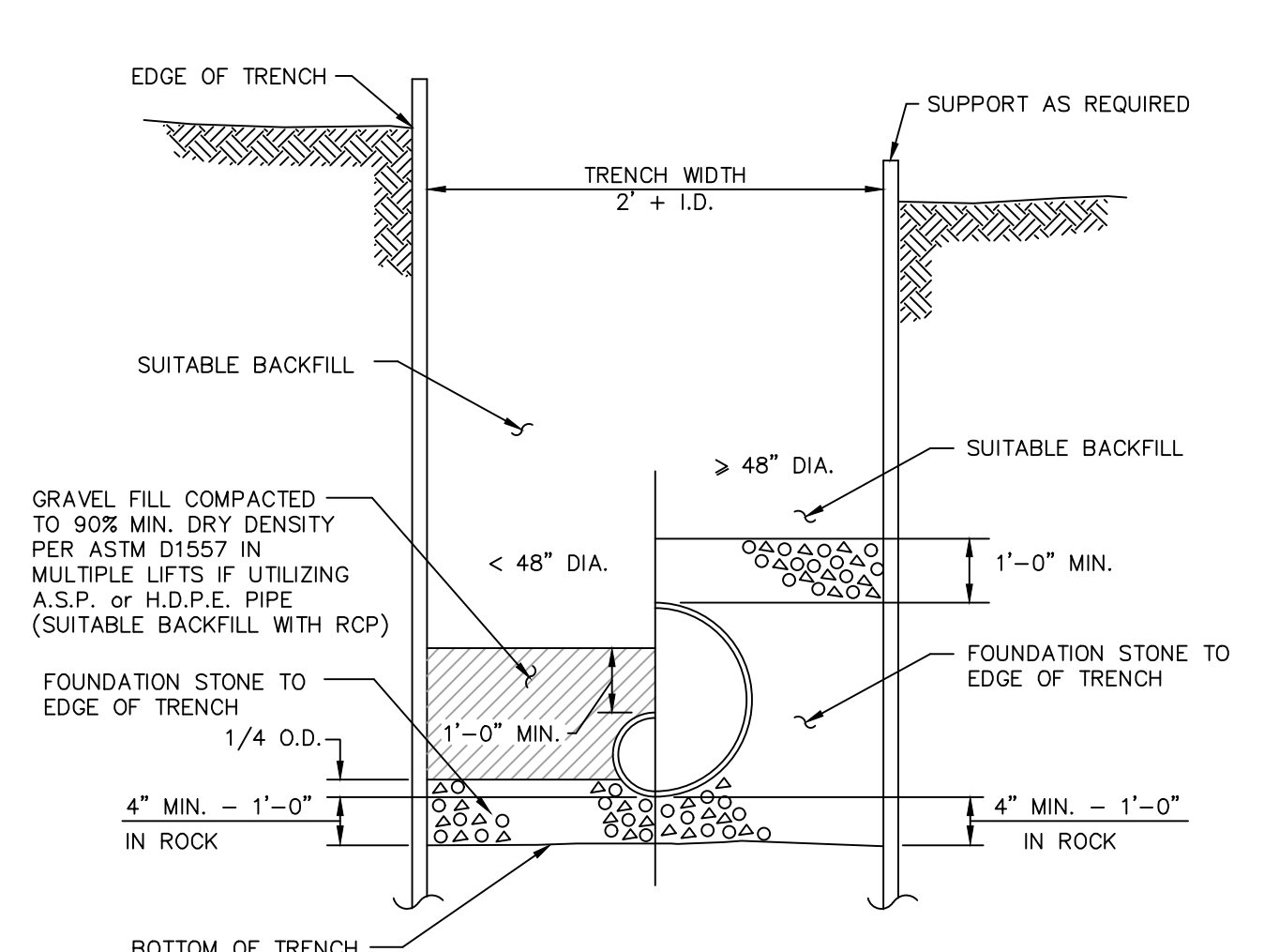
- Construction of individual lots will vary upon future sale, but the following guidelines shall be followed.
- All erosion control measures shall be in place and inspected prior to start of construction.
- STOCKPILE AREAS: Loom and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time, until the material is required for individual lots. All areas of the site not finished graded shall be seeded per the temporary seeding schedule.
- All erosion control measures will remain in place until final signout from the Town E&S inspector.

Septic System Notes:

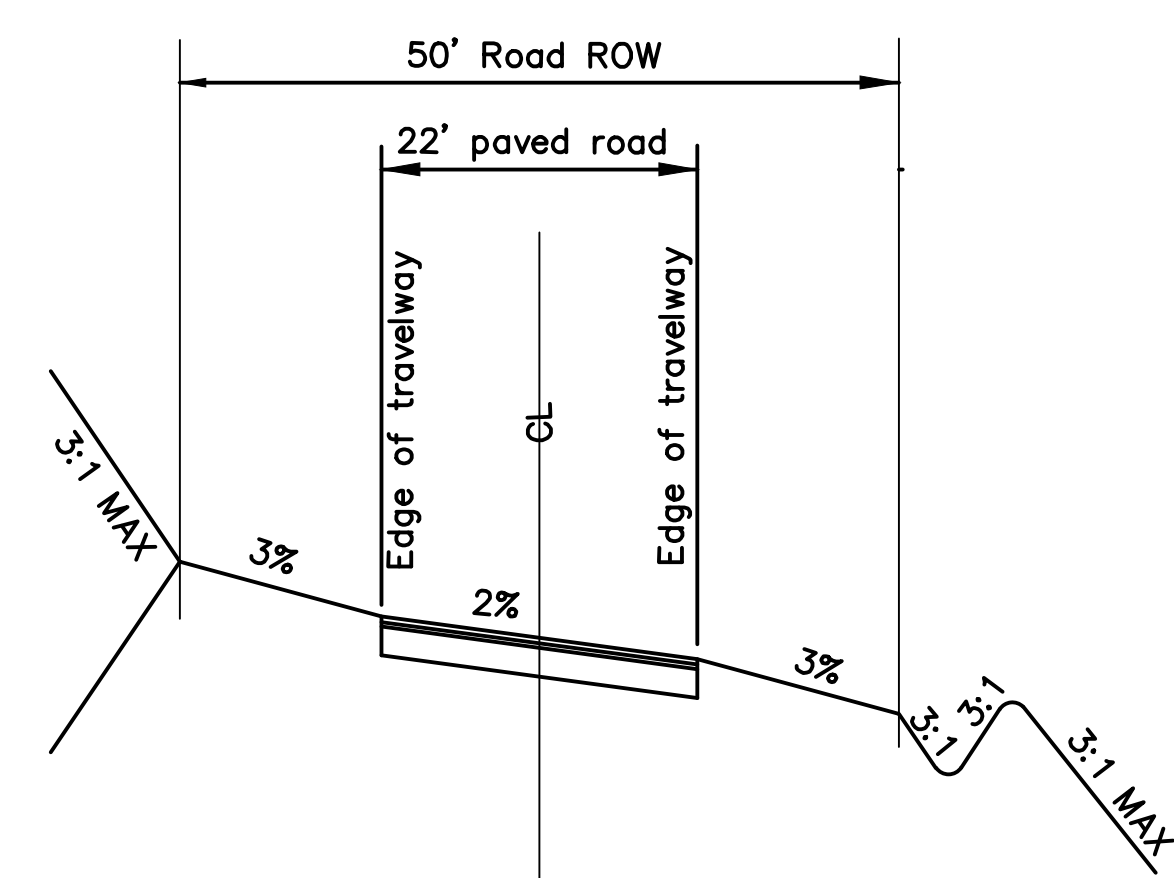
- THE BUILDING SEWER PIPE SHALL BE 4" SCH 40 PVC SET AT A MINIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES.
- THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,250 GALLONS. THE TANK SHALL HAVE TWO CHAMBERS, THE FIRST OF WHICH SHALL HOLD 2/3 THE REQUIRED TOTAL CAPACITY.
- 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.
- THE DISTRIBUTION PIPE FROM THE TANK TO THE DISTRIBUTION BOX OR LEACHING CHAMBERS SHALL BE 4" PVC CONFORMING TO ASTM 3034 SDR35 WITH INTEGRAL RUBBER COMPRESSION GASKETS. PIPE SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1%.
- THE DISTRIBUTION BOXES SHALL BE PRE-CAST CONCRETE SUITABLE FOR HS-20 LOADING WITH WATER-TIGHT GASKETS AND SET LEVEL FOR EVEN DISTRIBUTION, OR APPROVED EQUAL. D-BOXES SHALL HAVE INSPECTION COVERS TO GRADE.
- THE INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PUBLIC HEALTH CODE AND THIS PLAN, INCLUDING THE DETAILS PROVIDED. UNITS SHALL BE BACKFILLED WITH APPROVED BACKFILL IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS PROVIDED. A MINIMUM OF 14" OF COVER MUST BE MAINTAINED FOR HS-20 LOAD RATING. ANY DEVIATION IN THE SPECIFIED PRODUCT SHALL BE REVIEWED BY THE DESIGN ENGINEER AS IT MAY AFFECT THE REQUIRED LEACHING FIELD SIZE.
- "APPROVED AGGREGATE" IS CRUSHED OR BROKEN STONE, OR SCREENED GRAVEL CONFORMING TO CONNECTICUT DEPARTMENT OF TRANSPORTATION, FORM 816, SECTION M01.01 FOR NO. 4 STONE:

SIEVE	% PASSING (BY WT.)
2"	100%
1 1/2"	90-100%
1"	20-55%
3/4"	0-15%
3/8"	0-5%
#40	0-3%
#200	0-1.5%
- "SELECT FILL" SHALL BE USED TO FILL VOIDS WITHIN THE LEACHING AREA. 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 SIEVE ANALYSIS STARTED AND SHALL CONFORM TO THE FOLLOWING CRITERIA:

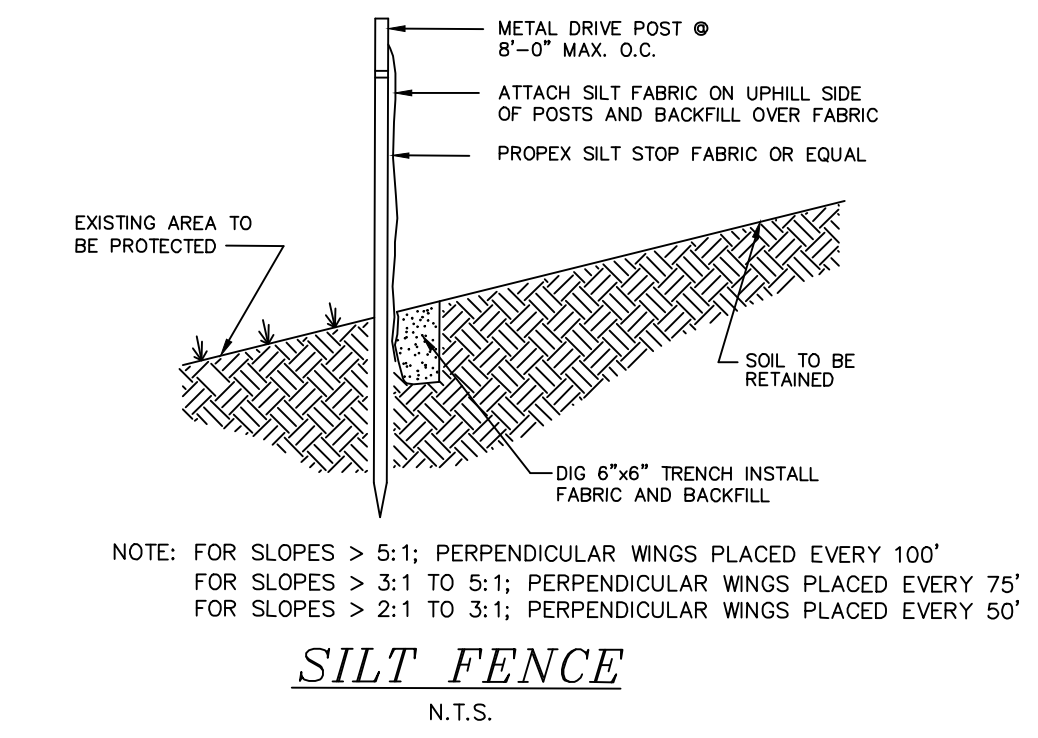
SIEVE	DRY SIEVE (% PASSING)
# 4	100%
# 10	70-100%
# 40	10-75%
#100	0-5%
#200	0-2.5%
- GEOTEXTILE, WHEN SPECIFIED, SHALL BE NON-WOVEN FABRIC CONFORMING TO ASTM D 5261, ASTM D 4941 AND ASTM D 4533 MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.



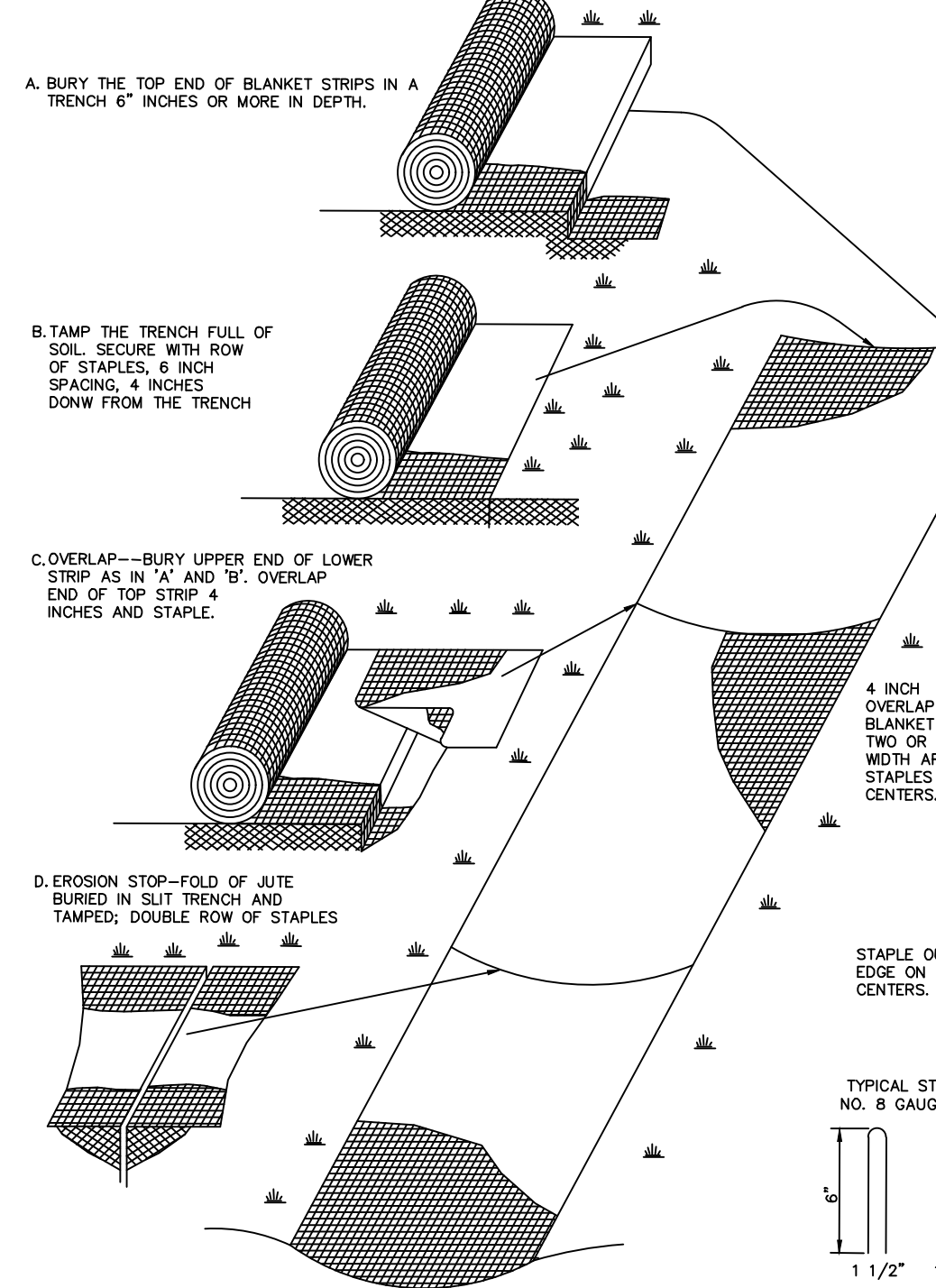
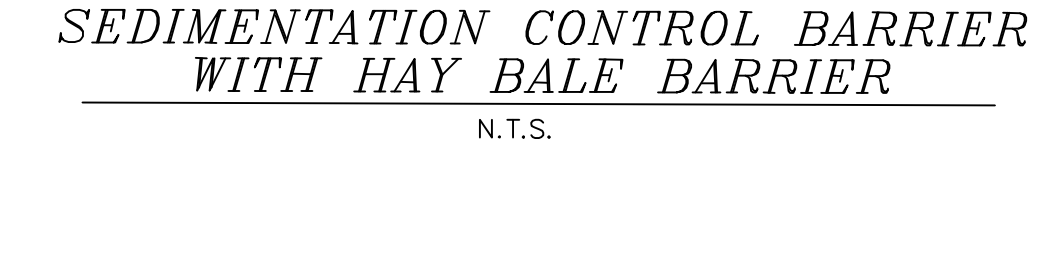
TYPICAL STORM SEWER TRENCH SECTION
N.T.S.



PRIVATE ROAD SECTION
N.T.S.



SILT FENCE
N.T.S.
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'



EROSION CONTROL BLANKET INSTALLATION DETAIL
N.T.S.
NOTE: BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE STEEPER THAN 3:1

PROPERTY OWNER/APPLICANT:

Flanders Road Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

#	DATE	DESCRIPTION
		REVISIONS

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____
Expiration Date: _____

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____
Expiration Date: _____

Per Section 8-26c of the Connecticut General Statute, 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.

DETAIL SHEET

HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

DATE: 7/19/2023 SCALE: NTS SHT #: DN-1



July 26, 2023

Flanders Road Estates, LLC
c/o Mr. W. Wayne Rand
244 Middletown Ave.
East Hampton, CT 06424
wayne@randci.com

Re: Home Acres Estates
PZC Application #PZC-23-017, IWWA Application #IW-23-014
Plan Set Dated 7/19/2023

Dear Mr. Rand,

I have conducted a review of the application and plans for a 15-lot residential subdivision in the R-4 Zone in accordance with Section 4.4 of the Zoning Regulations and the East Hampton Subdivision Regulations. Below are my comments.

General Notes

1. If you haven't done so already, please submit an application to the Chatham Health District for approval.
2. Due to the fact that more than 5 acres will be disturbed, this project will require an application to CT DEEP for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. Once received, please submit a copy of the permit for our records.
3. I have referred the plans to various departments in Town. As comments are received, they will be forwarded to you.
4. Please provide information on the future ownership of the Open Space parcel and how it will be conveyed.
5. The owner of the open space parcel should be named as an entity with rights to the private road when those documents are created.
6. The road is being proposed as private. How will maintenance be guaranteed in perpetuity? Please consider creating a maintenance schedule and maintenance agreement for all property owners to be aware of.
7. Will an HOA be established? If so, please provide draft declaration documents.
8. Please submit drainage calculations and a drainage report.
9. The final plan set will require the signature of the Surveyor, Engineer, and Soil Scientist.

Plan Considerations

1. There is no access to the proposed open space parcel. Please provide either a permanent easement for access or include an access strip from the cul-de-sac.
2. What is the proposed ownership of the extension of the Pecausett Trail right-of-way, and who will be responsible for maintenance? Please clarify.
3. The size of the conservation easement located on the southwest side of the property is not noted on the plan (Sheet SP-4). Please include on the plans.
4. Proposed clearing limits are not shown on the plans, please include proposed clearing limits.

5. The shared driveway at the end of Pecausett Trail needs to be 22 feet wide and paved in accordance with Section 4.6.C.2.
6. Please include road construction details.
7. Please include drainage swale construction details.
8. Please include stormwater basin and outlet structure details.
9. There does not appear to be any erosion and sedimentation controls called out on the plan. Please include erosion and sedimentation controls.
10. Please revise the noted elevations of the outlet structure from the stormwater basin as they are incorrect.
11. Please check the elevation labels on the south side of the stormwater basin as they appear incorrect.
12. All references to haybales being used for erosion control should be revised to strawbales. Haybales are discouraged for their potential to spread invasive species.
13. On Sheet DN-1, the "Wetlands Application Data" notes are referring to a different subdivision. Note 1 states that this is a 20.2 acre parcel being subdivided into 8 lots, note 2 includes an incorrect wetland delineation date, and note 3 includes incorrect information regarding the amount of disturbance. Please revise.
14. Please provide a proposed road name for approval.
15. Plans should include a sight line demonstration at the intersection of the new road and Flanders Road.
16. The plans should include a stop sign and any other traffic control devices.
17. Please include a 10,000 gallon fire suppression tank.
18. Please include a location for mailboxes and a pull off for vehicles to access the mailboxes.
19. Please include the location of proposed underground utilities (electric, telephone, cable, etc.)

This plan will be referred to other departments for review. As comments are received, they will be passed along to you.

Thank you,



Jeremy DeCarli
Planning & Zoning Official