

LOC MAP TO BE ADDED ONCE LAYOUT LOCKED

SITE LOCATION

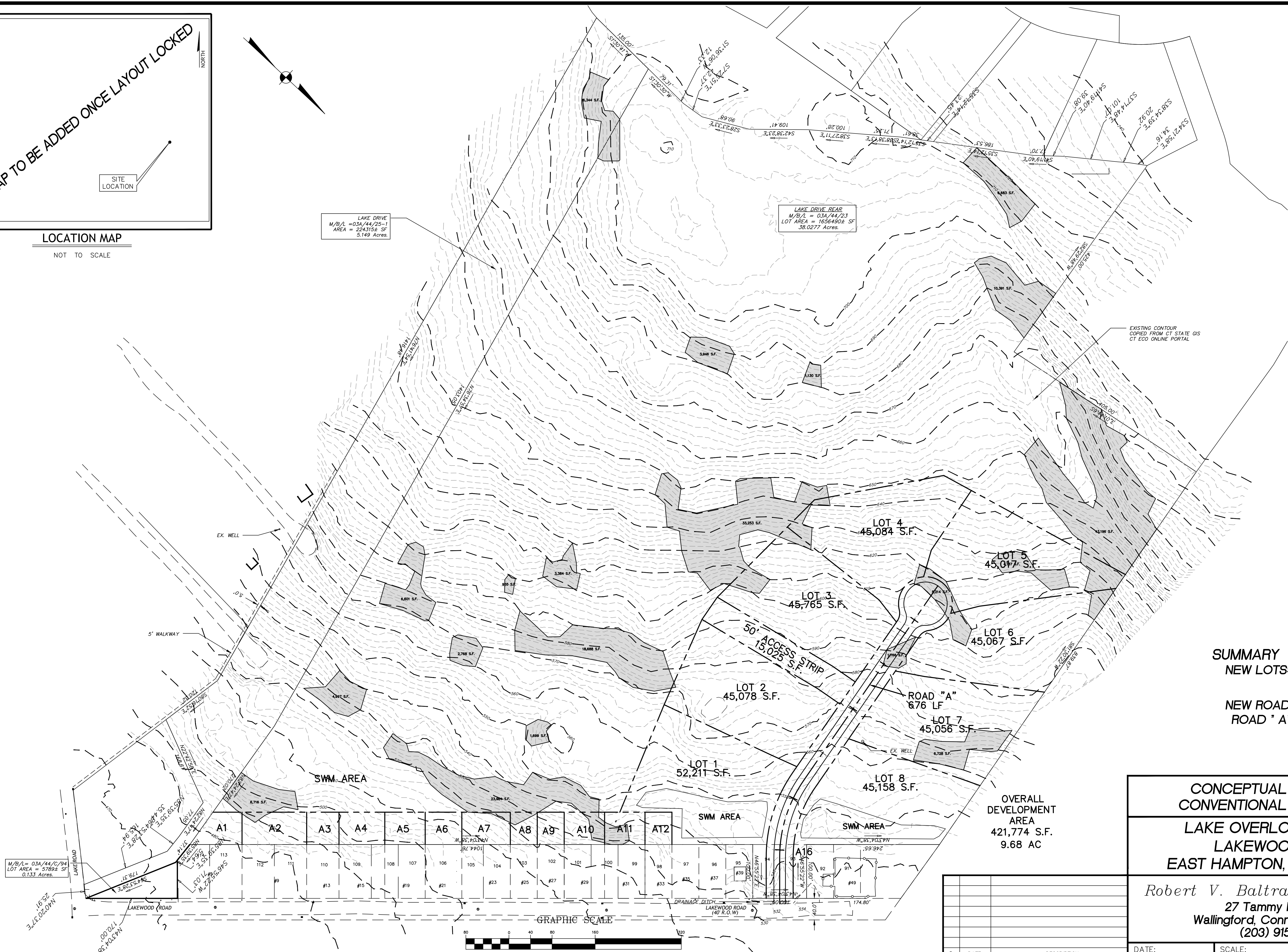
LOCATION MAP

NOT TO SCALE

LAKE DRIVE
M/B/L = 03A/44/25-1
AREA = 224,315± SF
5.149 Acres

LAKE DRIVE BEAR
M/B/L = 03A/44/23
LOT AREA = 165,649± SF
38.0277 Acres

EXISTING CONTOUR
COPIED FROM CT STATE GIS
CT ECO ONLINE PORTAL



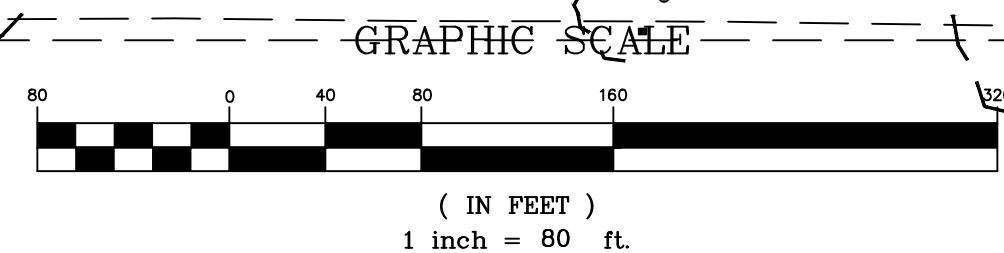
SUMMARY
NEW LOTS: 8

NEW ROADS
ROAD "A" = 676 LF

OVERALL DEVELOPMENT AREA
421,774 S.F.
9.68 AC

**CONCEPTUAL SITE PLAN
CONVENTIONAL SUBDIVISION
LAKE OVERLOOK ESTATES
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT**

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



#	DATE	DESCRIPTION

DATE: 1/14/2024 SCALE: 1"=80' SHT #: CSP-10

LOC MAP TO BE ADDED ONCE LAYOUT LOCKED

SITE LOCATION

LOCATION MAP

NOT TO SCALE

LAKE DRIVE
M/B/L = 03A/44/25-1
AREA = 224315± SF
5.149 Acres

LAKE DRIVE BEAR
M/B/L = 03A/44/23
LOT AREA = 1656490± SF
38.0277 Acres

EXISTING CONTOUR
COPIED FROM CT STATE GIS
CT ECO ONLINE PORTAL

SUMMARY
NEW LOTS: 8
NEW ROADS
ROAD "A" = 455 LF

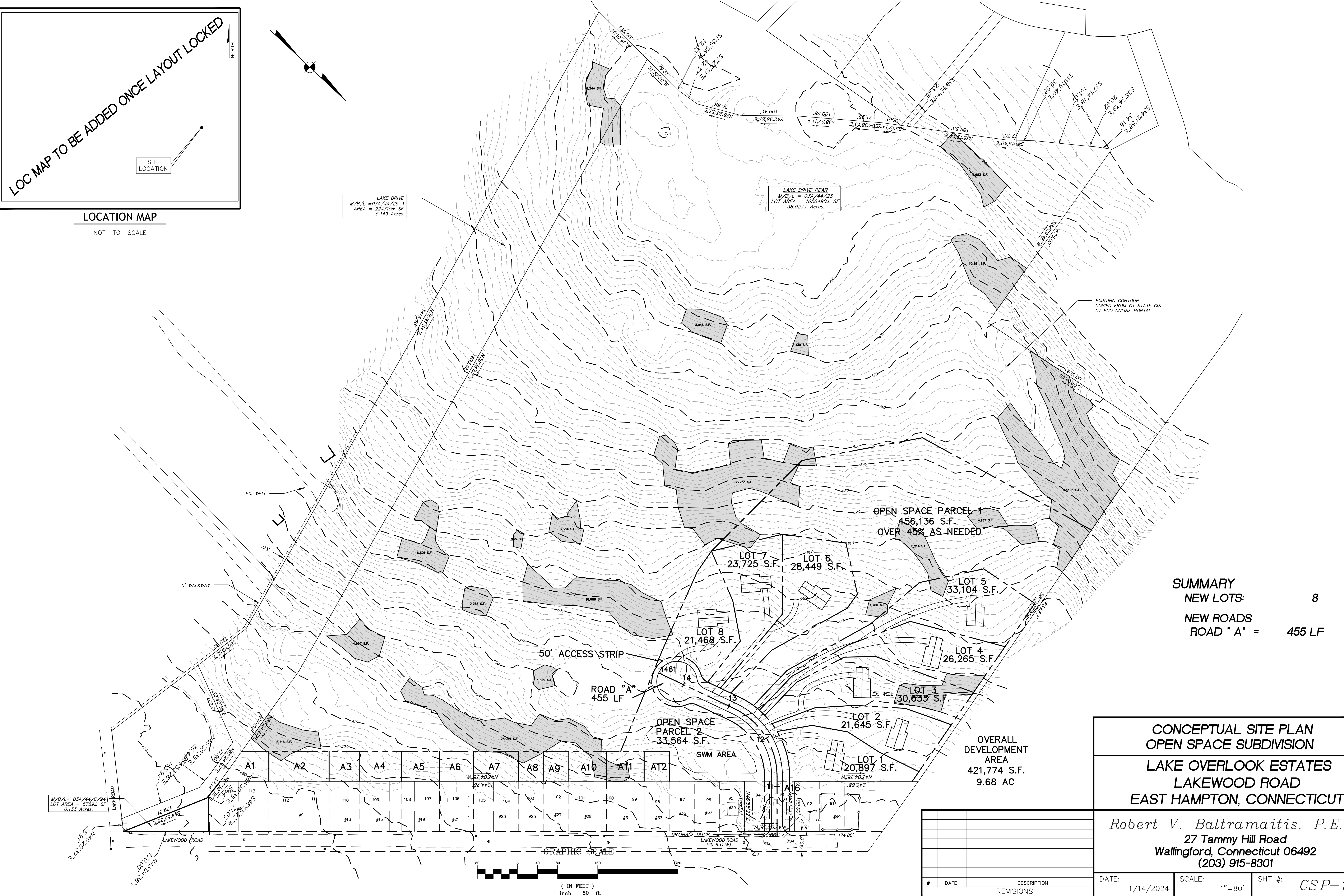
OVERALL DEVELOPMENT
AREA
421,774 S.F.
9.68 AC

CONCEPTUAL SITE PLAN
OPEN SPACE SUBDIVISION
LAKE OVERLOOK ESTATES
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

DATE: 1/14/2024 SCALE: 1"=80' SHT #: CSP-11

#	DATE	DESCRIPTION



M/B/L = 03A/44/C/94
LOT AREA = 5789± SF
0.133 Acres

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

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 First Survey (see MAP REFERENCES and Record Deeds.)
- North Arrow, Bearings & Co-Ordinates refer to CT STATE PLANE COORDINATE SYSTEM (NAD 1983).
- 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.
- Elevations Are Based on NAVD 1988 Datum.

MAP REFERENCES

- RECORD MAP NO # 7-350.
- RECORD MAP NO # 85-23.
- RECORD MAP NO # 61-31.
- RECORD MAP NO # 73-18.
- RECORD MAP NO # 75-51.
- RECORD MAP NO # 1329.

PROPERTY SUBJECT TO:

- PROPERTY SUBJECT TO AN EASEMENT IN THE FAVOR OF THE CT LIGHT & POWER AS PER VOL. 65, PAGE 398.
- PROPERTY SUBJECT TO ANY RIGHTS FOR THE INSTALLATION AND MAINTENANCE OF WATER LINES AND MAINS IN FAVOR OF THE LAKEWOOD ROAD WATER COMPANY AS PER VOL. 111, PAGE 365.
- PROPERTY SUBJECT TO AN EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

**IMPORTANT! READ!
WARNING AND DISCLAIMER OF LIABILITY
UNDERGROUND UTILITIES**

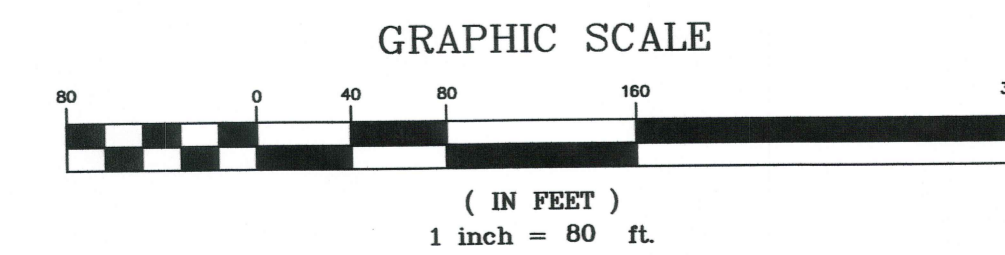
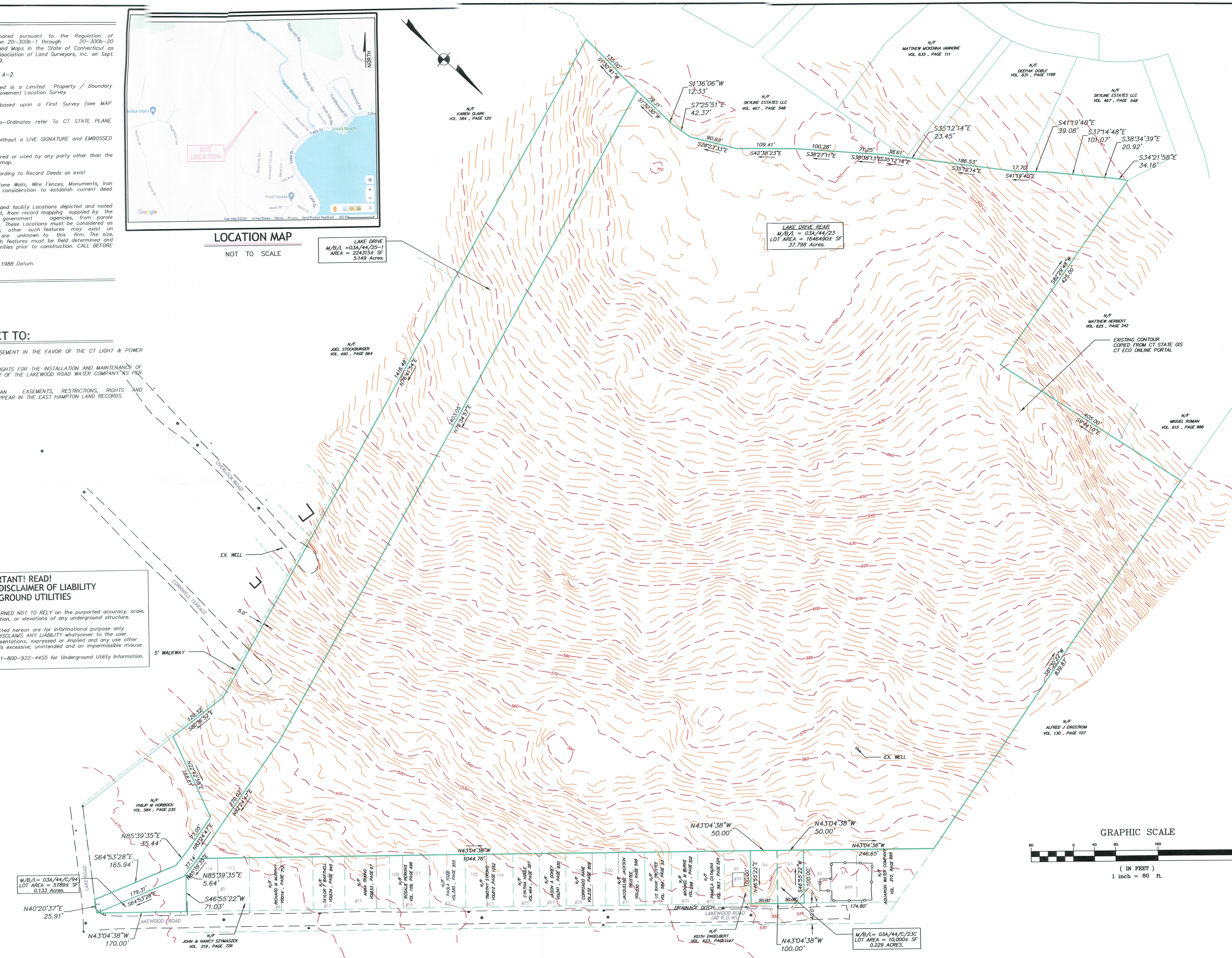
The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure. The Underground structures depicted hereon are for informational purpose only. The Prepare of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document. Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.



LOCATION MAP
NOT TO SCALE

LAKE DRIVE
M/B/L = 03A/44/25-1
AREA = 224,315± SF
5.149 Acres

LAKE DRIVE REAR
M/B/L = 03A/44/23
LOT AREA = 164,640± SF
37.798 Acres



PREPARED FOR
LAKEWOOD ESTATES LLC
LAKE DRIVE REAR,
EAST HAMPTON, CT

OWNER
LAKEWOOD ESTATES LLC
LAKE DRIVE REAR,
EAST HAMPTON, CT

NO.	DATE	DESCRIPTION	REVISIONS

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
Email: ctland2005@gmail.com

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
LAKEWOOD ESTATES LLC
LAKE DRIVE REAR,
EAST HAMPTON, CONNECTICUT

DRAFTED: CAD
APPROVED: J.S.
SCALE: 1" = 80'
PROJECT NO.: 231003
DATE: 12/07/2023
CAD FILE: 231003

TITLE:
IMPROVEMENT LOCATION SURVEY

SHEET NUMBER:
EX-1 OF 1