



Office Use Only	
Project#	IW-23-017
Address:	Flanders Rd.
MBL:	26187/6

**Minimum Requirements for Submission of Application to
Inland Wetlands and Watercourses Agency**
This form must be submitted with your application

Please check all that are being submitted:

- Completed Application Form (4 Pages)
- Fee Paid
- Site Plan (Showing project location, extent of wetlands, dimensions, etc) – PDF & 4 Copies of 11 x 17s
- PDF & 4 Copies Project Narrative – PDF & 4 Copies of 11 x 17s
- Soils Report (As Required)
- Stormwater Report (As Required)
- Completed Application Checklist (Page 3 of Application)
- Schedule a Site Visit with Planning & Zoning Official at time of Application
Date of Site Visit: _____

<i>I certify that this application is complete:</i>	
Signature of Applicant: <u>WWR</u>	Date: <u>7/11/23</u>

The Agency reserves the right to add additional requirements in accordance with the Regulations.

Only Complete Application Packages Will Be Accepted

RECEIVED

JUL 19 2023

Office Use Only
 Fee Paid \$735.00 Date Approved _____ Permit Number 1W-23-017
 Public Hearing: YES NO Agent Approval: YES NO

TOWN OF EAST HAMPTON
 INLAND WETLANDS & WATERCOURSES AGENCY

Project Name
Home Acres Estates

Date: 7/11/23

1. Name of Applicant* Flanders Road Estates LLC Email: Wayne.Rand@rande.com
 Phone Numbers: Home _____, Business 860-267-6623, Cell 860-982-4700
 Home Address: Street _____ Town _____ State/Zip _____
 Business Address: Street 244 Middletown Ave Town East Hampton State/Zip CT. 06424

* All applications MUST list contact phone numbers. If the applicant is a Limited Liability Corporation or a Corporation, provide the managing member's or responsible corporate officer's name, address, and telephone number.

2. Name of Property Owner (if different from Applicant): _____ Phone _____
 Address: Street _____ Town _____ State/Zip _____

As the legal owner of the property listed on this application I hereby consent to the proposed activities. I hereby authorize the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.

Printed Name: Wayne Rand, Signature: [Signature], Date: 7/11/23

3. Provide the applicant's interest in the land. Member / Mgr.

4. Site Location and Description: Assessor's Map 26 87, Block 87, Lot 6
 Address: Street Flanders Road Town East Hampton State/Zip CT. 06424

Note: It is the applicant's responsibility to provide the correct site address, map, block, and lot number for the legal notice. Provide a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed, soil type(s), and wetland vegetation.

Area of Wetland to be disturbed: - 0 - acres or sq. ft.
 Area of Watercourse to be disturbed: 0 - acres or sq. ft.
 Area of Upland Review Area to be disturbed: 46,400 SF acres or sq. ft. (Area within 100' of wetland)
TOTAL AREA OF DISTURBANCE 46,400 acres or sq. ft.

Will fill be needed on site? Yes No If yes, how much fill is needed? _____ cubic yards

The property contains (circle one or more)
 WETLANDS, BROOK, RIVER, INTERMITTANT STREAM, VERNAL POOL, SWAMP, OTHER _____
 Description of _____ soil types _____ on site: _____
 Name of Soil Scientist and date of survey: Jim Siperly _____
 Description of _____ wetland _____ on site: _____
 Name of Soil Scientist and date of survey: _____ vegetation: _____

5. Attach a written narrative of the purpose and description of the proposed activity and proposed erosion and sedimentation controls, best management practices, and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including but not limited to; measures to:

(1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance or create productive wetland or watercourse resources. Depending on the complexity of the project, include the following: sequence of operations, drainage computations with pre and post construction runoff quantities and runoff rates, plans clearly showing the drainage areas corresponding to the drainage computations, existing wetland inventory and functional assessment, soils report, construction plans signed by a certified soils scientist, licensed surveyor, and licensed professional engineer. Include a construction schedule, impacts to vegetation, and pictures that clearly show the existing conditions of all areas to be disturbed and/or cleared of vegetation.

6. Provide information of all alternatives considered. List all alternatives which would cause less or no environmental impact to wetlands or watercourses and state why the alternative as set forth in the application was chosen. All such alternatives shall be diagrammed on a site plan or drawing.

Attach plans showing all alternatives considered.

7. Attach a site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses. Include a colored grading plan showing areas to be filled (green) and areas to be excavated (brown) that clearly shows existing and proposed contours and proposed limits of disturbance.

8. Attach the names and mailing addresses of adjacent landowners. Attach additional sheets if necessary.
Name _____ Address _____
Name _____ Address _____
Name _____ Address _____

9. Attach a completed DEEP reporting form.
The Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with section 22a-39-14 of the Regulations of Connecticut State Agencies.

10. Attach the appropriate filing fee based on the fee schedule in Section 19 of the regulations.
Fee: _____ (Make check payable to "The Town of East Hampton")

11. Name of Erosion Control Agent (Person Responsible for Compliance): _____
Wayne Rand Phone Numbers: Home _____, Business _____
Cell 860 982 4720 Address: Street _____ Town _____
State/Zip _____

12. Are you aware of any wetland violations (past or present) on this property? YES NO
If yes, explain _____

13. Are you aware of any vernal pools located on or adjacent (within 500') to the property? YES NO

14. For projects that do not fall under the ACOE Category 1 general permit – Have you contacted the Army Corps of Engineers? YES NO

15. Is this project within a public water supply aquifer protection area or a public water supply watershed area? YES NO

If so, have you notified the Commissioner of the Connecticut Department of Public Health and the East Hampton WPCA? YES NO

(Proof of notification must be submitted with your application.)

16. PUBLIC HEARINGS ONLY. The applicant must provide proof of mailing notices to the abutters prior to the hearing date.

17. **As the applicant I am familiar with all the information provided in the application and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.**

Printed name: Wayne Rand, Signature: [Signature], Date: 7/11/23

Please Note: You or a representative must attend the Inland Wetlands meeting to present your application.

HOME ACRES ESTATES RESIDENTIAL SUBDIVISION FLANDERS ROAD ROAD EAST HAMPTON, CONNECTICUT

INLAND WETLANDS AND PLANNING & ZONING APPLICATION

Project Narrative

This project proposes to subdivide the existing R-4 zoned, 52.86 acre parcel into 15 Single family residential lots meeting all Zoning, Subdivision, Inland Wetland and Health Department regulations.

The development proposes a 1,400 lf Private Road to be maintained by a HOA. This HOA will also maintain the onsite stormwater detention facility. The subdivision proposes a combination of an Open Space parcel as well as conservation easements located around all on site inland wetland soils.

The site has approx 49,035 s.f. (1.13 acres) of inland wetland soils as flagged by James Sipperly. There are no wetlands being disturbed with this project. The development proposes approximately 46,400 (1.07 acres) of disturbance of the 100' upland review area with the closest disturbance being 25' from wetland soils limit.

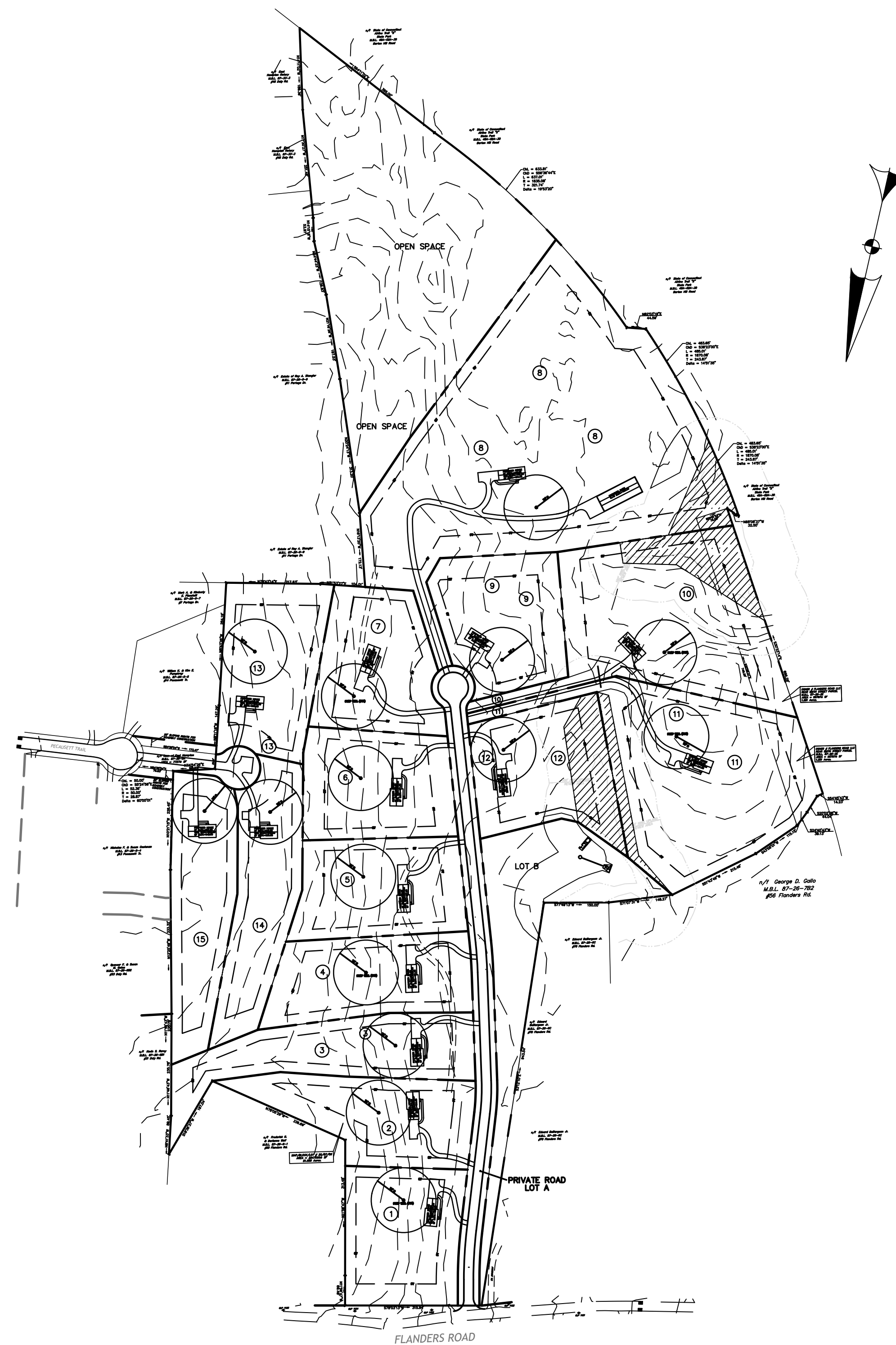
The subdivision proposes a combination of an Open Space parcel as well as conservation easements located around all on site inland wetland soils.



SITE

VICINITY MAP

SCALE: 1"=1000'



OVERALL SITE PLAN

SCALE: 1"=200'

INDEX OF DRAWINGS

CV-1	COVER SHEET
OP-1	OVERALL SITE PLAN
SP-1 THRU SP-6	SUBDIVISION PLAN
GP-1 THRU GP-6	GRADING AND EROSION CONTROL PLAN
TD-1 THRU TD-2	TESTING DATA PLAN
PP-1	ROAD PROFILE
DN-1	DETAIL SHEET

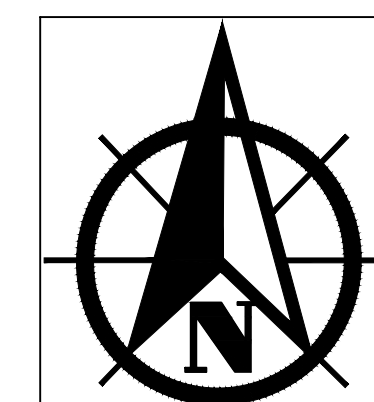
PROPERTY OWNER/APPLICANT:

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

Soil Scientist:

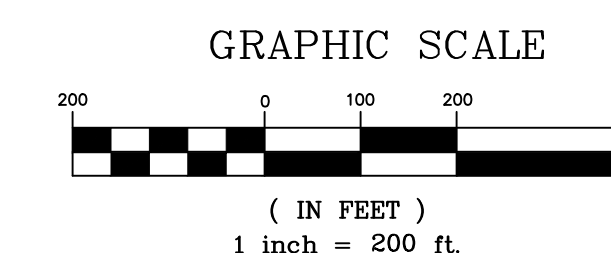
James Sipperly, Certified Soil Scientist
401 Salem Turnpike, Bozrah CT 06334
Phone: 860-334-7073

Surveyor:



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

RECEIVED
7.19.2023
East Hampton
Land Use Dept.



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: _____

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#	DATE	DESCRIPTION REVISIONS

COVER SHEET		
HOME ACRES ESTATES PROPERTY OF FLANDERS ROAD ESTATES, LLC FLANDERS ROAD EAST HAMPTON, CONNECTICUT		
<i>Robert V. Baltramaitis, P.E.</i> 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE: 7/19/2023	SCALE: AS SHOWN	SHT #: CV-1

MATCH LINE - THIS SHEET

SHEETS
SP-5, GP-5

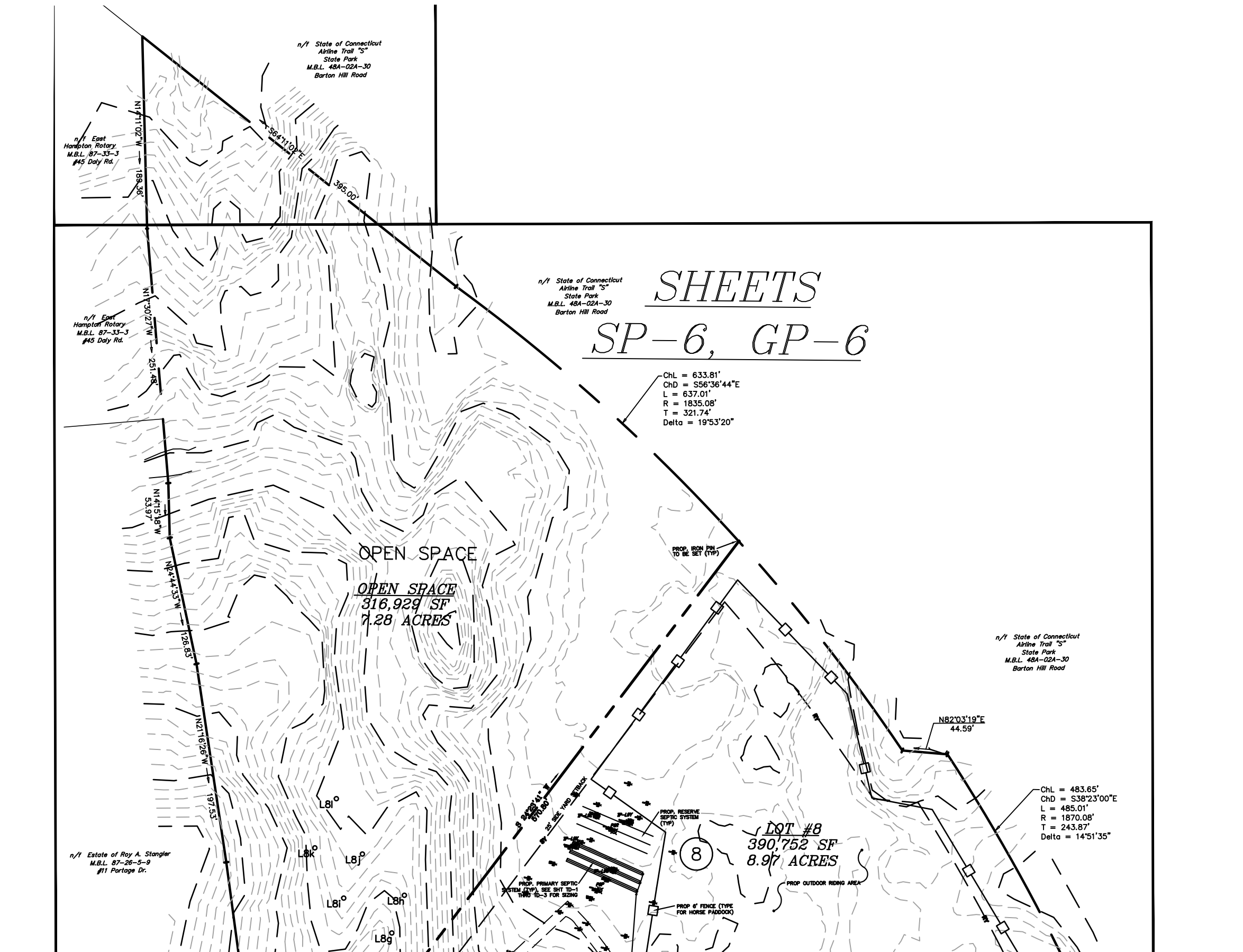
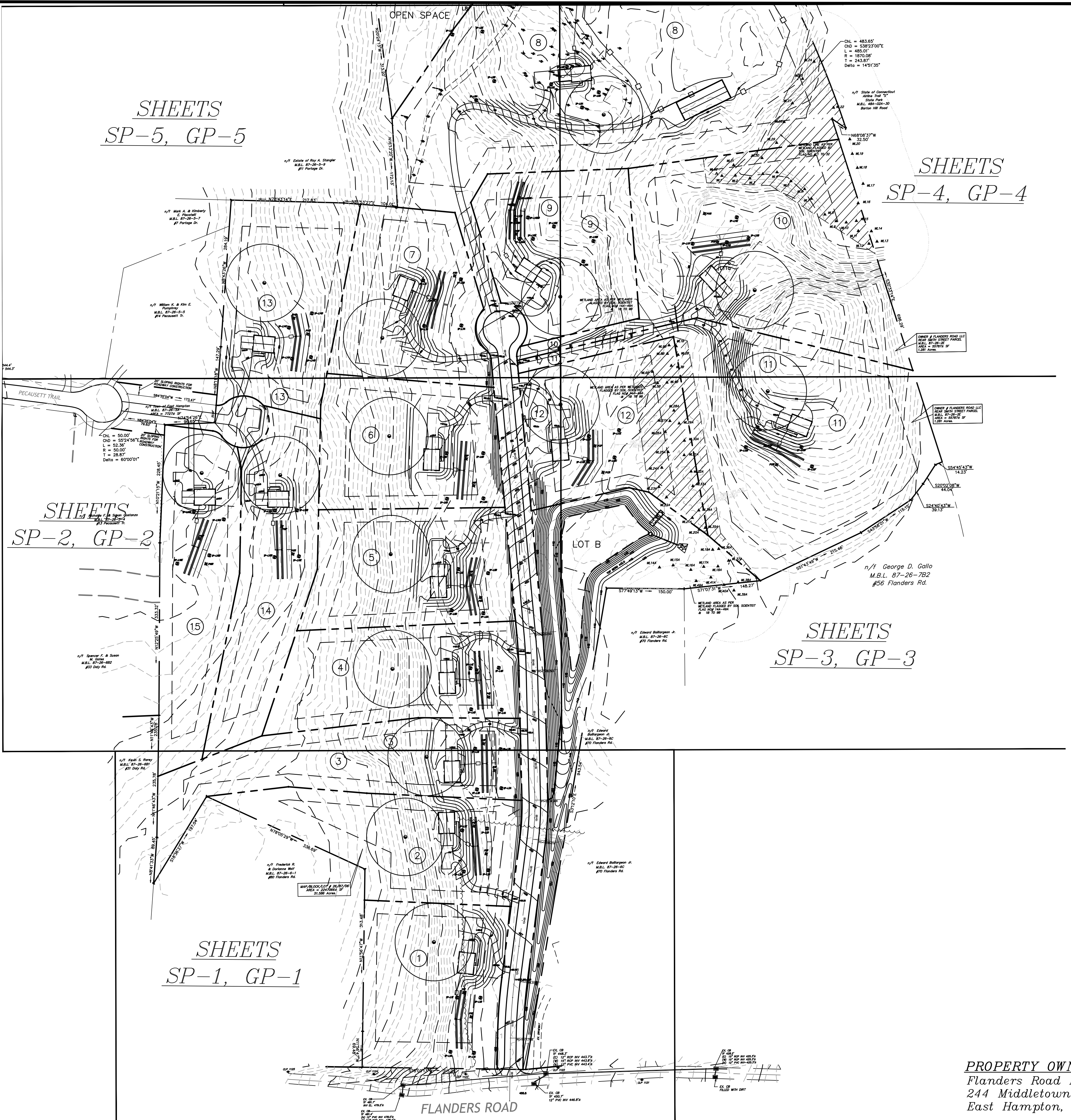
SHEETS
SP-4, GP-4

SHEETS
SP-6, GP-6

SHEETS
SP-2, GP-2

SHEETS
SP-3, GP-3

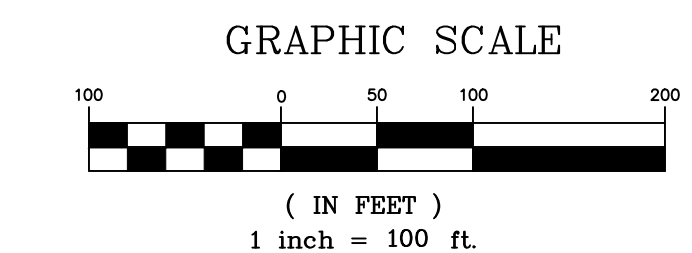
SHEETS
SP-1, GP-1



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	LOT #14	LOT #15	
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.	86,392 S.F.	85,605 S.F.	
MIN. LOT WIDTH	150'	191.95'	155'+/-	150.30'+/-	266.39'	189.10'	178.31'	160.71'	
MIN. LOT DEPTH	200'	218.6'+/-	487.6'+/-	454.3'+/-	321.1'+/-	280.5'+/-	561.1'+/-	618.7'+/-	
MIN. LOT FRONTAGE	100'	116.59'	28.82'	25.25'	266.29'	101.04'	124.18'	151.67'	
BUILDING SETBACK									
FRONT	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	
SIDE	25'	25' +	25' +	25' +	25' +	25' +	25' +	25' +	
REAR	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	
MAX. BUILDING HEIGHT	30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	
MAX. BUILDING COVERAGE	10%	< 10%	< 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

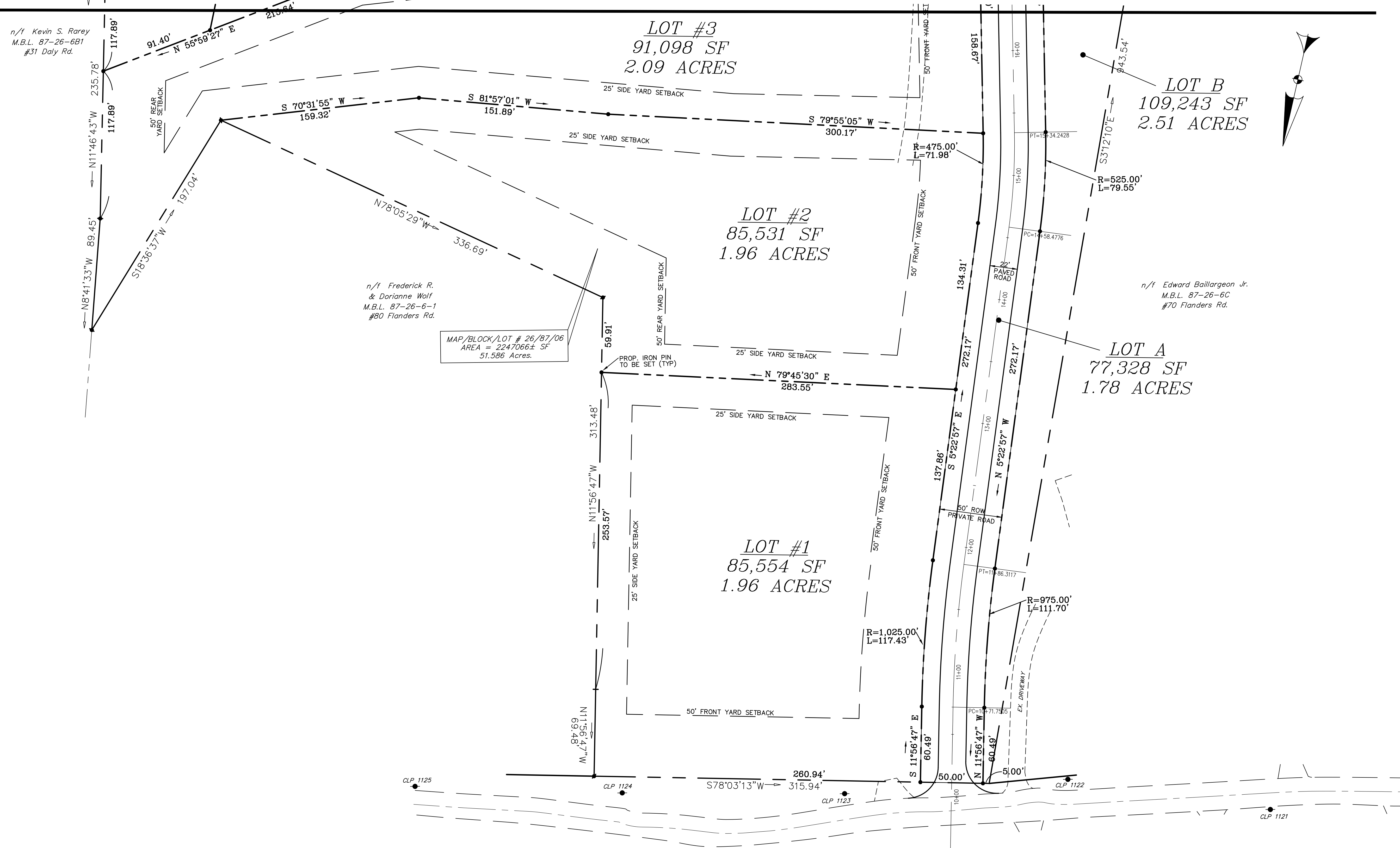
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

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

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

#	DATE	DESCRIPTION

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: _____

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

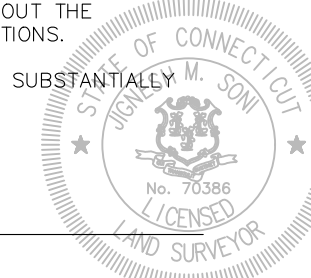
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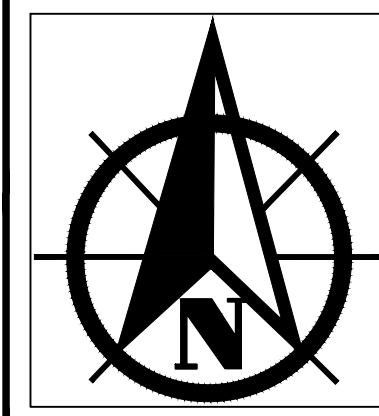
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Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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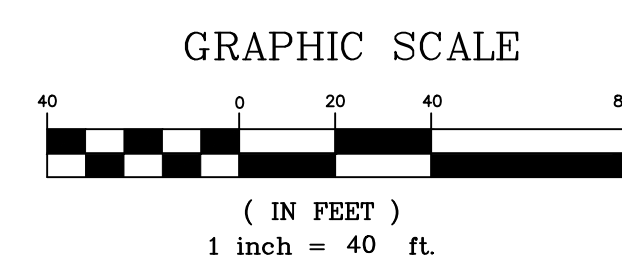
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CT LAND SURVEYING, LLC

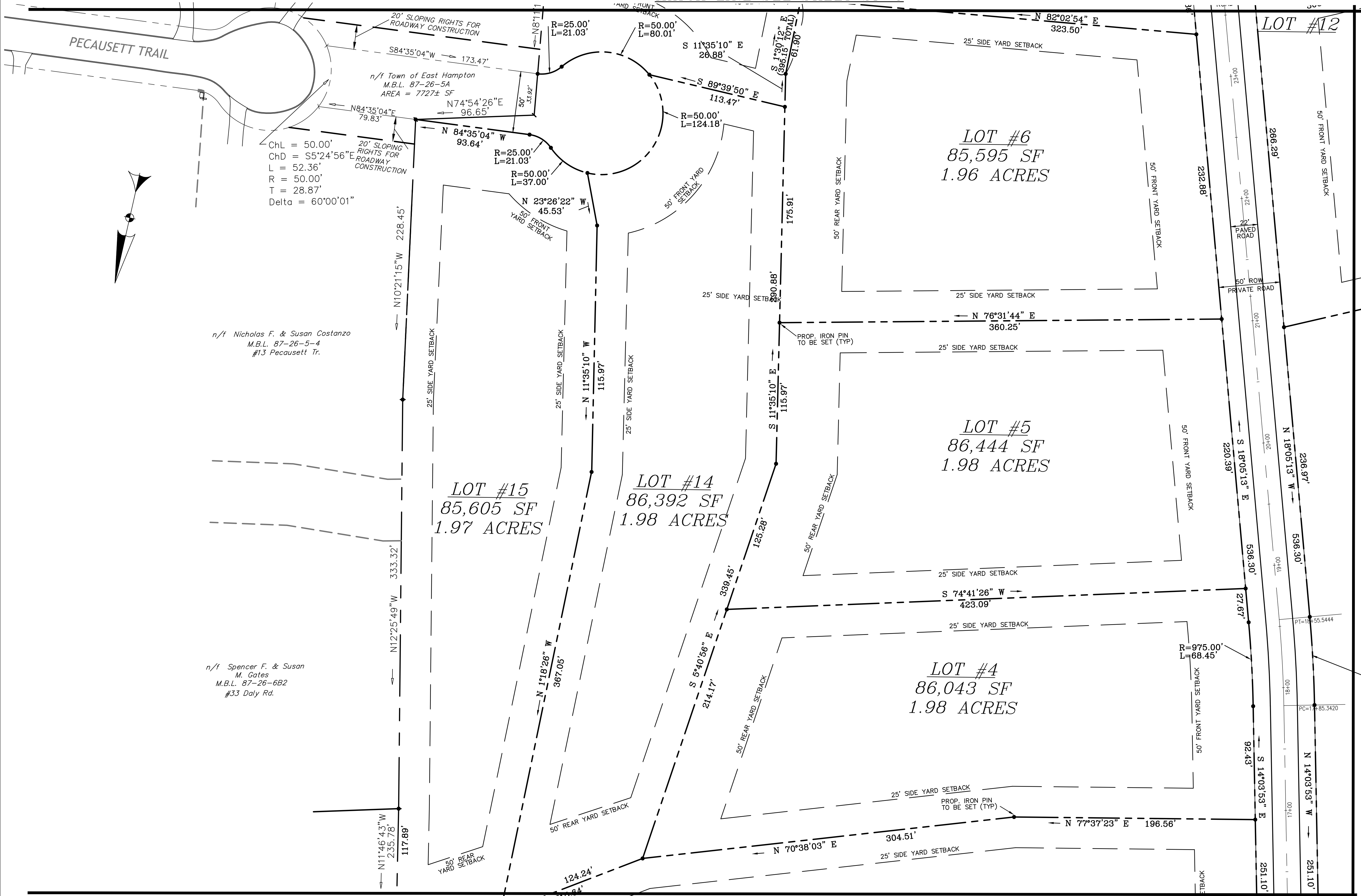
SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

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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



MATCH LINE SEE SHEET SP-3

MATCH LINE SEE SHEET SP-1

Approved by the East Hampton Planning & Zoning Commission

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Final Approval _____ Chairman

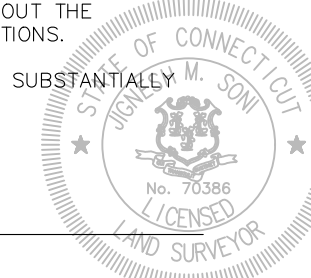
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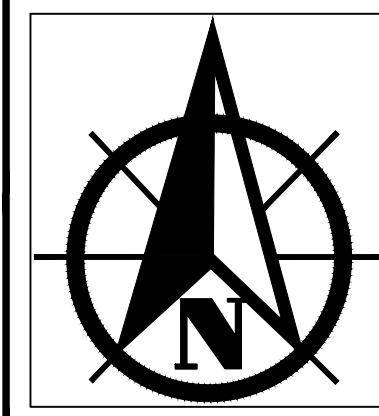
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Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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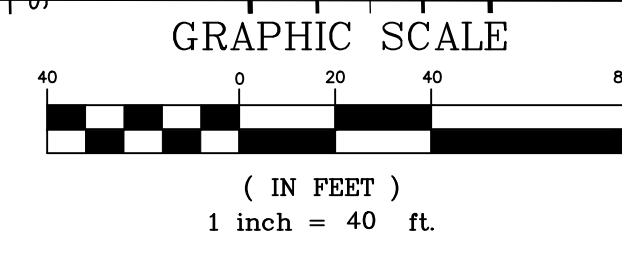
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CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

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ORANGE, CT 06477
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FAX: (203) 404-0411
EMAIL: JSONI2@YAHOO.COM



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		
<i>Robert V. Baltramaitis, P.E.</i>		
27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	SCALE:	SHT #:
7/19/2023	1" = 40'	SP-2

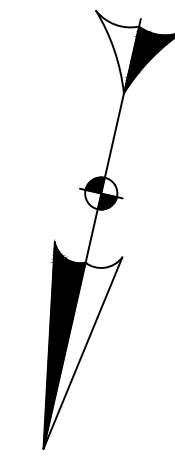
#	DATE	DESCRIPTION

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

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____
Chairman

Date: _____

Expiration Date: _____

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Final Approval _____
Chairman

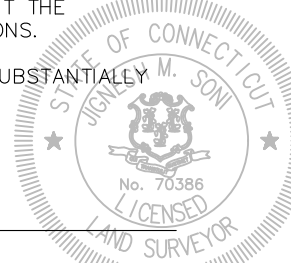
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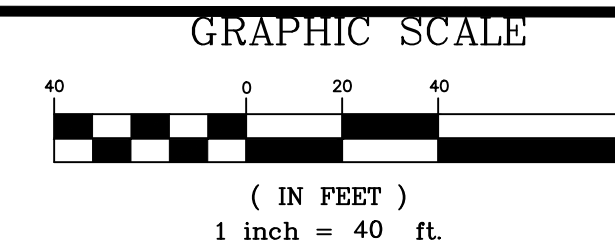
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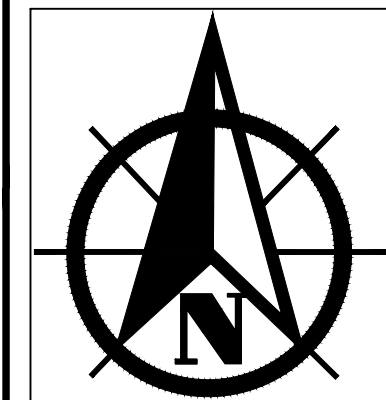
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CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
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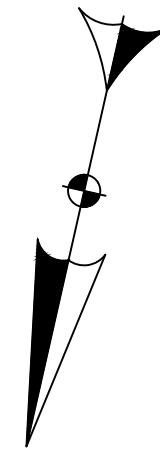
SUBDIVISION PLAN

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
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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

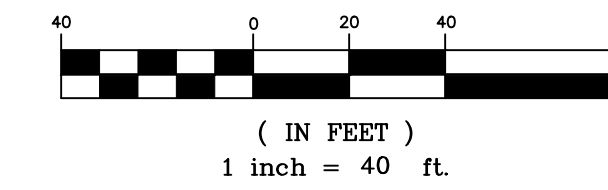
HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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: _____

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: _____

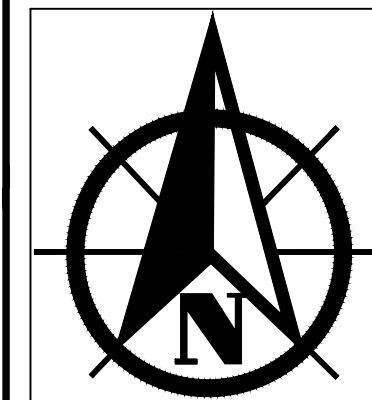
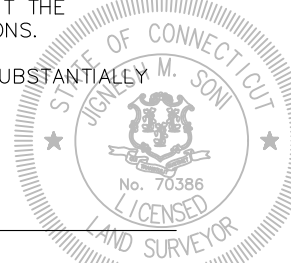
Expiration Date: _____

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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



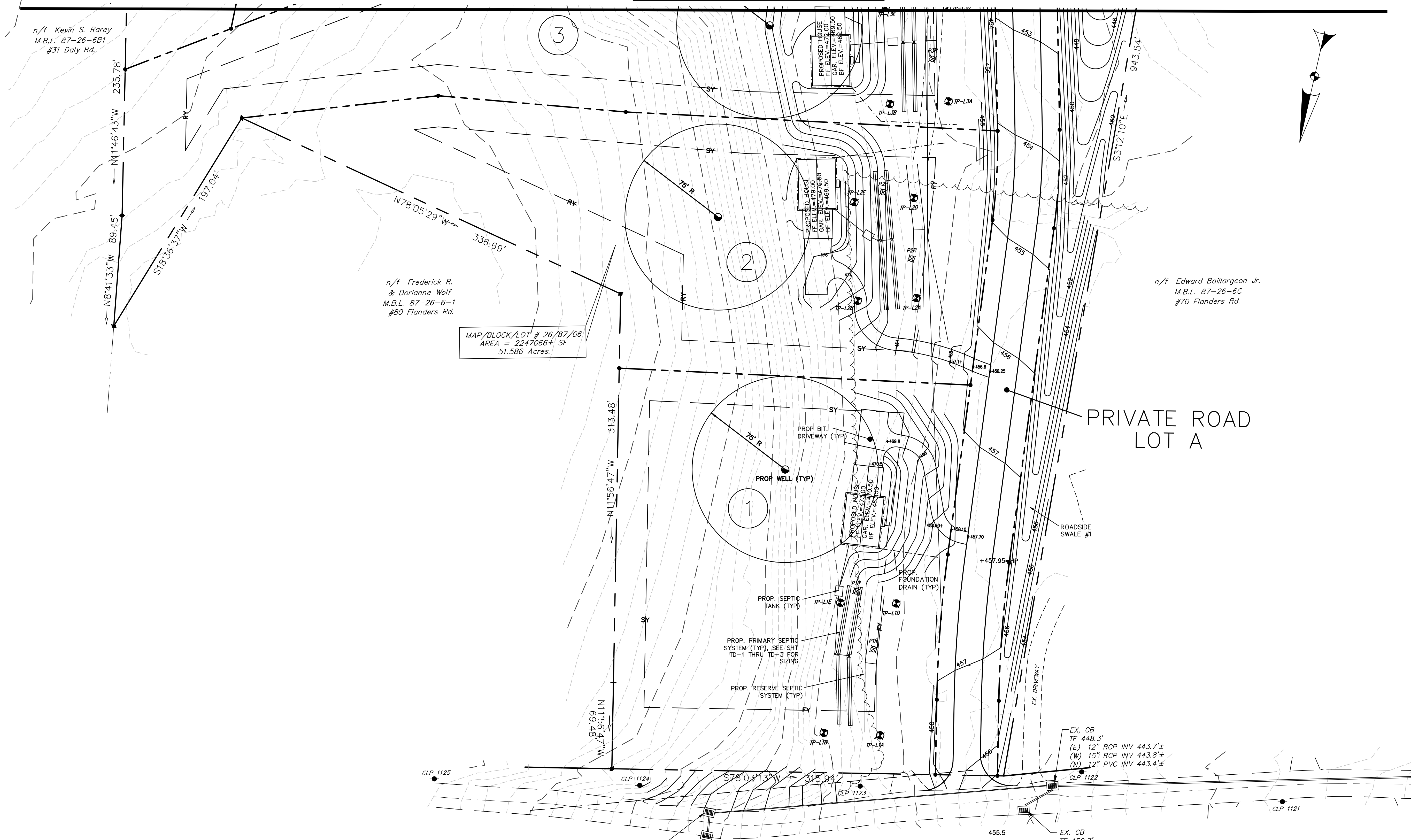
CT LAND SURVEYING, LLC

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: JSONI@YAHOO.COM

#	DATE	DESCRIPTION

MATCH LINE SEE SHEET SP-2



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

PRIVATE ROAD
LOT A

FLANDERS ROAD

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

GRADING AND EROSION CONTROL PLAN

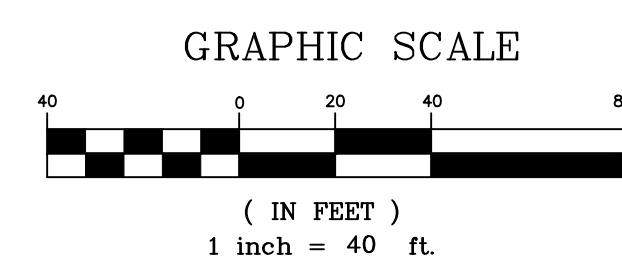
HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

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

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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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

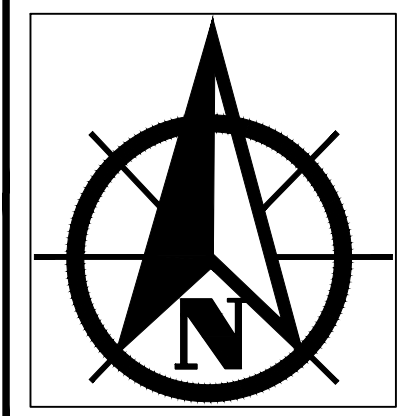
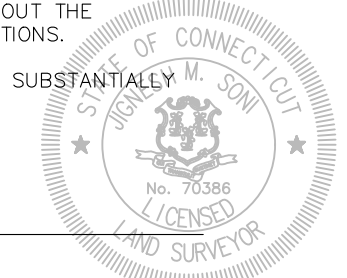
Date: _____

Expiration Date: _____

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



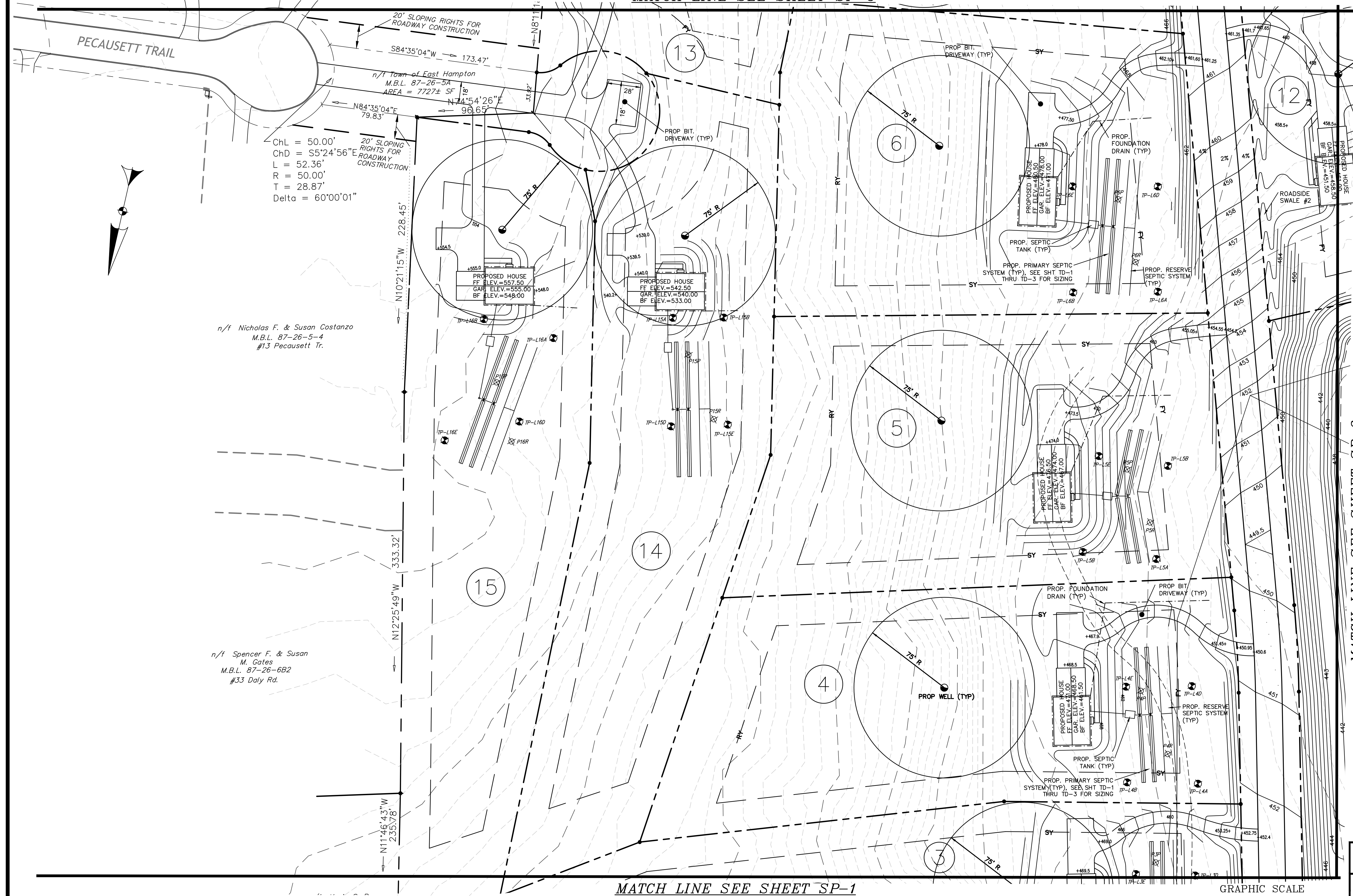
CT LAND SURVEYING, LLC

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: JSONI2@YAHOO.COM

#	DATE	DESCRIPTION

MATCH LINE SEE SHEET SP-5



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

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-2

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman
 Date: _____

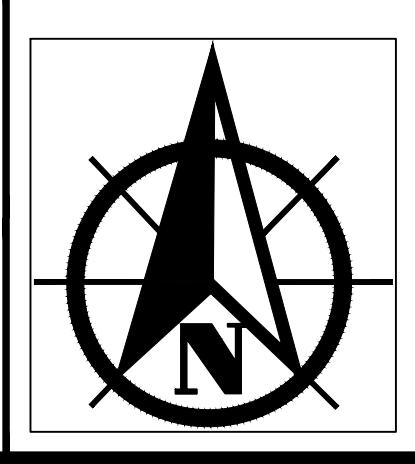
Expiration Date: _____
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Approved by the East Hampton Inland Wetlands & Watercourse Agency
 Final Approval _____ Chairman
 Date: _____
 Expiration Date: _____

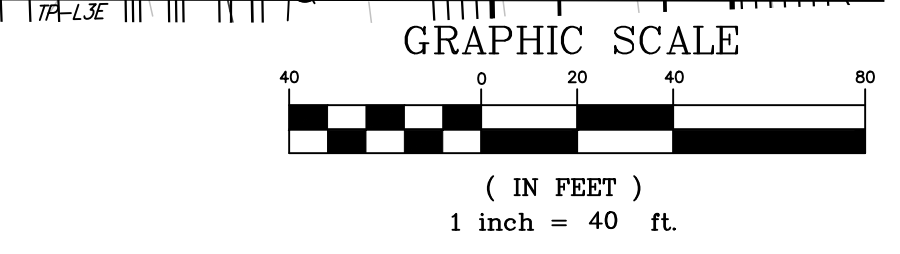
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Jignesh M. Soni
 JIGNESH M. SONI, P.L.S. 70386

MAP REFERENCE:

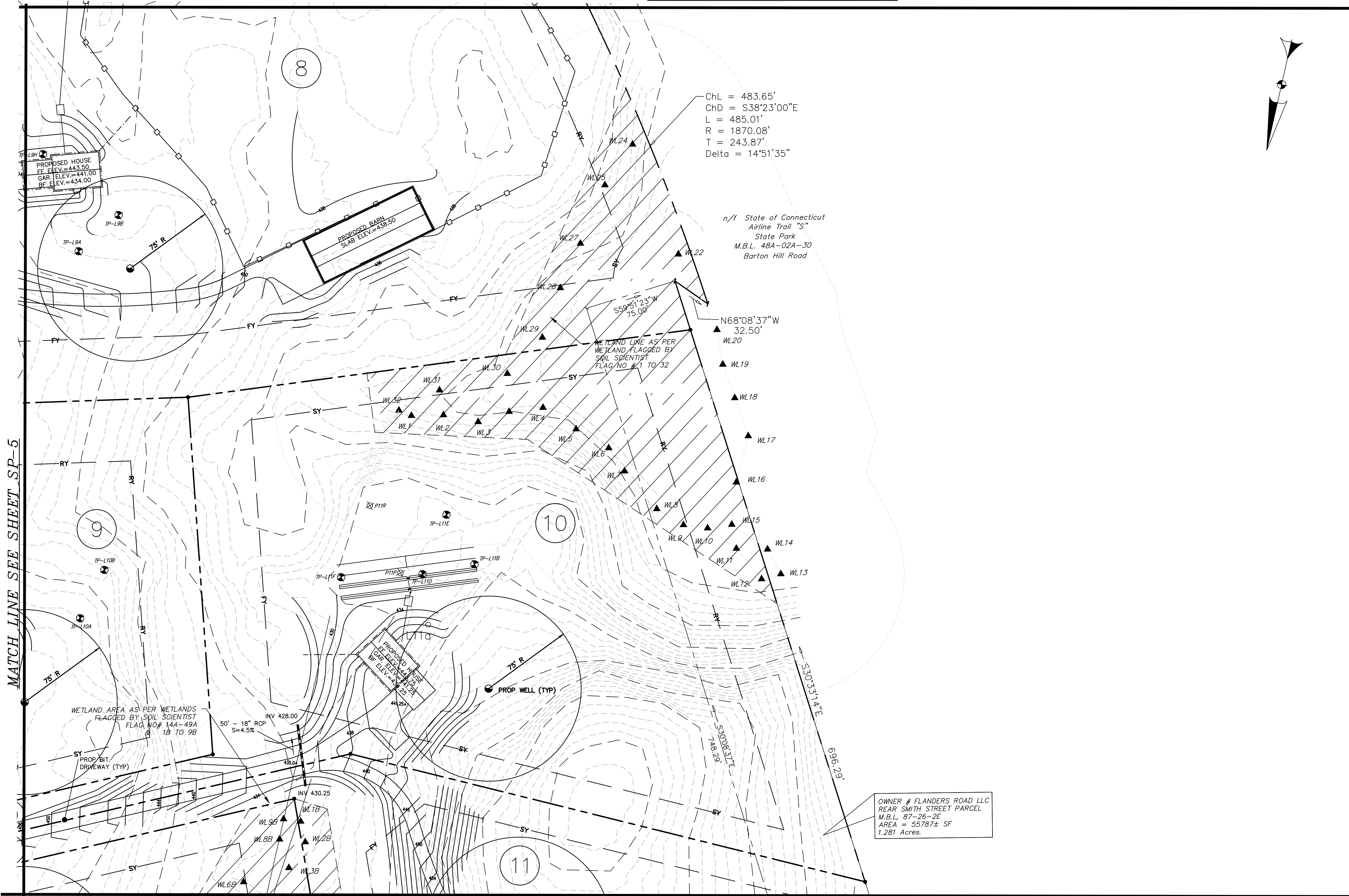
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#	DATE	DESCRIPTION



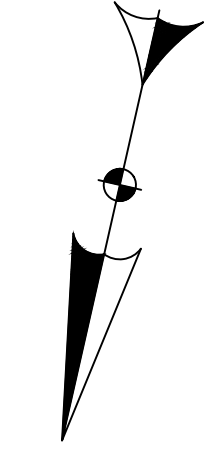
ChL = 483.65'
 ChD = S38°23'00\"E
 L = 485.01'
 R = 1870.08'
 T = 243.87'
 Delta = 14°51'35\"

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

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

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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Final Approval _____ Chairman

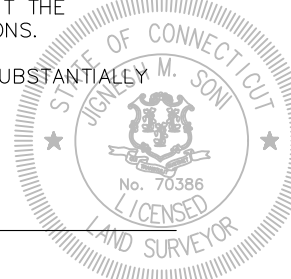
Date: _____

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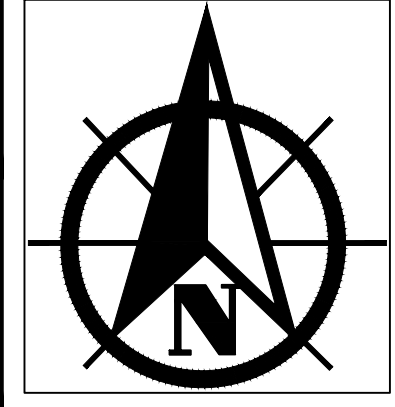
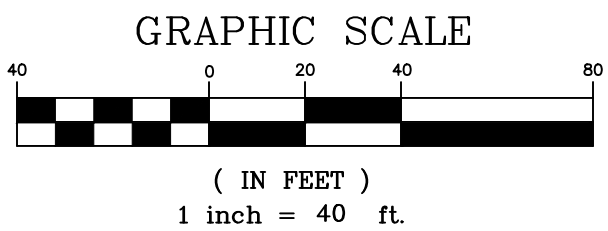
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Jignesh M. Soni
 JIGNESH M. SONI, P.L.S. 70386



MAP REFERENCE:

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 LAND SURVEYING / LAND PLANNING

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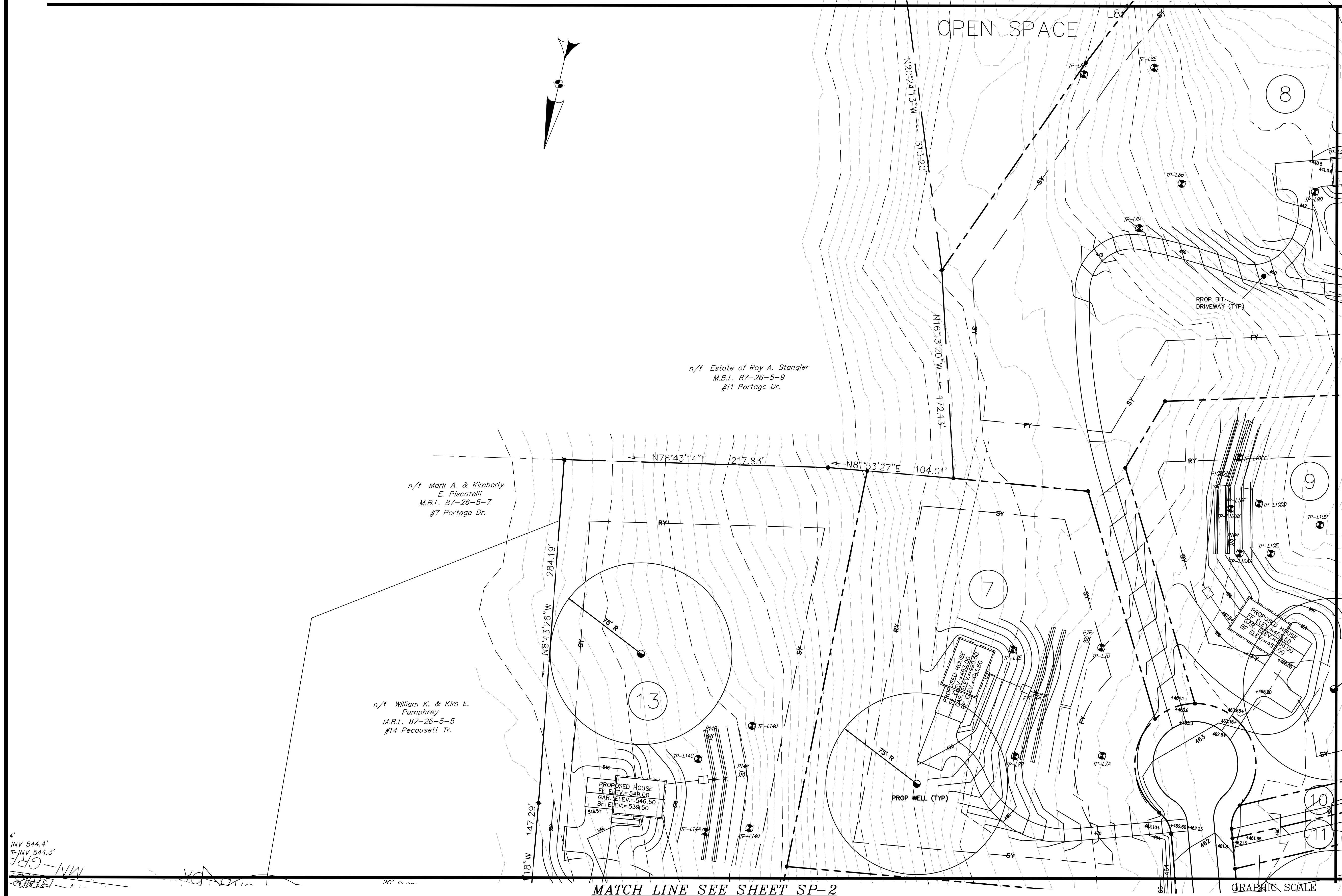
#	DATE	DESCRIPTION

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



MATCH LINE SEE SHEET SP-4

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

GRADING AND EROSION CONTROL PLAN

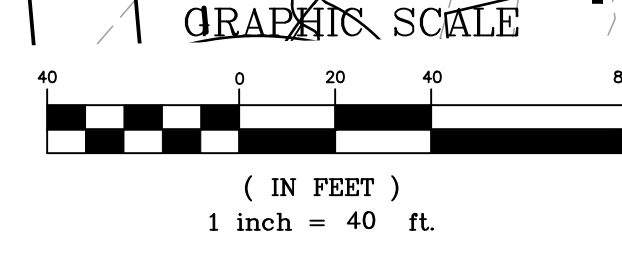
HOME ACRES ESTATES
 PROPERTY OF FLANDERS ROAD ESTATES, LLC
 FLANDERS ROAD
 EAST HAMPTON, CONNECTICUT

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

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

MAP REFERENCE:

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Final Approval _____ Chairman
 Date: _____

Expiration Date: _____

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Final Approval _____ Chairman
 Date: _____

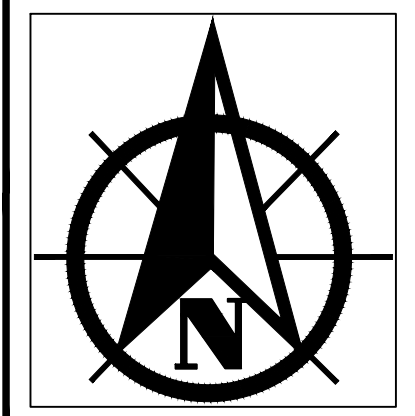
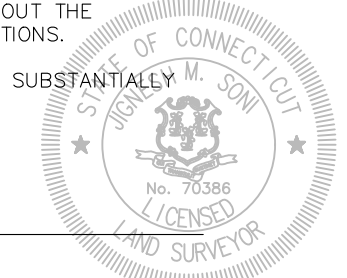
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Jignesh M. Soni

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CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
 LAND SURVEYING / LAND PLANNING

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

#	DATE	DESCRIPTION

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: RAND SUBDIVISION
Location: MAP 26 BLOCK 87 LOT 6 FLANDERS ROAD EAST HAMPTON

DATE: 3/16/2023

DEEP TEST PIT DATASOIL DESCRIPTIONS

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-3" Topsoil 3'-30" Brown fine sandy loam 30"-71" Red sandy loam	0'-3" Topsoil 3'-30" Brown fine sandy loam 30"-71" Red sandy loam	0'-3" Topsoil 3'-30" Brown fine sandy loam 30"-71" Red sandy loam	0'-3" Topsoil 3'-30" Brown fine sandy loam 30"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

COMMENTS: Concern with test pit 1A due to the presence of clay. Test pit 1B to be used as gradient of 10' and to be re-evaluated test pit 1C.

Groundwater Table: (Near max, below max, etc.) None Max
Soil Moisture (High, medium, low, etc.): Medium to High

DEEP TEST PIT DATASOIL DESCRIPTIONS

DATE: 5/1/2023

TEST PIT: 2A	TEST PIT: 2B	TEST PIT: 2C	TEST PIT: 2D
0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: RAND SUBDIVISION
Location: MAP 26 BLOCK 87 LOT 6 FLANDERS ROAD EAST HAMPTON

DATE: 3/16/2023

DEEP TEST PIT DATASOIL DESCRIPTIONS

TEST PIT: 5A	TEST PIT: 5B	TEST PIT: 5C	TEST PIT: 5D
0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

COMMENTS: P.E. TO LOOK AT DESIGNING FOR A CURTAIN DRAIN

Groundwater Table: (Near max, below max, etc.) None Max
Soil Moisture (High, medium, low, etc.): High

DEEP TEST PIT DATASOIL DESCRIPTIONS

DATE: 5/1/2023

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: RAND SUBDIVISION
Location: MAP 26 BLOCK 87 LOT 6 FLANDERS ROAD EAST HAMPTON

DATE: May 4, 2023

DEEP TEST PIT DATASOIL DESCRIPTIONS

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge

Groundwater Table: (Near max, below max, etc.) None Max
Soil Moisture (High, medium, low, etc.): Low to medium

DEEP TEST PIT DATASOIL DESCRIPTIONS

DATE: June 1, 2023

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-10" Topsoil 10"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-10" Topsoil 10"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-10" Topsoil 10"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-10" Topsoil 10"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: RAND SUBDIVISION
Location: MAP 26 BLOCK 87 LOT 6 FLANDERS ROAD EAST HAMPTON

DATE: 5/1/2023

DEEP TEST PIT DATASOIL DESCRIPTIONS

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

COMMENTS: Bottom of system shall be 24" above non-typical ledge

Groundwater Table: (Near max, below max, etc.) None Max
Soil Moisture (High, medium, low, etc.): Low

DEEP TEST PIT DATASOIL DESCRIPTIONS

DATE: 5/1/2023

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: RAND SUBDIVISION
Location: MAP 26 BLOCK 87 LOT 6 FLANDERS ROAD EAST HAMPTON

DATE: April 6, 2023

DEEP TEST PIT DATASOIL DESCRIPTIONS

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge

Groundwater Table: (Near max, below max, etc.) None Max
Soil Moisture (High, medium, low, etc.): Low

DEEP TEST PIT DATASOIL DESCRIPTIONS

DATE: April 6, 2023

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-9" Topsoil 9"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

HOME ACRE ESTATES PERC TESTS
TESTING DONE ON 'odd dots' BY JAMES SIPPERY
CERTIFIED SOILS SCIENTIST

LOT 1 PRIMARY	LOT 1 RESERVE	LOT 9 PRIMARY	LOT 9 RESERVE
1 1:31 5.0"	1 1:31 5.5"	1 11:35 5.0"	1 11:37 2.5"
2 1:43 5.75"	2 1:47 6.5"	2 11:47 9.0"	2 11:49 5.25"
3 1:55 8.0"	3 1:55 8.0"	3 11:59 12.0"	3 12:01 7.0"
4 2:07 7.0"	4 2:07 8.75"	4 12:11 9.0"	4 12:13 9.0"
5 2:19 9.0"	5 2:19 9.25"	5 12:23 18.5"	5 12:25 11.5"
		6 12:35 20.0"	6 12:37 13.0"
		7 12:47 12.0"	7 12:49 15.0"

RATE = 16 MIN RATE = 24 MIN RATE = 6 MIN RATE = 6 MIN

LOT 2 PRIMARY	LOT 2 RESERVE	LOT 10 PRIMARY	LOT 10 RESERVE
1 1:42 10.0"	1 1:39 7.5"	1 TIME DEPTH	1 TIME DEPTH
2 1:54 12.0"	2 1:51 9.5"	2 11:27 3.5"	2 11:29 3.0"
3 2:08 13.5"	3 2:03 10.5"	3 11:39 6.5"	3 11:41 5.5"
4 2:18 15.0"	4 2:15 12.0"	4 11:51 11.75"	4 11:53 7.0"
5 2:30 17.0"	5 2:27 12.75"	5 12:03 20.0"	5 12:05 9.0"
		6 11:15 22.0"	6 11:17 11.5"
		7 11:27 14.0"	7 11:29 13.0"

RATE = 8 MIN RATE = 16 MIN RATE = 6 MIN RATE = 6 MIN

LOT 3 PRIMARY	LOT 3 RESERVE	LOT 11 PRIMARY	LOT 11 RESERVE
1 1:51 9.5"	1 1:47 9.0"	1 TIME DEPTH	1 TIME DEPTH
2 2:03 15.0"	2 1:59 11.0"	2 11:22 4.5"	2 11:24 3.5"
3 2:15 23.0"	3 2:11 12.5"	3 11:34 7.5"	3 11:36 8.0"
4 2:27 24.0" EMPTY	4 2:22 14.0"	4 11:46 9.5"	4 11:48 9.5"
	5 2:35 15.75"	5 11:58 11.0"	5 12:00 11.0"
		6 11:10 12.5"	6 11:12 11.0"
		7 11:22 14.0"	7 11:24 13.0"
		8 11:34 16.0"	8 11:36 15.0"

RATE = 1.8 MIN USE 5.0" RATE = 20 MIN RATE = 6 MIN RATE = 6 MIN

LOT 4 PRIMARY	LOT 4 RESERVE	LOT 12 PRIMARY	LOT 12 RESERVE
1 1:58 12.0"	1 1:54 9.0"	1 TIME DEPTH	1 TIME DEPTH
2 2:10 18.0"	2 2:06 10.5"	2 11:20 6.5"	2 11:22 4.5"
3 2:22 24.0" EMPTY	3 2:18 11.0"	3 11:32 8.5"	3 11:34 7.0"
	4 2:32 14.0"	4 11:44 10.0"	4 11:46 8.5"
	5 2:42 12.75"	5 11:56 14.0"	5 11:58 11.0"
		6 12:10 16.0"	6 12:12 12.5"
		7 12:12 16.0"	7 12:14 12.5"

RATE = 2 MIN USE 5.0" RATE = 16 MIN RATE = 6 MIN RATE = 8 MIN

LOT 5 PRIMARY	LOT 5 RESERVE	LOT 13 PRIMARY	LOT 13 RESERVE
1 2:12 13.0"	1 2:05 7.0"	1 TIME DEPTH	1 TIME DEPTH
2 2:24 15.0"	2 2:17 10.75"	2 11:08 4.5"	2 11:10 3.0"
3 2:36 18.0"	3 2:29 13.0"	3 11:20 6.5"	3 11:22 4.5"
4 2:48 18.0"	4 2:41 15.0"	4 11:32 8.5"	4 11:34 7.0"
5 3:00 21.0"	5 2:53 18.0"	5 11:44 10.0"	5 11:46 8.5"
		6 11:56 14.0"	6 11:58 11.0"
		7 12:10 16.0"	7 12:12 12.5"

RATE = 12 MIN RATE = 6 MIN RATE = 6 MIN RATE = 8 MIN

LOT 6 PRIMARY	LOT 6 RESERVE	LOT 14 PRIMARY	LOT 14 RESERVE
1 11:07 4.25"	1 11:09 7.75"	1 TIME DEPTH	1 TIME DEPTH
2 11:19 6.75"	2 11:21 11.50"	2 11:08 4.5"	2 11:10 3.0"
3 11:31 9.5"	3 11:33 14.75"	3 11:20 6.5"	3 11:22 4.5"
4 11:43 10.75"	4 11:45 17.0"	4 11:32 8.5"	4 11:34 7.0"
5 11:55 13.5"	5 11:57 20.0"	5 11:44 10.0"	5 11:46 8.5"
		6 11:56 14.0"	6 11:58 11.0"
		7 12:10 16.0"	7 12:12 12.5"

RATE = 6.8 MIN RATE = 5.3 MIN RATE = 12 MIN RATE = 8 MIN

LOT 7 PRIMARY	LOT 7 RESERVE	LOT 15 PRIMARY	LOT 15 RESERVE
1 10:54 4.0"	1 10:54 6.5"	1 TIME DEPTH	1 TIME DEPTH
2 11:04 6.0"	2 11:06 9.0"	2 11:08 4.5"	2 11:10 3.0"
3 11:16 7.5"	3 11:18 10.0"	3 11:20 6.5"	3 11:22 4.5"
4 11:28 8.5"	4 11:30 11.5"	4 11:32 8.5"	4 11:34 7.0"
5 11:40 10.0"	5 11:42 13.5"	5 11:44 10.0"	5 11:46 8.5"
		6 11:56 14.0"	6 11:58 11.0"
		7 12:10 16.0"	7 12:12 12.5"

RATE = 12 MIN RATE = 8 MIN RATE = 12 MIN RATE = 9.6 MIN

LOT 8 PRIMARY	LOT 8 RESERVE	LOT 16 PRIMARY	LOT 16 RESERVE
1 11:31 9.0"	1 11:29 4.5"	1 2:27 6.5"	1 2:44 6"
2 11:43 11.0"	2 11:41 8.0"	2 2:29 10.0"	2 2:56 8.5"
3 11:55 12.0"	3 11:53 9.75"	3 3:11 13.0"	3 3:08 12.5"
4 12:07 14.0"	4 12:05 12.0"	4 3:23 14.5"	4 3:20 12.5"
5 12:19 1.5"	5 12:17 14.0"	5 3:35 16.0"	5 3:32 14.0"
6 12:31 18.5"	6 12:29 18.0"	6 3:47 17.5"	6 3:44 15.5"
7 12:43 20.0"	7 12:41 18.25"	7 3:59 18.5"	7 3:54 16.75"

RATE = 8 MIN RATE = 6.8 MIN RATE = 12 MIN RATE = 9.6 MIN

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: RAND SUBDIVISION
Location: MAP 26 BLOCK 87 LOT 6 FLANDERS ROAD EAST HAMPTON

DATE: 3/16/2023

DEEP TEST PIT DATASOIL DESCRIPTIONS

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge

Groundwater Table: (Near max, below max, etc.) None Max
Soil Moisture (High, medium, low, etc.): Low

DEEP TEST PIT DATASOIL DESCRIPTIONS

DATE: 5/1/2023

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: RAND SUBDIVISION
Location: MAP 26 BLOCK 87 LOT 6 FLANDERS ROAD EAST HAMPTON

DATE: 5/1/2023

DEEP TEST PIT DATASOIL DESCRIPTIONS

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam	0'-14" Topsoil 14"-25" Brown fine sandy loam 25"-55" Red sandy loam 55"-77" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

COMMENTS: PE needs to consider curtain drain

Groundwater Table: (Near max, below max, etc.) None Max
Soil Moisture (High, medium, low, etc.): Medium to Low

DEEP TEST PIT DATASOIL DESCRIPTIONS

DATE: May 4, 2023

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM

Property Owner: RAND SUBDIVISION
Location: MAP 26 BLOCK 87 LOT 6 FLANDERS ROAD EAST HAMPTON

DATE: May 4, 2023

DEEP TEST PIT DATASOIL DESCRIPTIONS

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam
Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None	Mottles: None GW: 48" Ledge: None Roots: None Restrictive: None

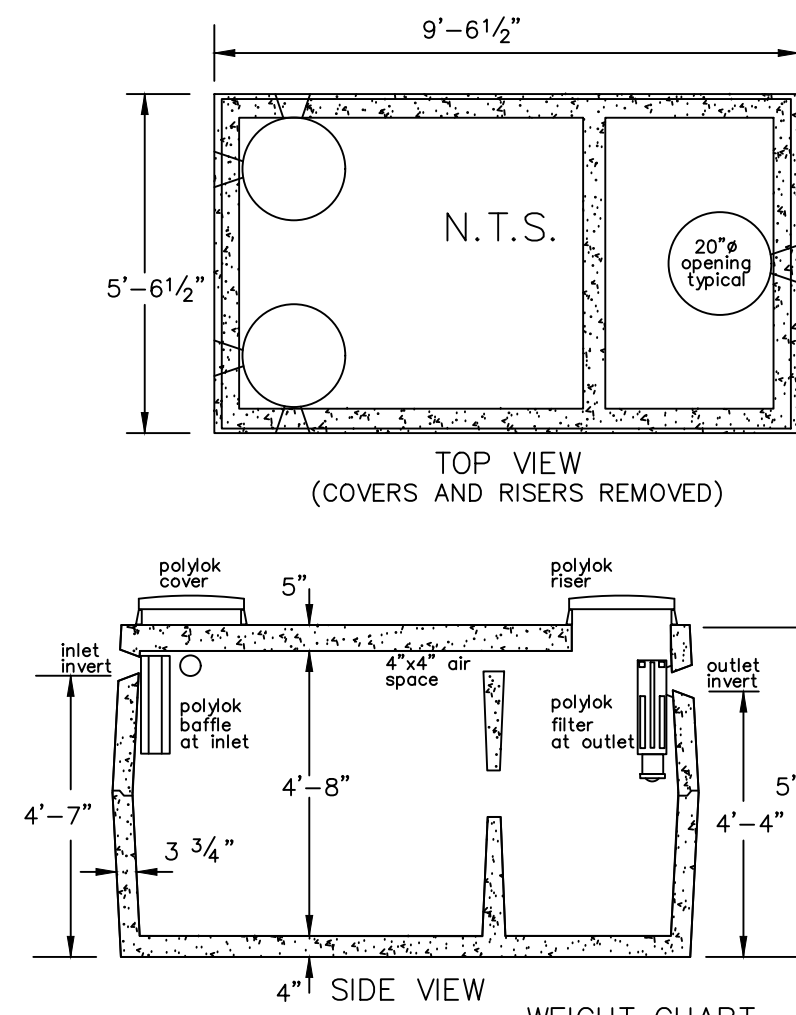
COMMENTS: LOT NOT SUITABLE, LESS THAN 10" OF SUITABLE MATERIAL OVER LEDGE

Groundwater Table: (Near max, below max, etc.) None Max
Soil Moisture (High, medium, low, etc.): None Max

DEEP TEST PIT DATASOIL DESCRIPTIONS

DATE: May 4, 2023

TEST PIT: 1A	TEST PIT: 1B	TEST PIT: 1C	TEST PIT: 1D
0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam	0'-5" Topsoil 5"-25" Brown fine sandy loam 25"-48" Red sandy loam 48"-71" Red sandy loam</



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

WEIGHT CHART

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

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

Quick4^{PLUS}
The Quick4^{PLUS} High Capacity Chamber

Quick4 Plus™ Series
The Quick4 Plus High Capacity Chamber offers maximum strength through its two center structural columns. This chamber can be installed in a 36-inch-wide trench. Like the original line of Quick4 chambers, it offers advanced contouring capability with its Contour Swivel Connection™ which permits turns up to 15-degrees, right or left. It is also available in four-foot lengths to provide optimal installation flexibility. The Quick4 Plus All-in-One 12 Endcap, and the Quick4 Periscope are available with this chamber, providing increased flexibility in system configurations.



Quick4 Plus High Capacity Chamber Specifications

Size	34" W x 53" H x 14" D (864 mm x 1346 mm x 356 mm)
Effective Length	48" (1219 mm)
Louver Height	12" (305 mm)
Storage Capacity	54 gal (204 L)
Invert Height	0.8" (20 mm), 5.3" (135 mm), 8.0" (203 mm), 12.7" (323 mm)

APPROVED in _____



Quick4 Plus High Capacity Chamber Benefits:

- Two center structural columns offer increased stability and superior strength
- Advanced contouring connections
- Latching mechanism allows for quick installation
- Four-foot chamber lengths are easy to handle and install
- Supports wheel loads of 16,000 lbs/axle with 12" of cover

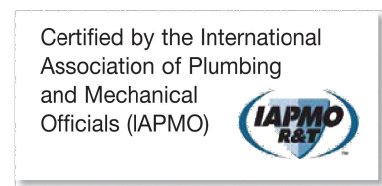


Quick4 Plus All-in-One 12 Endcap Benefits:

- May be used at the end of chamber row for an inlet/outlet or can be installed mid-trench
- Mid-trench connection feature allows construction of chamber rows with center feed, as an alternative to inletting at the ends of chamber rows
- Center-feed connection allows for easy installation of serial distribution systems
- Pipe connection options include sides, ends or top

Quick4 Plus All-in-One Periscope Benefits:

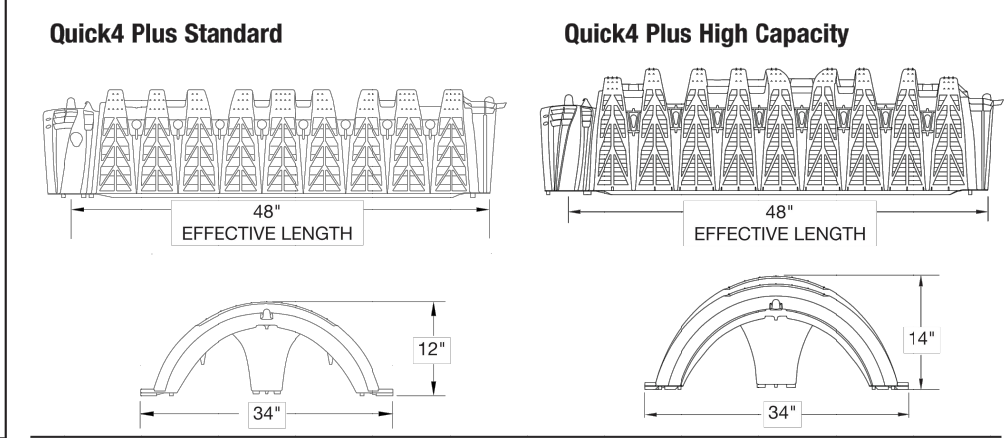
- Allows for raised invert installations
- 180° directional inletting
- 12" raised invert is ideal for serial applications



- Materials and Equipment Needed**
- Quick4 Plus chambers
 - Quick4 Plus All-in-One 12 Endcaps
 - PVC pipe and couplings
 - Backhoe
 - Laser, transit or level
 - Shovel and rake
 - Tape measure
 - Screwdriver or utility knife
 - Hole saw
 - 2-inch drywall screws*
 - Screw gun*
 - Small valve-cover box*
 - 4-inch cap for inspection port*
 - Optional
- These guidelines for construction machinery must be followed during installation.**
- Avoid direct contact with chambers when using construction equipment. Chambers require a 12-inch minimum of compacted cover to support a wheel load rating of 16,000 lbs/axle or equivalent to an ASHTO H-10 load rating.
 - Only drive across the trenches when necessary. Never drive down the length of the trenches.
 - To avoid additional soil compaction, never drive heavy vehicles over the completed system.

Quick4 Plus Standard and Quick4 Plus High Capacity Installation Instructions

Quick4 Plus Standard and Quick4 Plus High Capacity chambers may only be installed according to State and/or local regulations. If unsure of the installation requirements for a particular site, contact the local health department. Like conventional systems, the soil and site conditions must be properly sized to installation. Conduct a thorough site evaluation to determine the approved sizing and siting of the system before installation.



- EXCAVATING AND PREPARING THE SITE**
- NOTE: As is the case with conventional systems, do not install the systems in wet conditions or in overly moist soils, as this causes machinery to smear the soil.
- Stake out location of trenches and lines. Set elevations of the tank, pipe, and trench bottom.
 - Install sedimentation and erosion control measures. Temporary drainage swales/berms may be installed to protect the site during rainfall events.
 - Excavate and level 3-foot-wide trenches with proper center-to-center separation. Verify trenches are level or have prescribed slope.
- NOTE: Over excavate the trench width in areas where you are planning to contour.
- Rake bottom and sides if smearing has occurred while excavating. Remove any large stones and other debris. Do not use the bucket teeth to rake the trench bottom.
 - Verify that each trench is level using a level, transit, or laser.

- INSTALLING THE SYSTEM**
- Check the header pipe to be sure it is level or has the prescribed slope.
 - Set the invert height as specified in the design from the bottom of the inlet.
 - Place the first chamber in the trench.
 - Place the back edge of the endcap over the inlet end of
- on front or side of endcap using center point marking (see illustration) as a guide.
- QUICK4 PLUS ALL-IN-ONE 12 ENDCAP DRILL LOCATIONS:**
- Drill endcap.
 - Snap off the molded splash plate located on the bottom front of the endcap.
 - Install splash plate into the appropriate slots below inlet to prevent trench bottom erosion.
- the first chamber. Be sure to line up the locking pins on the top of both the chamber and endcap.
- Insert the inlet pipe 2.5 inches into the opening on the endcap.
 - Lift and place the end of the next chamber onto the previous chamber by holding it at a 45-degree angle. Line up the chamber end between the connector hook and locking pin at the top of the first chamber. Lower the chamber to the ground to connect the chambers.
 - Connect chambers.

- PREPARING THE QUICK4 PLUS ALL-IN-ONE 12 ENDCAPS**
- NOTE: The Quick4 Plus All-in-One 12 Endcap is compatible with the Quick4 Plus Standard and Quick4 Plus High Capacity chambers, and can be used on either end of the trench, depending upon the installer's preference and configuration requirements.
- With a hole saw drill a 4 1/2-inch opening
- NOTE: When the chamber end is placed between the connector hook and locking pin at a 45-degree angle, the pin will be visible from the back side of the chamber.
- NOTE: The connector hook serves as a guide to ensure proper connection and does not add structural integrity to chamber joint. Broken hooks will not affect the structure or void the warranty.

Contact Infiltrator Water Technologies 1-800-221-4436 for additional technical and product information.

MLSS CALCULATION PER LOT

LOT 1
HYDRAULIC GRADIENT = 18%
DEPTH RESTRICTIVE LAYER = 37"
PERCOLATION RATE = 17/16.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 16
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = 16 x 1.75 x 1.25 = 35'
MLSS (IN FEET) PROVIDED = 104'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 788 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 811.2 SQUARE FEET
208 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 2
HYDRAULIC GRADIENT = 11%
DEPTH RESTRICTIVE LAYER = 33"
PERCOLATION RATE = 17/16.0 MINUTES (RESERVE)
HYDRAULIC FACTOR (HF) = 20
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = 20 x 1.75 x 1.25 = 43.75'
MLSS (IN FEET) PROVIDED = 104'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 788 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 811.2 SQUARE FEET
208 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 3
HYDRAULIC GRADIENT = 8%
DEPTH RESTRICTIVE LAYER = 32"
PERCOLATION RATE = 17/8.0 MINUTES (RESERVE)
HYDRAULIC FACTOR (HF) = 26
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = 26 x 1.75 x 1.25 = 45.5
MLSS (IN FEET) PROVIDED = N/A

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 655 SQUARE FEET
168 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 4
HYDRAULIC GRADIENT = 10%
DEPTH RESTRICTIVE LAYER = 41"
PERCOLATION RATE = 17/16.0 MINUTES (RESERVE)
HYDRAULIC FACTOR (HF) = 20
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = 20 x 1.75 x 1.25 = 43.75'
MLSS (IN FEET) PROVIDED = 104'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 788 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 811.2 SQUARE FEET
208 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 5
HYDRAULIC GRADIENT = 11%
DEPTH RESTRICTIVE LAYER = 30"
PERCOLATION RATE = 17/12.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 24
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = 24 x 1.75 x 1.25 = 52.5
MLSS (IN FEET) PROVIDED = N/A

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 788 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 592 SQUARE FEET
152 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 6
HYDRAULIC GRADIENT = 5%
DEPTH RESTRICTIVE LAYER = 31"
PERCOLATION RATE = 17/6.8 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 28
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF x FF x PF = 28 x 1.75 x 1.00 = 49'
MLSS (IN FEET) PROVIDED = 80'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 624 SQUARE FEET
160 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 7
HYDRAULIC GRADIENT = 12%
DEPTH RESTRICTIVE LAYER = 30"
PERCOLATION RATE = 17/12.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 24
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = 24 x 1.75 x 1.25 = 52.5'
MLSS (IN FEET) PROVIDED = 68'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 788 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 795 SQUARE FEET
204 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 8
HYDRAULIC GRADIENT = 3%
DEPTH RESTRICTIVE LAYER = 20"
PERCOLATION RATE = 17/8.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 54
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF x FF x PF = 54 x 1.75 x 1.00 = 94.5'
MLSS (IN FEET) PROVIDED = 64' MIN

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 725 SQUARE FEET
204 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 9
HYDRAULIC GRADIENT = 21%
DEPTH RESTRICTIVE LAYER = 50"
PERCOLATION RATE = 17/6.0 MINUTES (PRIME & RESERVE)
HYDRAULIC FACTOR (HF) = 10
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF x FF x PF = 10 x 1.75 x 1.00 = 17.5'
MLSS (IN FEET) PROVIDED = 104'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 811.2 SQUARE FEET
208 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 10
HYDRAULIC GRADIENT = 2.5%
DEPTH RESTRICTIVE LAYER = 69"
PERCOLATION RATE = 17/6.0 MINUTES (PRIME & RESERVE)
HYDRAULIC FACTOR (HF) = N/A
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF x FF x PF = N/A
MLSS (IN FEET) PROVIDED = 104'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 811.2 SQUARE FEET
208 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 11
HYDRAULIC GRADIENT = 14%
DEPTH RESTRICTIVE LAYER = 37"
PERCOLATION RATE = 17/6.0 MINUTES (PRIME & RESERVE)
HYDRAULIC FACTOR (HF) = 18
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF x FF x PF = 18 x 1.75 x 1.00 = 31.5
MLSS (IN FEET) PROVIDED = N/A

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 655 SQUARE FEET
168 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 12
HYDRAULIC GRADIENT = 8%
DEPTH RESTRICTIVE LAYER = 32"
PERCOLATION RATE = 17/8.0 MINUTES (PRIME & RESERVE)
HYDRAULIC FACTOR (HF) = 26
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF x FF x PF = 26 x 1.75 x 1.25 = 45.5'
MLSS (IN FEET) PROVIDED = 104'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 811.2 SQUARE FEET
208 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 13
HYDRAULIC GRADIENT = 11%
DEPTH RESTRICTIVE LAYER = NA
PERCOLATION RATE = 17/12.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = N/A
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = N/A
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = N/A
MLSS (IN FEET) PROVIDED = N/A

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 788 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 592 SQUARE FEET
152 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 14
HYDRAULIC GRADIENT = 12.5%
DEPTH RESTRICTIVE LAYER = 72"
PERCOLATION RATE = 17/13.7 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = N/A
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = N/A
MLSS (IN FEET) PROVIDED = 80'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 788 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 624 SQUARE FEET
160 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 15
HYDRAULIC GRADIENT = 4%
DEPTH RESTRICTIVE LAYER = 35"
PERCOLATION RATE = 17/12.0 MINUTES
HYDRAULIC FACTOR (HF) = 30
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF x FF x PF = 28 x 1.75 x 1.25 = 65.625'
MLSS (IN FEET) PROVIDED = 68'

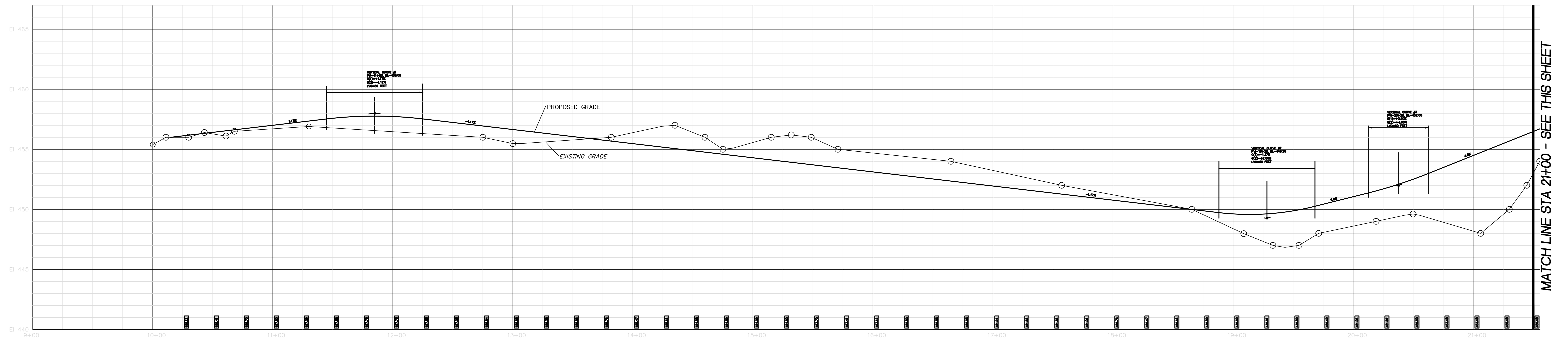
PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 788 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 795 SQUARE FEET
204 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

SEPTIC DESIGN DATA AND DETAILS
HOME ACRE ESTATES
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

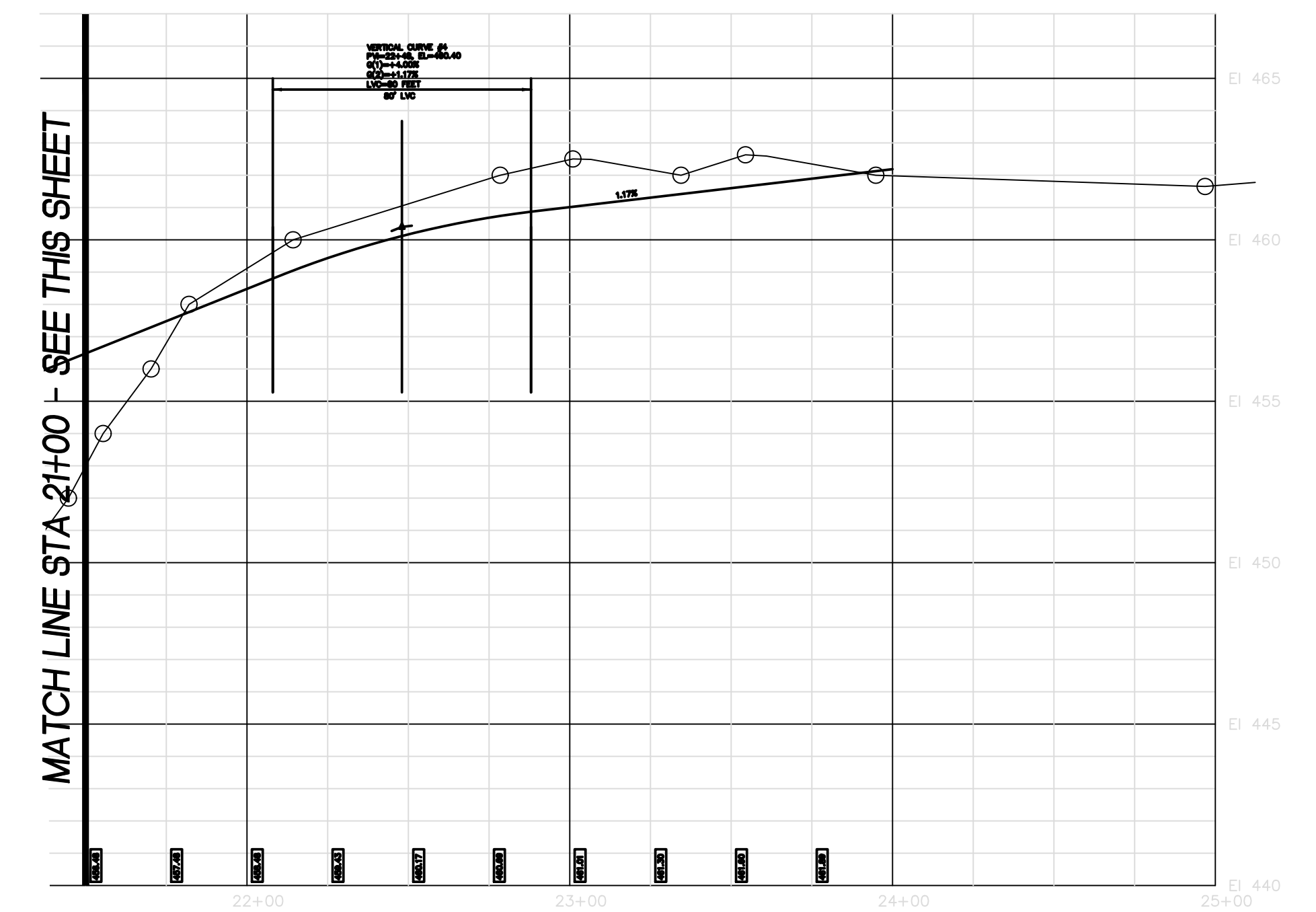
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

#	DATE	DESCRIPTION
		REVISIONS

DATE:	7/19/2023	SCALE:	NTS	SHT #:	TD-2
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PRELIMINARY ROAD PROFILE



Approved by the East Hampton Planning & Zoning Commission

Final Approval _____
Chairman

Date: _____

Expiration Date: _____

Approved by the East Hampton Inland Wetlands & Watercourse Agency

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.

PROPERTY OWNER/APPLICANT:

Flanders Road Estates, LLC
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	45	1.05
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	1/15		2/15		
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 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

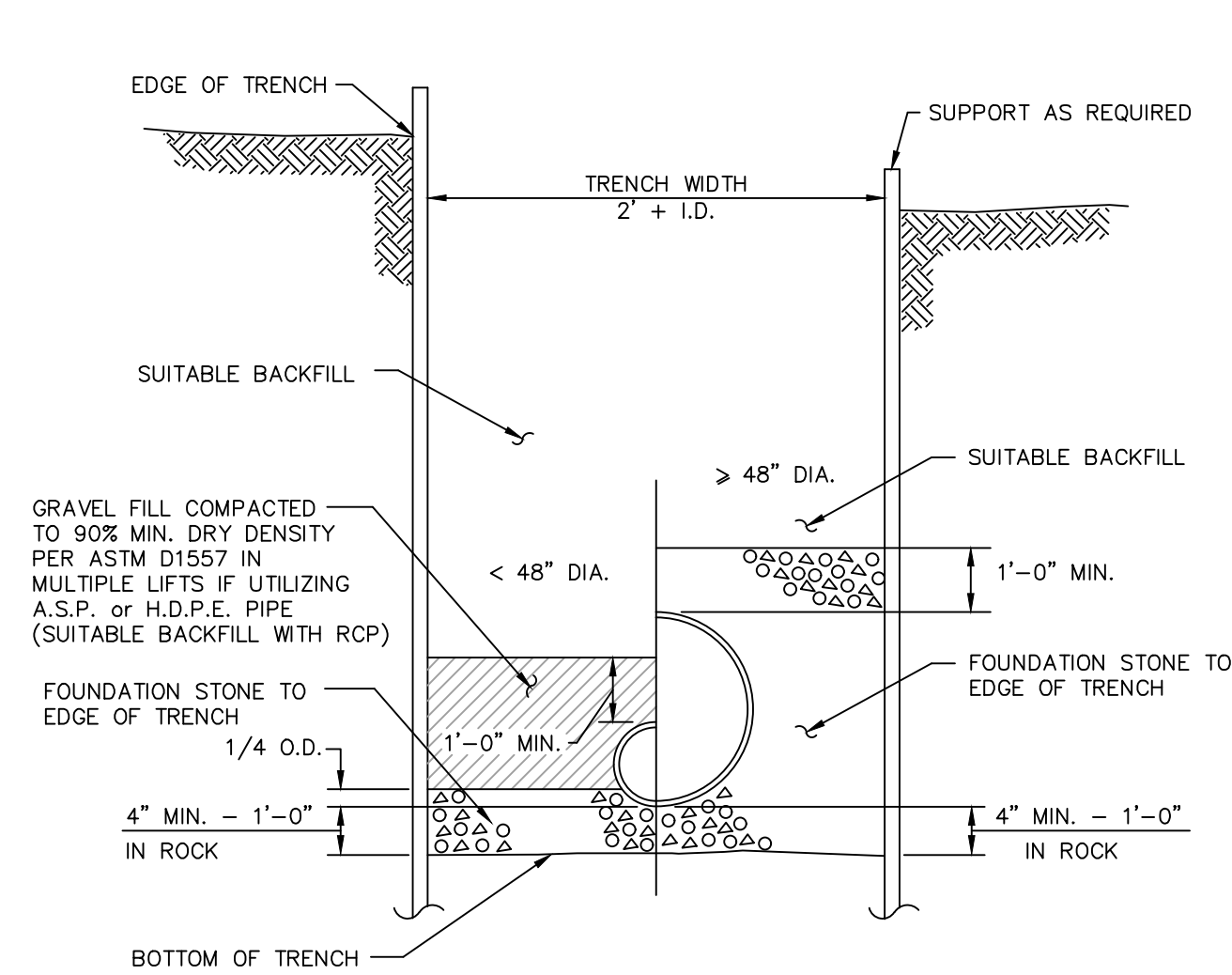
- Construction of individual lots will vary upon future sale, but the following guidelines shall be followed.
- All erosion control measures shall be in place and inspected prior to start of construction.
- STOCKPILE AREAS: Loom and fill stockpile areas shall be seeded per the temporary seeding schedule 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:

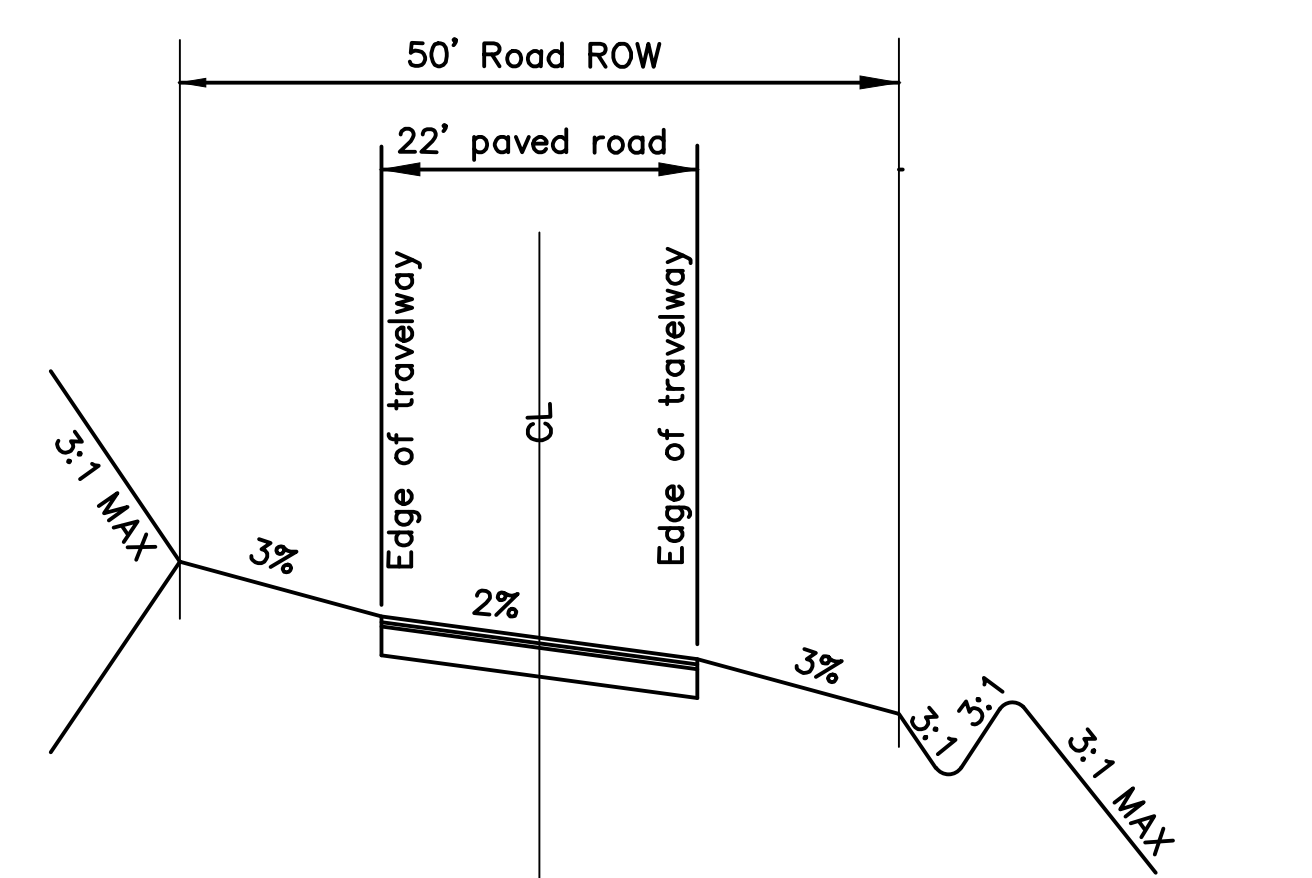
- THE BUILDING SEWER PIPE SHALL BE 4" SCH 40 PVC SET AT A MINIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES.
- THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,250 GALLONS. THE TANK SHALL 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:

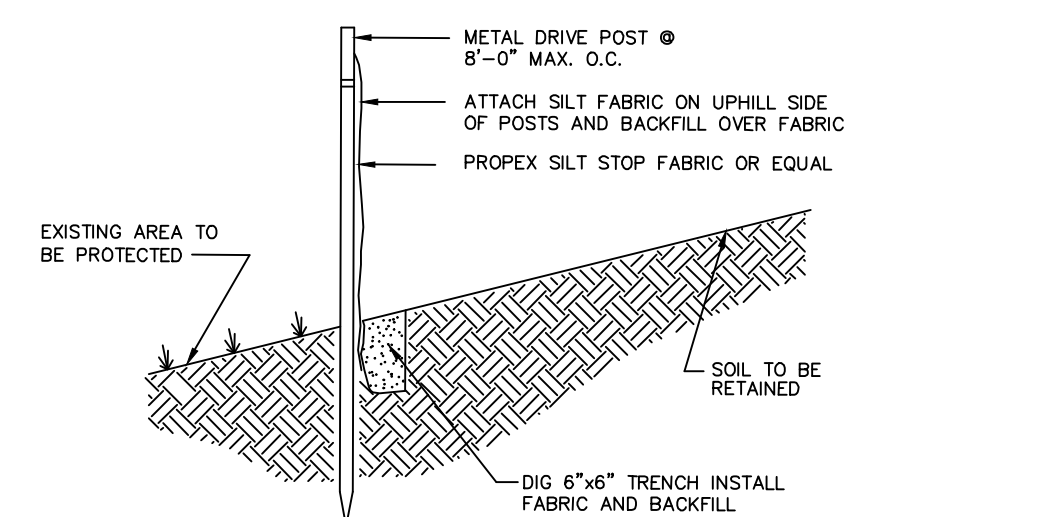
SIEVE	DRY SIEVE (% PASSING)
# 4	100%
# 10	70-100%
# 40	10-75%
#100	0-5%
#200	0-2.5%
- GEOTEXTILE, WHEN SPECIFIED, SHALL BE NON-WOVEN FABRIC CONFORMING TO ASTM D 5261, ASTM D 4941 AND ASTM D 4533 MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.



TYPICAL STORM SEWER TRENCH SECTION
N.T.S.

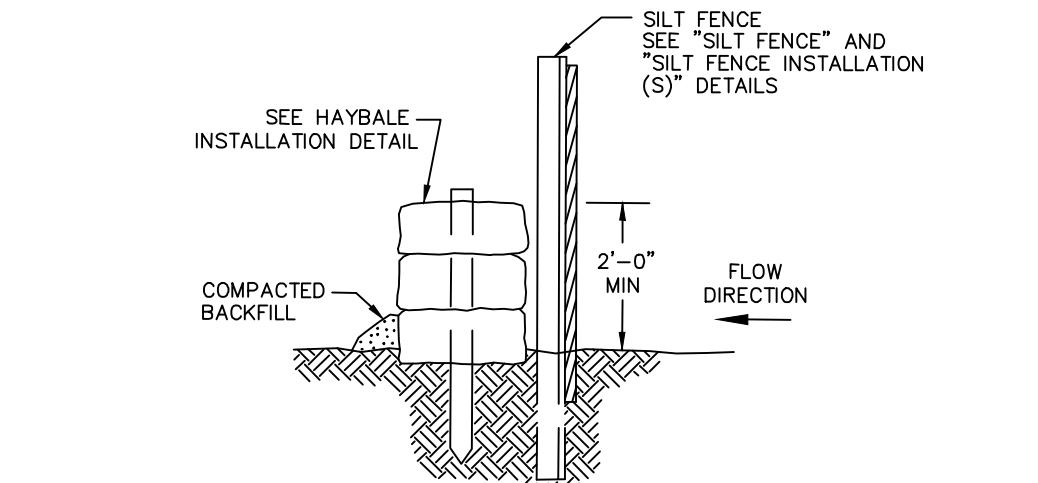


PRIVATE ROAD SECTION
N.T.S.

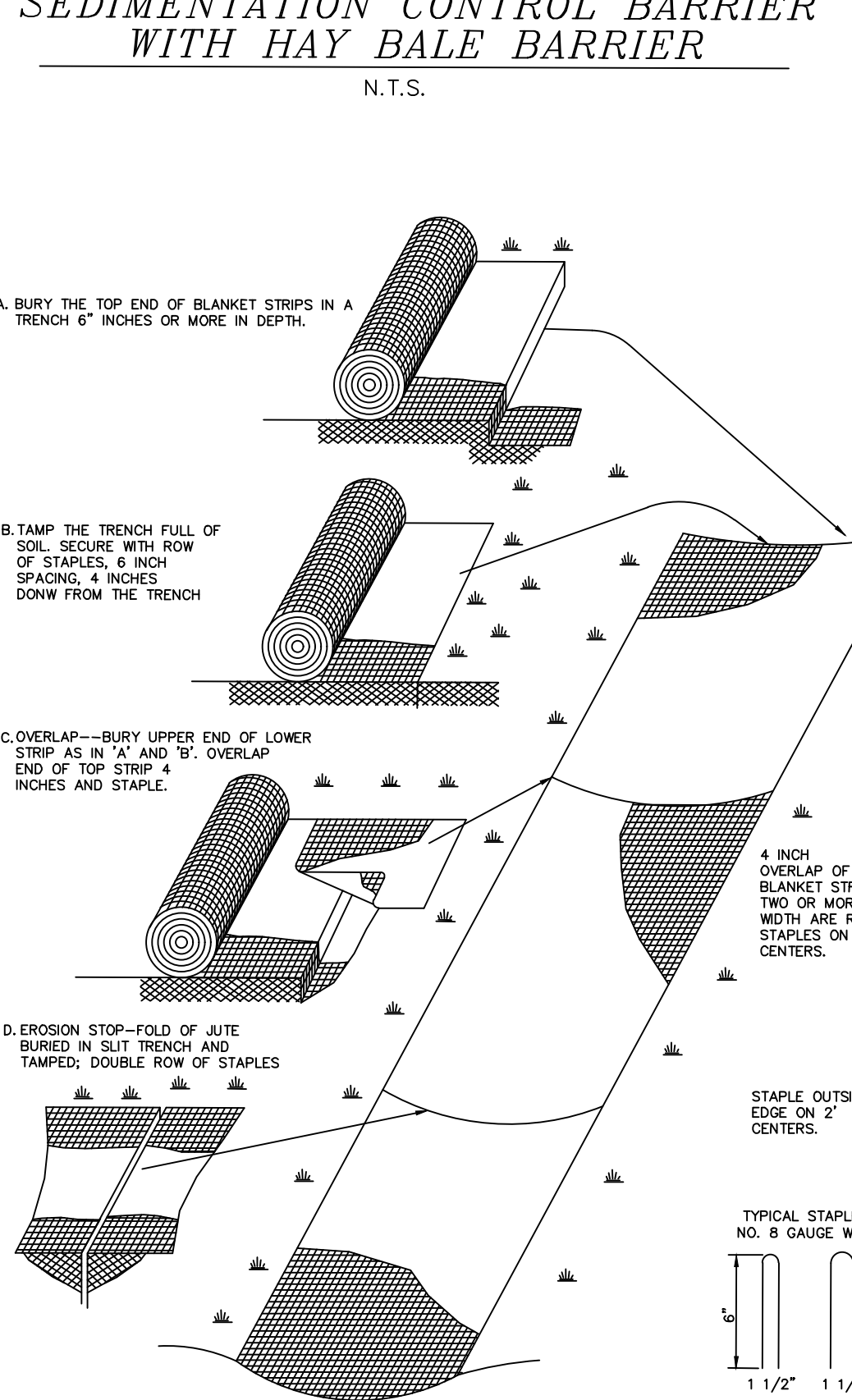


NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
 FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
 FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

SILT FENCE
N.T.S.



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 BLANKET INSTALLATION DETAIL
N.T.S.

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: _____

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DETAIL SHEET		
HOME ACRES ESTATES		
PROPERTY OF FLANDERS ROAD ESTATES, LLC		
FLANDERS ROAD		
EAST HAMPTON, CONNECTICUT		
<i>Robert V. Baltramaitis, P.E.</i>		
27 Tammy Hill Road		
Wallingford, Connecticut 06492		
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