

VICINITY MAP

SCALE: 1"=1000'

HOME ACRES ESTATES RESIDENTIAL SUBDIVISION FLANDERS ROAD ROAD EAST HAMPTON, CONNECTICUT INLAND WETLANDS AND PLANNING & ZONING APPLICATION

Project Narrative

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

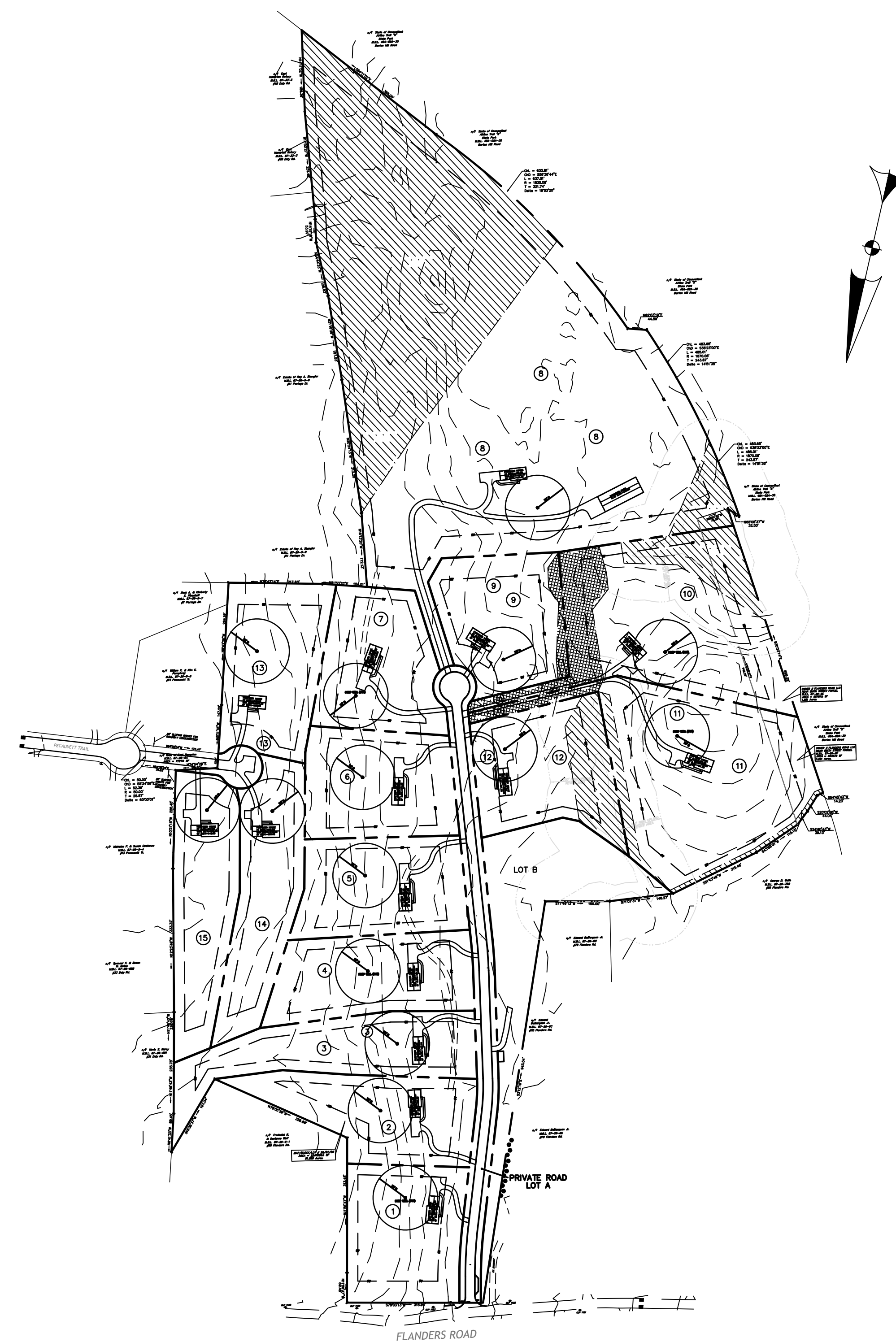
The development proposes a 1,400 lf Private Road to be maintained by a HOA. This HOA will also maintain the onsite stormwater detention facilities as well as a portion of the conservation easements.

The site has approx 49,035 s.f. (1.13 acres) of inland wetland soils as flagged by James Sipperly. There are no wetlands being disturbed with this project. The development proposes approximately 46,400 (1.07 acres) of disturbance of the 100' upland review area with the closest disturbance being 40' from wetland soils limit.

The subdivision proposes a combination of private lot and HOA controlled conservation easements which will provide direct access to the adjacent railway open space as well as be located around all on site inland wetland soils. These conservation easements total 392,122 s.f. (9.00 Ac) which exceeds the 15% (7.93 Ac) required open space.

INDEX OF DRAWINGS

CV-1	COVER SHEET
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GP-1 THRU GP-6	GRADING AND EROSION CONTROL PLAN
TD-1 THRU TD-2	TESTING DATA PLAN
PP-1	ROAD AND SIGHTLINE PROFILES
DN-1 THRU DN-2	DETAIL SHEET



OVERALL SITE PLAN

SCALE: 1"=200'

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

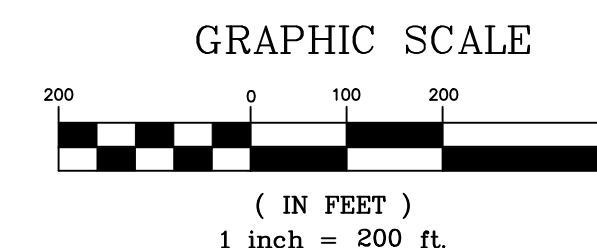
Date: _____

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.

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RECEIVED
8.28.2023
East Hampton
Land Use Dept.



#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR IWWC COMMISSION
1	8/17/2023	CHATHAM HEALTH SUBMITTAL
		REVISIONS

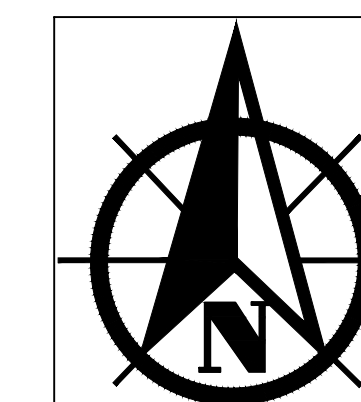
PROPERTY OWNER/APPLICANT:

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

Soil Scientist:

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

Surveyor:



CT LAND SURVEYING, LLC

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



COVER SHEET

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

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

DATE: 7/19/2023 SCALE: AS SHOWN SHT #: CV-1

MATCH LINE - THIS SHEET

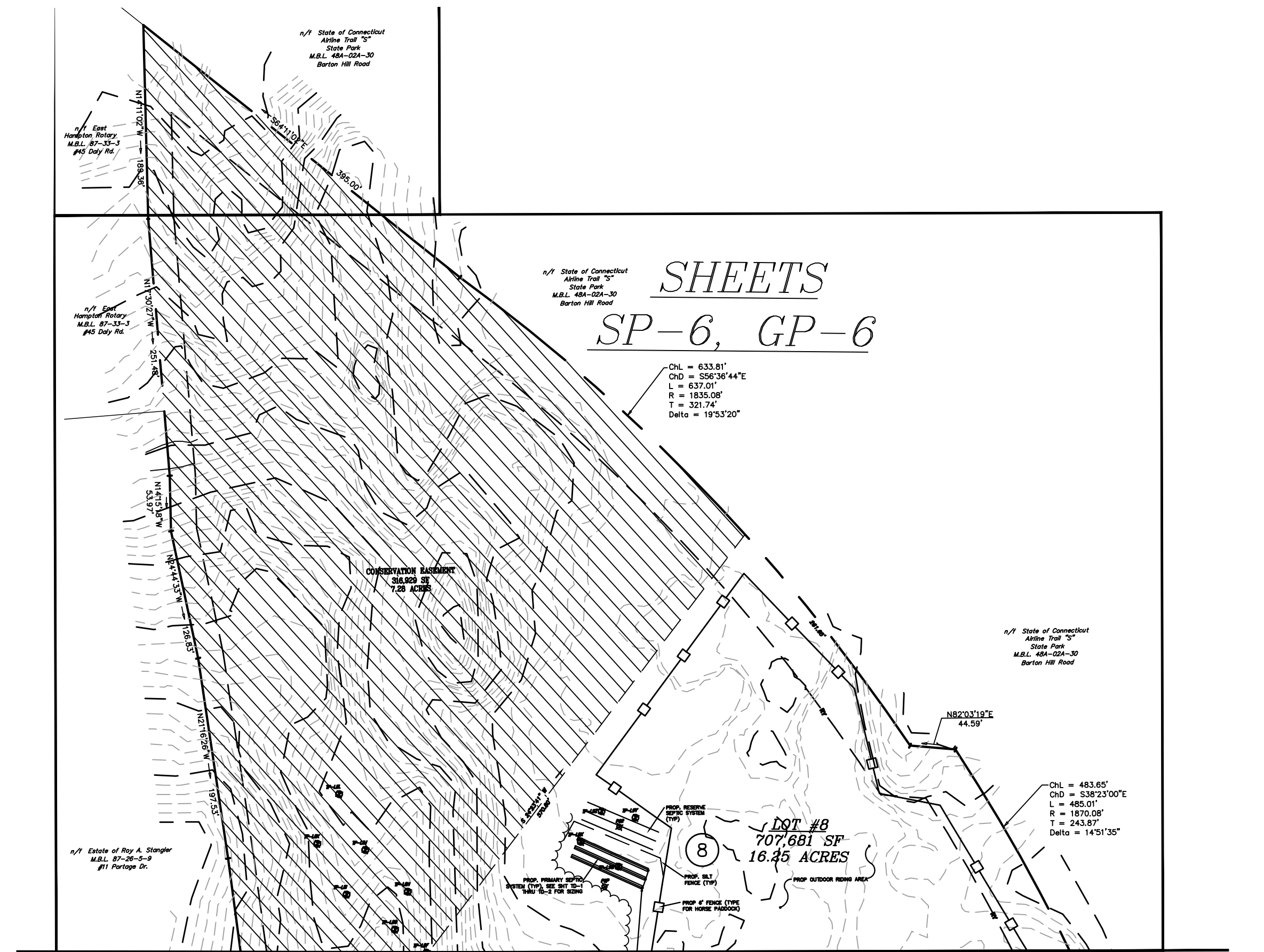
SHEETS
SP-5, GP-5

SHEETS
SP-4, GP-4

SHEETS
SP-2, GP-2

SHEETS
SP-3, GP-3

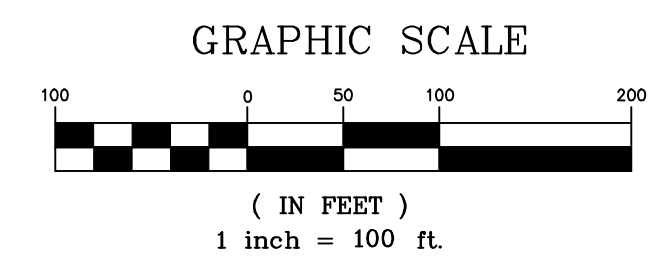
SHEETS
SP-1, GP-1



MATCH LINE - THIS SHEET

SUMMARY CHART									
FLANDERS ROAD, EAST HAMPTON CT									
PARCEL SIZE	2,302,853 S.F. or 52.87 Acres	ZONING DISTRICT	R-4 RESIDENTIAL ZONE						
ASSESSOR'S LOCATION	87 / 06 / 06	PROPOSED USE	Single Family Lots						
ZONING SUMMARY									
ITEM	REQUIRED BY CODE (SEPTIC)	PROVIDED							
MIN. LOT AREA (S.F.)	85,000 S.F.	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8*
MIN. LOT WIDTH	150'	260.94'	206.43'	156.65'	185.42'	222.00'	237.51'	224.28'	161.15'
MIN. LOT DEPTH	200'	323.0'+/-	283.55'	702.9'+/-	423.09'	360.25'	323.50'	263.5'+/-	751.0'+/-
MIN. LOT FRONTAGE	100'	260.94'(FR)	206.29'	156.67'	188.55'	220.39'	232.88'	165.11'	35.88'
BUILDING SETBACK									
FRONT	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	50' +
SIDE	25'	25' +	25' +	25' +	25' +	25' +	25' +	25' +	25' +
REAR	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	50' +
MAX. BUILDING HEIGHT	30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'
MAX. BUILDING COVERAGE	10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%
ITEM	REQUIRED BY CODE (SEPTIC)	PROVIDED							
MIN. LOT AREA (S.F.)	85,000 S.F.	LOT #9	LOT #10 *	LOT #11 *	LOT #12	LOT #13	LOT #14	LOT #15	
MIN. LOT WIDTH	150'	191.95'	155'+/-	150.30'+/-	266.39'	189.10'	178.31'	160.71'	
MIN. LOT DEPTH	200'	218.6'+/-	487.6'+/-	454.3'+/-	321.1'+/-	280.5'+/-	561.1'+/-	618.7'+/-	
MIN. LOT FRONTAGE	100'	116.59'	28.82'	25.25'	266.29'	101.04'	124.18'	151.67'	
BUILDING SETBACK									
FRONT	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	
SIDE	25'	25' +	25' +	25' +	25' +	25' +	25' +	25' +	
REAR	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	
MAX. BUILDING HEIGHT	30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	
MAX. BUILDING COVERAGE	10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	

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



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

#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR IWCC COMMISSION
1	8/17/2023	CHATHAM HEALTH SUBMITTAL
		REVISIONS

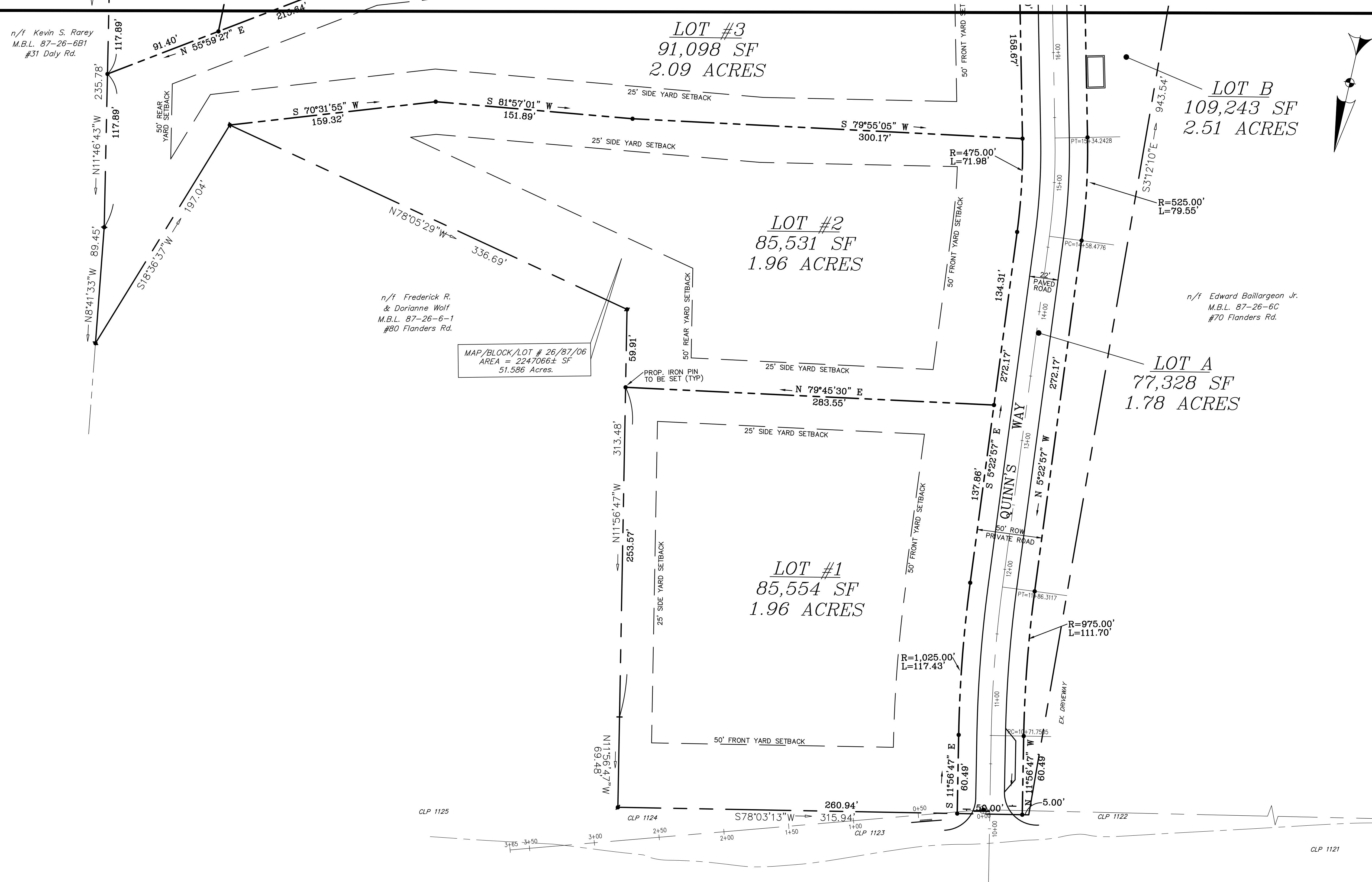
OVERALL SITE LAYOUT PLAN

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

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

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

MATCH LINE SEE SHEET SP-2



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

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

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



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

FLANDERS ROAD

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

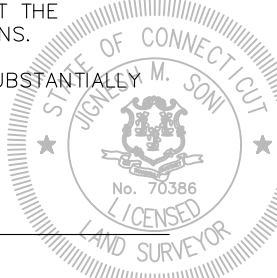
Date: _____

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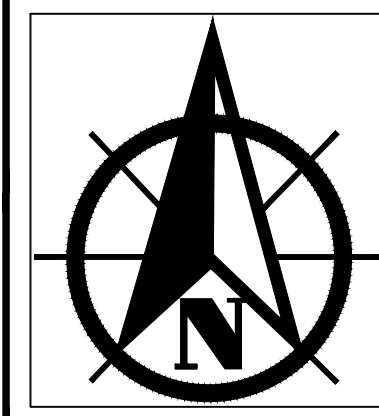
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

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



MAP REFERENCE:

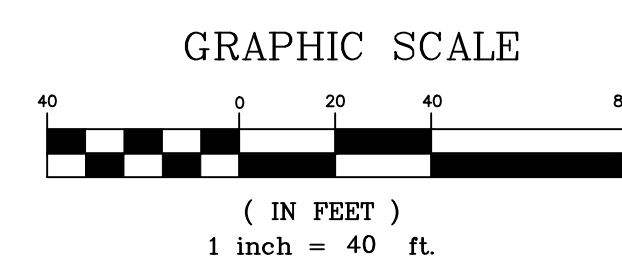
1. PLEASE SEE SHEET EX-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.



CT LAND SURVEYING, LLC

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LAND SURVEYING / LAND PLANNING

CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
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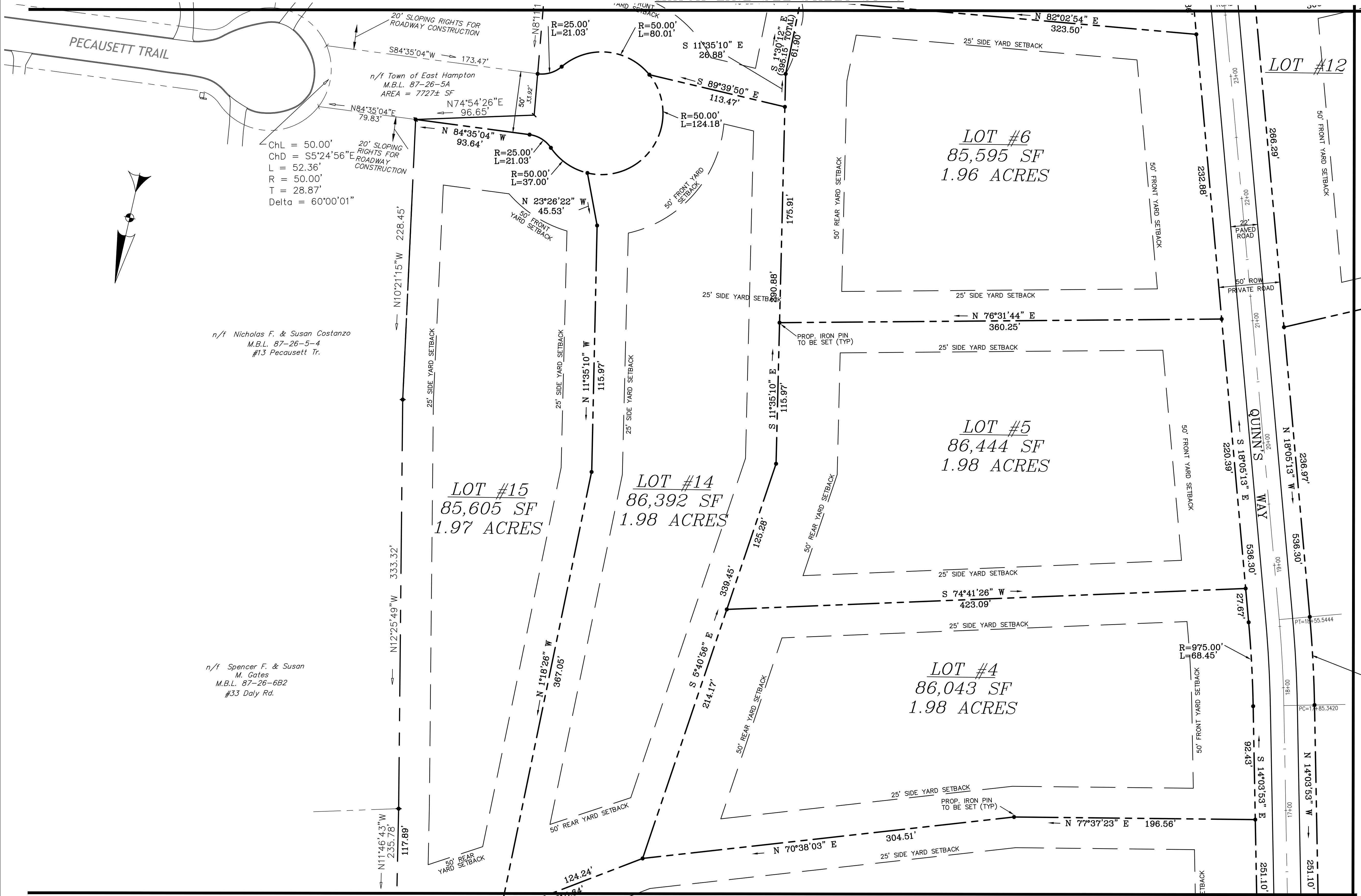
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#	DATE	DESCRIPTION

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

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

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

MATCH LINE SEE SHEET SP-5



LOT #12

LOT #6
85,595 SF
1.96 ACRES

LOT #5
86,444 SF
1.98 ACRES

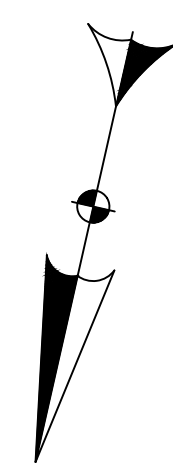
LOT #15
85,605 SF
1.97 ACRES

LOT #14
86,392 SF
1.98 ACRES

LOT #4
86,043 SF
1.98 ACRES

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

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



MATCH LINE SEE SHEET SP-3



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

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

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

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

Approved by the East Hampton Planning & Zoning Commission

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Final Approval _____ Chairman

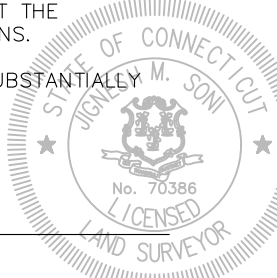
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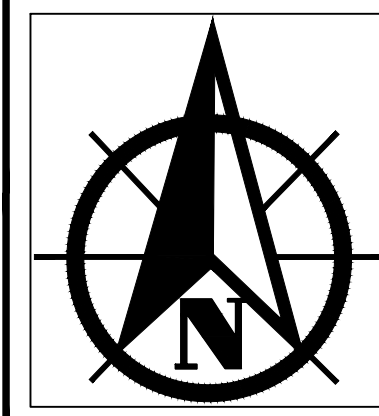
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Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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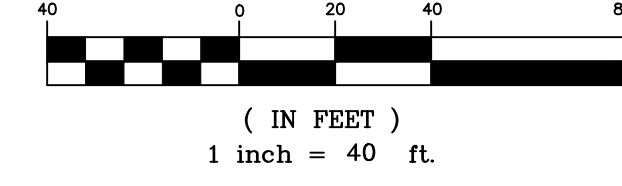
CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

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

#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR IHWC COMMISSION
1	8/17/2023	CHATHAM HEALTH SUBMITTAL
#	DATE	DESCRIPTION

GRAPHIC SCALE



MATCH LINE SEE SHEET SP-1

MATCH LINE SEE SHEET SP-4

0.18 ACRES

LOT #12
91,393 SF
2.10 ACRES

LOT #11
183,343 SF
4.21 ACRES

LOT B
109,243 SF
2.51 ACRES

CONSERVATION EASEMENT
30,073 S.F.
0.69 ACRES

CONSERVATION EASEMENT (HOA)
4,310 S.F.
0.10 ACRES

CONSERVATION EASEMENT
10,774 S.F.
0.25 ACRES

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

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

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

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

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

R=1,025.00'
L=71.96'

MATCH LINE SEE SHEET SP-2

MATCH LINE SEE SHEET SP-1

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____
Chairman

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Final Approval _____
Chairman

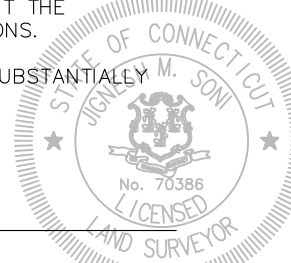
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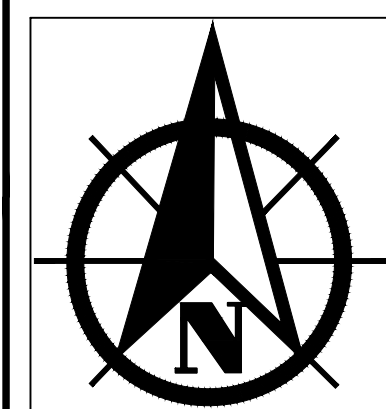
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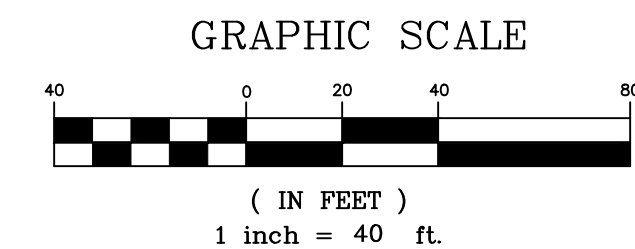
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PROPERTY OWNER/APPLICANT:
Flanders Road Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

SUBDIVISION PLAN		
HOME ACRES ESTATES PROPERTY OF FLANDERS ROAD ESTATES, LLC FLANDERS ROAD EAST HAMPTON, CONNECTICUT		
Robert V. Baltramaitis, P.E. 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	7/19/2023	SHT #: SP-3
SCALE:	1" = 40'	
REVISIONS		

#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR IWCC COMMISSION
1	8/17/2023	CHATHAM HEALTH SUBMITTAL

MATCH LINE SEE SHEET SP-6

LOT #8
707,681 SF
16.25 ACRES

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

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

CONSERVATION EASEMENT
16,967 S.F.
0.38 ACRES

CONSERVATION EASEMENT
30,036 S.F.
0.69 ACRES

LOT #10
172,010 SF
3.95 ACRES

LOT #9
85,817 SF
1.97 ACRES

DRAINAGE EASEMENT
6,192 S.F.
0.14 ACRES

DRAINAGE EASEMENT
32,455 S.F.
0.75 ACRES

CONSERVATION EASEMENT
10,880 S.F.
0.25 ACRES

DRAINAGE EASEMENT
7,900 S.F.
0.18 ACRES

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



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

MATCH LINE SEE SHEET SP-5

MATCH LINE SEE SHEET SP-3

Approved by the East Hampton Planning & Zoning Commission

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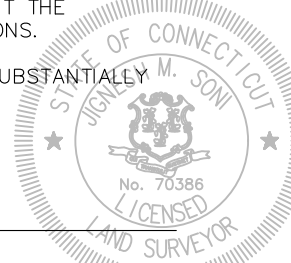
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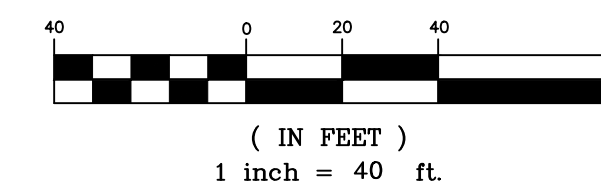


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n/i State of Connecticut

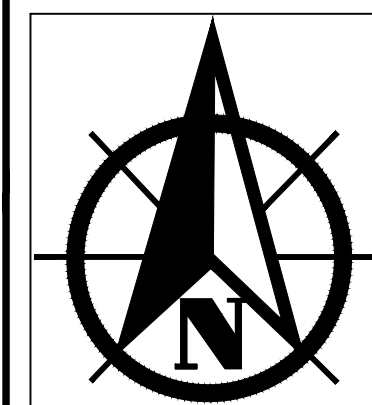
GRAPHIC SCALE



CT LAND SURVEYING, LLC

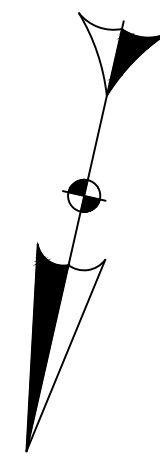
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SUBDIVISION PLAN		
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Robert V. Baltramaitis, P.E. 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
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REVISIONS		

MATCH LINE SEE SHEET SP-6



CONSERVATION EASEMENT
316,929 SF
7.28 ACRES

LOT #8
707,681 SF
16.25 ACRES

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

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

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

LOT #13
89,479 SF
2.05 ACRES

LOT #7
85,082 SF
1.95 ACRES

LOT #9
85,817 SF
1.97 ACRES

DRAINAGE
EASEMENT
32,455 S.F.
0.75 ACRES

QUINN'S
WAY



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

SUBDIVISION PLAN

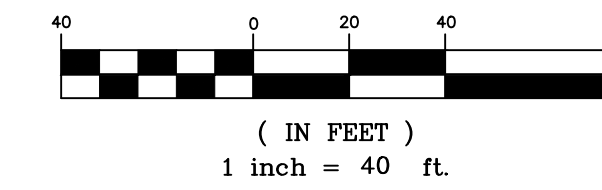
HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

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

MAP REFERENCE:

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



Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

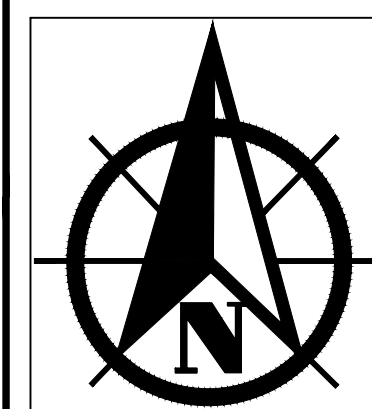
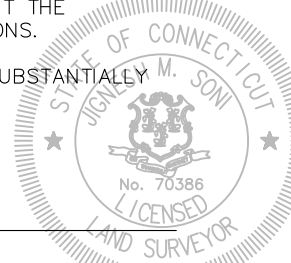
Expiration Date: _____

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

Jignesh M. Soni

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



CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

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

#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR IHWC COMMISSION
1	8/17/2023	CHATHAM HEALTH SUBMITTAL
#	DATE	DESCRIPTION

REVISIONS

MATCH LINE SEE THIS SHEET

n/f East Hampton Rotary
M.B.L. 87-33-3
#45 Daly Rd.

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

ChL = 633.81'
ChD = S56°36'44"E
L = 637.01'
R = 1835.08'
T = 321.74'
Delta = 19°53'20"

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

n/f East Hampton Rotary
M.B.L. 87-33-3
#45 Daly Rd.

MATCH LINE SEE THIS SHEET

CONSERVATION EASEMENT
316,929 SF
7.28 ACRES

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

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

LOT #8
707,681 SF
16.25 ACRES

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



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

MATCH LINE SEE SHEET SP-5

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

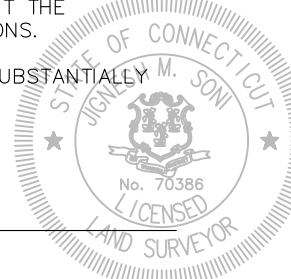
Date: _____

Expiration Date: _____

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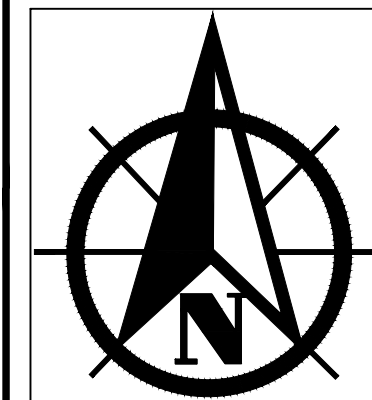
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Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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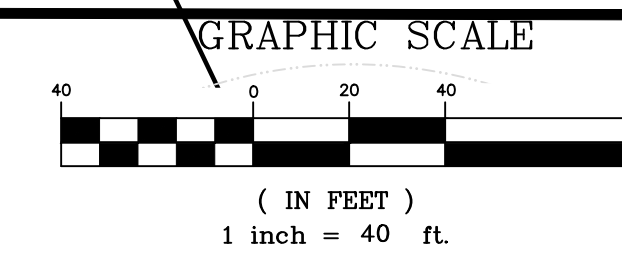
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#	DATE	DESCRIPTION
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1	8/17/2023	CHATHAM HEALTH SUBMITTAL
REVISIONS		

SUBDIVISION PLAN

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

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

DATE:	7/19/2023	SCALE:	1" = 40'	SHT #:	SP-6
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MATCH LINE SEE SHEET GP-2

GRADING AND UTILITY NOTES:

- THIS DRAWING IS INTENDED TO DEMONSTRATE THAT THE PROPOSED LOTS CAN SUPPORT A SINGLE FAMILY RESIDENTIAL HOUSE ALONG WITH THE REQUIRED SEPTIC, WELL AND DRAINAGE AS NECESSARY AND AS REQUIRED BY 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 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 0907021550, EFFECTIVE DATE AUGUST 28, 2008.
- ADDITIONAL SOIL TESTING MAY BE REQUIRED ON LOTS PRIOR TO CONSTRUCTION WHERE THE PROPOSED LEACHING SYSTEM IS DESIGNED OUTSIDE OF THE SOIL TESTING AREA.
- 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, ALL FOOTING DRAINS THAT ARE WITHIN 25' OF THE PROPOSED SEPTIC SYSTEMS (BOTH PRIMES AND RESERVES) ARE TO BE SOLID PIPE WITH RUBBER GASKETS ("TIGHT PIPE") AND ARE TO BE BACKFILLED WITH NATIVE MATERIAL AND NOT WITH FREE DRAINING MATERIAL.
- PROPOSED UNDERGROUND ELECTRIC SERVICE LINES SHOWN FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION WITHIN THE PRIVATE ROAD LOT 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 SERVICE LINES THAT ARE WITHIN 25' OF THE PROPOSED SEPTIC SYSTEMS (BOTH PRIMES AND RESERVES) ARE TO BE SOLID PIPE WITH RUBBER GASKETS ("TIGHT PIPE") AND ARE TO BE BACKFILLED WITH NATIVE MATERIAL AND NOT WITH FREE DRAINING MATERIAL.
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- EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
- CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.

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

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

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

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

- SOILS LEGEND**
- UPLAND SOIL TYPES:**
- Ca - Canton/Charlton fine sandy loams
 - Ni - Nipmuck/Brookfield complex (rocky)
 - Pd - Paxton/Montauk fine sandy loams
 - Wx - Woodbridge fine sandy loam
- WETLAND SOIL TYPES:**
- Sa - Saco silt loam
 - Ri - Ridgebury/Leicester/Whitman extremely stony fine sandy loam

LEGEND

- PROPOSED DEEP TEST HOLE TP-96
- PERC TEST HOLE P-1P
- PROPOSED CONTOURS 100

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

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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Final Approval _____ Chairman

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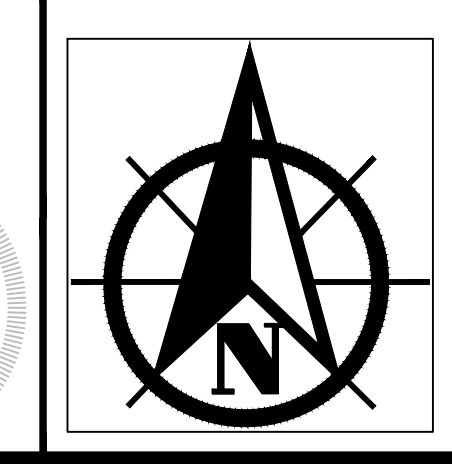
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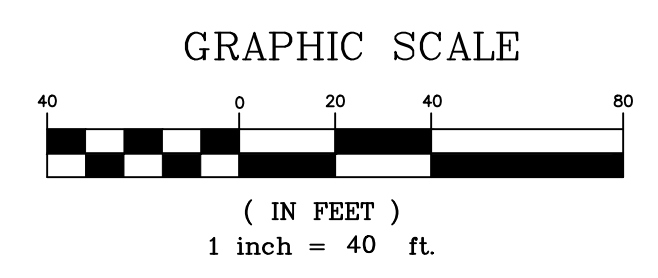
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JIGNESH M. SONI, P.L.S. 70386

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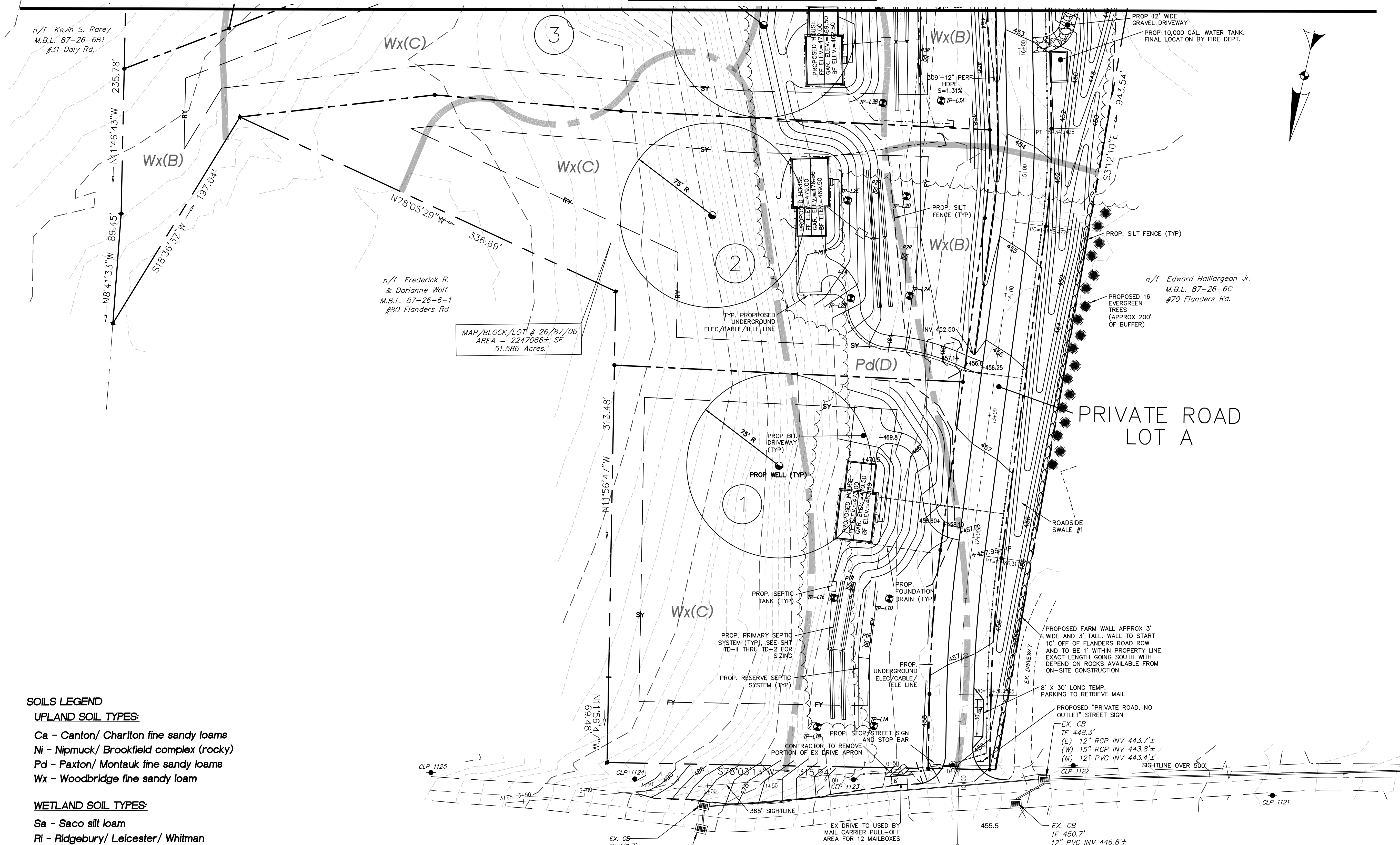
#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR INWC COMMISSION
1	8/17/2023	CHATHAM HEALTH SUBMITTAL
#	DATE	DESCRIPTION

GRADING AND EROSION CONTROL PLAN

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

Robert V. Baltramaitis, P.E.
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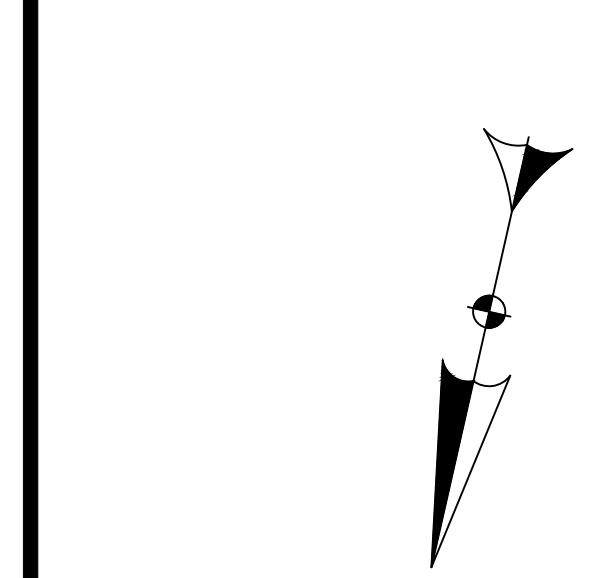
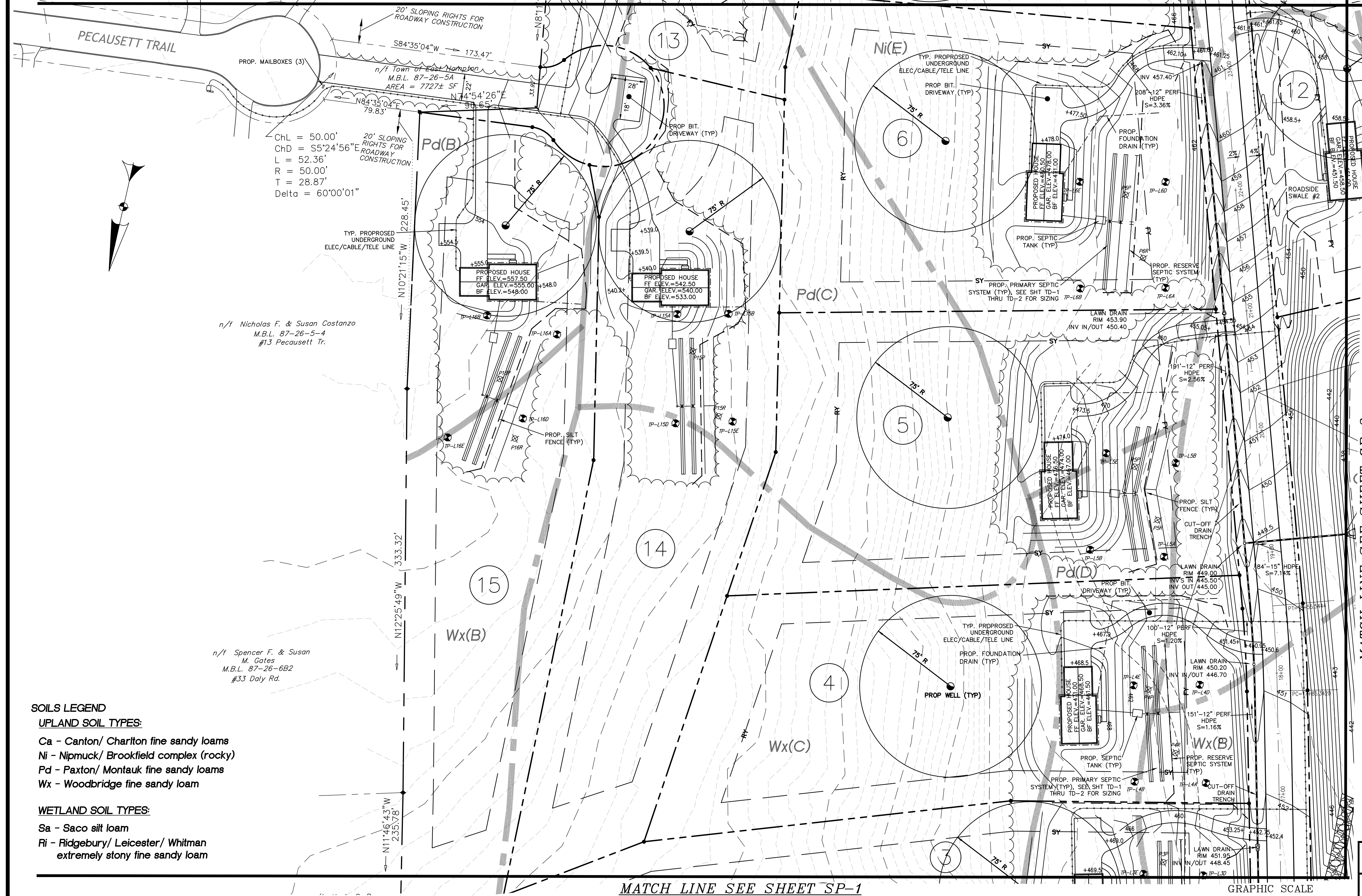
DATE: 7/19/2023 SCALE: 1" = 40' SHT #: GP-1



MATCH LINE SEE SHEET GP-5

GRADING AND UTILITY NOTES:

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SOILS LEGEND
UPLAND SOIL TYPES:
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 Pd - Paxton/ Montauk fine sandy loams
 Wx - Woodbridge fine sandy loam
WETLAND SOIL TYPES:
 Sa - Saco silt loam
 Ri - Ridgebury/ Leicester/ Whitman extremely stony fine sandy loam

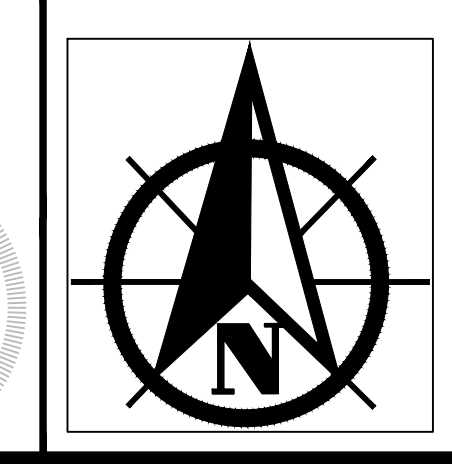
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#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR INWC COMMISSION
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#	DATE	DESCRIPTION

MATCH LINE SEE SHEET GP-3

LEGEND

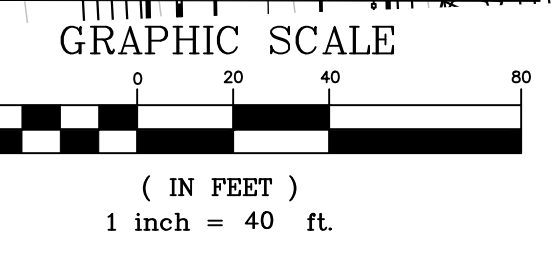
- PROPOSED DEEP TEST HOLE TP-96
- PERC TEST HOLE P-1P
- PROPOSED CONTOURS 100

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

GRADING AND EROSION CONTROL PLAN
HOME ACRES ESTATES
PROPERTY OF FLANDERS ROAD ESTATES, LLC
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT
 Robert V. Baltramaitis, P.E.
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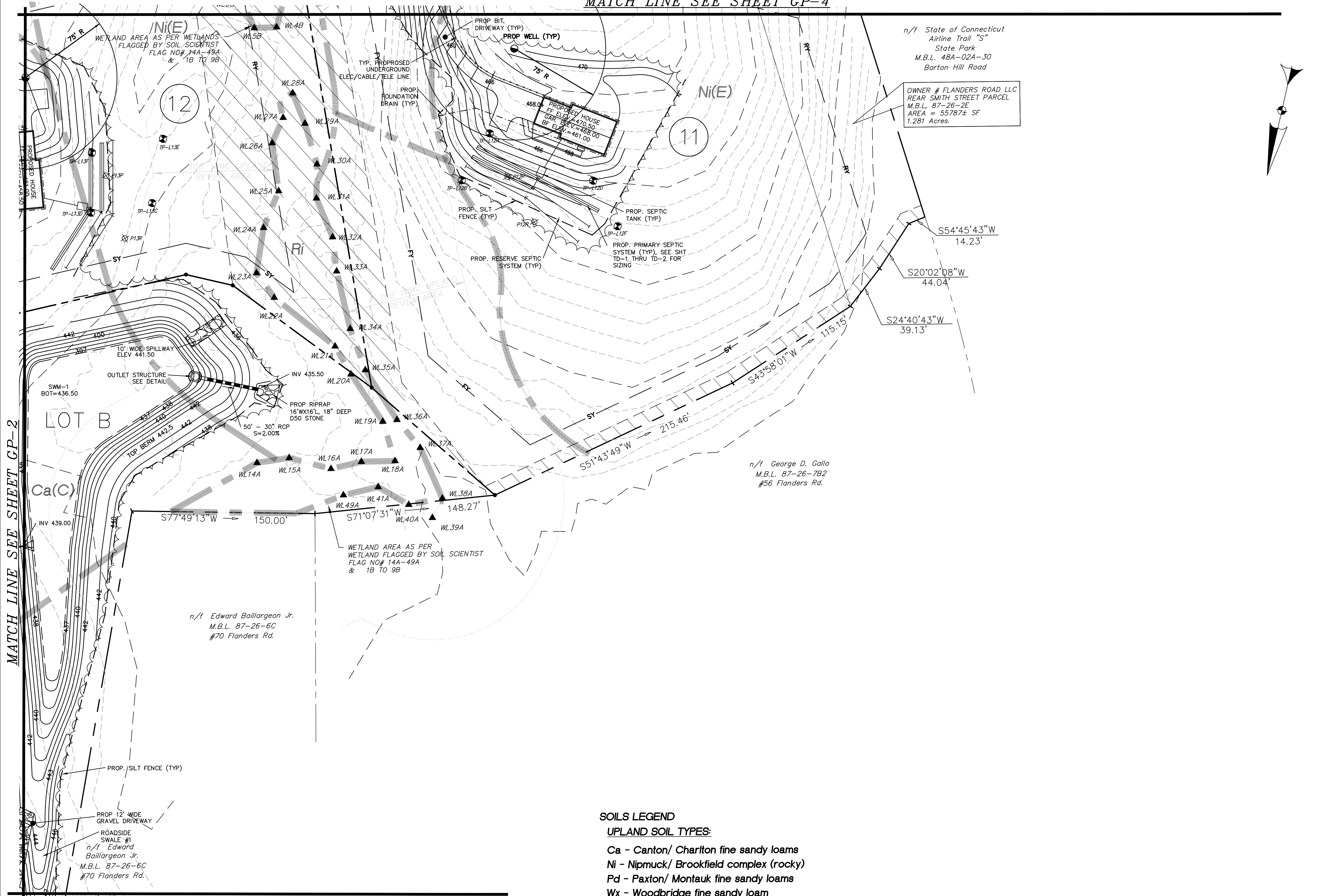
DATE: 7/19/2023 SCALE: 1" = 40' SHT #: GP-2

MATCH LINE SEE SHEET SP-1



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

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

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

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

MATCH LINE SEE SHEET GP-2

MATCH LINE SEE SHEET GP-1

LEGEND

- PROPOSED DEEP TEST HOLE TP-96
- PERC TEST HOLE P-1P
- PROPOSED CONTOURS 100

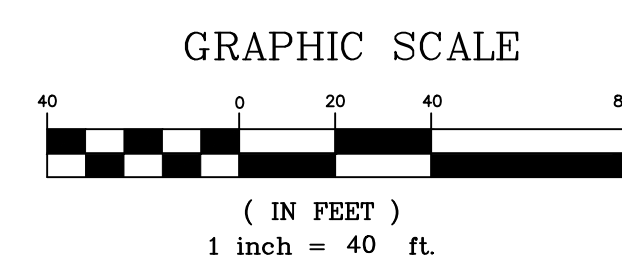


SOILS LEGEND

- UPLAND SOIL TYPES:**
- Ca - Canton/ Charlton fine sandy loams
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MAP REFERENCE:

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Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

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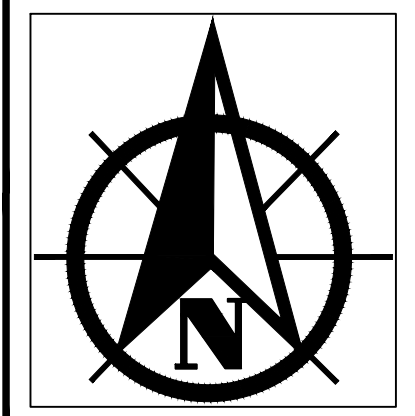
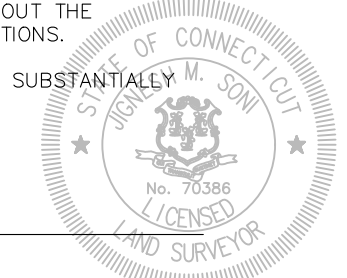
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Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

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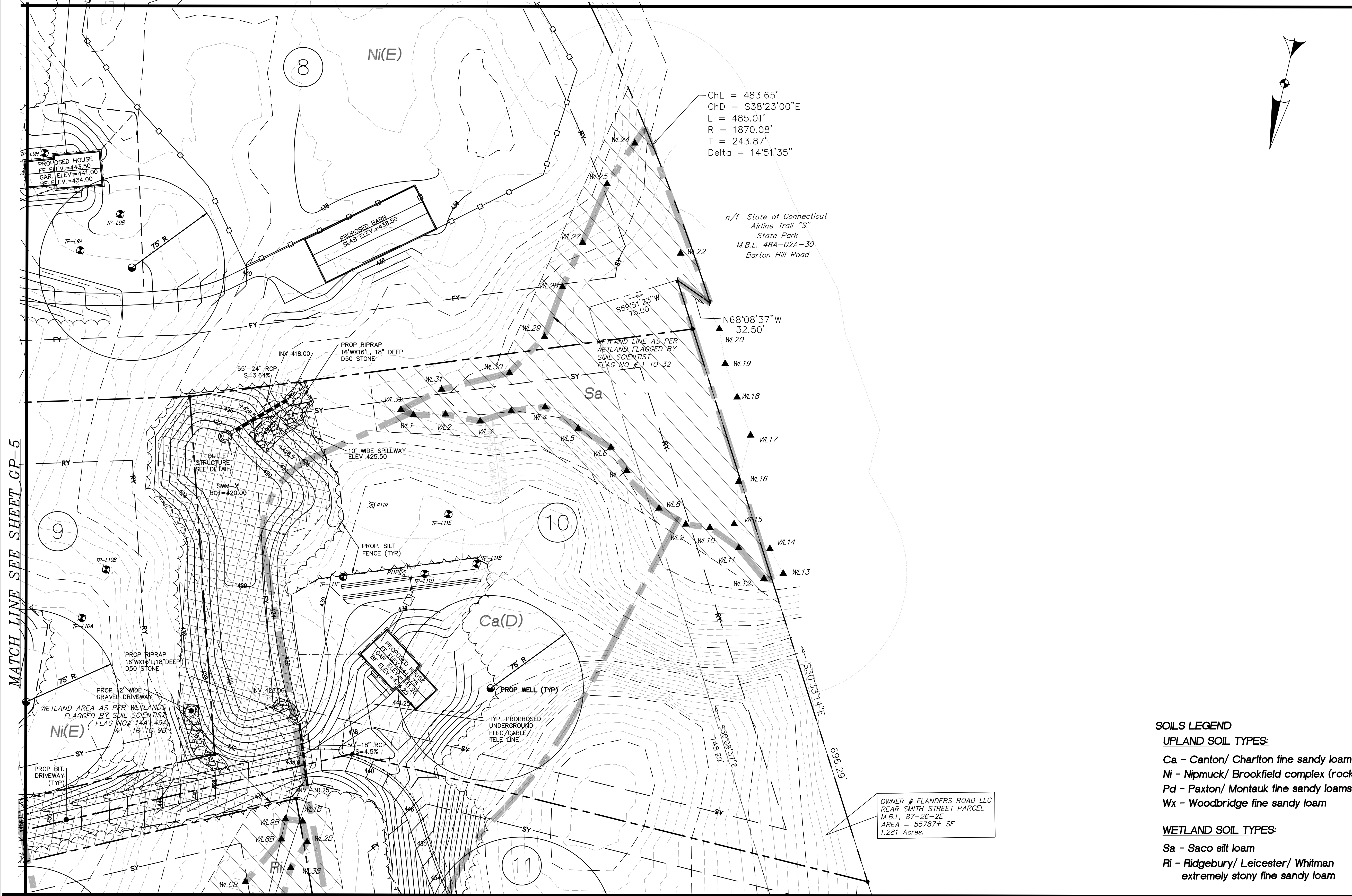
GRADING AND EROSION CONTROL PLAN

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

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

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

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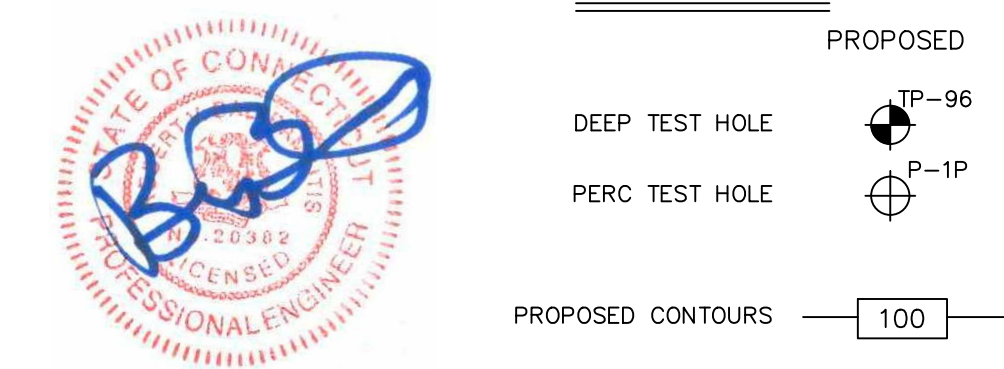
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n/i State of Connecticut
 Airline Trail "s"
 State Park
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 Barton Hill Road

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

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LEGEND



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 (203) 915-8301

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

Approved by the East Hampton Planning & Zoning Commission

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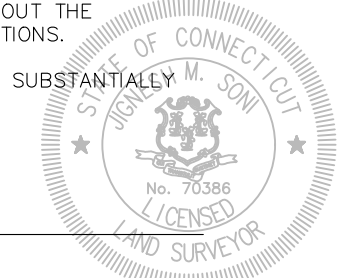
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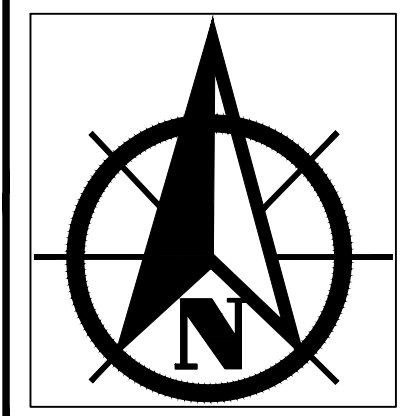
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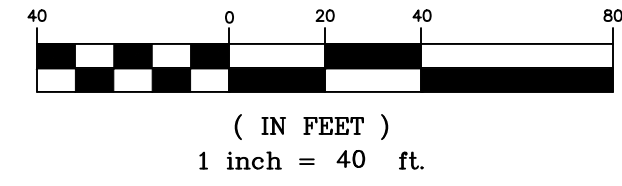


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GRAPHIC SCALE



#	DATE	DESCRIPTION
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SOILS LEGEND

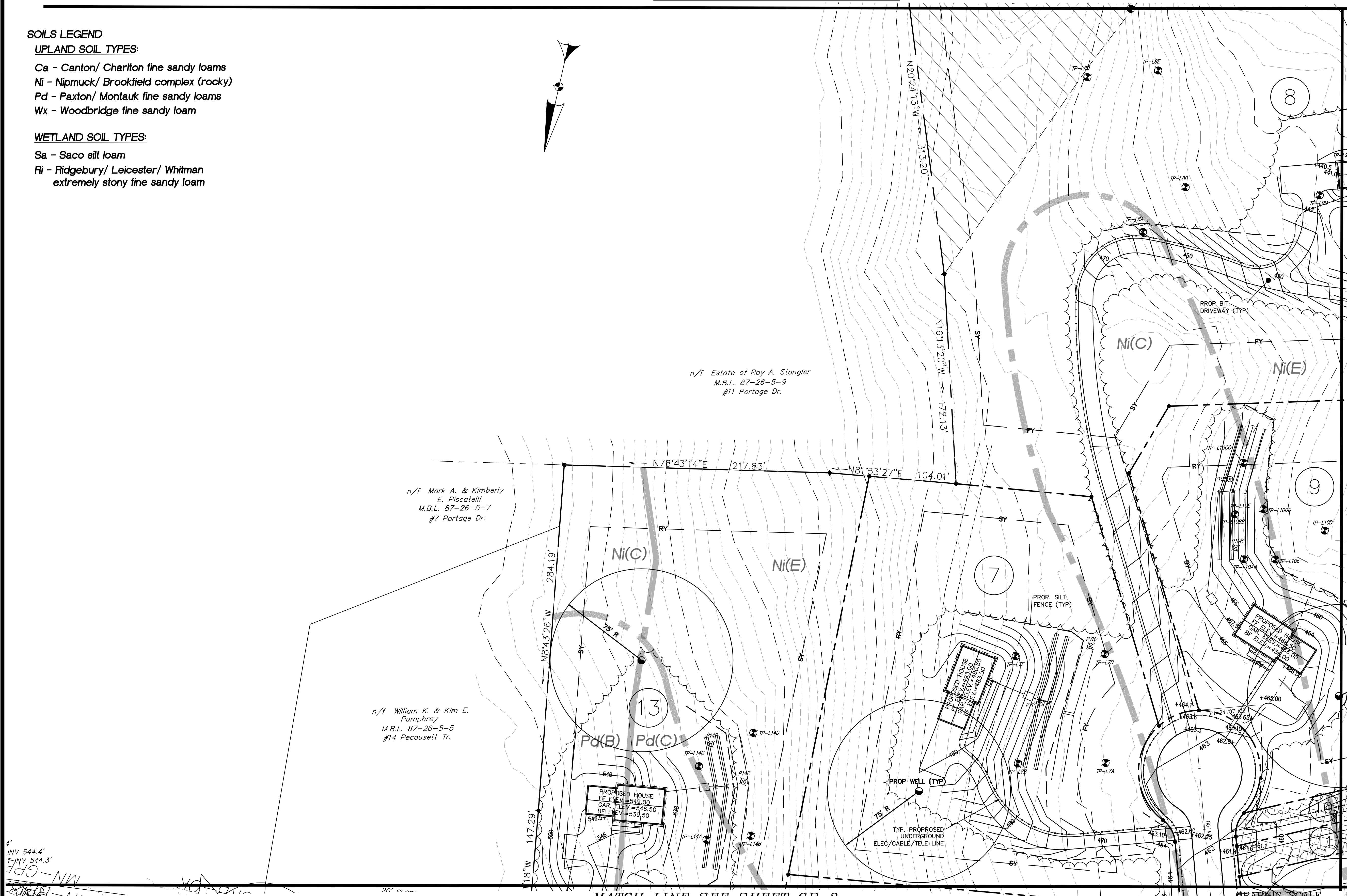
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M.B.L. 87-26-5-9
#11 Portage Dr.

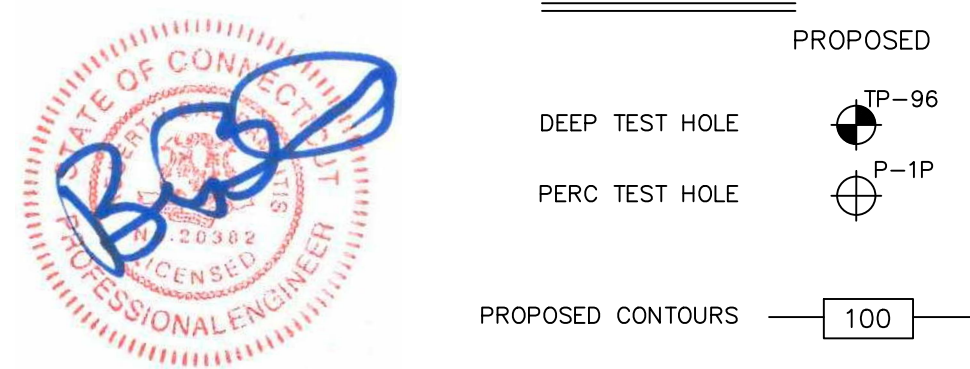
n/i Mark A. & Kimberly E. Piscatelli
M.B.L. 87-26-5-7
#7 Portage Dr.

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

MATCH LINE SEE SHEET GP-2

MATCH LINE SEE SHEET GP-4

LEGEND



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

GRADING AND EROSION CONTROL PLAN

HOME ACRES ESTATES
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FLANDERS ROAD
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DATE: 7/19/2023 SCALE: 1" = 40' SHT #: GP-5

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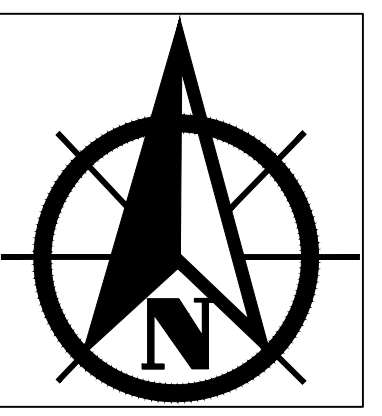
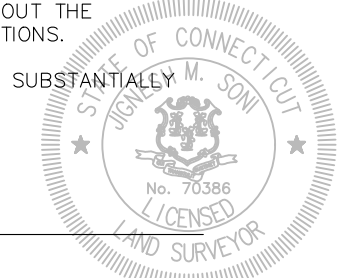
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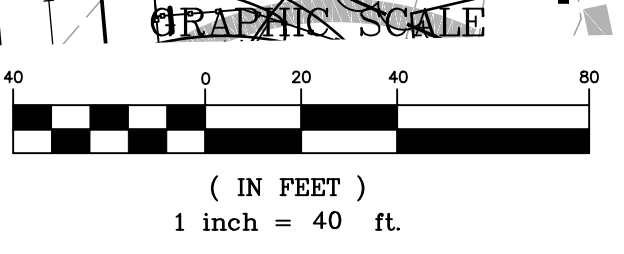


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n/f State of Connecticut Airline Trail "S" State Park M.B.L. 48A-02A-30 Barton Hill Road

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ChL = 633.81'
ChD = S56°36'44"E
L = 637.01'
R = 1835.08'
T = 321.74'
Delta = 19°53'20"

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PROPOSED CONTOURS 100



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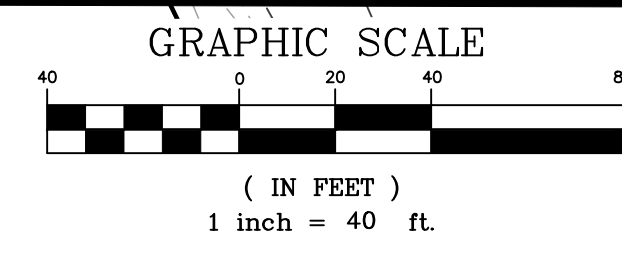
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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

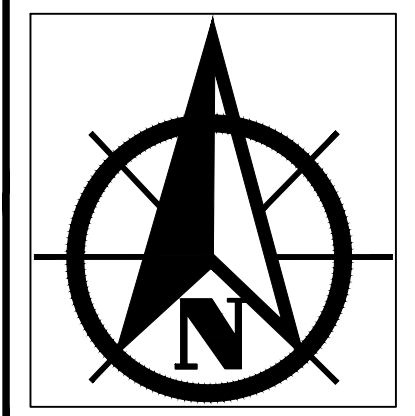
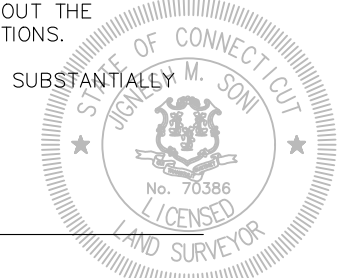
Date: _____

Expiration Date: _____

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE 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



CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

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

#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR IHWC COMMISSION
1	8/17/2023	CHATHAM HEALTH SUBMITTAL
#	DATE	DESCRIPTION

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: 3/30/2023. TEST PIT 1A-1F data table with soil moisture and groundwater table info. COMMENTS: Concerns with test pit 1A to the presence of clay... test pit to the north and to gradient of 16 and to north-east.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: 3/30/2023. TEST PIT 2A-2F data table. COMMENTS: Bottom of leaching system must be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: 3/30/2023. TEST PIT 3A-3F data table. COMMENTS: Bottom of leaching system must be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: 3/30/2023. TEST PIT 4A-4F data table. COMMENTS: PE to look at installation of a curtain drain.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: 3/30/2023. TEST PIT 5A-5F data table. COMMENTS: P.E. TO LOOK AT DESIGNING FOR A CURTAIN DRAIN.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: 5/11/2023. TEST PIT 6A-6F data table. COMMENTS: PE needs to consider curtain drain.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: APRIL 6, 2023. TEST PIT 7A-7F data table. COMMENTS: PE shall look into curtain drain and installation of curtain drain.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: May 4, 2023. TEST PIT 8A-8F data table. COMMENTS: Leaching system shall be minimum 18" away from ledge or 30" bottom of leaching system shall be minimum 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: May 4, 2023. TEST PIT 9A-9F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: May 4, 2023. TEST PIT 10A-10F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: May 4, 2023. TEST PIT 11A-11F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: May 16, 2023. TEST PIT 12A-12F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: 5/11/2023. TEST PIT 13A-13F data table. COMMENTS: Bottom of system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: APRIL 6, 2023. TEST PIT 14A-14F data table. COMMENTS: Bottom of leaching system shall be 12" above hardpan.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: 5/11/2023. TEST PIT 15A-15F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: APRIL 6, 2023. TEST PIT 16A-16F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

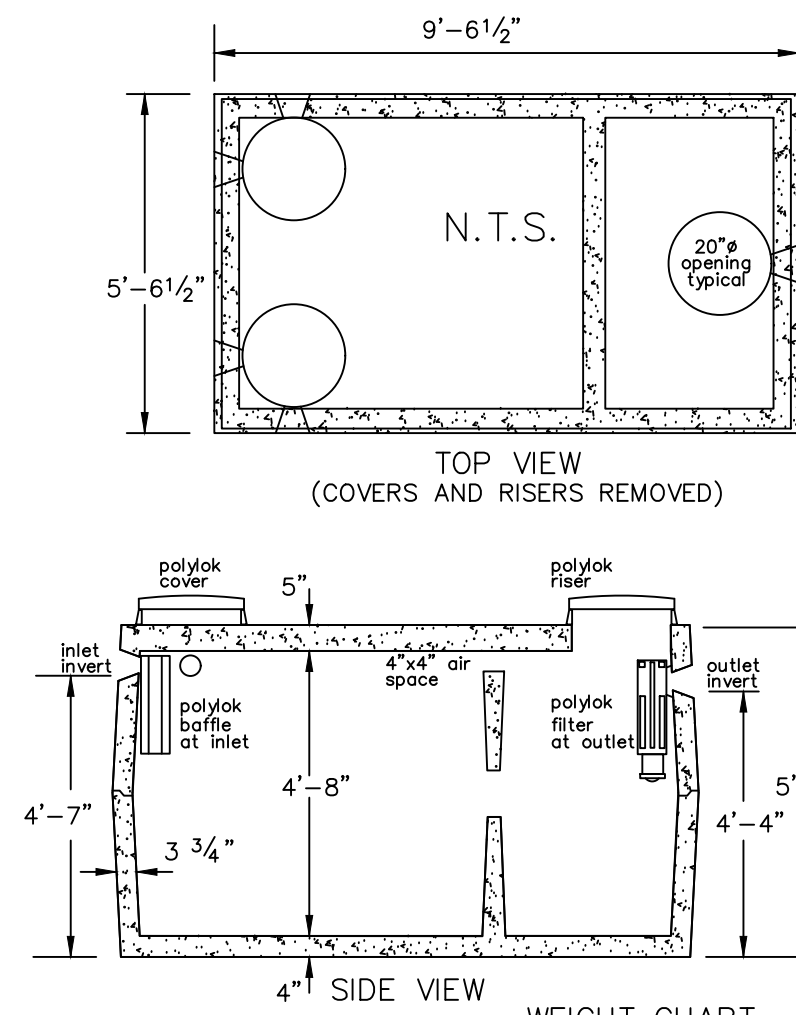
FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: APRIL 6, 2023. TEST PIT 17A-17F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: APRIL 6, 2023. TEST PIT 18A-18F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: APRIL 6, 2023. TEST PIT 19A-19F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

FORM #2 Chatham Health District State of Connecticut Department of Public Health 1/1/23 SITE INVESTIGATION FOR A SEWAGE DISPOSAL SYSTEM. Property Owner: RAND SUBDIVISION Location: MAP 26 BLOCK 87 LOT 6 Flanders Road East Hampton. DATE: APRIL 6, 2023. TEST PIT 20A-20F data table. COMMENTS: Bottom of leaching system shall be 24" above non-typical ledge.

HOME ACRE ESTATES PERC TESTS TESTING DONE ON 'odd dots' BY JAMES SIPPERLY CERTIFIED SOILS SCIENTIST. Includes tables for PRIMARY and RESERVE test pit data for lots 1-14. PROPERTY OWNER/APPLICANT: Flanders Road Estates, LLC 244 Middletown Ave East Hampton, CT 06424. TESTING DATA PLAN HOME ACRE ESTATES FLANDERS ROAD EAST HAMPTON, CONNECTICUT. Robert V. Baltramaitis, P.E. 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301. Includes a professional seal and a table of revisions dated 8/27/2023 and 8/17/2023.



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

WEIGHT CHART

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

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

INFILTRATOR water technologies
The Quick4^{PLUS} High Capacity Chamber

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



Quick4 Plus High Capacity Chamber Specifications

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

APPROVED in _____



Quick4 Plus High Capacity Chamber Benefits:

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

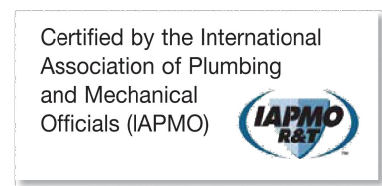


Quick4 Plus All-in-One 12 Endcap Benefits:

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

Quick4 Plus All-in-One Periscope Benefits:

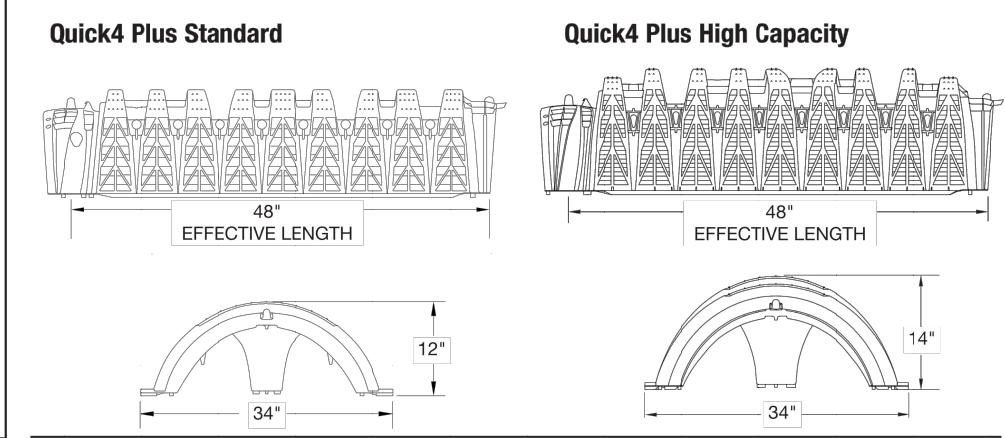
- Allows for raised invert installations
- 180° directional inletting
- 12" raised invert is ideal for serial applications



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

INFILTRATOR water technologies
Quick4 Plus Standard and Quick4 Plus High Capacity Installation Instructions

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



EXCAVATING AND PREPARING THE SITE
NOTE: As is the case with conventional systems, do not install the systems in wet conditions or in overly moist soils, as this causes machinery to smear the soil.

- Stake out location of trenches and lines. Set elevations of the tank, pipe, and trench bottom.
- Install sedimentation and erosion control measures. Temporary drainage swales/berms may be installed to protect the site during rainfall events.
- Excavate and level 3-foot-wide trenches with proper center-to-center separation. Verify trenches are level or have prescribed slope.

NOTE: Over excavate the trench width in areas where you are planning to contour.

- Rake bottom and sides if smearing has occurred while excavating. Remove any large stones and other debris. Do not use the bucket teeth to rake the trench bottom.
- Verify that each trench is level using a level, transit, or laser.

PREPARING THE QUICK4 PLUS ALL-IN-ONE 12 ENDCAPS
NOTE: The Quick4 Plus All-in-One 12 Endcap is compatible with the Quick4 Plus Standard and Quick4 Plus High Capacity chambers, and can be used on either end of the trench, depending upon the installer's preference and configuration requirements.

- With a hole saw drill a 4 1/2-inch opening

INSTALLING THE SYSTEM

- Check the header pipe to be sure it is level or has the prescribed slope.
- Set the invert height as specified in the design from the bottom of the inlet.
- Place the first chamber in the trench.
- Place the back edge of the endcap over the inlet end of

NOTE: When the chamber end is placed between the connector hook and locking pin at a 45-degree angle, the pin will be visible from the back side of the chamber.
NOTE: The connector hook serves as a guide to ensure proper connection and does not add structural integrity to chamber joint. Broken hooks will not affect the structure or void the warranty.

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

MLSS CALCULATION PER LOT

LOT 1
HYDRAULIC GRADIENT = 18%
DEPTH RESTRICTIVE LAYER = 37"
PERCOLATION RATE = 17/16.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 16
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF*FF*PF = 16x1.75x1.25 = 35'
MLSS (IN FEET) PROVIDED = 104'

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

LOT 2
HYDRAULIC GRADIENT = 11%
DEPTH RESTRICTIVE LAYER = 33"
PERCOLATION RATE = 17/16.0 MINUTES (RESERVE)
HYDRAULIC FACTOR (HF) = 20
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF*FF*PF = 20x1.75x1.25 = 43.75'
MLSS (IN FEET) PROVIDED = 104'

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

LOT 3
HYDRAULIC GRADIENT = 8%
DEPTH RESTRICTIVE LAYER = 32"
PERCOLATION RATE = 17/8.0 MINUTES (RESERVE)
HYDRAULIC FACTOR (HF) = 26
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF*FF*PF = 26x1.75x1.25 = 45.5'
MLSS (IN FEET) PROVIDED = N/A

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 643.5 SQUARE FEET
165 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 4
HYDRAULIC GRADIENT = 10%
DEPTH RESTRICTIVE LAYER = 41"
PERCOLATION RATE = 17/16.0 MINUTES (RESERVE)
HYDRAULIC FACTOR (HF) = 20
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF*FF*PF = 20x1.75x1.25 = 43.75'
MLSS (IN FEET) PROVIDED = 104'

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

LOT 5
HYDRAULIC GRADIENT = 11%
DEPTH RESTRICTIVE LAYER = 30"
PERCOLATION RATE = 17/12.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 24
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF*FF*PF = 24x1.75x1.25 = 52.5
MLSS (IN FEET) PROVIDED = N/A

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

LOT 6
HYDRAULIC GRADIENT = 5%
DEPTH RESTRICTIVE LAYER = 31"
PERCOLATION RATE = 17/6.8 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 28
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF*FF*PF = 28x1.75x1.00 = 49'
MLSS (IN FEET) PROVIDED = 80'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 643.5 SQUARE FEET
165 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 7
HYDRAULIC GRADIENT = 12%
DEPTH RESTRICTIVE LAYER = 30"
PERCOLATION RATE = 17/12.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 24
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF*FF*PF = 24x1.75x1.25 = 52.5'
MLSS (IN FEET) PROVIDED = 68'

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

LOT 8
HYDRAULIC GRADIENT = 3%
DEPTH RESTRICTIVE LAYER = 20"
PERCOLATION RATE = 17/8.0 MINUTES (PRIME)
HYDRAULIC FACTOR (HF) = 54
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF*FF*PF = 54x1.75x1.00 = 94.5'
MLSS (IN FEET) PROVIDED = 64' MIN

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 643.5 SQUARE FEET
165 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 9
HYDRAULIC GRADIENT = 21%
DEPTH RESTRICTIVE LAYER = 50"
PERCOLATION RATE = 17/6.0 MINUTES (PRIME & RESERVE)
HYDRAULIC FACTOR (HF) = 10
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF*FF*PF = 10x1.75x1.00 = 17.5'
MLSS (IN FEET) PROVIDED = 104'

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 643.5 SQUARE FEET
165 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

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

PRIMARY & RESERVE LEACHING AREA
EFFECTIVE LEACHING AREA REQUIRED = 578 SQUARE FEET
EFFECTIVE LEACHING AREA PROVIDED = 643.5 SQUARE FEET
165 LF OF INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS

LOT 11
HYDRAULIC GRADIENT = 14%
DEPTH RESTRICTIVE LAYER = 37"
PERCOLATION RATE = 17/6.0 MINUTES (PRIME & RESERVE)
HYDRAULIC FACTOR (HF) = 18
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF*FF*PF = 18x1.75x1.00 = 31.5
MLSS (IN FEET) PROVIDED = N/A

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

LOT 12
HYDRAULIC GRADIENT = 8%
DEPTH RESTRICTIVE LAYER = 32"
PERCOLATION RATE = 17/8.0 MINUTES (PRIME & RESERVE)
HYDRAULIC FACTOR (HF) = 26
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.00
MLSS (IN FEET) REQUIRED = HF*FF*PF = 26x1.75x1.25 = 45.5'
MLSS (IN FEET) PROVIDED = 104'

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

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

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

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

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

LOT 15
HYDRAULIC GRADIENT = 4%
DEPTH RESTRICTIVE LAYER = 35"
PERCOLATION RATE = 17/12.0 MINUTES
HYDRAULIC FACTOR (HF) = 30
4 BEDROOM HOUSE DESIGN FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.25
MLSS (IN FEET) REQUIRED = HF*FF*PF = 28x1.75x1.25 = 65.625'
MLSS (IN FEET) PROVIDED = 68'

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

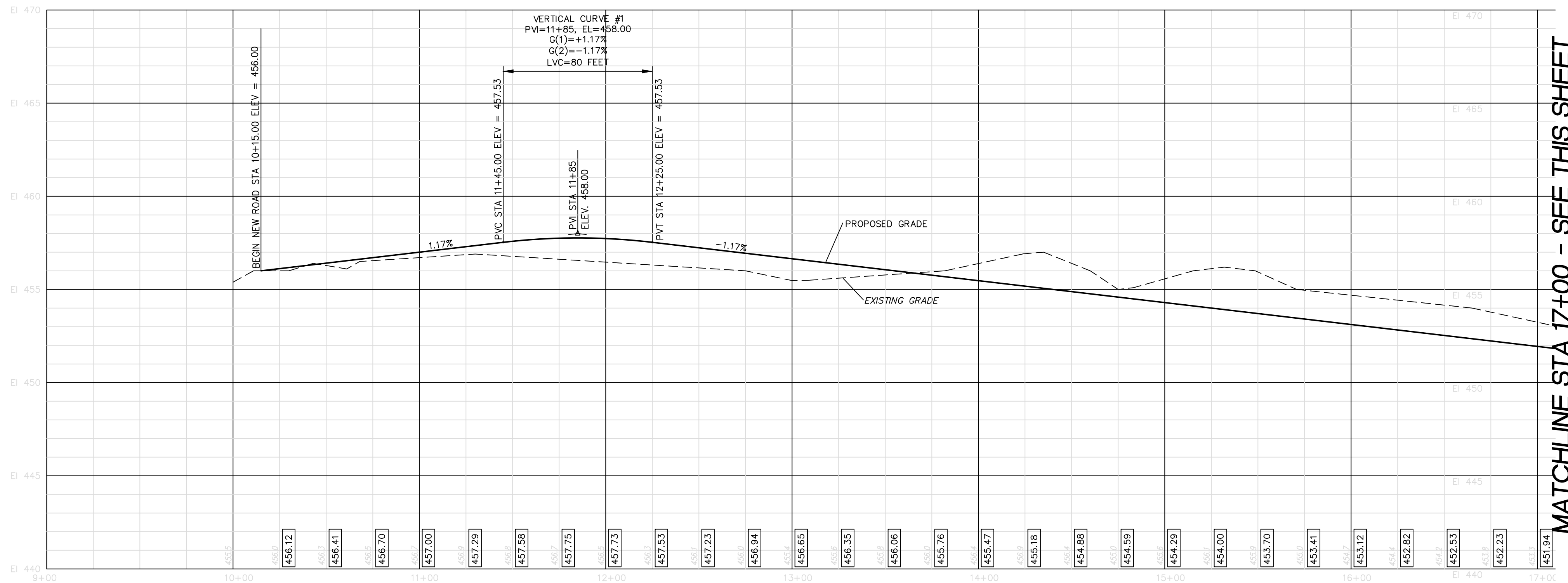


SEPTIC DESIGN DATA AND DETAILS
HOME ACRE ESTATES
FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

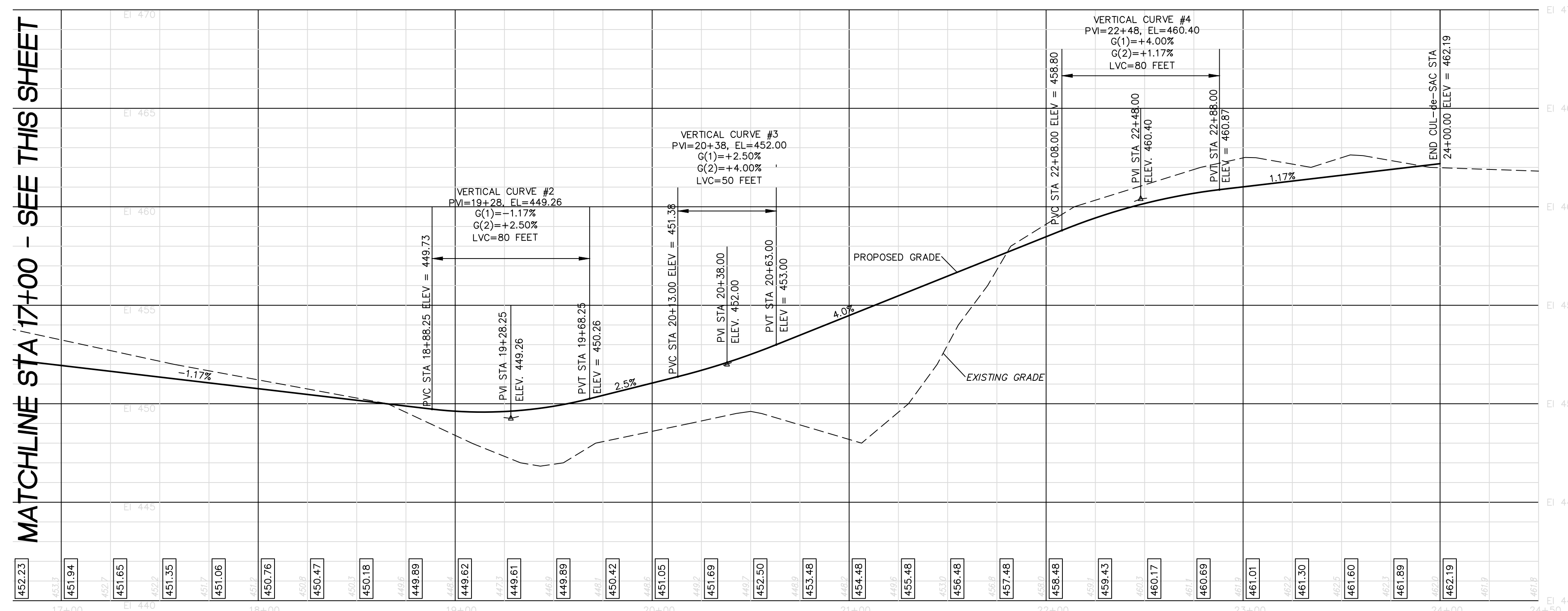
#	DATE	DESCRIPTION
2	8/27/2023	RESUBMISSION FOR IWCC COMMISSION
1	8/17/2023	CHATHAM HEALTH SUBMITTAL
#	DATE	DESCRIPTION

DATE:	7/19/2023	SCALE:	NTS	SHT #:	TD-2
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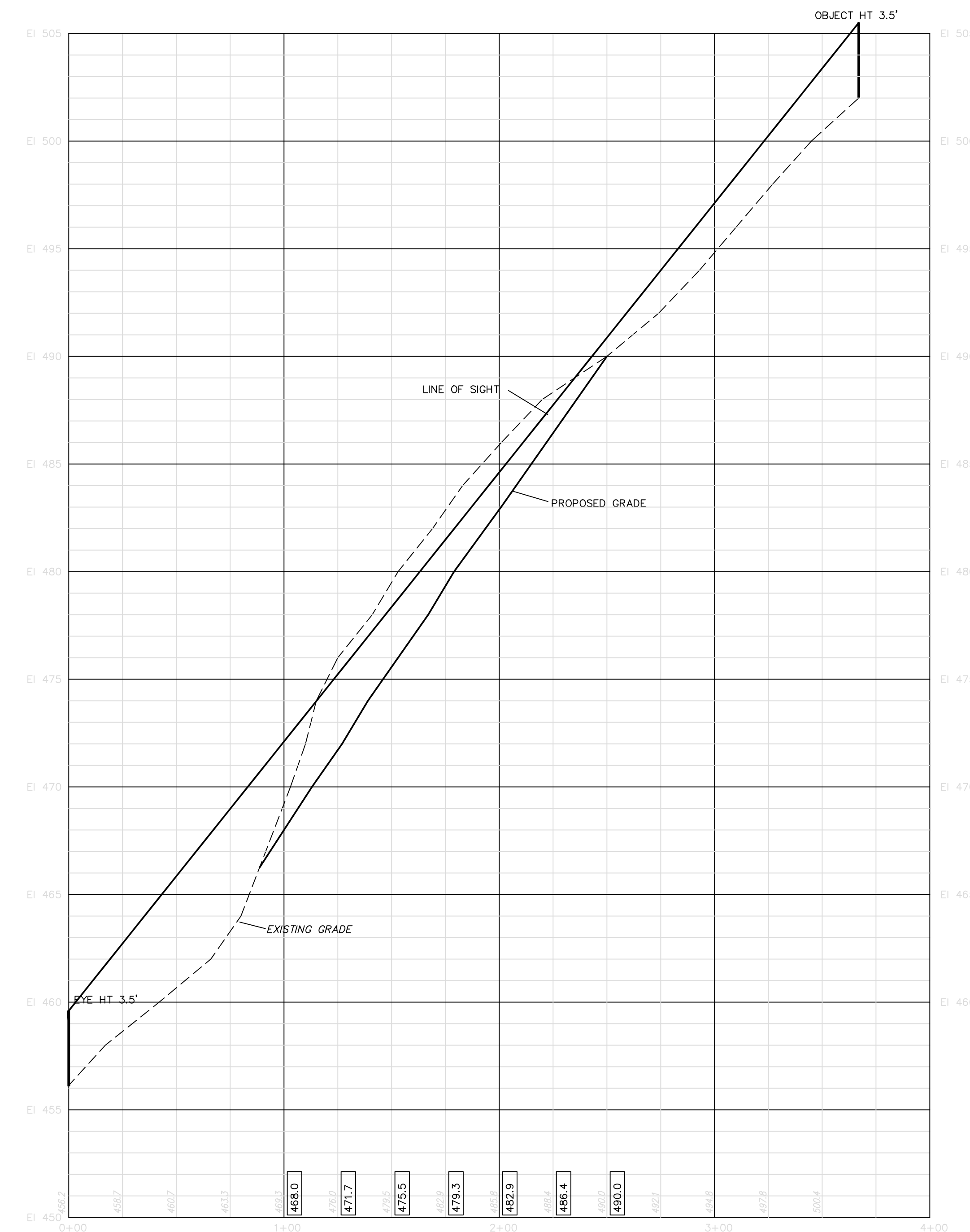
ROAD PROFILE - QUINN'S WAY

SCALE: H: 1"=40', V: 1"=4'



ROAD PROFILE - QUINN'S WAY

SCALE: H: 1"=40', V: 1"=4'



FLANDER'S ROAD SIGHTLINE LOOKING EAST

SCALE: H: 1"=40', V: 1"=4'

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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

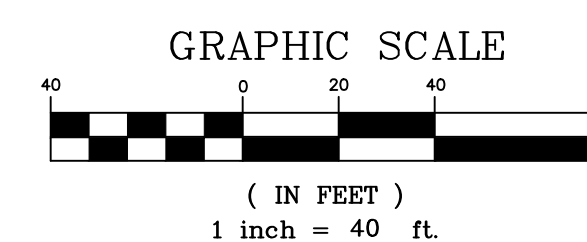
The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications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

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____



PROPERTY OWNER/APPLICANT:

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



#	DATE	DESCRIPTION
1	8/27/2023	RESUBMISSION FOR IWCC COMMISSION
		REVISIONS

ROAD AND SIGHTLINE PROFILES		
HOME ACRES ESTATES PROPERTY OF FLANDERS ROAD ESTATES, LLC FLANDERS ROAD EAST HAMPTON, CONNECTICUT		
Robert V. Baltramaitis, P.E. 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	SCALE: 1"=40' H 1"=40' H	SHT #: PP-1
7/18/2023		

Figure PS-3 Seed Mixtures for Permanent Seeding

Table with columns: No., Seed Mixture (Variety) 4, Lbs/Acre, Lbs/1,000 Sq. Ft. Rows include Kentucky Bluegrass, Creeping Red Fescue, Perennial Ryegrass, etc.

1 Use proper inoculant for legume seeds... 2 Use Pure Live Seed (PLS) = % Germination X % Purity / 100... EXAMPLE: Common Bermuda seed with 70% germination and 80% purity = (70 x 80) / 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, Catchfly, Dwarf Columbine, Purple Coneflower, Lance-leaved Coreopsis, Conflower, Ox-eye Daisy, Dame's Rocket, Scarlet Flax, Foxglove, Gayfeather, Rocky Larkspur, Spanish Larkspur, Corn Poppy, Spurred Snopdragon, 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.

Table: Temporary Seeding Rates and Dates. Columns: Species 4, Seeding Rates (pounds/acre), Optimum Seed Depth (inches), Optimum Seeding Dates (3/15 to 10/1), Plant Characteristics.

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. This project involves the development of 52.86 acres of land into a 15 lot single family residential subdivision. 2. The wetlands were delineated by James Slippery Certified Soil Scientist in March 2023. 3. There is no disturbance of any inland wetlands soils proposed with this application. There is approximately 46,400 s.f. of disturbance within the 100' upland review area. The regulated areas to be protected by the use of erosion control measures during construction and the finished surfaces such as grass and pavement.

EROSION CONTROL INTENT

THE EROSION CONTROL PLAN IS INTENDED TO MINIMIZE THE MOVEMENT OF MATERIAL INTO ADJACENT WETLANDS AND WATERCOURSES BY ONE OR MORE OF THE FOLLOWING:

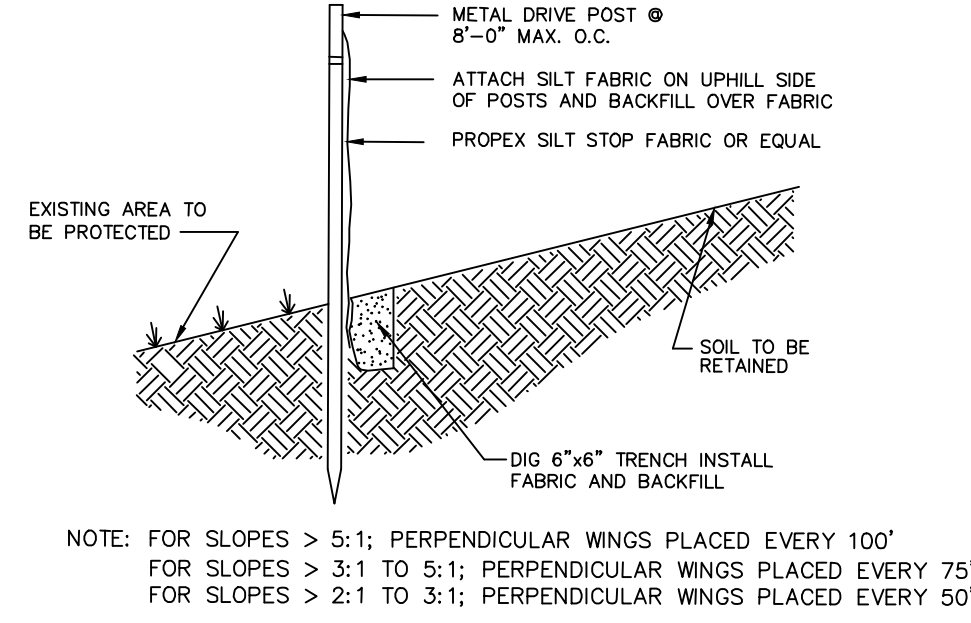
- A. LIMIT THE TIME OF BARE SOIL EXPOSURE. ONCE EXCAVATION OR FILL HAS BEEN COMPLETED AND WITHOUT WAITING UNTIL THE ENTIRE SITE IS READY, PROVIDE SOME TYPE OF GROUND COVER AS SPECIFIED. INSTALL MULCH, PAVEMENT, TEMPORARY SEEDING, OR PERMANENT SEEDING. SLOPES SHOULD BE PERMANENTLY SEEDED AS SOON AS FORMING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

CONSTRUCTION TIME SCHEDULE

- 1. Construction of individual lots will vary upon future sale, but the following guidelines shall be followed. 2. All erosion control measures shall be in place and inspected prior to start of Construction. 3. 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. 4. All erosion control measures will remain in place until final signout from the Town E&S inspector.

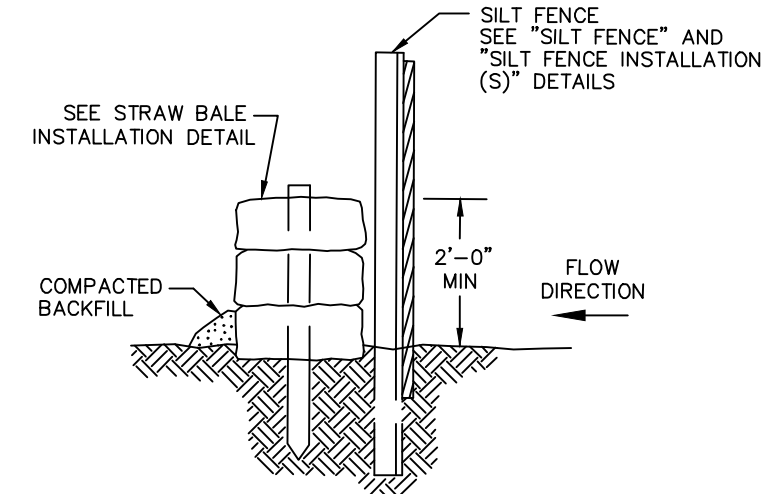
Septic System Notes:

- 1. THE BUILDING SEWER PIPE SHALL BE 4" SCH 40 PVC SET AT A MAXIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES. 2. THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,250 GALLONS. THE TANK SHALL HAVE TWO CHAMBERS, THE FIRST OF WHICH SHALL HOLD 2/3 THE REQUIRED TOTAL CAPACITY. 3. THE SEPTIC TANK SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION. THE TANK SHALL HAVE A NON-BYPASS EFFLUENT FILTER AT THE OUTLET AND POLYETHYLENE GASKETS AT THE INLET AND OUTLET. 4. THE DISTRIBUTION PIPE FROM THE TANK TO THE DISTRIBUTION BOX OR LEACHING 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%. 5. 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. 6. 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. 7. "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% 8. "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% 9. GEOTEXTILE, WHEN SPECIFIED, SHALL BE NON-WOVEN FABRIC CONFORMING TO ASTM D 5261, ASTM D 4941 AND ASTM D 4533 MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.



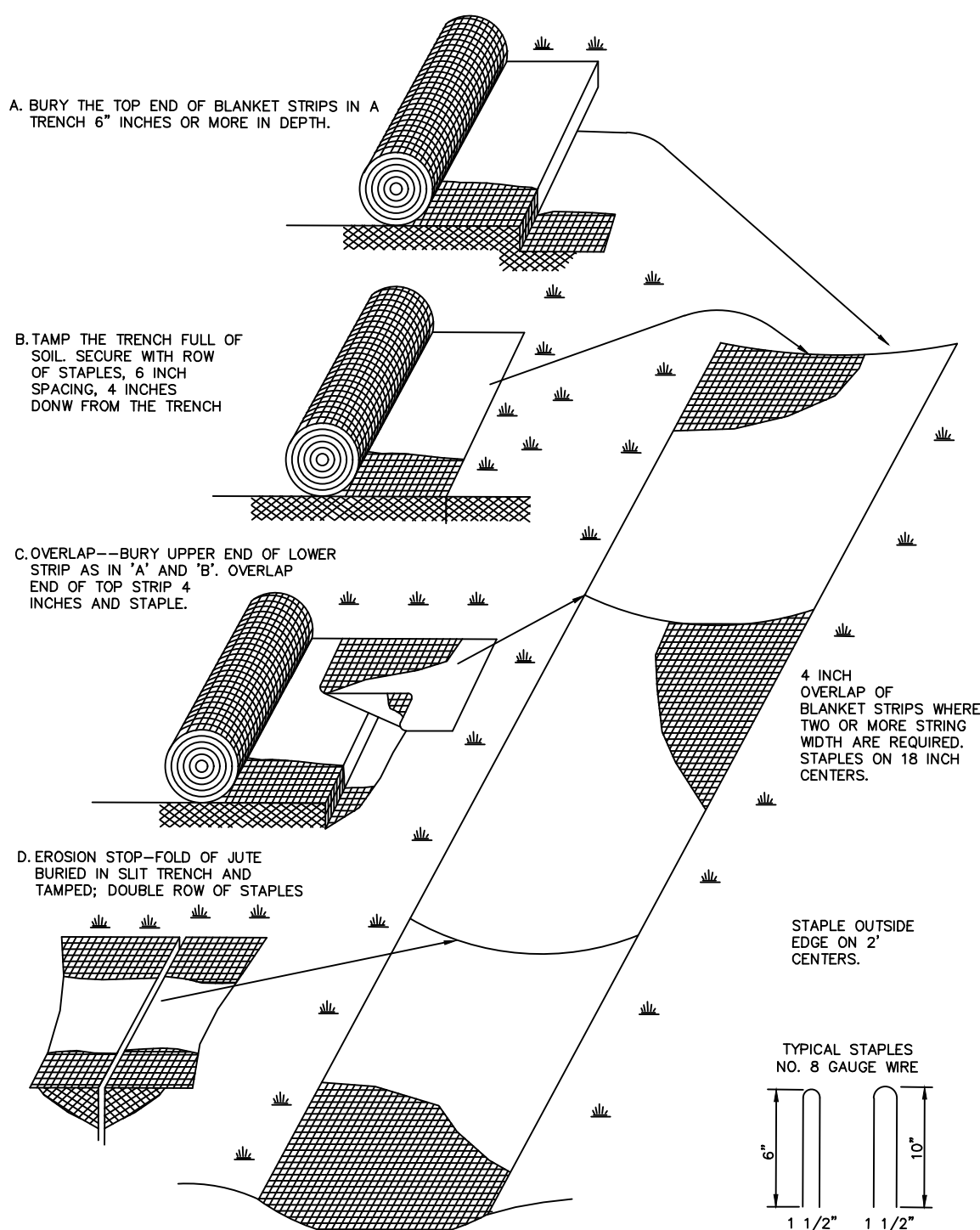
SILT FENCE

N.T.S.



SEDIMENTATION CONTROL BARRIER WITH STRAW BALE BARRIER

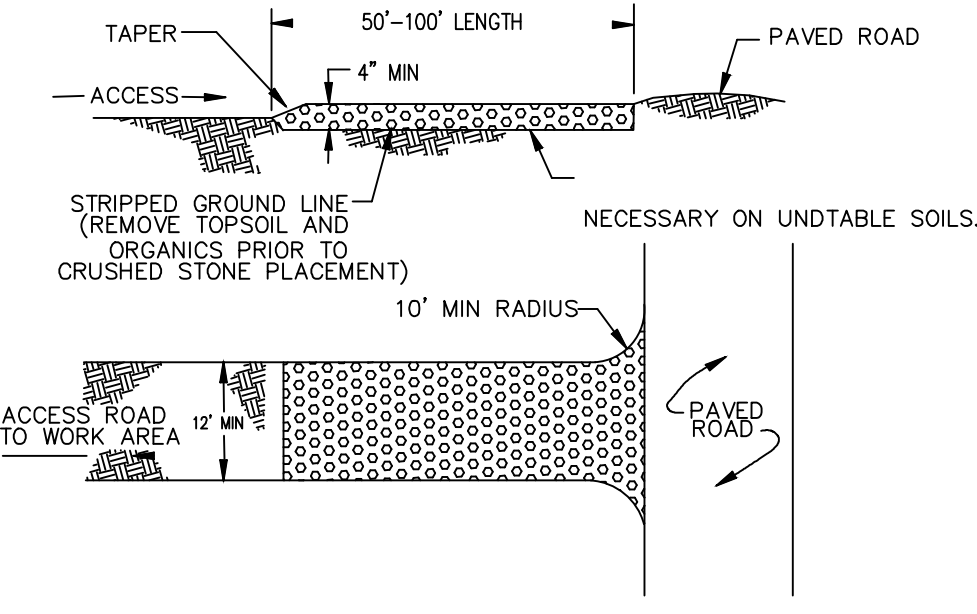
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NOTE: BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE STEEPER THAN 3:1

EROSION CONTROL BARRIER INSTALLATION DETAIL

N.T.S.



Typical Construction Entrance

N.T.S.

Figure PS-2 Selecting Seed Mix to Match Need

Table mapping Area To Be Seeded to Mixture Number and Mowing Not Req. Rows include Borrow Areas, Drainage Ditch, Diversion, Gullied and Eroded Areas, SOD Waterways, Sunny Recreation Areas, Lawns and High Maintenance Areas.

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.

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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DETAIL SHEET

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

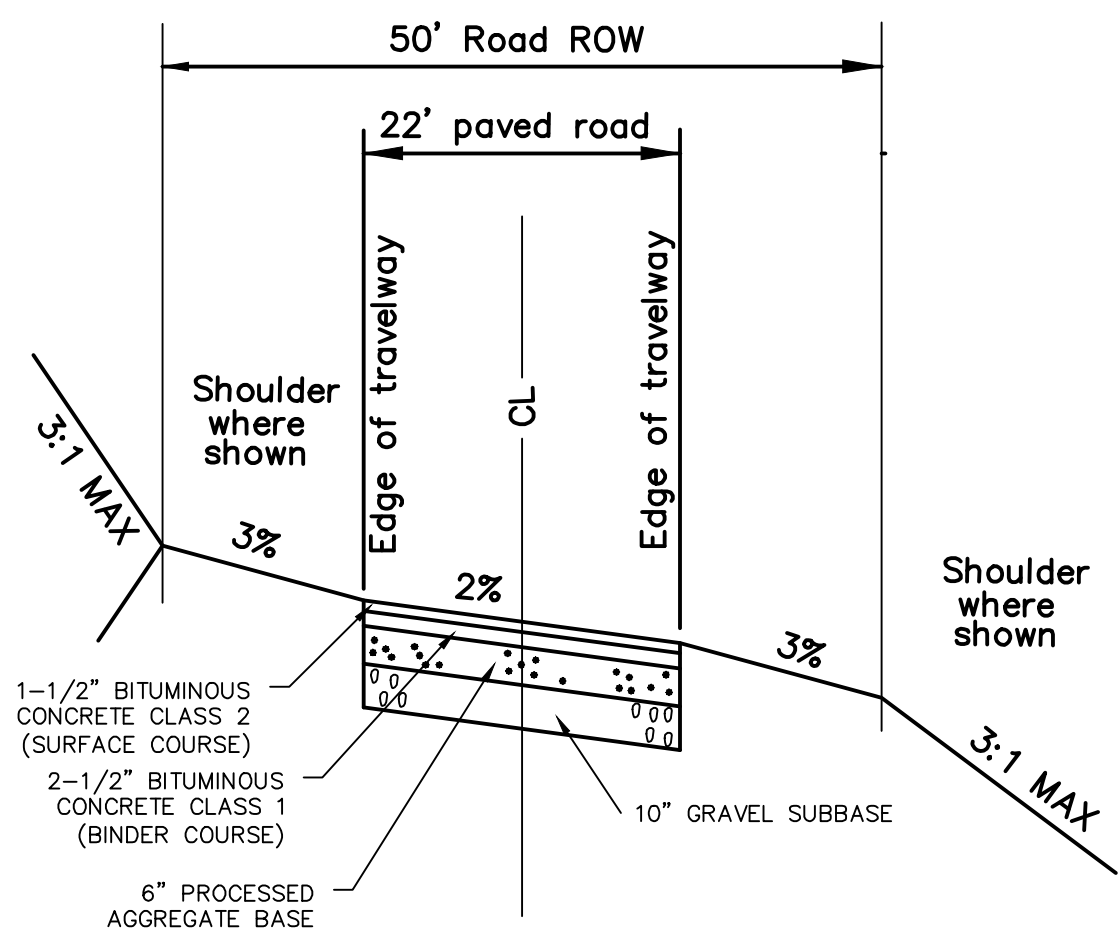
PROPERTY OWNER/APPLICANT:

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

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

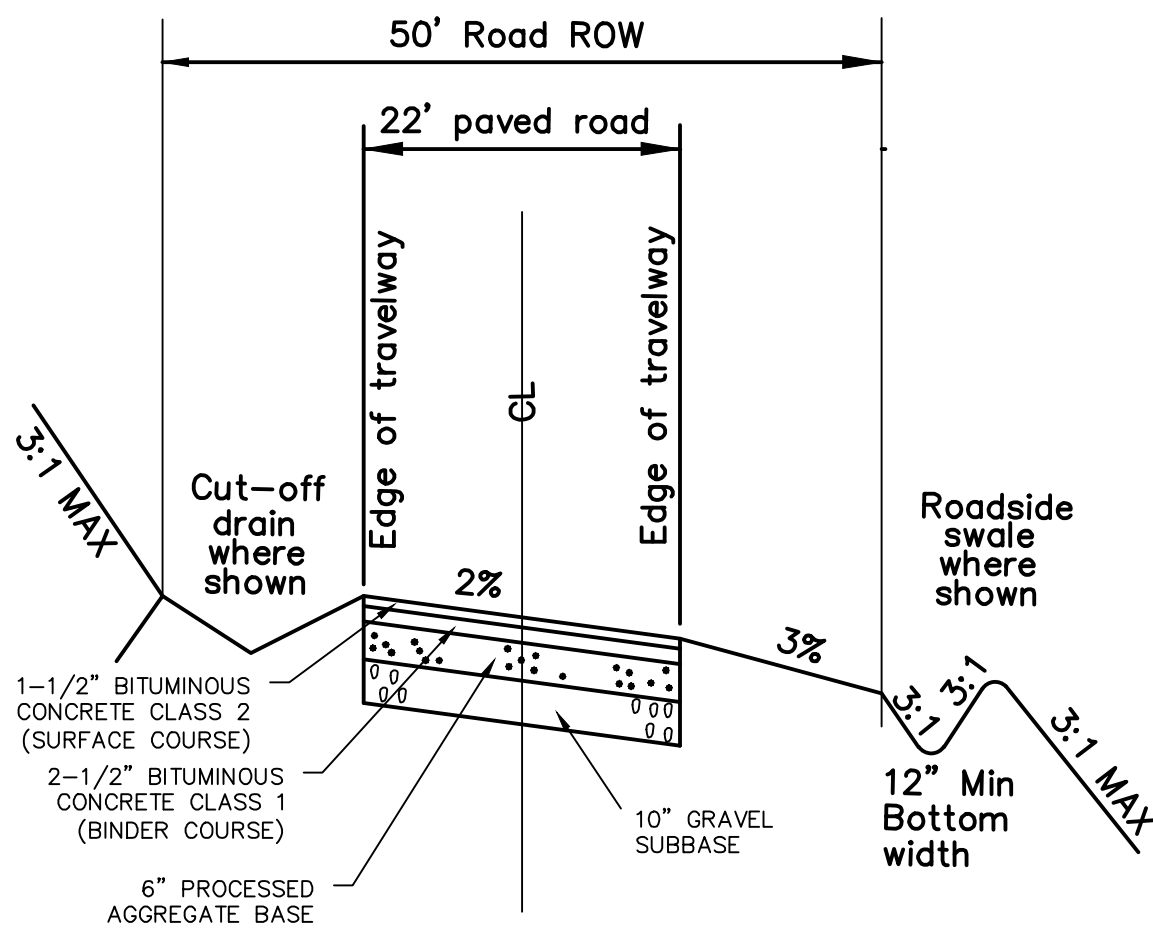
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DATE: 7/19/2023 SCALE: NTS SHT #: DN-1



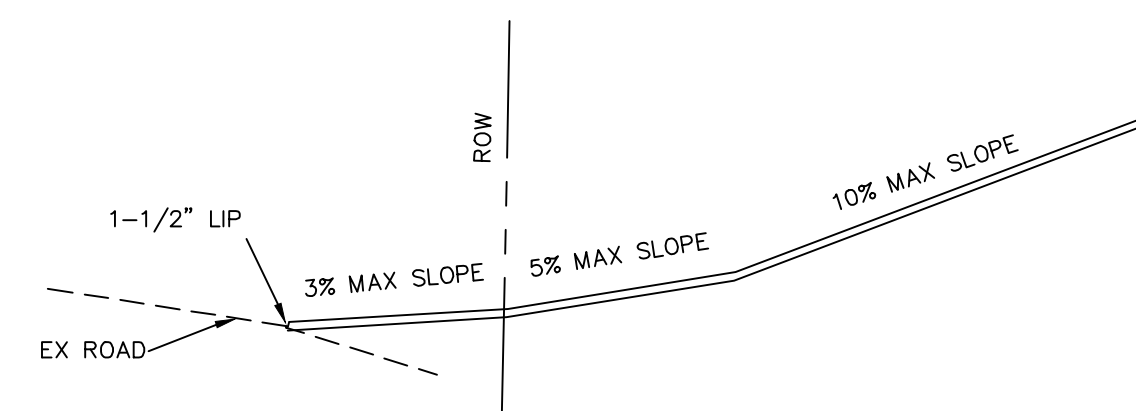
PRIVATE ROAD SECTION

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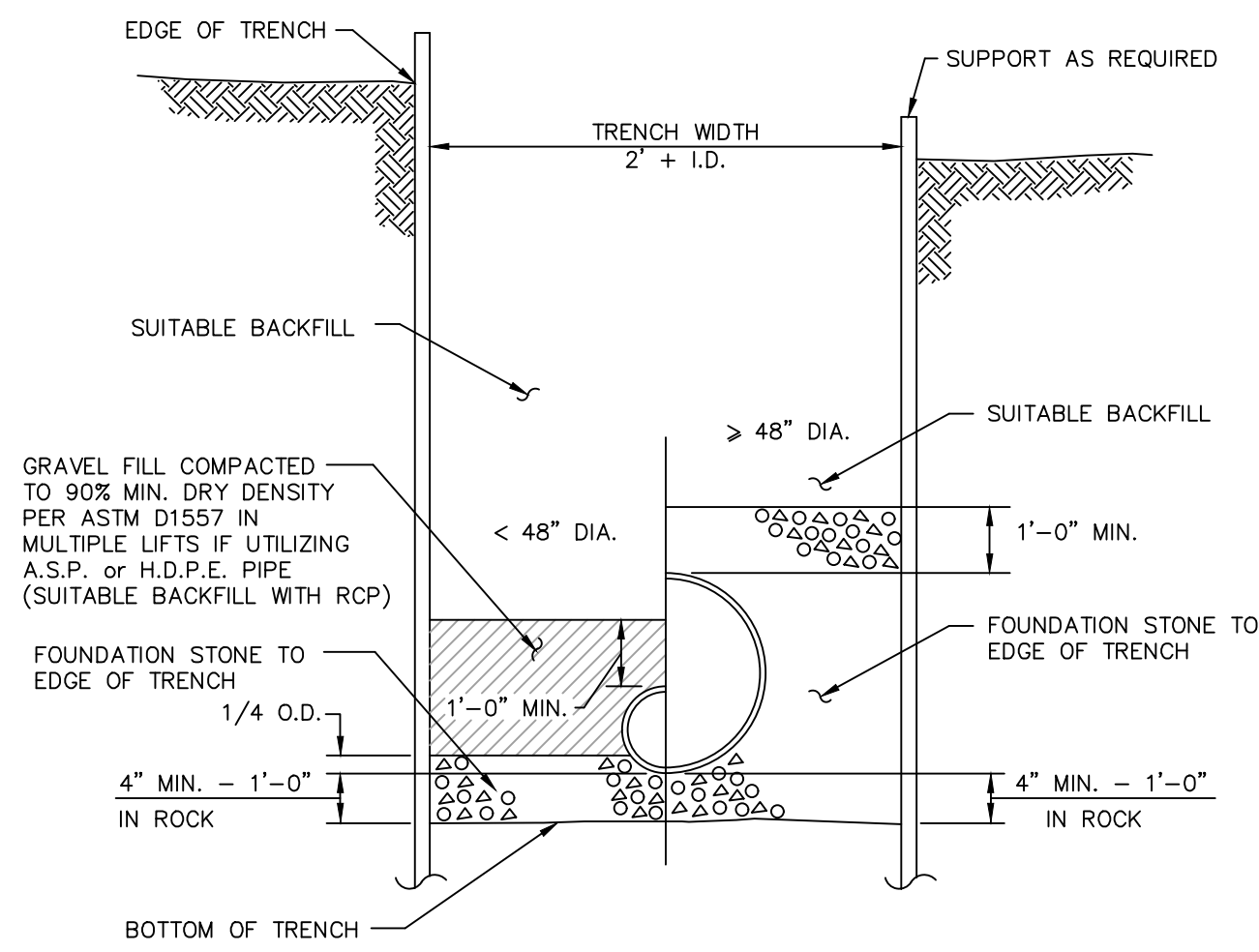
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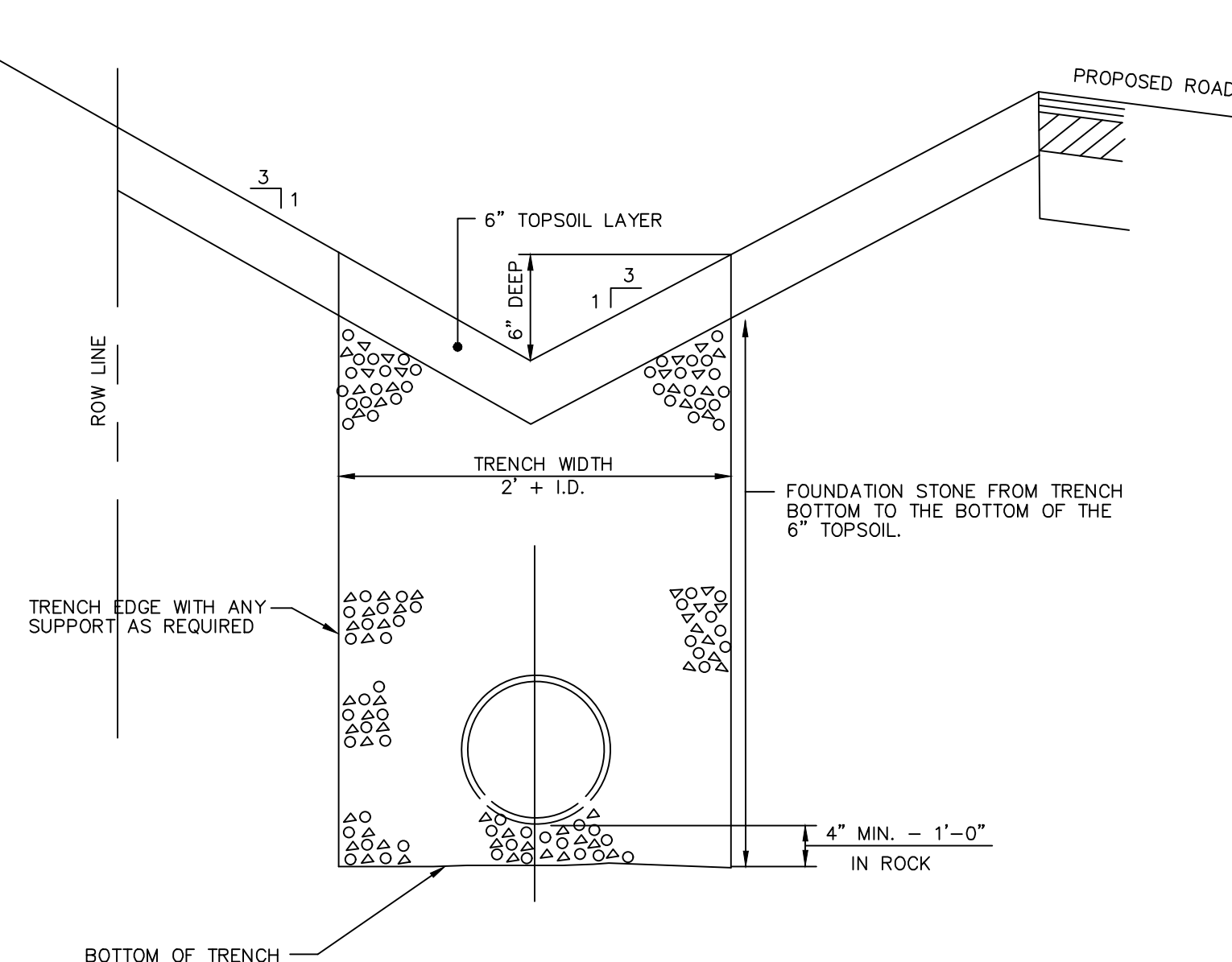
PROPOSED DRIVEWAY SECTION

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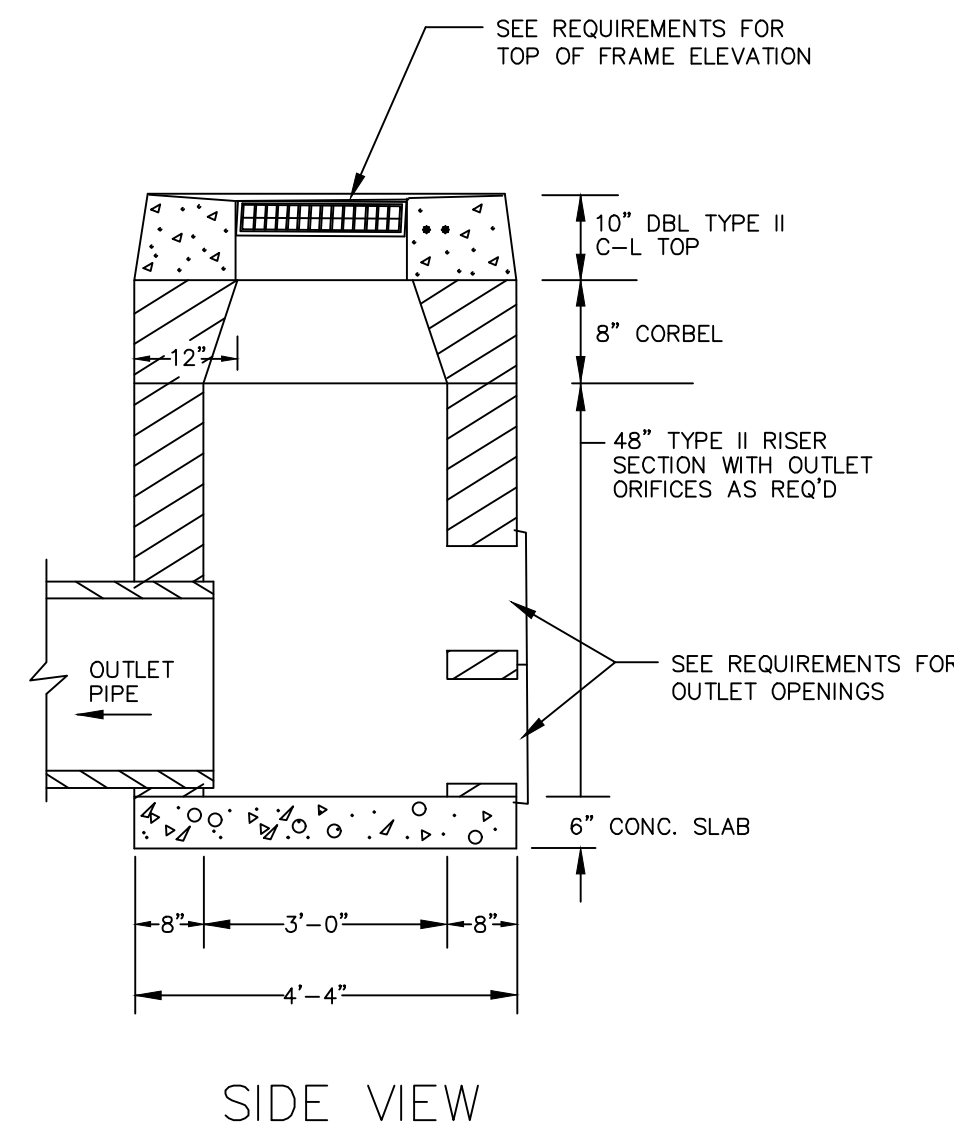
TYPICAL STORM SEWER TRENCH SECTION

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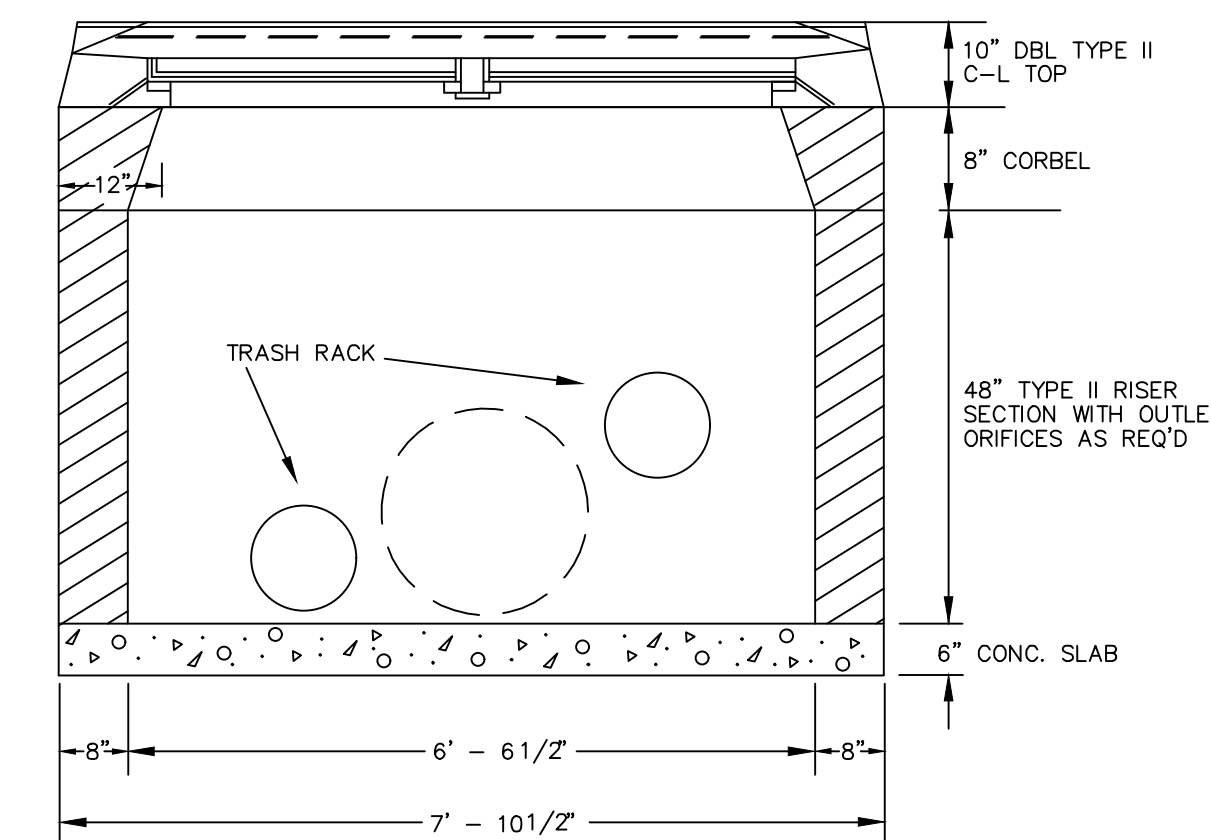


CUT-OFF DRAIN TRENCH SECTION

N.T.S.



SIDE VIEW



FRONT VIEW

OUTLET CONTROL STRUCTURES

N.T.S.

	DETENTION BASIN #1	DETENTION BASIN #2
SPILLWAY ELEVATION	10' WIDE @ 441.50	10' WIDE @ 425.50
TOP OF FRAME ELEVATION	441.00	425.00
OVERFLOW WEIR	N/A	18"W @ 423.00
ORIFICE 1	12" @ EL=436.50	12" @ EL=420.00
ORIFICE 2	12" @ EL=436.50	12" @ EL=420.00
ORIFICE 3	12" @ EL=438.00	12" @ EL=422.00
ORIFICE 4	N/A	N/A
OUTLET PIPE	30" @ EL=436.50	24" @ EL=420.00

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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FLANDERS ROAD
EAST HAMPTON, CONNECTICUT

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

PROPERTY OWNER/APPLICANT:

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

#	DATE	DESCRIPTION

DATE: 8/19/2023 SCALE: NTS SHT #: DN-2

