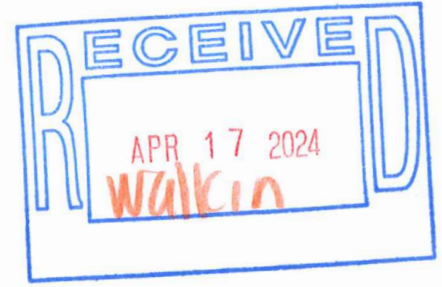




TOWN OF EAST HAMPTON
 Planning and Zoning Commission
 1-860-267-7450
 www.easthamptonct.gov



PZC PZC-24-007
 Date 4-17-24

Fee Paid \$2160 ^{CR#} 1016
 Check # _____
 Rec'd. By _____

LOCATION Lakewood Road

MAP 03A BLK 44 LOT 23

PROJECT NAME Lake Overlook Estates

ZONE 03A 44 23 C

APPLICANT Lakewood Estates LLC
 ADDRESS 244 Middletown E Hampton

PHONE 860 267 6623
 EMAIL wayne@randct.com

CONTACT PERSON Wayne Rand

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

OWNER Lakewood Estates LLC
 ADDRESS 244 Middletown AVE

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

SURVEYOR/ENGINEER Robert Baltramaitis P.E.
 ADDRESS 27 Tammy Hill Road Wallingford, CT
06492

PHONE 203-265-1479
 EMAIL Baltro@aol.com

ATTORNEY Michael Boiczuk
 ADDRESS 24 Cedar Street New Britain
06052

PHONE 860-225-9463
 EMAIL Mboiczuk@wieberkammer.com

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

- 1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS 12
- 3. SITE PLAN MODIFICATION Residential Commercial
- 4. SPECIAL PERMIT--SECTION 8.6 OF THE ZONING REGS. FOR 12 Lot SUBDIVISION
- 5. ZONE CHANGE--FROM _____ TO _____
- 6. AMENDMENT TO ZONING REGULATIONS
- 7. LAKE POCOTOPAUG PROTECTION AREA yes
- 8. ACTIVE ADULT NO OF UNITS _____
- 7. OTHER (DESCRIBE) _____

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

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

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

APPLICANTS SIGNATURE [Signature] DATE 4/16/24

OWNER'S SIGNATURE [Signature] DATE 4/16/24

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

PLANNING AND ZONING FEE SCHEDULE

Note: Each application requires an additional \$60 fee to be submitted to the State (effective 10/09)

\$ 60.00

SUBDIVISION APPLICATION & CONSERVATION SUBDIVISION

No. of lots	<u>12</u>	
A fee of \$500 plus the sum of		\$ 150/lot
1-5 lots		\$ 150/lot

\$ 1800.00

Plus a developer's fee of 3% of the bond filed for subdivisions requiring public improvements to be paid at the time bonds are filed with the Town and prior to any construction

SITE PLAN REVIEW

Residential/Commercial \$ 150

Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

New Construction

Square Feet _____

Less than 3000 Sq Ft \$ 150

3001 to 5,000 Sq Ft \$ 250

5001 to 10,000 Sq ft \$ 600

10,001 to 15,000 Sq ft \$ 1100

For every additional 5000 Sq Ft \$ 500

SPECIAL PERMIT

Special Permit \$ 150

\$ 150.00

Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

New Construction

Square Feet _____

Less than 3000 Sq Ft \$ 150

Less than 5000Sq Ft \$ 300

5001 to 10,000 Sq Ft \$ 600

10,001 to 15,000Sq Ft \$ 1100

For every additional 5000 Sq FT \$ 500

For Special Permits involving Commercial Properties fees increase by \$50

SITE PLAN MODIFICATION

Minor Amendment \$ 50

Major Amendment \$ 100

ZONING OR SUBDIVISION REGULATION TEXT CHANGE \$ 300

CHANGE IN ZONING MAP \$ 500

LAKE POCOTOPAUG PROTECTION AREA \$ 75

\$ 75

APPLICATION FOR MULTI-FAMILY, ACTIVE ADULT AND HOD \$ 1000

Number of unit's _____

Plus the sum of \$100/unit

Total

REQUIREMENTS

Section 9.1.C – Minimum Accuracy Standards for Maps

All maps, plot plans and surveys shall be prepared by a Connecticut licensed land surveyor and shall be certified by the preparer to be a map of “A-2” accuracy.

Section 9.4.F – Required Notification

The applicant shall be responsible for all notification requirements except the legal advertisement, which shall be placed by the Town pursuant to Connecticut General Statutes. For all matters requiring action by the Planning & Zoning Commission, Inland Wetland and Watercourses Agency, or the Zoning Board of Appeals the applicant shall be responsible for the following notifications:

MAILINGS:

- A. Notification to all abutting property owners, by certificate of mailing and provide receipts. Advising them of the proposal, the location, and the time and date and place of the meeting at which such proposal shall be heard. Such notice shall be mailed at least fifteen (15) days prior to such meeting. The abutter’s list provided will be based on current Assessor’s data.

SIGN:

- B. A sign or signs shall be placed on the subject property, at least fifteen (15) days prior to the meeting at which the proposal shall be heard. The sign(s), which shall be no less than ten (10) square feet in area, shall state the following: THIS PROPERTY IS SUBJECT TO ACTION BY THE PLANNING AND ZONING COMMISSION, the date, time and place of the meeting. Such sign(s) shall be of durable material(s), have black letter two (2”) inches (minimum), white background, shall be located so as to be clearly visible from the public street nearest the front of the property. Signs posted shall be no further apart along public streets than five hundred (500’) feet. All signs shall be placed at the applicant’s expense and shall be removed immediately after the appeal period (fifteen (15) days) has expired.

Section 9.4.G – Procedure upon Approval of Proposal

Upon approval of any proposal, and following any appeal period applicable, the applicant shall seek to obtain all relevant permits from the Planning, Zoning, and Building Department. Applicants for building and zoning permits shall be made available and upon payment of all applicable fees and compliance with all relevant standards, such permits shall be issued. Failure to comply with all provisions, conditions, codes, ordinances and the like shall authorize the Zoning Enforcement Officer to cause the revocation of such permits.

Section 9.4.H – Zoning Certificates of Approval

No land shall be used and no building or structure shall be constructed, reconstructed, extended, and enlarged, in whole or in part, for any purpose, until Zoning Certificate of Approval for the proposed work or use has been issued by the Zoning Enforcement Officer. The following shall apply to all applications for zoning permits: (See Zoning Regulations).



EAST HAMPTON PLANNING AND ZONING COMMISSION

THE PROPERTY LOCATED AT: Lakewood Road

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.

Received April 17 MAY 1 P+2 Planning to be determined

THIS PUBLIC HEARING IS TO CONSIDER THE FOLLOWING APPLICATION:

APPLICATION NAME: Lakewood Estates LLC

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

12 SUBDIVISION OPENSACE SUBDIVISON NO. OF LOTS 12 single Family
TITLE _____

_____ RESUBDIVISION NO. OF LOTS _____
TITLE _____

_____ SITE PLAN APPROVAL TO _____
TITLE _____

X _____ 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

03A-44-23A
AQUARION WATER CO OF
600 LINDLEY ST
BRIDGEPORT, CT 06606

03A-44-C-110
BARTHELL TAYLOR F
13 LAKEWOOD RD
EAST HAMPTON, CT 06424

03A-44-23
BB + G HOLDINGS LLC
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PLAINVILLE, CT 06062

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DOBLE DEEPAK & LANDANI
57 HIGHLAND TER
EAST HAMPTON, CT 06424

03A-44-C-95
ENGELBERT KEITH
39 LAKEWOOD RD
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11170 CHAMBERS COURT
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TRAINO ANNA
15 LAKEWOOD RD
EAST HAMPTON, CT 06424

03A-44-C-98
US BANK TRUST NA TR/F
3701 REGENT BLVD SUITE 200
IRVING, TX 75063



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

Application # _____ Town East Hampton
 Property Location Lakewood Road Map 13A Block 44 Lot 23
 Applicant Lakewood Estates LLC Daytime Phone 860-267-6623
 Address 244 Middletown Ave East Hampton CT 06424
 Applicant's Signature [Signature] Date 4/16/24
 Property Owner Lakewood Estates LLC Daytime Phone 860-982-4700
 Address 244 Middletown Ave East Hampton CT 06424
 Owner's Signature [Signature] Date 4/16/24
 Email Address Waime@Randci.com

Soil Testing/Per Lot (5 Test Holes)	\$140	\$ _____	_____
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	\$ _____	\$ _____	_____
Revised Subdivision Plan Review	\$50	\$ _____	_____
Subdivision Review Sewered/Per Lot	\$35	\$ <u>420</u>	_____
Subdiv. Rev Sewered /Per Lot-Revision	\$35	\$ _____	_____
Water Supply Well Permit	\$110	\$ _____	_____
Well Abandonment	\$75	\$ _____	_____
Central System Exception	\$100	\$ <u>100</u>	_____
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	\$ _____	_____

**Town of East Hampton
Planning & Zoning Commission 2024 Meeting Dates
1 Community Dr.
East Hampton Town Hall Meeting Room
7:00 p.m.**

Meeting Date:

Deadline:

January 3, 2024

December 20, 2023

February 7, 2024

January 24, 2024

March 6, 2024

February 21, 2024

April 3, 2024

March 20, 2024

May 1, 2024

April 17, 2024

June 5, 2024

May 22, 2024

July 3, 2024

June 19, 2024

August 7, 2024

July 24, 2024

September 4, 2024

August 21, 2024

October 2, 2024

September 18, 2024

November 6, 2024

October 23, 2024

December 4, 2024

November 20, 2024

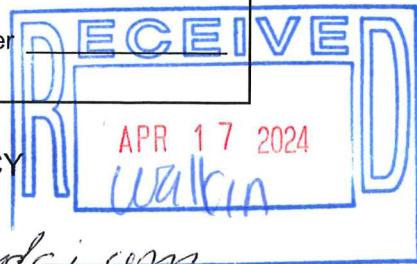
January 8, 2025*

December 25, 2024

*January 8, 2025 meeting is due to a holiday.

Unsure of fee for subdivision - may ave more after John review

Office Use Only	Fee Paid <u>135.00</u> <u>CT# 1014</u>	Date Approved _____	Permit Number _____
Public Hearing: YES NO	Agent Approval: YES NO		



TOWN OF EAST HAMPTON
INLAND WETLANDS & WATERCOURSES AGENCY

Date: 4/16/24

1. Name of Applicant* Lakewood Estates Email: Wayne@Lakewood.com
 Phone Numbers: Home _____, Business 860-267-4623, Cell 860-982-4700
 Home Address: Street _____ Town _____ State/Zip _____
 Business Address: Street 244 Hiddletown 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 Kurd, Signature: [Signature], Date: 4/16/24

3. Provide the applicant's interest in the land. _____

4. Site Location and Description: Assessor's Map 03A, Block 44, Lot 23
 Address: Street _____ Town _____ State/Zip _____

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: 1/2 acres or sq. ft. (Area within 100' of wetland)
TOTAL AREA OF DISTURBANCE 0 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: _____
 Description of wetland vegetation: _____

Name of Soil Scientist and date of survey: Jim Sipperley

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 diagramed on a site plan or drawing.



Office Use Only

Project# IW-24-008

Address: Lakewood Rd Rear

MBL: 03A/44/23

INLAND WETLANDS & WATERCOURSES AGENCY
TOWN OF EAST HAMPTON

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 certify that this application is complete:

Signature of Applicant: _____

Date: _____

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

Only Complete Application Packages Will Be Accepted

03A-44-23A
AQUARION WATER CO OF
600 LINDLEY ST
BRIDGEPORT, CT 06606

03A-44-C-110
BARTHELL TAYLOR F
13 LAKEWOOD RD
EAST HAMPTON, CT 06424

03A-44-23
BB + G HOLDINGS LLC
10 PINE ST
PLAINVILLE, CT 06062

03A-44-C-94
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EAST HAMPTON, CT 06424

03A-44-C-96
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PO BX 312
EAST HAMPTON, CT 06424

03A-44-C-112
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9 LAKEWOOD RD
EAST HAMPTON, CT 06424

03A-44-C-101
NANE CORRADO +
29 LAKEWOOD DR
EAST HAMPTON, CT 06424

03A-44-C-107
PERKINS ROSALIE +
74 DIVIDEND RD
ROCKY HILL, CT 06067

18-44-23G-1
ROMAN MIGUEL A
51 HIGHLAND TER
EAST HAMPTON, CT 06424

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15 LAKEWOOD RD
EAST HAMPTON, CT 06424

03A-44-C-98
US BANK TRUST NA TR/F
3701 REGENT BLVD SUITE 200
IRVING, TX 75063

Attach plans showing all alternatives considered.

yes

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 see attached 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 06479

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: WR, Date: 4/16/24

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

SECTION 19
APPLICATION FEES

19.5 Fee Schedule. Application fees will be based on the following schedule:

DEEP fee required by C.G.S. 22a-27j will be added to the base fee	\$60.00
19.5.1 Application Fee plus fee from Schedule A	
19.5.1.1 Residential Uses.	\$75.00 Plus
*Each additional lot with regulated activities.	*Plus \$50.00/lot
19.5.1.2 Commercial/Industrial/Other Uses.	\$400.00
19.5.2 Approval by Authorized Agent	
19.5.2.1 Residential	\$60.00
19.5.2.2 Commercial	\$75.00
19.5.3 Public Hearing Fee	
19.5.3.1 Single Residential	\$100.00
19.5.3.2 Subdivision	\$400.00
19.5.3.2 Commercial, Industrial, Other	\$400.00
19.5.4 Complex Application Fee	(Actual Cost)
The Inland Wetland Agency may charge an additional fee sufficient to cover the cost of reviewing and acting on complex applications. Such fee may include, but not be limited to, the cost of retaining experts, to advise, review, and report on issues requiring such experts. The Agency shall estimate the complex application fee, which shall be paid pursuant to section 19 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the Agency's decision.	
19.5.5 Permitted and Nonregulated Uses:	
19.5.5.1 Permitted Uses as of Right	\$25.00
19.5.5.2 Nonregulated	\$0.00
19.5.6 Regulation Amendment Petitions	\$150.00
(Does not include Notices or Regulation Advisories from DEEP.)	
19.5.6.1 Map Amendment Petitions	\$50.00
Plus fee from Schedule B	
19.5.7 Modification of Previous Approval	
19.5.7.1 Residential	\$ 25.00
19.5.7.2 Subdivision	\$ 50.00
19.5.7.3 Commercial/Industrial/Other	\$ 75.00
19.5.8 Renewal of Previous Approval	\$50.00
19.5.9 SCHEDULE A. For the purposes of calculating the permit application fee, the area in schedule A is the total area of wetlands and watercourses and upland review area upon which a regulated activity is proposed.	
SQUARE FEET OF AREA	
19.5.9.1 Less than 1,000	\$0.00
19.5.9.2 1,000 to 5,000	\$200.00
19.5.9.3 More than 5,000	\$400.00
19.5.10 SCHEDULE B. For the purposed of calculating the map amendment petition fee, the linear feet in schedule B is the total length of wetlands and watercourses boundary subject to the proposed boundary change.	
LINEAR FEET	
19.5.10.1 Less than 500	\$0.00
19.5.10.2 500 to 1,000	\$100.00
19.5.10.3 More than 1,000	\$200.00

Town of East Hampton
INLAND WETLANDS WATERCOURSE AGENCY
2024 Meeting Dates
1 Community Drive
Town Hall Council Chambers
6:30 p.m.

Meeting Date:

Deadline:

January 31, 2024

January 17, 2024

February 28, 2024

February 14, 2024

March 27, 2024

March 13, 2024

April 24, 2024

April 10, 2024

May 29, 2024

May 15, 2024

June 26, 2024

June 12, 2024

July 31, 2024

July 17, 2024

August 28, 2024

August 14, 2024

September 25, 2024

September 11, 2024

October 30, 2024

October 16, 2024

November 20, 2024

November 6, 2024

December 18, 2024

December 4, 2024

January 29, 2025

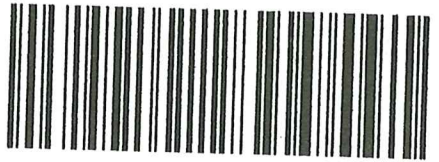
January 15, 2025

CHECKLIST FOR A COMPLETE APPLICATION

- A narrative of the purpose and description and methodology of all proposed activities;
 - Alternatives considered by the applicant, reasons for leaving less than a 10' buffer between clearing and the wetlands. Such alternatives to be diagrammed on a site plan or drawing and submitted to the commission as part of the application;
 - Names and mailing addresses of abutting property owners;
 - Three copies of approximately 1"=40' scale plans
 - Locations of existing and proposed land uses
 - Locations of existing and proposed buildings
 - Locations of existing and proposed subsurface sewage disposal systems, and test hole descriptions
 - Existing and proposed topographical and man-made features including roads and driveways, on and adjacent to the site. 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.
 - Location and diagrams of proposed erosion control structures
 - Pictures of existing conditions clearly showing all areas to be disturbed, and/or cleared of vegetation.
 - Assessor map, block and lot number
 - Key or inset map
 - North arrow
 - Flood zone classification and delineation
 - Use of wetland and watercourse markers where appropriate.
 - Soil types classification and boundary delineation (flagged and numbered boundary), Soil Scientist's original signature and certification on plans
 - Soil Scientist's (or other wetland scientist) report on the function of the wetlands
 - Watercourse channel location and flow direction, where appropriate
 - 100 ft. regulated area depicted on plans
 - Conservation easements where appropriate
 - A detailed erosion and sediment control plan which meets requirements set forth in the most recent revision of the *Connecticut Guidelines for Soil Erosion and Sediment Control*, published by the Connecticut Council on Soil and Water Conservation, including:
 - Location of areas to be stripped of vegetation and other unprotected areas
 - Schedule of operations including starting and completion dates for major development phases
 - Seeding, sodding, or re-vegetation plans for all unprotected or un-vegetated areas
 - Location and design of structural sediment control measures
 - Timing of planned sediment control measures
 - Use of wetland and watercourse markers
 - Proper certification on the application documents and plans
- In the case of filling in wetlands, watercourses, or regulated upland areas, the following items are necessary:
- Area to be filled
 - Volume of requested fill
 - Finished slopes of filled areas
 - Containment and stabilization measures
 - Proposed finished contours
 - Evaluation of the effect of filling the wetlands with respect to storage volume and its impact downstream showing before and after development flows, and the evaluation of storm water detention including the existing need for flood control downstream
- Other required items:
- Proof of adjoining Town notification, where required;
 - All application fees required by Section 19 of these regulations;
 - A written narrative detailing how the effects of the applicant's proposed activities upon wetlands and watercourses shall be mitigated.
 - A written description of any and all future plans which may be linked to the activities proposed in the current application.
 - Address the potential to enhance the current buffer area.
 - Review drainage information with Town Engineering
 - Mailing requirements for abutters (public hearing only)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Jalmond Estates LLC
244 Middlebury Ave.
Stamford, CT 06904

Commissioner of Public Health
Connecticut Department of Public Health
470 Capitol Square
Stamford, CT 06134

ATT: Marissa Pittman, MD.

SENDER: COMPLETE THIS SECTION

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Connecticut Dept of Health
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PROJECT DESIGN REPORT

“Lake Overlook Estates”

**Lakewood Road – Rear
M 03A/ B 44/ L 23
East Hampton, Connecticut**

Applicant/ Owner:
Lakewood Estates, LLC
244 Middletown Avenue
East Hampton, CT 06424

Prepared By:
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, CT 06492
(203) 915-8301
baltro@aol.com

April 17, 2024



PROJECT SUMMARY

The Applicant, Lakewood Estates, LLC, proposes to develop their property at Lakewood Road - Rear in East Hampton, Connecticut. The property is located along Lakewood Road with a 100-foot wide access way located approximately 1,200 feet from the intersection with Lake Drive. The parcel is 38.0 acres in size and slopes easterly and southeasterly towards Lakewood Road.

The applicant proposes to develop the property as an "Open Space Residential Subdivision" with eleven (11) building lots. The project will provide 7.7 acres of open space with this initial phase. A 13.87 acre parcel at the end of the proposed cul-de-sac roadway will remain for potential future development. The concept of the "Open Space Residential Subdivision" was preferred over a conventional subdivision by the East Hampton Planning and Zoning Commission at their meeting on February 7, 2024 during a pre-application discussion.

The proposed development will be served by a 700-foot long, 24-foot wide paved roadway with an adjacent 4-foot wide pedestrian sidewalk. These improvements will be constructed per Town of East Hampton standards and turned over to the Town as public improvements. Utilities to the site will come from Lakewood Road. Power and communications will come from the existing overhead lines along the west side of Lakewood Road although they will be installed underground in the project area. Water will be provided from Aquarion Water Company of Connecticut and sanitary sewer will connect to the public system maintained by the East Hampton Water Pollution Control Authority.

A detailed Sediment & Erosion Control Plan has been developed to mitigate the short-term impacts of the development during construction. Overall, the S&E plan and the permanent storm water management system provide excellent protection and enhancement of storm water quality during and after construction.

A review of FEMA Flood Insurance Rate Map No. 09007C0135G, August 8, 2008, suggests that the site and immediate vicinity does NOT contain any flood hazard areas. Based on field reconnaissance and soil survey by James Sipperly, Certified Soil Scientist, there are no regulated wetlands or watercourses on the subject property.

DRAINAGE ANALYSIS

Hydraflow Hydrographs® (HH) software was used to generate computer models of the pre- and post-development scenarios. HH utilizes the methodologies set forth in the Technical Release No. 55 (TR-55) and Technical Release No. 20 (TR-20) computer model, originally developed by the Soil Conservation Service (SCS) now called the Natural Resources Conservation Service (NRCS). The HH software predicts runoff rates based upon several factors including land use, hydrologic soil type, vegetative cover, watershed area, time of concentration rainfall data and the attenuation effects due to ponds and structures. The SCS data is attached.

The site is presently undeveloped and entirely wooded. Presently, under *pre-development conditions*, the entire site drains overland from just below Highland Terrace easterly and southeasterly towards Lakewood Road. For analysis purposes, the pre-development drainage area is 25.4 acres and is broken down into three separate areas for analysis purposes. The area labeled 'ex-da-1' is 13.6 acres and drains to the southeast portion of the site. The area labeled as 'ex-da-2' is 10.1 acres drains to the middle part of the eastern boundary in the vicinity of the existing pump station. A third area labeled 'ex-da-3' is 1.7 acres and drains to the northeasterly portion of the site. While the site is slightly larger than the drainage study area, those areas are not being developed and do not drain towards Lakewood Road.

Under *post-development conditions*, the existing drainage areas will be altered. Proposed drainage area 1 (PR-DA-1) draining to the southeasterly portion of the site will be reduced in area from 13.6 acres to 7.1 acres. This area will see some site coverage alterations with development of portions of Lot #8 and Lot #9. Proposed drainage area 3 (PR-DA-3) will remain at 1.7 acres and see some alterations with the development of Lot #1.

The remaining area, drainage area 2 (PR-DA-2) will increase in size from 10.1 to 16.6 acres and see the bulk of the alterations. This drainage area is further broken down into PR-DA-2A consisting of 15.9 acres which drains to the proposed storm water management basin. A series of swales and storm pipe will collect runoff from the back sides of Lot #10, Lot #11 and Lot #12. This has been done intentionally so that the vast majority of storm water runoff is directed to and treated by the proposed storm water basin serving the site. This will help control peak runoff rates and enhance storm water quality. The remaining 0.7 acres is labeled as PR-DA-2B and is beyond the catchment area serving the detention basin and drains to the existing storm sewer system in Lakewood Road.

Based on existing land coverage in the sub watersheds and the underlying soils, as identified in the Soil Survey of New London County, Connecticut, runoff curve numbers (CN) were developed for each drainage area for existing and post-development conditions. The following runoff coefficients were used based on the hydrologic classification of area soils which are of hydrologic class 'B':

<u>Land Cover</u>	<u>CN</u>
Roofs	98
Pavements	98
Grass (Fair)	69
Grass (Good)	61
Woods (Fair)	60

Drainage areas for pre- and post-development scenarios were developed and are shown on the attached maps WS-1 and WS-2.

The times-of-concentration (Tc) were determined for both the pre- and post-development conditions using the SCS Lag Method given parameters of the watershed affecting overland flow, gutter flow, channel flow and pipe flow, where applicable. Given the impervious nature of

post development area 2B, a minimum time-of-concentration (Tc) of 5 minutes was utilized. Hydrographs were developed using SCS TR-55 methodology to ascertain flow rates and volumes, utilizing NOAA 14 published rainfall values. The associated 24-hour rainfall totals utilized are 3.38", 5.18", 6.30", 7.13" and 8.04" for the 2-, 10-, 25-, 50- and 100-year storms, respectively.

Not surprisingly, the developed site is anticipated to increase the peak runoff flow rates from the site. To mitigate this impact, a surface detention basin is proposed at the bottom reach of drainage area PR-DA-2A. This basin will have a sediment forebay and is designed as a dry basin; with the lowest outlet orifice invert matching that of the basin floor. Based on the proposed contours and configuration, the following table summarizes the stage/ storage relationship:

Stage (ft)	Elevation (ft)	Contour Area (sq. ft.)	Total Storage (cu. ft.)
0	532	8,500	0
1	533	10,110	9,292
2	534	11,830	20,250
3	535	13,610	32,958
4	536	15,650	47,531
5	537	17,475	64,038
6	538	19,900	82,710
7	539	24,000	104,626

The native soil classification is Charlton-Chatfield Complex which are well drained fine sandy loams and gravelly fine sandy loams with a Hydrologic classification of 'B'. Based on the physical properties of the sub-surface soils indicated by the Middlesex County Soil Survey, a conservative infiltration rate of 3 inches per hour was utilized. While this system will lose some nominal storm water volume to infiltration, the discharges are primarily controlled by the proposed outlet control structure. The system will ultimately discharge into the existing storm drainage system within Lakewood Road.

The following table summarizes the overall site runoff for pre-, post-developed (without detention), and post-developed (with detention) conditions for the design storms:

Storm	Pre-Developed	Post-Developed (no mitigation)	Post-Developed (w/ infiltration)
2-year	6.0 cfs	9.3 cfs	4.6 cfs
10-year	22.9 cfs	31.3 cfs	14.9 cfs
25-year	36.3 cfs	47.6 cfs	22.5 cfs
50-year	47.1 cfs	60.6 cfs	29.1 cfs
100-year	59.5 cfs	75.5 cfs	35.7 cfs

As summarized above and in the calculations contained in the Appendix, with provision of the proposed storm water management basin, the post-development peak runoff flows will be effectively reduced to BELOW pre-development levels. Drainage calculations are attached.

STORM WATER QUALITY

Several storm water quality measures or Best Management Practices (BMP's) have been incorporated into the storm water management system to maintain storm water quality both during construction and after permanent vegetation has been established. Storm water quality measures have been implemented in accordance with the CT DEEP Stormwater Quality Manual (2004).

The first line defense along the water treatment train is the catch basins themselves. Catch basins will be constructed with 2-foot deep sumps to trap coarse sediments. Before final discharge, storm water collected from the proposed paved areas will pass through structural water quality enhancement units (oil/ grit separator). Storm water from the roof areas will be collected and discharged separately into U/G infiltration systems to increase the effectiveness of the structural units. Clean rooftop water will recharge the ground water table. After treatment by the units, storm water will enter a sediment forebay of the detention basin to provide extended contact time with vegetation, an important measure to remove heavy metals and other pollutants.

SEDIMENT & EROSION CONTROL

A detailed Sediment & Erosion Control Plan has been developed to mitigate the short-term impacts of the development during construction. The S&E Control Plan includes descriptive specifications concerning land grading, topsoil application, temporary vegetative cover, permanent vegetative cover, vegetative cover selection, mulching and erosion checks. Details have been provided for all erosion controls with corresponding labels on the Sediment & Erosion Control Plan. All sediment and erosion controls are intended to be in full compliance with the Connecticut Guidelines for Soil Erosion and Sediment Control Manual, 2000, DEP Bulletin 34.

Geotextile sediment fence is proposed at the down-gradient limits of all construction activity. Along critical areas, the silt fence will be backed-up by staked haybales. A Temporary Sediment Basin is proposed to collect runoff from the site during construction and allow particles to settle out. Check dams will be provided, as necessary. An anti-tracking apron will be installed at the project entrances.

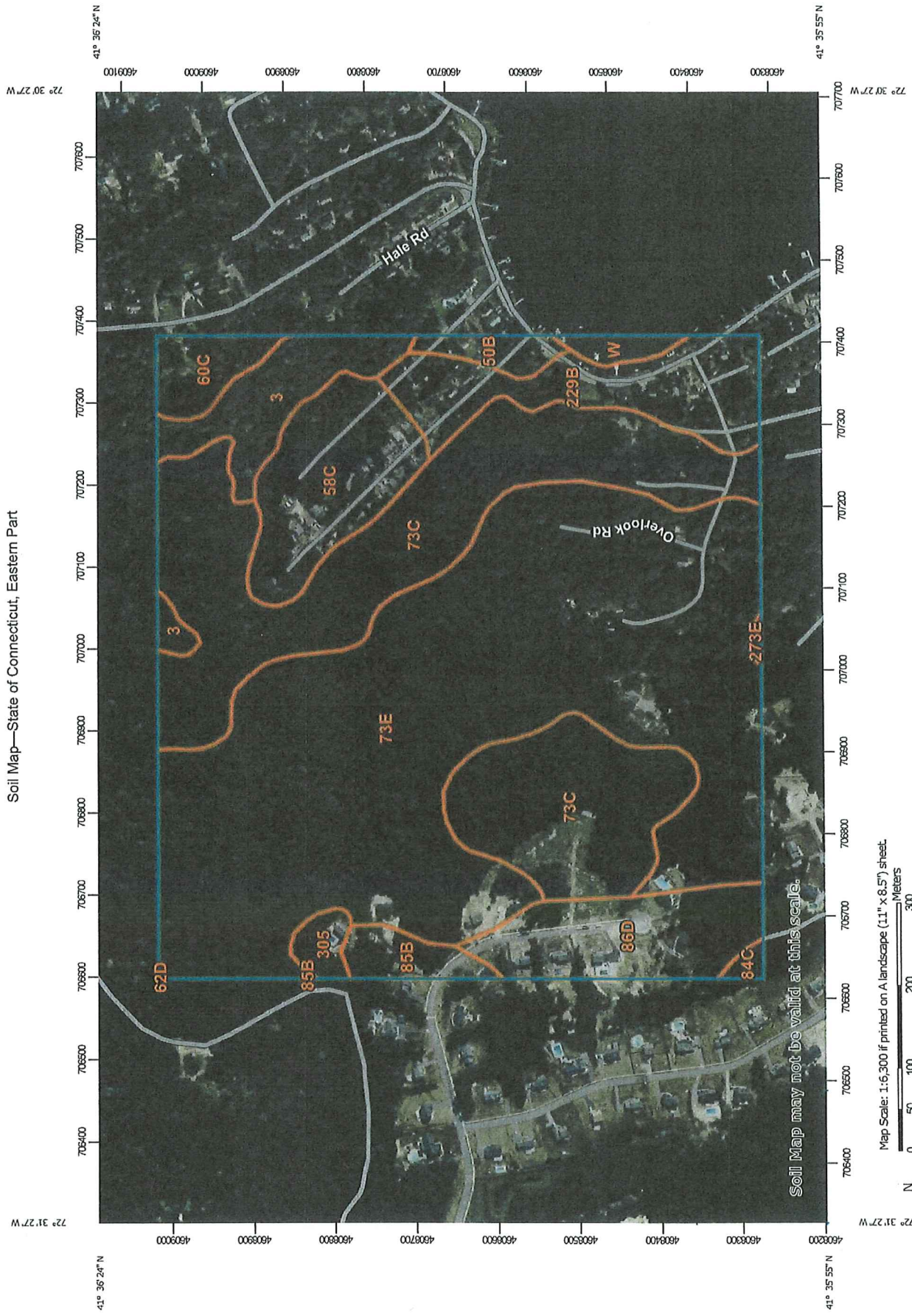
Overall, the S&E plan and the permanent storm water management system provide excellent protection and enhancement of storm water quality during and after construction.

APPENDIX

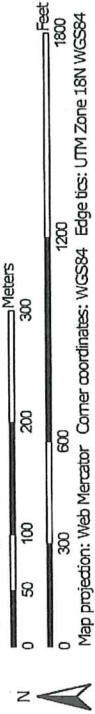
“Lake Overlook Estates”

**Lakewood Road
East Hampton, Connecticut**

Soil Map—State of Connecticut, Eastern Part



Map Scale: 1:6,300 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	6.1	4.2%
60B	Sutton fine sandy loam, 3 to 8 percent slopes	1.6	1.1%
68C	Gloucester gravelly sandy loam, 8 to 15 percent slopes, very stony	9.1	6.3%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	2.6	1.8%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	0.0	0.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	37.0	25.5%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	66.3	45.8%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	0.4	0.3%
86B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	2.2	1.5%
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	8.1	5.6%
229B	Agawam-Urban land complex, 0 to 8 percent slopes	9.2	6.3%
273E	Urban land-Charlton-Chatfield complex, rocky, 15 to 45 percent slopes	0.2	0.1%
305	Udorthents-Pits complex, gravelly	1.2	0.8%
W	Water	1.0	0.7%
Totals for Area of Interest		144.8	100.0%



NOAA Atlas 14, Volume 10, Version 3
 Location name: Town of East Hampton,
 Connecticut, USA*
 Latitude: 41.5811°, Longitude: -72.4811°
 Elevation: 490 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

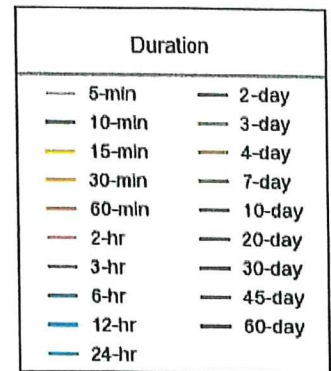
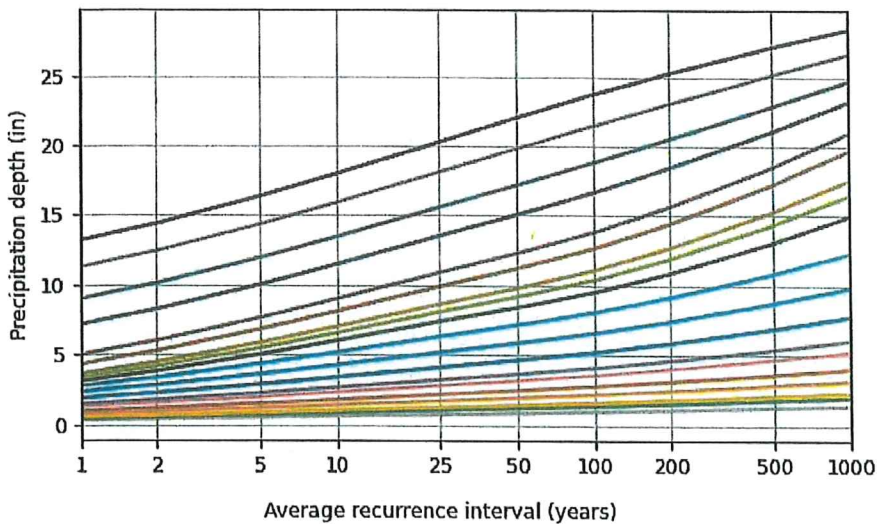
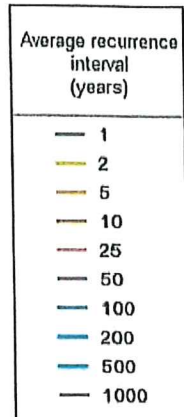
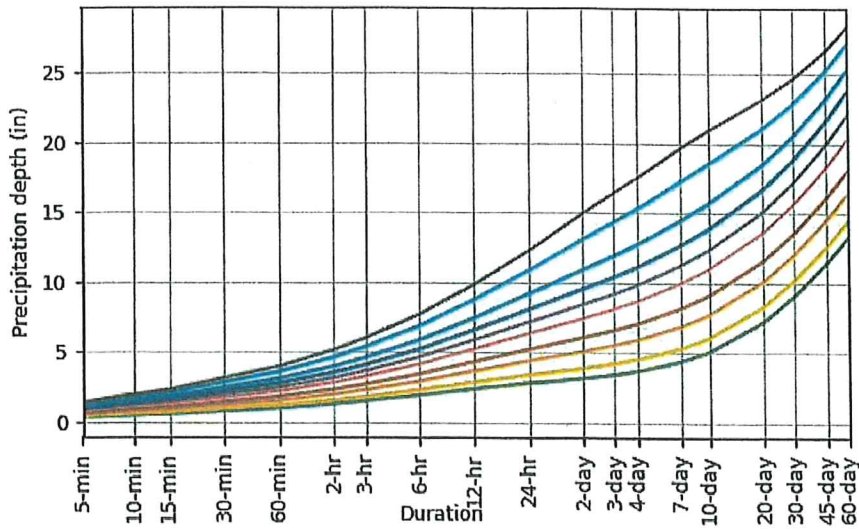
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.334 (0.259-0.421)	0.405 (0.314-0.511)	0.521 (0.402-0.659)	0.617 (0.474-0.784)	0.750 (0.558-0.994)	0.850 (0.619-1.15)	0.954 (0.677-1.34)	1.07 (0.720-1.53)	1.24 (0.803-1.83)	1.38 (0.872-2.07)
10-min	0.474 (0.367-0.598)	0.574 (0.445-0.724)	0.738 (0.569-0.933)	0.874 (0.670-1.11)	1.06 (0.790-1.41)	1.20 (0.878-1.63)	1.35 (0.958-1.89)	1.52 (1.02-2.17)	1.76 (1.14-2.59)	1.95 (1.24-2.94)
15-min	0.557 (0.432-0.702)	0.676 (0.523-0.851)	0.870 (0.670-1.10)	1.03 (0.791-1.31)	1.25 (0.930-1.66)	1.42 (1.03-1.92)	1.59 (1.13-2.23)	1.79 (1.20-2.55)	2.07 (1.34-3.05)	2.30 (1.45-3.46)
30-min	0.761 (0.590-0.958)	0.923 (0.714-1.16)	1.19 (0.916-1.50)	1.40 (1.08-1.78)	1.71 (1.27-2.26)	1.93 (1.41-2.61)	2.17 (1.54-3.04)	2.44 (1.64-3.48)	2.82 (1.83-4.16)	3.13 (1.98-4.71)
60-min	0.965 (0.748-1.22)	1.17 (0.905-1.47)	1.50 (1.16-1.90)	1.78 (1.37-2.26)	2.16 (1.61-2.86)	2.45 (1.78-3.31)	2.75 (1.95-3.85)	3.09 (2.08-4.41)	3.57 (2.31-5.27)	3.97 (2.51-5.97)
2-hr	1.27 (0.994-1.59)	1.53 (1.19-1.91)	1.95 (1.52-2.45)	2.30 (1.78-2.90)	2.78 (2.08-3.66)	3.14 (2.31-4.22)	3.52 (2.52-4.91)	3.96 (2.68-5.62)	4.62 (3.00-6.76)	5.17 (3.28-7.71)
3-hr	1.48 (1.16-1.85)	1.78 (1.40-2.22)	2.26 (1.77-2.83)	2.66 (2.07-3.34)	3.21 (2.42-4.22)	3.62 (2.68-4.86)	4.06 (2.92-5.65)	4.58 (3.10-6.46)	5.36 (3.49-7.80)	6.01 (3.82-8.92)
6-hr	1.90 (1.50-2.35)	2.27 (1.80-2.82)	2.89 (2.28-3.59)	3.40 (2.66-4.24)	4.10 (3.11-5.35)	4.62 (3.44-6.16)	5.18 (3.75-7.17)	5.85 (3.98-8.19)	6.86 (4.48-9.91)	7.72 (4.92-11.4)
12-hr	2.36 (1.88-2.90)	2.84 (2.26-3.49)	3.63 (2.88-4.47)	4.28 (3.38-5.30)	5.17 (3.96-6.70)	5.84 (4.38-7.72)	6.56 (4.78-9.00)	7.41 (5.06-10.3)	8.70 (5.70-12.5)	9.79 (6.27-14.3)
24-hr	2.78 (2.24-3.39)	3.38 (2.72-4.13)	4.36 (3.50-5.34)	5.18 (4.12-6.39)	6.30 (4.86-8.12)	7.13 (5.39-9.38)	8.04 (5.91-11.0)	9.13 (6.26-12.6)	10.8 (7.11-15.4)	12.2 (7.86-17.7)
2-day	3.12 (2.53-3.78)	3.85 (3.12-4.66)	5.04 (4.07-6.13)	6.03 (4.84-7.36)	7.39 (5.74-9.47)	8.38 (6.39-11.0)	9.48 (7.05-13.0)	10.9 (7.48-14.9)	13.0 (8.60-18.4)	14.9 (9.62-21.4)
3-day	3.38 (2.76-4.08)	4.18 (3.41-5.05)	5.49 (4.46-6.65)	6.57 (5.30-8.00)	8.06 (6.30-10.3)	9.15 (7.01-12.0)	10.4 (7.73-14.1)	11.9 (8.20-16.2)	14.3 (9.46-20.1)	16.4 (10.6-23.4)
4-day	3.63 (2.97-4.37)	4.48 (3.66-5.39)	5.86 (4.78-7.08)	7.02 (5.68-8.51)	8.60 (6.74-10.9)	9.76 (7.50-12.7)	11.0 (8.26-15.0)	12.7 (8.75-17.2)	15.2 (10.1-21.3)	17.5 (11.3-24.8)
7-day	4.31 (3.56-5.16)	5.26 (4.33-6.30)	6.81 (5.59-8.18)	8.10 (6.60-9.77)	9.87 (7.78-12.5)	11.2 (8.62-14.4)	12.6 (9.45-16.9)	14.4 (9.98-19.4)	17.2 (11.4-23.8)	19.6 (12.7-27.7)
10-day	5.00 (4.14-5.96)	6.01 (4.97-7.16)	7.65 (6.30-9.15)	9.01 (7.37-10.8)	10.9 (8.60-13.7)	12.3 (9.48-15.7)	13.8 (10.3-18.3)	15.6 (10.9-20.9)	18.5 (12.3-25.5)	20.9 (13.6-29.3)
20-day	7.17 (5.99-8.48)	8.25 (6.88-9.77)	10.0 (8.32-11.9)	11.5 (9.48-13.7)	13.5 (10.7-16.7)	15.0 (11.6-18.9)	16.6 (12.4-21.6)	18.4 (12.9-24.4)	21.0 (14.1-28.7)	23.1 (15.0-32.2)
30-day	9.00 (7.56-10.6)	10.1 (8.49-11.9)	11.9 (9.98-14.1)	13.5 (11.2-16.0)	15.6 (12.4-19.1)	17.1 (13.3-21.4)	18.8 (14.0-24.1)	20.5 (14.4-27.0)	22.8 (15.3-31.0)	24.6 (16.1-34.1)
45-day	11.3 (9.53-13.2)	12.5 (10.5-14.6)	14.3 (12.0-16.9)	15.9 (13.3-18.8)	18.1 (14.5-22.0)	19.8 (15.4-24.5)	21.4 (15.9-27.2)	23.0 (16.3-30.2)	25.1 (16.9-33.9)	26.6 (17.4-36.6)
60-day	13.2 (11.2-15.4)	14.4 (12.2-16.9)	16.4 (13.8-19.2)	18.0 (15.1-21.2)	20.2 (16.2-24.5)	22.0 (17.1-27.0)	23.7 (17.6-29.8)	25.2 (17.9-32.9)	27.1 (18.3-36.4)	28.4 (18.5-38.9)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
 Latitude: 41.5811°, Longitude: -72.4811°



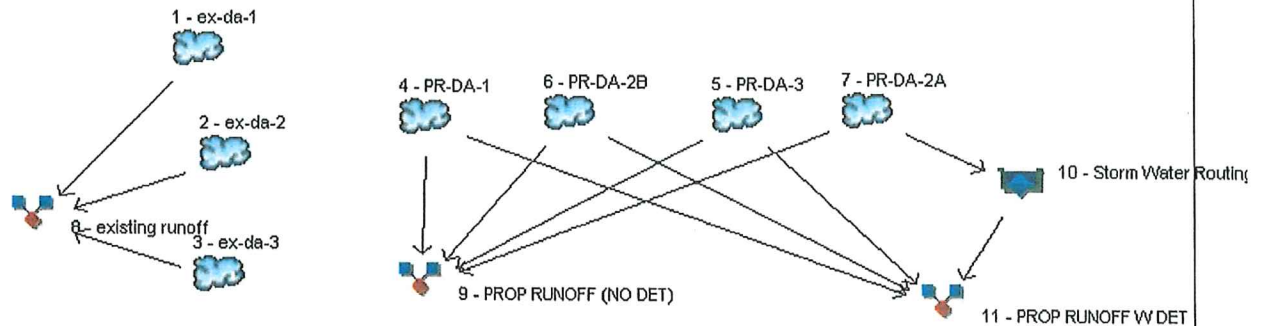
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Maps & aeriels

Small scale terrain

Watershed Model Schematic

Hydraflow Hydrographs by Intellisolve v9.02



Legend

Hyd.	Origin	Description
1	SCS Runoff	ex-da-1
2	SCS Runoff	ex-da-2
3	SCS Runoff	ex-da-3
4	SCS Runoff	PR-DA-1
5	SCS Runoff	PR-DA-3
6	SCS Runoff	PR-DA-2B
7	SCS Runoff	PR-DA-2A
8	Combine	existing runoff
9	Combine	PROP RUNOFF (NO DET)
10	Reservoir	Storm Water Routing
11	Combine	PROP RUNOFF W DET

Hydrograph Return Period Recap

Hydraflow Hydrographs by Intellsolve v9.02

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	-----	3.327	-----	-----	12.60	19.91	25.76	32.60	ex-da-1
2	SCS Runoff	-----	-----	2.365	-----	-----	8.968	14.15	18.34	23.15	ex-da-2
3	SCS Runoff	-----	-----	0.520	-----	-----	2.097	3.326	4.310	5.444	ex-da-3
4	SCS Runoff	-----	-----	1.957	-----	-----	7.002	10.90	14.03	17.65	PR-DA-1
5	SCS Runoff	-----	-----	0.582	-----	-----	1.881	2.854	3.635	4.527	PR-DA-3
6	SCS Runoff	-----	-----	0.490	-----	-----	1.426	2.098	2.623	3.217	PR-DA-2B
7	SCS Runoff	-----	-----	7.164	-----	-----	23.03	34.73	43.95	54.46	PR-DA-2A
8	Combine	1, 2, 3,	-----	6.001	-----	-----	22.95	36.35	47.08	59.48	existing runoff
9	Combine	4, 5, 6, 7,	-----	9.333	-----	-----	31.29	47.61	60.60	75.52	PROP RUNOFF (NO DET)
10	Reservoir	7	-----	2.822	-----	-----	9.165	12.86	15.79	18.27	Storm Water Routing
11	Combine	4, 5, 6, 10	-----	4.624	-----	-----	14.87	22.53	29.15	35.71	PROP RUNOFF W DET

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	SCS Runoff	32.60	2	738	163,448	----	-----	-----	ex-da-1	
2	SCS Runoff	23.15	2	742	123,311	----	-----	-----	ex-da-2	
3	SCS Runoff	5.444	2	730	20,431	----	-----	-----	ex-da-3	
4	SCS Runoff	17.65	2	738	88,167	----	-----	-----	PR-DA-1	
5	SCS Runoff	4.527	2	738	22,477	----	-----	-----	PR-DA-3	
6	SCS Runoff	3.217	2	724	9,625	----	-----	-----	PR-DA-2B	
7	SCS Runoff	54.46	2	732	220,085	----	-----	-----	PR-DA-2A	
8	Combine	59.48	2	738	307,190	1, 2, 3,	-----	-----	existing runoff	
9	Combine	75.52	2	732	340,353	4, 5, 6, 7,	-----	-----	PROP RUNOFF (NO DET)	
10	Reservoir	18.27	2	754	190,503	7	537.53	73,792	Storm Water Routing	
11	Combine	35.71	2	740	304,003	4, 5, 6, 10	-----	-----	PROP RUNOFF W DET	
storm model.gpw					Return Period: 100 Year			Tuesday, Apr 16, 2024		

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

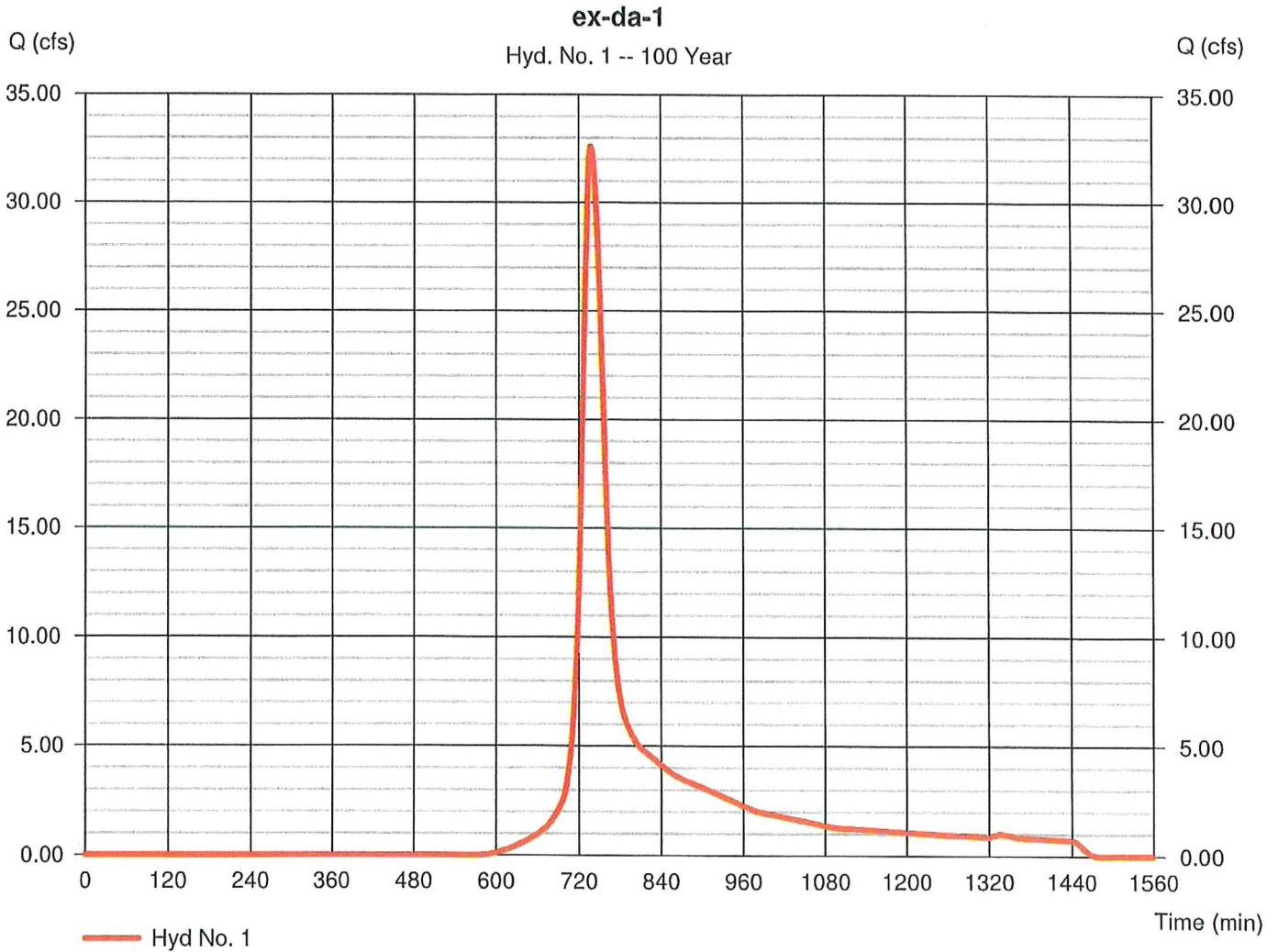
Tuesday, Apr 16, 2024

Hyd. No. 1

ex-da-1

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 13.600 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 32.60 cfs
Time to peak = 738 min
Hyd. volume = 163,448 cuft
Curve number = 60
Hydraulic length = 0 ft
Time of conc. (Tc) = 25.50 min
Distribution = Type III
Shape factor = 484



TR55 Tc Worksheet

Hydraflow Hydrographs by Intellsolve v9.02

Hyd. No. 1

ex-da-1

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 15.00	0.00	0.00	
Travel Time (min)	= 22.47	+ 0.00	+ 0.00	= 22.47
Shallow Concentrated Flow				
Flow length (ft)	= 1125.00	0.00	0.00	
Watercourse slope (%)	= 15.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 6.25	0.00	0.00	
Travel Time (min)	= 3.00	+ 0.00	+ 0.00	= 3.00
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				25.50 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

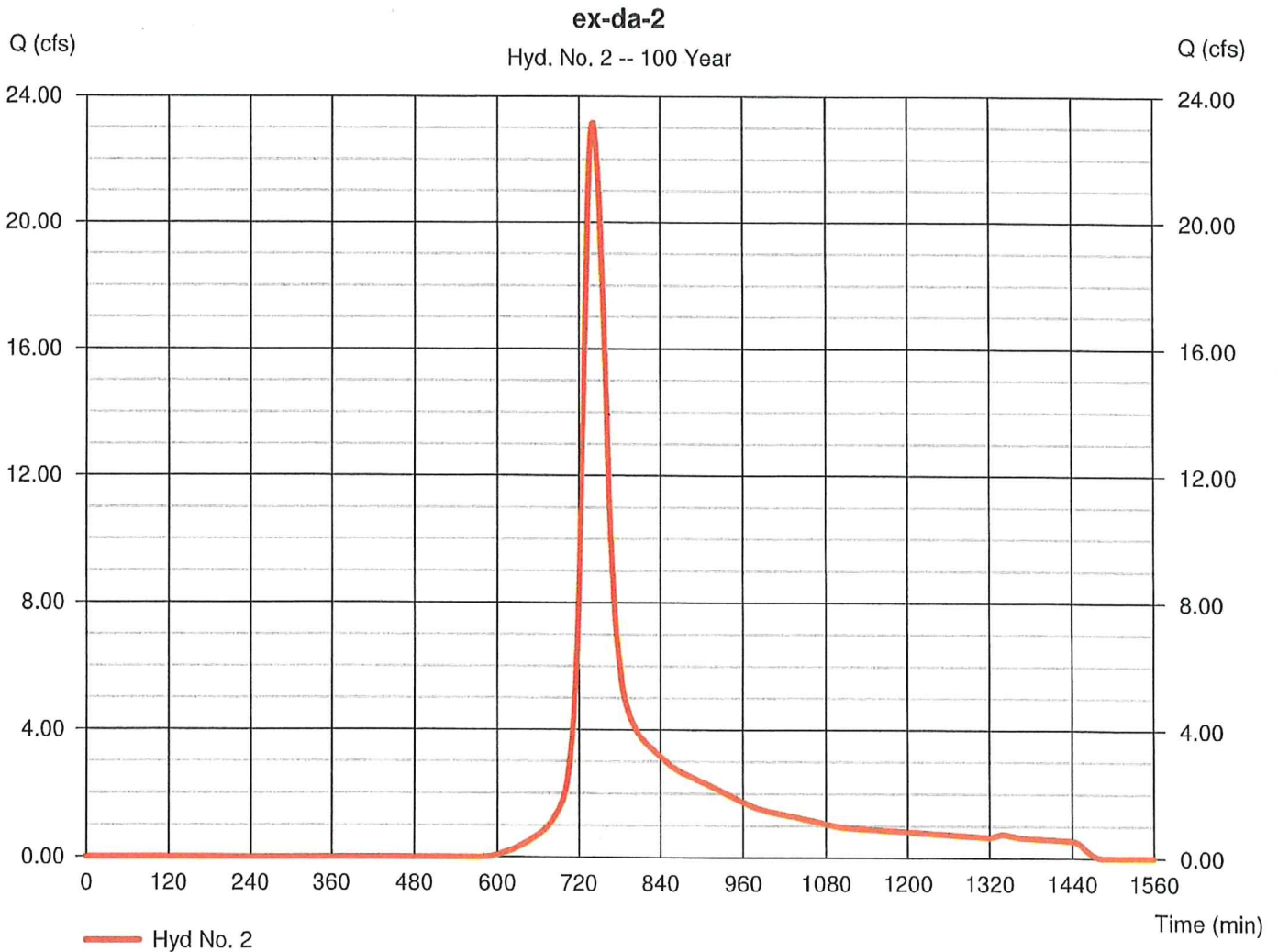
Tuesday, Apr 16, 2024

Hyd. No. 2

ex-da-2

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 10.100 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 23.15 cfs
Time to peak = 742 min
Hyd. volume = 123,311 cuft
Curve number = 60
Hydraulic length = 0 ft
Time of conc. (Tc) = 27.10 min
Distribution = Type III
Shape factor = 484



TR55 Tc Worksheet

Hyd. No. 2

ex-da-2

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 12.70	0.00	0.00	
Travel Time (min)	= 24.02	+ 0.00	+ 0.00	= 24.02
Shallow Concentrated Flow				
Flow length (ft)	= 1070.00	0.00	0.00	
Watercourse slope (%)	= 12.70	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 5.75	0.00	0.00	
Travel Time (min)	= 3.10	+ 0.00	+ 0.00	= 3.10
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				27.10 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

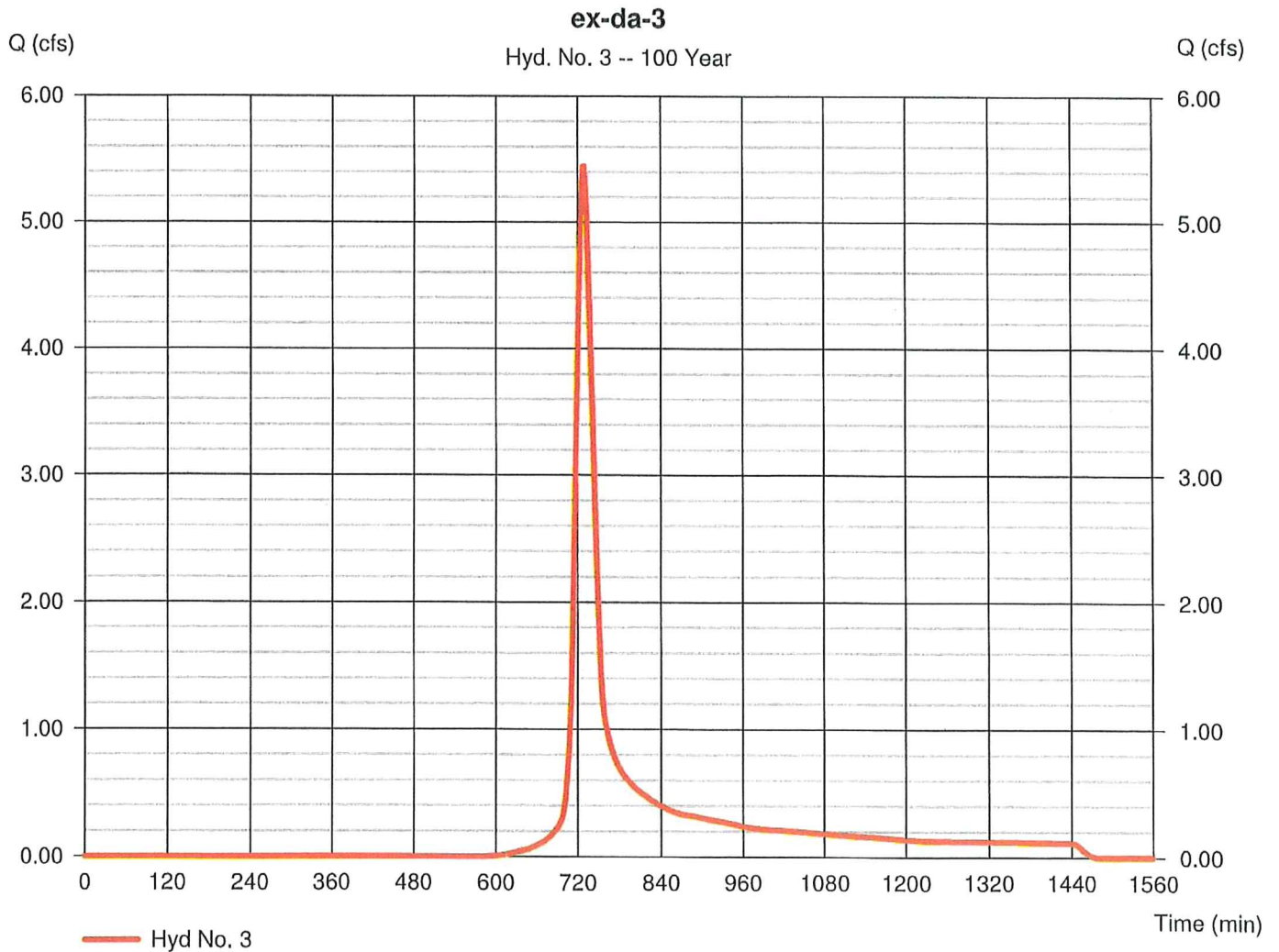
Tuesday, Apr 16, 2024

Hyd. No. 3

ex-da-3

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 1.700 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 5.444 cfs
Time to peak = 730 min
Hyd. volume = 20,431 cuft
Curve number = 60
Hydraulic length = 0 ft
Time of conc. (Tc) = 23.70 min
Distribution = Type II
Shape factor = 484



TR55 Tc Worksheet

Hyd. No. 3

ex-da-3

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 14.50	0.00	0.00	
Travel Time (min)	= 22.78	+ 0.00	+ 0.00	= 22.78
Shallow Concentrated Flow				
Flow length (ft)	= 350.00	0.00	0.00	
Watercourse slope (%)	= 14.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 6.14	0.00	0.00	
Travel Time (min)	= 0.95	+ 0.00	+ 0.00	= 0.95
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				23.70 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

Tuesday, Apr 16, 2024

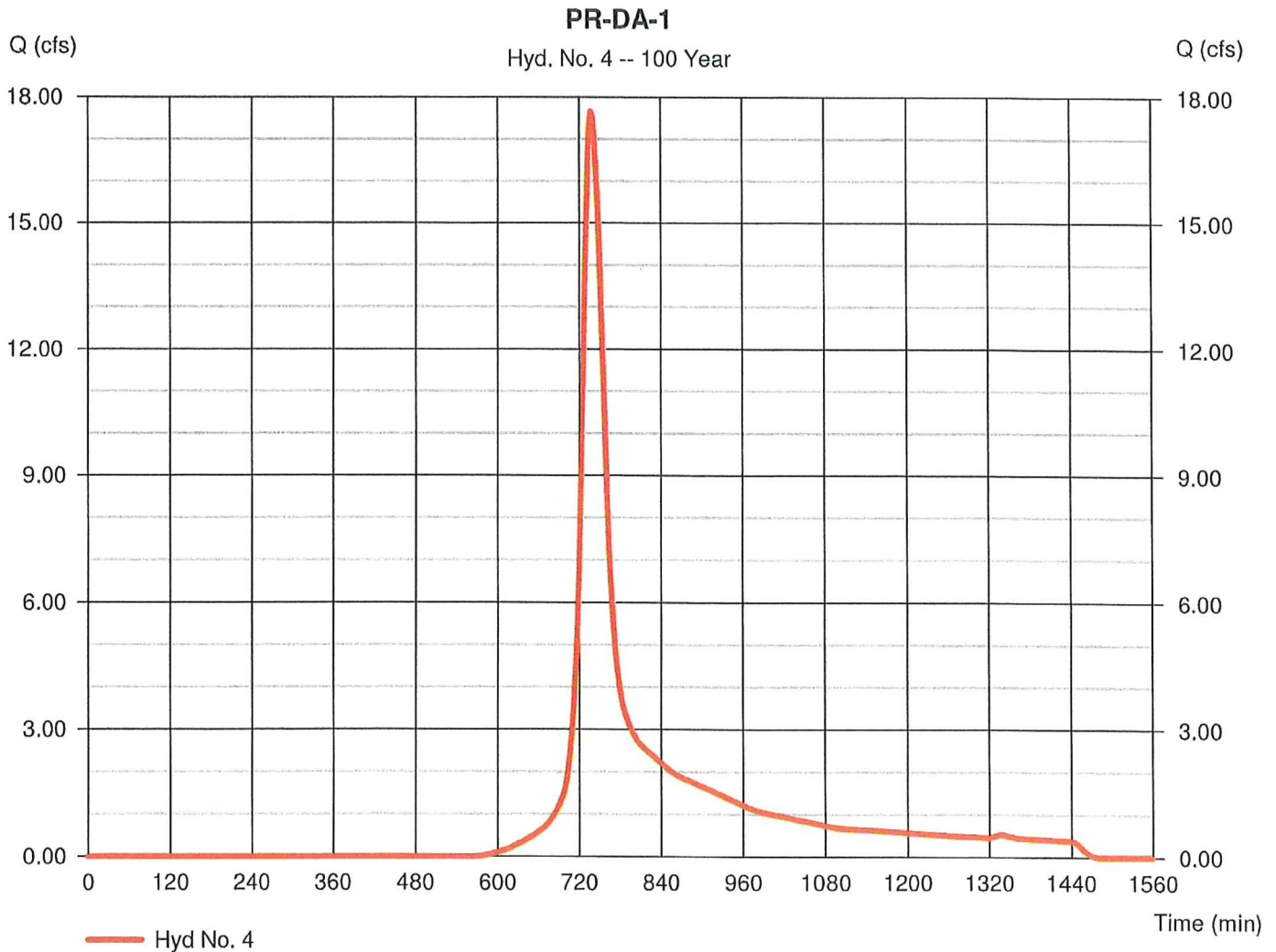
Hyd. No. 4

PR-DA-1

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 7.100 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 17.65 cfs
Time to peak = 738 min
Hyd. volume = 88,167 cuft
Curve number = 61*
Hydraulic length = 0 ft
Time of conc. (Tc) = 25.50 min
Distribution = Type III
Shape factor = 484

* Composite (Area/CN) = [(5.900 x 60) + (0.200 x 98) + (1.000 x 61)] / 7.100



TR55 Tc Worksheet

Hyd. No. 4

PR-DA-1

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 15.00	0.00	0.00	
Travel Time (min)	= 22.47	+ 0.00	+ 0.00	= 22.47
Shallow Concentrated Flow				
Flow length (ft)	= 1125.00	0.00	0.00	
Watercourse slope (%)	= 15.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 6.25	0.00	0.00	
Travel Time (min)	= 3.00	+ 0.00	+ 0.00	= 3.00
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				25.50 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

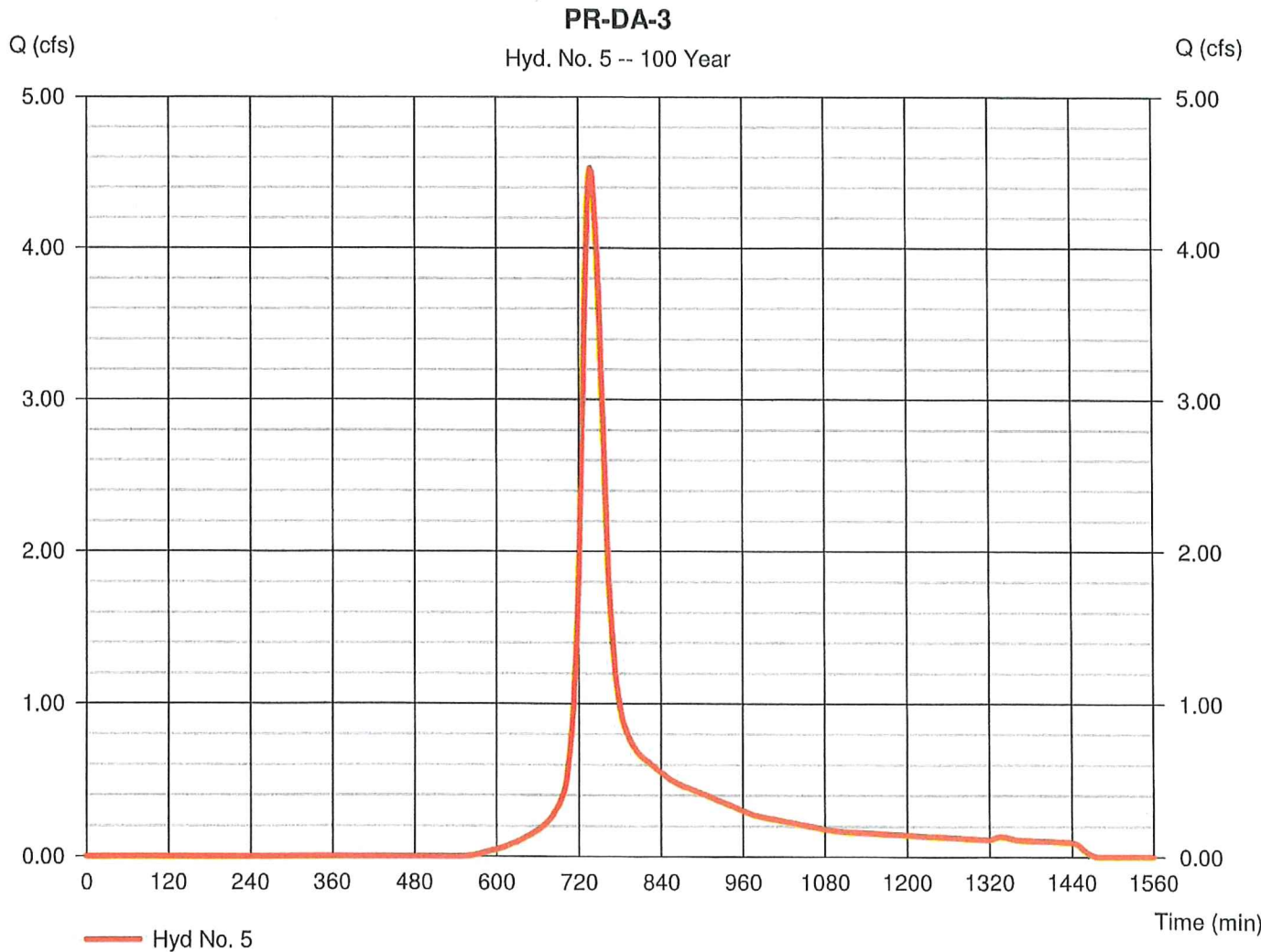
Tuesday, Apr 16, 2024

Hyd. No. 5

PR-DA-3

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.527 cfs
Storm frequency	=	100 yrs	Time to peak	=	738 min
Time interval	=	2 min	Hyd. volume	=	22,477 cuft
Drainage area	=	1.700 ac	Curve number	=	63*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	23.70 min
Total precip.	=	8.04 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.100 x 60) + (0.100 x 98) + (0.500 x 61)] / 1.700



TR55 Tc Worksheet

Hyd. No. 5

PR-DA-3

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 14.50	0.00	0.00	
Travel Time (min)	= 22.78	+ 0.00	+ 0.00	= 22.78
Shallow Concentrated Flow				
Flow length (ft)	= 350.00	0.00	0.00	
Watercourse slope (%)	= 14.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 6.14	0.00	0.00	
Travel Time (min)	= 0.95	+ 0.00	+ 0.00	= 0.95
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				23.70 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

Tuesday, Apr 16, 2024

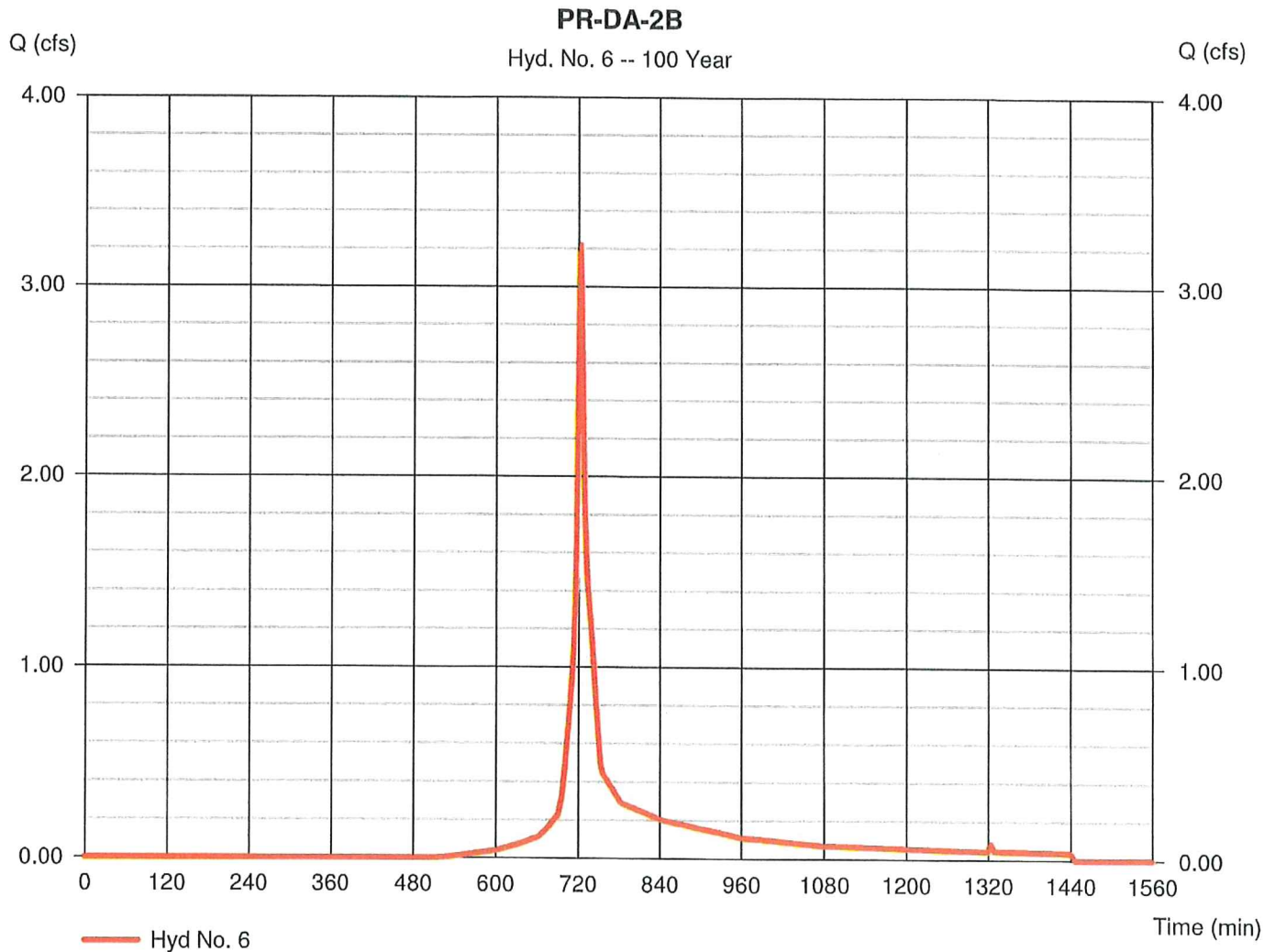
Hyd. No. 6

PR-DA-2B

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 0.700 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 3.217 cfs
Time to peak = 724 min
Hyd. volume = 9,625 cuft
Curve number = 66*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type III
Shape factor = 484

* Composite (Area/CN) = [(0.100 x 98) + (0.300 x 61) + (0.300 x 60)] / 0.700



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

Tuesday, Apr 16, 2024

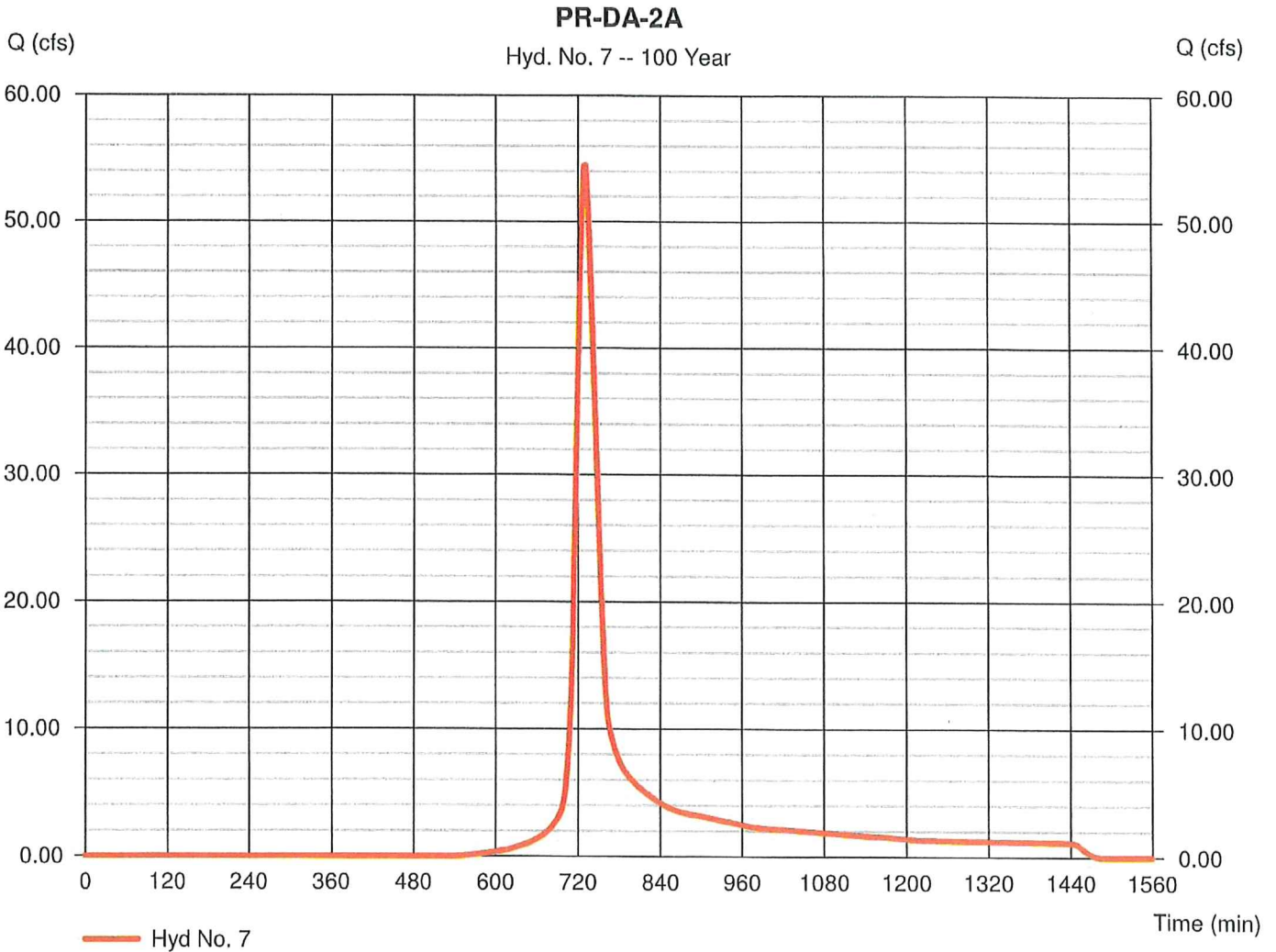
Hyd. No. 7

PR-DA-2A

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 15.900 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 54.46 cfs
Time to peak = 732 min
Hyd. volume = 220,085 cuft
Curve number = 64*
Hydraulic length = 0 ft
Time of conc. (Tc) = 27.20 min
Distribution = Type II
Shape factor = 484

* Composite (Area/CN) = [(1.600 x 98) + (4.500 x 61) + (9.800 x 60)] / 15.900



TR55 Tc Worksheet

Hyd. No. 7

PR-DA-2A

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 12.70	0.00	0.00	
Travel Time (min)	= 24.02	+ 0.00	+ 0.00	= 24.02
Shallow Concentrated Flow				
Flow length (ft)	= 540.00	370.00	50.00	
Watercourse slope (%)	= 12.70	10.00	1.00	
Surface description	= Unpaved	Paved	Unpaved	
Average velocity (ft/s)	= 5.75	6.43	1.61	
Travel Time (min)	= 1.57	+ 0.96	+ 0.52	= 3.04
Channel Flow				
X sectional flow area (sqft)	= 2.40	0.00	0.00	
Wetted perimeter (ft)	= 3.90	0.00	0.00	
Channel slope (%)	= 2.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 10.15	0.00	0.00	
Flow length (ft)	= 110.0	0.0	0.0	
Travel Time (min)	= 0.18	+ 0.00	+ 0.00	= 0.18
Total Travel Time, Tc				27.20 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

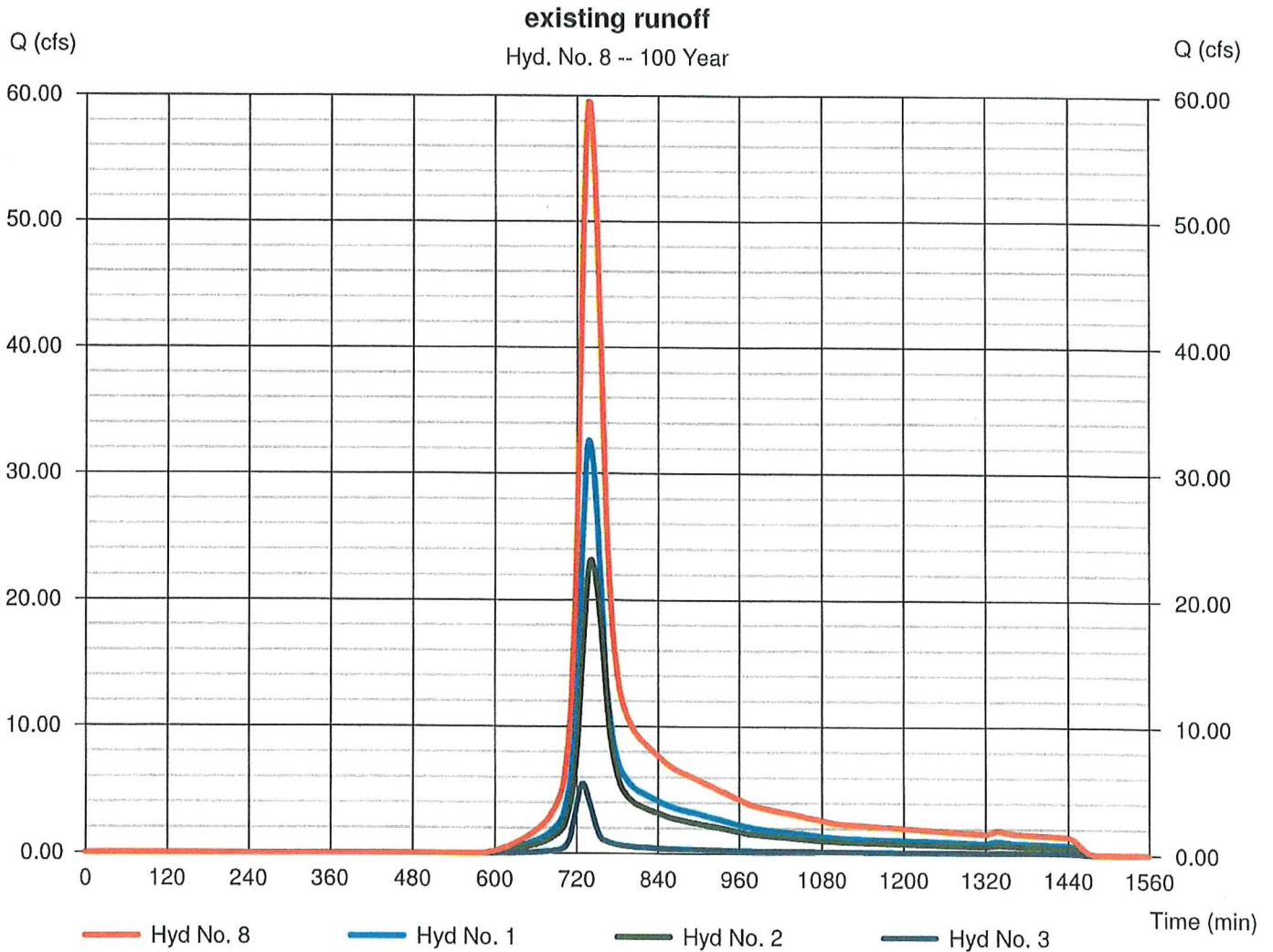
Tuesday, Apr 16, 2024

Hyd. No. 8

existing runoff

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

Peak discharge = 59.48 cfs
Time to peak = 738 min
Hyd. volume = 307,190 cuft
Contrib. drain. area = 25.400 ac



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

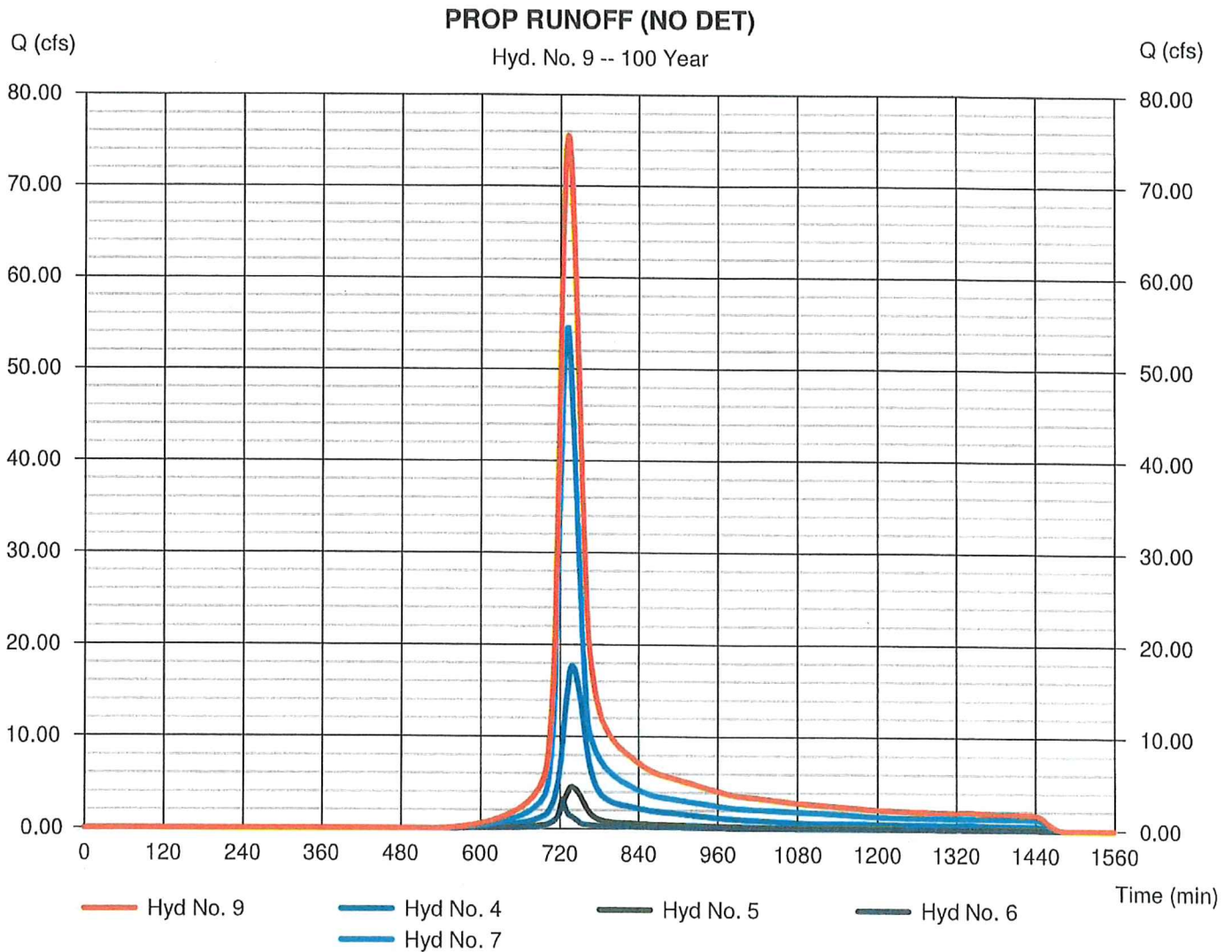
Tuesday, Apr 16, 2024

Hyd. No. 9

PROP RUNOFF (NO DET)

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 4, 5, 6, 7

Peak discharge = 75.52 cfs
Time to peak = 732 min
Hyd. volume = 340,353 cuft
Contrib. drain. area = 25.400 ac



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

Tuesday, Apr 16, 2024

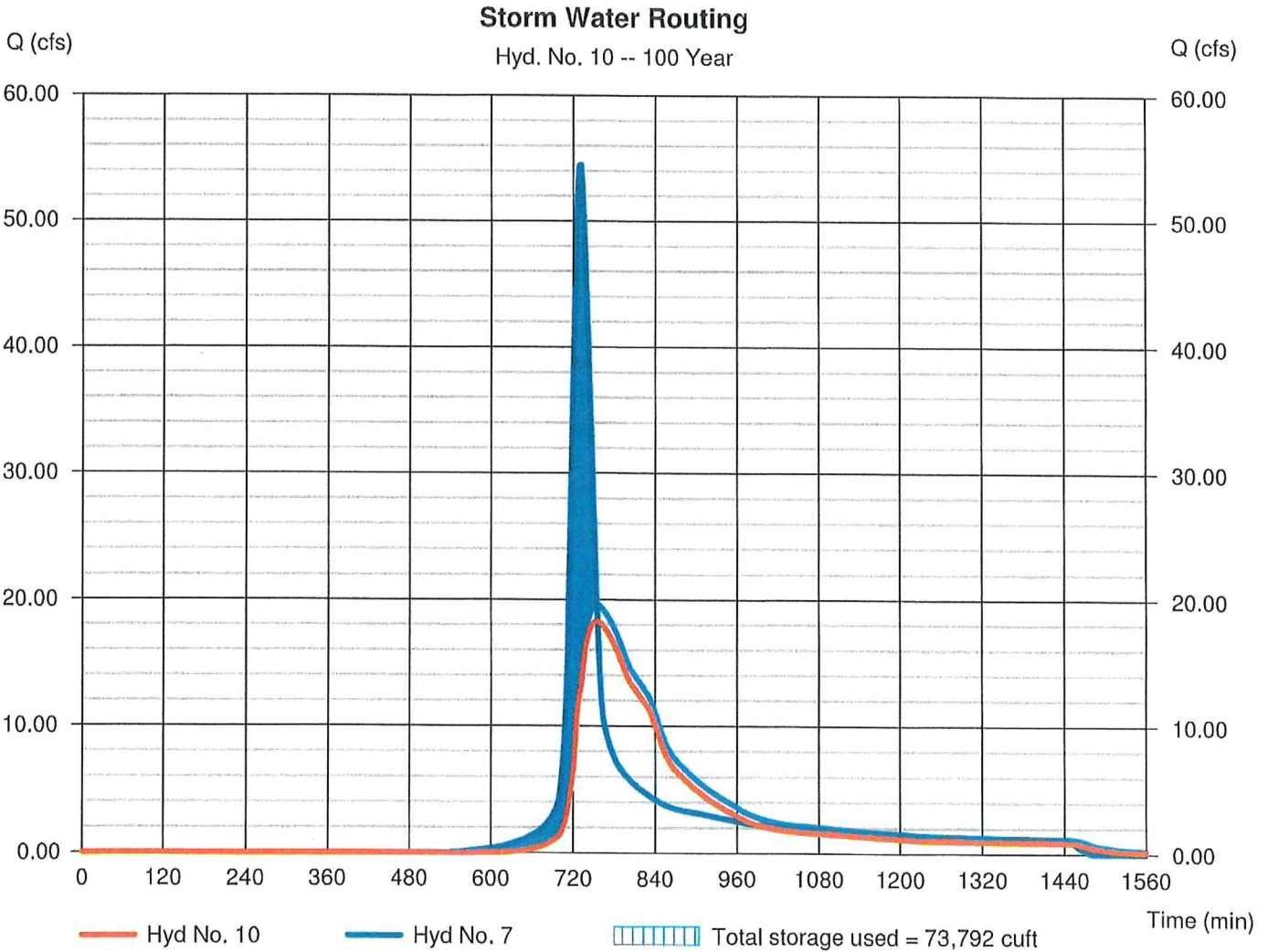
Hyd. No. 10

Storm Water Routing

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyd. No. = 7 - PR-DA-2A
Reservoir name = DETENTION BASIN

Peak discharge = 18.27 cfs
Time to peak = 754 min
Hyd. volume = 190,503 cuft
Max. Elevation = 537.53 ft
Max. Storage = 73,792 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Pond Report

Hydraflow Hydrographs by Intelisolve v9.02

Tuesday, Apr 16, 2024

Pond No. 1 - DETENTION BASIN

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 532.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	532.00	8,500	0	0
1.00	533.00	10,110	9,292	9,292
2.00	534.00	11,830	10,958	20,250
3.00	535.00	13,610	12,708	32,958
4.00	536.00	15,560	14,573	47,531
5.00	537.00	17,475	16,507	64,038
6.00	538.00	19,900	18,673	82,710
7.00	539.00	24,000	21,916	104,626

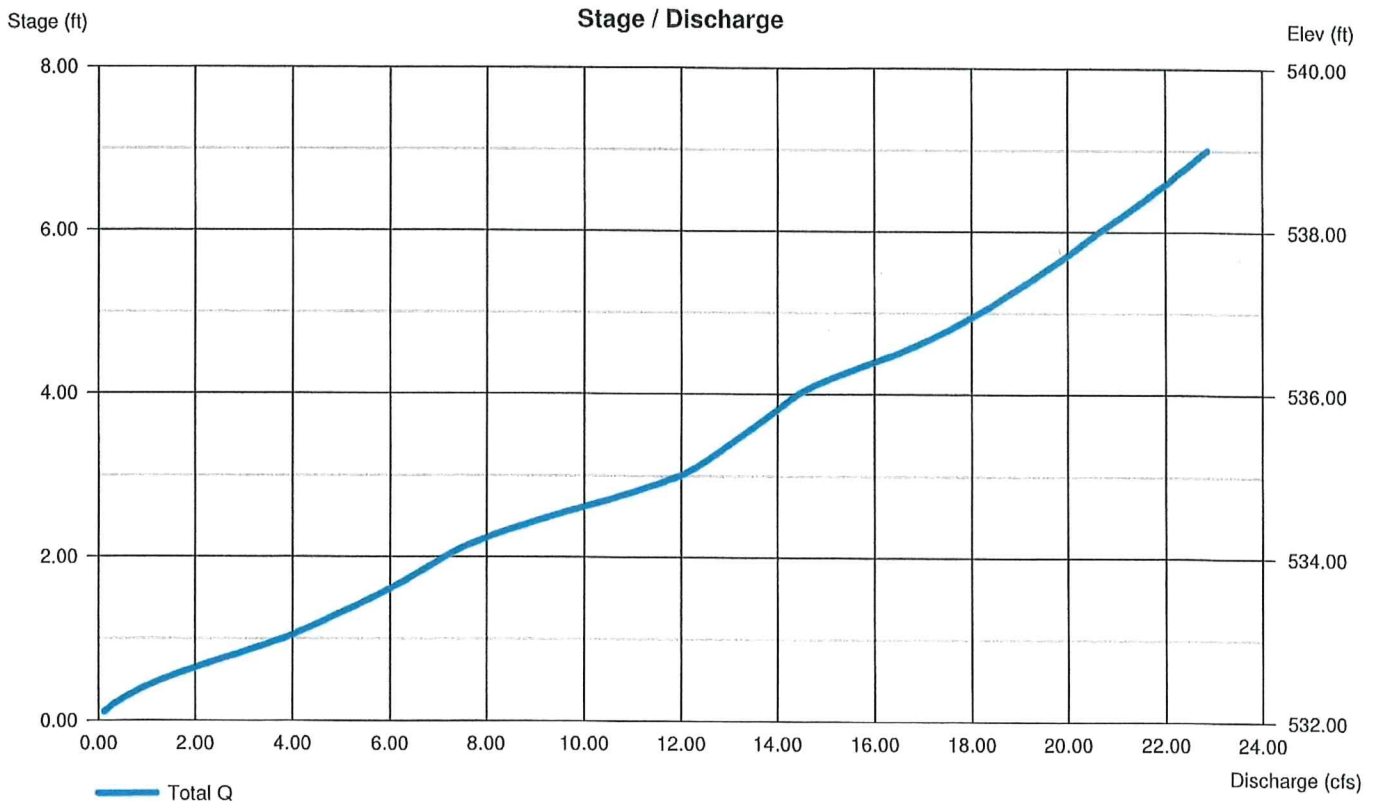
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	12.00	12.00	0.00
Span (in)	= 18.00	12.00	12.00	0.00
No. Barrels	= 1	2	2	0
Invert El. (ft)	= 532.00	532.00	534.00	0.00
Length (ft)	= 50.00	0.00	0.00	0.00
Slope (%)	= 2.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	10.00	0.00	0.00
Crest El. (ft)	= 536.00	538.00	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= Rect	Broad	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 3.000 (by Contour)			
TW Elev. (ft)	= 0.00			

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



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

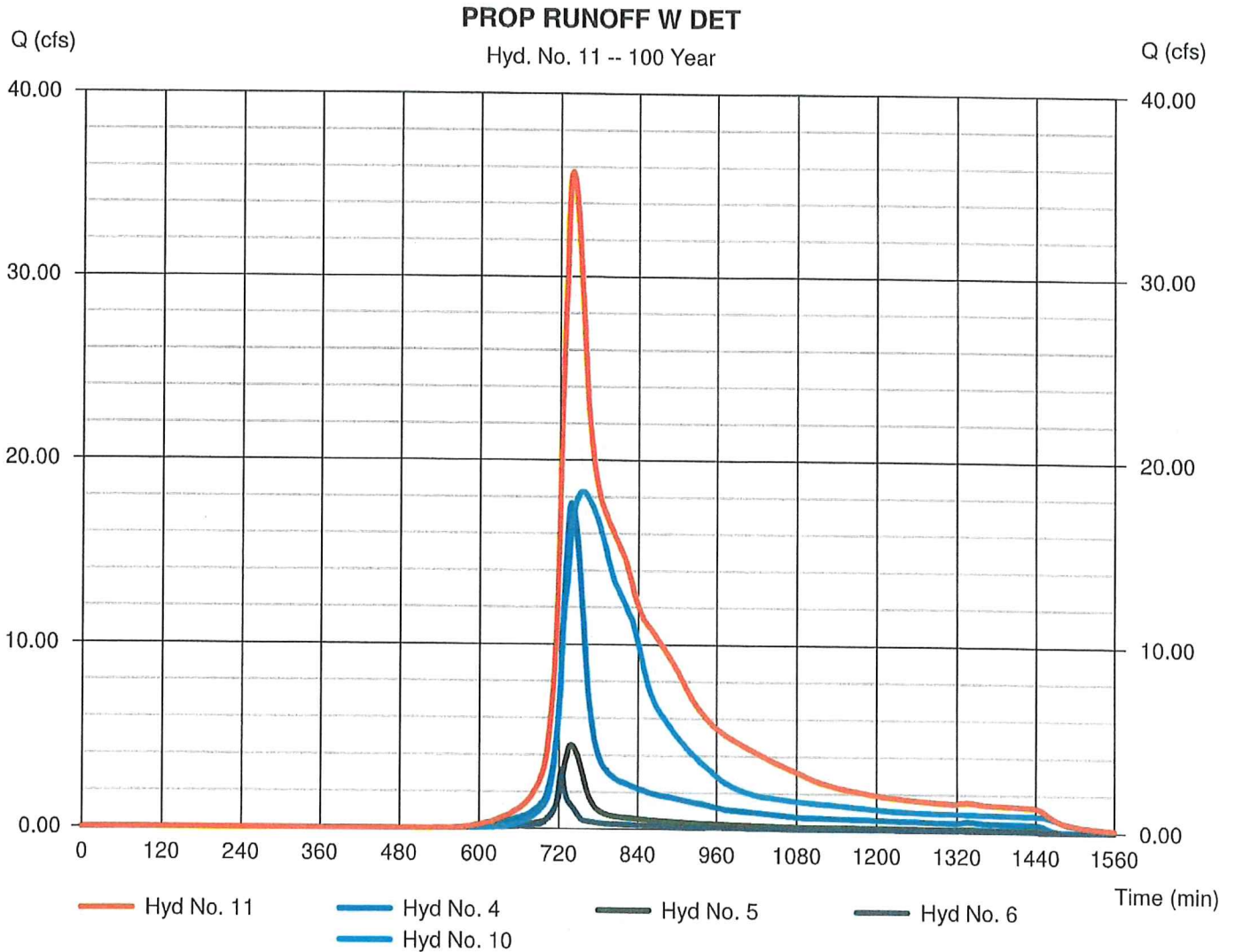
Tuesday, Apr 16, 2024

Hyd. No. 11

PROP RUNOFF W DET

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 4, 5, 6, 10

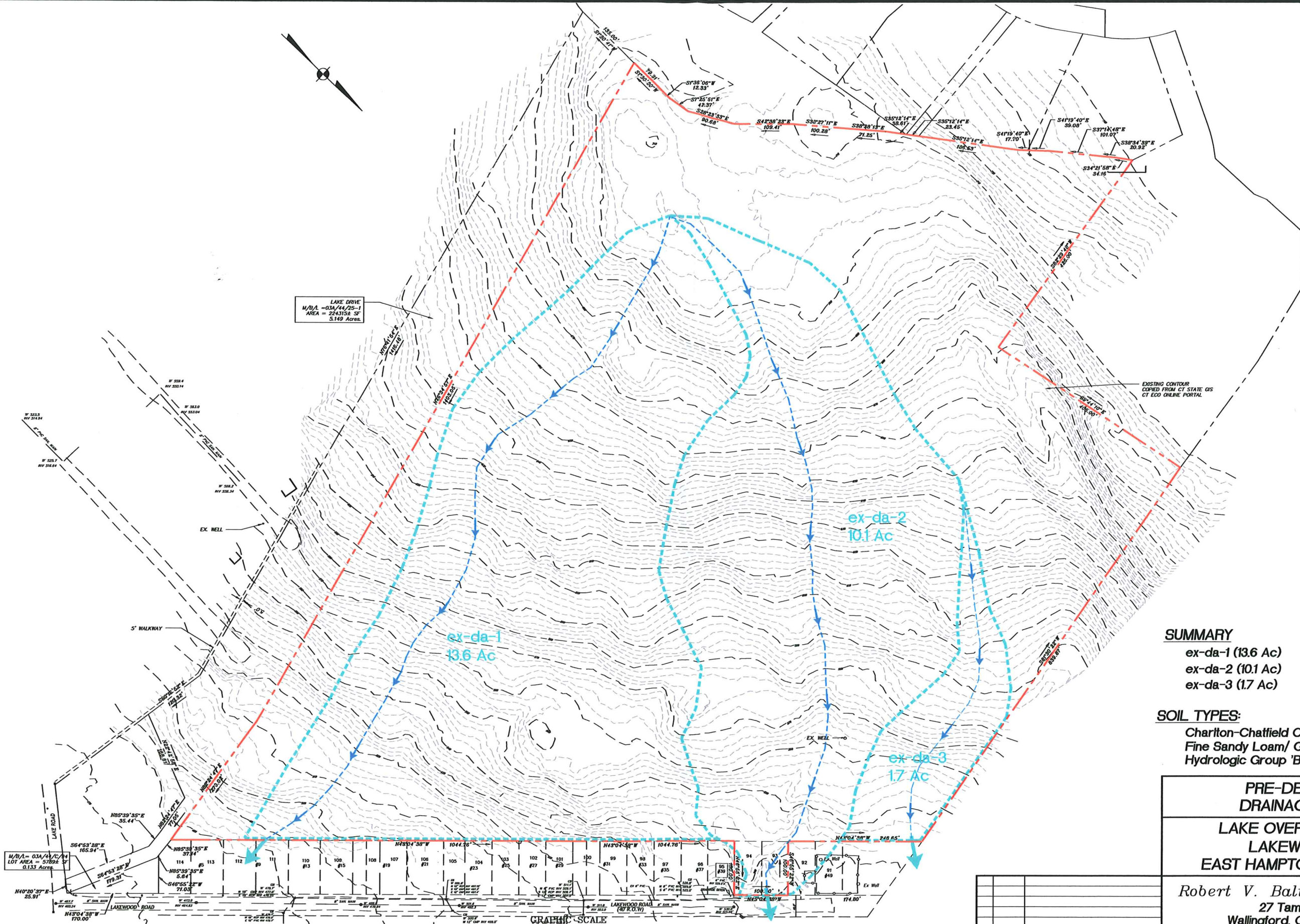
Peak discharge = 35.71 cfs
Time to peak = 740 min
Hyd. volume = 304,003 cuft
Contrib. drain. area = 9.500 ac





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

EXISTING CONTOUR
COPIED FROM CT STATE GIS
CT ECO ONLINE PORTAL



SUMMARY

- ex-da-1 (13.6 Ac)
- ex-da-2 (10.1 Ac)
- ex-da-3 (1.7 Ac)

SOIL TYPES:

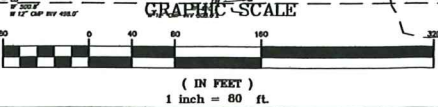
Charlton-Chatfield Complex
Fine Sandy Loam/ Gravelly Fine Sandy Loam
Hydrologic Group 'B'

**PRE-DEVELOPMENT
DRAINAGE AREA MAP**
**LAKE OVERLOOK ESTATES
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT**

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

#	DATE	DESCRIPTION

DATE: 4/15/2024 SCALE: 1"=80' SHT #: WS-1



M/B/L = 03A/44/25-1
LOT AREA = 5785± SF
0.133 Acres

M/B/L = 03A/44/25-1
LOT AREA = 5785± SF
0.133 Acres

M/B/L = 03A/44/25-1
LOT AREA = 5785± SF
0.133 Acres

M/B/L = 03A/44/25-1
LOT AREA = 5785± SF
0.133 Acres

M/B/L = 03A/44/25-1
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M/B/L = 03A/44/25-1
LOT AREA = 5785± SF
0.133 Acres

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M/B/L = 03A/44/25-1
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0.133 Acres

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0.133 Acres

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LOT AREA = 5785± SF
0.133 Acres

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0.133 Acres

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LOT AREA = 5785± SF
0.133 Acres

M/B/L = 03A/44/25-1
LOT AREA = 5785± SF
0.133 Acres

M/B/L = 03A/44/25-1
LOT AREA = 5785± SF
0.133 Acres



LAKE DRIVE
M/B/L = 03A/44/25-1
AREA = 224354 SF
5.149 Acres

EXISTING CONTOUR
COPIED FROM CT STATE GIS
CT ECO ONLINE PORTAL

SUMMARY

- PR-DA-1 (7.1 Ac)
- PR-DA-2A (15.9 Ac)
(DRAINS TO DETENTION BASIN)
- PR-DA-2B (0.7 Ac)
- PR-DA-3 (1.7 Ac)

SOIL TYPES:

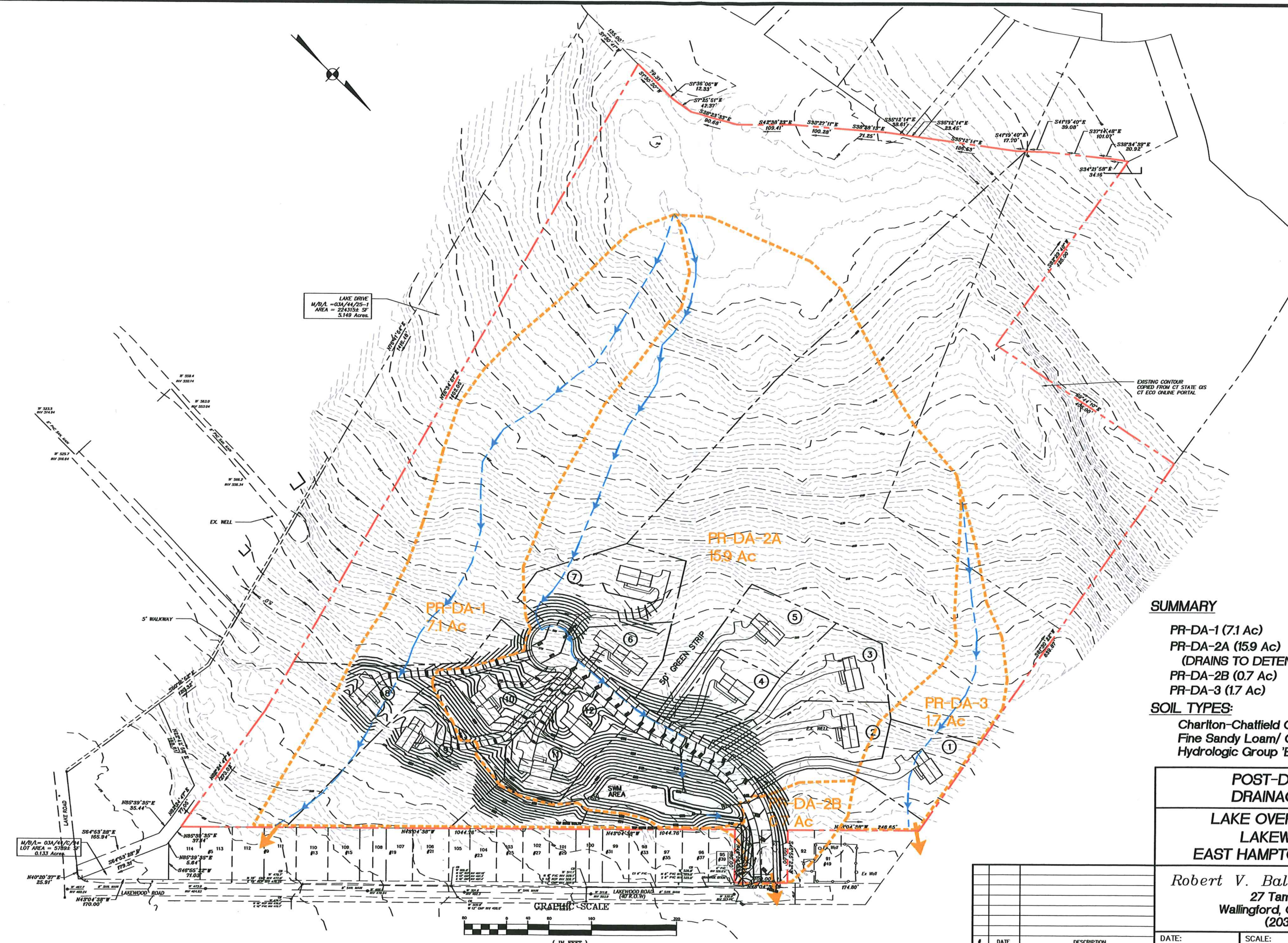
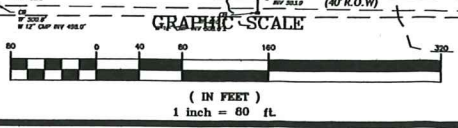
Charlton-Chatfield Complex
Fine Sandy Loam/ Gravelly Fine Sandy Loam
Hydrologic Group 'B'

**POST-DEVELOPMENT
DRAINAGE AREA MAP**
**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: 4/15/2024 SCALE: 1"=80' SHT #: WS-2



M/B/L = 03A/44/C/44
LOT AREA = 57894 SF
0.133 Acres

5' WALKWAY

PR-DA-2A
15.9 Ac

PR-DA-1
7.1 Ac

PR-DA-3
1.7 Ac

DA-2B
0.7 Ac

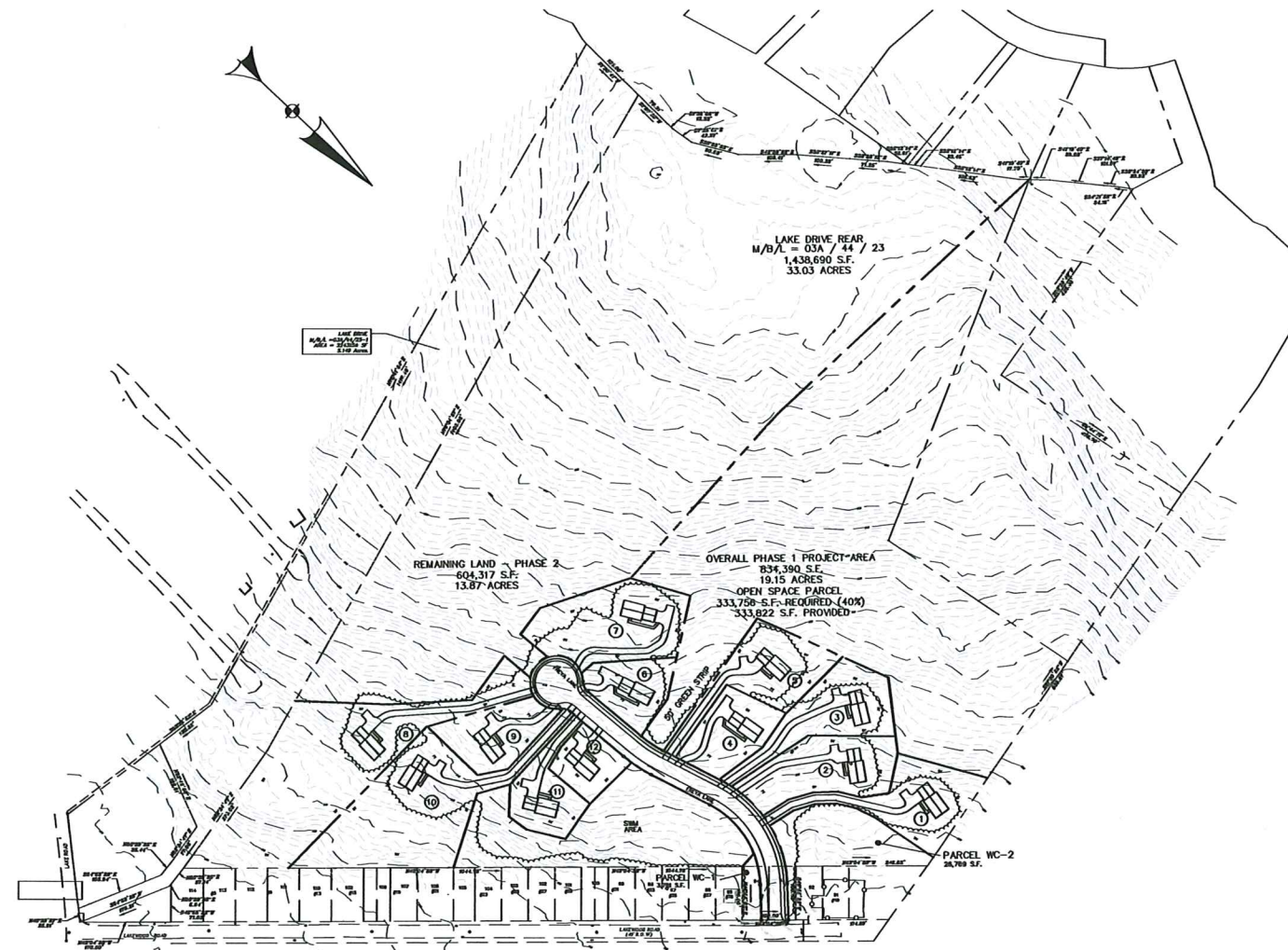
GRAPHIC SCALE

LAKE OVERLOOK ESTATES RESIDENTIAL OPEN SPACE SUBDIVISION LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT PLANNING & ZONING APPLICATION



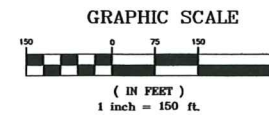
VICINITY MAP

SCALE: 1"=1000'



OVERALL SITE PLAN

SCALE: 1"=150'



#	DATE	DESCRIPTION

Project Narrative

This project proposes to subdivide the existing R-3 zoned, 33.03 acre parcel into 12 Single family Open Space Residential lots meeting all Zoning and Subdivision Regulations.

The development proposes a 690 lf Public Road to be maintained by the Town of East Hampton. This Town will also maintain the onsite stormwater detention facilities. The project will be served by public water and sewer.

The site has NO Inland wetlands soils as reported by James Sipperly, Certified Soil Scientist. Additionally the town GIS mapping shows no wetlands soils within 200' of the subject property so no Inland Wetlands Application is required.

The subdivision provides the minimum 40% Open space per the Open Space Subdivision requirements. This is reserved as one separate parcel to be deeded to the Town of East Hampton.

INDEX OF DRAWINGS

CV-1	COVER SHEET
OSP-1	OVERALL SITE PLAN - OPEN SPACE LAYOUT
OSP-2	OVERALL SITE PLAN - CONVENTIONAL YIELD PLAN
EX-1	EXISTING CONDITIONS
EX-2	EXISTING CONDITIONS-SOILS MAP AND SLOPE STUDY PLAN
SP-1 THRU SP-4	SUBDIVISION PLAN
GU-1 THRU GU-2	GRADING AND UTILITY PLAN
PP-1	ROAD PROFILE
LD-1	LAND DISTURBANCE PLAN ROAD ONLY
EC-1 THRU EC-2	EROSION AND SEDIMENT CONTROL PLAN
DN-1 THRU DN-2	DETAIL SHEET

PROPERTY OWNER/APPLICANT:

Lakewood 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 | ABE 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: JSOHD2@YAHOO.COM

COVER SHEET

**LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT**

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

DATE: 4/17/2024	SCALE: AS SHOWN	SHT #: CV-1
-----------------	-----------------	-------------

Approved by the East Hampton Planning & Zoning Commission

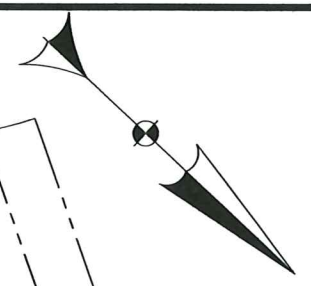
Final Approval _____ Chairman

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.



LAKE DRIVE REAR
M/B/L = 03A / 44 / 23
1,438,690 S.F.
33.03 ACRES

M/B/L = 03A/44/25-1
AREA = 224,315± S.F.
5.149 Acres

SUMMARY OF PARCEL TRANSFERS
 LOT "WC1" - 3,781 S.F. (0.09 AC)
 TO BE CONVEYED TO THE AQUARON WATER COMPANY
 LOT "WC2" - 26,769 S.F. (0.61 AC)
 TO BE CONVEYED TO THE AQUARON WATER COMPANY
 LOT "A" (ROAD) - 37,683 S.F. (0.87 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON
 LOT "B" (SWM FACILITY) - 63,861 S.F. (1.47 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON
 OPEN SPACE PARCEL - 334,062 S.F. (7.67 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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

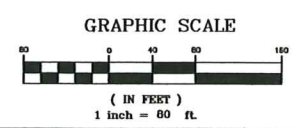
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REMAINING LAND - PHASE 2
604,317 S.F.
13.87 ACRES

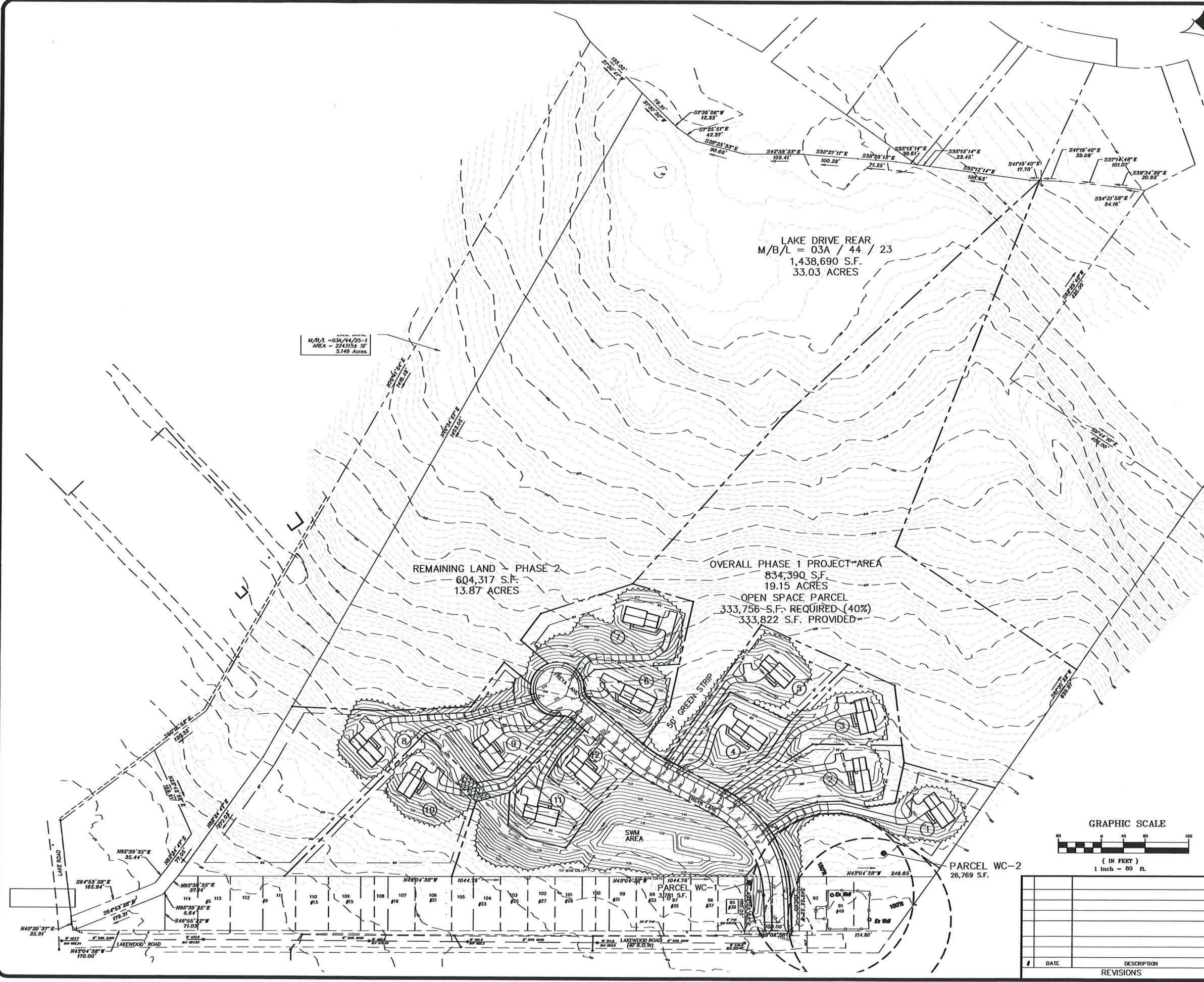
OVERALL PHASE 1 PROJECT AREA
834,390 S.F.
19.15 ACRES
 OPEN SPACE PARCEL
333,756 S.F. REQUIRED (40%)
333,822 S.F. PROVIDED

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

OVERALL SITE PLAN OPEN SPACE LAYOUT		
LAKE OVERLOOK ESTATES PROPERTY OF LAKEWOOD ESTATES, LLC LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT		
<i>Robert V. Baltramaitis, P.E.</i> 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	SCALE:	SHT #:
4/17/2024	1" = 80'	OSP-1



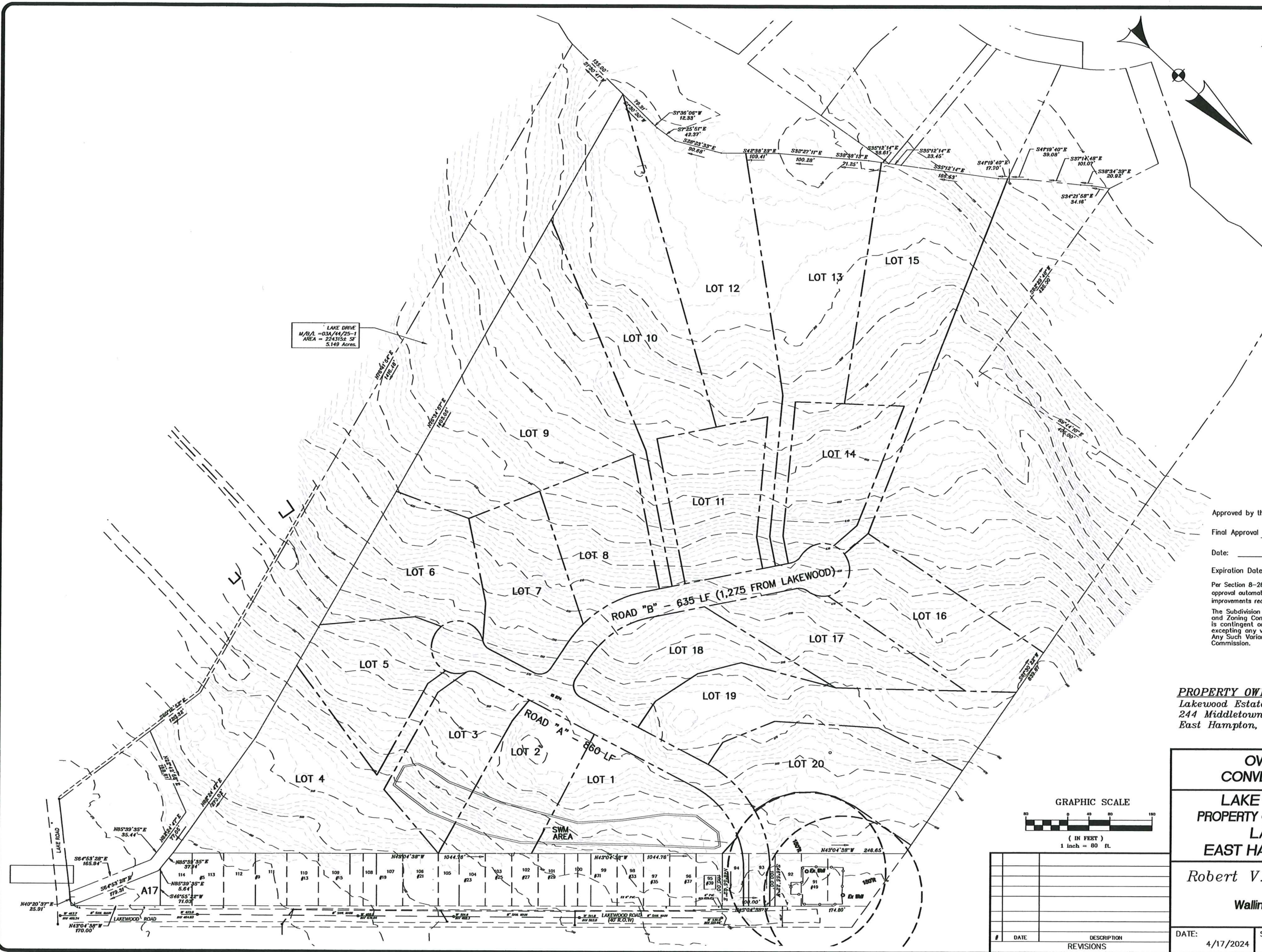
#	DATE	DESCRIPTION



SUMMARY
NEW LOTS:
 FRONTAGE LOTS = 14
 INTERIOR LOTS = 6
 TOTAL LOTS = 20

NEW ROADS
 ROAD "A" = 860 LF
 ROAD "B" = 635 LF
 TOTAL ROAD = 1,495 LF

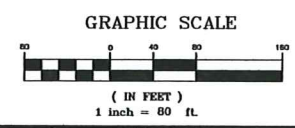
OPEN SPACE
 PRIVATE CONSERVATION
 EASEMENTS MEETING THE
 MINIMUM REQUIRED PER REGS



Approved by the East Hampton Planning & Zoning Commission
 Final Approval _____ Chairman
 Date: _____
 Expiration Date: _____

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



#	DATE	DESCRIPTION

**OVERALL SITE PLAN
 CONVENTIONAL YIELD PLAN**

**LAKE OVERLOOK ESTATES
 PROPERTY OF LAKEWOOD ESTATES, LLC
 LAKEWOOD ROAD
 EAST HAMPTON, CONNECTICUT**

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

DATE: 4/17/2024	SCALE: 1" = 80'	SHT #: OSP-2
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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 herein have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from private 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.



LOCATION MAP

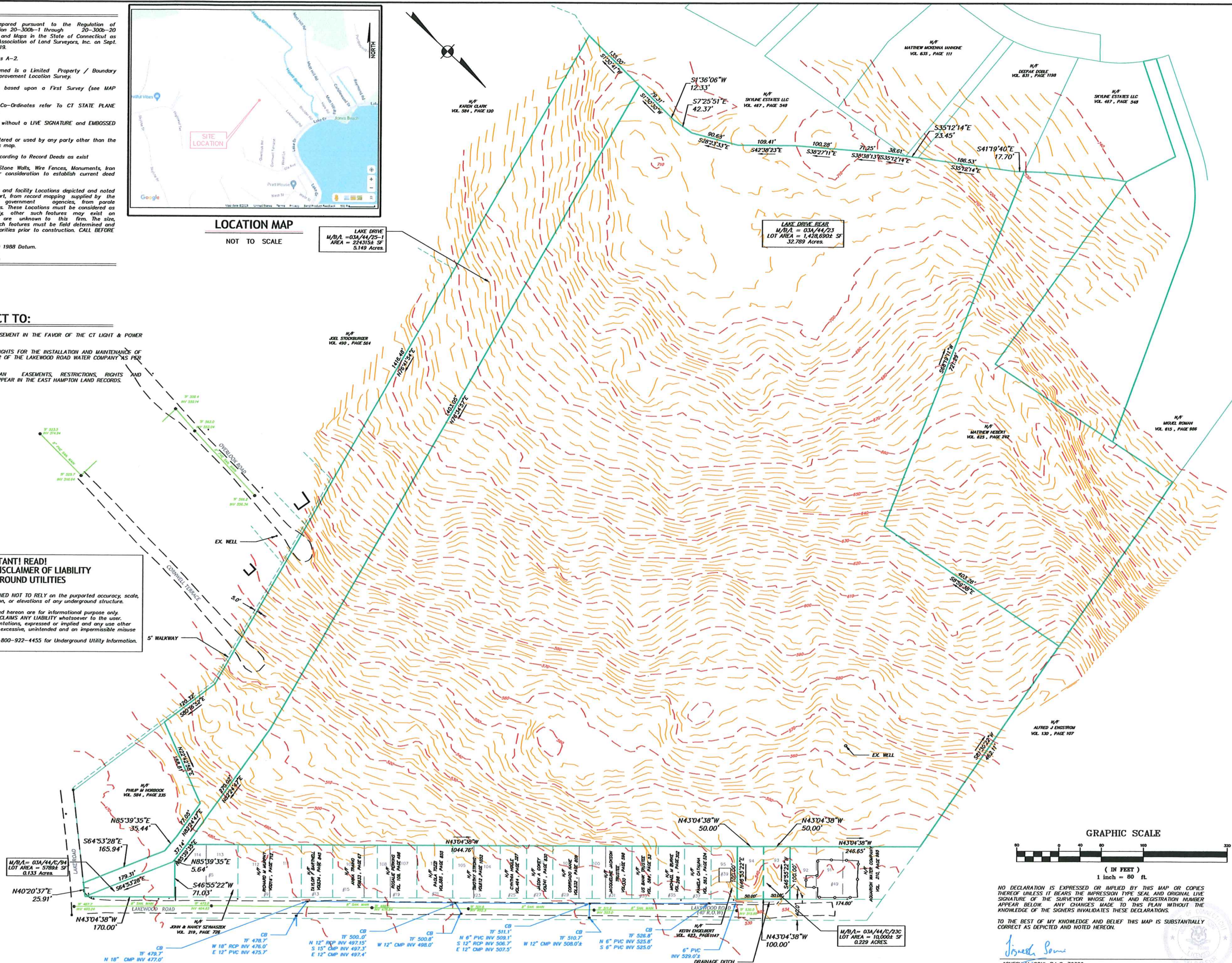
NOT TO SCALE

LAKE DRIVE
M/B/L = 03A/44/25-1
AREA = 24,315± SF
5.149 Acres

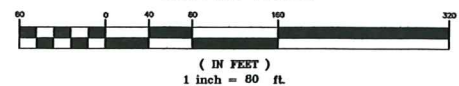
LAKE DRIVE REAR
M/B/L = 03A/44/23
LOT AREA = 1,428,692± SF
32.789 Acres

**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 herein are for informational purpose only. The Preparer 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.



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

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

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

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

NO.	DATE	REVISIONS
1	04-16-2024	UPDATED SURVEY DESCRIPTION



CT LAND SURVEYING, LLC
SBE | ARE CERTIFIED
LAND SURVEYING / LAND PLANNING

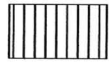

CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
Email: cctland2005@gmail.com

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

LEGEND:

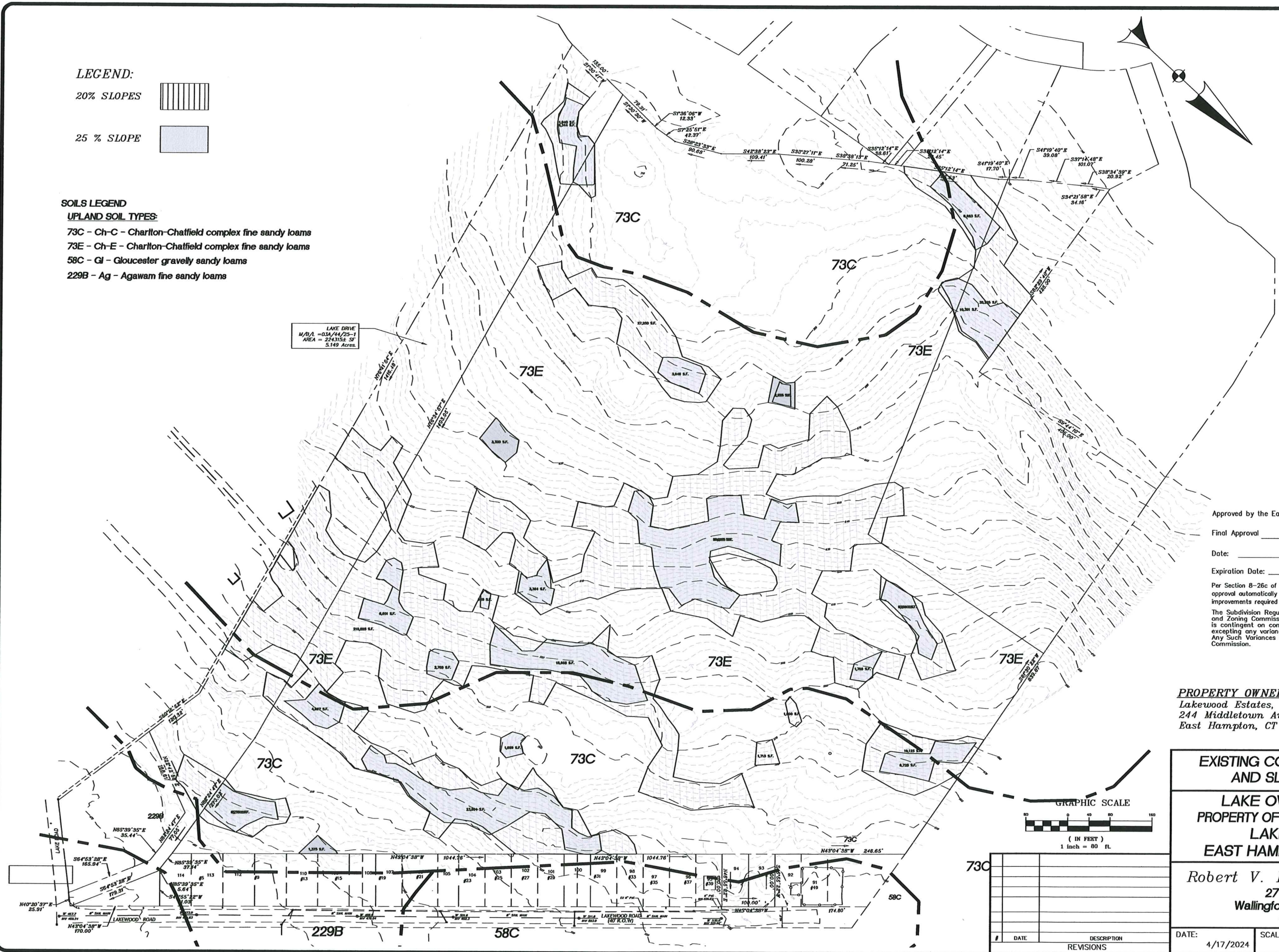
- 20% SLOPES 
- 25 % SLOPE 

SOILS LEGEND

UPLAND SOIL TYPES:

- 73C - Ch-C - Charlton-Chatfield complex fine sandy loams
- 73E - Ch-E - Charlton-Chatfield complex fine sandy loams
- 58C - Gl - Gloucester gravelly sandy loams
- 229B - Ag - Agawam fine sandy loams

LAKE DRIVE
M/R/A - 034/44/25-1
AREA = 224,315.2 SF
5.149 Acres



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.

PROPERTY OWNER/APPLICANT:

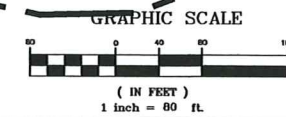
Lakewood Estates, LLC
244 Middletown Ave
East Hampton, CT 06424



EXISTING CONDITIONS- SOILS MAP AND SLOPE STUDY PLAN

LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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



#	DATE	DESCRIPTION

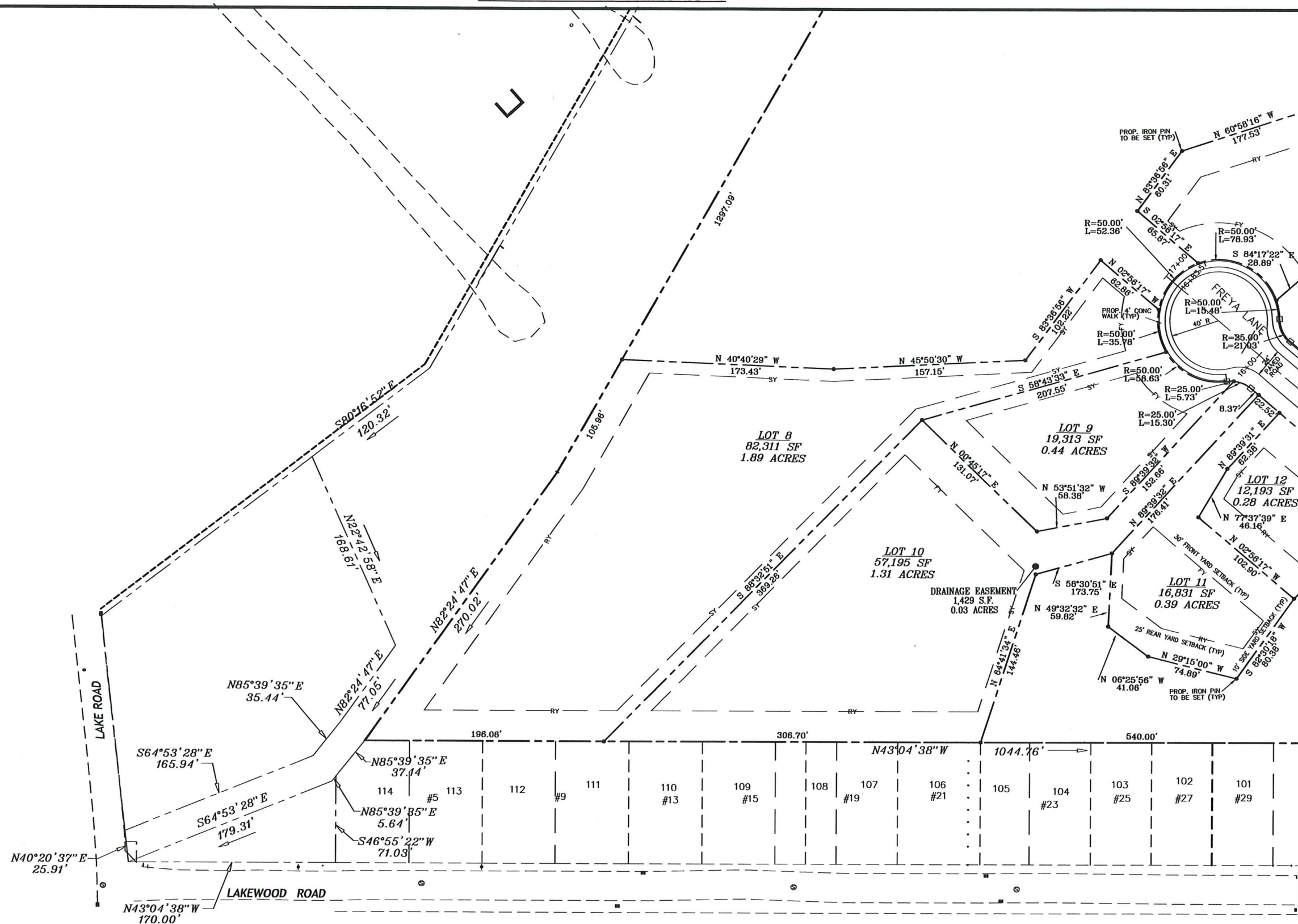
DATE: 4/17/2024

SCALE: 1" = 80'

SHT #: EX-2

MATCH LINE SEE SHEET SP-4

MATCH LINE SEE SHEET SP-2



PROPERTY OWNER/APPLICANT:

Lakewood Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

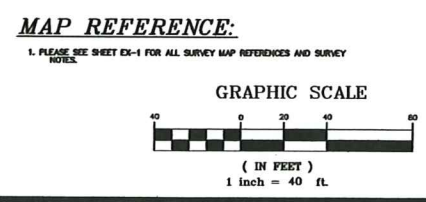
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SUBDIVISION PLAN
LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

DATE: 4/17/2024 SCALE: 1" = 40' SHT #: SP-1



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 SIGNER INVALIDATES THESE DECLARATIONS.

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

Robert V. Baltramaitis
 ROBERT V. BALTRAMAITIS, P.L.S. 70306

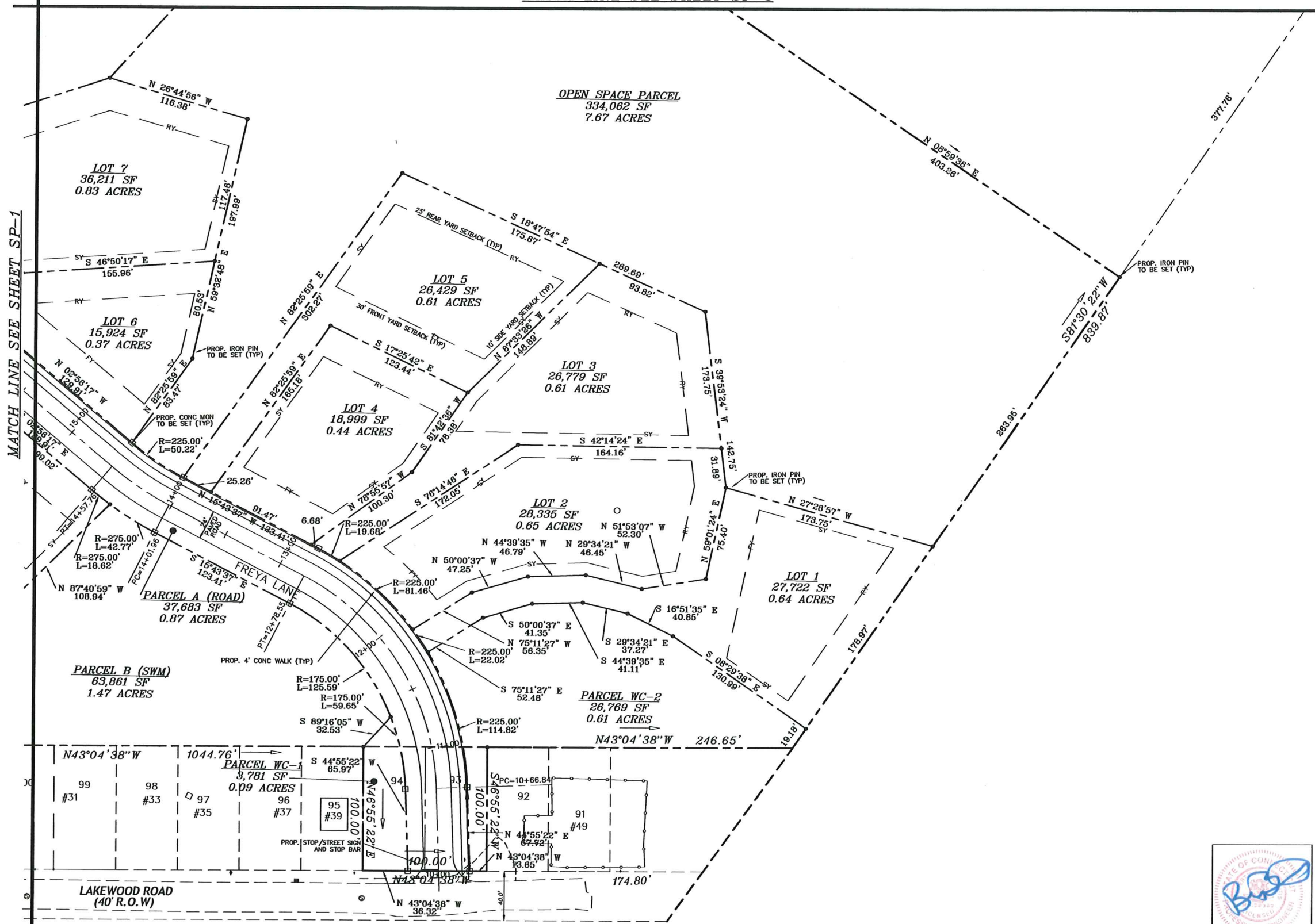


CT LAND SURVEYING, LLC
 SBE | ABE CERTIFIED
 LAND SURVEYING / LAND PLANNING

CT LAND SURVEYING, LLC
 58 OLD TAVERN ROAD
 ORANGE, CT 06477
 P: (203) 503-1193
 FAX: (203) 404-0411
 EMAIL: JSDN12@YAHOO.COM

#	DATE	DESCRIPTION

MATCH LINE SEE SHEET SP-3



MATCH LINE SEE SHEET SP-1

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

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

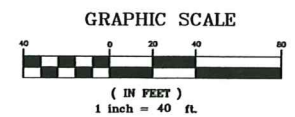
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MAP REFERENCE:

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



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

Robert V. Baltramaitis
JONES & SON, P.L.S. 70366



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

#	DATE	DESCRIPTION

SUBDIVISION PLAN

LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

DATE:	SCALE:	SHT #:
4/17/2024	1" = 40'	SP-2

MATCH LINE SEE SHEET SP-4

S42°38'23" E 109.41'
S38°27'11" E 100.28'
S38°38'13" E 71.25'
S35°12'14" E 38.61'
S35°12'14" E 23.45'
S41°19'40" E 39.08'
S37°14'48" E 101.07'
S38°34'39" E 20.92'

S35°12'14" E 186.53'
S41°19'40" E 17.70'
S34°21'58" E 34.16'

N 86°44'21" W
639.89'

N 68°19'11" E
721.29'

S82°29'48" W
425.00'

S9°44'10" E
405.00'

PROP. IRON PIN
TO BE SET (TYP)

OPEN SPACE PARCEL
334,062 SF
7.67 ACRES

MATCH LINE SEE SHEET SP-2



PROPERTY OWNER/APPLICANT:

Lakewood Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman
Date: _____

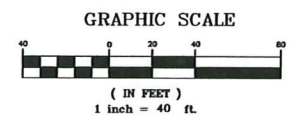
Expiration Date: _____

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MAP REFERENCE:

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



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

Robert V. Baltramaitis
ROBERT V. BALTRAMAITIS, P.L.S. 70386



CT LAND SURVEYING, LLC

SBE | ABE 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: JSDNIZ@YAHOO.COM

#	DATE	DESCRIPTION

SUBDIVISION PLAN		
LAKE OVERLOOK ESTATES		
PROPERTY OF LAKEWOOD ESTATES, LLC		
LAKEWOOD ROAD		
EAST HAMPTON, CONNECTICUT		
<i>Robert V. Baltramaitis, P.E.</i>		
27 Tammy Hill Road		
Wallingford, Connecticut 06492		
(203) 915-8301		
DATE: 4/17/2024	SCALE: 1" = 40'	SHT #: SP-3

GRADING AND UTILITY NOTES:

1. THIS DRAWING IS INTENDED TO DEMONSTRATE THAT THE PROPOSED LOTS CAN SUPPORT A SINGLE FAMILY RESIDENTIAL HOUSE ALONG WITH THE UTILITIES AND DRIVEWAYS AS NECESSARY AND MEETING LOCAL AND STATE REGULATIONS. EACH LOT WILL HAVE TO SUBMIT FOR INDIVIDUAL BUILDING PERMITS PRIOR TO ANY CONSTRUCTION.
2. THE APPLICANT/DEVELOPER WILL BE RESPONSIBLE FOR THE SETTING OF THE IRON PINS AND CONCRETE MONUMENTS AS SHOWN ON THESE PLANS.
3. ALL NEW UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE FLOOD ZONE "A" DESIGNATION (100-YEAR) AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP NUMBER 060700355, EFFECTIVE DATE AUGUST 28, 2008.
5. FOOTING DRAIN LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY AS EACH LOT FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE STYLE AND LOCATION, WITH THAT STATED.
6. PROPOSED UNDERGROUND ELECTRIC SERVICE LINES SHOWN FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION WITHIN THE PUBLIC ROAD ROW WILL BE DETERMINED BY THE LOCAL UTILITY OWNER. EACH LOTS FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE AND DRIVE LOCATIONS, WITH THAT STATED.
7. ALL DRIVEWAYS ARE TO BE PAVED WITH ASPHALT. THE DRIVES SHALL BE CONSTRUCTED PER THE TOWN STANDARDS AND SUBDIVISION REGULATIONS. ALL DRIVES SHALL HAVE A 1-1/2" LF AT THE ROAD EDGE AND THE MAX SLOPES SHALL BE 3% WITHIN TOWN ROW, 5% FOR THE NEXT 15' AND 15% MAX. ALL DRIVEWAYS SHALL BE NO CLOSER THAN 5' TO ADJACENT PROPERTY OWNERS, UNLESS SHARED DRIVE.
8. "RIGHTS TO GRADE" ACROSS ADJACENT LOTS WILL BE PROVIDED.
9. IT IS THE DEVELOPERS RESPONSIBILITY TO CONSTRUCT THE PUBLIC ROAD ALONG WITH ALL OF THE DRAINAGE AND STORMWATER TREATMENT FACILITIES SHOWN ON THESE PLANS. IN ADDITION, THE DEVELOPER WILL EXCAVATE ALONG FLANDERS ROAD AS SHOWN TO ESTABLISH THE SLOPING AS SHOWN ON THESE PLANS. DRIVEWAYS WILL BE ROWH GRADED TO THE ROW LINE.
10. THE PROPOSED STORMWATER MANAGEMENT FACILITIES WERE DESIGNED USING AN RATE OF 3" PER HOUR.
11. SEE SUBDIVISION PLANS FOR CROSS LOT ACCESS EASEMENTS AND MAINTENANCE EASEMENTS FOR THE PROPOSED STORMWATER FACILITIES AS NEEDED.
12. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
13. CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
14. THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC SEWER FROM THE EAST HAMPTON WPCA. WPCA DESIGN APPROVAL WILL BE REQUIRED AND SECURED AS PART OF THIS APPLICATION.
15. THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC WATER FROM THE AQUARIAN WATER COMPANY. THE APPLICANT WILL PROVIDE THE TOWN A COMPANY OF THE WILL SERVE LETTER DATED MARCH 18, 2024. FINAL DESIGN AND APPROVAL FROM AQUARIAN WILL BE SECURED BEFORE FINAL UTILITIES ARE FIELD.

LEGEND

- PROPOSED RIPRAP
- PROPOSED CONTOURS
- PROPOSED TREENLINE
- PROPOSED EROSION CONTROL MEASURE
- BUILDING FOUNDATION/ CURTAIN DRAIN
- PROPOSED ELECTRIC/TELE/CABLE SERVICE
- PROPOSED FRONT/SIDE/REAR BUILDING SETBACK
- PROPOSED STORM DRAIN PIPING



PROPERTY OWNER/APPLICANT:

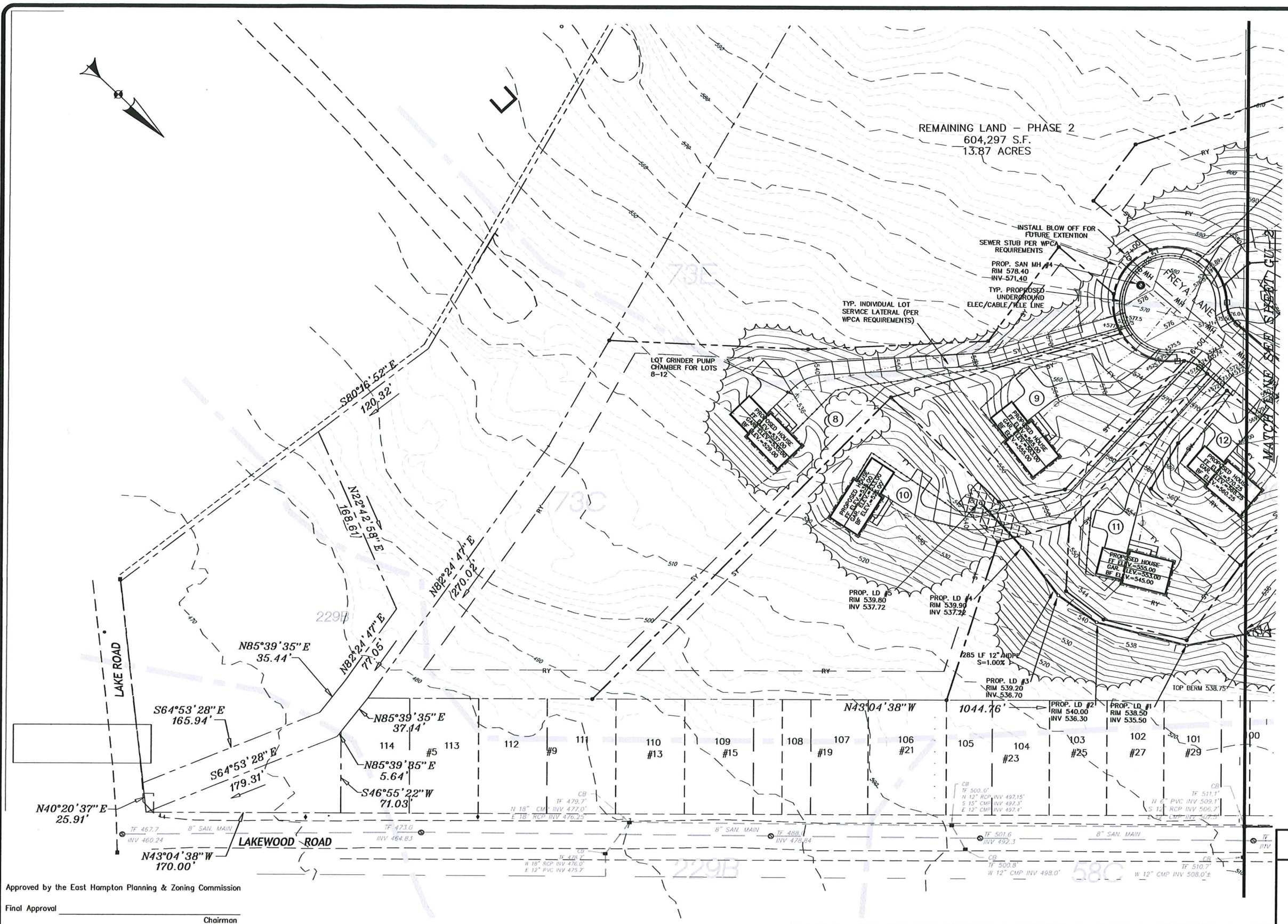
Lakewood Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

GRADING AND UTILITY PLAN

LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

DATE:	4/17/2024	SCALE:	1" = 40'	SHT #:	GU-1
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Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

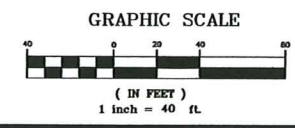
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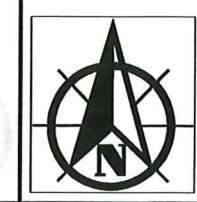
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J. J. Jones
JONES & SONS, P.L.S. 70306



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: JS012@YAHOO.COM

#	DATE	DESCRIPTION

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LEGEND

- PROPOSED RIPRAP
- PROPOSED CONTOURS
- PROPOSED TREELINE
- PROPOSED EROSION CONTROL MEASURE
- BUILDING FOUNDATION/CURTAIN DRAIN
- PROPOSED ELECTRIC/TELE/CABLE SERVICE
- PROPOSED FRONT/SIDE/REAR BUILDING SETBACK
- PROPOSED STORM DRAIN PIPING

PROPERTY OWNER/APPLICANT:

Lakewood 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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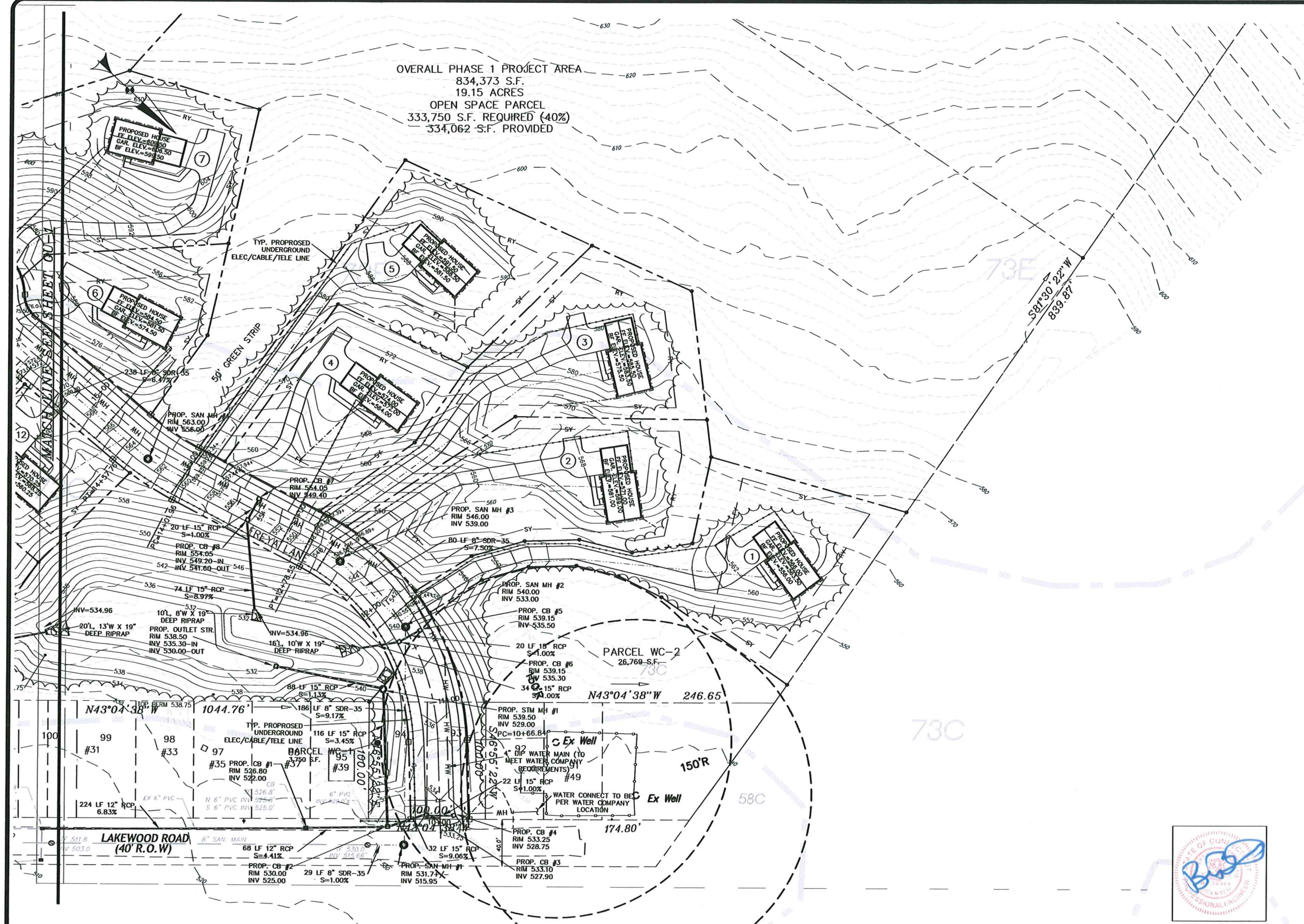


GRADING AND UTILITY PLAN
LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

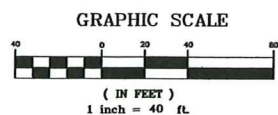
DATE: 7/19/2023 SCALE: 1" = 40' SHT #: GU-2

OVERALL PHASE 1 PROJECT AREA
834,373 S.F.
19.15 ACRES
OPEN SPACE PARCEL
333,750 S.F. REQUIRED (40%)
334,062 S.F. PROVIDED



MAP REFERENCE:

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



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Joselyn Sowa
JOSLYN S. SOWA, P.L.S. 70366

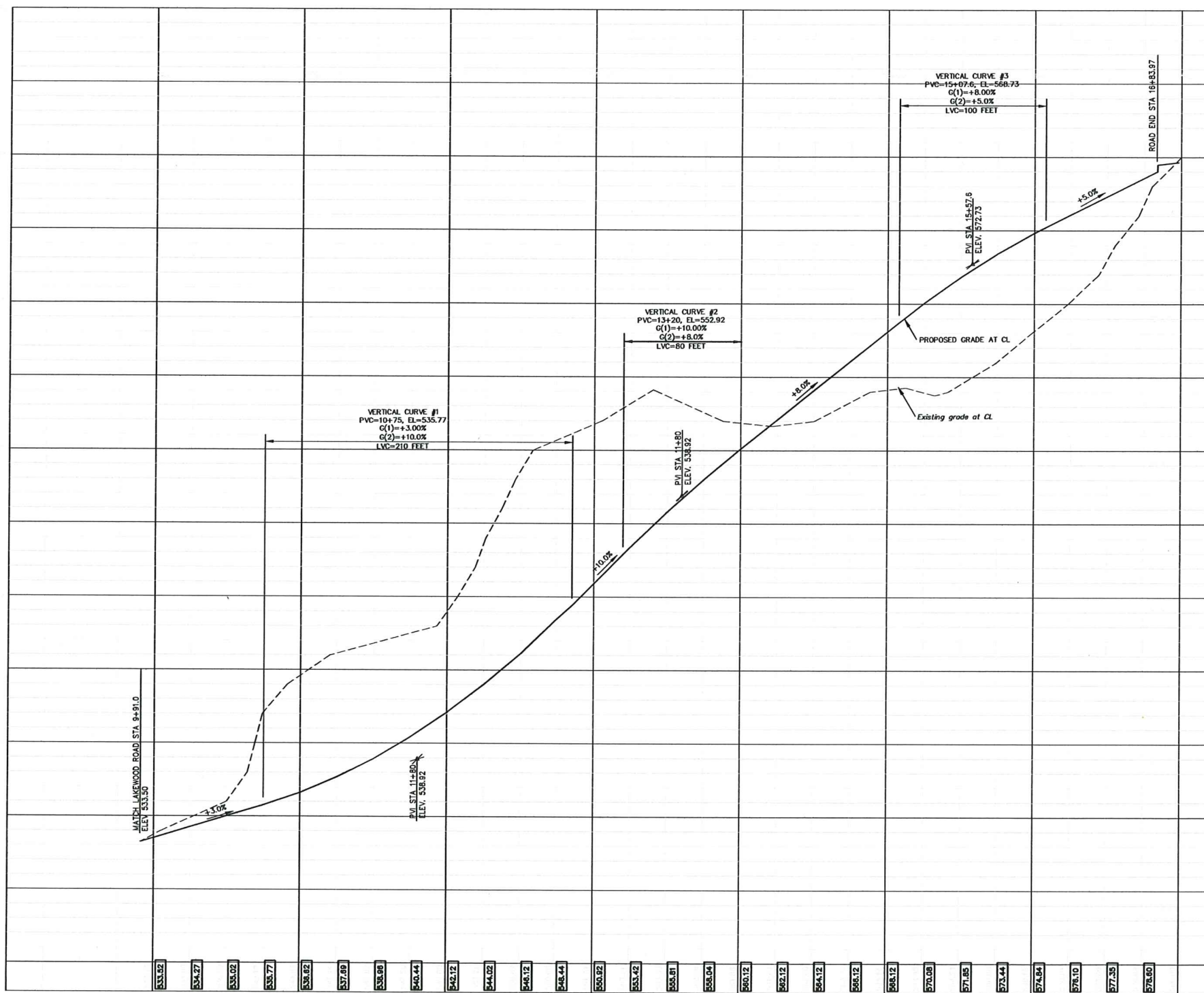


CT LAND SURVEYING, LLC

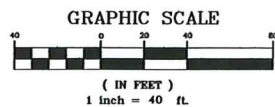
SBE | MBE CERTIFIED
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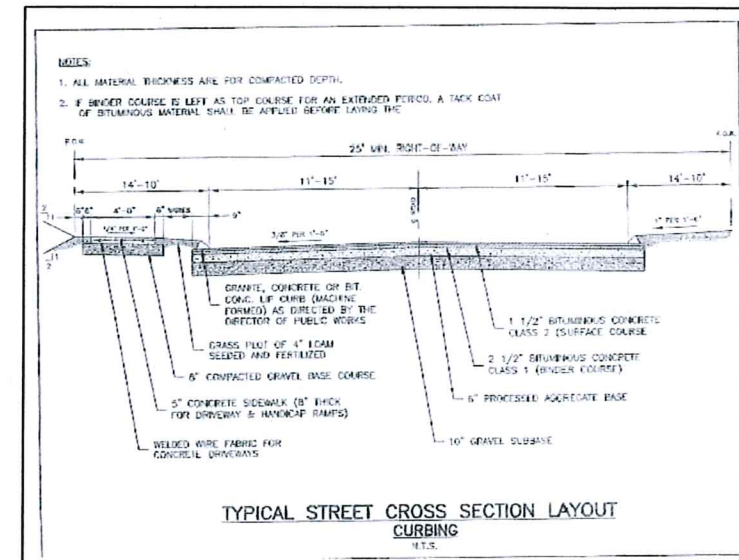
#	DATE	DESCRIPTION



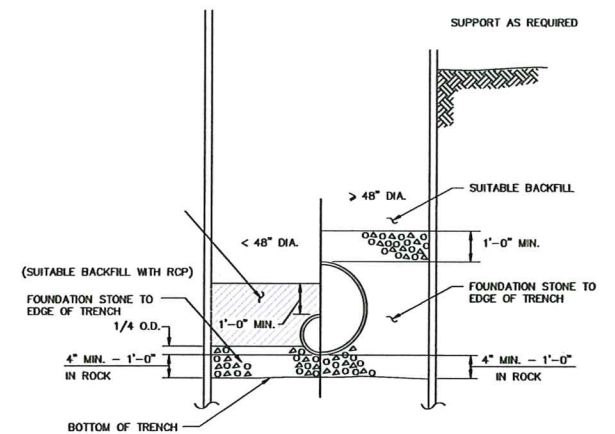
FREYA LANE ROAD PROFILE
SCALE: 1"=40' H, 1"=4' V



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



TYPICAL STREET CROSS SECTION LAYOUT
CURBING
N.T.S.



TYPICAL STORM SEWER TRENCH SECTION
N.T.S.

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

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ROAD PROFILE / DETAIL PLAN

LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

DATE: 4/17/2024 SCALE: 1"=40' H, 1"=4' V SHT #: PP-1

#	DATE	DESCRIPTION






EROSION CONTROL NOTES:

1. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
2. CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
3. SEE SHEET DN-1 FOR ADDITIONAL NOTES AND DETAILS.

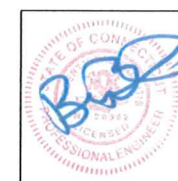
PLAN INTENT:

1. THE PURPOSE OF THIS PLAN IS TO CLEARLY DEFINE THE ROAD CONSTRUCTION PHASE AND THE DEVELOPER'S RESPONSIBILITY FOR EROSION CONTROL MEASURES.

LEGEND

-  PROPOSED RIPRAP
-  PROPOSED CONTOURS
-  PROPOSED TREELINE
-  PROPOSED EROSION CONTROL MEASURE
-  PROPOSED STORM DRAIN PIPING

FY



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

LAND DISTURBANCE PLAN ROAD ONLY

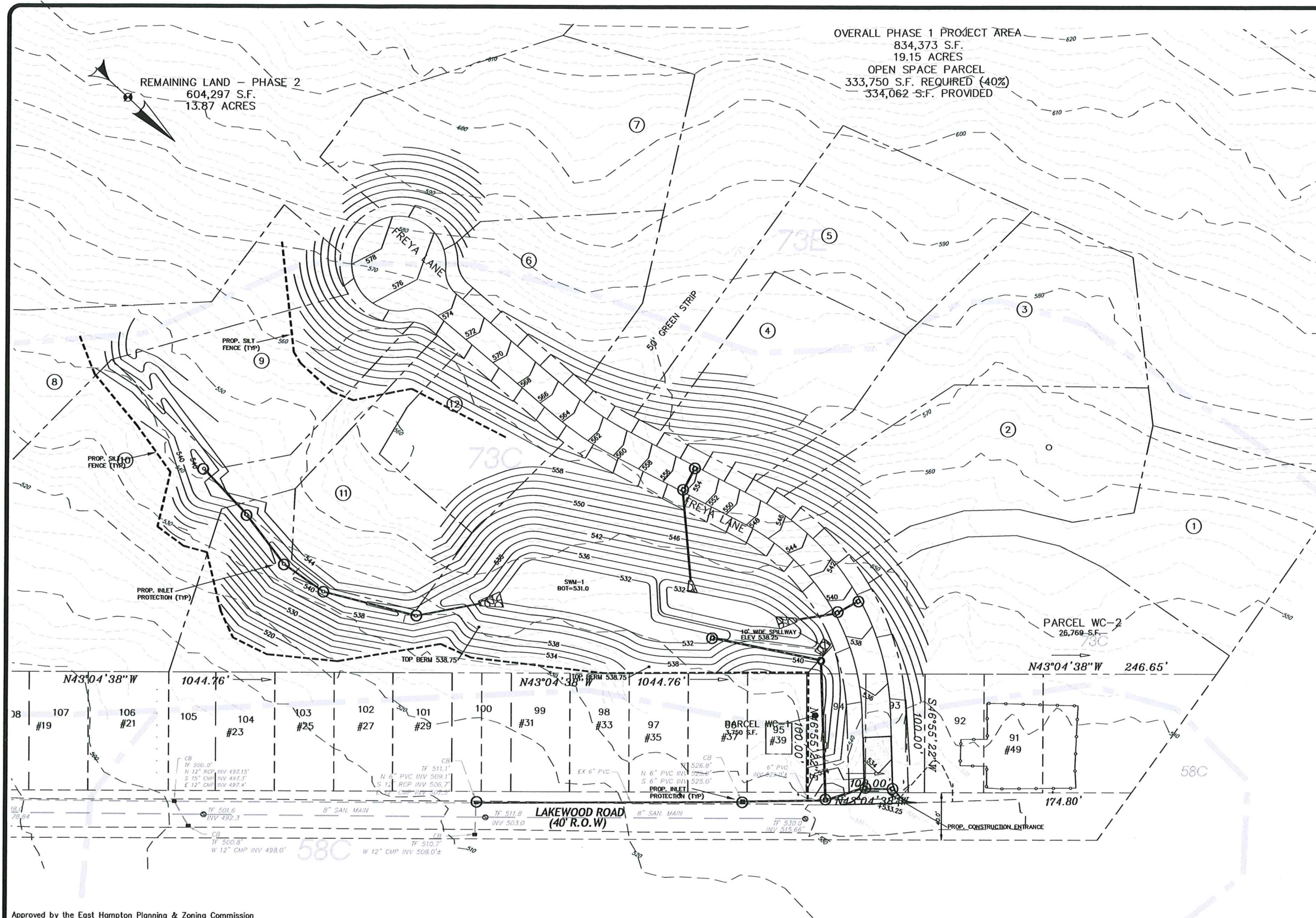
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 PROPERTY OF LAKEWOOD ESTATES, LLC
 LAKEWOOD ROAD
 EAST HAMPTON, CONNECTICUT**

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

DATE: 4/17/2024 SCALE: 1" = 40' SHT #: LD-1

OVERALL PHASE 1 PROJECT AREA
 834,373 S.F.
 19.15 ACRES
 OPEN SPACE PARCEL
 333,750 S.F. REQUIRED (40%)
 334,062 S.F. PROVIDED

REMAINING LAND - PHASE 2
 604,297 S.F.
 13.87 ACRES



Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

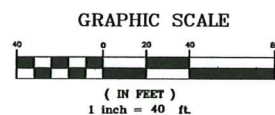
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Jignesh Somani
 JGNSH@SONI.SONN, P.L.S. 703086



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 LAND SURVEYING / LAND PLANNING

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#	DATE	DESCRIPTION

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LEGEND

- PROPOSED R/RAP
- PROPOSED CONTOURS
- PROPOSED TREELINE
- PROPOSED EROSION CONTROL MEASURE
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PROPERTY OWNER/APPLICANT:
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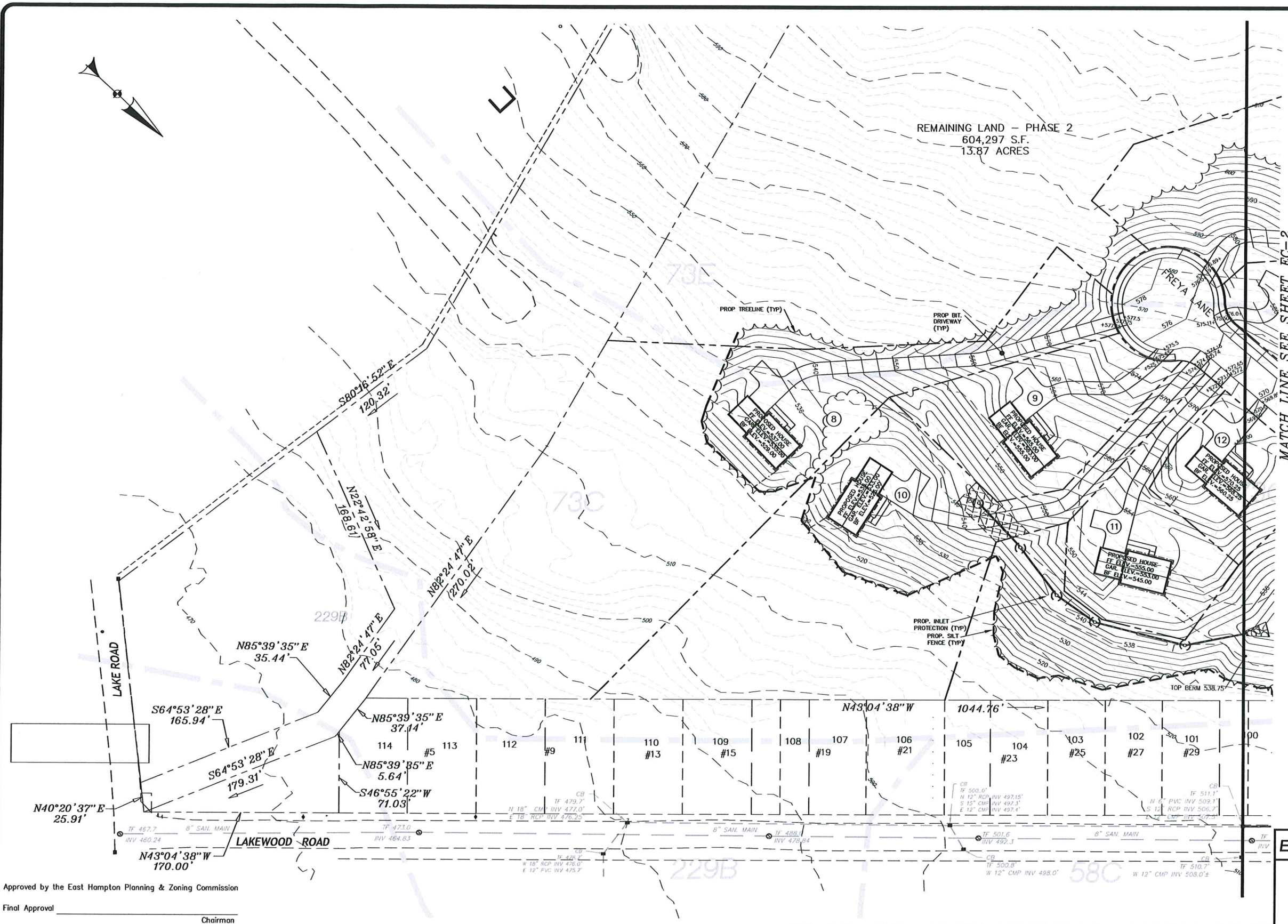
EROSION AND SEDIMENT CONTROL PLAN

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 PROPERTY OF LAKEWOOD ESTATES, LLC
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 EAST HAMPTON, CONNECTICUT

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DATE: 4/17/2024 SCALE: 1" = 40' SHT #: EC-1

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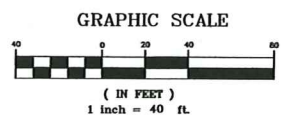
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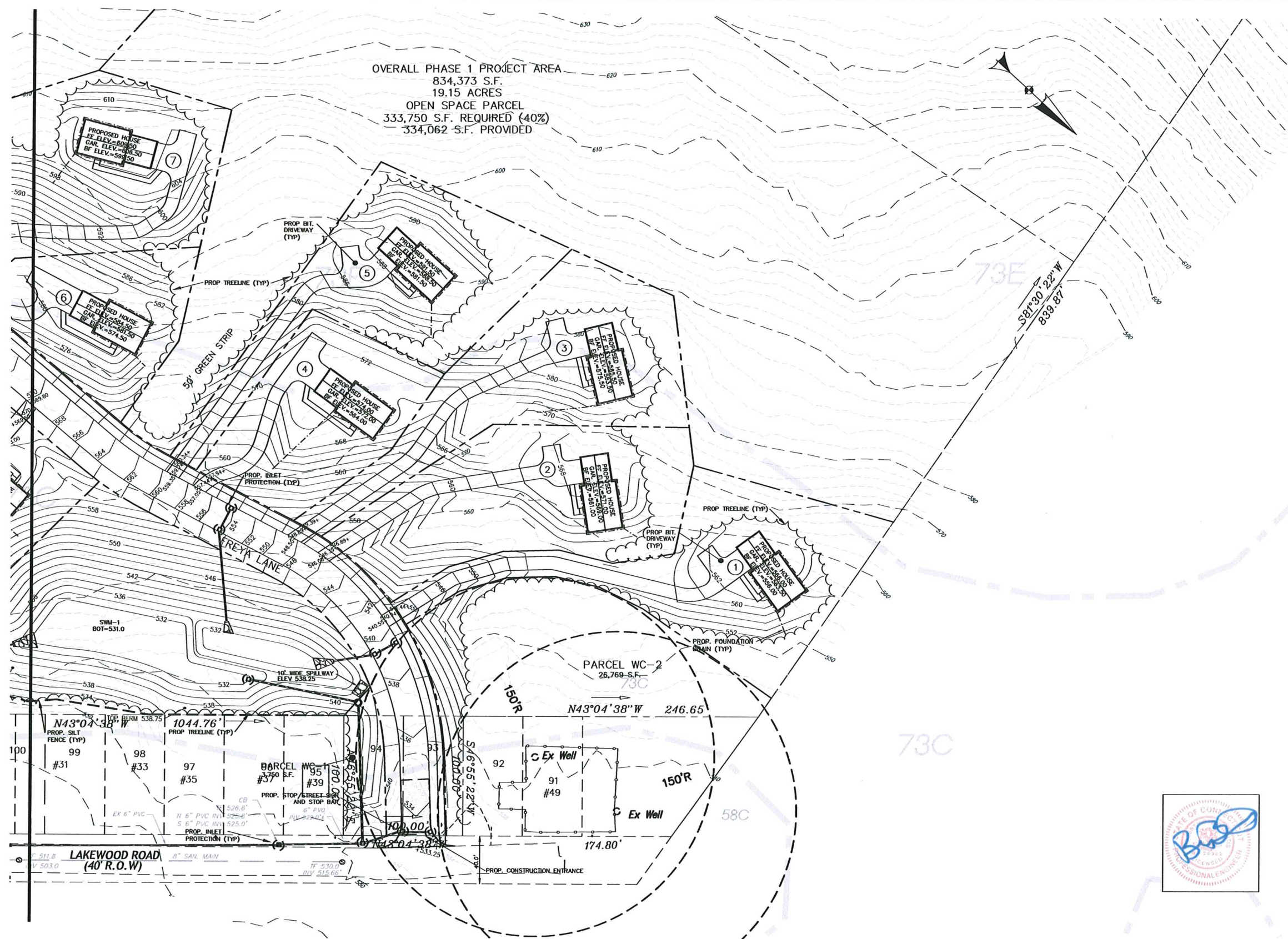


CT LAND SURVEYING, LLC

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#	DATE	DESCRIPTION

MATCH LINE SEE SHEET EC-1



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 834,373 S.F.
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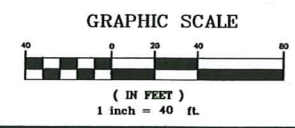
EROSION AND SEDIMENT CONTROL PLAN

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 EAST HAMPTON, CONNECTICUT

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

MAP REFERENCE:

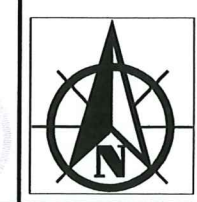
1. PLEASE SEE SHEET EX-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.



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 Soni
 JGNSH@T.SON, 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

DATE: 4/17/2024 SCALE: 1" = 40' SHT #: EC-2

Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) ⁴	Lbs/Acre	Lbs/1,000 Sq. Ft.
1 ^a	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Perennial Ryegrass (Norfolk, Manhattan)	5	.10
	Total 45		1.00
2 ^a	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (Streaker, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total 42		.95
3 ^a	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 ^a	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	20	.50
	Total 30		.70
5 ^a	White Clover	10	.25
	Perennial Ryegrass	2	.05
	Creeping Red Fescue	2	.05
	Total 12		.30
6 ^a	Creeping Red Fescue	20	.45
	Redtop (Streaker, Common)	2	.05
	Perennial Ryegrass	2	.05
	Total 42		1.05
7 ^a	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Norfolk, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	10	.25
	Total 30		.70
8 ^a	Switchgrass (Blackwell, Shelter, Cove-in-rock)	10 ¹	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Comper)	10 ¹	.25
	Total 23		.57
9 ^a	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chamung, Penngriff) with inoculant ¹	15	.35
	(or Flatpea (Lathco) with inoculant ¹)	(30)	(.75)
	Total 42 (or 57)		1.00 (or 1.40)
10 ^a	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (Streaker, Common)	2	.05
	Crown Vetch (Chamung, Penngriff) with inoculant (or Flatpea (Lathco) with inoculant)	15	.35
	Total 37 (or 52)		.85 (or 1.25)
11 ^a	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Crown Vetch (Chamung, Penngriff) with inoculant ¹	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.35
	Total 45		1.05
12 ^a	Switchgrass (Blackwell, Shelter, Cove-in-rock)	10 ¹	.25
	Perennial Ryegrass (Norfolk, Manhattan)	5	.10
	Crown Vetch (Chamung, Penngriff) with inoculant ¹	15	.35
	Total 30		.70
13-15	Not used		
	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant ¹	30	.75
	Total 50		1.20
17-18	Not used		
	Creeping Fescue	35	.80
	Hard Fescue	30	.70
	Total 100		2.3
21 ^a	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (Streaker, Common)	2	.05
	Tall Fescue (Kentucky 31)	20	.45
	Total 60		1.35
22 ^a	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (Streaker, Common)	2	.05
	Tall Fescue (Kentucky 31)	20	.45
	Total 60		1.35
23 ^a	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant ¹	30	.75
	Redtop (Streaker, Common)	2	.05
	Total 45		1.15
24-28	Not used		
	Turf Type Tall Fescue (Bonzoni, Mustang, Rebel II, Spartan, Juggo) 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 = $\frac{70 \times 80}{100} = 56\%$ or $\frac{56}{100} = 56\%$
 10 lbs PLS/acre = 17.9 lbs/acre of bagged seed
³ DOT All purpose mix
⁴ Wild flower mix containing New England Aster, Baby's Breath, Black Eye Susan, Goldfish, Dwarf Columbine, Purple Coneflower, Lance-headed Coreopsis, Daisy Bell, Dora's Bicolor, Scarlet Flax, Fragaria, Gaylwinth, Rocky Top, Spanish Lavender, Cam Peppery, Spurred Sandpetter, Wildflower 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.

Temporary Seeding Rates and Dates

Species ⁴	Seeding Rates (pounds/acre)	Optimum Seed Depth (inches)	Optimum Seeding Dates												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 mass. Will mow out of most stands.
Perennial ryegrass Lolium perenne	40	1.0	0.5														Use for winter cover. Tolerates cold and low moisture.
Winter rye Secale cereale	120	3.0	1.0														Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0														In northern CT, will winter kill with the first killing frost and may throughout the state in severe winters.
Winter wheat Triticum aestivum	120	3.0	1.0														Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0														Warm season small grain. Dies with frost in September.
Sudangrass Sorghum sudanense	30	0.7	1.0														Tolerates warm temperatures and droughty conditions.
Sudangrass Sorghum sudanense	15	0.4	1.0														Hardy plant that will reseed itself and is good as a green manure crop.
Weeping Lovegrass Eragrostis cymbalo	5	0.2	0.25														Warm-season perennial. May beach, tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix ¹	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 combination to be obtain a broader time spectrum. If used in combination, reduce each species planting rate by 20% of that listed.

WETLANDS APPLICATION DATA

1. The subject site was walked by Mr. James Sipperly on 11-4-2023 and he determined there are no inland wetland soils on site. Per the Middlesex Soils Conservation service there are no soils types that are classified as wetland soils within 300' of this site so this site does not contain ANY area within the 200' upland review area as specified by the Town's regulations, and would not be required to submit an Inland Wetlands application.

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 SEEDING 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 STRAW BALES TO PROVIDE STRENGTH AGAINST THE FENCE TIPPING OVER DUE TO THE WATER VOLUME. ACCUMULATED SILT SHOULD BE PERIODICALLY CLEANED FROM IN FRONT OF THE SILT FENCE AND BURIED.
- THE CONTROL AND REMOVAL OF ALL SILT IS NOT POSSIBLE, BUT BY CAREFUL APPLICATION OF THE REQUIREMENTS OF THIS PLAN COMBINED WITH CONTRACTOR CONCERN WILL GREATLY IMPROVE THE QUALITY OF BOTH THE SITE AREAS AND THE OFF-SITE AREAS.

CONSTRUCTION TIME SCHEDULE

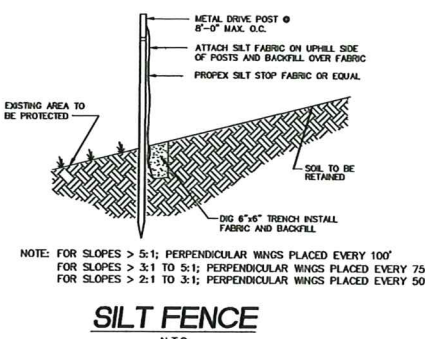
- The applicant would like to start construction this summer to get soils stabilized prior to winter. The rough grading is anticipated to last approx 3-6 months. Utility installation, road construction and fine grading should be completed within a 12 month period from start of construction.
- All erosion 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.
- Individual Lots construction start time will vary upon individual future lot owners. Owners will be required to conform to any and all loan requirements at that time.

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:

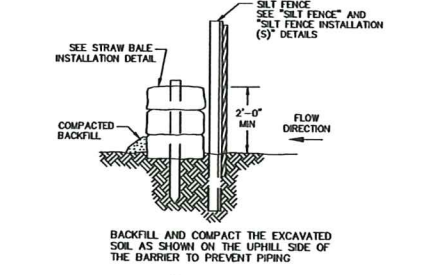
2"	100%
1-1/2"	90-100%
1"	20-55%
3/4"	0-15%
3/8"	0-5%
#40	0-3%
#200	0-1.5%
- "SELECT FILL" SHALL BE USED TO FILL VOIDS WITHIN THE LEACHING AREA. THE IMPORTED "SELECT FILL" SHALL BE CLEAN SAND OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND OTHER FOREIGN SUBSTANCES. THE SELECT FILL SHALL NOT CONTAIN 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-WETTED AND AND SIEVE ANALYSIS STARTED AND SHALL CONFORM TO THE FOLLOWING CRITERIA:

#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 4911 AND ASTM D 4533 MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.

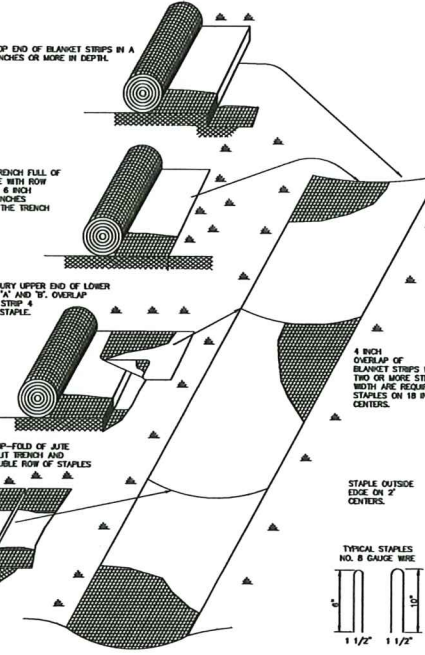


SILT FENCE N.T.S.

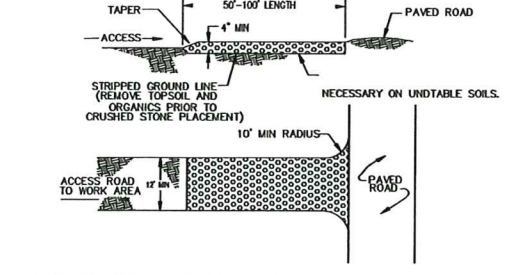
NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
 FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
 FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'



SEDIMENTATION CONTROL BARRIER WITH STRAW BALE BARRIER N.T.S.



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



Construction Entrance shall be installed if required by E&S Inspector
 TYPICAL CONSTRUCTION ENTRANCE N.T.S.

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, POUD 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	
GULLED 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)	1,2, or 22	
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 22	

¹ The numbers following in these columns refer to seed mixtures in Figure PS-3. Mixes for shady areas are in bold-face print (including mixes 20 through 24)
² See county soil survey for drainage class. Soil surveys are available from the County Soil and Water Conservation District Office.
³ Use mix 20 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 25, 27 & 28 when soil passing a 200 mesh sieve is above 20% of total weight.

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.



DETAIL SHEET

LAKE OVERLOOK ESTATES
 PROPERTY OF LAKEWOOD ESTATES, LLC
 LAKEWOOD ROAD
 EAST HAMPTON, CONNECTICUT

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

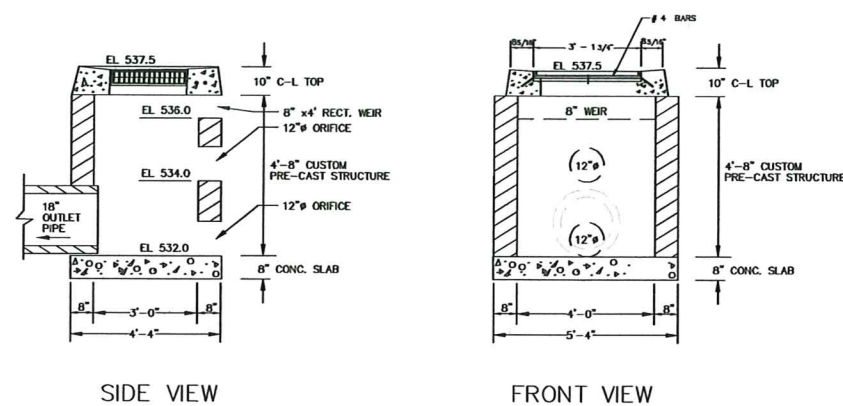
DATE:	SCALE:	SHT #:
4/17/2024	NTS	DN-1

#	DATE	DESCRIPTION



CONSERVATION EASEMENT PLAQUE
N.T.S.

SPILLWAY ELEVATION	10' WIDE @ 538.25
TOP OF FRAME ELEVATION	537.50
8"x4" RECT. WEIR	536.00
ORIFICE 1	12" @ EL=532.0
ORIFICE 2	12" @ EL=534.0
OUTLET PIPE	18" @ EL=532.0



OUTLET CONTROL STRUCTURES
N.T.S.



PROPOSED DRIVEWAY SECTION
N.T.S.

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.



DETAIL SHEET		
LAKE OVERLOOK ESTATES PROPERTY OF LAKEWOOD ESTATES, LLC LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT		
Robert V. Baltramaitis, P.E. 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	SCALE:	SHT #:
4/17/2024	NTS	DN-2

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

#	DATE	DESCRIPTION



PROJECT DESIGN REPORT

“Lake Overlook Estates”

Lakewood Road – Rear
M 03A/ B 44/ L 23
East Hampton, Connecticut

Applicant/ Owner:
Lakewood Estates, LLC
244 Middletown Avenue
East Hampton, CT 06424

Prepared By:
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, CT 06492
(203) 915-8301
baltro@aol.com

April 17, 2024



PROJECT SUMMARY

The Applicant, Lakewood Estates, LLC, proposes to develop their property at Lakewood Road - Rear in East Hampton, Connecticut. The property is located along Lakewood Road with a 100-foot wide access way located approximately 1,200 feet from the intersection with Lake Drive. The parcel is 38.0 acres in size and slopes easterly and southeasterly towards Lakewood Road.

The applicant proposes to develop the property as an "Open Space Residential Subdivision" with eleven (11) building lots. The project will provide 7.7 acres of open space with this initial phase. A 13.87 acre parcel at the end of the proposed cul-de-sac roadway will remain for potential future development. The concept of the "Open Space Residential Subdivision" was preferred over a conventional subdivision by the East Hampton Planning and Zoning Commission at their meeting on February 7, 2024 during a pre-application discussion.

The proposed development will be served by a 700-foot long, 24-foot wide paved roadway with an adjacent 4-foot wide pedestrian sidewalk. These improvements will be constructed per Town of East Hampton standards and turned over to the Town as public improvements. Utilities to the site will come from Lakewood Road. Power and communications will come from the existing overhead lines along the west side of Lakewood Road although they will be installed underground in the project area. Water will be provided from Aquarion Water Company of Connecticut and sanitary sewer will connect to the public system maintained by the East Hampton Water Pollution Control Authority.

A detailed Sediment & Erosion Control Plan has been developed to mitigate the short-term impacts of the development during construction. Overall, the S&E plan and the permanent storm water management system provide excellent protection and enhancement of storm water quality during and after construction.

A review of FEMA Flood Insurance Rate Map No. 09007C0135G, August 8, 2008, suggests that the site and immediate vicinity does NOT contain any flood hazard areas. Based on field reconnaissance and soil survey by James Sipperly, Certified Soil Scientist, there are no regulated wetlands or watercourses on the subject property.

DRAINAGE ANALYSIS

Hydraflow Hydrographs® (HH) software was used to generate computer models of the pre- and post-development scenarios. HH utilizes the methodologies set forth in the Technical Release No. 55 (TR-55) and Technical Release No. 20 (TR-20) computer model, originally developed by the Soil Conservation Service (SCS) now called the Natural Resources Conservation Service (NRCS). The HH software predicts runoff rates based upon several factors including land use, hydrologic soil type, vegetative cover, watershed area, time of concentration rainfall data and the attenuation effects due to ponds and structures. The SCS data is attached.

The site is presently undeveloped and entirely wooded. Presently, under *pre-development conditions*, the entire site drains overland from just below Highland Terrace easterly and southeasterly towards Lakewood Road. For analysis purposes, the pre-development drainage area is 25.4 acres and is broken down into three separate areas for analysis purposes. The area labeled 'ex-da-1' is 13.6 acres and drains to the southeast portion of the site. The area labeled as 'ex-da-2' is 10.1 acres drains to the middle part of the eastern boundary in the vicinity of the existing pump station. A third area labeled 'ex-da-3' is 1.7 acres and drains to the northeasterly portion of the site. While the site is slightly larger than the drainage study area, those areas are not being developed and do not drain towards Lakewood Road.

Under *post-development conditions*, the existing drainage areas will be altered. Proposed drainage area 1 (PR-DA-1) draining to the southeasterly portion of the site will be reduced in area from 13.6 acres to 7.1 acres. This area will see some site coverage alterations with development of portions of Lot #8 and Lot #9. Proposed drainage area 3 (PR-DA-3) will remain at 1.7 acres and see some alterations with the development of Lot #1.

The remaining area, drainage area 2 (PR-DA-2) will increase in size from 10.1 to 16.6 acres and see the bulk of the alterations. This drainage area is further broken down into PR-DA-2A consisting of 15.9 acres which drains to the proposed storm water management basin. A series of swales and storm pipe will collect runoff from the back sides of Lot #10, Lot #11 and Lot #12. This has been done intentionally so that the vast majority of storm water runoff is directed to and treated by the proposed storm water basin serving the site. This will help control peak runoff rates and enhance storm water quality. The remaining 0.7 acres is labeled as PR-DA-2B and is beyond the catchment area serving the detention basin and drains to the existing storm sewer system in Lakewood Road.

Based on existing land coverage in the sub watersheds and the underlying soils, as identified in the Soil Survey of New London County, Connecticut, runoff curve numbers (CN) were developed for each drainage area for existing and post-development conditions. The following runoff coefficients were used based on the hydrologic classification of area soils which are of hydrologic class 'B':

<u>Land Cover</u>	<u>CN</u>
Roofs	98
Pavements	98
Grass (Fair)	69
Grass (Good)	61
Woods (Fair)	60

Drainage areas for pre- and post-development scenarios were developed and are shown on the attached maps WS-1 and WS-2.

The times-of-concentration (Tc) were determined for both the pre- and post-development conditions using the SCS Lag Method given parameters of the watershed affecting overland flow, gutter flow, channel flow and pipe flow, where applicable. Given the impervious nature of

post development area 2B, a minimum time-of-concentration (Tc) of 5 minutes was utilized. Hydrographs were developed using SCS TR-55 methodology to ascertain flow rates and volumes, utilizing NOAA 14 published rainfall values. The associated 24-hour rainfall totals utilized are 3.38", 5.18", 6.30", 7.13" and 8.04" for the 2-, 10-, 25-, 50- and 100-year storms, respectively.

Not surprisingly, the developed site is anticipated to increase the peak runoff flow rates from the site. To mitigate this impact, a surface detention basin is proposed at the bottom reach of drainage area PR-DA-2A. This basin will have a sediment forebay and is designed as a dry basin; with the lowest outlet orifice invert matching that of the basin floor. Based on the proposed contours and configuration, the following table summarizes the stage/ storage relationship:

Stage (ft)	Elevation (ft)	Contour Area (sq. ft.)	Total Storage (cu. ft.)
0	532	8,500	0
1	533	10,110	9,292
2	534	11,830	20,250
3	535	13,610	32,958
4	536	15,650	47,531
5	537	17,475	64,038
6	538	19,900	82,710
7	539	24,000	104,626

The native soil classification is Charlton-Chatfield Complex which are well drained fine sandy loams and gravelly fine sandy loams with a Hydrologic classification of 'B'. Based on the physical properties of the sub-surface soils indicated by the Middlesex County Soil Survey, a conservative infiltration rate of 3 inches per hour was utilized. While this system will lose some nominal storm water volume to infiltration, the discharges are primarily controlled by the proposed outlet control structure. The system will ultimately discharge into the existing storm drainage system within Lakewood Road.

The following table summarizes the overall site runoff for pre-, post-developed (without detention), and post-developed (with detention) conditions for the design storms:

Storm	Pre-Developed	Post-Developed (no mitigation)	Post-Developed (w/ infiltration)
2-year	6.0 cfs	9.3 cfs	4.6 cfs
10-year	22.9 cfs	31.3 cfs	14.9 cfs
25-year	36.3 cfs	47.6 cfs	22.5 cfs
50-year	47.1 cfs	60.6 cfs	29.1 cfs
100-year	59.5 cfs	75.5 cfs	35.7 cfs

As summarized above and in the calculations contained in the Appendix, with provision of the proposed storm water management basin, the post-development peak runoff flows will be effectively reduced to BELOW pre-development levels. Drainage calculations are attached.

STORM WATER QUALITY

Several storm water quality measures or Best Management Practices (BMP's) have been incorporated into the storm water management system to maintain storm water quality both during construction and after permanent vegetation has been established. Storm water quality measures have been implemented in accordance with the CT DEEP Stormwater Quality Manual (2004).

The first line defense along the water treatment train is the catch basins themselves. Catch basins will be constructed with 2-foot deep sumps to trap coarse sediments. Before final discharge, storm water collected from the proposed paved areas will pass through structural water quality enhancement units (oil/ grit separator). Storm water from the roof areas will be collected and discharged separately into U/G infiltration systems to increase the effectiveness of the structural units. Clean rooftop water will recharge the ground water table. After treatment by the units, storm water will enter a sediment forebay of the detention basin to provide extended contact time with vegetation, an important measure to remove heavy metals and other pollutants.

SEDIMENT & EROSION CONTROL

A detailed Sediment & Erosion Control Plan has been developed to mitigate the short-term impacts of the development during construction. The S&E Control Plan includes descriptive specifications concerning land grading, topsoil application, temporary vegetative cover, permanent vegetative cover, vegetative cover selection, mulching and erosion checks. Details have been provided for all erosion controls with corresponding labels on the Sediment & Erosion Control Plan. All sediment and erosion controls are intended to be in full compliance with the Connecticut Guidelines for Soil Erosion and Sediment Control Manual, 2000, DEP Bulletin 34.

Geotextile sediment fence is proposed at the down-gradient limits of all construction activity. Along critical areas, the silt fence will be backed-up by staked haybales. A Temporary Sediment Basin is proposed to collect runoff from the site during construction and allow particles to settle out. Check dams will be provided, as necessary. An anti-tracking apron will be installed at the project entrances.

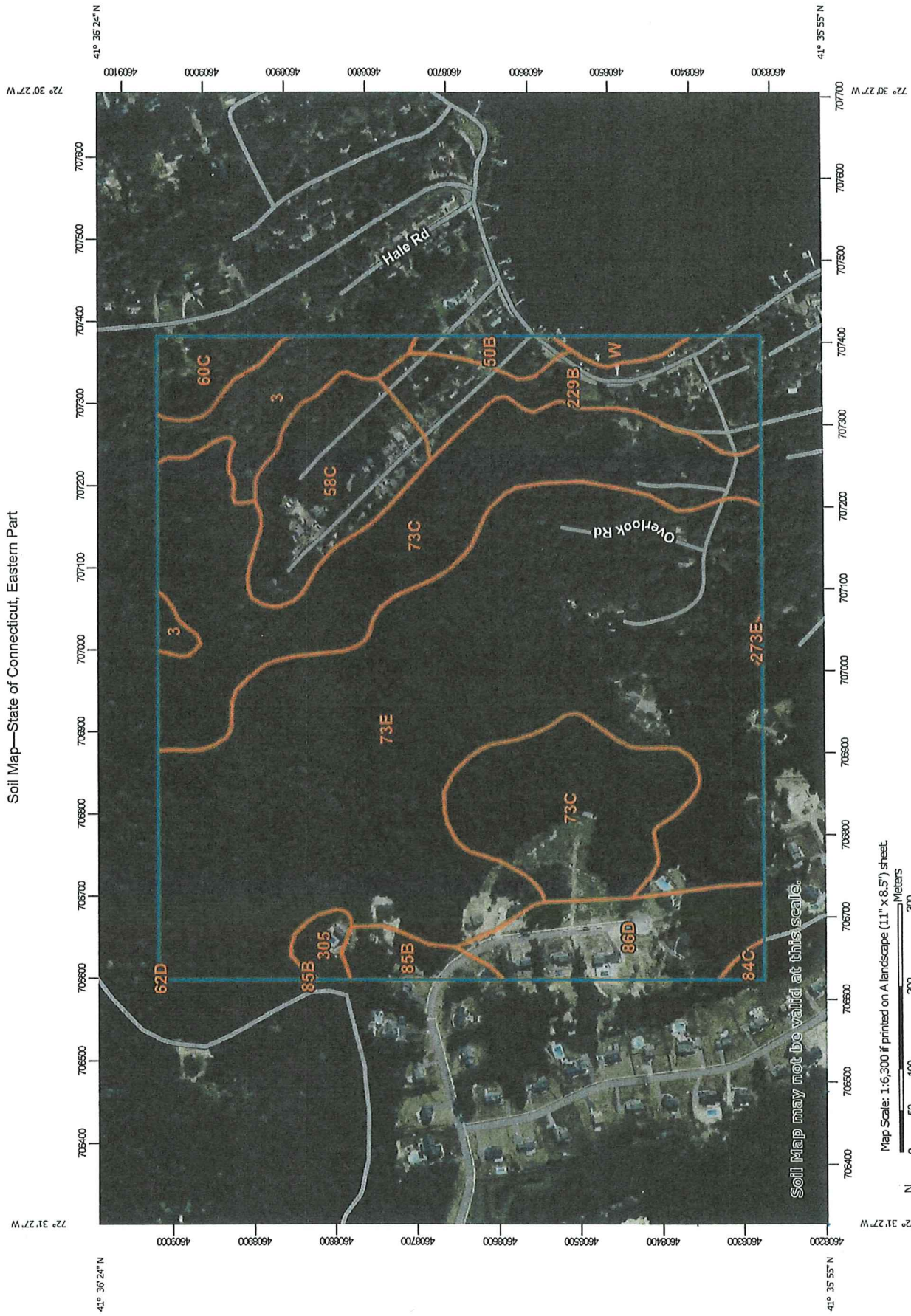
Overall, the S&E plan and the permanent storm water management system provide excellent protection and enhancement of storm water quality during and after construction.

APPENDIX

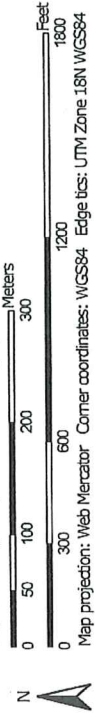
“Lake Overlook Estates”

**Lakewood Road
East Hampton, Connecticut**

Soil Map—State of Connecticut, Eastern Part



Map Scale: 1:6,300 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	6.1	4.2%
60B	Sutton fine sandy loam, 3 to 8 percent slopes	1.6	1.1%
68C	Gloucester gravelly sandy loam, 8 to 15 percent slopes, very stony	9.1	6.3%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	2.6	1.8%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	0.0	0.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	37.0	25.5%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	66.3	45.8%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	0.4	0.3%
86B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	2.2	1.5%
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	8.1	5.6%
229B	Agawam-Urban land complex, 0 to 8 percent slopes	9.2	6.3%
273E	Urban land-Charlton-Chatfield complex, rocky, 15 to 45 percent slopes	0.2	0.1%
305	Udorthents-Pits complex, gravelly	1.2	0.8%
W	Water	1.0	0.7%
Totals for Area of Interest		144.8	100.0%



NOAA Atlas 14, Volume 10, Version 3
 Location name: Town of East Hampton,
 Connecticut, USA*
 Latitude: 41.5811°, Longitude: -72.4811°
 Elevation: 490 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

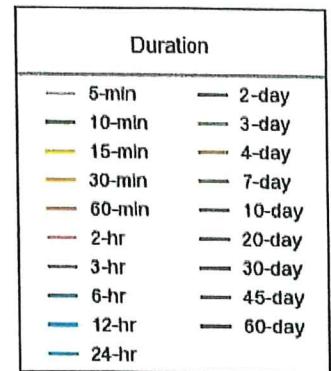
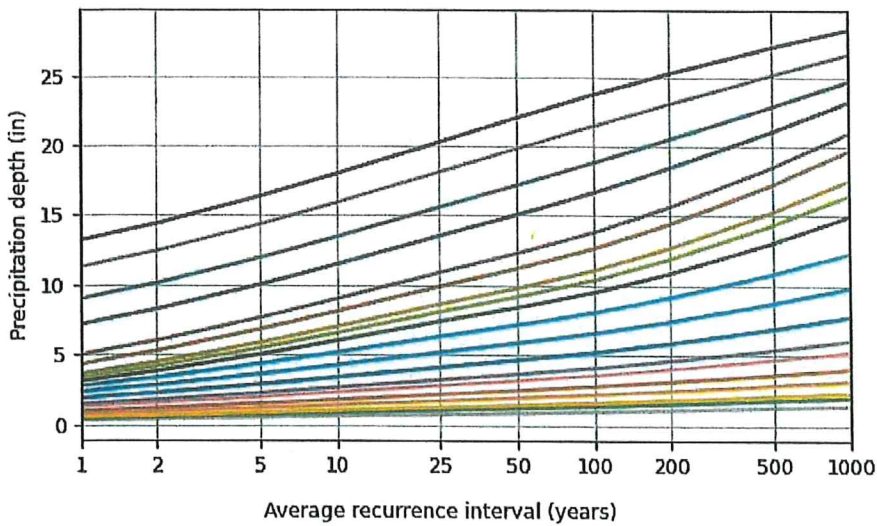
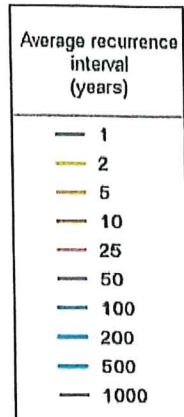
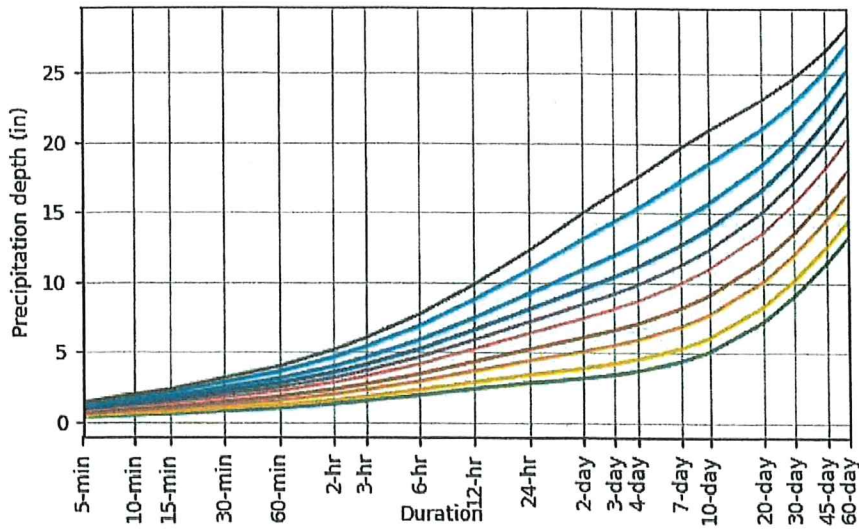
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.334 (0.259-0.421)	0.405 (0.314-0.511)	0.521 (0.402-0.659)	0.617 (0.474-0.784)	0.750 (0.558-0.994)	0.850 (0.619-1.15)	0.954 (0.677-1.34)	1.07 (0.720-1.53)	1.24 (0.803-1.83)	1.38 (0.872-2.07)
10-min	0.474 (0.367-0.598)	0.574 (0.445-0.724)	0.738 (0.569-0.933)	0.874 (0.670-1.11)	1.06 (0.790-1.41)	1.20 (0.878-1.63)	1.35 (0.958-1.89)	1.52 (1.02-2.17)	1.76 (1.14-2.59)	1.95 (1.24-2.94)
15-min	0.557 (0.432-0.702)	0.676 (0.523-0.851)	0.870 (0.670-1.10)	1.03 (0.791-1.31)	1.25 (0.930-1.66)	1.42 (1.03-1.92)	1.59 (1.13-2.23)	1.79 (1.20-2.55)	2.07 (1.34-3.05)	2.30 (1.45-3.46)
30-min	0.761 (0.590-0.958)	0.923 (0.714-1.16)	1.19 (0.916-1.50)	1.40 (1.08-1.78)	1.71 (1.27-2.26)	1.93 (1.41-2.61)	2.17 (1.54-3.04)	2.44 (1.64-3.48)	2.82 (1.83-4.16)	3.13 (1.98-4.71)
60-min	0.965 (0.748-1.22)	1.17 (0.905-1.47)	1.50 (1.16-1.90)	1.78 (1.37-2.26)	2.16 (1.61-2.86)	2.45 (1.78-3.31)	2.75 (1.95-3.85)	3.09 (2.08-4.41)	3.57 (2.31-5.27)	3.97 (2.51-5.97)
2-hr	1.27 (0.994-1.59)	1.53 (1.19-1.91)	1.95 (1.52-2.45)	2.30 (1.78-2.90)	2.78 (2.08-3.66)	3.14 (2.31-4.22)	3.52 (2.52-4.91)	3.96 (2.68-5.62)	4.62 (3.00-6.76)	5.17 (3.28-7.71)
3-hr	1.48 (1.16-1.85)	1.78 (1.40-2.22)	2.26 (1.77-2.83)	2.66 (2.07-3.34)	3.21 (2.42-4.22)	3.62 (2.68-4.86)	4.06 (2.92-5.65)	4.58 (3.10-6.46)	5.36 (3.49-7.80)	6.01 (3.82-8.92)
6-hr	1.90 (1.50-2.35)	2.27 (1.80-2.82)	2.89 (2.28-3.59)	3.40 (2.66-4.24)	4.10 (3.11-5.35)	4.62 (3.44-6.16)	5.18 (3.75-7.17)	5.85 (3.98-8.19)	6.86 (4.48-9.91)	7.72 (4.92-11.4)
12-hr	2.36 (1.88-2.90)	2.84 (2.26-3.49)	3.63 (2.88-4.47)	4.28 (3.38-5.30)	5.17 (3.96-6.70)	5.84 (4.38-7.72)	6.56 (4.78-9.00)	7.41 (5.06-10.3)	8.70 (5.70-12.5)	9.79 (6.27-14.3)
24-hr	2.78 (2.24-3.39)	3.38 (2.72-4.13)	4.36 (3.50-5.34)	5.18 (4.12-6.39)	6.30 (4.86-8.12)	7.13 (5.39-9.38)	8.04 (5.91-11.0)	9.13 (6.26-12.6)	10.8 (7.11-15.4)	12.2 (7.86-17.7)
2-day	3.12 (2.53-3.78)	3.85 (3.12-4.66)	5.04 (4.07-6.13)	6.03 (4.84-7.36)	7.39 (5.74-9.47)	8.38 (6.39-11.0)	9.48 (7.05-13.0)	10.9 (7.48-14.9)	13.0 (8.60-18.4)	14.9 (9.62-21.4)
3-day	3.38 (2.76-4.08)	4.18 (3.41-5.05)	5.49 (4.46-6.65)	6.57 (5.30-8.00)	8.06 (6.30-10.3)	9.15 (7.01-12.0)	10.4 (7.73-14.1)	11.9 (8.20-16.2)	14.3 (9.46-20.1)	16.4 (10.6-23.4)
4-day	3.63 (2.97-4.37)	4.48 (3.66-5.39)	5.86 (4.78-7.08)	7.02 (5.68-8.51)	8.60 (6.74-10.9)	9.76 (7.50-12.7)	11.0 (8.26-15.0)	12.7 (8.75-17.2)	15.2 (10.1-21.3)	17.5 (11.3-24.8)
7-day	4.31 (3.56-5.16)	5.26 (4.33-6.30)	6.81 (5.59-8.18)	8.10 (6.60-9.77)	9.87 (7.78-12.5)	11.2 (8.62-14.4)	12.6 (9.45-16.9)	14.4 (9.98-19.4)	17.2 (11.4-23.8)	19.6 (12.7-27.7)
10-day	5.00 (4.14-5.96)	6.01 (4.97-7.16)	7.65 (6.30-9.15)	9.01 (7.37-10.8)	10.9 (8.60-13.7)	12.3 (9.48-15.7)	13.8 (10.3-18.3)	15.6 (10.9-20.9)	18.5 (12.3-25.5)	20.9 (13.6-29.3)
20-day	7.17 (5.99-8.48)	8.25 (6.88-9.77)	10.0 (8.32-11.9)	11.5 (9.48-13.7)	13.5 (10.7-16.7)	15.0 (11.6-18.9)	16.6 (12.4-21.6)	18.4 (12.9-24.4)	21.0 (14.1-28.7)	23.1 (15.0-32.2)
30-day	9.00 (7.56-10.6)	10.1 (8.49-11.9)	11.9 (9.98-14.1)	13.5 (11.2-16.0)	15.6 (12.4-19.1)	17.1 (13.3-21.4)	18.8 (14.0-24.1)	20.5 (14.4-27.0)	22.8 (15.3-31.0)	24.6 (16.1-34.1)
45-day	11.3 (9.53-13.2)	12.5 (10.5-14.6)	14.3 (12.0-16.9)	15.9 (13.3-18.8)	18.1 (14.5-22.0)	19.8 (15.4-24.5)	21.4 (15.9-27.2)	23.0 (16.3-30.2)	25.1 (16.9-33.9)	26.6 (17.4-36.6)
60-day	13.2 (11.2-15.4)	14.4 (12.2-16.9)	16.4 (13.8-19.2)	18.0 (15.1-21.2)	20.2 (16.2-24.5)	22.0 (17.1-27.0)	23.7 (17.6-29.8)	25.2 (17.9-32.9)	27.1 (18.3-36.4)	28.4 (18.5-38.9)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
 Latitude: 41.5811°, Longitude: -72.4811°



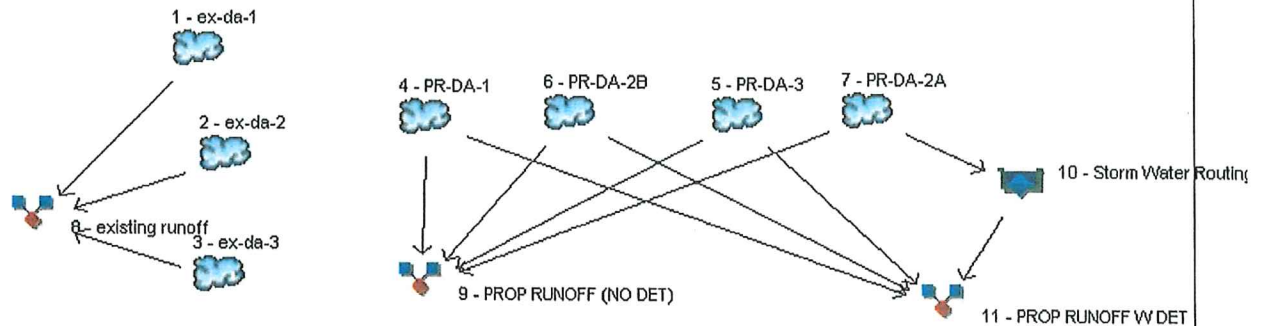
[Back to Top](#)

Maps & aeriels

Small scale terrain

Watershed Model Schematic

Hydraflow Hydrographs by Intellisolve v9.02



Legend

Hyd.	Origin	Description
1	SCS Runoff	ex-da-1
2	SCS Runoff	ex-da-2
3	SCS Runoff	ex-da-3
4	SCS Runoff	PR-DA-1
5	SCS Runoff	PR-DA-3
6	SCS Runoff	PR-DA-2B
7	SCS Runoff	PR-DA-2A
8	Combine	existing runoff
9	Combine	PROP RUNOFF (NO DET)
10	Reservoir	Storm Water Routing
11	Combine	PROP RUNOFF W DET

Hydrograph Return Period Recap

Hydraflow Hydrographs by Intellsolve v9.02

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	-----	3.327	-----	-----	12.60	19.91	25.76	32.60	ex-da-1
2	SCS Runoff	-----	-----	2.365	-----	-----	8.968	14.15	18.34	23.15	ex-da-2
3	SCS Runoff	-----	-----	0.520	-----	-----	2.097	3.326	4.310	5.444	ex-da-3
4	SCS Runoff	-----	-----	1.957	-----	-----	7.002	10.90	14.03	17.65	PR-DA-1
5	SCS Runoff	-----	-----	0.582	-----	-----	1.881	2.854	3.635	4.527	PR-DA-3
6	SCS Runoff	-----	-----	0.490	-----	-----	1.426	2.098	2.623	3.217	PR-DA-2B
7	SCS Runoff	-----	-----	7.164	-----	-----	23.03	34.73	43.95	54.46	PR-DA-2A
8	Combine	1, 2, 3,	-----	6.001	-----	-----	22.95	36.35	47.08	59.48	existing runoff
9	Combine	4, 5, 6, 7,	-----	9.333	-----	-----	31.29	47.61	60.60	75.52	PROP RUNOFF (NO DET)
10	Reservoir	7	-----	2.822	-----	-----	9.165	12.86	15.79	18.27	Storm Water Routing
11	Combine	4, 5, 6, 10	-----	4.624	-----	-----	14.87	22.53	29.15	35.71	PROP RUNOFF W DET

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	32.60	2	738	163,448	----	-----	-----	ex-da-1
2	SCS Runoff	23.15	2	742	123,311	----	-----	-----	ex-da-2
3	SCS Runoff	5.444	2	730	20,431	----	-----	-----	ex-da-3
4	SCS Runoff	17.65	2	738	88,167	----	-----	-----	PR-DA-1
5	SCS Runoff	4.527	2	738	22,477	----	-----	-----	PR-DA-3
6	SCS Runoff	3.217	2	724	9,625	----	-----	-----	PR-DA-2B
7	SCS Runoff	54.46	2	732	220,085	----	-----	-----	PR-DA-2A
8	Combine	59.48	2	738	307,190	1, 2, 3,	-----	-----	existing runoff
9	Combine	75.52	2	732	340,353	4, 5, 6, 7,	-----	-----	PROP RUNOFF (NO DET)
10	Reservoir	18.27	2	754	190,503	7	537.53	73,792	Storm Water Routing
11	Combine	35.71	2	740	304,003	4, 5, 6, 10	-----	-----	PROP RUNOFF W DET
storm model.gpw					Return Period: 100 Year			Tuesday, Apr 16, 2024	

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

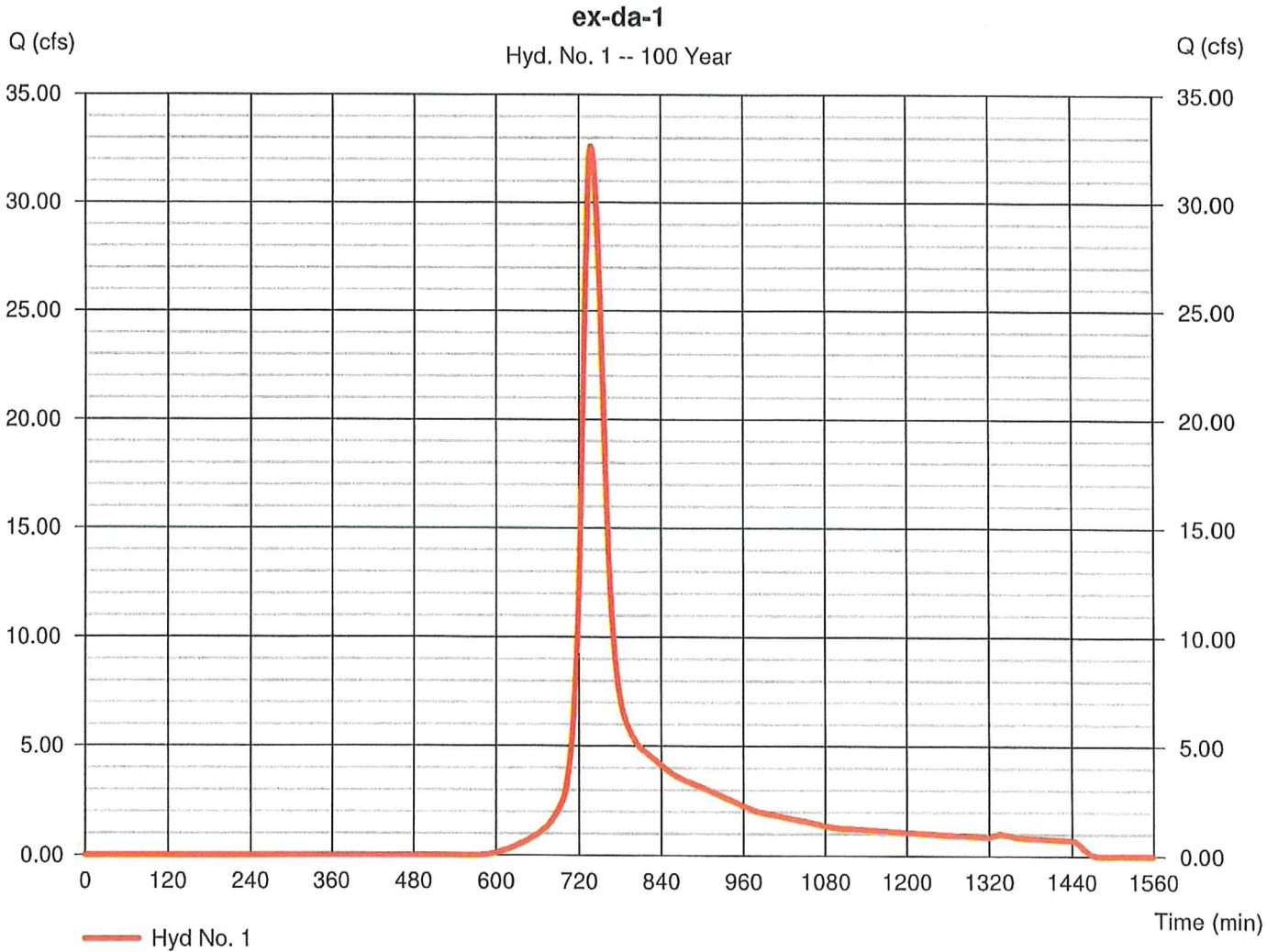
Tuesday, Apr 16, 2024

Hyd. No. 1

ex-da-1

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 13.600 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 32.60 cfs
Time to peak = 738 min
Hyd. volume = 163,448 cuft
Curve number = 60
Hydraulic length = 0 ft
Time of conc. (Tc) = 25.50 min
Distribution = Type III
Shape factor = 484



TR55 Tc Worksheet

Hydraflow Hydrographs by Intellsolve v9.02

Hyd. No. 1

ex-da-1

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 15.00	0.00	0.00	
Travel Time (min)	= 22.47	+ 0.00	+ 0.00	= 22.47
Shallow Concentrated Flow				
Flow length (ft)	= 1125.00	0.00	0.00	
Watercourse slope (%)	= 15.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 6.25	0.00	0.00	
Travel Time (min)	= 3.00	+ 0.00	+ 0.00	= 3.00
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				25.50 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

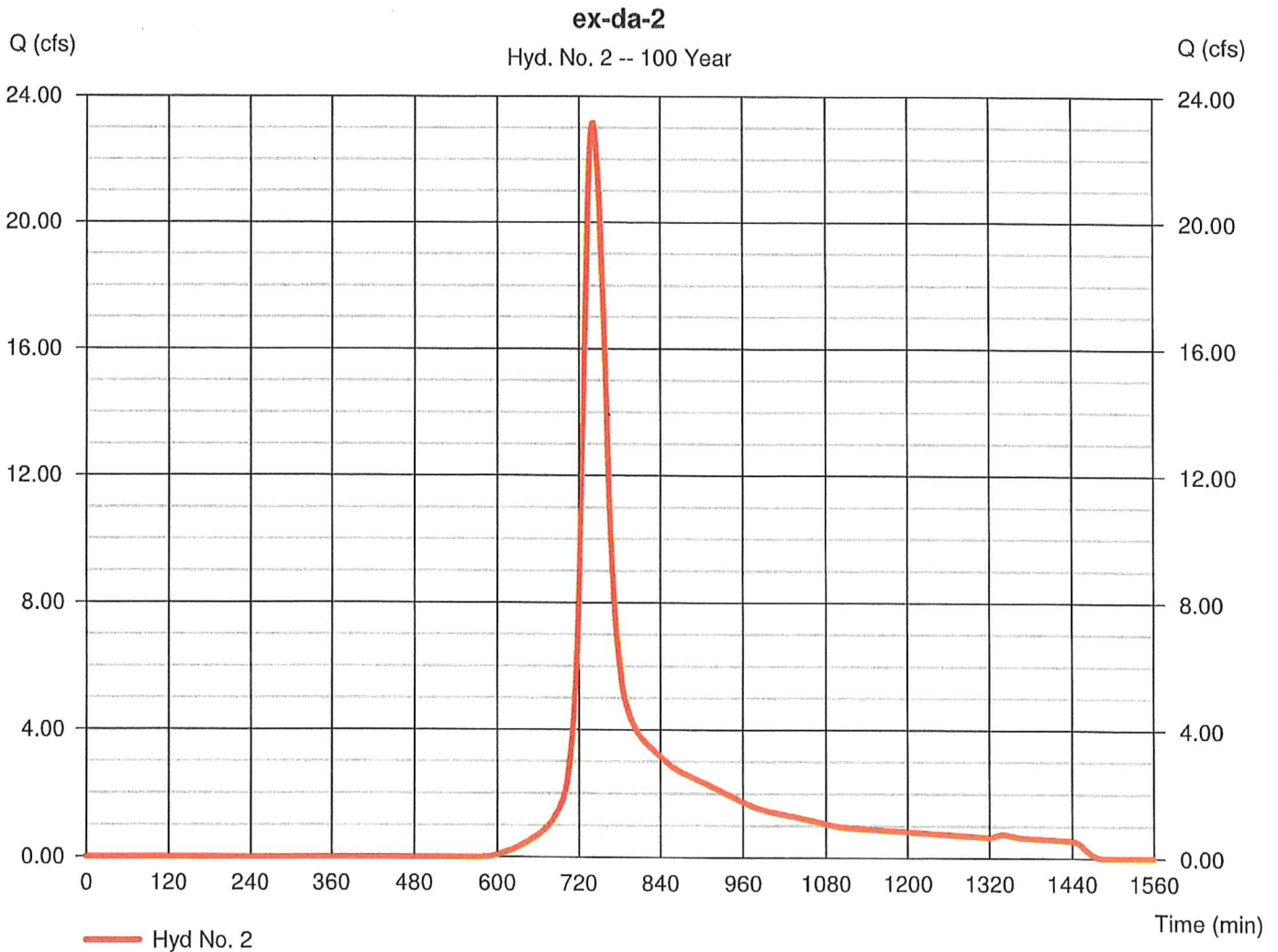
Tuesday, Apr 16, 2024

Hyd. No. 2

ex-da-2

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 10.100 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 23.15 cfs
Time to peak = 742 min
Hyd. volume = 123,311 cuft
Curve number = 60
Hydraulic length = 0 ft
Time of conc. (Tc) = 27.10 min
Distribution = Type III
Shape factor = 484



TR55 Tc Worksheet

Hyd. No. 2

ex-da-2

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 12.70	0.00	0.00	
Travel Time (min)	= 24.02	+ 0.00	+ 0.00	= 24.02
Shallow Concentrated Flow				
Flow length (ft)	= 1070.00	0.00	0.00	
Watercourse slope (%)	= 12.70	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 5.75	0.00	0.00	
Travel Time (min)	= 3.10	+ 0.00	+ 0.00	= 3.10
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				27.10 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

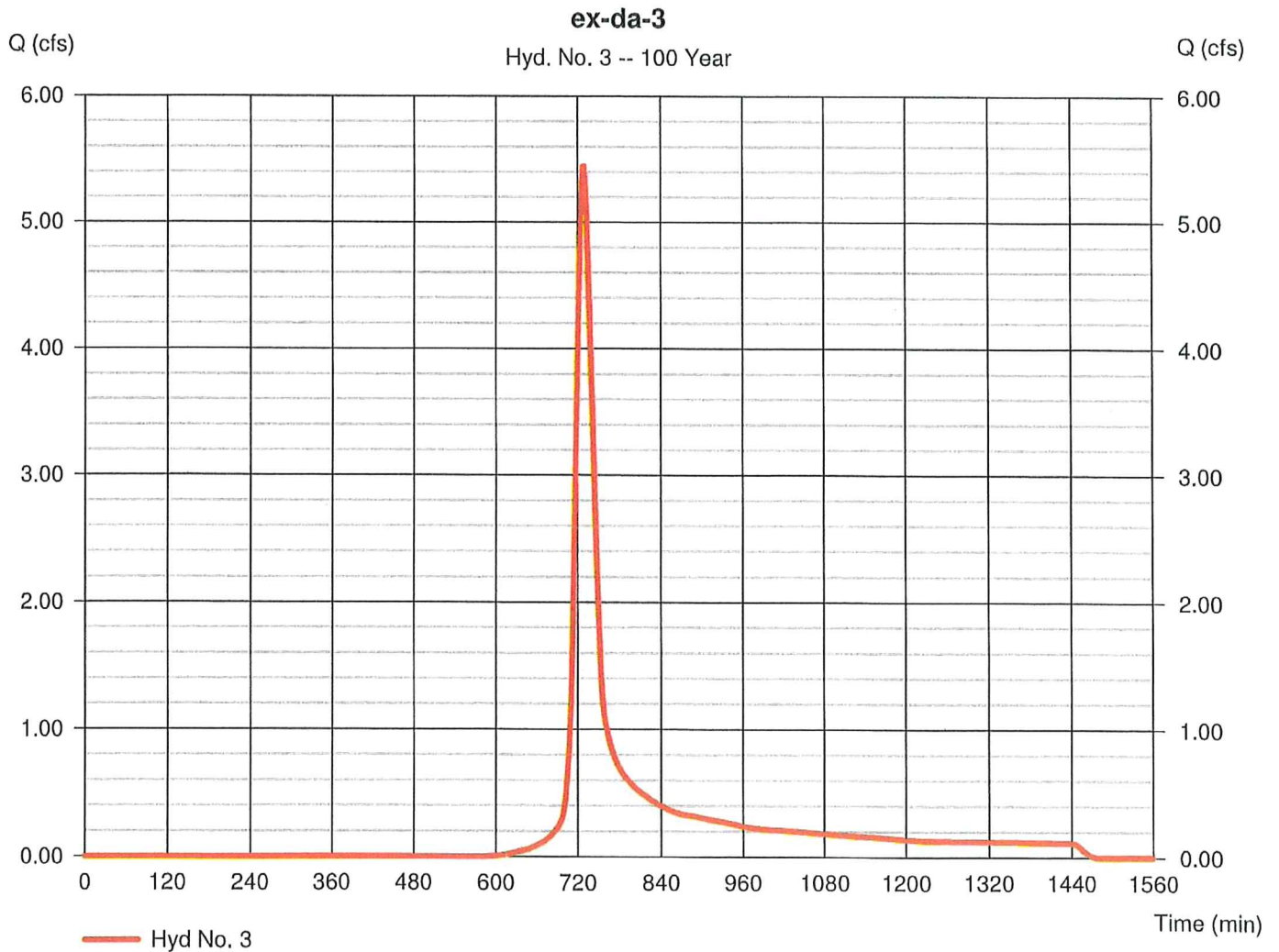
Tuesday, Apr 16, 2024

Hyd. No. 3

ex-da-3

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 1.700 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 5.444 cfs
Time to peak = 730 min
Hyd. volume = 20,431 cuft
Curve number = 60
Hydraulic length = 0 ft
Time of conc. (Tc) = 23.70 min
Distribution = Type II
Shape factor = 484



TR55 Tc Worksheet

Hyd. No. 3

ex-da-3

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 14.50	0.00	0.00	
Travel Time (min)	= 22.78	+ 0.00	+ 0.00	= 22.78
Shallow Concentrated Flow				
Flow length (ft)	= 350.00	0.00	0.00	
Watercourse slope (%)	= 14.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 6.14	0.00	0.00	
Travel Time (min)	= 0.95	+ 0.00	+ 0.00	= 0.95
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				23.70 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

Tuesday, Apr 16, 2024

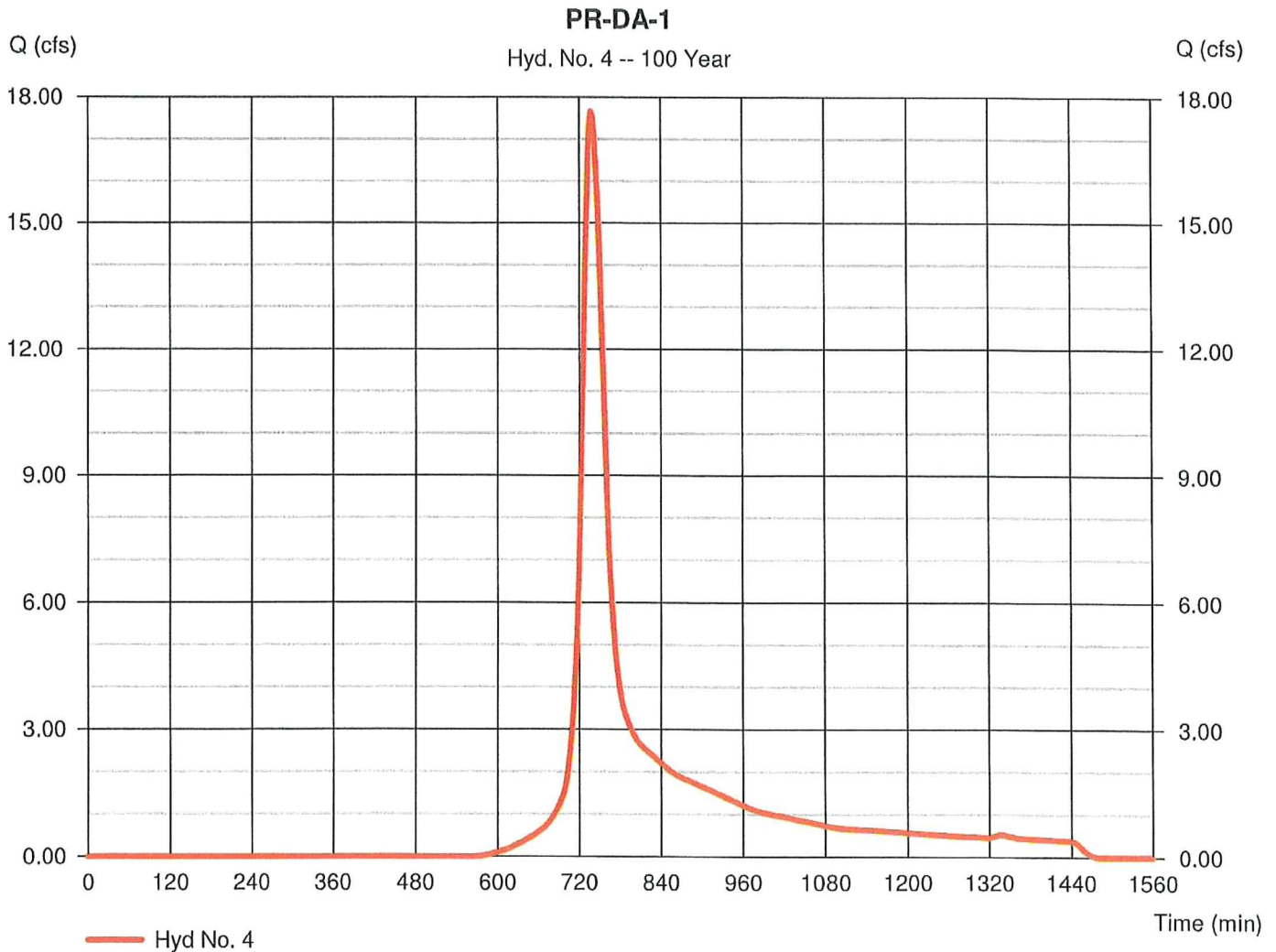
Hyd. No. 4

PR-DA-1

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 7.100 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 17.65 cfs
Time to peak = 738 min
Hyd. volume = 88,167 cuft
Curve number = 61*
Hydraulic length = 0 ft
Time of conc. (Tc) = 25.50 min
Distribution = Type III
Shape factor = 484

* Composite (Area/CN) = [(5.900 x 60) + (0.200 x 98) + (1.000 x 61)] / 7.100



TR55 Tc Worksheet

Hyd. No. 4

PR-DA-1

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 15.00	0.00	0.00	
Travel Time (min)	= 22.47	+ 0.00	+ 0.00	= 22.47
Shallow Concentrated Flow				
Flow length (ft)	= 1125.00	0.00	0.00	
Watercourse slope (%)	= 15.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 6.25	0.00	0.00	
Travel Time (min)	= 3.00	+ 0.00	+ 0.00	= 3.00
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				25.50 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

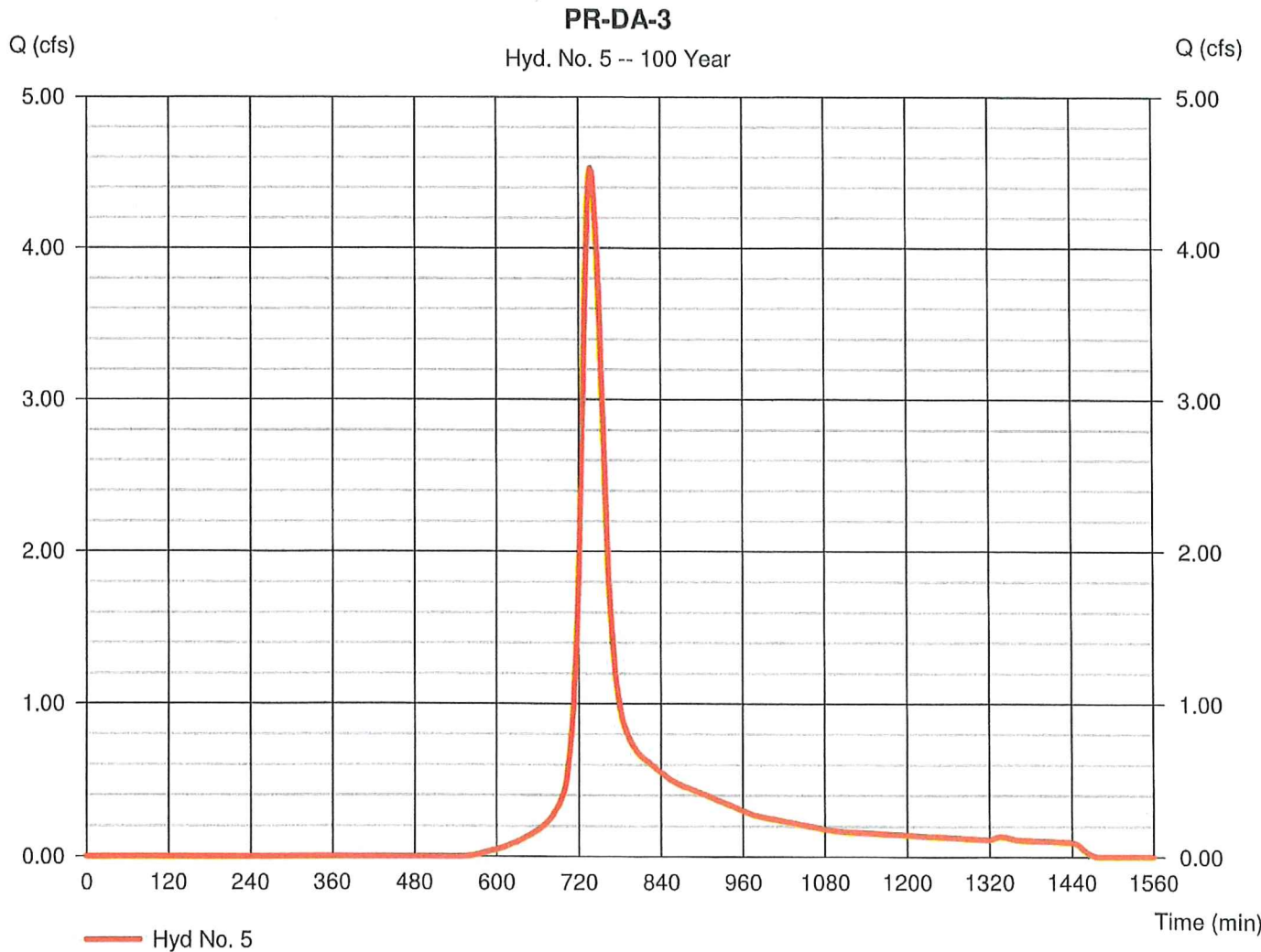
Tuesday, Apr 16, 2024

Hyd. No. 5

PR-DA-3

Hydrograph type	= SCS Runoff	Peak discharge	= 4.527 cfs
Storm frequency	= 100 yrs	Time to peak	= 738 min
Time interval	= 2 min	Hyd. volume	= 22,477 cuft
Drainage area	= 1.700 ac	Curve number	= 63*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 23.70 min
Total precip.	= 8.04 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.100 x 60) + (0.100 x 98) + (0.500 x 61)] / 1.700



TR55 Tc Worksheet

Hyd. No. 5

PR-DA-3

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 14.50	0.00	0.00	
Travel Time (min)	= 22.78	+ 0.00	+ 0.00	= 22.78
Shallow Concentrated Flow				
Flow length (ft)	= 350.00	0.00	0.00	
Watercourse slope (%)	= 14.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 6.14	0.00	0.00	
Travel Time (min)	= 0.95	+ 0.00	+ 0.00	= 0.95
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				23.70 min

Hydrograph Report

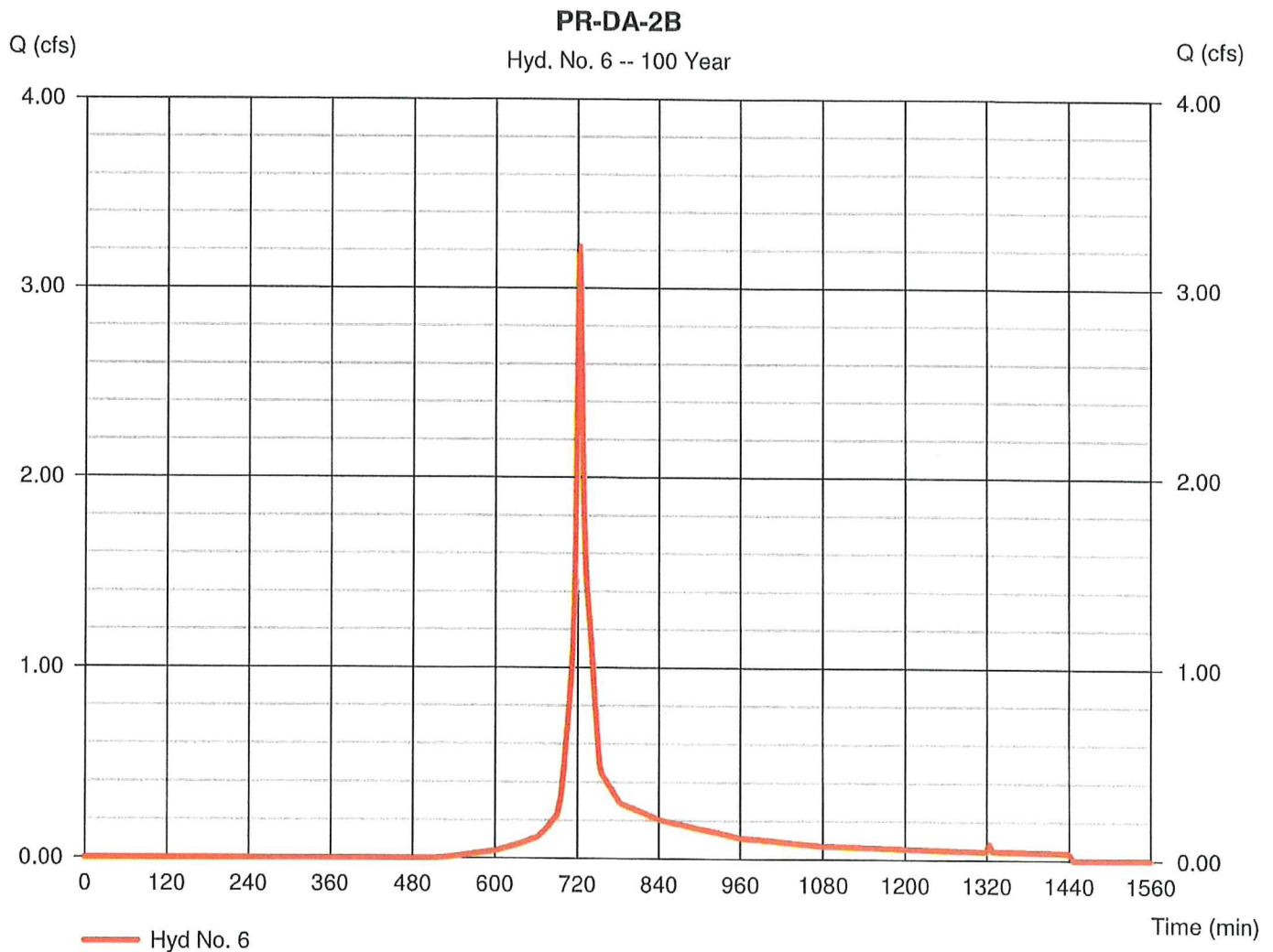
Hyd. No. 6

PR-DA-2B

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 0.700 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 3.217 cfs
Time to peak = 724 min
Hyd. volume = 9,625 cuft
Curve number = 66*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type III
Shape factor = 484

* Composite (Area/CN) = [(0.100 x 98) + (0.300 x 61) + (0.300 x 60)] / 0.700



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

Tuesday, Apr 16, 2024

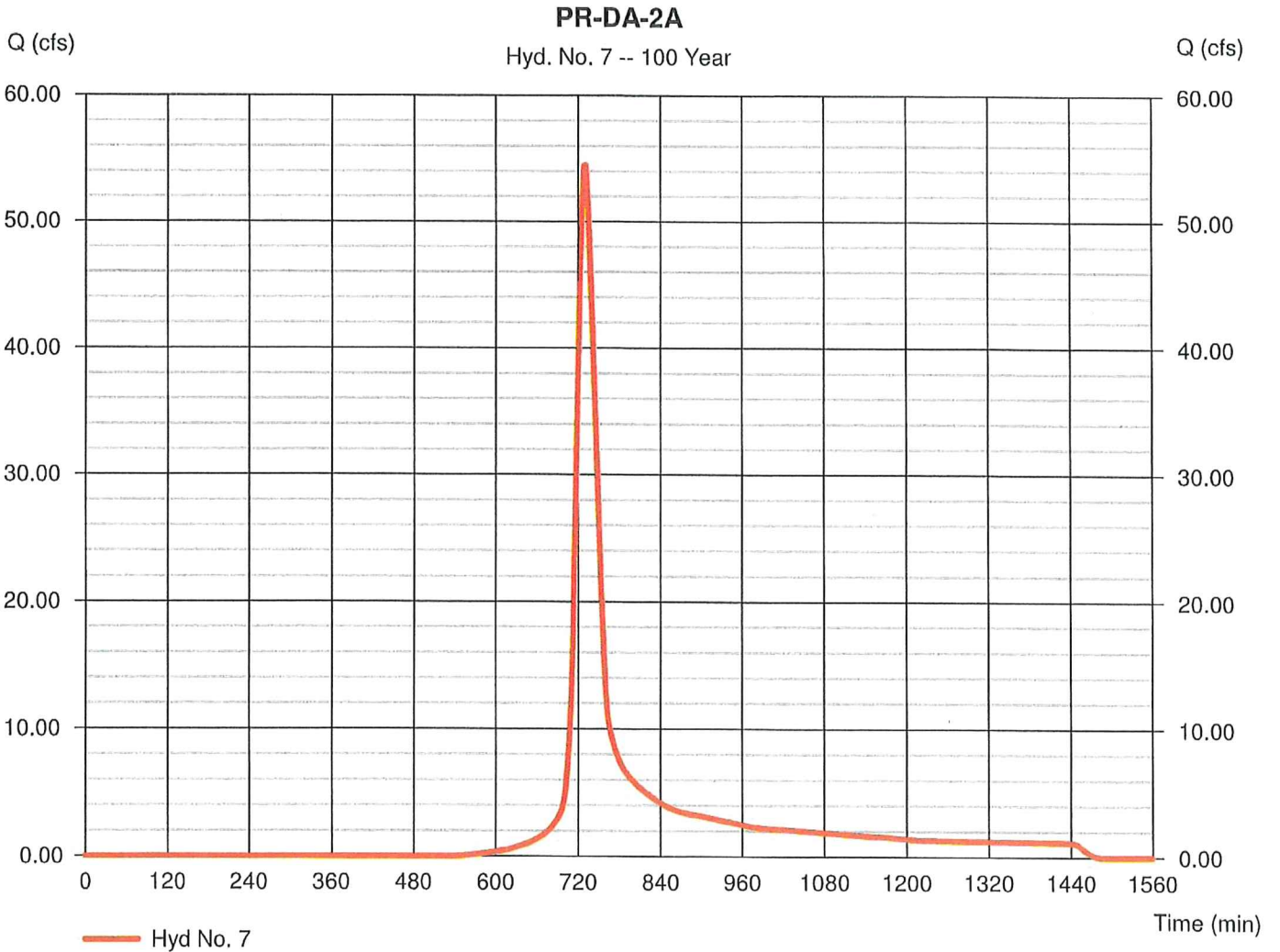
Hyd. No. 7

PR-DA-2A

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 15.900 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 8.04 in
Storm duration = 24 hrs

Peak discharge = 54.46 cfs
Time to peak = 732 min
Hyd. volume = 220,085 cuft
Curve number = 64*
Hydraulic length = 0 ft
Time of conc. (Tc) = 27.20 min
Distribution = Type II
Shape factor = 484

* Composite (Area/CN) = [(1.600 x 98) + (4.500 x 61) + (9.800 x 60)] / 15.900



TR55 Tc Worksheet

Hyd. No. 7

PR-DA-2A

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.38	0.00	0.00	
Land slope (%)	= 12.70	0.00	0.00	
Travel Time (min)	= 24.02	+ 0.00	+ 0.00	= 24.02
Shallow Concentrated Flow				
Flow length (ft)	= 540.00	370.00	50.00	
Watercourse slope (%)	= 12.70	10.00	1.00	
Surface description	= Unpaved	Paved	Unpaved	
Average velocity (ft/s)	= 5.75	6.43	1.61	
Travel Time (min)	= 1.57	+ 0.96	+ 0.52	= 3.04
Channel Flow				
X sectional flow area (sqft)	= 2.40	0.00	0.00	
Wetted perimeter (ft)	= 3.90	0.00	0.00	
Channel slope (%)	= 2.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 10.15	0.00	0.00	
Flow length (ft)	= 110.0	0.0	0.0	
Travel Time (min)	= 0.18	+ 0.00	+ 0.00	= 0.18
Total Travel Time, Tc				27.20 min

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

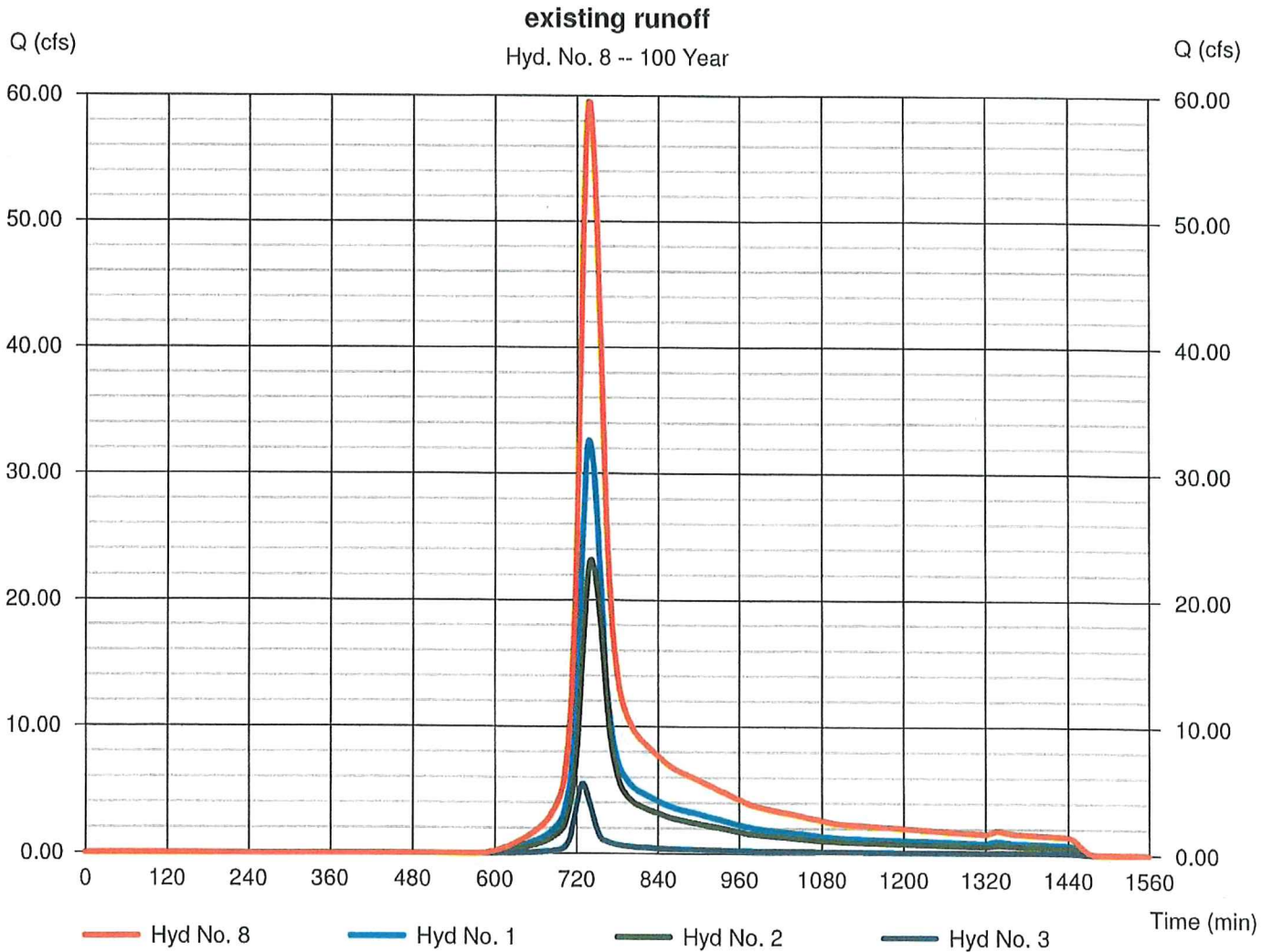
Tuesday, Apr 16, 2024

Hyd. No. 8

existing runoff

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

Peak discharge = 59.48 cfs
Time to peak = 738 min
Hyd. volume = 307,190 cuft
Contrib. drain. area = 25.400 ac



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

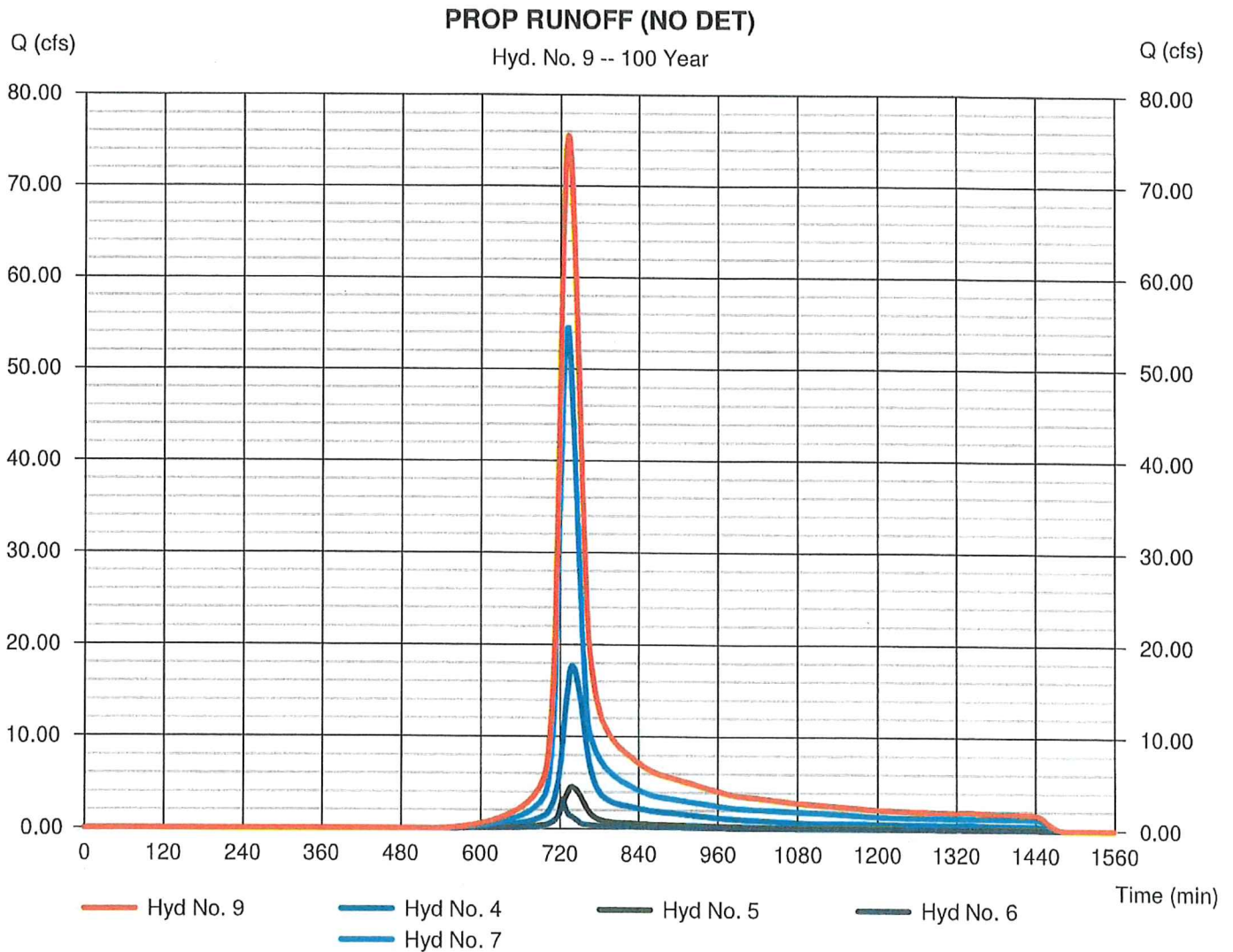
Tuesday, Apr 16, 2024

Hyd. No. 9

PROP RUNOFF (NO DET)

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 4, 5, 6, 7

Peak discharge = 75.52 cfs
Time to peak = 732 min
Hyd. volume = 340,353 cuft
Contrib. drain. area = 25.400 ac



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

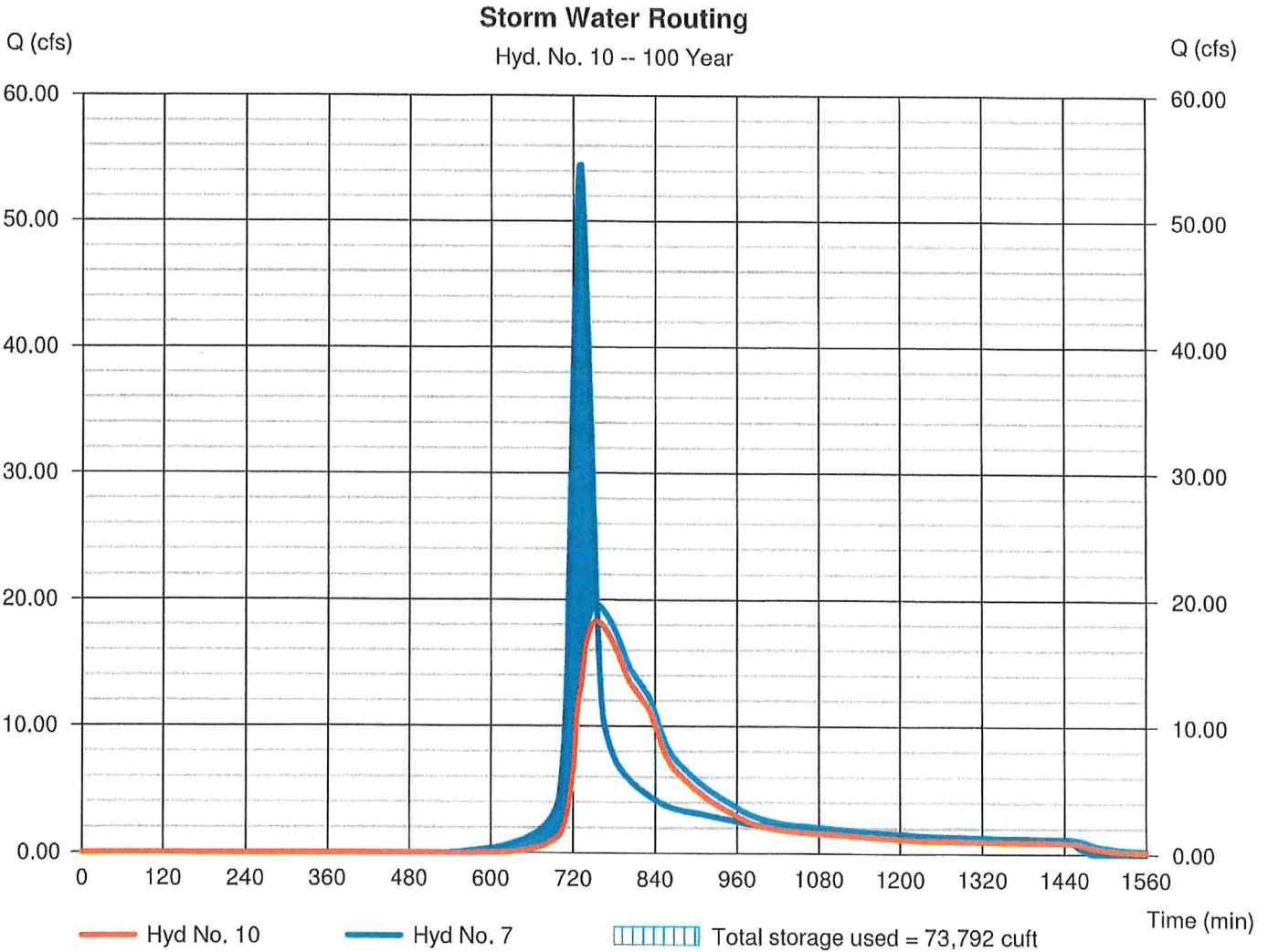
Tuesday, Apr 16, 2024

Hyd. No. 10

Storm Water Routing

Hydrograph type	= Reservoir	Peak discharge	= 18.27 cfs
Storm frequency	= 100 yrs	Time to peak	= 754 min
Time interval	= 2 min	Hyd. volume	= 190,503 cuft
Inflow hyd. No.	= 7 - PR-DA-2A	Max. Elevation	= 537.53 ft
Reservoir name	= DETENTION BASIN	Max. Storage	= 73,792 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Pond Report

Hydraflow Hydrographs by Intelisolve v9.02

Tuesday, Apr 16, 2024

Pond No. 1 - DETENTION BASIN

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 532.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	532.00	8,500	0	0
1.00	533.00	10,110	9,292	9,292
2.00	534.00	11,830	10,958	20,250
3.00	535.00	13,610	12,708	32,958
4.00	536.00	15,560	14,573	47,531
5.00	537.00	17,475	16,507	64,038
6.00	538.00	19,900	18,673	82,710
7.00	539.00	24,000	21,916	104,626

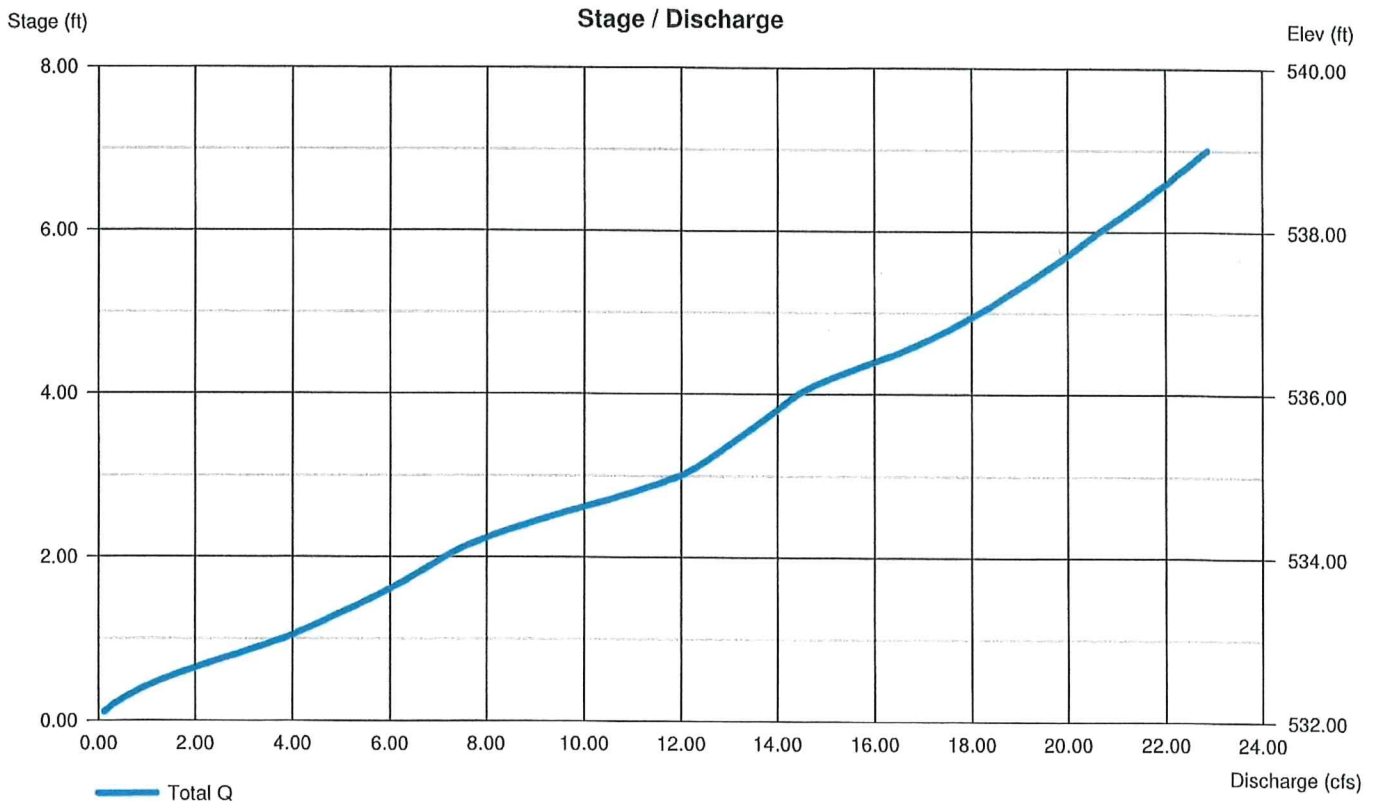
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	12.00	12.00	0.00
Span (in)	= 18.00	12.00	12.00	0.00
No. Barrels	= 1	2	2	0
Invert El. (ft)	= 532.00	532.00	534.00	0.00
Length (ft)	= 50.00	0.00	0.00	0.00
Slope (%)	= 2.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	10.00	0.00	0.00
Crest El. (ft)	= 536.00	538.00	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= Rect	Broad	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 3.000 (by Contour)			
TW Elev. (ft)	= 0.00			

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



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

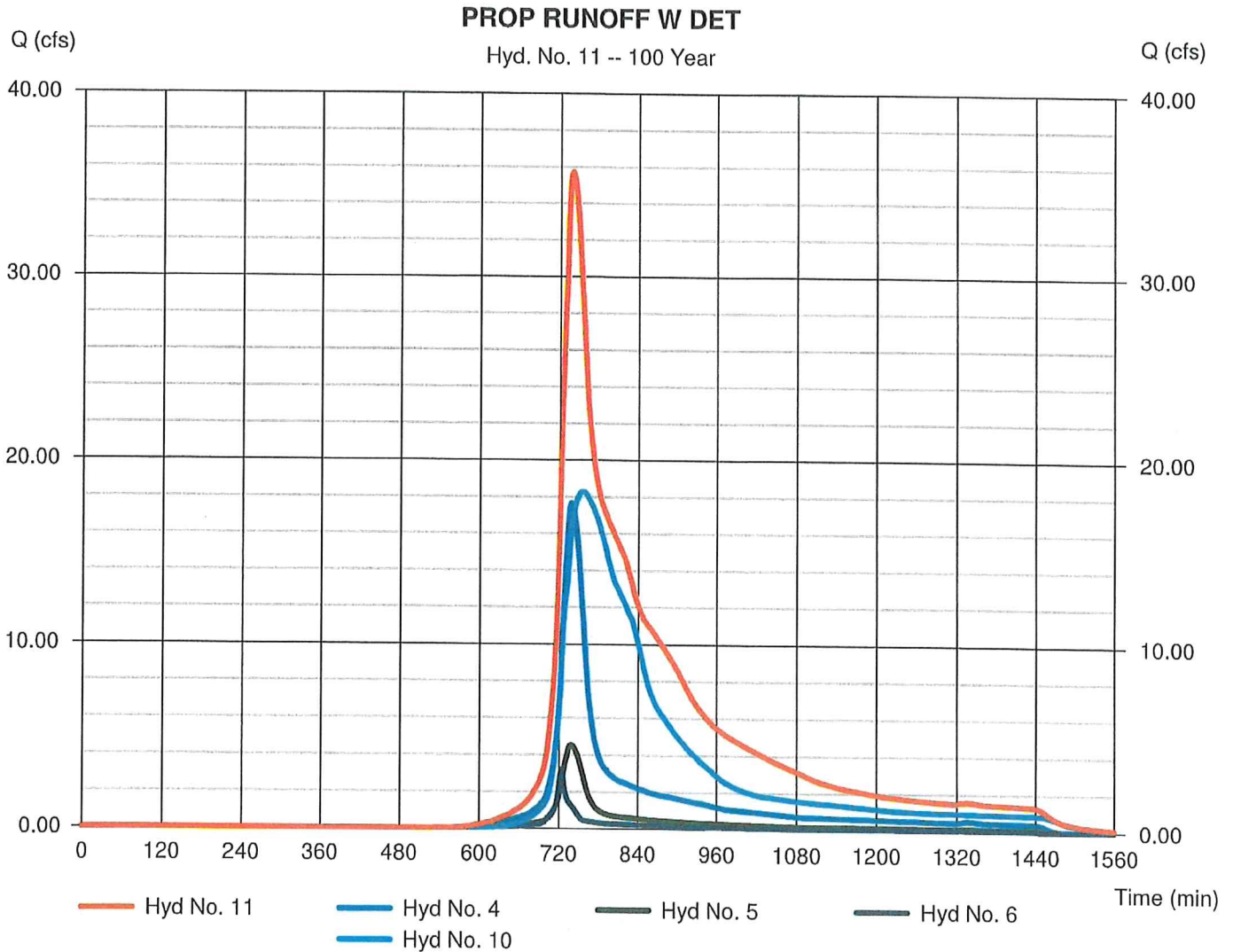
Tuesday, Apr 16, 2024

Hyd. No. 11

PROP RUNOFF W DET

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 4, 5, 6, 10

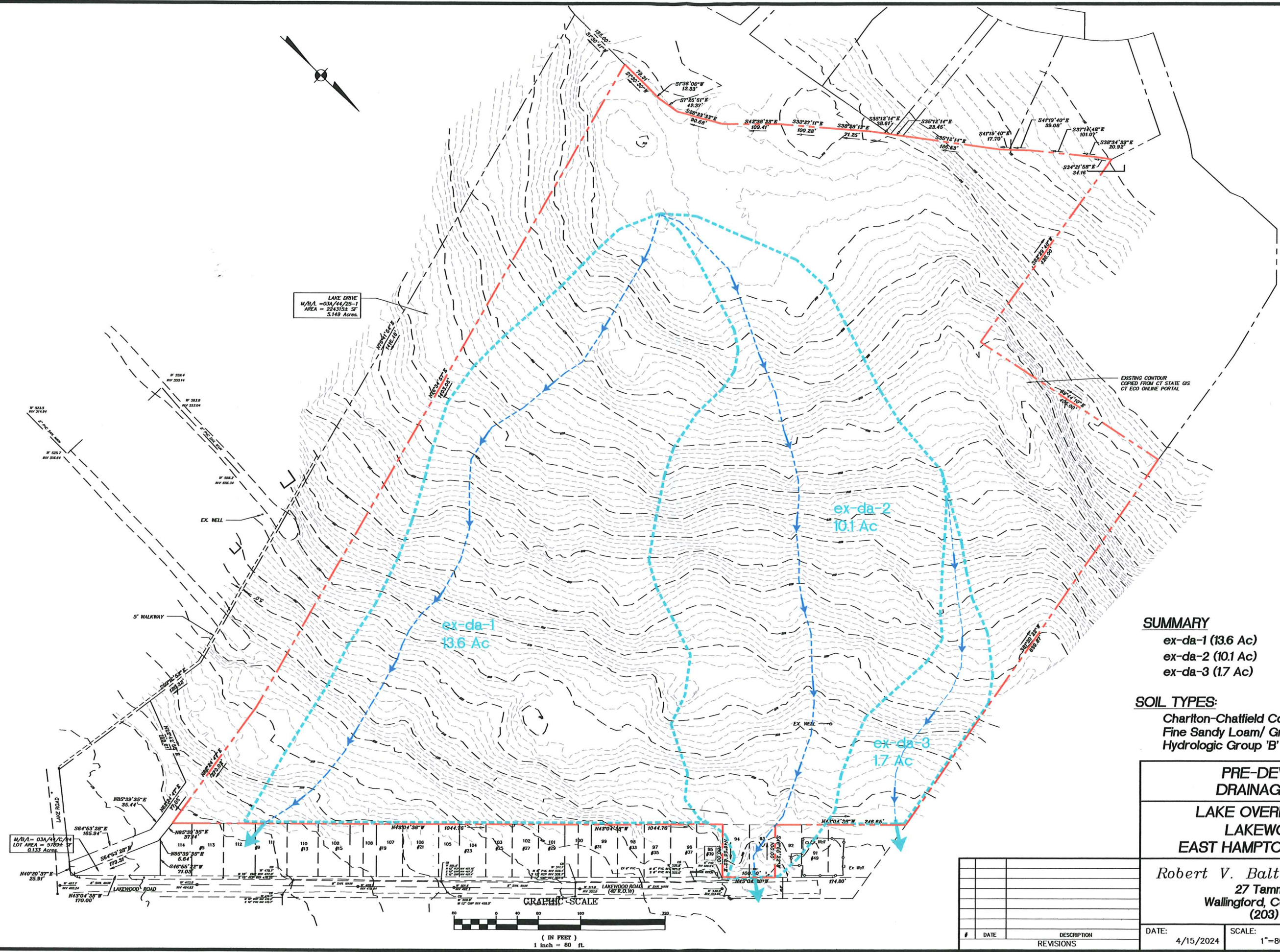
Peak discharge = 35.71 cfs
Time to peak = 740 min
Hyd. volume = 304,003 cuft
Contrib. drain. area = 9.500 ac





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

EXISTING CONTOUR
COPIED FROM CT STATE GIS
CT ECO ONLINE PORTAL



SUMMARY

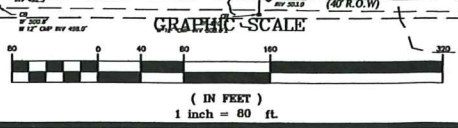
- ex-da-1 (13.6 Ac)
- ex-da-2 (10.1 Ac)
- ex-da-3 (1.7 Ac)

SOIL TYPES:

Charlton-Chatfield Complex
Fine Sandy Loam/ Gravelly Fine Sandy Loam
Hydrologic Group 'B'

PRE-DEVELOPMENT DRAINAGE AREA MAP		
LAKE OVERLOOK ESTATES LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT		
<i>Robert V. Baltramaitis, P.E.</i> 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	SCALE:	SHT #:
4/15/2024	1"=80'	WS-1

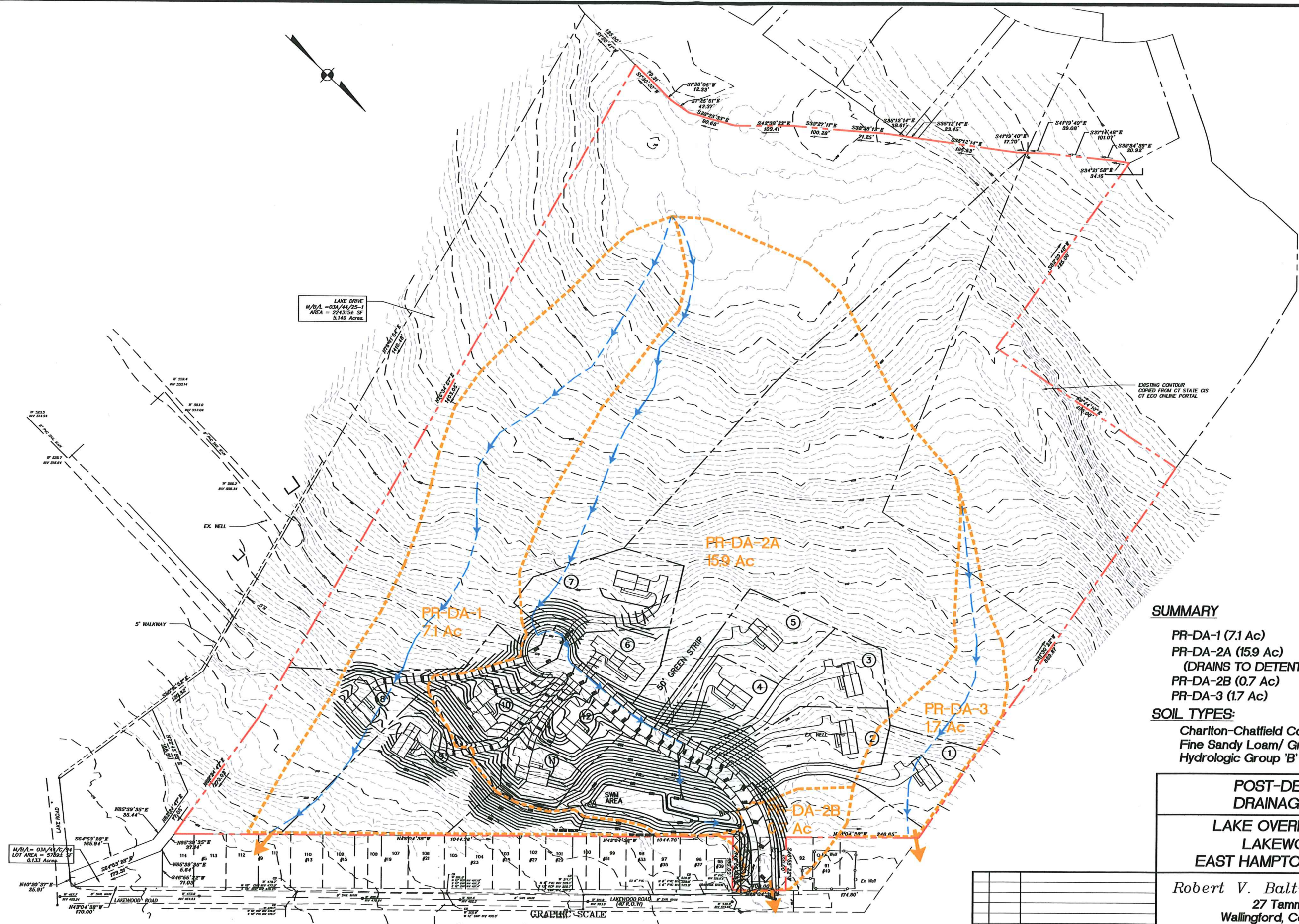
#	DATE	DESCRIPTION





LAKE DRIVE
M/B/L = 03A/44/25-1
AREA = 224354 SF
5.149 Acres

EXISTING CONTOUR
COPIED FROM CT STATE GIS
CT ECO ONLINE PORTAL



SUMMARY

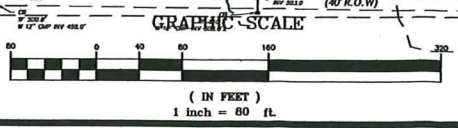
- PR-DA-1 (7.1 Ac)
- PR-DA-2A (15.9 Ac)
(DRAINS TO DETENTION BASIN)
- PR-DA-2B (0.7 Ac)
- PR-DA-3 (1.7 Ac)

SOIL TYPES:

Charlton-Chatfield Complex
Fine Sandy Loam/ Gravelly Fine Sandy Loam
Hydrologic Group 'B'

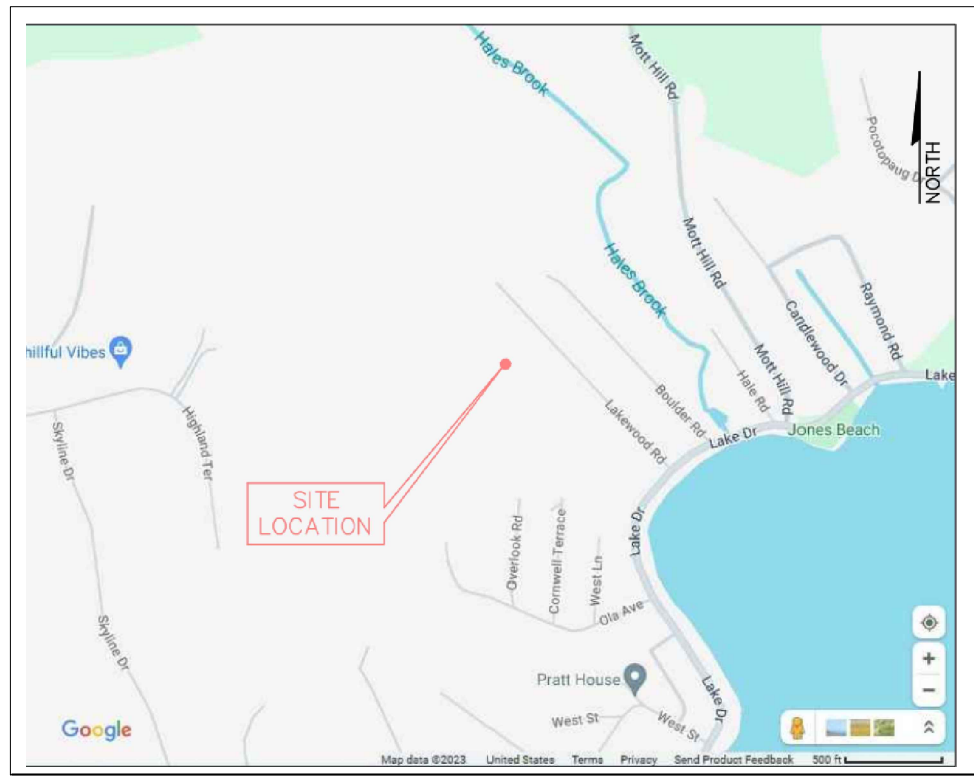
**POST-DEVELOPMENT
DRAINAGE AREA MAP**
**LAKE OVERLOOK ESTATES
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT**

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



#	DATE	DESCRIPTION

DATE: 4/15/2024 SCALE: 1"=80' SHT #: WS-2



VICINITY MAP

SCALE: 1"=1000'

LAKE OVERLOOK ESTATES RESIDENTIAL OPEN SPACE SUBDIVISION

LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT

PLANNING & ZONING APPLICATION AND INLAND WETLAND APPLICATION

Project Narrative

The applicant proposes to subdivide the existing R-3 zoned, 33.03 acre parcel in two (2) phases. This Phase 1 application is for 12 Single family Open Space Residential lots meeting all Zoning and Subdivision Regulations. Phase 2 final lot size and configuration is still to be determined. Any future phase applications shall meet all of the Town Zoning and street standards, including minimum open space requirements.

This Phase 1 project proposes a 690 lf Public Road to be maintained by the Town of East Hampton. This Town will also maintain the onsite stormwater detention facilities. The project will be served by public water and sewer.

The subdivision provides the minimum 40% Open space per the Open Space Subdivision requirements. This is reserved as one separate parcel to be deeded to the Town of East Hampton.

The site has 14 SF Inland wetlands soils as flagged by James Sipperly, Certified Soil Scientist. This site is within the Lake Watershed which requires that the upland review area be increased to 200' from the wetlands. The total upland review area is 57,200 SF. of which this application proposes to disturb 24,650 SF.

INDEX OF DRAWINGS

CV-1	COVER SHEET
OSP-1	OVERALL SITE PLAN - OPEN SPACE LAYOUT
OSP-2	OVERALL SITE PLAN - CONVENTIONAL YIELD PLAN
EX-1	EXISTING CONDITIONS
EX-2	EXISTING CONDITIONS-SOILS MAP AND SLOPE STUDY PLAN
SP-1 THRU SP-4	SUBDIVISION PLAN
GU-1 THRU GU-2	GRADING AND UTILITY PLAN
PP-1	ROAD PROFILE
LD-1	LAND DISTURBANCE PLAN ROAD ONLY
EC-1 THRU EC-2	EROSION AND SEDIMENT CONTROL PLAN
DN-1 THRU DN-2	DETAIL SHEET

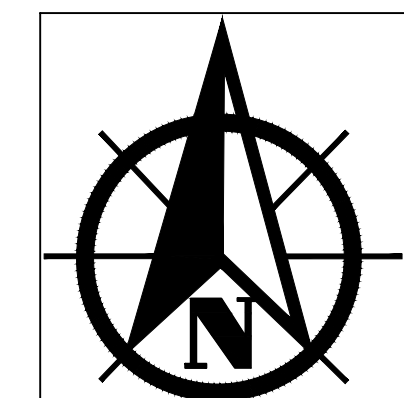
PROPERTY OWNER/APPLICANT:

Lakewood Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

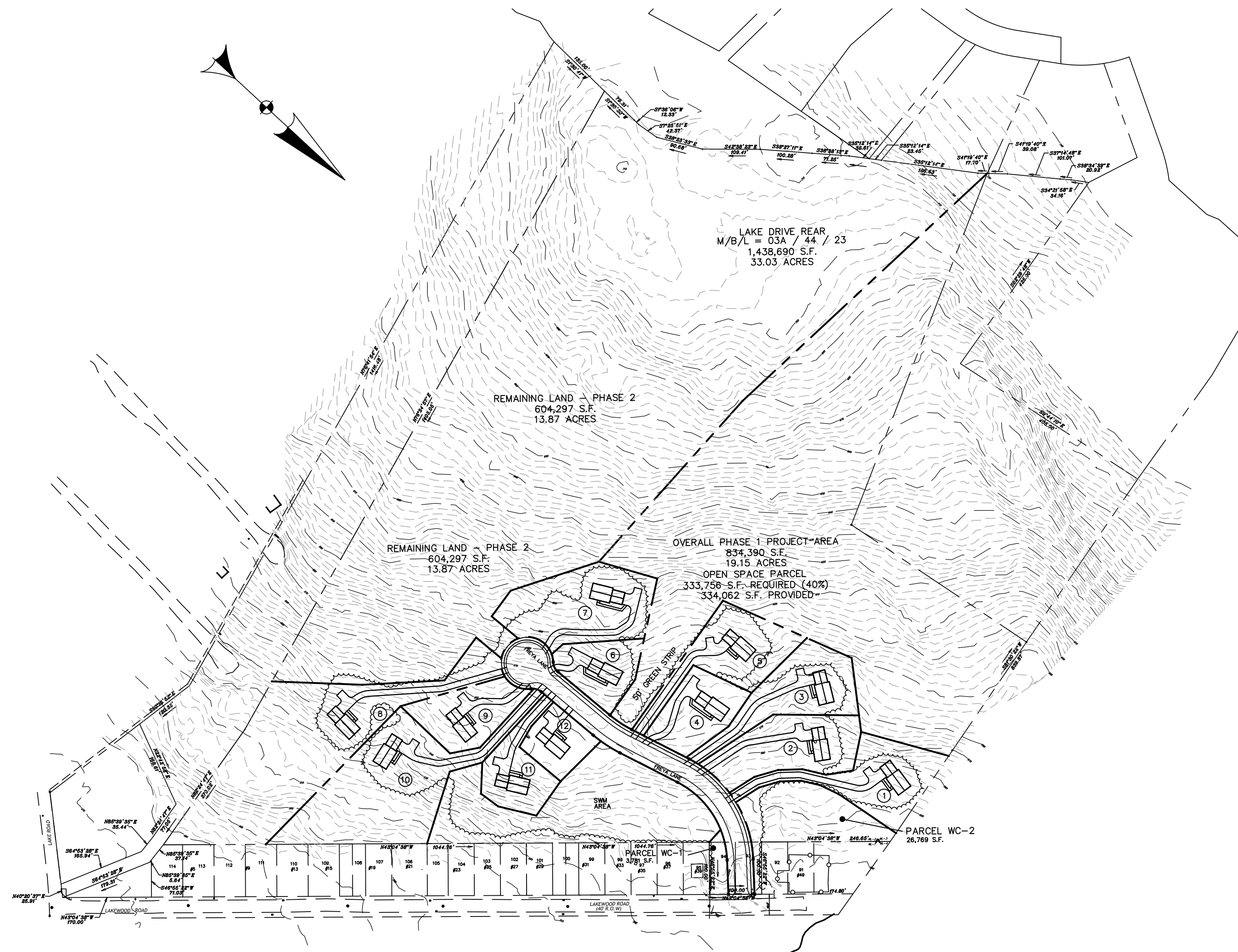
Soil Scientist:

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

Surveyor:

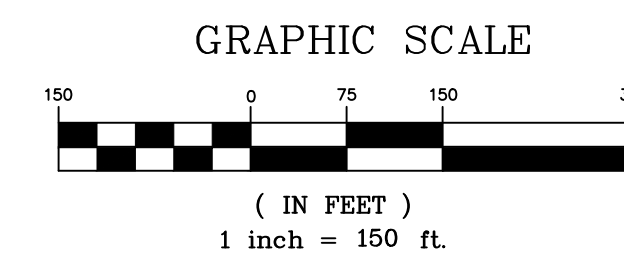


CT LAND SURVEYING, LLC
SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING
CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONI2@YAHOO.COM



OVERALL SITE PLAN

SCALE: 1"=150'



#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
REVISIONS		

COVER SHEET

**LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT**

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

DATE:	SCALE:	SHT #:	CV-1
4/17/2024	AS SHOWN		

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

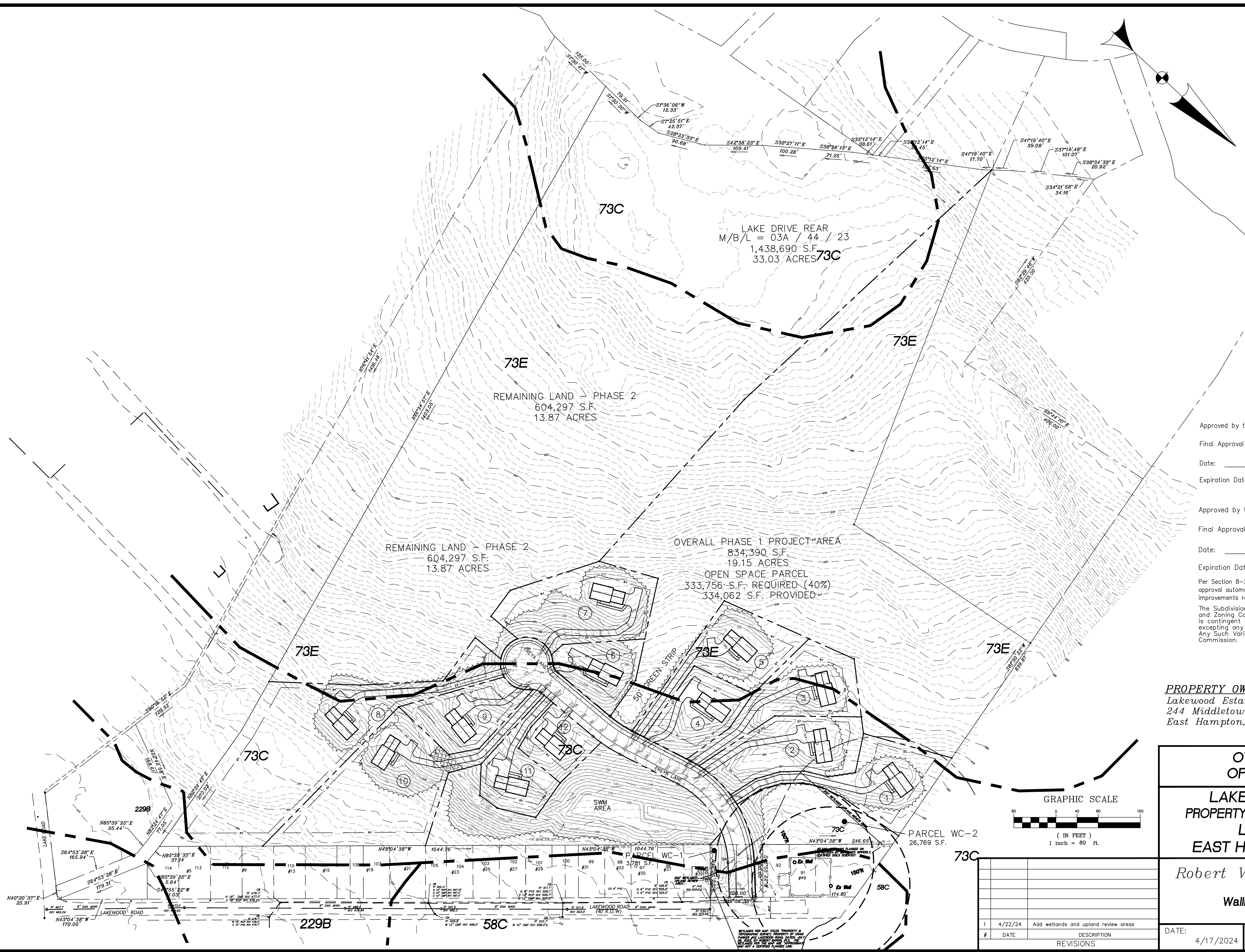
Date: _____

Expiration Date: _____

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

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

SUMMARY OF PARCEL TRANSFERS
 LOT "WC1" - 3,781 S.F. (0.09 AC)
 TO BE CONVEYED TO THE AQUARIUM WATER COMPANY
 LOT "WC2" - 26,769 S.F. (0.61 AC)
 TO BE CONVEYED TO THE AQUARIUM WATER COMPANY
 LOT "A" (ROAD) - 37,683 S.F. (0.87 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON
 LOT "B" (SWM FACILITY) - 63,861 S.F. (1.47 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON
 OPEN SPACE PARCEL - 334,062 S.F. (7.67 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON



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 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:
 Lakewood Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424



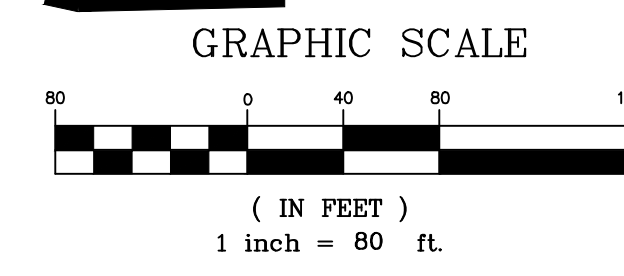
**OVERALL SITE PLAN
 OPEN SPACE LAYOUT**

**LAKE OVERLOOK ESTATES
 PROPERTY OF LAKEWOOD ESTATES, LLC
 LAKEWOOD ROAD
 EAST HAMPTON, CONNECTICUT**

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

DATE	DESCRIPTION	REVISIONS
1 4/22/24	Add wetlands and upland review areas	
#	DATE	DESCRIPTION

DATE: 4/17/2024 SCALE: 1" = 80' SHT #: OSP-1



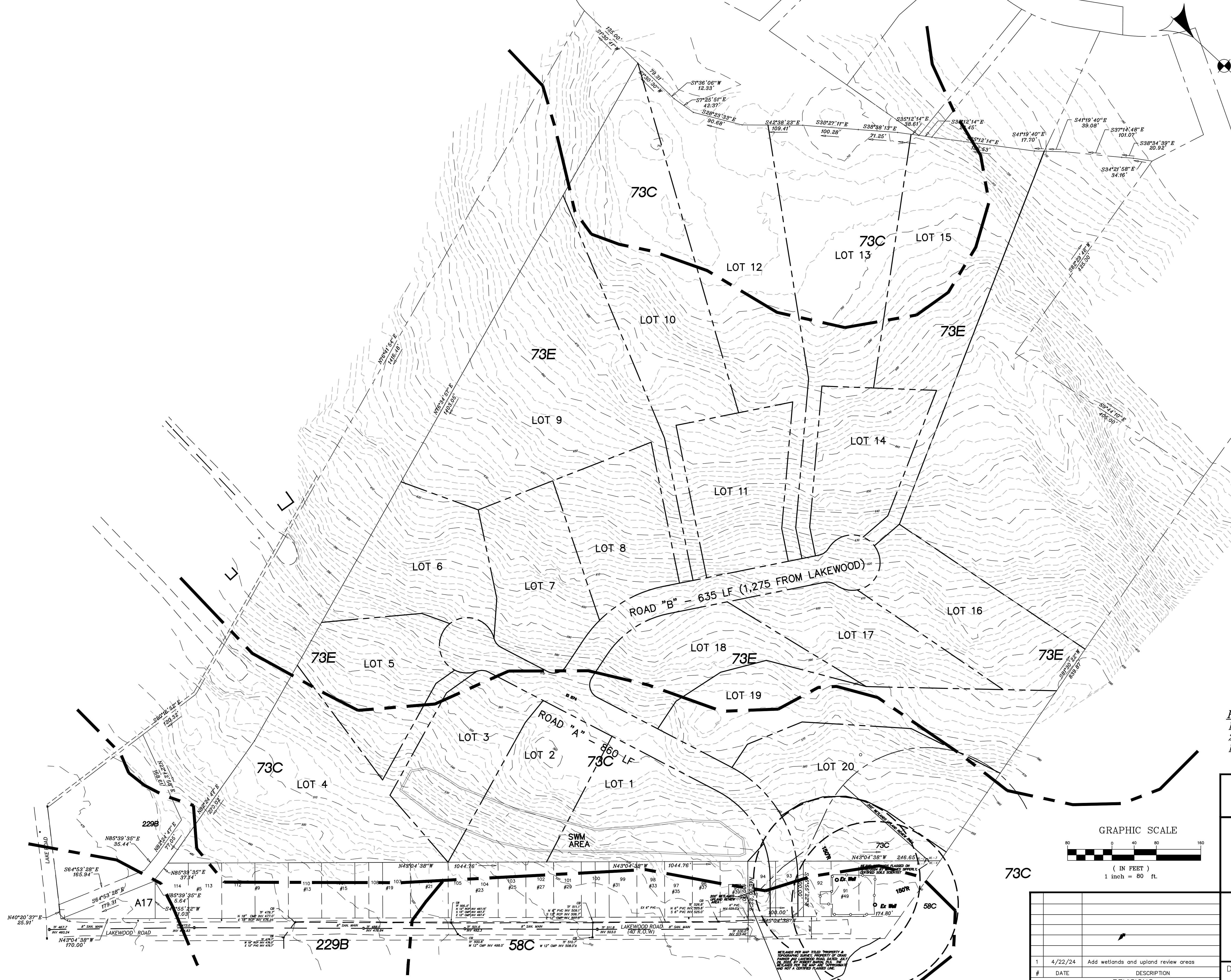
DATE	DESCRIPTION	REVISIONS
1 4/22/24	Add wetlands and upland review areas	
#	DATE	DESCRIPTION

SUMMARY

NEW LOTS:
FRONTAGE LOTS = 14
INTERIOR LOTS = 6
TOTAL LOTS = 20

NEW ROADS
ROAD "A" = 860 LF
ROAD "B" = 635 LF
TOTAL ROAD = 1,495 LF

OPEN SPACE
PRIVATE CONSERVATION
EASEMENTS MEETING THE
MINIMUM REQUIRED PER REGS



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 Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

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PROPERTY OWNER/APPLICANT:

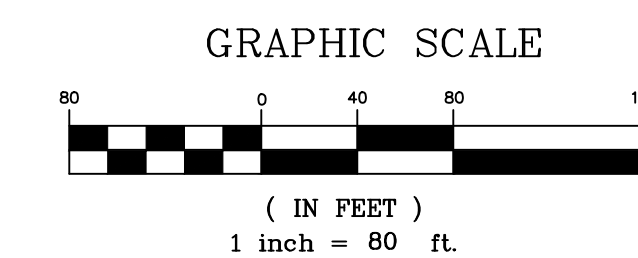
Lakewood Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424



OVERALL SITE PLAN
CONVENTIONAL YIELD PLAN

LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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



#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
#		REVISIONS

DATE: 4/17/2024 SCALE: 1" = 80' SHT #: OSP-2

SURVEY NOTES

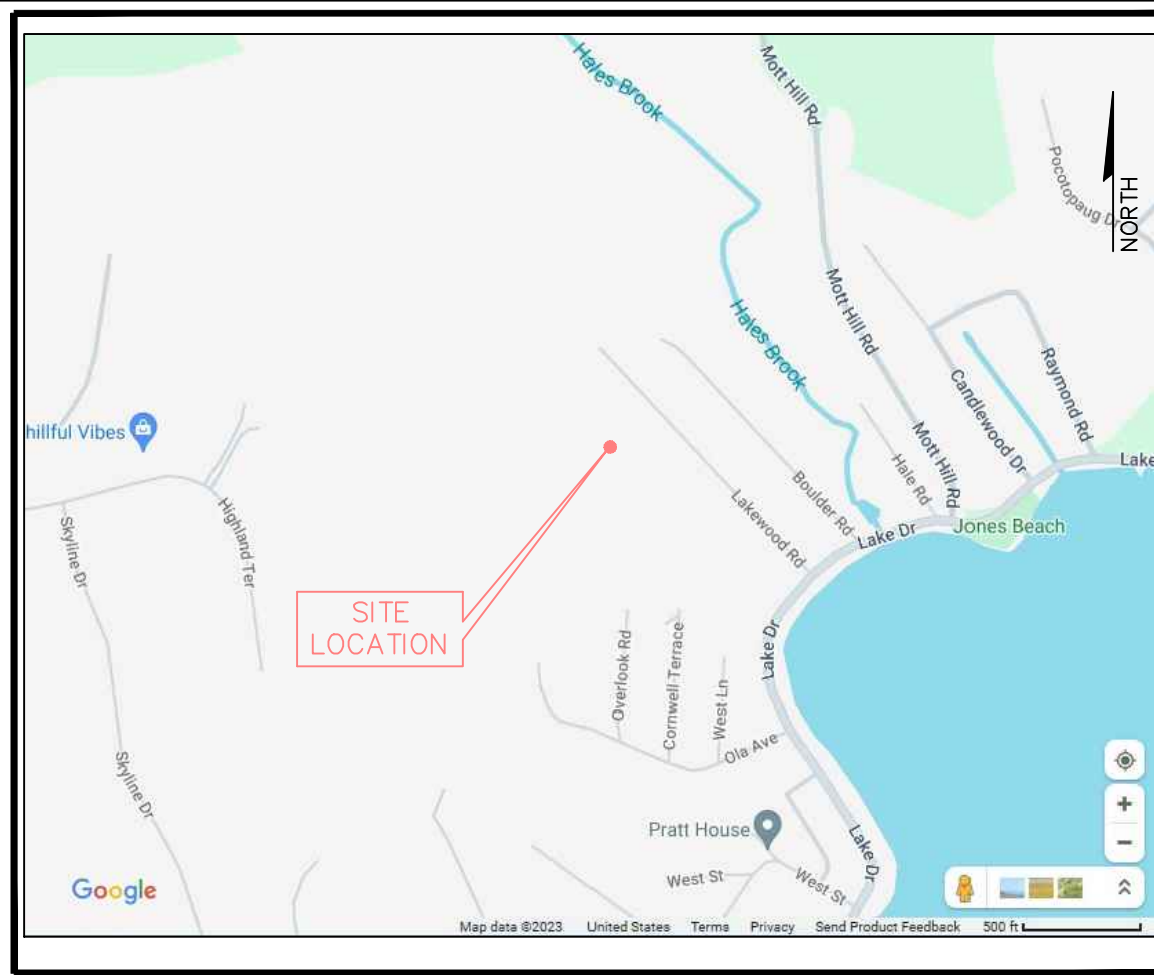
- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996 and Revised 08-29-2019.
- 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 and 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.



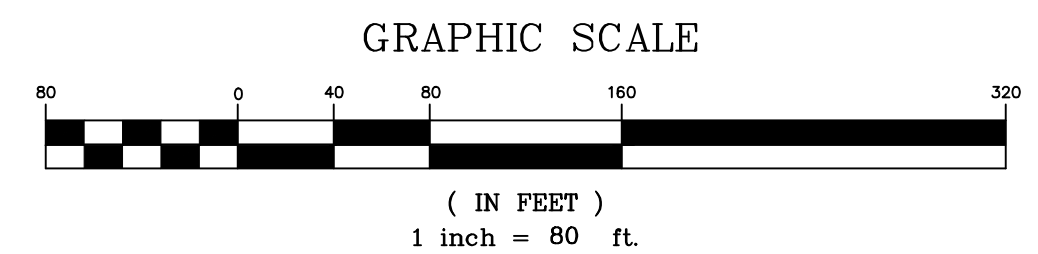
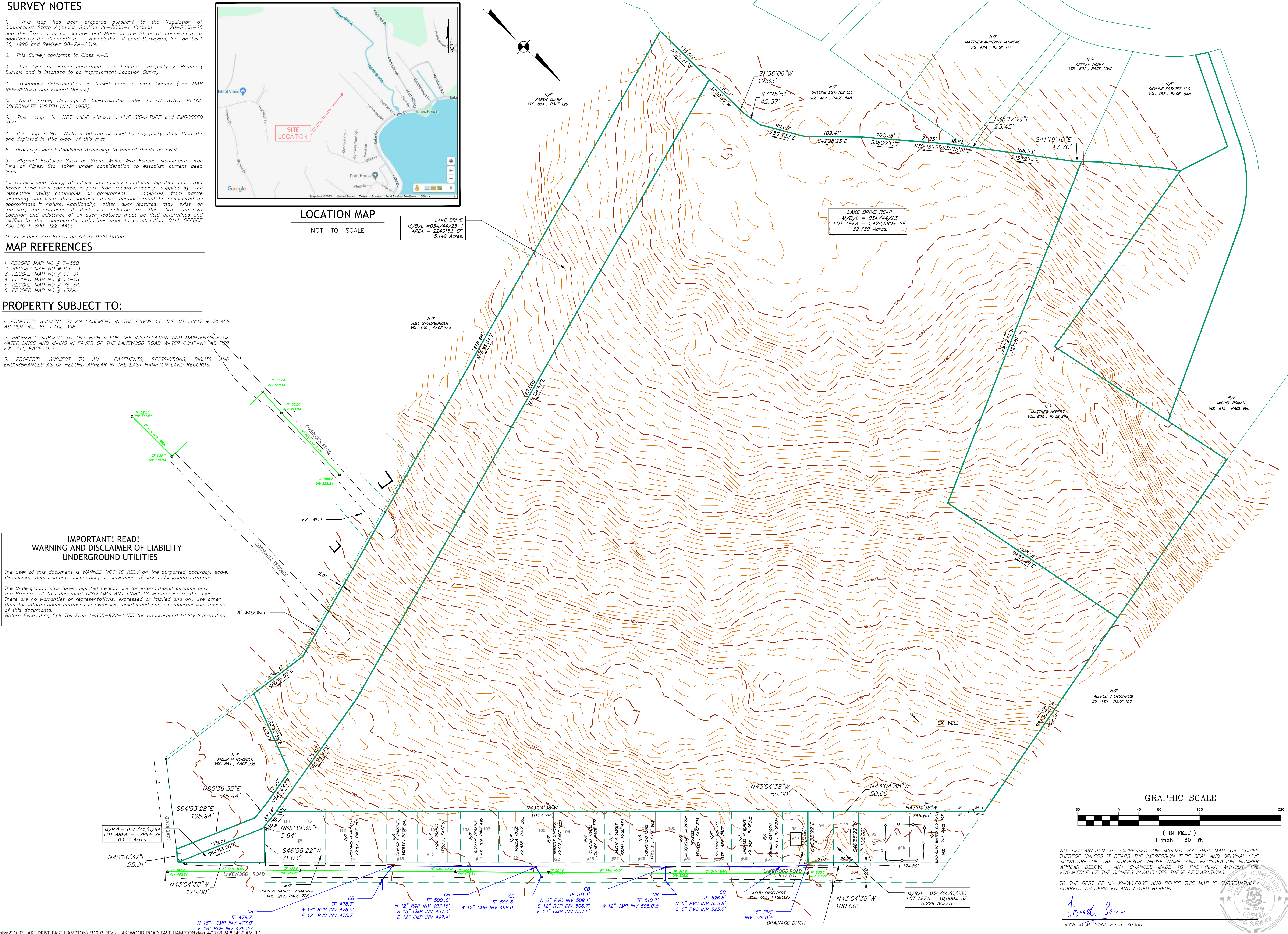
LOCATION MAP
NOT TO SCALE

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

LAKE DRIVE REAR
M/B/L = 03A/44/23
LOT AREA = 1,428,690± SF
32.789 Acres.

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

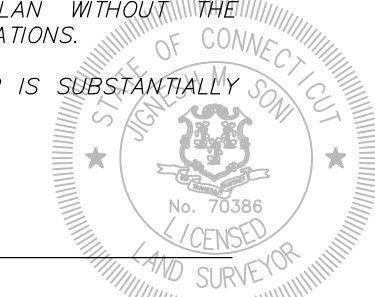
The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure.
The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever 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 documents.
Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.



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

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



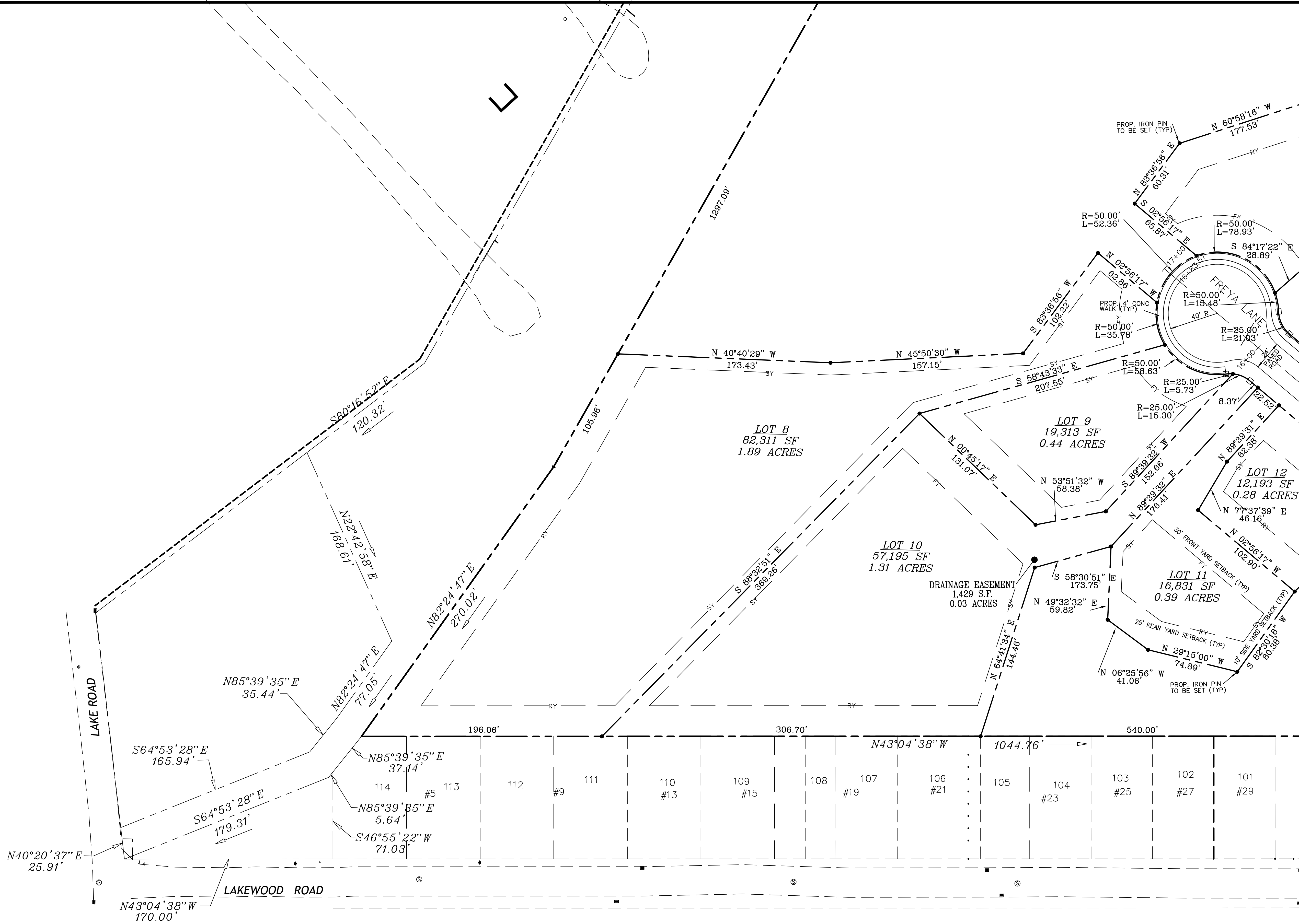
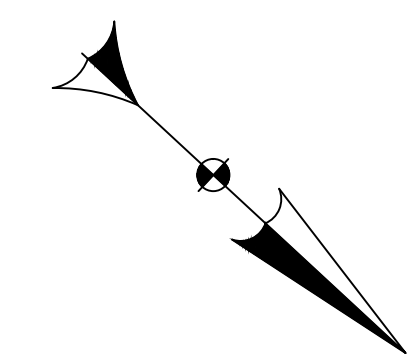
PREPARED FOR LAKEWOOD ESTATES LLC LAKE DRIVE REAR, EAST HAMPTON, CT	
OWNER LAKEWOOD ESTATES LLC LAKE DRIVE REAR, EAST HAMPTON, CT	
NO.	DATE
1	04-16-2024
DESCRIPTION IMPROVEMENT LOCATION SURVEY	
REVISIONS	

CT LAND SURVEYING, LLC
SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING
CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 903-1193
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	

MATCH LINE SEE SHEET SP-4



MATCH LINE SEE SHEET SP-2

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

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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SUBDIVISION PLAN

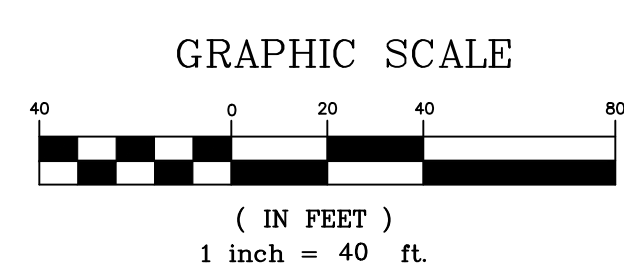
**LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT**

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



MAP REFERENCE:

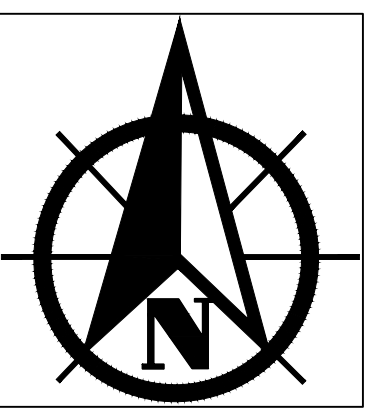
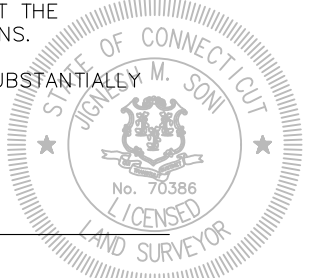
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Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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
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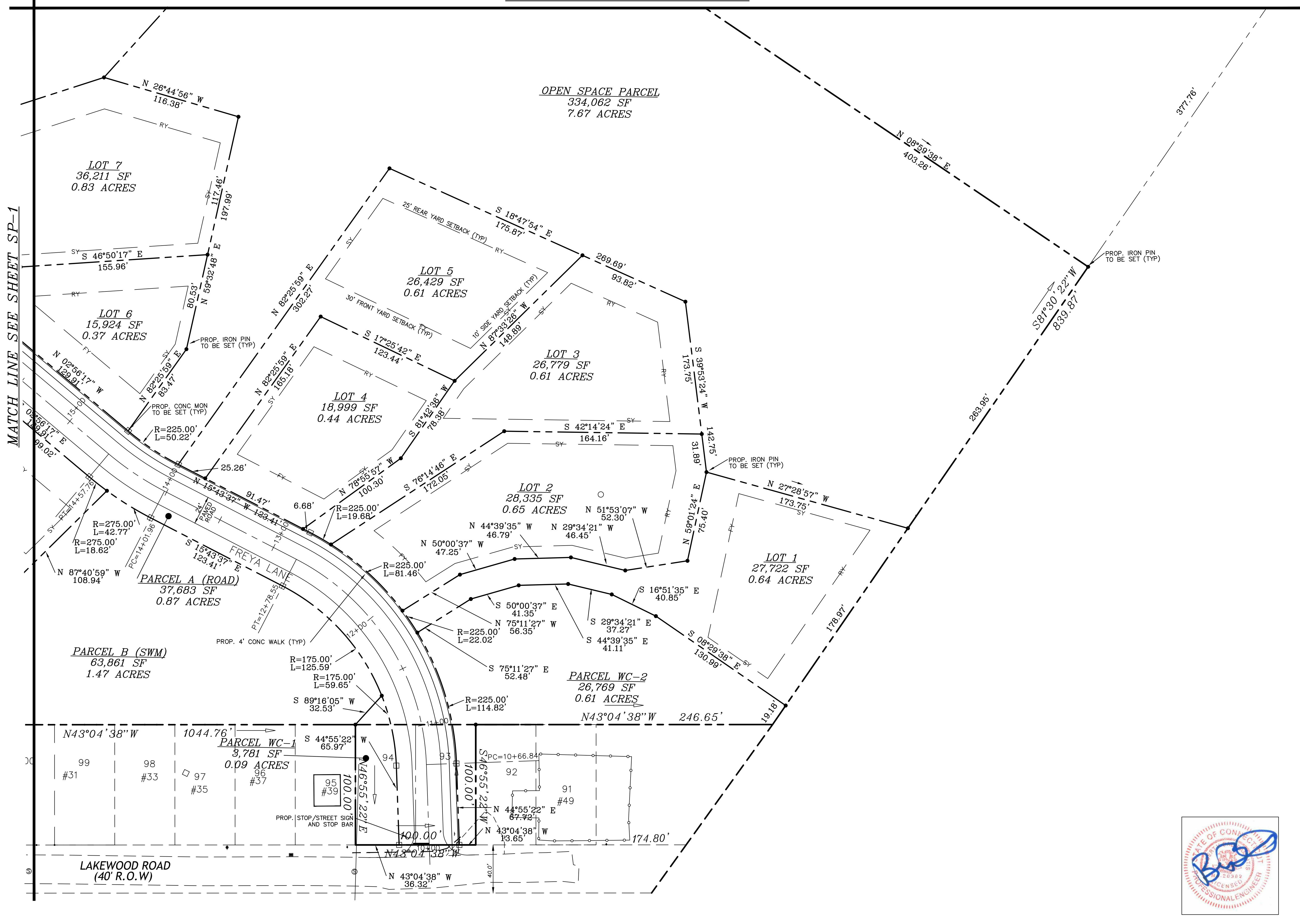
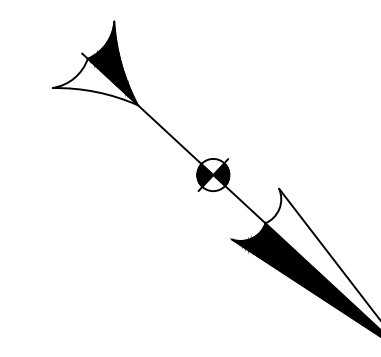
#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
#	DATE	DESCRIPTION

DATE: 4/17/2024

SCALE: 1" = 40'

SHT #: SP-1

MATCH LINE SEE SHEET SP-3



MATCH LINE SEE SHEET SP-1

OPEN SPACE PARCEL
334,062 SF
7.67 ACRES

LOT 7
36,211 SF
0.83 ACRES

LOT 6
15,924 SF
0.37 ACRES

LOT 5
26,429 SF
0.61 ACRES

LOT 3
26,779 SF
0.61 ACRES

LOT 4
18,999 SF
0.44 ACRES

LOT 2
28,335 SF
0.65 ACRES

LOT 1
27,722 SF
0.64 ACRES

PARCEL A (ROAD)
37,683 SF
0.87 ACRES

PARCEL B (SWM)
63,861 SF
1.47 ACRES

PARCEL WC-2
26,769 SF
0.61 ACRES

PARCEL WC-1
3,781 SF
0.09 ACRES

LAKEWOOD ROAD
(40' R.O.W)

PROPERTY OWNER/APPLICANT:

Lakewood Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

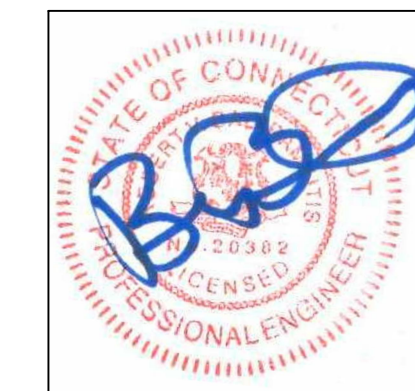
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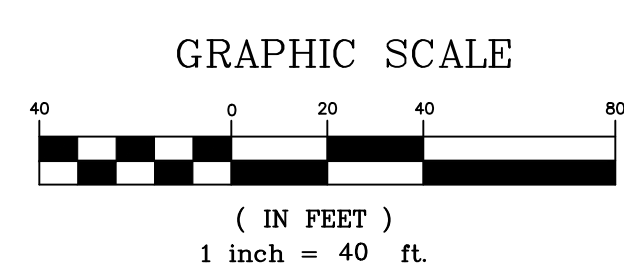


SUBDIVISION PLAN
LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

MAP REFERENCE:

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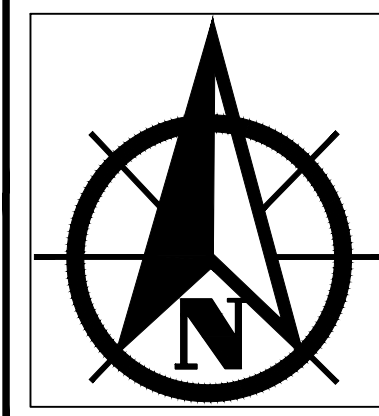
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Jignesh M. Soni
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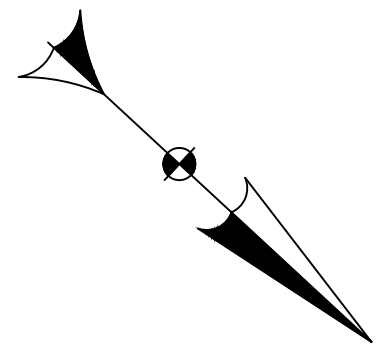
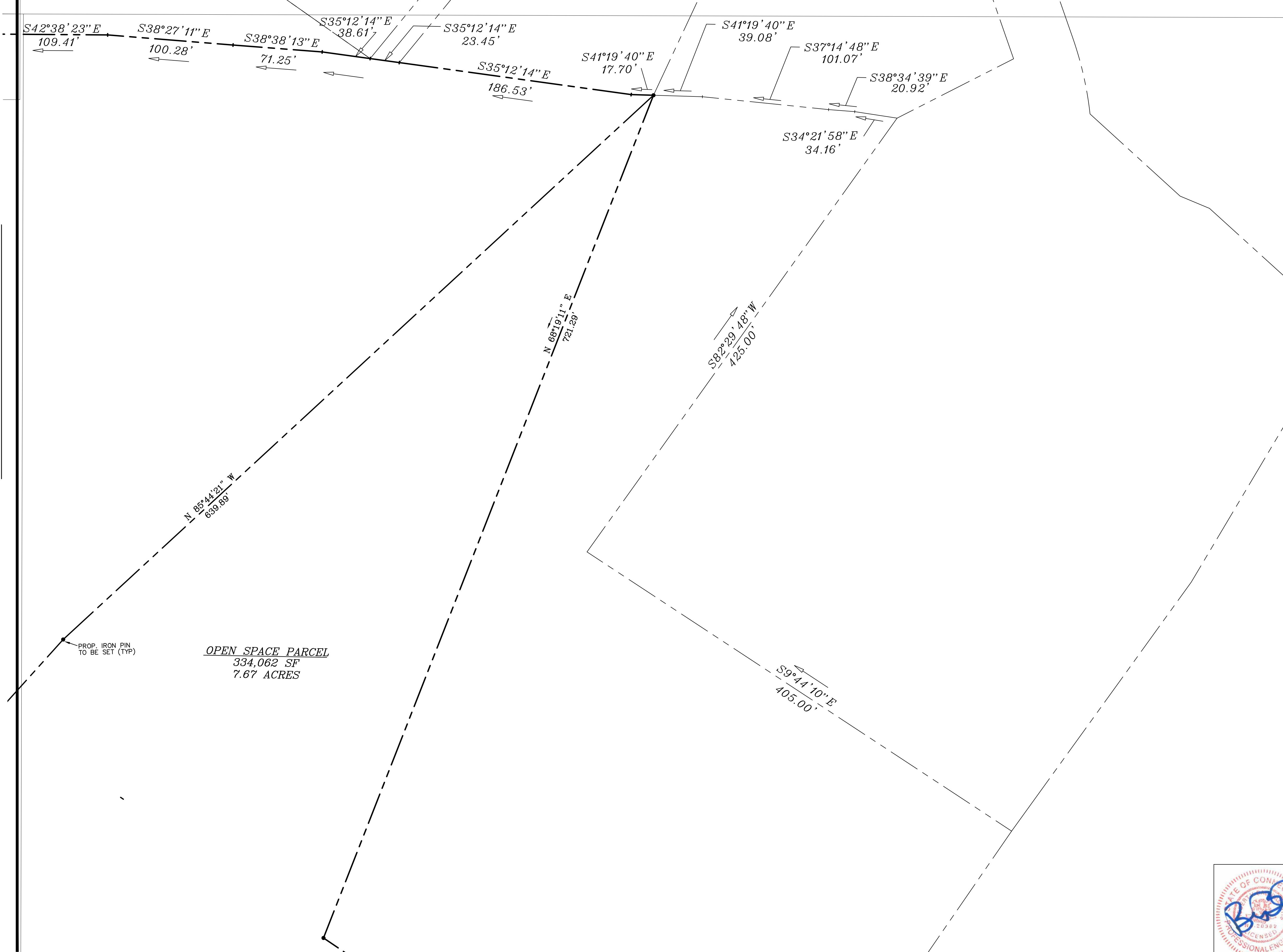
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#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
REVISIONS		

DATE: 4/17/2024 SCALE: 1" = 40' SHT #: SP-2

MATCH LINE SEE SHEET SP-4



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

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

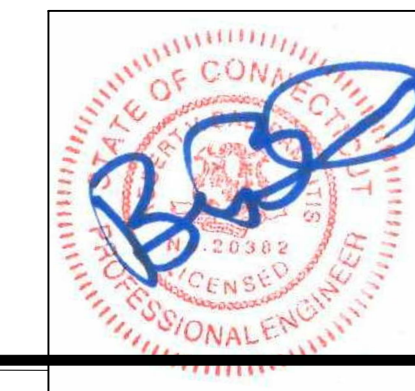
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OPEN SPACE PARCEL
 334,062 SF
 7.67 ACRES

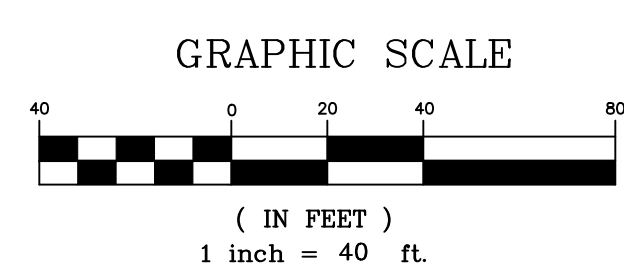
PROP. IRON PIN TO BE SET (TYP)

MATCH LINE SEE SHEET SP-2



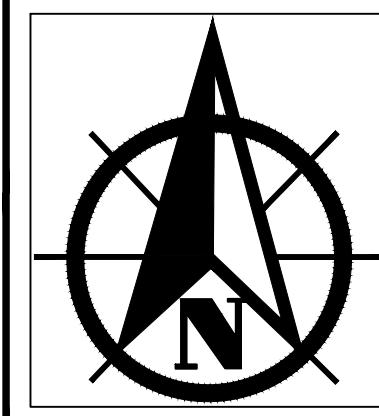
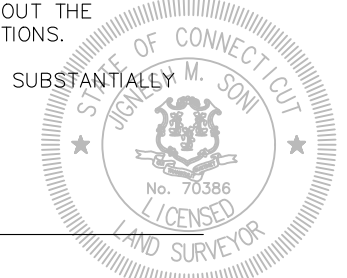
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 Signed: _____
 JIGNESH M. SONI, P.L.S. 70386

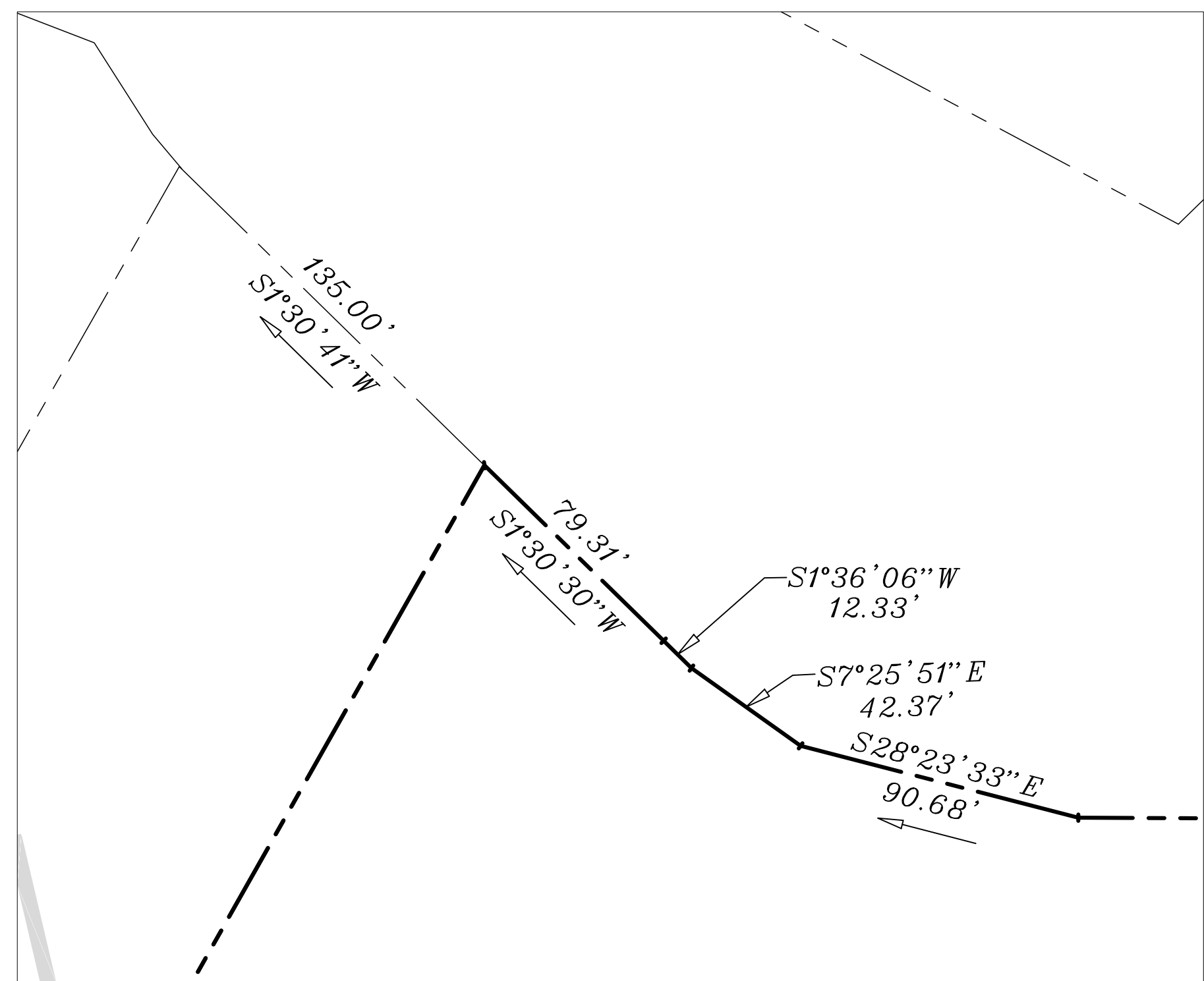


CT LAND SURVEYING, LLC

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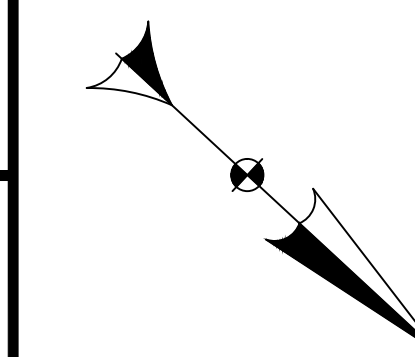
#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
REVISIONS		

SUBDIVISION PLAN		
LAKE OVERLOOK ESTATES PROPERTY OF LAKEWOOD ESTATES, LLC LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT		
<i>Robert V. Baltramaitis, P.E.</i> 27 Tammy Hill Road Wallington, Connecticut 06492 (203) 915-8301		
DATE:	SCALE:	SHT #:
4/17/2024	1" = 40'	SP-3



MATCH LINE SEE THIS SHEET

MATCH LINE SEE THIS SHEET



MATCH LINE SEE SHEET SP-3

N76°41'54\"/>

N76°34'57\"/>

REMAINING LAND - PHASE 2
604,297 S.F.
13.87 ACRES

N 89°38'19\"/>

MATCH LINE SEE SHEET SP-1

PROPERTY OWNER/APPLICANT:

Lakewood Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

Approved by the East Hampton Planning & Zoning Commission

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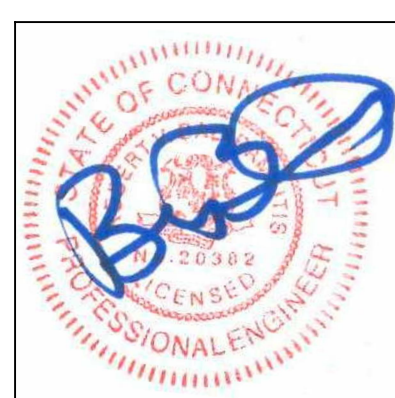
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SUBDIVISION PLAN

**LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT**

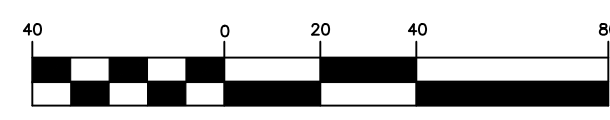
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301



MAP REFERENCE:

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

GRAPHIC SCALE



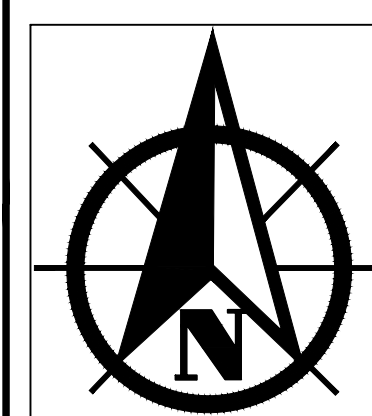
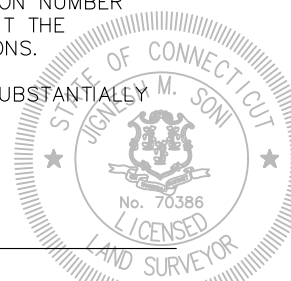
(IN FEET)
1 inch = 40 ft.

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CT LAND SURVEYING, LLC

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#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
REVISIONS		

DATE: 4/17/2024

SCALE: 1" = 40'

SHT #: SP-4

GRADING AND UTILITY NOTES:

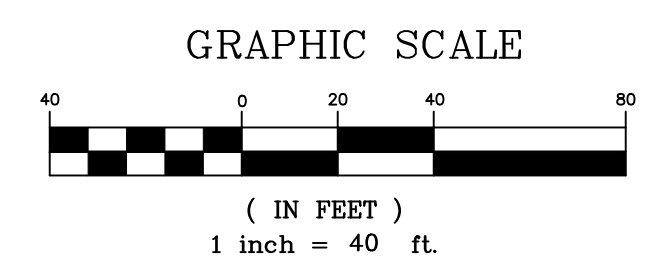
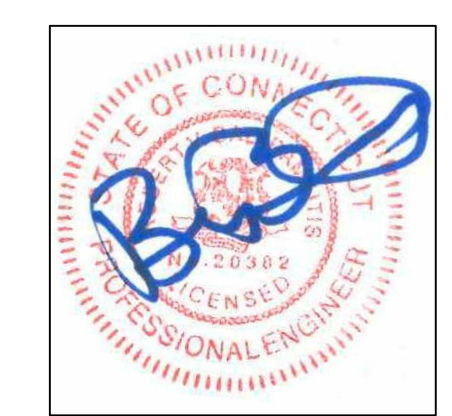
- THIS DRAWING IS INTENDED TO DEMONSTRATE THAT THE PROPOSED LOTS CAN SUPPORT A SINGLE FAMILY RESIDENTIAL HOUSE ALONG WITH THE UTILITIES AND DRIVEWAYS AS NECESSARY AND MEETING LOCAL AND STATE REGULATIONS. EACH LOT WILL HAVE TO SUBMIT FOR INDIVIDUAL BUILDING PERMITS PRIOR TO ANY CONSTRUCTION.
- THE APPLICANT/DEVELOPER WILL BE RESPONSIBLE FOR THE SETTING OF THE IRON PINS AND CONCRETE MONUMENTS AS SHOWN ON THESE PLANS.
- ALL NEW UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
- THE PROPERTY IS LOCATED OUTSIDE OF THE FLOOD ZONE "A" DESIGNATION (100-YEAR) AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP NUMBER 090702035G, EFFECTIVE DATE AUGUST 26, 2008.
- FOOTING DRAIN LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY AS EACH LOT FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE STYLE AND LOCATION, WITH THAT STATED.
- PROPOSED UNDERGROUND ELECTRIC SERVICE LINES SHOWN FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION WITHIN THE PUBLIC ROAD ROW WILL BE DETERMINED BY THE LOCAL UTILITY OWNER. EACH LOT'S FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE AND DRIVE LOCATIONS, WITH THAT STATED.
- ALL DRIVEWAYS ARE TO BE PAVED WITH ASPHALT. THE DRIVES SHALL BE CONSTRUCTED PER THE TOWN STANDARDS AND SUBDIVISION REGULATIONS. ALL DRIVES SHALL HAVE A 1-1/2" LIP AT THE ROAD EDGE, AND THE MAX SLOPES SHALL BE 3% WITHIN TOWN ROW, 5% FOR THE NEXT 10' AND 15% MAX. ALL DRIVEWAYS SHALL BE NO CLOSER THAN 5' TO ADJACENT PROPERTY OWNERS, UNLESS SHARED DRIVE.
- "RIGHTS TO GRADE" ACROSS ADJACENT LOTS WILL BE PROVIDED.
- IT IS THE DEVELOPERS RESPONSIBILITY TO CONSTRUCT THE PUBLIC ROAD ALONG WITH ALL OF THE DRAINAGE AND STORMWATER TREATMENT FACILITIES SHOWN ON THESE PLANS. IN ADDITION, THE DEVELOPER WILL EXCAVATE ALONG FLANDERS ROAD AS SHOWN TO ESTABLISH THE SIGHTLINE AS SHOWN ON THESE PLANS. DRIVEWAYS WILL BE ROUGH GRADED TO THE ROW LINE.
- THE PROPOSED STORMWATER MANAGEMENT FACILITIES WERE DESIGNED USING AN RATE OF 3" PER HOUR.
- SEE SUBDIVISION PLANS FOR CROSS LOT ACCESS EASEMENTS AND MAINTENANCE EASEMENTS FOR THE PROPOSED STORMWATER FACILITIES AS NEEDED.
- EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
- CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
- THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC SEWER FROM THE EAST HAMPTON WPCA. WPCA DESIGN APPROVAL WILL BE REQUIRED AND SECURED AS PART OF THIS APPLICATION.
- THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC WATER FROM THE AQUARIUM WATER COMPANY. THE APPLICANT WILL PROVIDE THE TOWN A COMPANY OF THE WILL SERVE LETTER DATED MARCH 18, 2024. FINAL DESIGN AND APPROVAL FROM AQUARIUM WILL BE SECURED BEFORE FINAL PLANS ARE FILED.

LEGEND

- PROPOSED RIPRAP
- PROPOSED CONTOURS
- PROPOSED TREELINE
- PROPOSED EROSION CONTROL MEASURE
- BUILDING FOUNDATION/ CURTAIN DRAIN
- PROPOSED ELECTRIC/TELE/CABLE SERVICE
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- PROPOSED STORM DRAIN PIPING

MAP REFERENCE:

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



PROPERTY OWNER/APPLICANT:

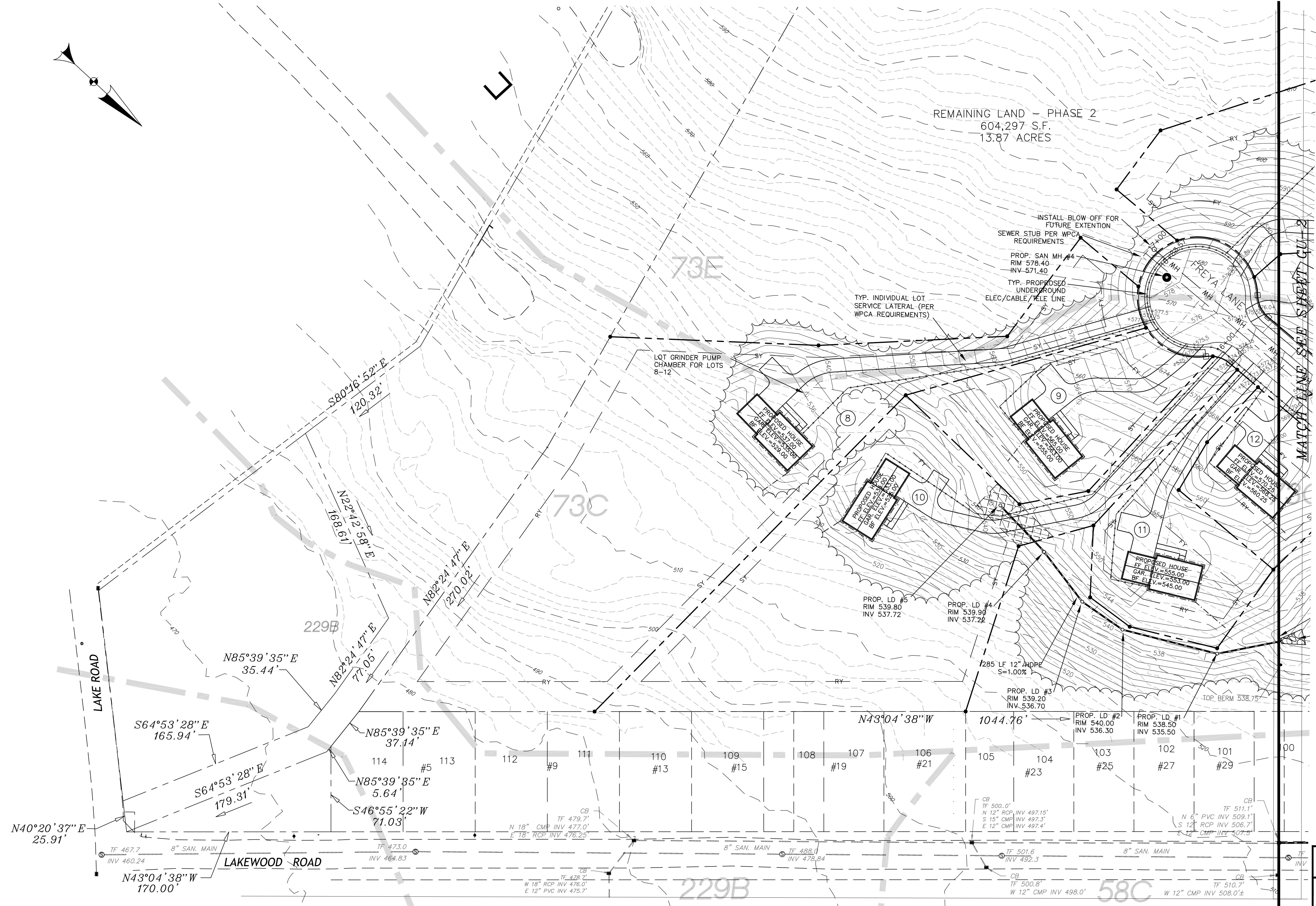
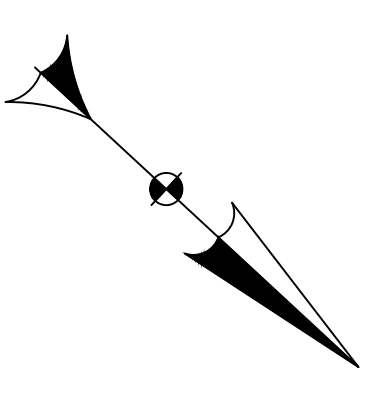
Lakewood Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424

GRADING AND UTILITY PLAN

LAKE OVERLOOK ESTATES
 PROPERTY OF LAKEWOOD ESTATES, LLC
 LAKEWOOD ROAD
 EAST HAMPTON, CONNECTICUT

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

DATE:	4/17/2024	SCALE:	1" = 40'	SHT #:	GU-1
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Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman
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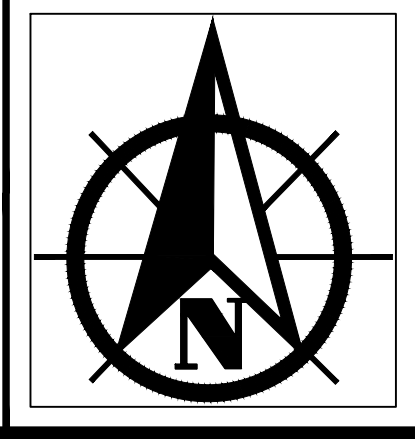
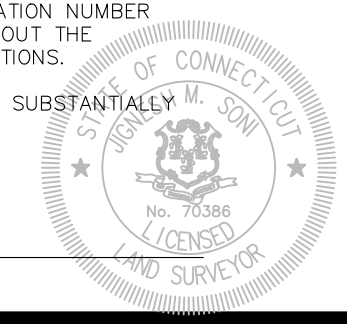
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Jignesh M. Soni
 JIGNESH M. SONI, P.L.S. 70386



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#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
#	DATE	DESCRIPTION

REVISIONS

GRADING AND UTILITY NOTES:

- THIS DRAWING IS INTENDED TO DEMONSTRATE THAT THE PROPOSED LOTS CAN SUPPORT A SINGLE FAMILY RESIDENTIAL HOUSE ALONG WITH THE UTILITIES AND DRIVEWAYS NECESSARY AND MEETING ALL APPLICABLE STATE REGULATIONS. EACH LOT WILL HAVE TO SUBMIT FOR INDIVIDUAL BUILDING PERMITS PRIOR TO ANY CONSTRUCTION.
- THE APPLICANT/DEVELOPER WILL BE RESPONSIBLE FOR THE SETTING OF THE IRON PINS AND CONCRETE MONUMENTS AS SHOWN ON THESE PLANS.
- ALL NEW UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
- THE PROPERTY IS LOCATED OUTSIDE OF THE FLOOD ZONE "A" DESIGNATION (100-YEAR) AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP NUMBER 080703035G, EFFECTIVE DATE AUGUST 28, 2008.
- FOOTING DRAIN LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY AS EACH LOT FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE STYLE AND LOCATION, WITH THAT STATED.
- PROPOSED UNDERGROUND ELECTRIC SERVICE LINES SHOWN FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION WITHIN THE PUBLIC ROAD ROW WILL BE DETERMINED BY THE LOCAL UTILITY OWNER. EACH LOT'S FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE AND DRIVE LOCATIONS, WITH THAT STATED.
- ALL DRIVEWAYS ARE TO BE PAVED WITH ASPHALT. THE DRIVES SHALL BE CONSTRUCTED PER THE TOWN STANDARDS AND SUBDIVISION REGULATIONS. ALL DRIVES SHALL HAVE A 1-1/2" LIP AT THE ROAD EDGE, AND THE MAX SLOPES SHALL BE 3% WITHIN TOWN ROW, OR FOR THE NEXT 10' AND 10% MAX. ALL DRIVEWAYS SHALL BE NO CLOSER THAN 5' TO ADJACENT PROPERTY OWNERS, UNLESS SHARED DRIVE.
- "RIGHTS TO GRADE" ACROSS ADJACENT LOTS WILL BE PROVIDED.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO CONSTRUCT THE PUBLIC ROAD ALONG WITH ALL OF THE DRAINAGE AND STORMWATER TREATMENT FACILITIES SHOWN ON THESE PLANS. IN ADDITION, THE DEVELOPER WILL EXCAVATE ALONG FLANDERS ROAD AS SHOWN TO ESTABLISH THE SIGHTLINE AS SHOWN ON THESE PLANS. DRIVEWAYS WILL BE ROUGH GRADED TO THE ROW LINE.
- THE PROPOSED STORMWATER MANAGEMENT FACILITIES WERE DESIGNED USING AN RATE OF 3" PER HOUR.
- SEE SUBDIVISION PLANS FOR CROSS LOT ACCESS EASEMENTS AND MAINTENANCE EASEMENTS FOR THE PROPOSED STORMWATER FACILITIES AS NEEDED.
- EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
- CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
- THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC SEWER FROM THE EAST HAMPTON WPCA. WPCA DESIGN APPROVAL WILL BE REQUIRED AND SECURED AS PART OF THIS APPLICATION.
- THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC WATER FROM THE AQUARIAN WATER COMPANY. THE APPLICANT WILL PROVIDE THE TOWN A COMPANY OF THE TOWN SERVICE LETTER DATED MARCH 18, 2024. FINAL DESIGN AND APPROVAL FROM AQUARIAN WILL BE SECURED BEFORE FINAL MYLARS ARE FILED.

LEGEND

- PROPOSED RIPRAP
- PROPOSED CONTOURS
- PROPOSED TREELINE
- PROPOSED EROSION CONTROL MEASURE
- BUILDING FOUNDATION/ CURTAIN DRAIN
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PROPERTY OWNER/APPLICANT:

Lakewood Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

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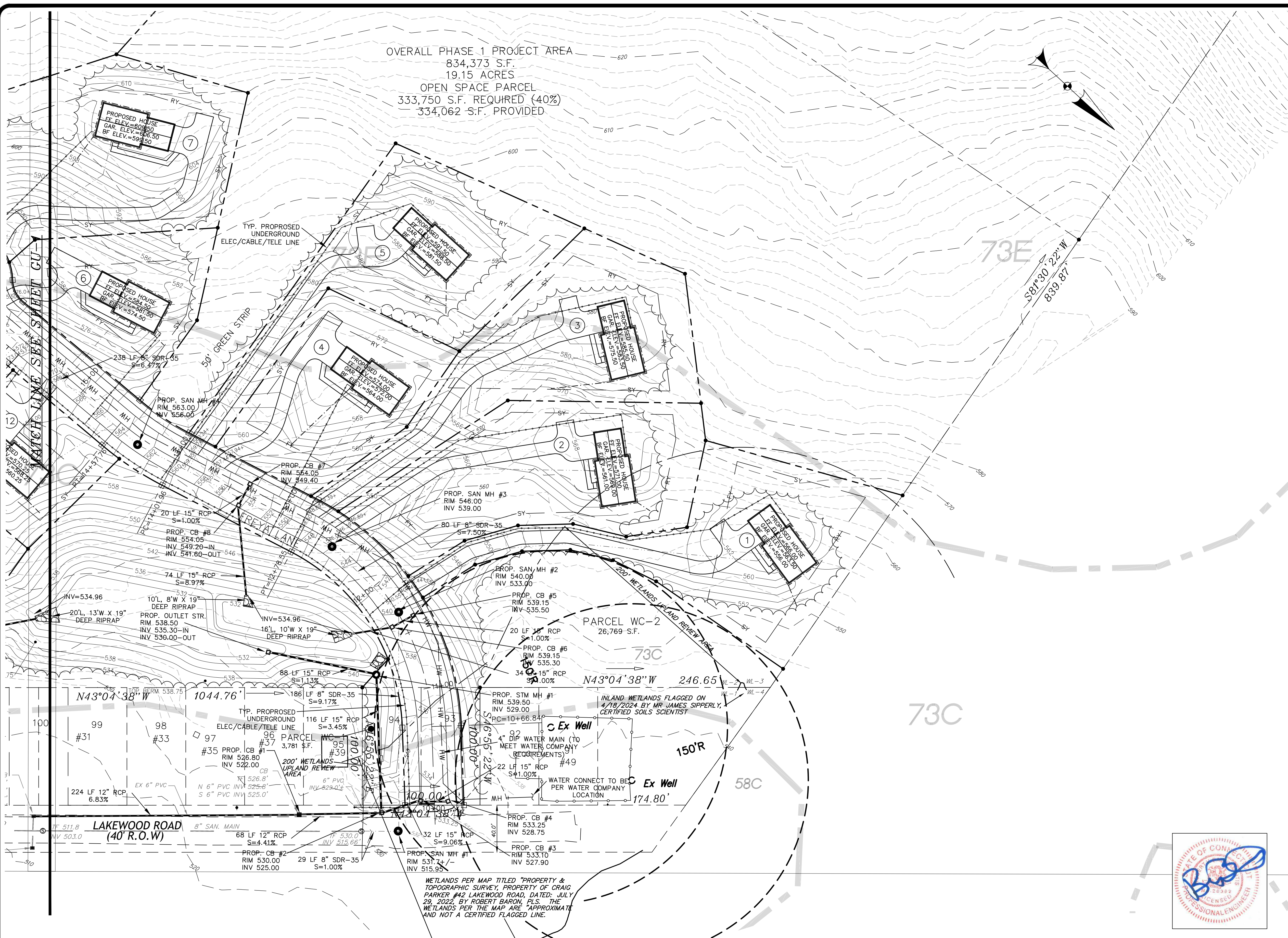
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LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

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

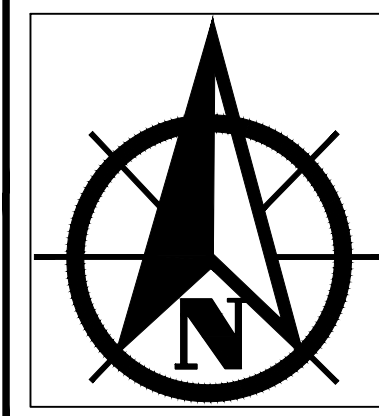
OVERALL PHASE 1 PROJECT AREA
834,373 S.F.
19.15 ACRES
OPEN SPACE PARCEL
333,750 S.F. REQUIRED (40%)
334,062 S.F. PROVIDED



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft

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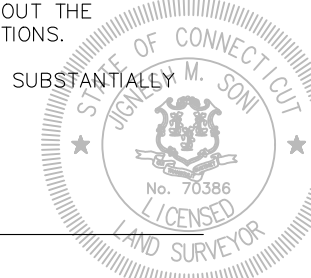
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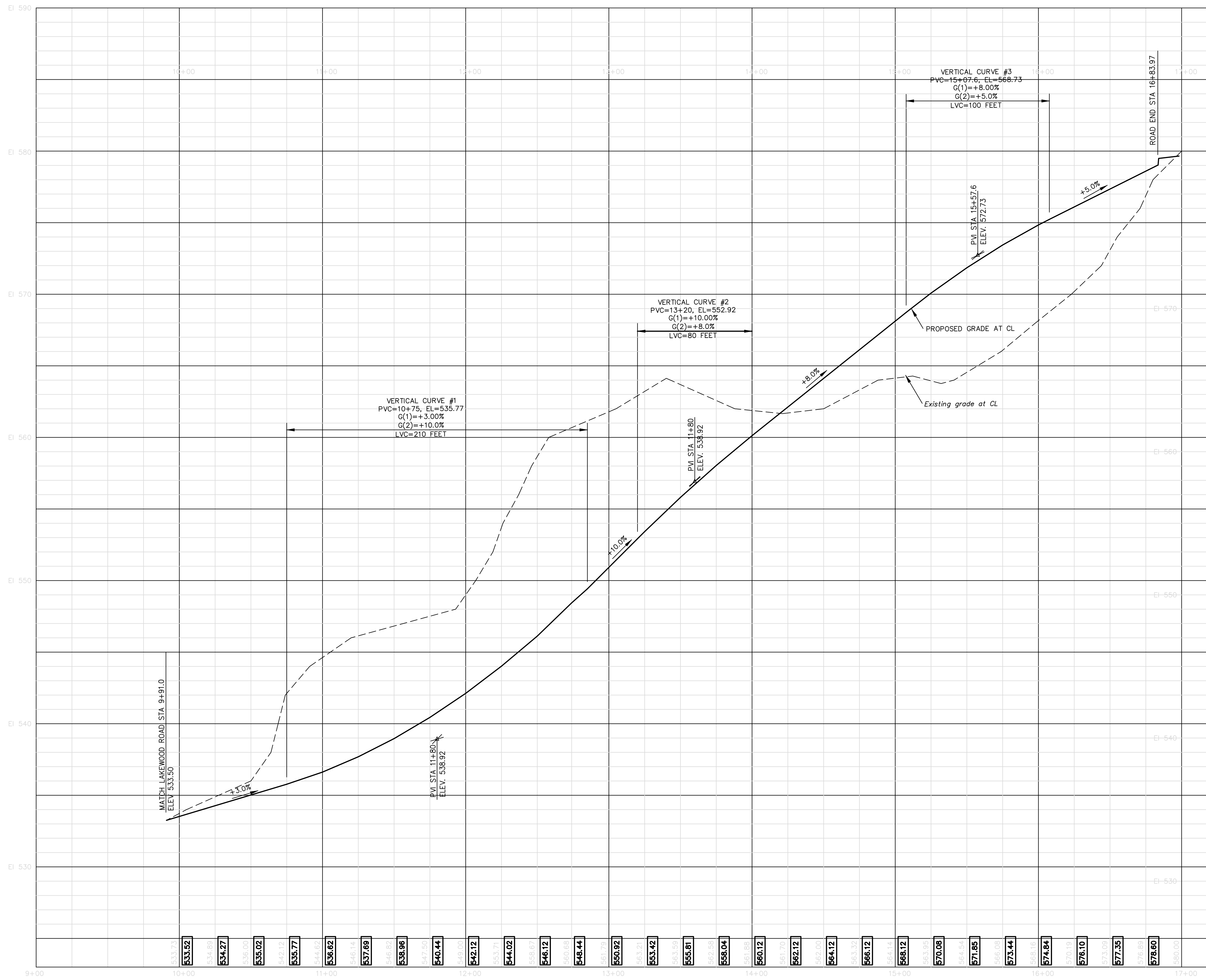


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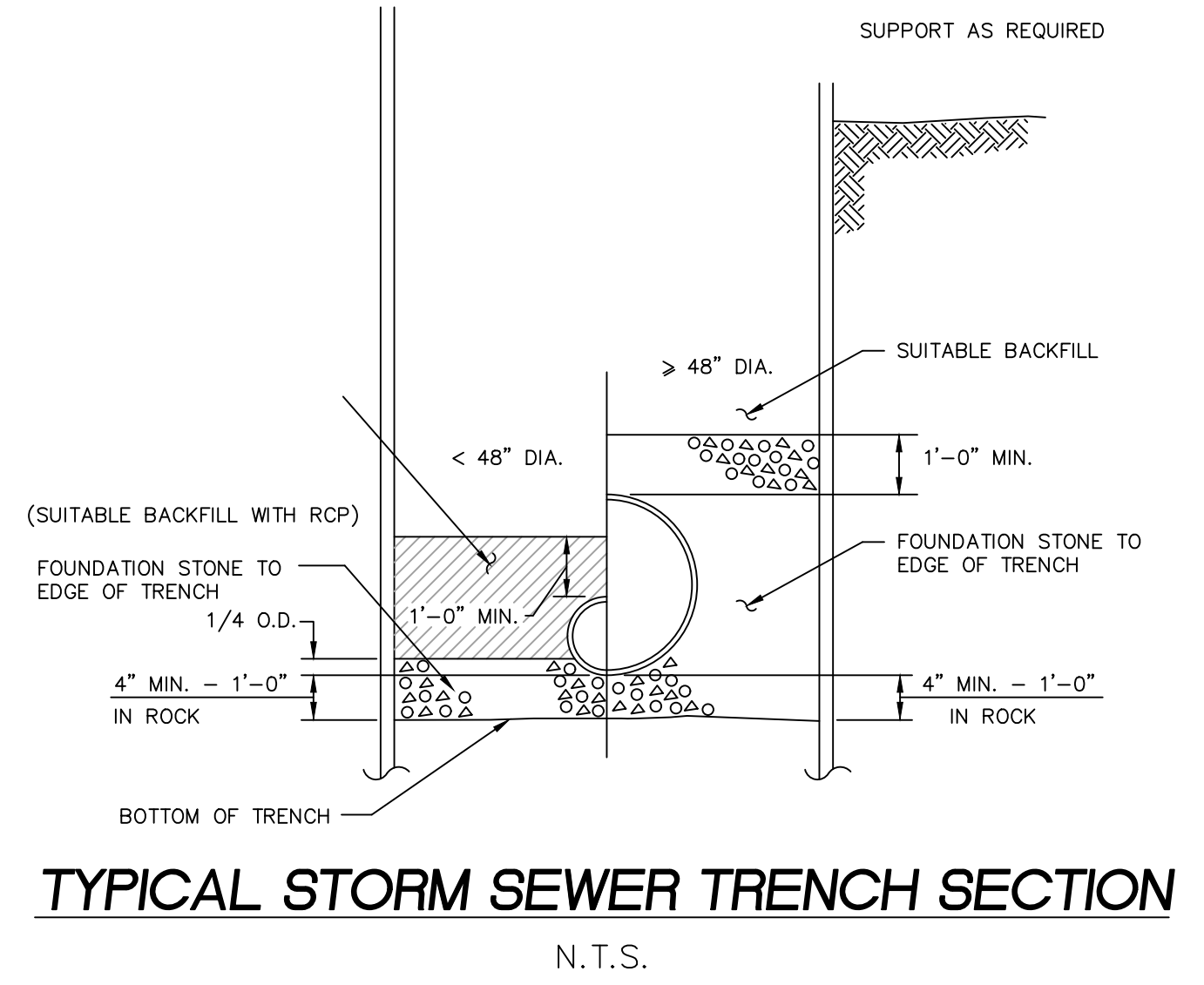
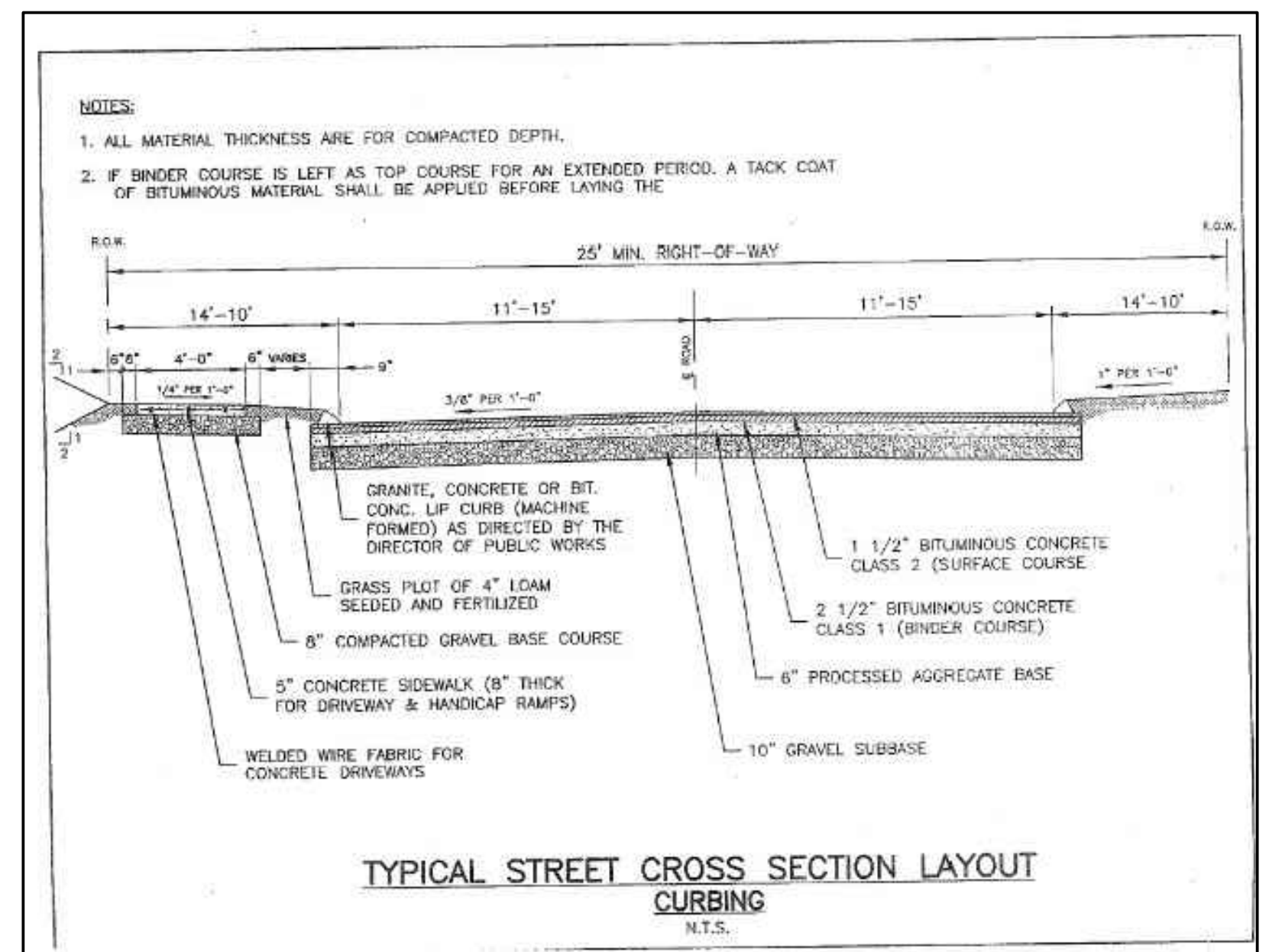
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#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
#	DATE	DESCRIPTION





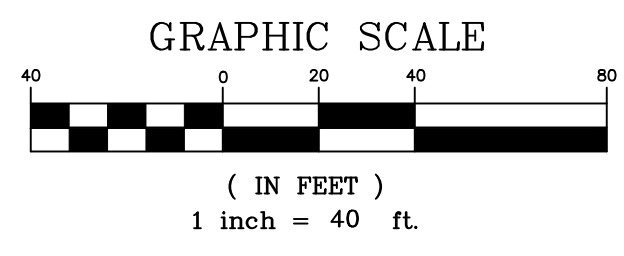
FREYA LANE ROAD PROFILE
SCALE: 1"=40' H, 1"=4' V



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 Final Approval _____ Chairman
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PROPERTY OWNER/APPLICANT:
 Lakewood Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424

#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
REVISIONS		



ROAD PROFILE / DETAIL PLAN		
LAKE OVERLOOK ESTATES PROPERTY OF LAKEWOOD ESTATES, LLC LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT		
<i>Robert V. Baltramaitis, P.E.</i> 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE: 4/17/2024	SCALE: 1"=40' H 1"=4' V	SHT #: PP-1


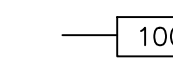



EROSION CONTROL NOTES:

1. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
2. CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
3. SEE SHEET DN-1 FOR ADDITIONAL NOTES AND DETAILS.

PLAN INTENT:

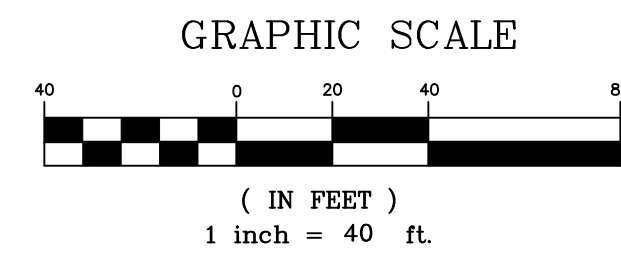
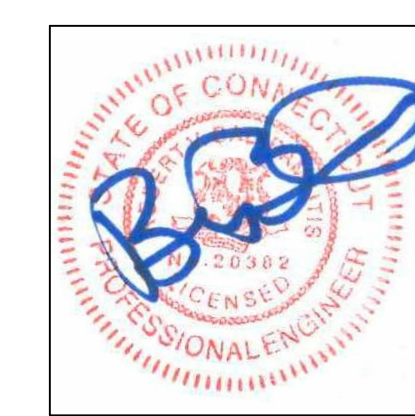
1. THE PURPOSE OF THIS PLAN IS TO CLEARLY DEFINE THE ROAD CONSTRUCTION PHASE AND THE DEVELOPERS RESPONSIBILITY FOR EROSION CONTROL MEASURES.

LEGEND

-  PROPOSED RIPRAP
-  PROPOSED CONTOURS
-  PROPOSED TREELINE
-  PROPOSED EROSION CONTROL MEASURE
-  PROPOSED STORM DRAIN PIPING

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 244 Middletown Ave
 East Hampton, CT 06424

LAND DISTURBANCE PLAN ROAD ONLY

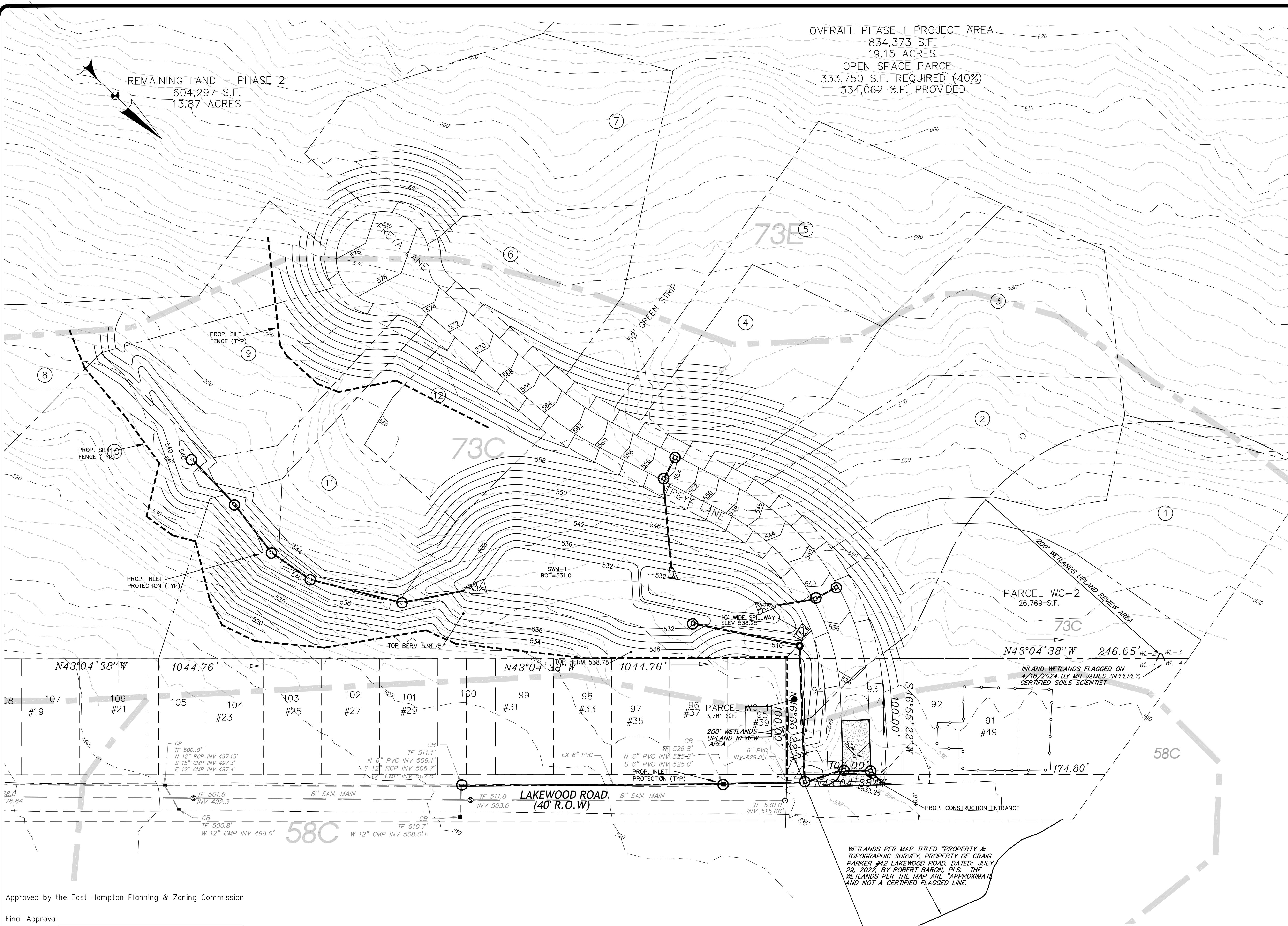
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 LAKEWOOD ROAD
 EAST HAMPTON, CONNECTICUT**

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

DATE: 4/17/2024 SCALE: 1" = 40' SHT #: LD-1

OVERALL PHASE 1 PROJECT AREA
 834,373 S.F.
 19.15 ACRES
 OPEN SPACE PARCEL
 333,750 S.F. REQUIRED (40%)
 334,062 S.F. PROVIDED

REMAINING LAND - PHASE 2
 604,297 S.F.
 13.87 ACRES



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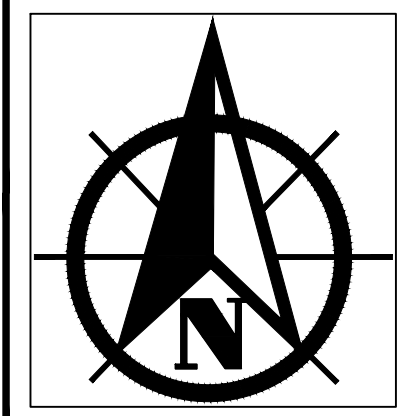
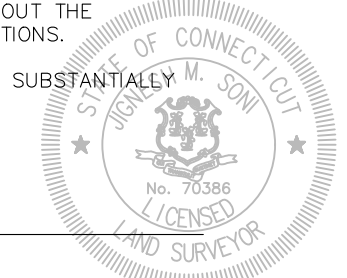
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#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
REVISIONS		

EROSION CONTROL NOTES:

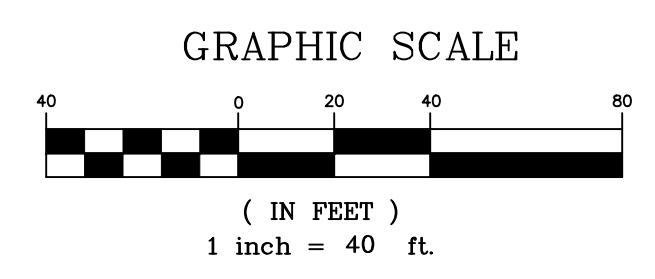
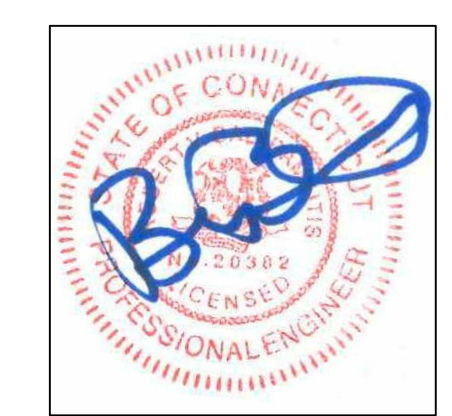
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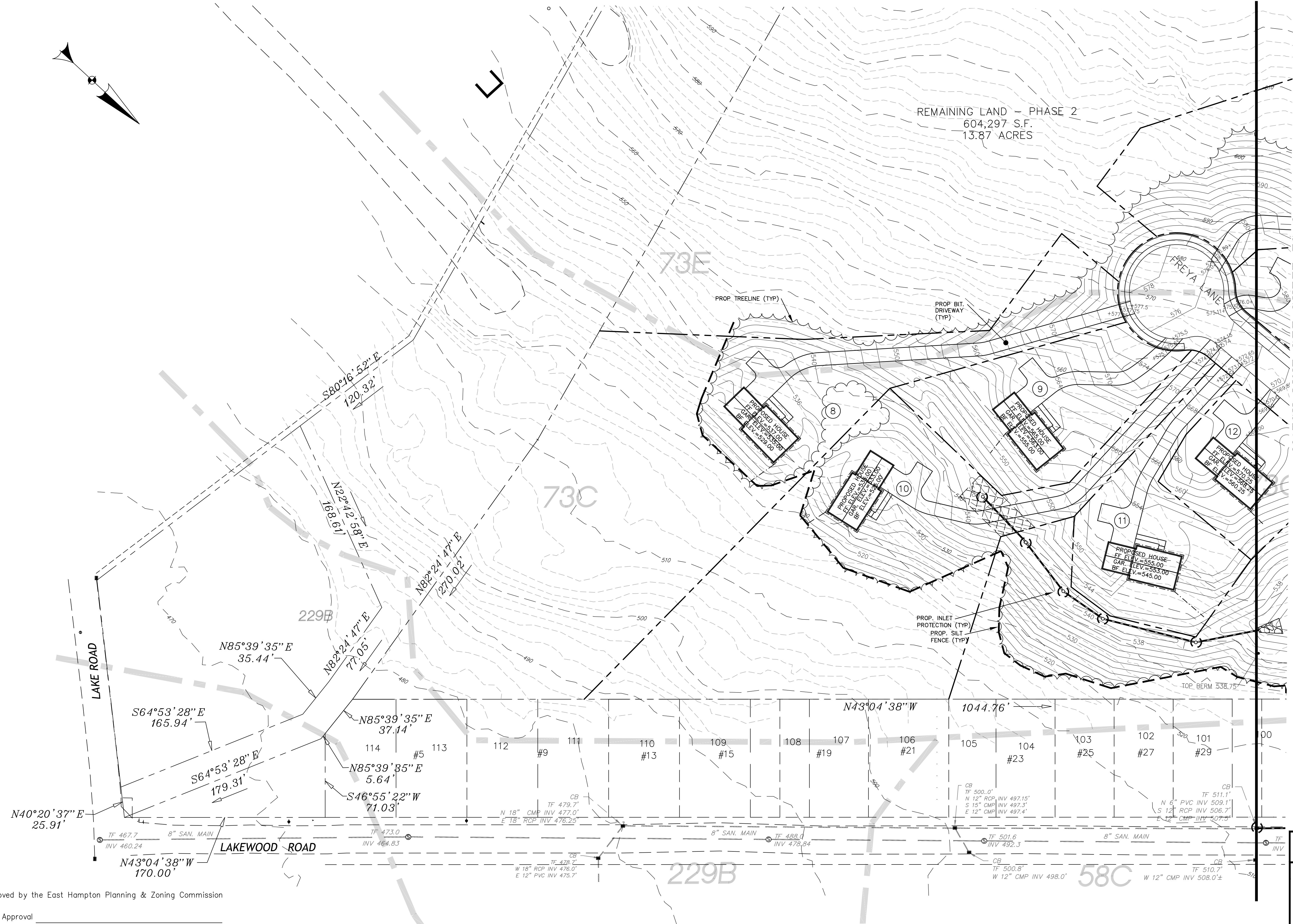
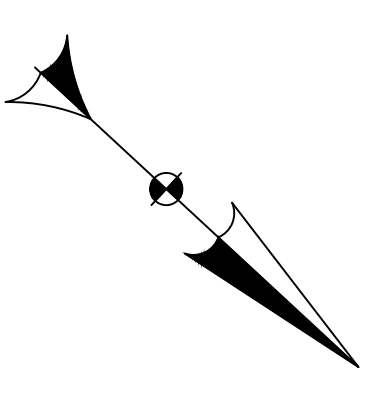
Lakewood Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424

EROSION AND SEDIMENT CONTROL PLAN

LAKE OVERLOOK ESTATES
 PROPERTY OF LAKEWOOD ESTATES, LLC
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 (203) 915-8301

DATE: 4/17/2024 SCALE: 1" = 40' SHT #: EC-1



MATCH LINE SEE SHEET EC-2

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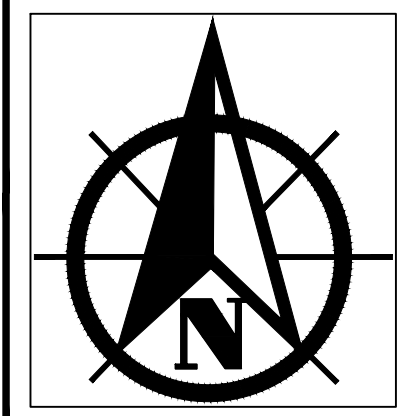
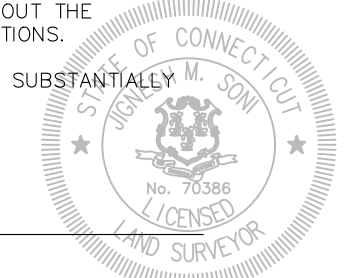
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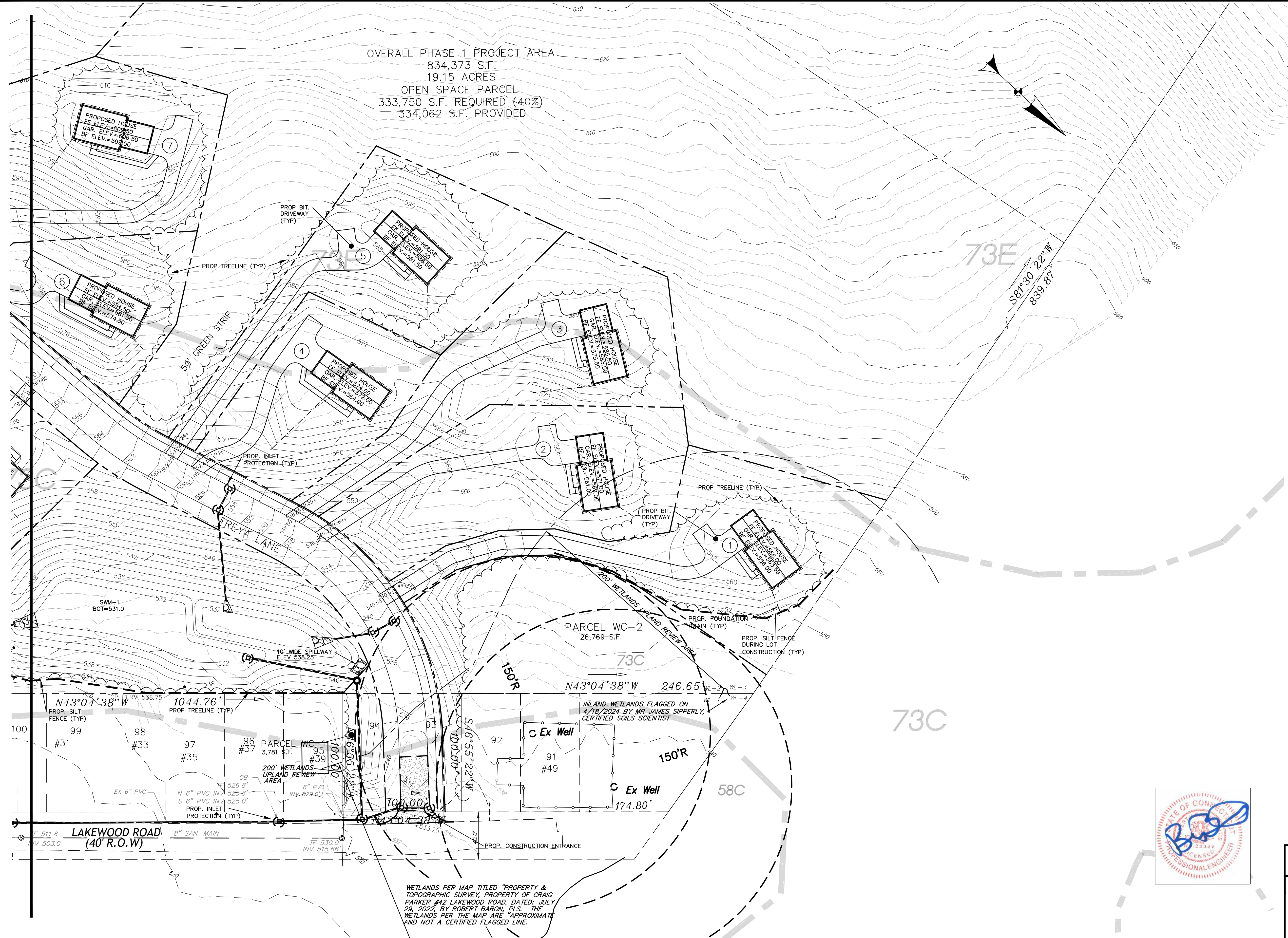
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MATCH LINE SEE SHEET EC-1

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EROSION AND SEDIMENT CONTROL PLAN

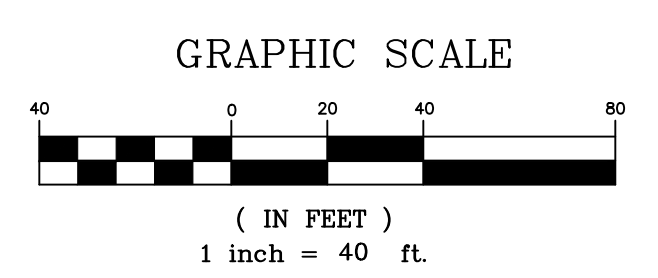
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DATE: 4/17/2024 SCALE: 1" = 40' SHT #: EC-2

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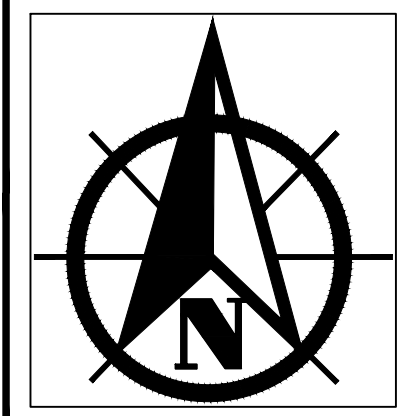
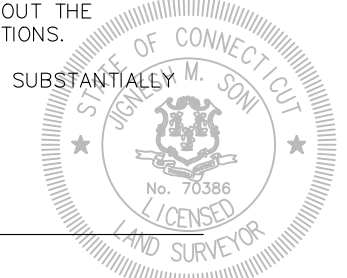
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REVISIONS		

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 (Noria, 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 (Noria, Manhattan)	10	.25
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	10	.25
	Total	30	.70
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 (Chernung, Penngift) with inoculant ¹	15	.35
	(or Flatpea (Lathco) with inoculant ¹)	(30)	(.75)
	Total	42 (or 57)	1.00 (or 1.40)
10 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.05
	Crown Vetch (Chernung, Penngift) with inoculant (or Flatpea (Lathco) with inoculant)	15	.35
	Total	37 (or 52)	.85 (or 1.25)
11 ⁵	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Crown Vetch (Chernung, 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 (Noria, Manhattan)	5	.10
	Crown Vetch (Chernung, 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	70	1.60
20 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Tall Fescue (Kentucky 31)	20	.45
		Total	60
21 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant ¹	30	.75
		Total	45
22-28	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, Conflower, Ox-eye Daisy, Dame's Rocket, Scarlet Flax, 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
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)	1,2, or 23	
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 29	

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.

Temporary Seeding Rates and Dates

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 rye Secale cereale	120	3.0	1.0														Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0														In northern CT, will winter kill with the first killing frost and may throughout the state in severe winters.
Winter wheat Triticum aestivum	120	3.0	1.0														Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0														Warm season small grain. Dies with frost in September.
Sudangrass Sorghum sudanense	30	0.7	1.0														Tolerates warm temperatures and droughty conditions.
Sudangrass Sorghum sudanense	15	0.4	1.0														Hardy plant that will reseed itself and is good as a green manure crop.
Weeping Lovegrass Eragrostis curvula	5	0.2	0.25														Warm-season perennial. May bunch. Tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix 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

1. The site has 14 SF Inland wetlands soils as flagged by James Sipperly, Certified Soil Scientist. This site is within the Lake Watershed which requires that the upland review area be increased to 200' from the wetlands. The total upland review area is 57,200 SF, of which this application proposes to disturb 24,650 SF.

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 SEEDDED 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 STRAW BALES TO PROVIDE STRENGTH AGAINST THE FENCE TIPPING OVER DUE TO THE WATER VOLUME. ACCUMULATED SILT SHOULD BE PERIODICALLY CLEANED FROM IN FRONT OF THE SILT FENCE AND BURIED.
- THE CONTROL AND REMOVAL OF ALL SILT IS NOT POSSIBLE, BUT BY CAREFUL APPLICATION OF THE REQUIREMENTS OF THIS PLAN COMBINED WITH CONTRACTOR CONCERN WILL GREATLY IMPROVE THE QUALITY OF BOTH THE SITE AREAS AND THE OFF-SITE AREAS.

CONSTRUCTION TIME SCHEDULE

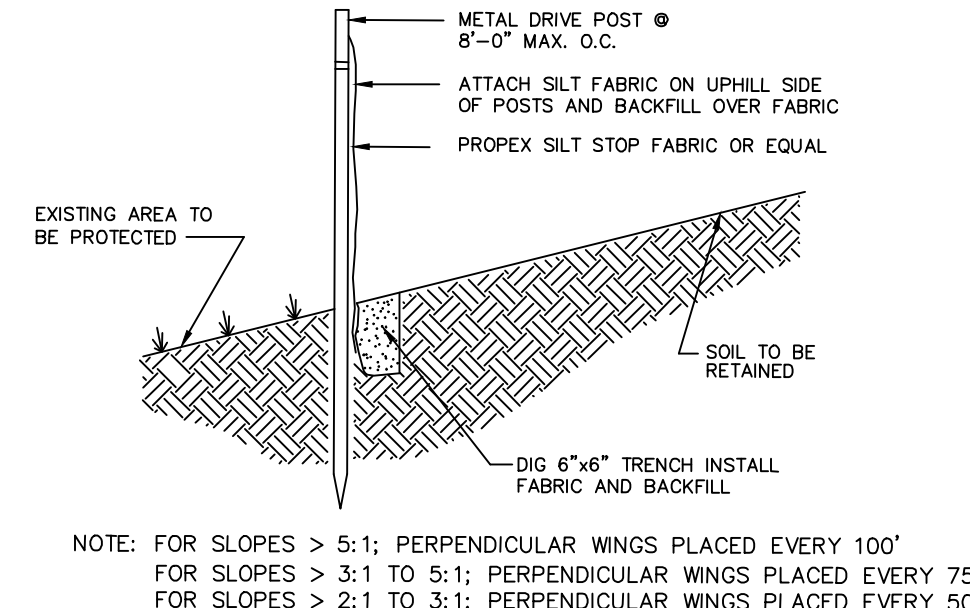
- The applicant would like to start construction this summer to get soils stabilized prior to winter. The rough grading is anticipated to last approx 3-6 months. Utility installation, road construction and fine grading should be completed within a 12 month period from start of construction
- All erosion 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.
- Individual Lots construction start time will vary upon individual future lot owners. Owners will be required to conform to any and all town requirements at that time

Septic System Notes:

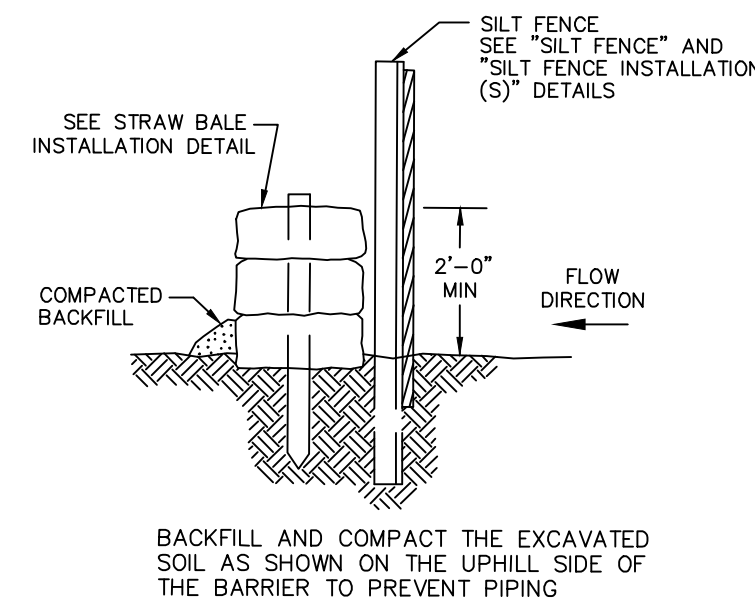
- THE BUILDING SEWER PIPE SHALL BE 4" SCH 40 PVC SET AT A MINIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES.
- THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,250 GALLONS. THE TANK SHALL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

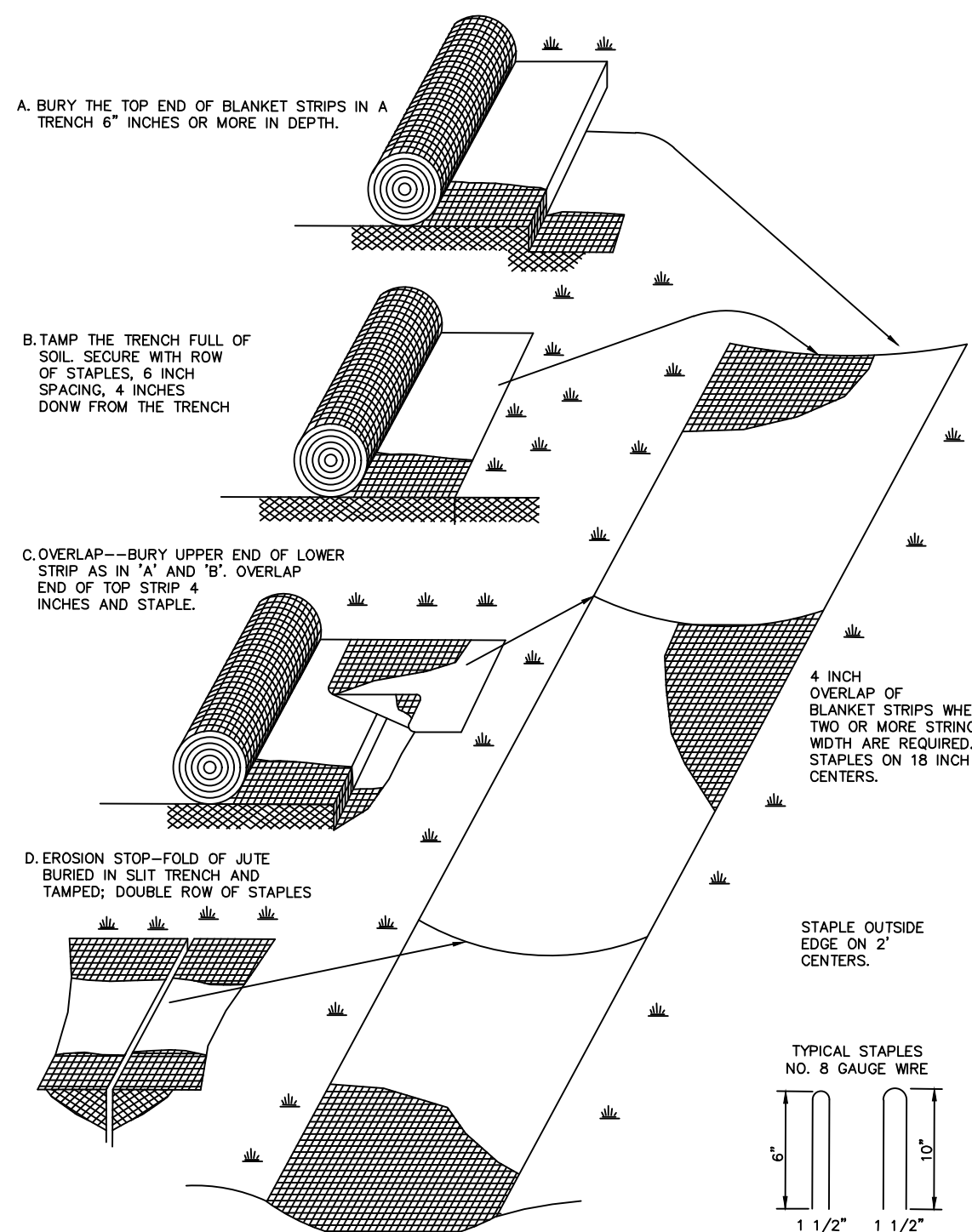
SIEVE	DRY SIEVE (% PASSING)
#4	100%
#10	70-100%
#40	10-75%
#100	0-5%
#200	0-2.5%



SILT FENCE



SEDIMENTATION CONTROL BARRIER WITH STRAW BALE BARRIER



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

EROSION CONTROL BLANKET INSTALLATION DETAIL

N.T.S.

TYPICAL CONSTRUCTION ENTRANCE

N.T.S.



PROPERTY OWNER/APPLICANT:

Lakewood Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424

#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
		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

LAKE OVERLOOK ESTATES
 PROPERTY OF LAKEWOOD ESTATES, LLC
 LAKEWOOD ROAD
 EAST HAMPTON, CONNECTICUT

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

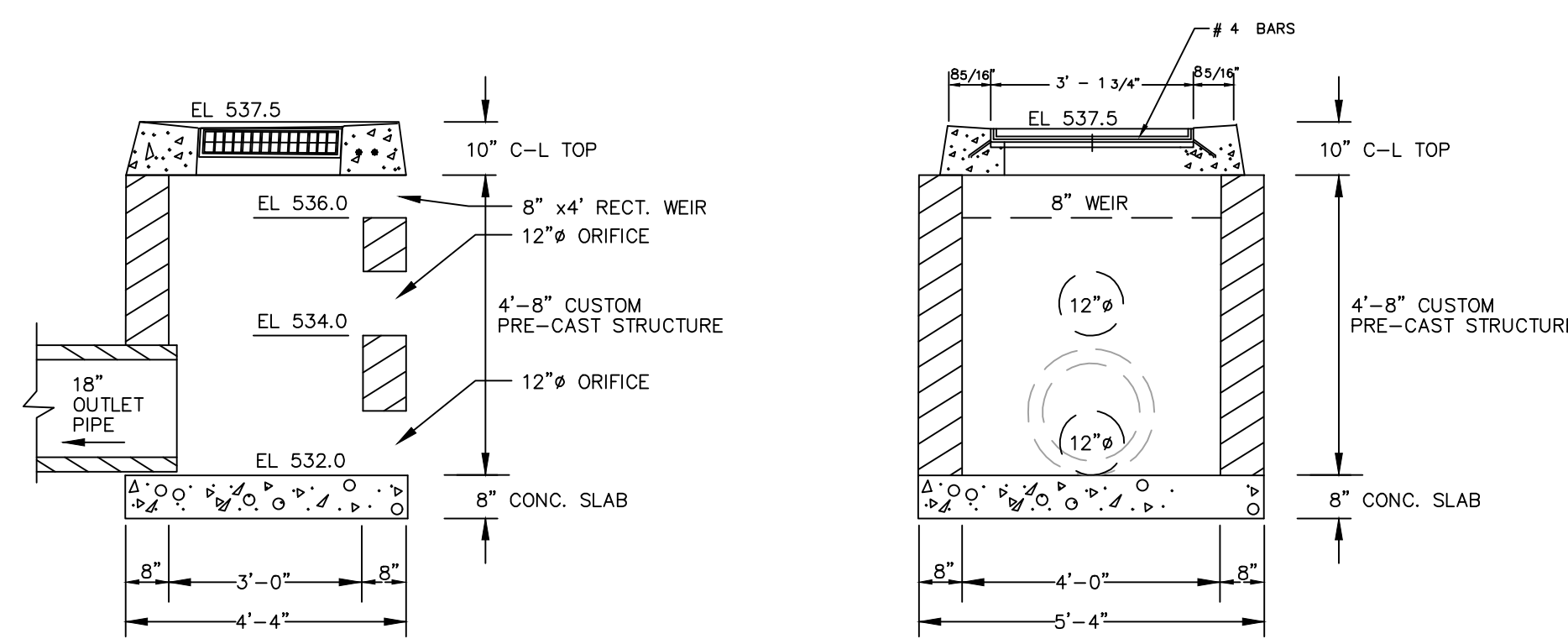
DATE: 4/17/2024 SCALE: NTS SHT #: DN-1



CONSERVATION EASEMENT PLAQUE

N.T.S.

SPILLWAY ELEVATION	10' WIDE @ 538.25
TOP OF FRAME ELEVATION	537.50
8" x 4" RECT. WEIR	536.00
ORIFICE 1	12" Ø EL=532.0
ORIFICE 2	12" Ø EL=534.0
OUTLET PIPE	18" Ø EL=532.0

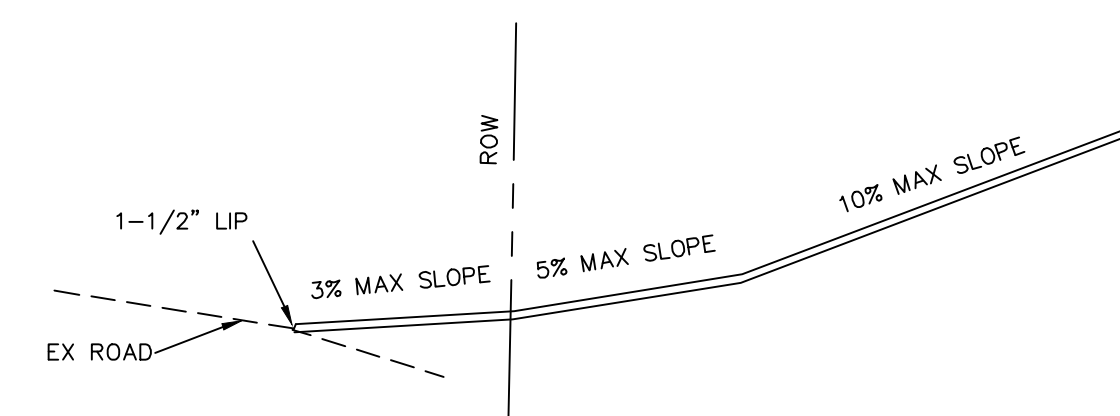


SIDE VIEW

FRONT VIEW

OUTLET CONTROL STRUCTURES

N.T.S.



PROPOSED DRIVEWAY SECTION

N.T.S.

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: _____

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PROPERTY OWNER/APPLICANT:

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East Hampton, CT 06424

#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
REVISIONS		

DATE:	SCALE:	SHT #:
4/17/2024	NTS	DN-2