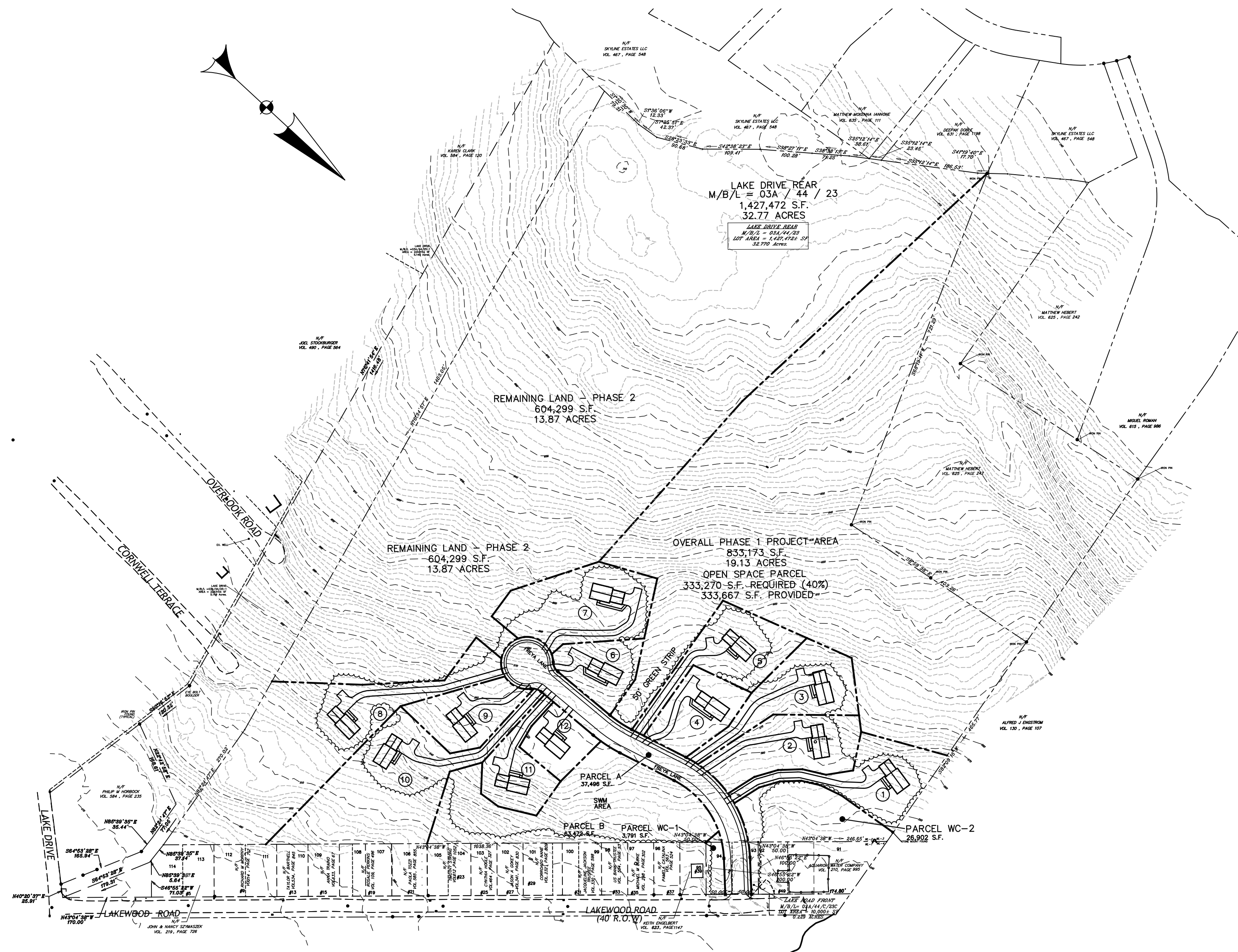


VICINITY MAP

SCALE: 1"=1000'

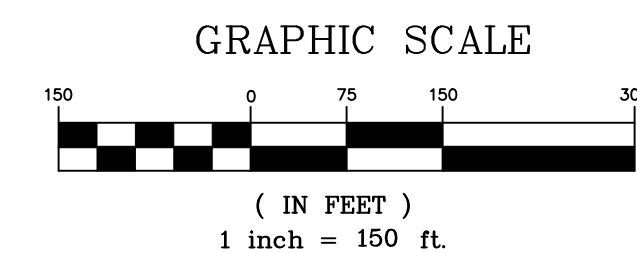
LAKE OVERLOOK ESTATES RESIDENTIAL OPEN SPACE SUBDIVISION LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT PLANNING & ZONING APPLICATION AND INLAND WETLAND APPLICATION

**East Hampton Land Use
RCVD 4.29.2024**



OVERALL SITE PLAN

SCALE: 1"=150'



#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
REVISIONS		

Project Narrative

The applicant proposes to subdivide the existing R-3 zoned, 32.77 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 680 If Public Road to be maintained by the Town of East Hampton. The Town will also maintain the onsite stormwater detention facilities. In addition to the previous mentioned stormwater facilities, two (2) rain gardens are shown on Lot 1 and 2, which will be maintained by the individual lot owners. The project will be served by public water and sewer.

This Phase 1 project proposes a 680 If Public Road to be maintained by the Town of East Hampton. The Town will also maintain the onsite

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 56,780 SF. of which this application proposes to disturb 28,129 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	IMPROVEMENT LOCATION SURVEY
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/DETAIL PLAN
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

Land Use Attorney:

Timothy W Furey, Esq.
Furey, Donovan, Commey & Dyer, P.C.
43 Bellevue Ave, Bristol CT 06010
Phone: 860-589-4343

Soil Scientist:

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

Surveyor:

Jay Soni, PLS
CT Land Surveying, LLC
58 Old Tavern Road, Orange CT 06477
Phone: 203-503-1193

Engineer

Rpbry Baltramaitis, PE
27 Tammy Hill Road
Wallingford CT 06492
Phone: 203-915-8301

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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COVER SHEET		
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	AS SHOWN	CV-1

SUMMARY OF PARCEL TRANSFERS

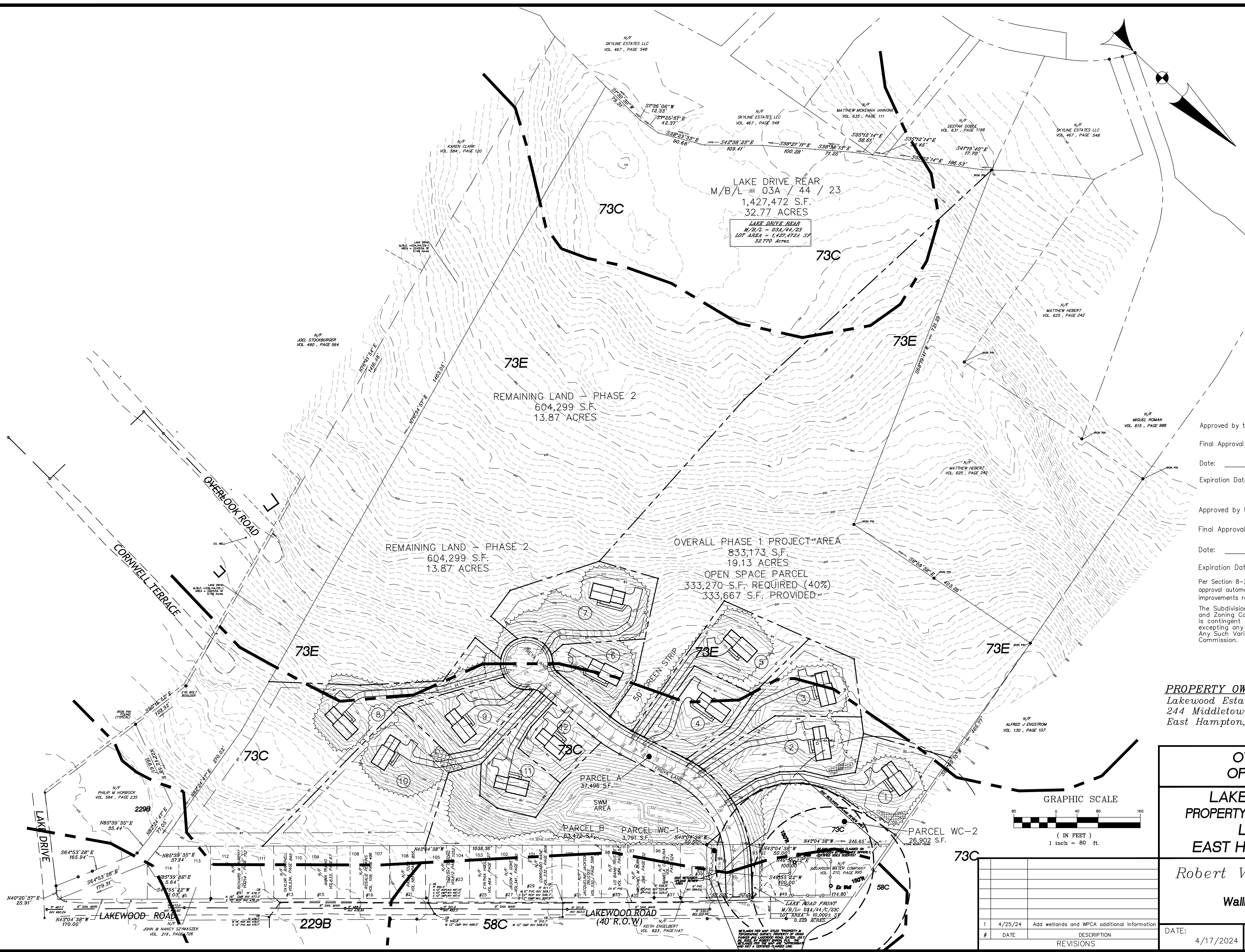
PARCEL "WC1" - 3,791 S.F. (0.09 AC)
 TO BE CONVEYED TO THE AQUARIUM WATER COMPANY

PARCEL "WC2" - 26,902 S.F. (0.62 AC)
 TO BE CONVEYED TO THE AQUARIUM WATER COMPANY

PARCEL "A" (ROAD) - 37,496 S.F. (0.86 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON

PARCEL "B" (SWM FACILITY) - 63,472 S.F. (1.46 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON

OPEN SPACE PARCEL - 333,667 S.F. (7.66 AC)
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON



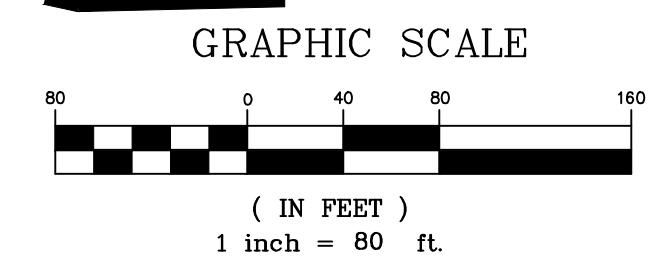
LAKE DRIVE REAR
 M/B/L = 03A / 44 / 23
 1,427,472 S.F.
 32.77 ACRES

REMAINING LAND - PHASE 2
 604,299 S.F.
 13.87 ACRES

REMAINING LAND - PHASE 2
 604,299 S.F.
 13.87 ACRES

OVERALL PHASE 1 PROJECT AREA
 833,173 S.F.
 19.13 ACRES

OPEN SPACE PARCEL
 333,270 S.F. REQUIRED (40%)
 333,667 S.F. PROVIDED



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

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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

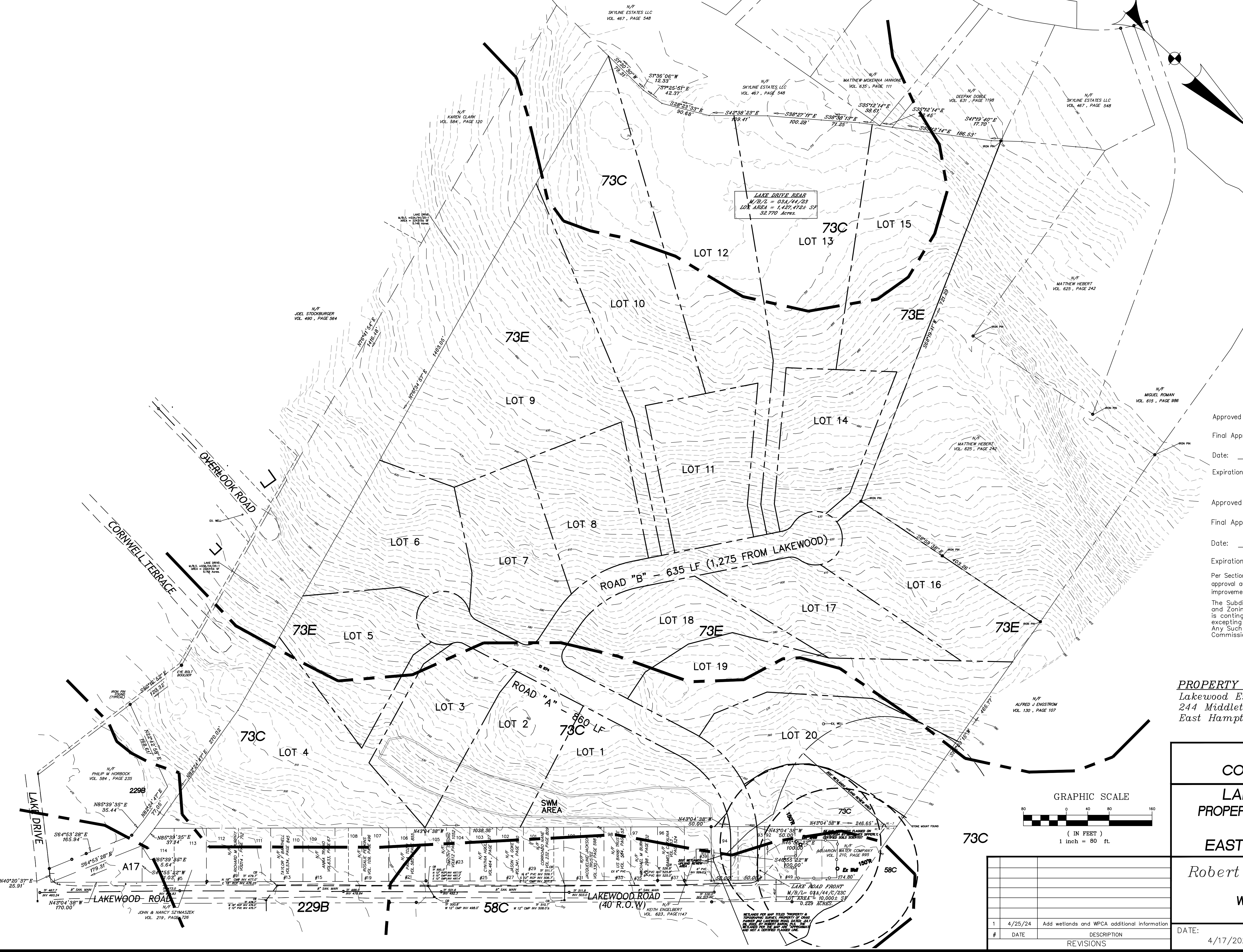
#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
#		REVISIONS

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

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

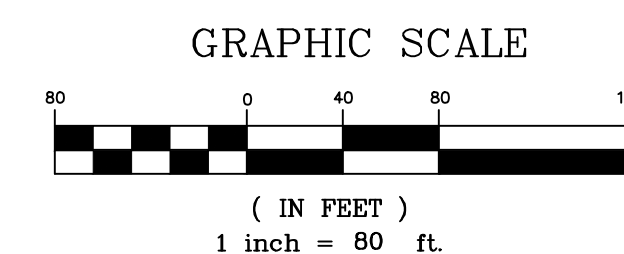
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 244 Middletown Ave
 East Hampton, CT 06424



#	DATE	DESCRIPTION
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#		REVISIONS

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

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:

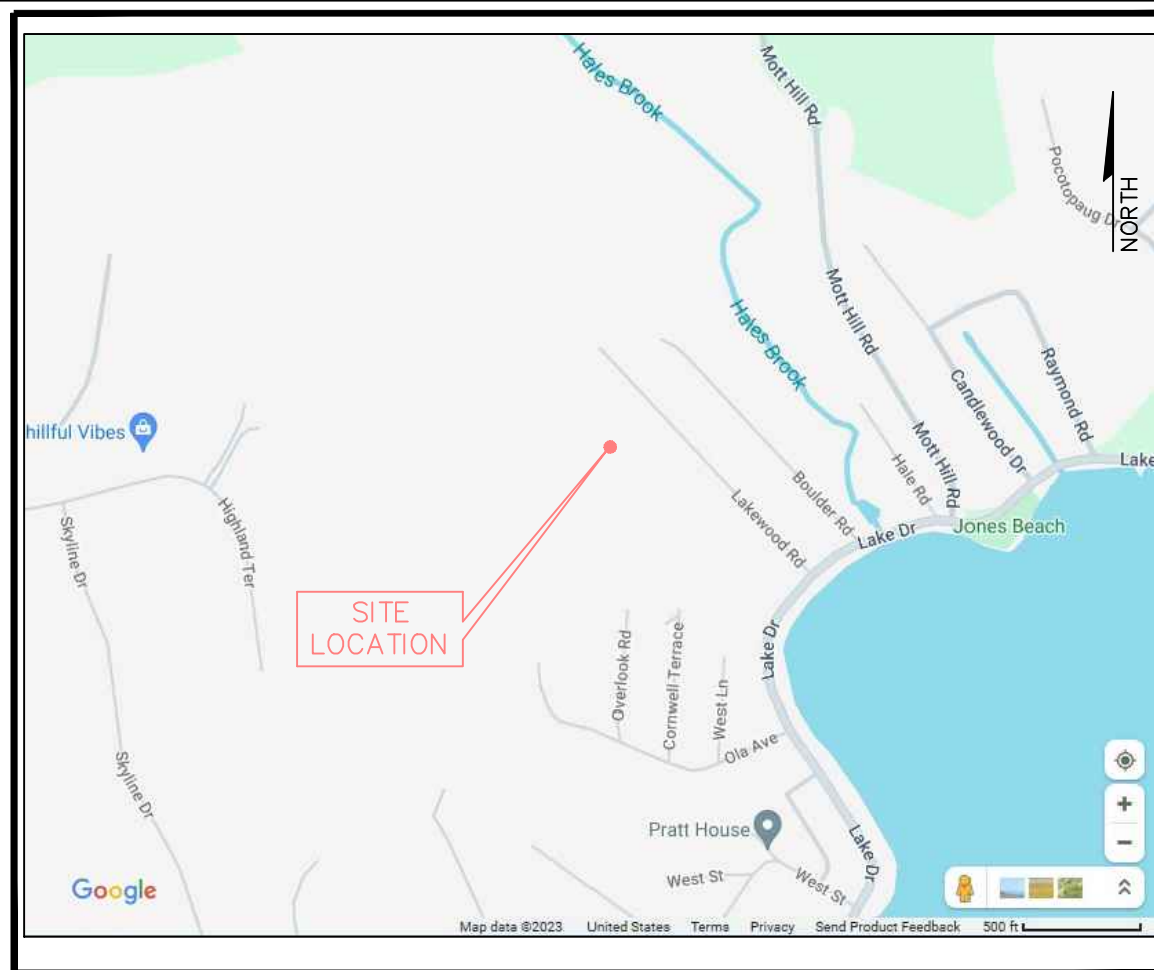
- PROPERTY SUBJECT TO AN EASEMENT IN THE FAVOR OF THE CT LIGHT & POWER AS PER VOL. 65, PAGE 398.
- PROPERTY SUBJECT TO ANY RIGHTS FOR THE INSTALLATION AND MAINTENANCE OF WATER LINES AND MAINS IN FAVOR OF THE LAKEWOOD ROAD WATER COMPANY AS PER VOL. 111, PAGE 365.
- PROPERTY SUBJECT TO AN EASEMENTS, RESTRICTIONS,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

**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.

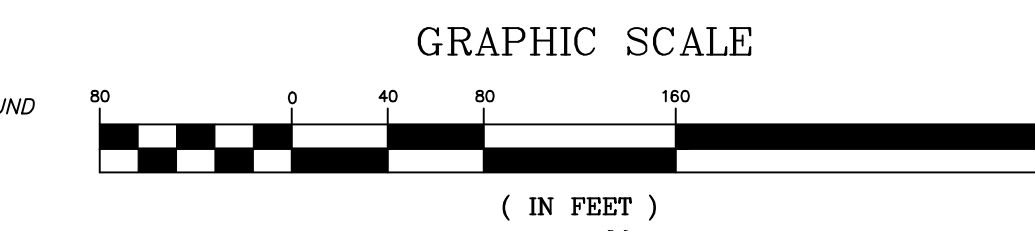
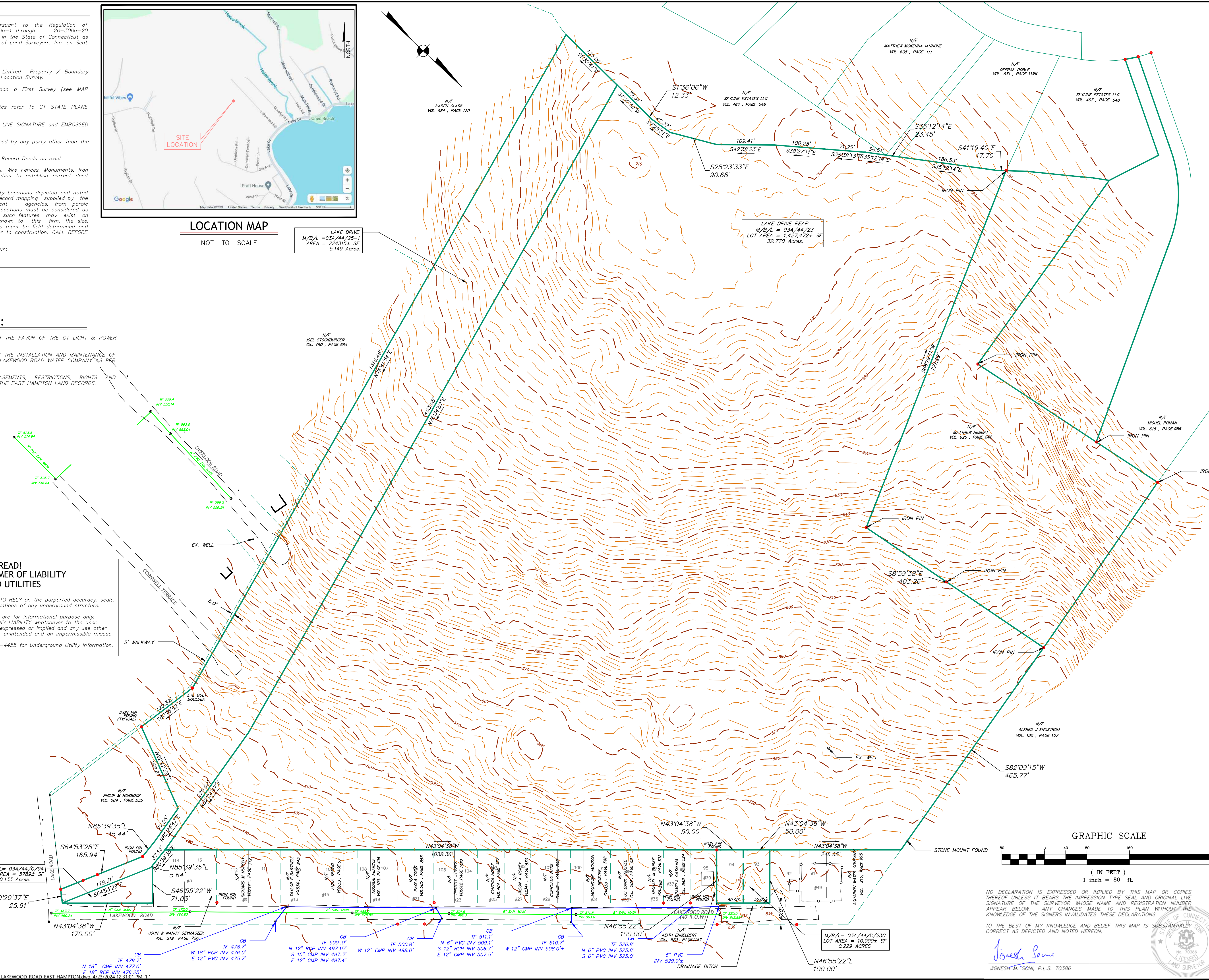


LOCATION MAP

NOT TO SCALE

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

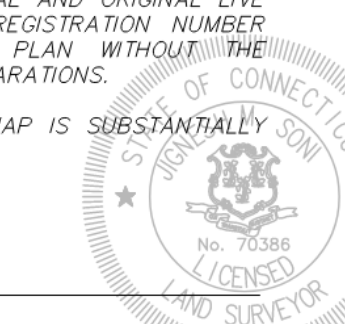
LAKE DRIVE REAR
M/B/L = 03A/44/23
LOT AREA = 1,427,472± SF
32.770 Acres.



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.

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	DESCRIPTION	REVISIONS
2	04-23-2024	UPDATED SURVEY	
1	04-16-2024	UPDATED SURVEY	



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: cctland2005@gmail.com


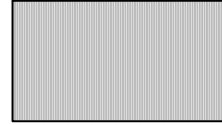
IMPROVEMENT LOCATION SURVEY
PREPARED FOR
LAKEWOOD ESTATES LLC
LAKE DRIVE REAR,
EAST HAMPTON, CONNECTICUT

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

IMPROVEMENT
LOCATION SURVEY

SHEET NUMBER:
EX-1

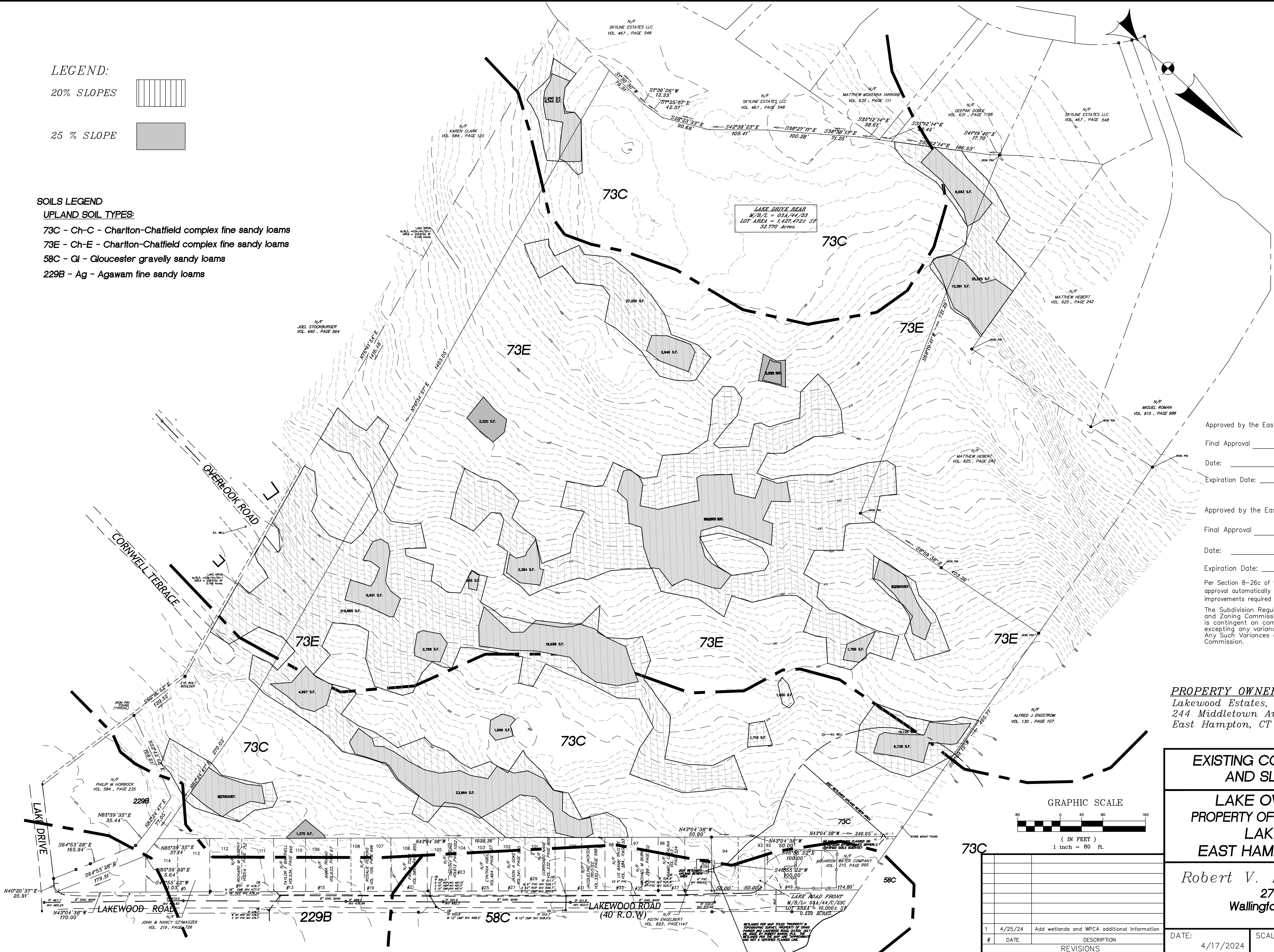
LEGEND:

- 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



Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman
 Date: _____
 Expiration Date: _____

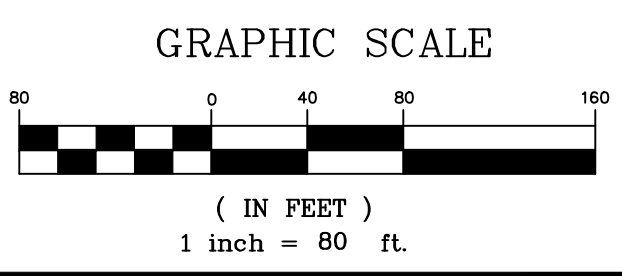
Approved by the East Hampton Planning & Zoning Commission

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



#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
#		REVISIONS

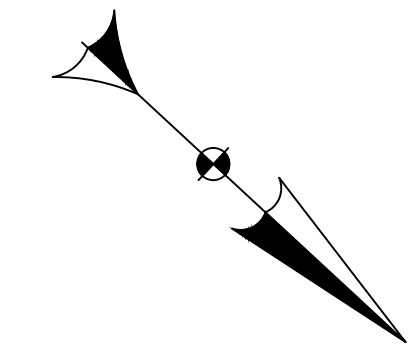
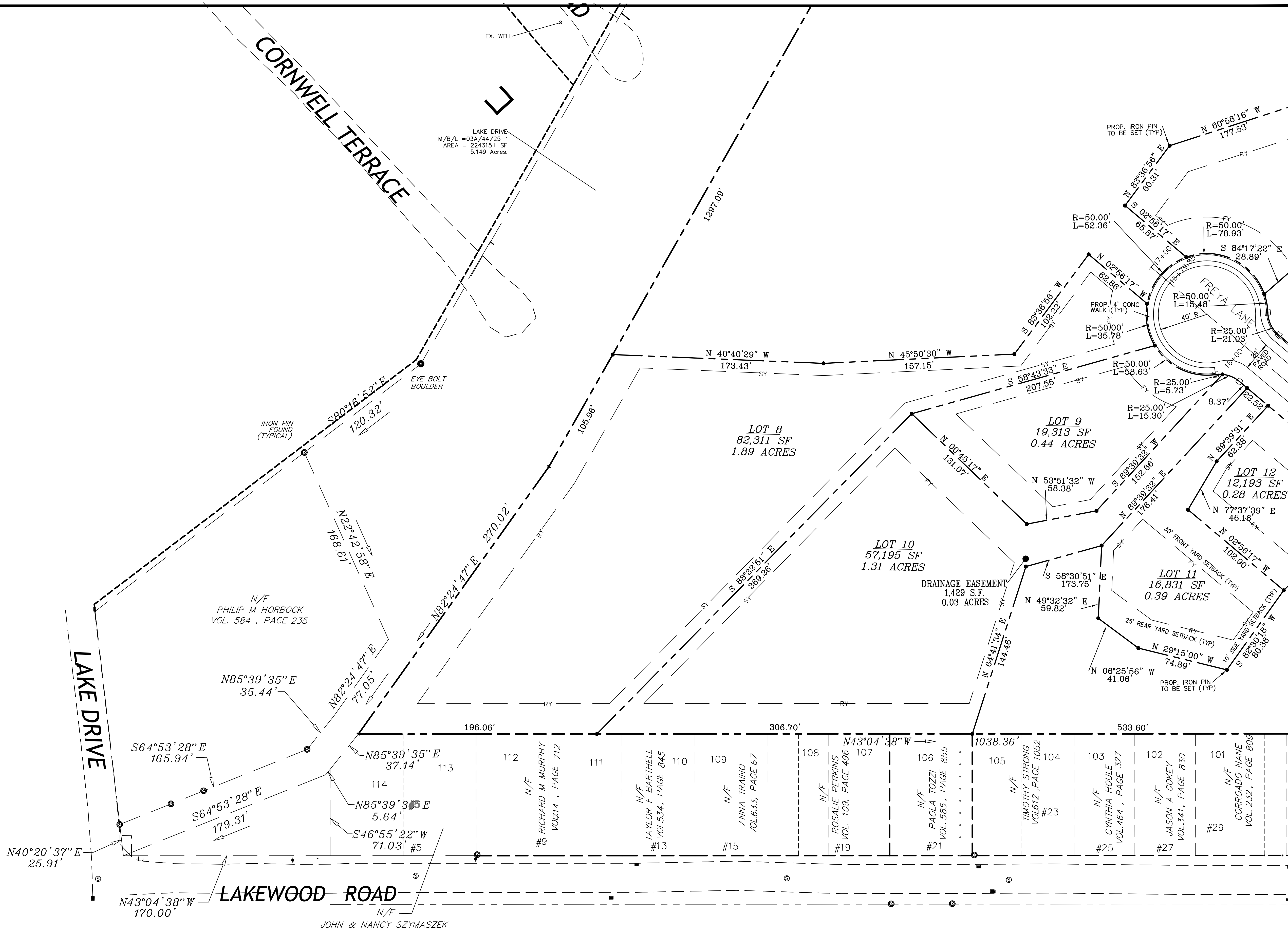
EXISTING CONDITIONS- SOILS MAP AND SLOPE STUDY PLAN

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: 4/17/2024 SCALE: 1" = 80' SHT #: EX-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: _____

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

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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



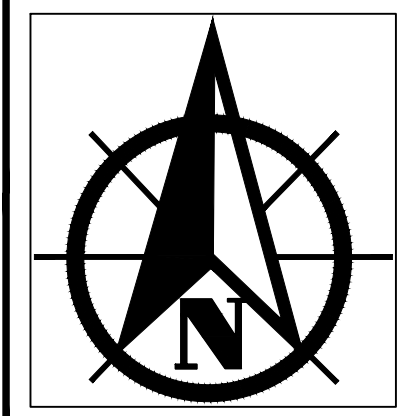
MAP REFERENCE:
 1. PLEASE SEE SHEET EX-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft

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.

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



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

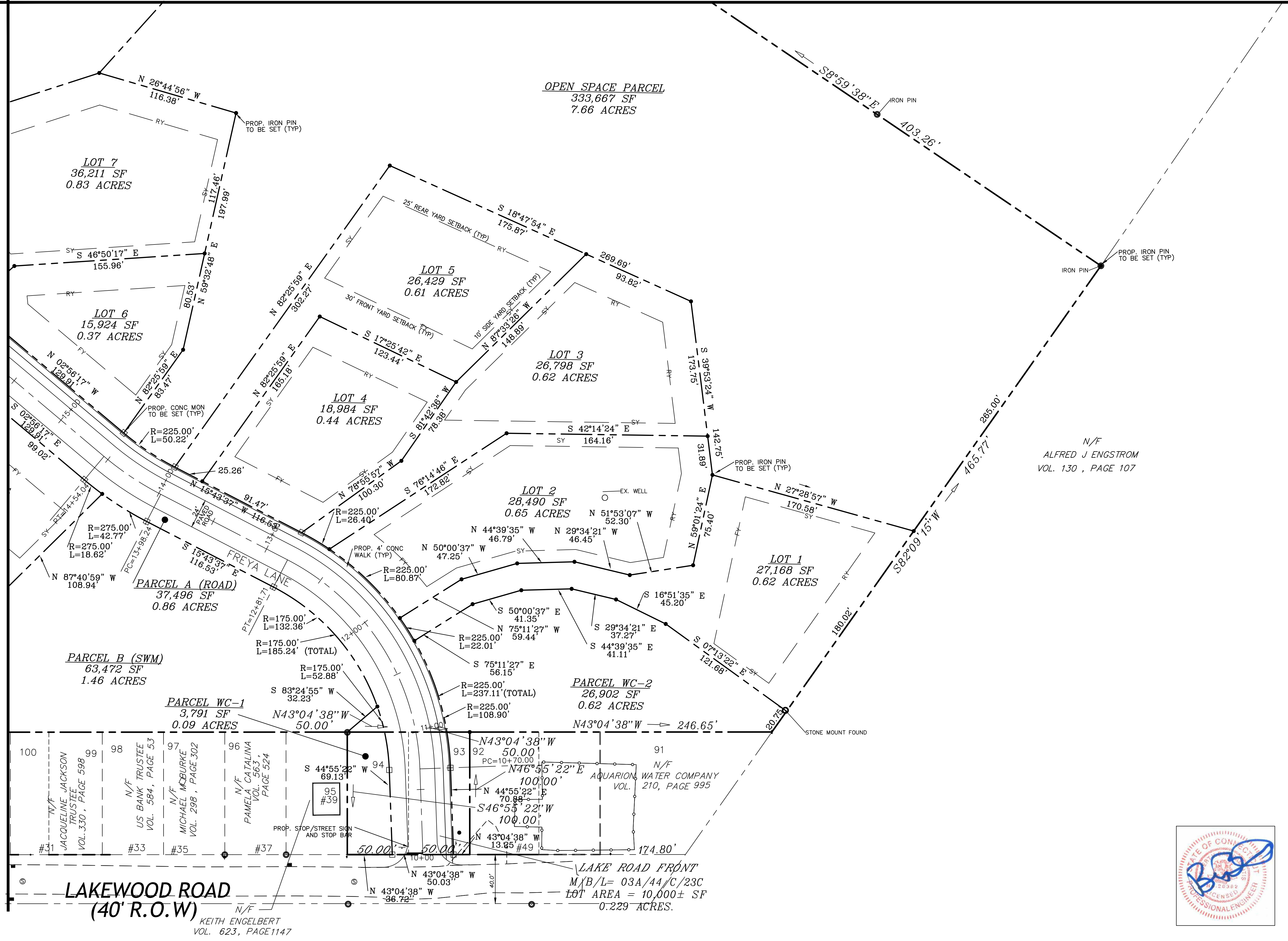
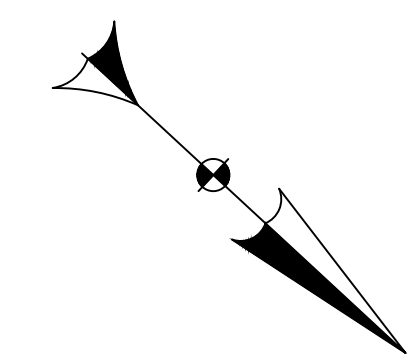
CT LAND SURVEYING, LLC
 58 OLD TAVERN ROAD
 ORANGE, CT 06477
 P: (203) 503-1193
 FAX: (203) 404-0411
 EMAIL: JSONI2@YAHOO.COM

#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
#	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
333,667 SF
7.66 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
26,798 SF
0.62 ACRES

LOT 4
18,984 SF
0.44 ACRES

LOT 2
28,490 SF
0.65 ACRES

LOT 1
27,168 SF
0.62 ACRES

PARCEL A (ROAD)
37,496 SF
0.86 ACRES

PARCEL B (SWM)
63,472 SF
1.46 ACRES

PARCEL WC-1
3,791 SF
0.09 ACRES

PARCEL WC-2
26,902 SF
0.62 ACRES

N/F
ALFRED J ENGSTROM
VOL. 130, PAGE 107

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: _____

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SUBDIVISION PLAN

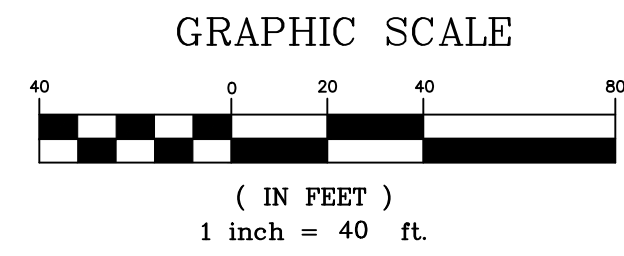
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PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

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

MAP REFERENCE:

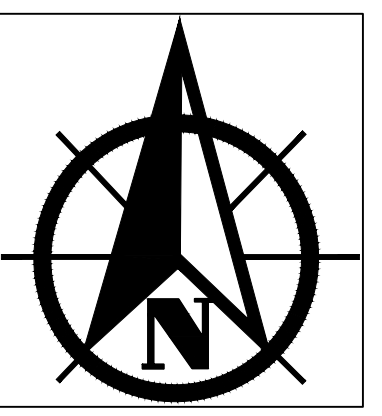
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SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING

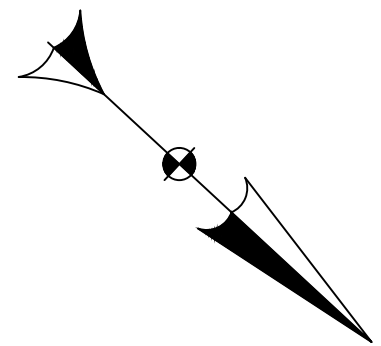
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FAX: (203) 404-0411
EMAIL: JSONI2@YAHOO.COM

#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
REVISIONS		

MATCH LINE SEE SHEET SP-4

LAKE DRIVE REAR
M/B/L = 03A/44/23
LOT AREA = 1,427,472± SF
32.770 Acres.

OPEN SPACE PARCEL
333,667 SF
7.66 ACRES



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

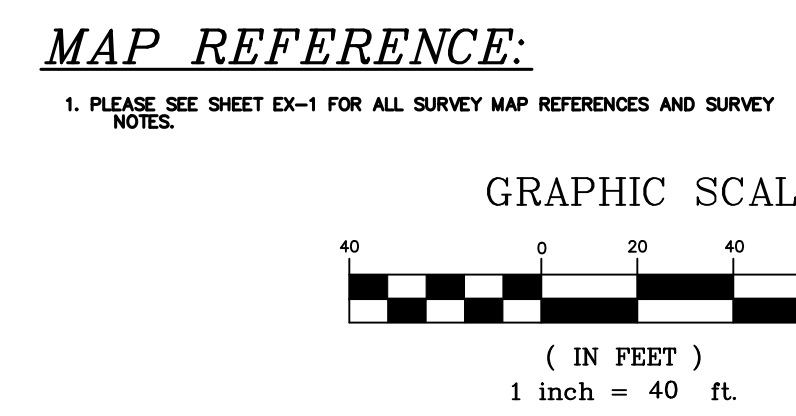
Approved by the East Hampton Inland Wetlands & Watercourse Agency
Final Approval _____ Chairman
Date: _____
Expiration Date: _____

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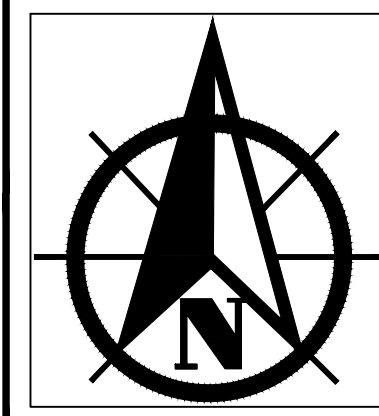


MATCH LINE SEE SHEET SP-2



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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: JSONIZ@YAHOO.COM

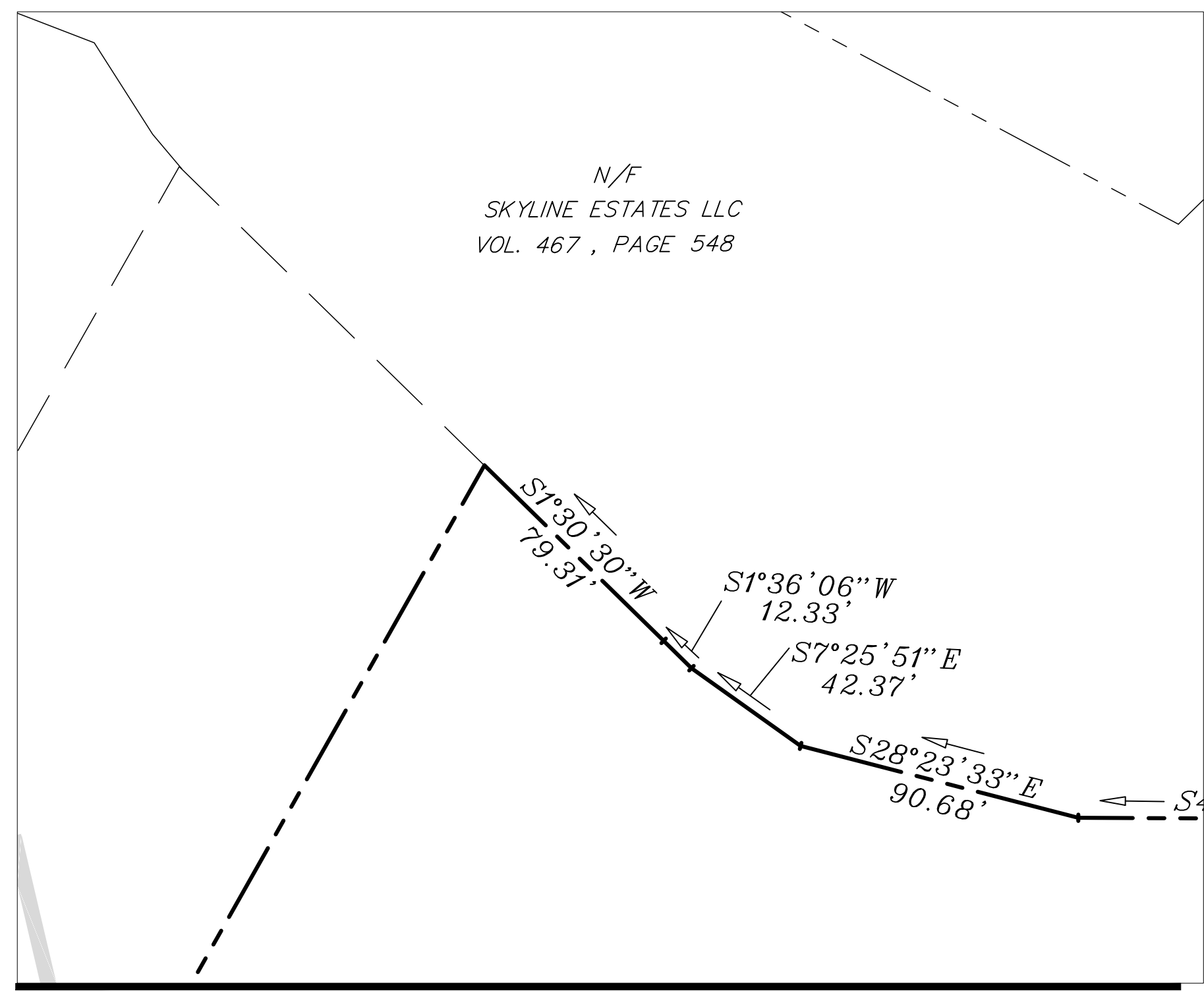
#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
REVISIONS		

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-3

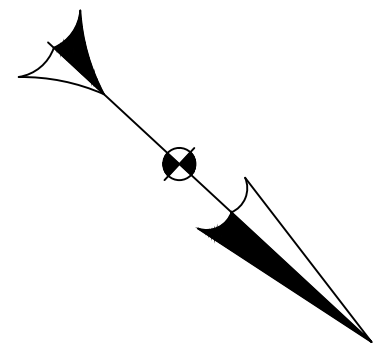


N/F
SKYLINE ESTATES LLC
VOL. 467, PAGE 548

N/F
KAREN CLARK
VOL. 584, PAGE 120

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

MATCH LINE SEE THIS SHEET



MATCH LINE SEE THIS SHEET

N/F
JOEL STOCKBURGER
VOL. 490, PAGE 564

N76°41'54\"/>

1403.05'

REMAINING LAND - PHASE 2
604,299 S.F.
13.87 ACRES

OVERLOOK ROAD

MATCH LINE SEE SHEET SP-1

MATCH LINE SEE SHEET SP-3

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

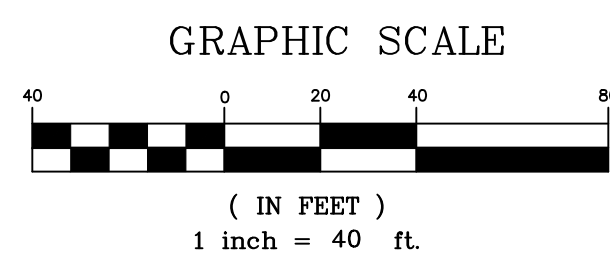
**LAKE OVERLOOK ESTATES
PROPERTY OF LAKEWOOD ESTATES, LLC
LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT**

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

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

MAP REFERENCE:

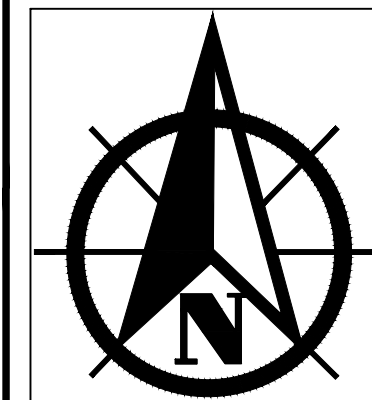
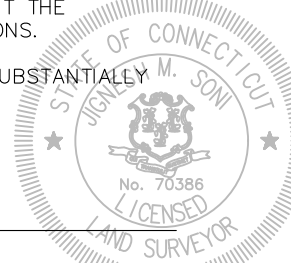
1. PLEASE SEE SHEET EX-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.



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



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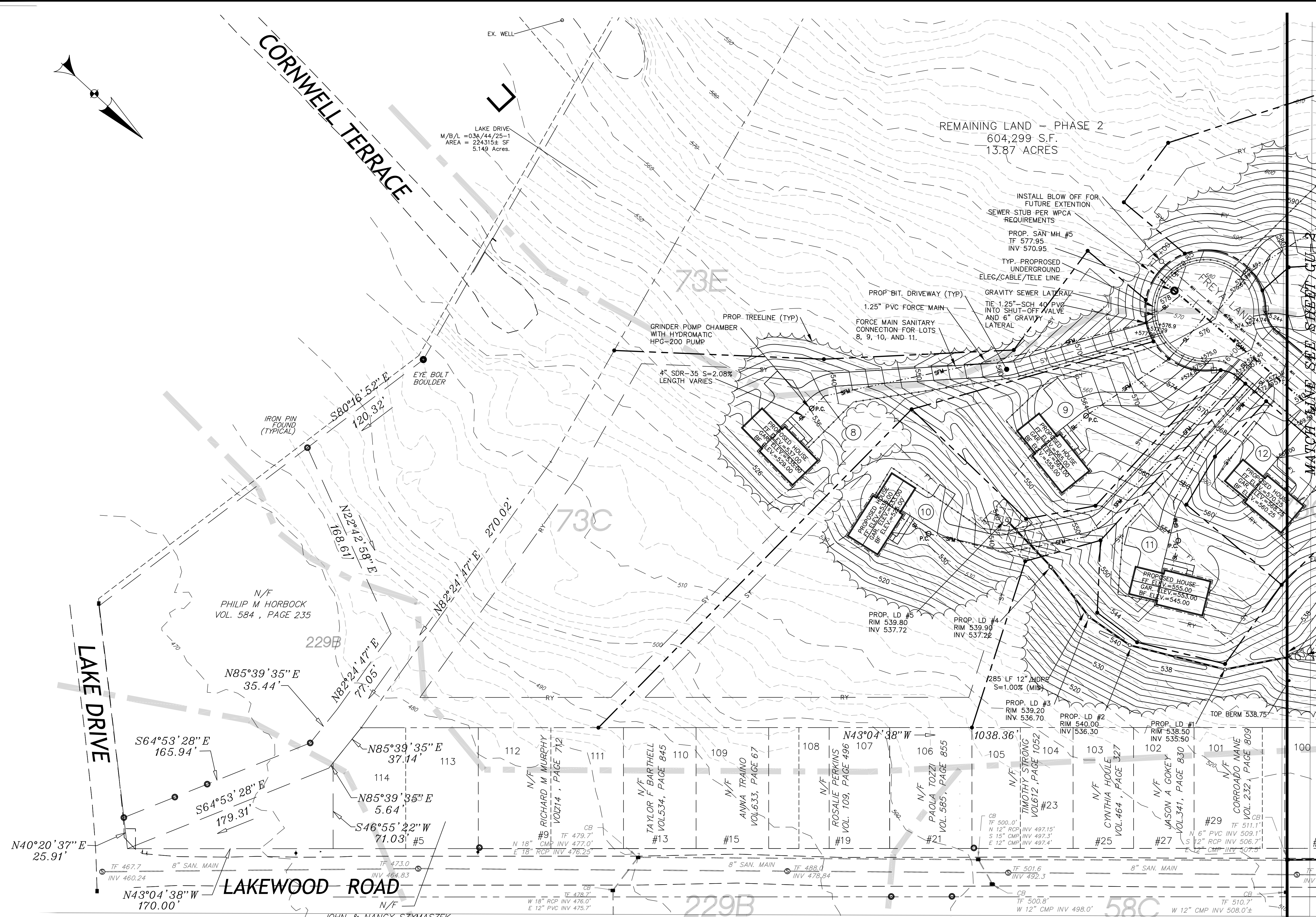
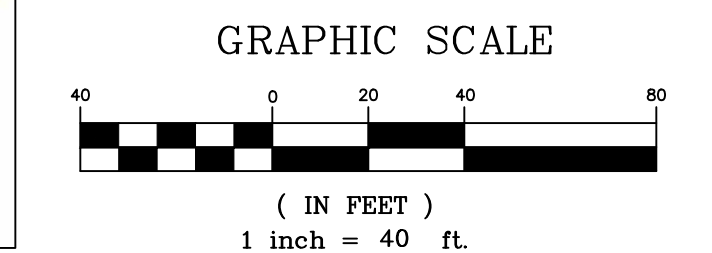
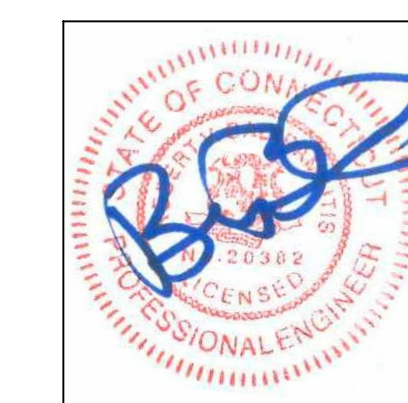
#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
REVISIONS		

GRADING AND UTILITY NOTES:

- CONTRACTOR TO CONTACT "CALL BEFORE U DIG" AT 1-800-922-4455 FOR MARKING OF EXISTING UTILITIES AT LEAST 72 HOURS IN ADVANCE OF ANY EXCAVATION.
- 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.
- ALL UTILITIES SERVING LOTS SHALL BE INSTALLED TO A POINT NO LESS THAN 6' INTO ALL PROPOSED LOTS BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THIS PLAN.
- THE PROPERTY IS LOCATED OUTSIDE OF THE FLOOD ZONE "A" DESIGNATION (100-YEAR) AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP NUMBER 0907001350, EFFECTIVE DATE AUGUST 28, 2008.
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- 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.
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- "RIGHTS TO GRADE" ACROSS ADJACENT LOTS WILL BE PROVIDED.
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- THE PROPOSED STORMWATER MANAGEMENT FACILITIES WERE DESIGNED USING AN INFILTRATION RATE OF 3" PER HOUR.
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- SEE SUBDIVISION PLANS FOR CROSS LOT ACCESS EASEMENTS AND MAINTENANCE EASEMENTS FOR THE PROPOSED STORMWATER FACILITIES AS NEEDED.
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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



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: _____

PROPERTY OWNER/APPLICANT:

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

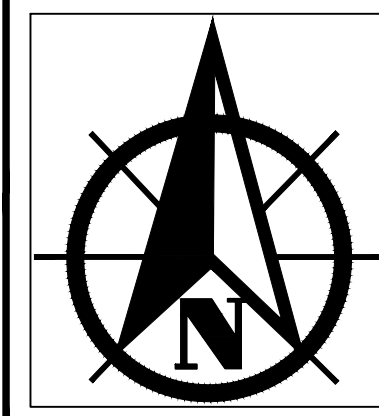
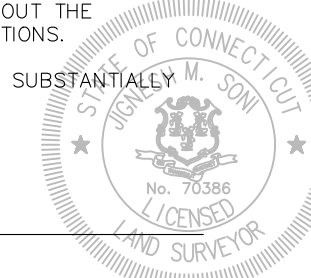
MAP REFERENCE:

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

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



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LAND SURVEYING / LAND PLANNING

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

#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
#		REVISIONS

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 #: CU-1

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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 Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

Approved by the East Hampton Planning & Zoning Commission

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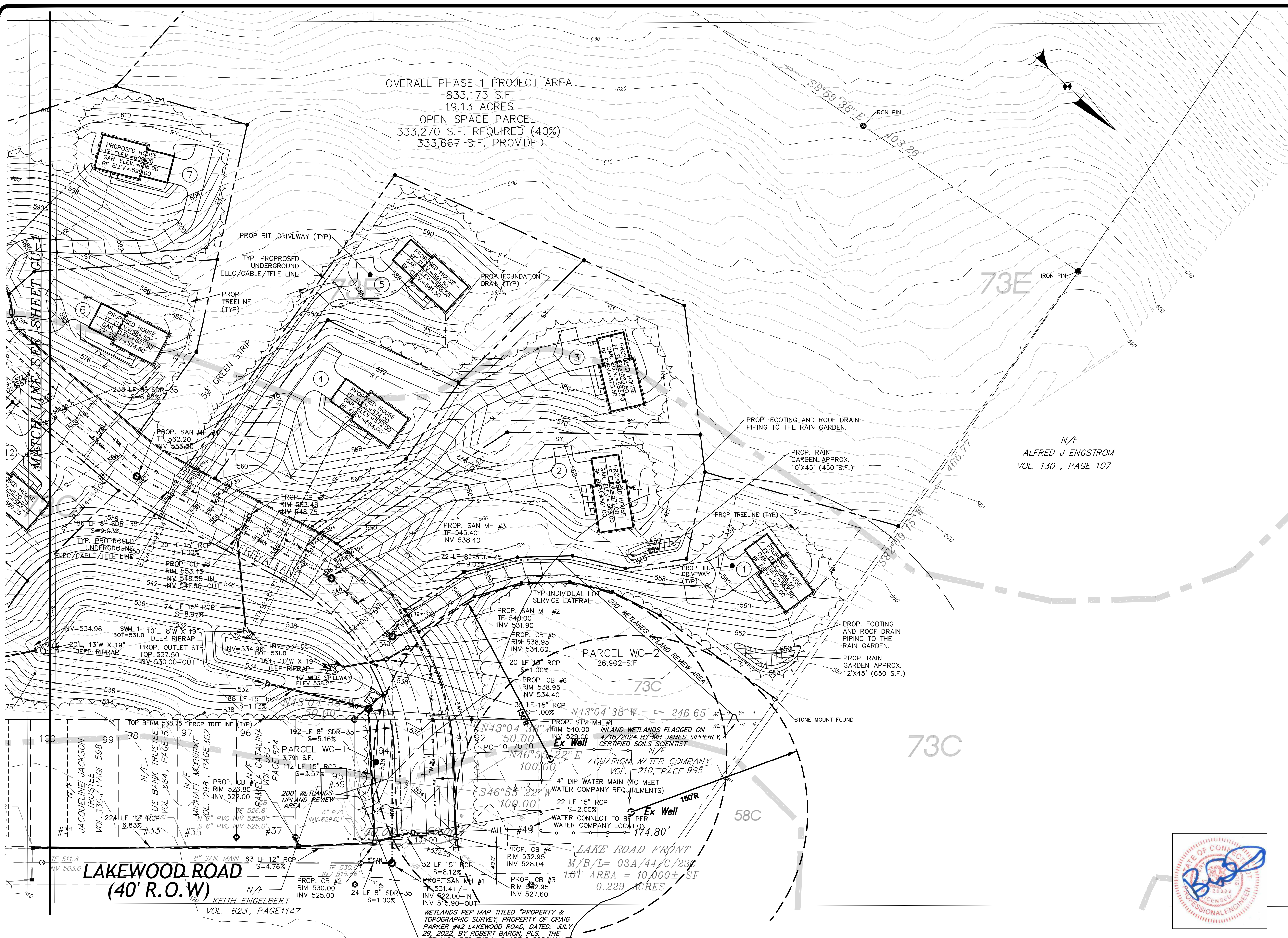
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GRADING AND UTILITY PLAN

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

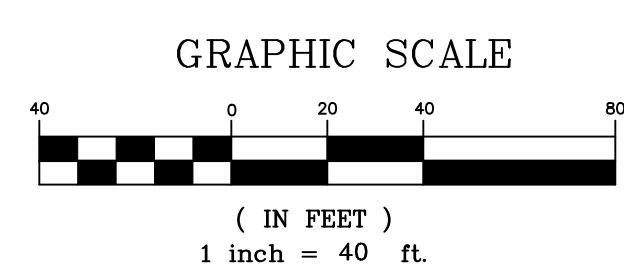


OVERALL PHASE 1 PROJECT AREA
833,173 S.F.
19.13 ACRES
OPEN SPACE PARCEL
333,270 S.F. REQUIRED (40%)
333,667 S.F. PROVIDED

LAKEWOOD ROAD
(40' R.O.W)

MAP REFERENCE:

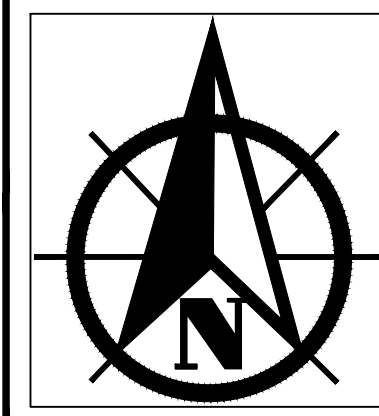
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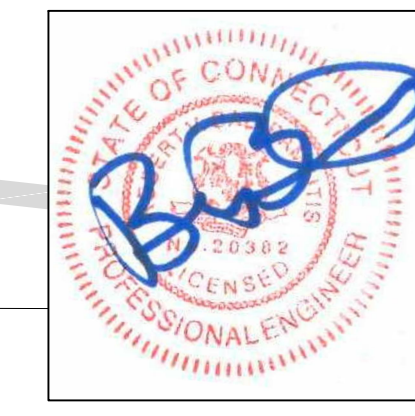


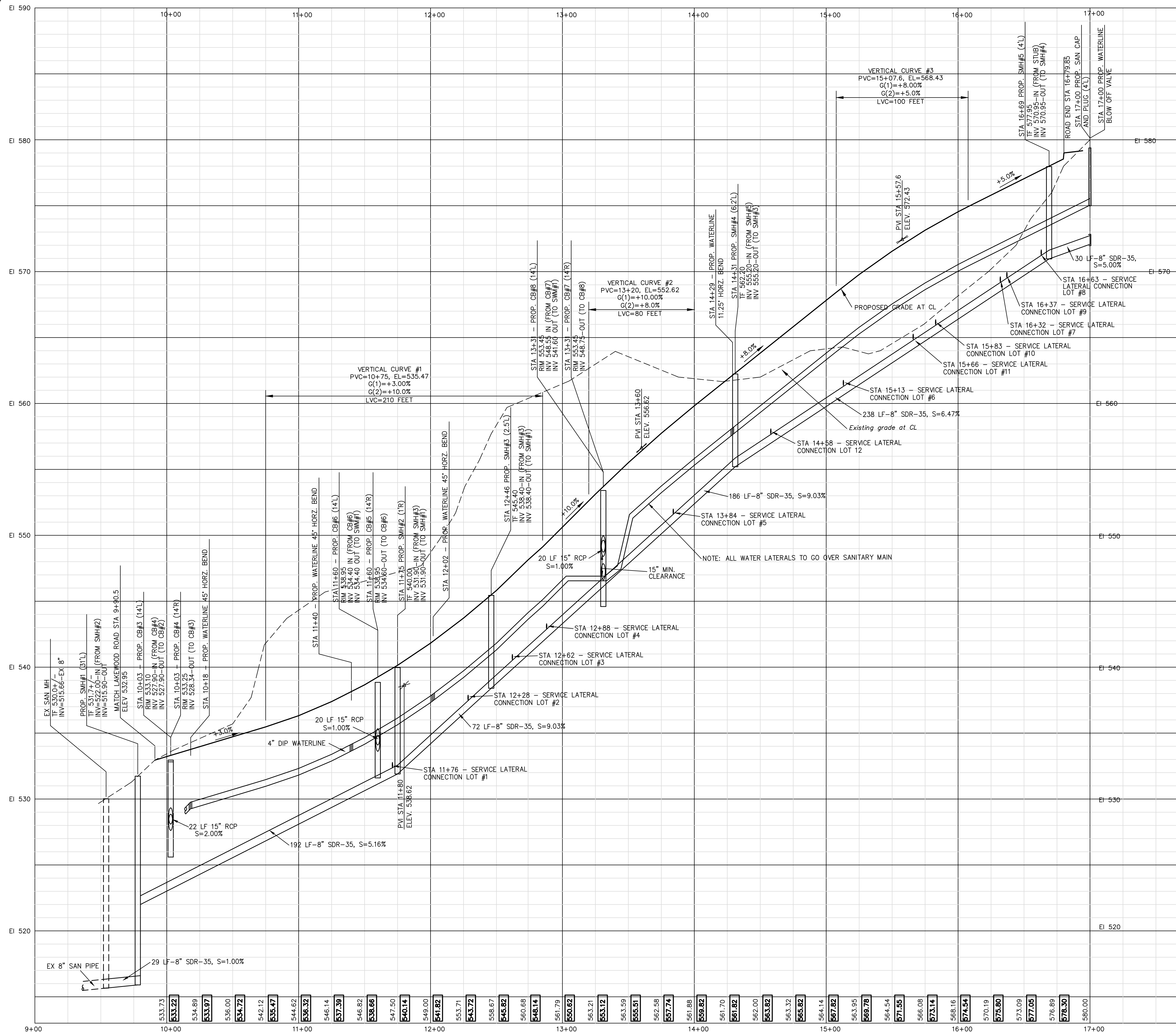
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SBE | MBE CERTIFIED
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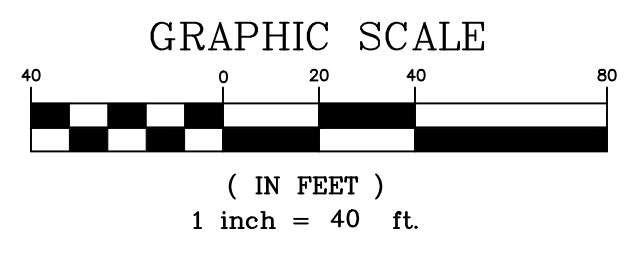
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#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
#	DATE	REVISIONS

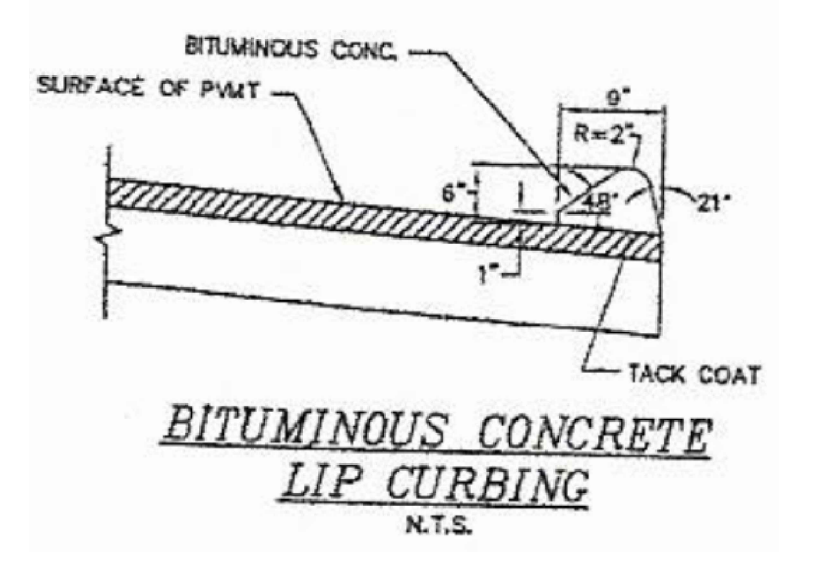
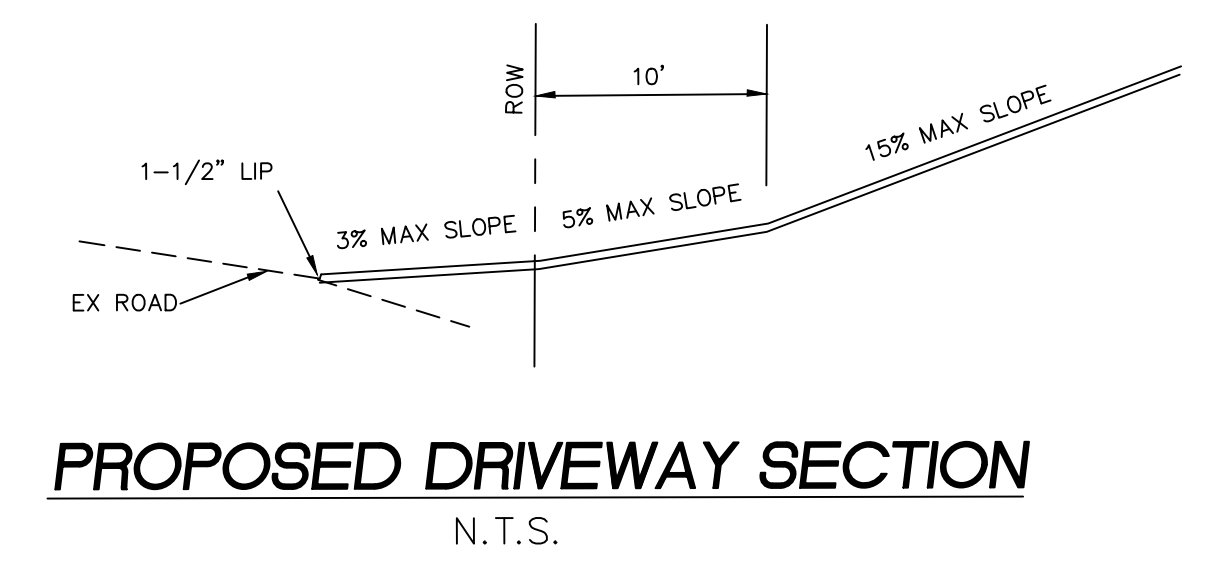
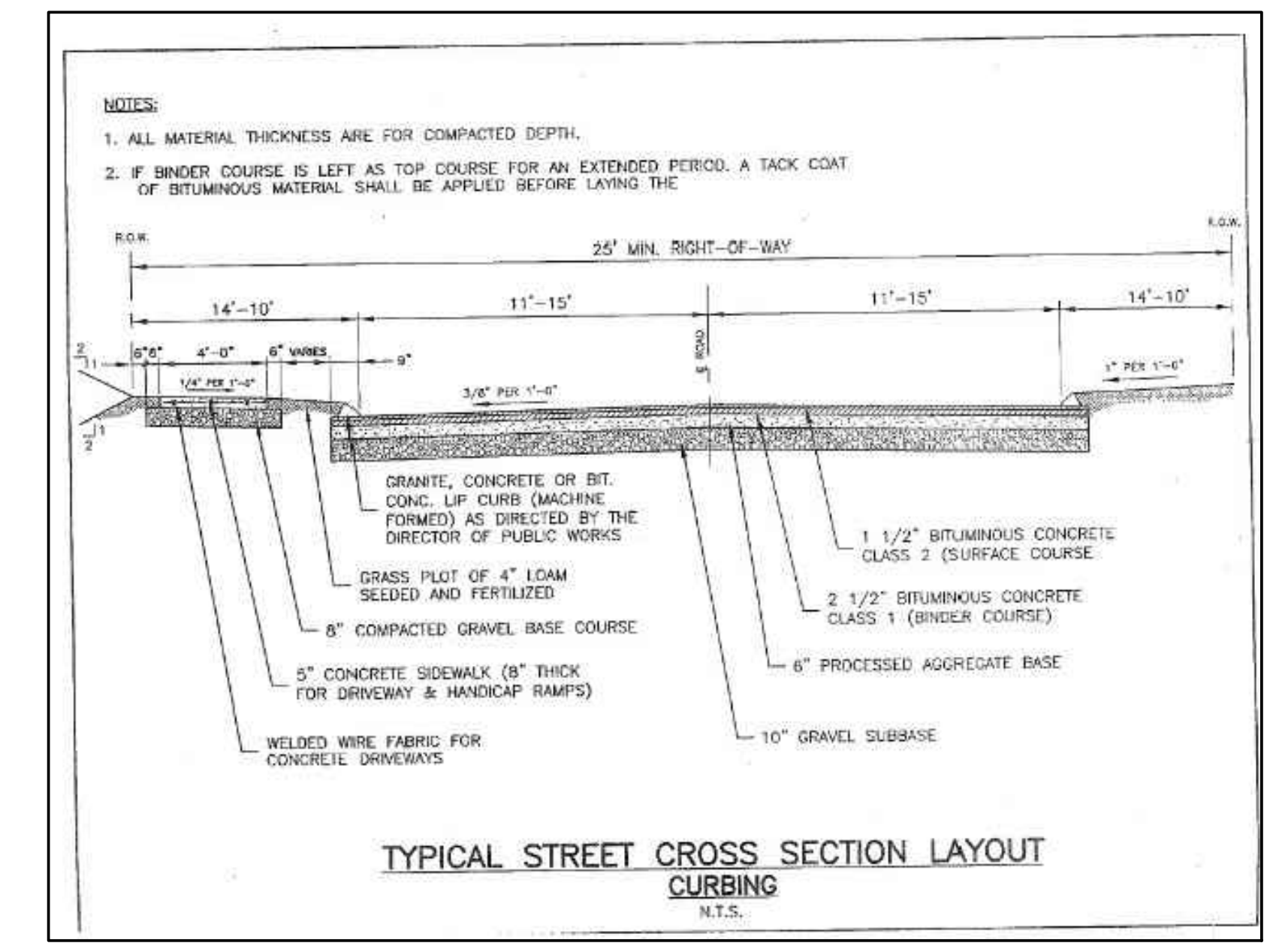




FREYA LANE ROAD PROFILE
SCALE: 1"=40' H, 1"=4' V



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

#	DATE	DESCRIPTION
1	4/25/24	Add wetlands and WPCA additional information
		REVISIONS


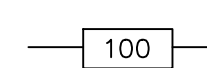
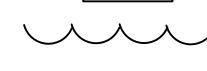


EROSION CONTROL NOTES:

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.

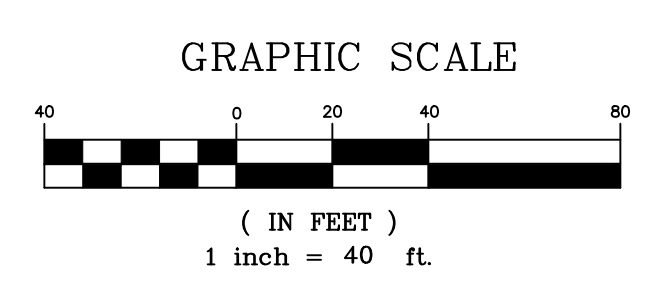
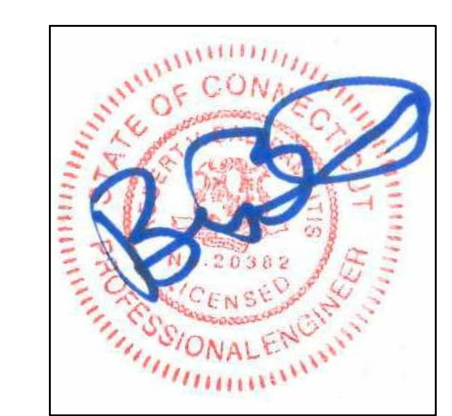
LEGEND

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

FY

MAP REFERENCE:

1. 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

LAND DISTURBANCE PLAN (ROAD ONLY)

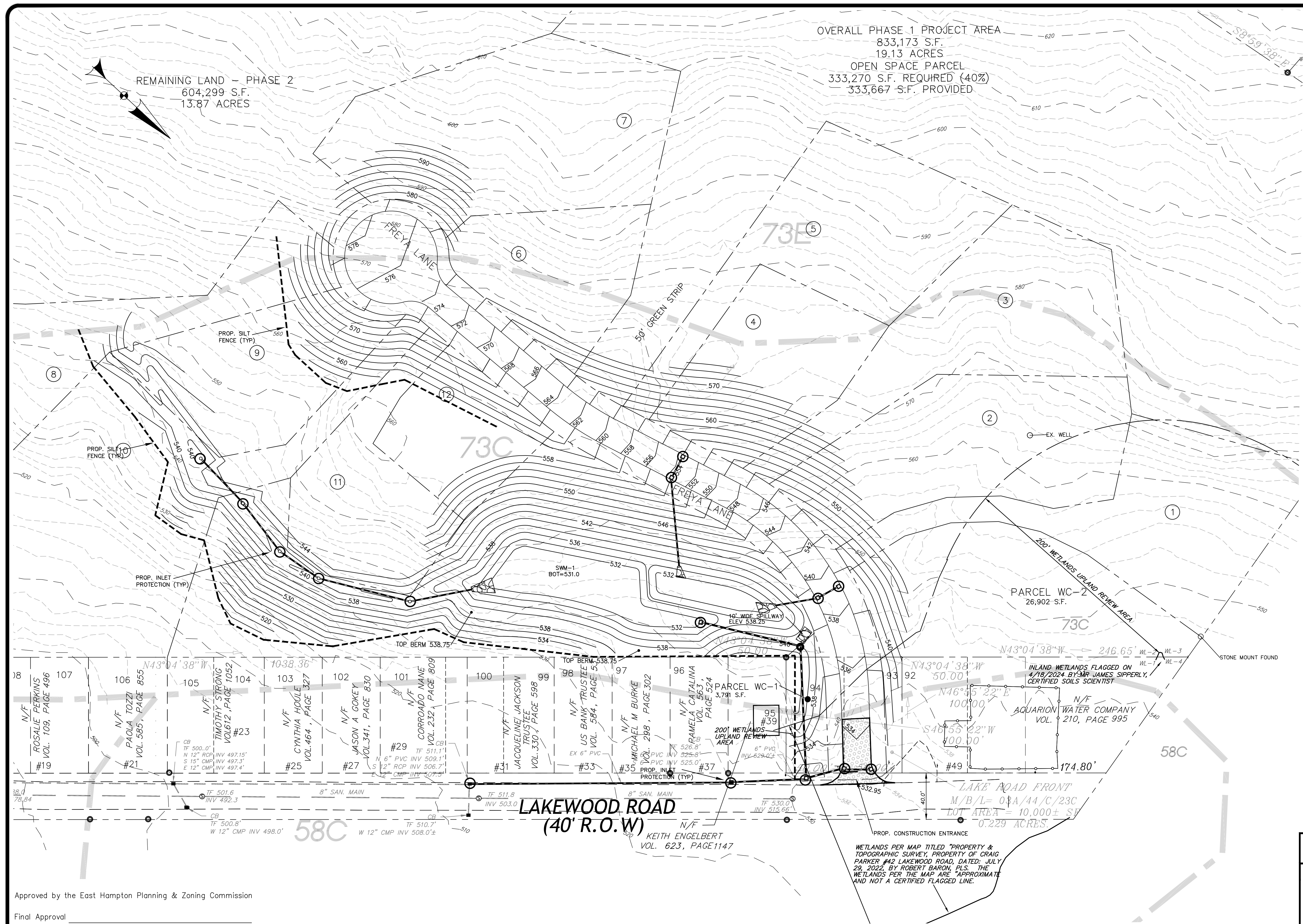
LAKE OVERLOOK ESTATES
 PROPERTY OF LAKEWOOD ESTATES, LLC
 LAKEWOOD ROAD
 EAST HAMPTON, CONNECTICUT

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

DATE:	4/17/2024	SCALE:	1" = 40'	SHT #:	LD-1
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OVERALL PHASE 1 PROJECT AREA
 833,173 S.F.
 19.13 ACRES
 OPEN SPACE PARCEL
 333,270 S.F. REQUIRED (40%)
 333,667 S.F. PROVIDED

REMAINING LAND - PHASE 2
 604,299 S.F.
 13.87 ACRES



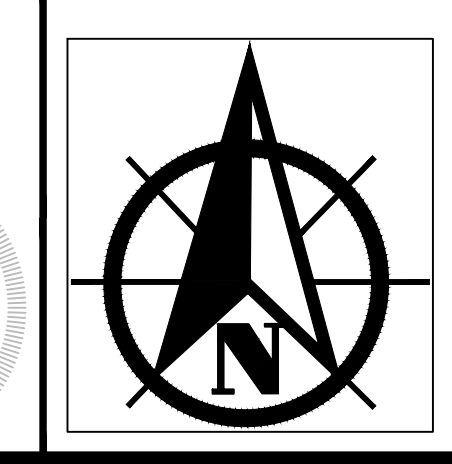
Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman
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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



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
1	4/25/24	Add wetlands and WPCA additional information
#	DATE	DESCRIPTION

EROSION CONTROL NOTES:

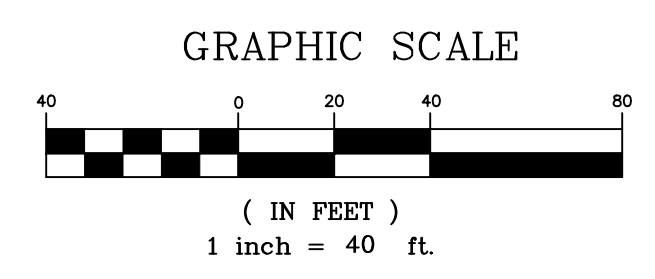
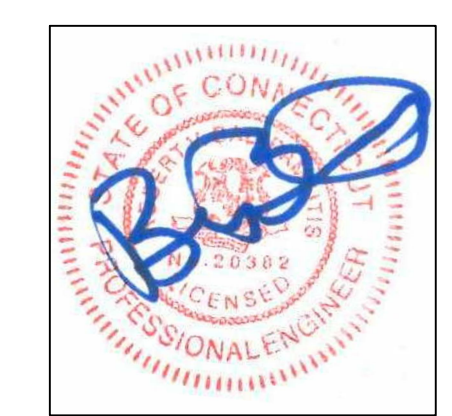
1. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
2. CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
3. SEE SHEET DN-1 FOR ADDITIONAL NOTES AND DETAILS.

LEGEND

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

MAP REFERENCE:

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



PROPERTY OWNER/APPLICANT:

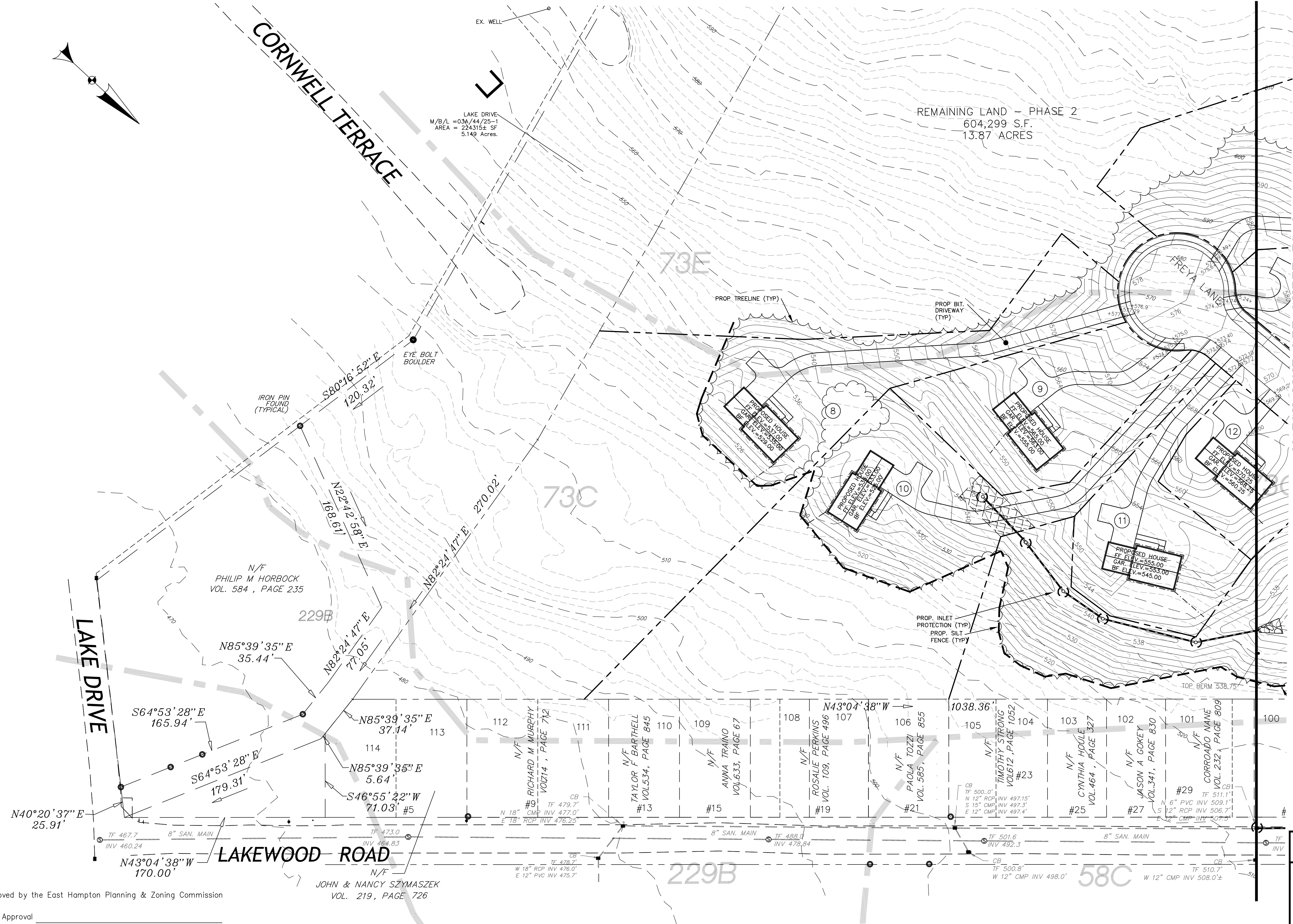
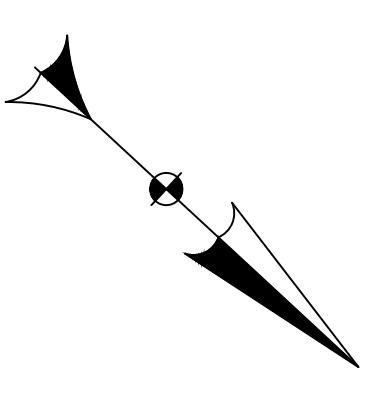
Lakewood Estates, LLC
 244 Middletown Ave
 East Hampton, CT 06424

EROSION AND SEDIMENT CONTROL 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 #: EC-1



MATCH LINE SEE SHEET EC-2

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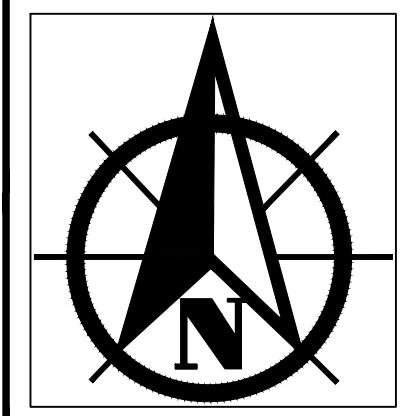
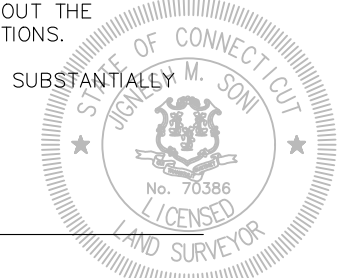
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CT LAND SURVEYING, LLC

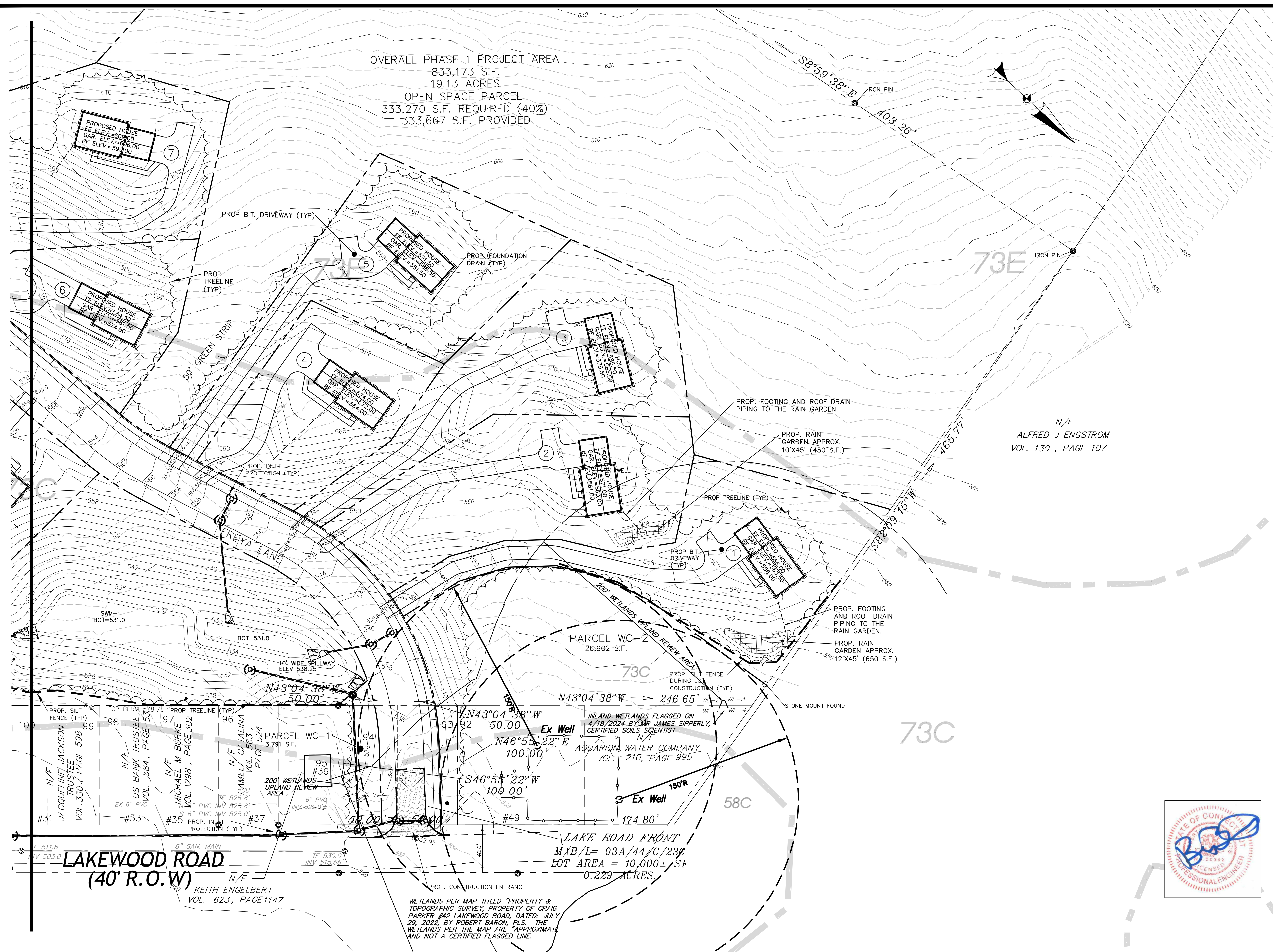
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#	DATE	DESCRIPTION
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REVISIONS		

MATCH LINE SEE SHEET EC-1

OVERALL PHASE 1 PROJECT AREA
833,173 S.F.
19.13 ACRES
OPEN SPACE PARCEL
333,270 S.F. REQUIRED (40%)
333,667 S.F. PROVIDED



EROSION CONTROL NOTES:

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- PROPOSED CONTOURS
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- PROPOSED EROSION CONTROL MEASURE
- BUILDING FOUNDATION/ CURTAIN DRAIN
- PROPOSED ELECTRIC/TELE/CABLE SERVICE
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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

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PROPERTY OWNER/APPLICANT:

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



EROSION AND SEDIMENT CONTROL PLAN

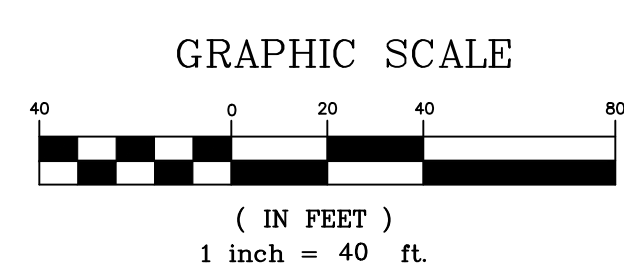
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LAKEWOOD ROAD
EAST HAMPTON, CONNECTICUT

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

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

MAP REFERENCE:

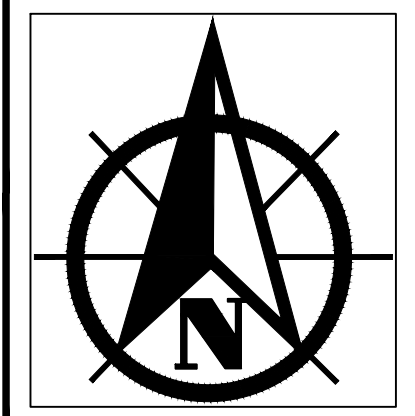
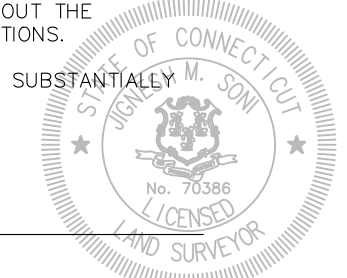
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Figure PS-3 Seed Mixtures for Permanent Seeding

Table with columns: No., Seed Mixture (Variety) 4, Lbs/Acre, Lbs/1,000 Sq. Ft.

1 Use proper inoculant for legume seeds, use four times recommended rate when hydrosowing. 2 Use Pure Live Seed (PLS) = % Germination X % Purity / 100

Figure PS-2 Selecting Seed Mix to Match Need

Table with columns: Area To Be Seeded, Mixture Number, Mowing Desired, Mowing Not Req.

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).

Temporary Seeding Rates and Dates

Table with columns: Species 4, Seeding Rates (pounds/acre), Optimum Seed Depth (Inches), Optimum Seeding Dates, 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.

WETLANDS APPLICATION DATA

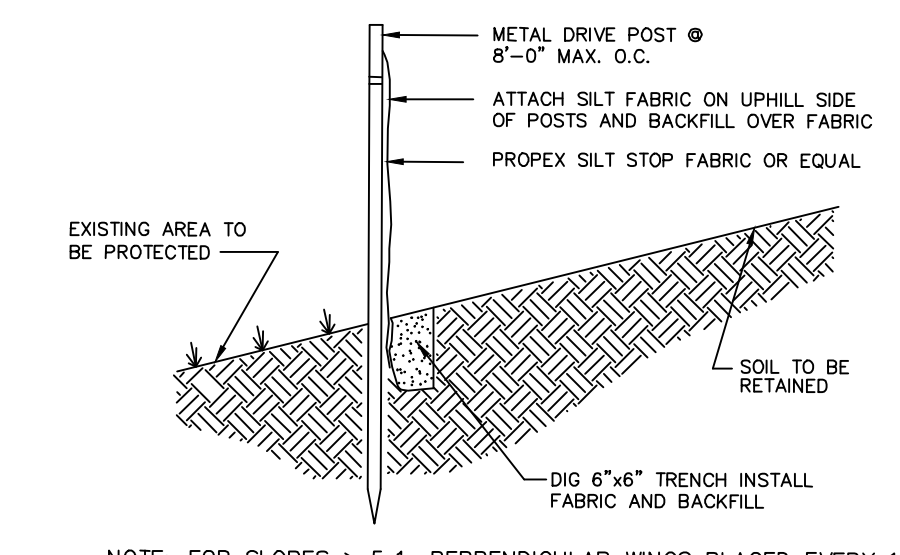
1. The site has 14 SF Inland wetlands soils as flagged by James Sipperly, Certified Soil Scientist.

EROSION CONTROL INTENT

- A. LIMIT THE TIME OF BARE SOIL EXPOSURE. ONCE EXCAVATION OR FILL HAS BEEN COMPLETED AND WITHOUT WAITING UNTIL THE ENTIRE SITE IS READY...

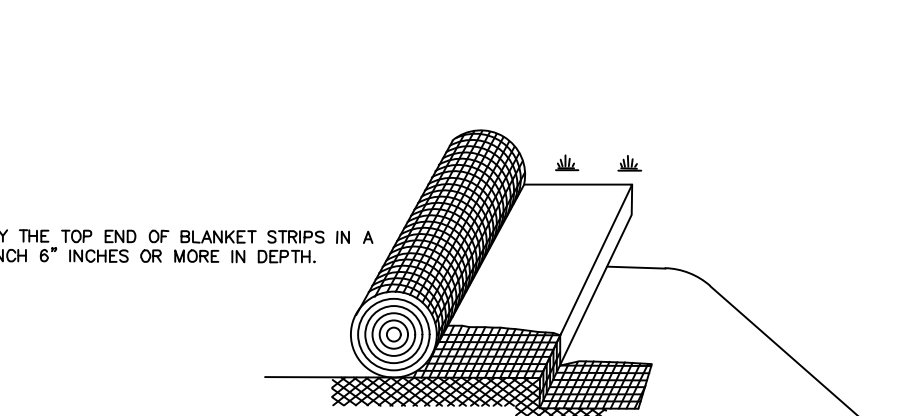
CONSTRUCTION TIME SCHEDULE

- 1. 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.

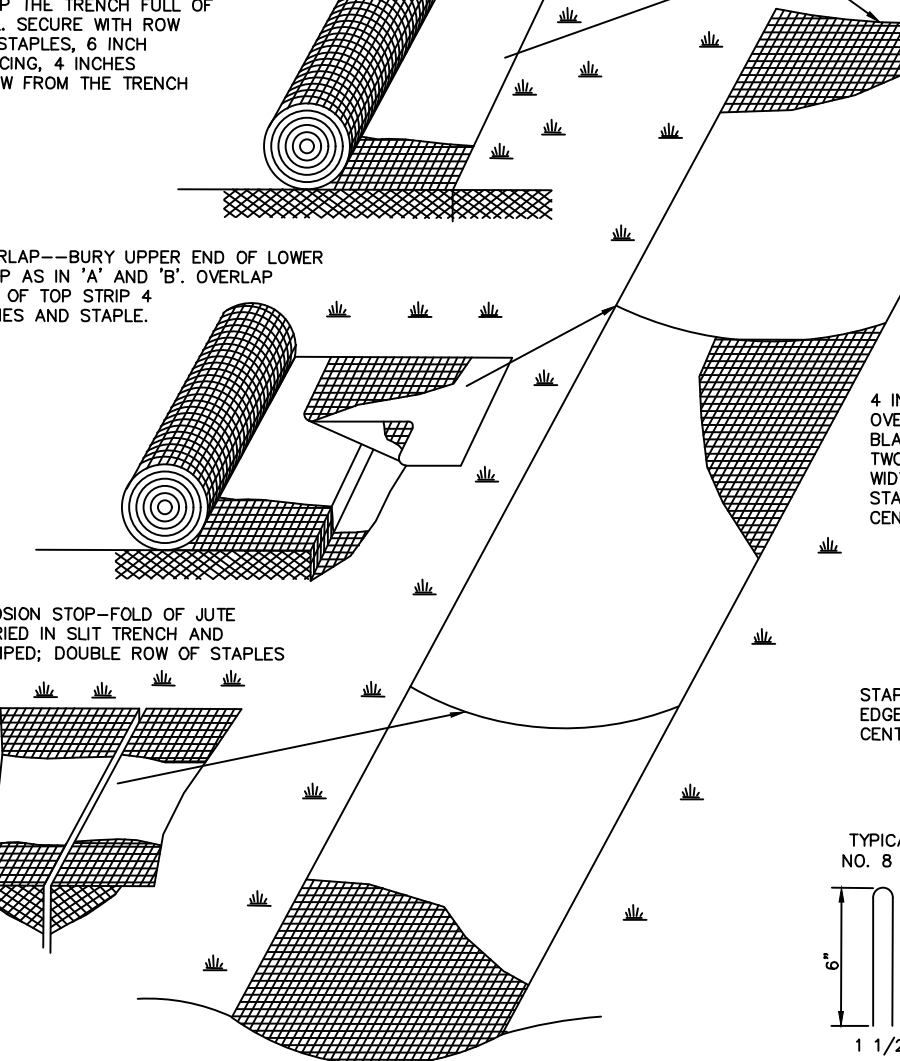


NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100' FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75' FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

SEDIMENTATION CONTROL BARRIER WITH STRAW BALE BARRIER



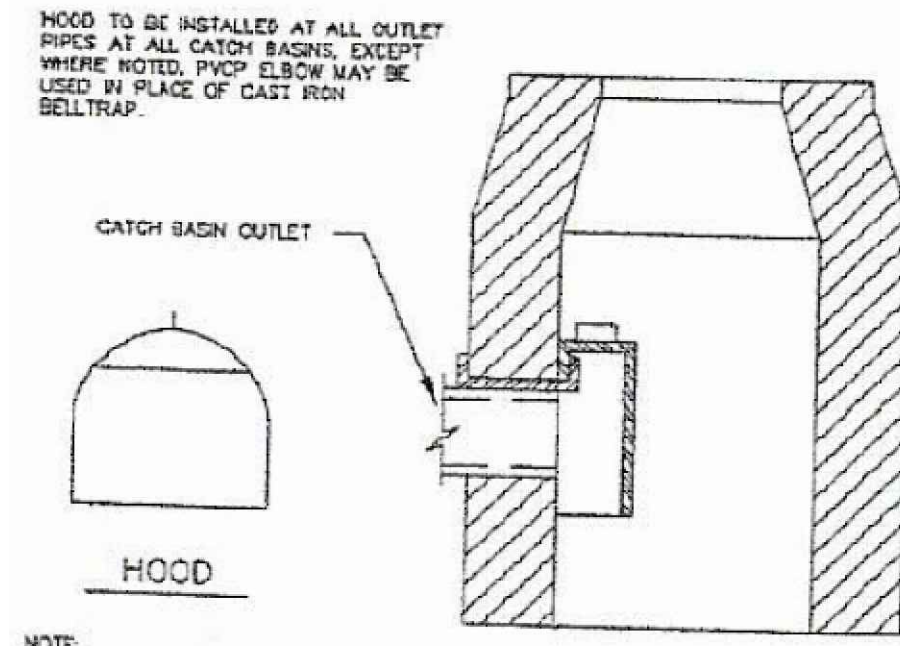
BACKFILL AND COMPACT THE EXCAVATED SOIL AS SHOWN ON THE UPHILL SIDE OF THE BARRIER TO PREVENT PIPING



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

EROSION CONTROL BLANKET INSTALLATION DETAIL

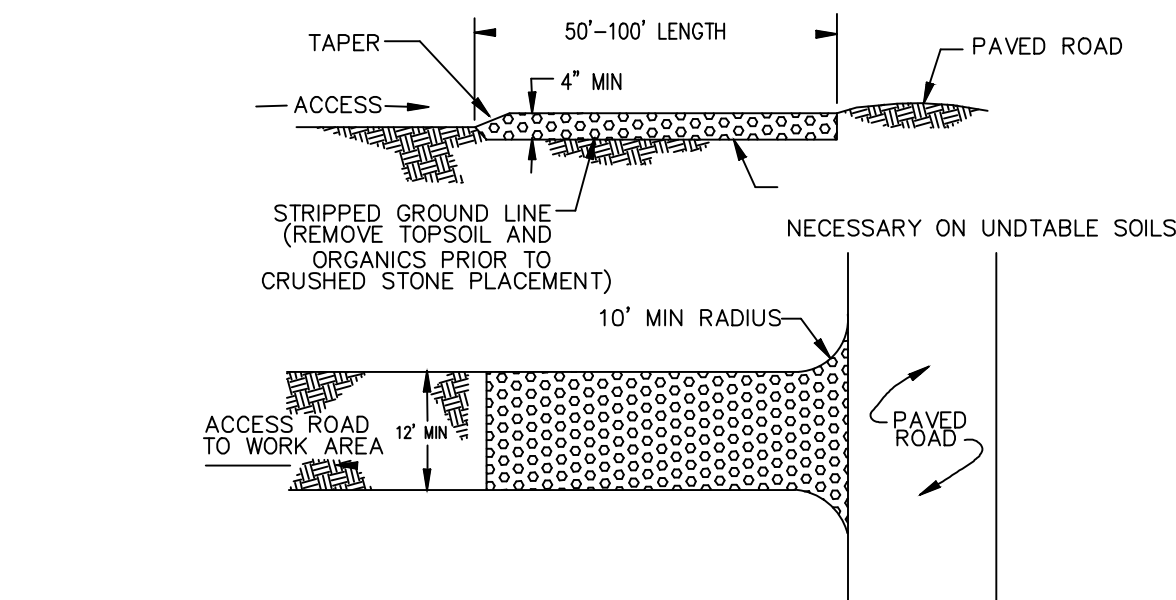
N.T.S.



NOTE: HOOD - R-3711 OR EQUAL. HEENAN FOUNDRY COMPANY CATALOG "R" 11 IN. SECTION 1510, 452-2276

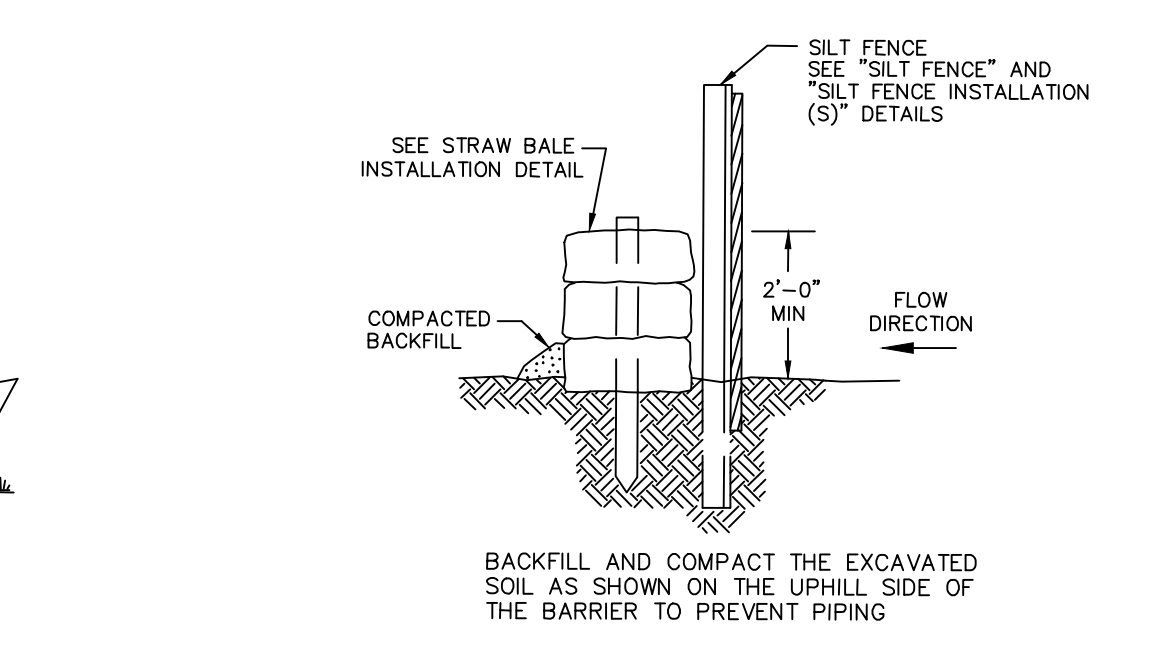
CATCH BASIN EROSION CONTROL

N.T.S.



Construction Entrance shall be installed if required by E&S Inspector

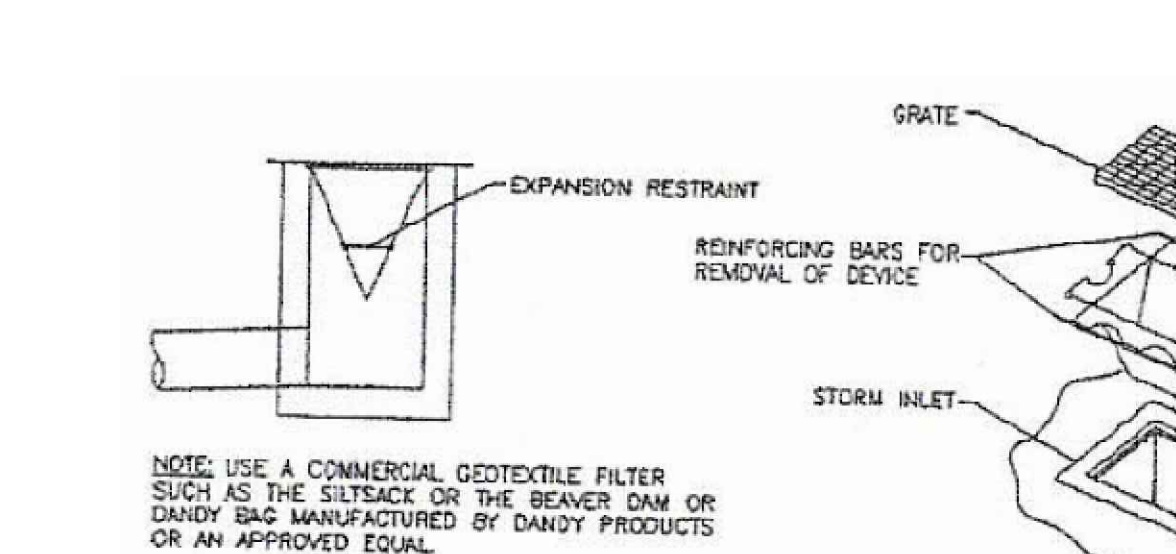
SEDIMENTATION CONTROL BARRIER WITH STRAW BALE BARRIER



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SEDIMENTATION CONTROL BARRIER WITH STRAW BALE BARRIER

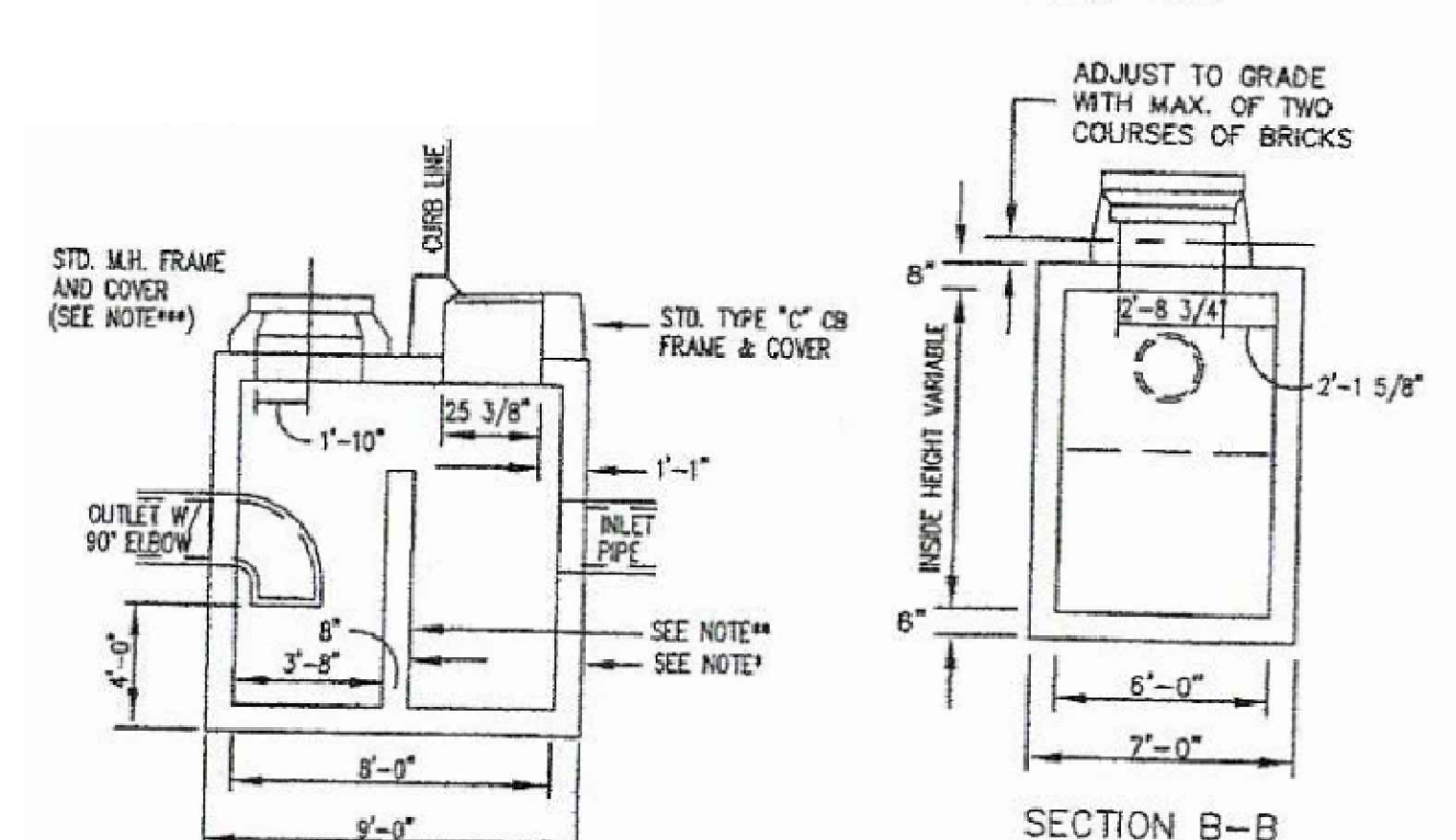
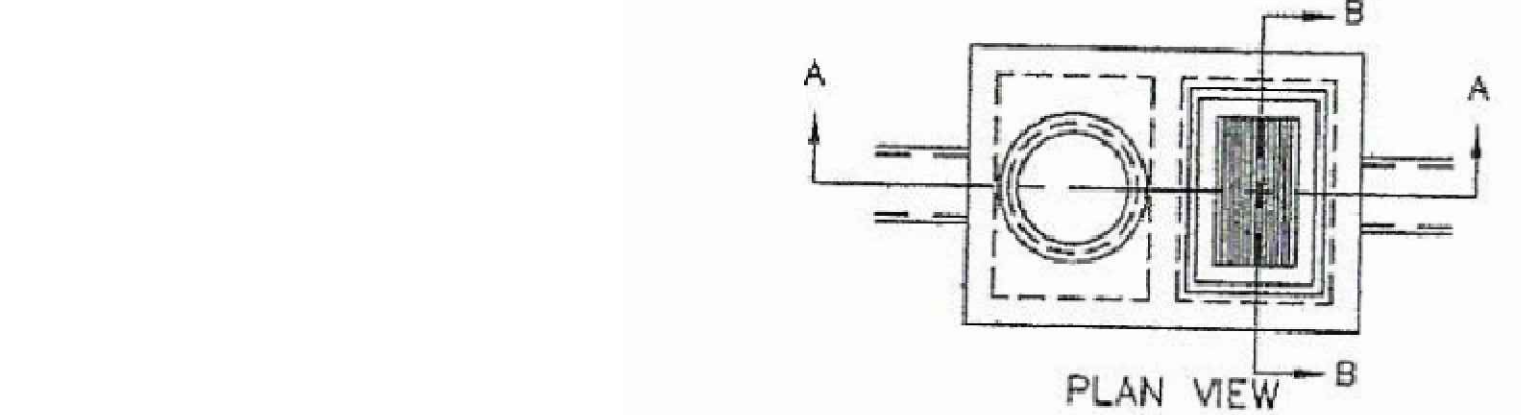
N.T.S.



NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

CATCH BASIN EROSION CONTROL

N.T.S.



CONSTRUCTION JOINT-SEALED WITH 1" DIABUTYL RUBBER OR EQUIVALENT.

DESIGN LOADING-STANDARD UNITS: AASHTO H20-44

STEEL REINFORCEMENT - ASTM A-615-75 GRADE 60 1" MIN. COVER.

CONCRETE MINIMUM STRENGTH - 5000 P.S.I. @ 28 DAYS.

SEDIMENTATION STRUCTURE DETAIL

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

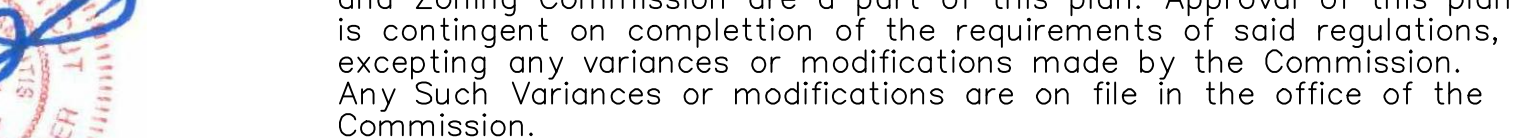
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DETAIL SHEET

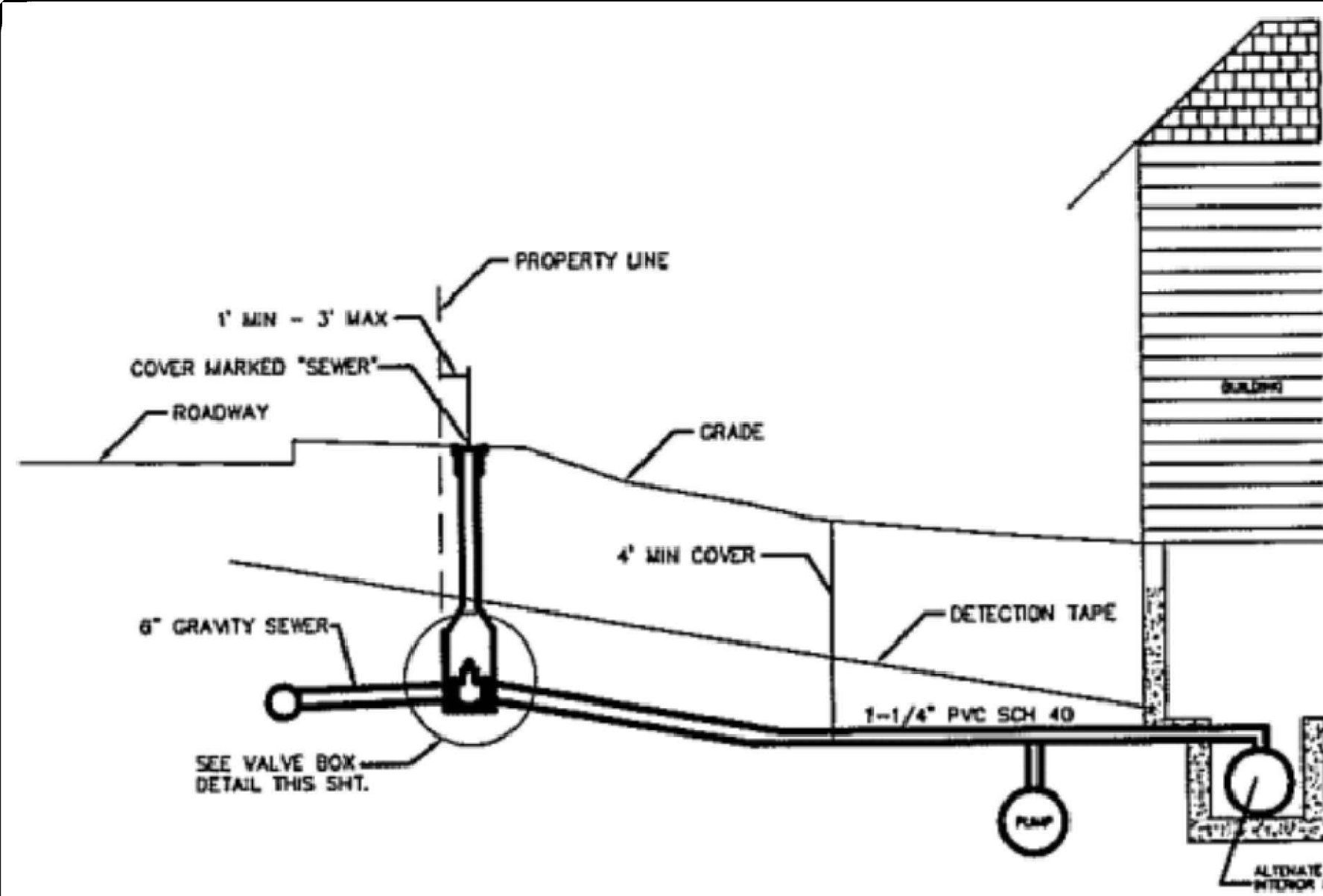
LAKE OVERLOOK ESTATES PROPERTY OF LAKEWOOD ESTATES, LLC LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT

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

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

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

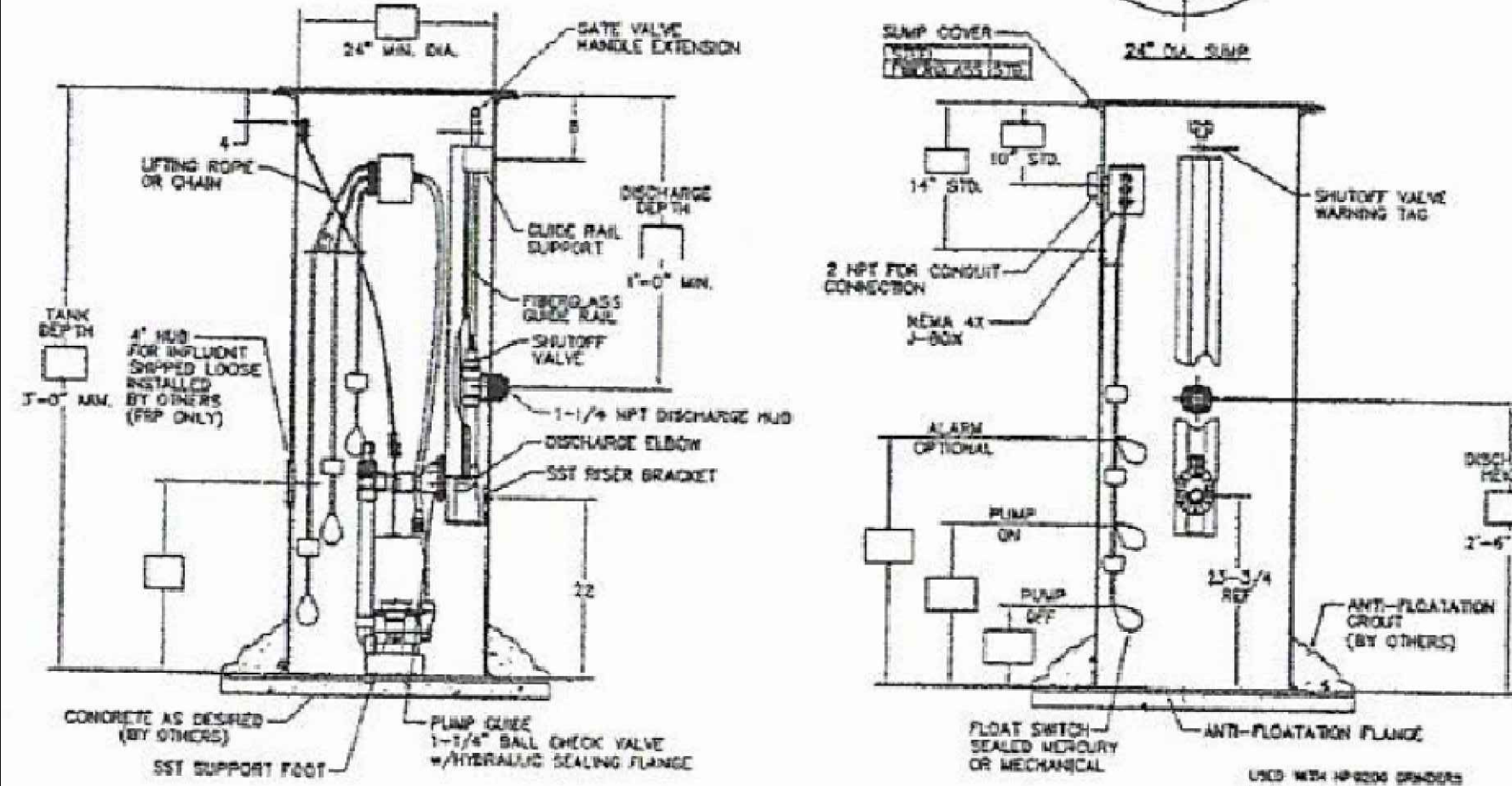
Table with columns: #, DATE, DESCRIPTION, REVISIONS.



TYPICAL PVC GRAVITY LATERAL INSTALLATION
N.T.S.

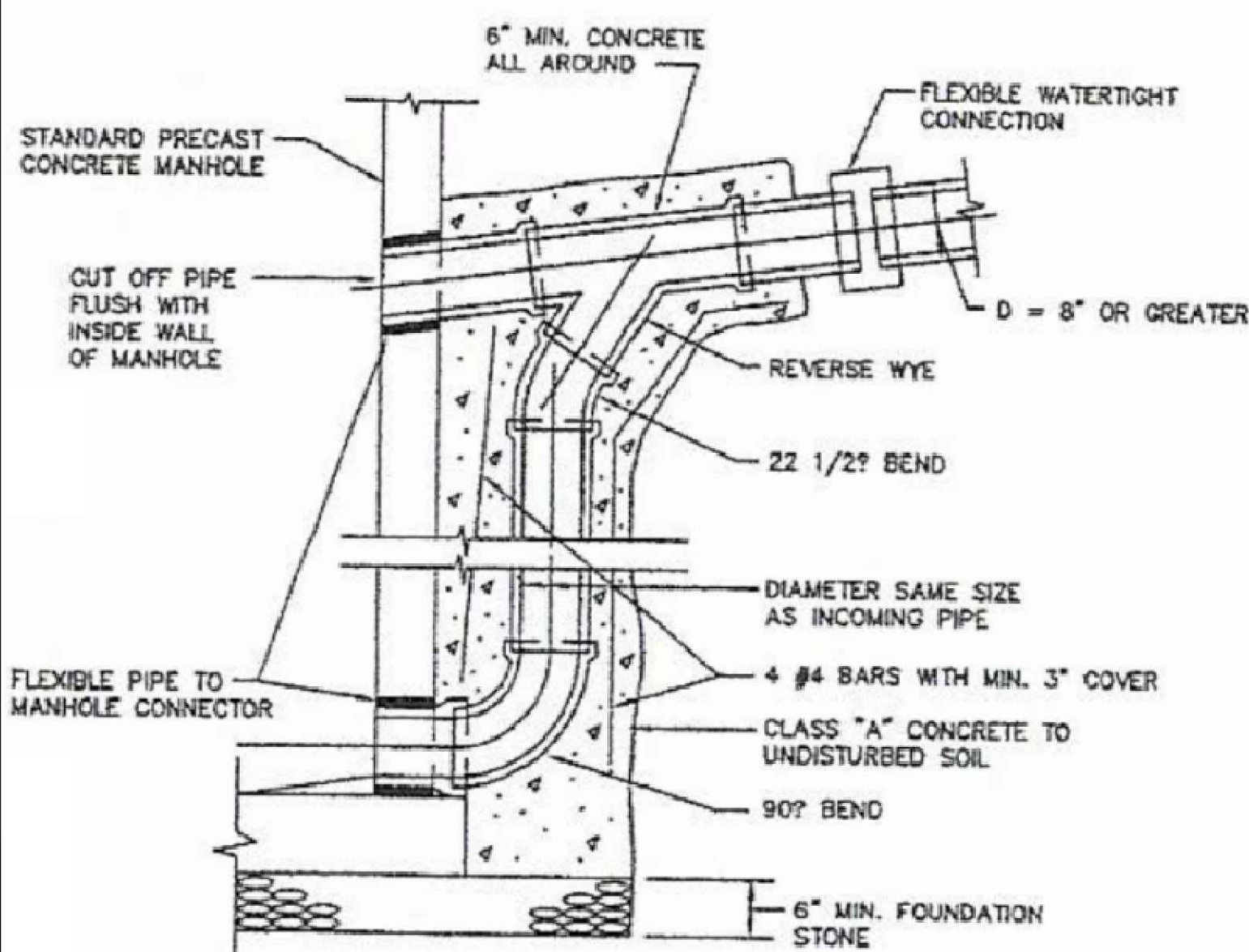
HYDROMATIC HPG-200 WITH 5.2" IMPELLER

CAUTION: INFLUENT HUB CANNOT OVERLAP EXTRUDED RAIL OR DISCHARGE FLANGES



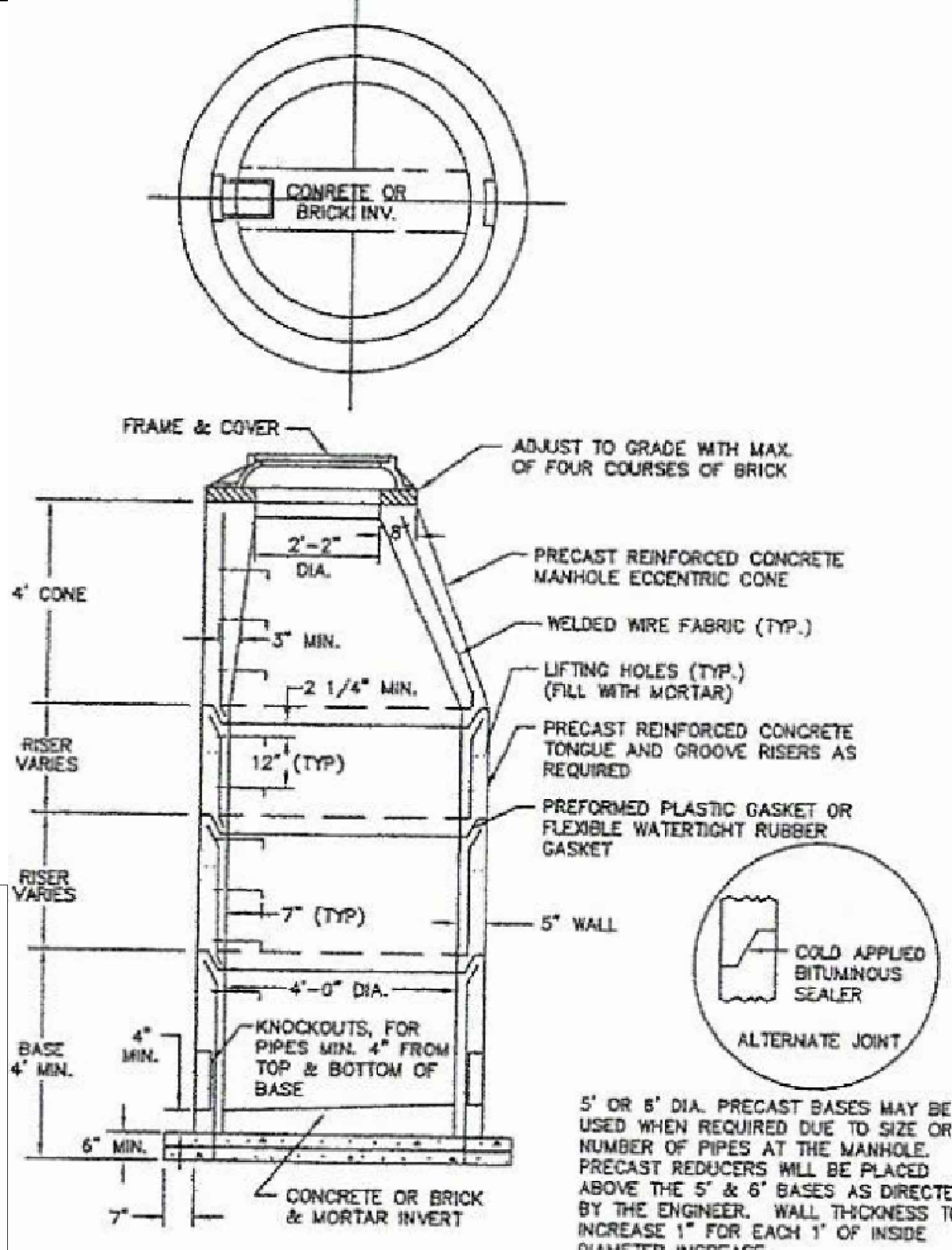
SIMPLEX THRUST WITH VERTICAL DISCHARGE GRINDER PUMP DETAIL

NOT TO SCALE



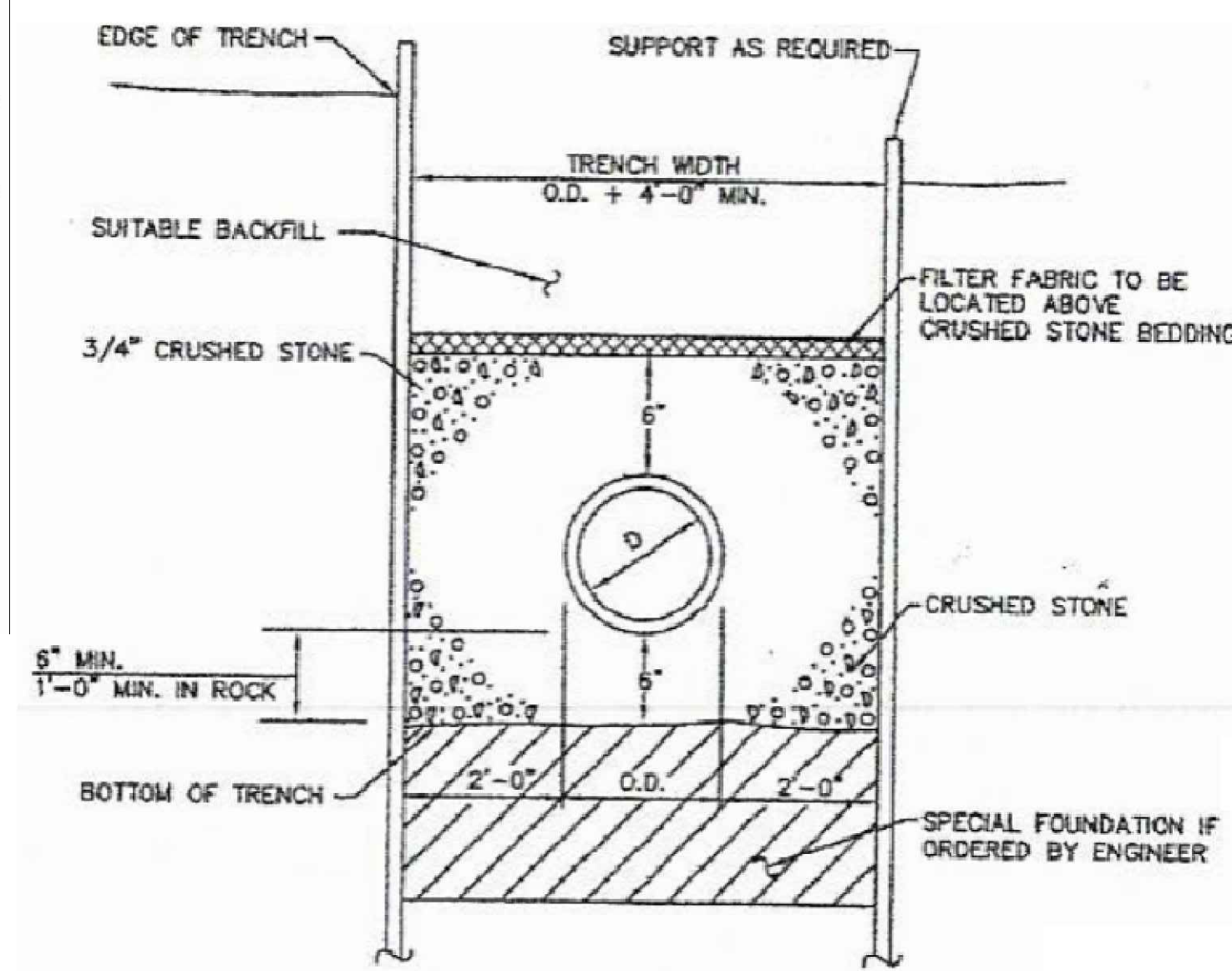
DROP (GRAVITY) MANHOLE DETAIL

N.T.S.



SANITARY MANHOLE

N.T.S.



TYPICAL SANITARY SEWER TRENCH SECTION

N.T.S.

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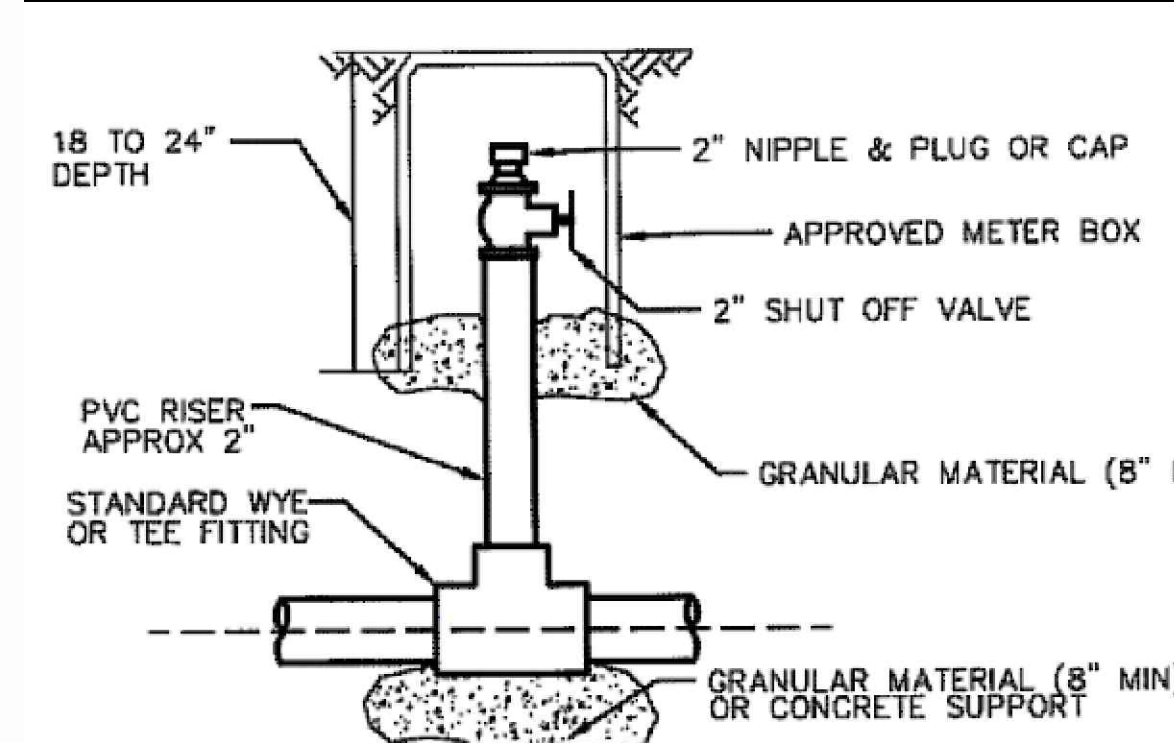
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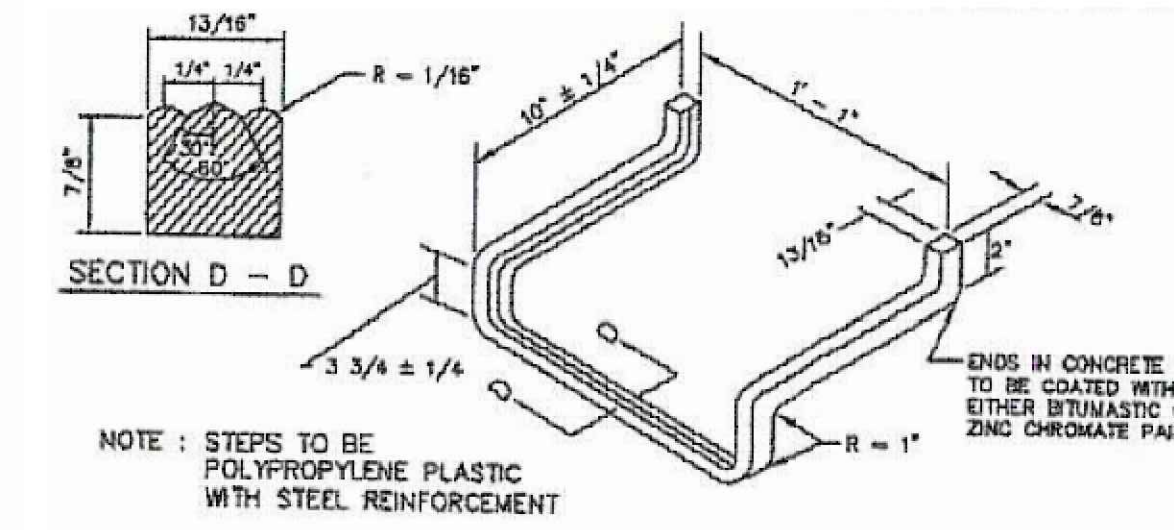
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Expiration Date: _____



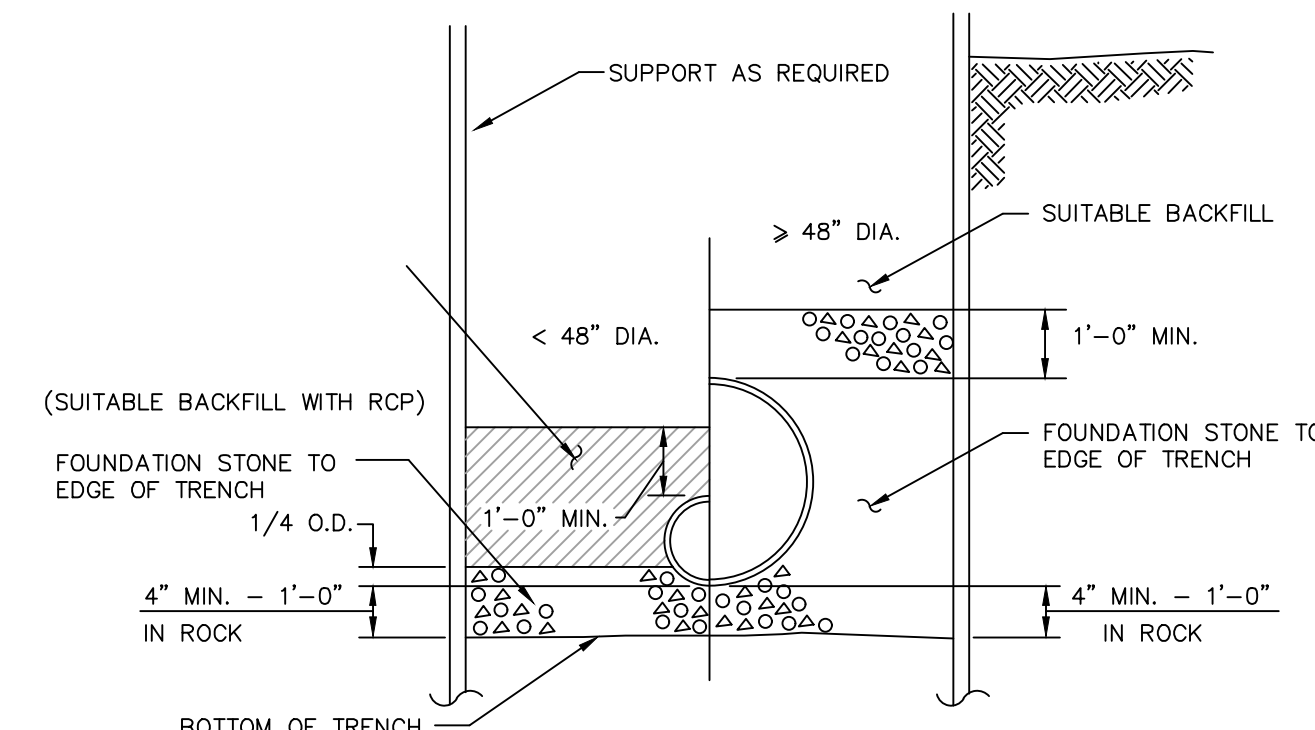
CLEAN-OUT DETAIL

N.T.S.



STANDARD MANHOLE STEP

N.T.S.

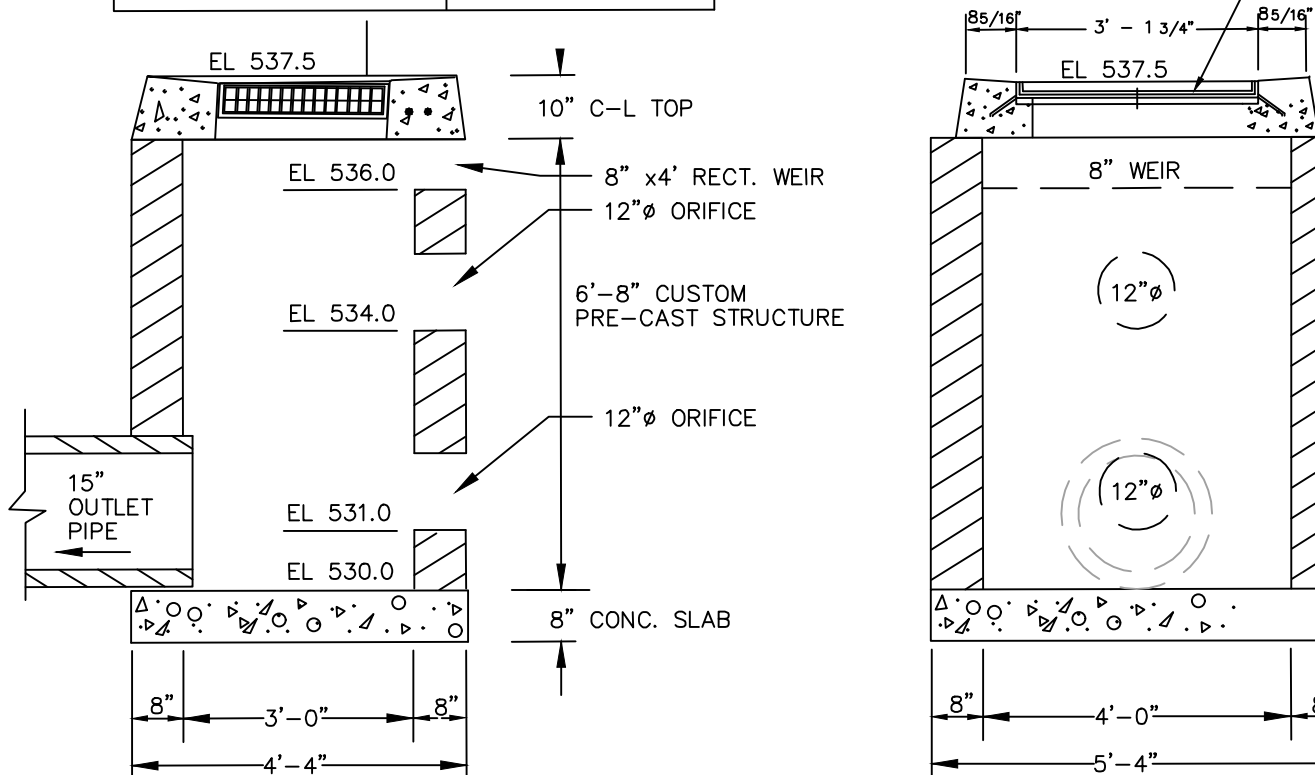


TYPICAL STORM SEWER TRENCH SECTION

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=531.0
ORIFICE 2	12" @ EL=534.0
OUTLET PIPE	15" @ EL=530.0

NOTE: AN APPROVED TRASH RACK SHALL BE INSTALLED FOR THE 2 12" ORIFICES



SIDE VIEW

FRONT VIEW

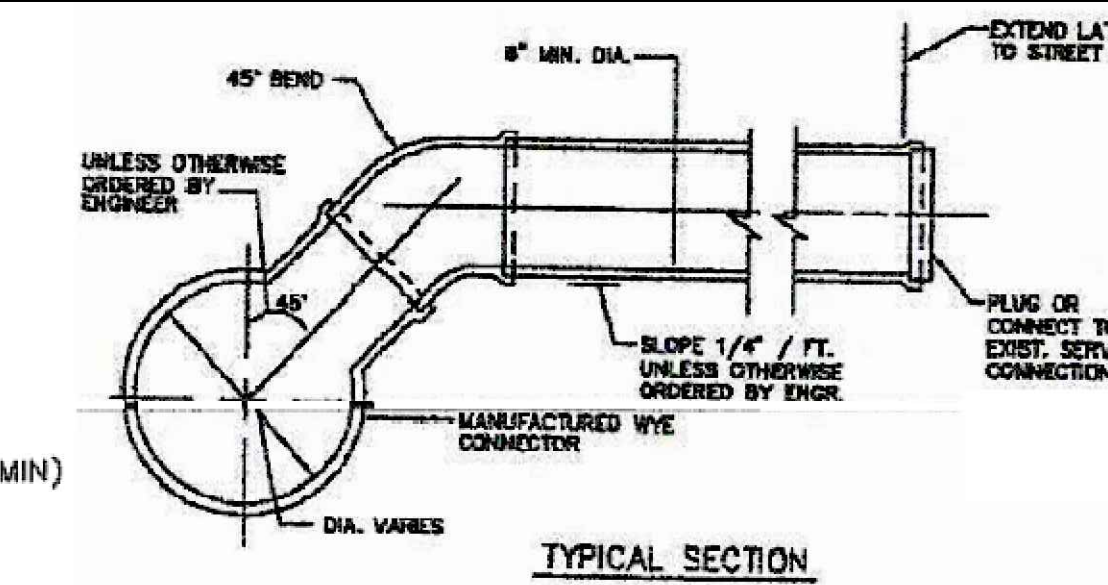
OUTLET CONTROL STRUCTURES

N.T.S.

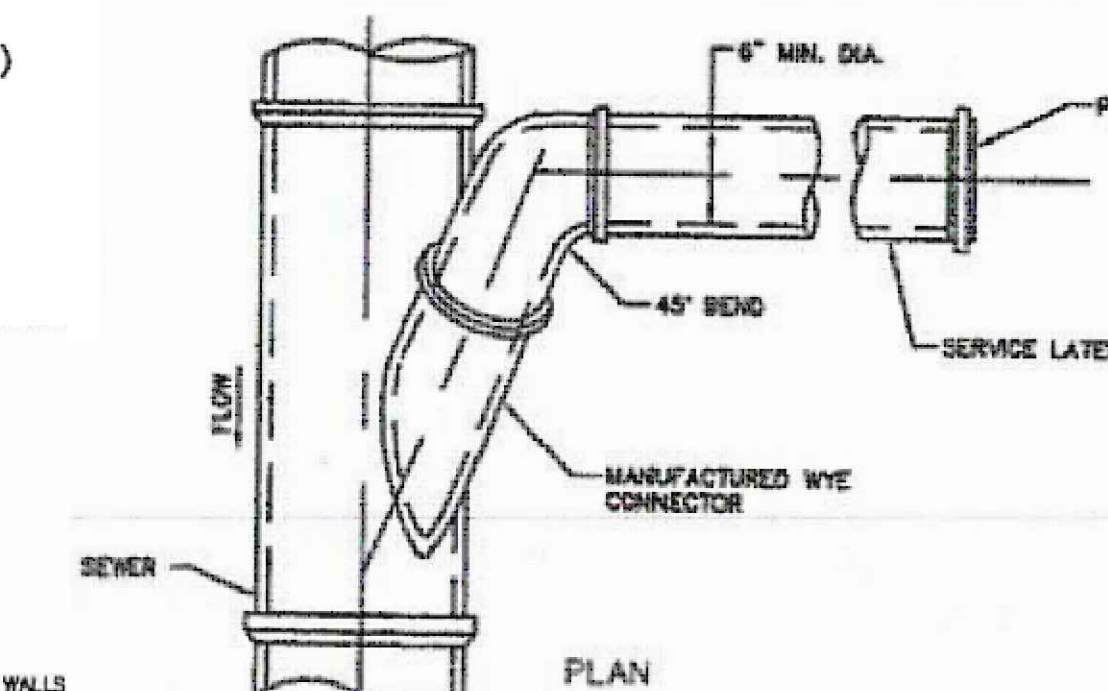
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DATE: 4/17/2024 SCALE: NTS SHT #: DN-2

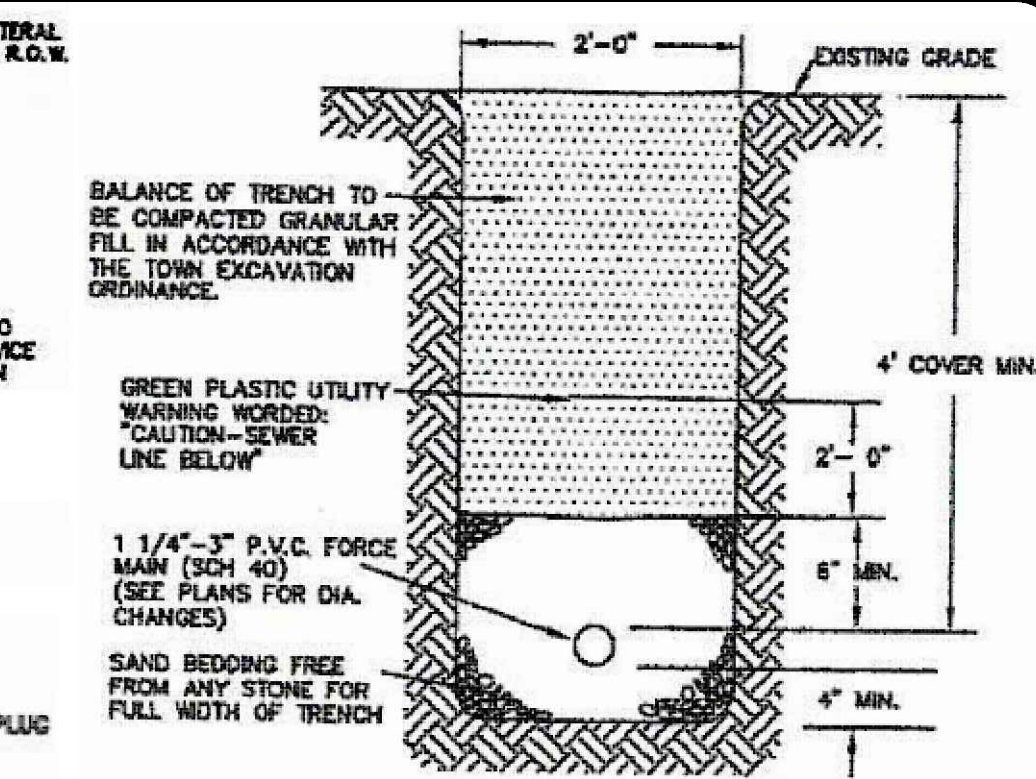


TYPICAL SECTION



STANDARD SERVICE LATERAL CONNECTION

N.T.S.



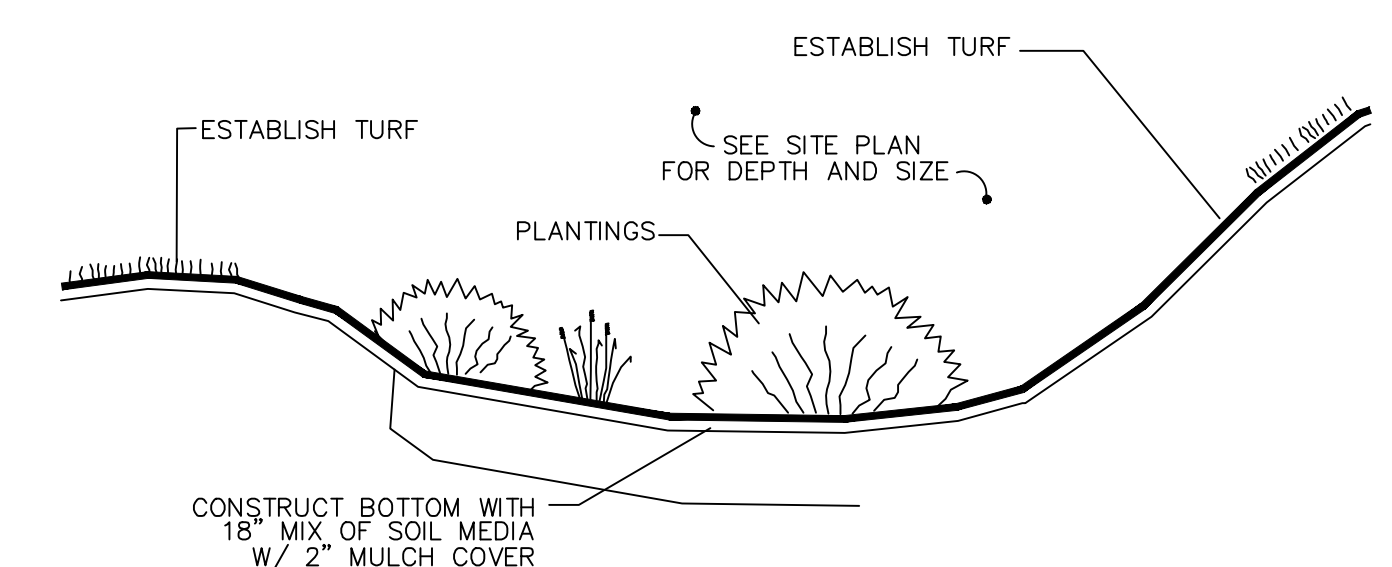
FORCE MAIN TRENCH DETAIL

NOT TO SCALE

Rain Garden Plant Schedule

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
*HERBACEOUS PERENNIALS:			
CAREX SCOPARIA	BROOMSEDGE	2" PLUG	AT LEAST 6 PLANTS PER 25 S.F. IF SEED MIX IS NOT USED
EUPATORIUM PURPUREUM	JOE PYE	QUART POT	
MONARDA DIDYMA	BEEBALM	QUART POT	
PANICUM VIRGATUM	SWITCHGRASS	2" PLUG	
VERNONIA NOBILIBORCENSIS	NY IRONWEED	QUART POT	
OSMUNDA CINNAMOMEA	CINNAMON FERN	GAL. POT	
ASTILBE SPP.	ASTILBE	QUART POT	
ASTER NOVAEBELGII	NEW YORK ASTER	QUART POT	
LIATRIS SPICATA	SPIKED GAFFEAHER	QUART POT	
SHRUBS:			
VBURNUM DENTATUM	ARROWWOOD	POT, 2' MIN HT	AS DETERMINED BY OWNER
MYRICA PENNSYLVANICA	BAYBERRY	POT, 2' MIN HT	
ILEX VERTICILLATA	WINTERBERRY	POT, 2' MIN HT	
SPIREA LATIFOLIA	MEADOWSWEET	POT, 18" MIN HT	

*CHOSE AT LEAST 6 SPECIES INCLUDING 3 PERENNIAL FLOWERS, 1 GRASS, 1 SEDGE AND 1 FERN.



RAINGARDEN/ BIORETENTION AREA

N.T.S.

Rain Garden Notes:

1. THE RAIN GARDEN MEDIA SHALL BE LOCATED ABOVE THE ZONE OF SEASONAL SOIL SATURATION.
2. PLANTING MEDIUM SHALL HAVE A LOAMY SAND TO SANDY LOAM TEXTURE WITH 20-30% WELL-DECAYED, CLEAN LEAF COMPOST. IF IN-SITU TEXTURE IS NOT CORRECT, USE A HOMOGENEOUS MIX OF 50% CONSTRUCTION SAND, 20-30% TOPSOIL, AND 20-30% COMPOST. THE PH SHALL BE 5.5 TO 6.5.
3. DEPTH OF PLANTING MEDIUM SHALL BE 18 TO 24 INCHES.
4. AVOID OVER-COMPACTION DURING CONSTRUCTION, TO ENSURE ADEQUATE FILTRATION.
5. PLANTING MEDIUM MUST BE COVERED WITH EITHER MULCH AND/OR GROUNDCOVER. INITIALLY SPREAD AN EVEN, 2-3 INCH LAYER OF FRESH STANDARD LANDSCAPING MULCH.
6. PLANT HERBACEOUS MATERIALS AT DENSITIES OF AT LEAST 6 PLANTS PER 25 SQUARE FEET. PLANT IN SINGLE SPECIES GROUPINGS OF TWO TO FIVE.
7. IF SHRUBS ARE DESIRED, PLANT MEDIUM TO TALL SHRUBS, AT LEAST 24" IN HEIGHT, & 5 TO 8 FEET APART; LOW SHRUBS 3 TO 4 FEET APART. THE FOLLOWING FOUR WOODY SPECIES COULD BE PLANTED: SHRUBS (MEDIUM TALL): Arrowwood (*Viburnum dentatum*), Winterberry (*Ilex verticillata*); Highbush blueberry (*Vaccinium corymbosum*); (LOW): Meadowsweet (*Spiraea latifolia*).
8. OVER TIME HERBACEOUS GROUNDCOVER MAY BE ALLOWED TO SPREAD, REFRESH MULCH, AS NEEDED, EVERY YEAR, WHERE HERBACEOUS VEGETATIVE COVER IS LACKING. BARE SOIL SHALL NOT BE EXPOSED. HAND PULL WEEDS FOR A MORE ATTRACTIVE APPEARANCE.

DETAIL SHEET

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

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