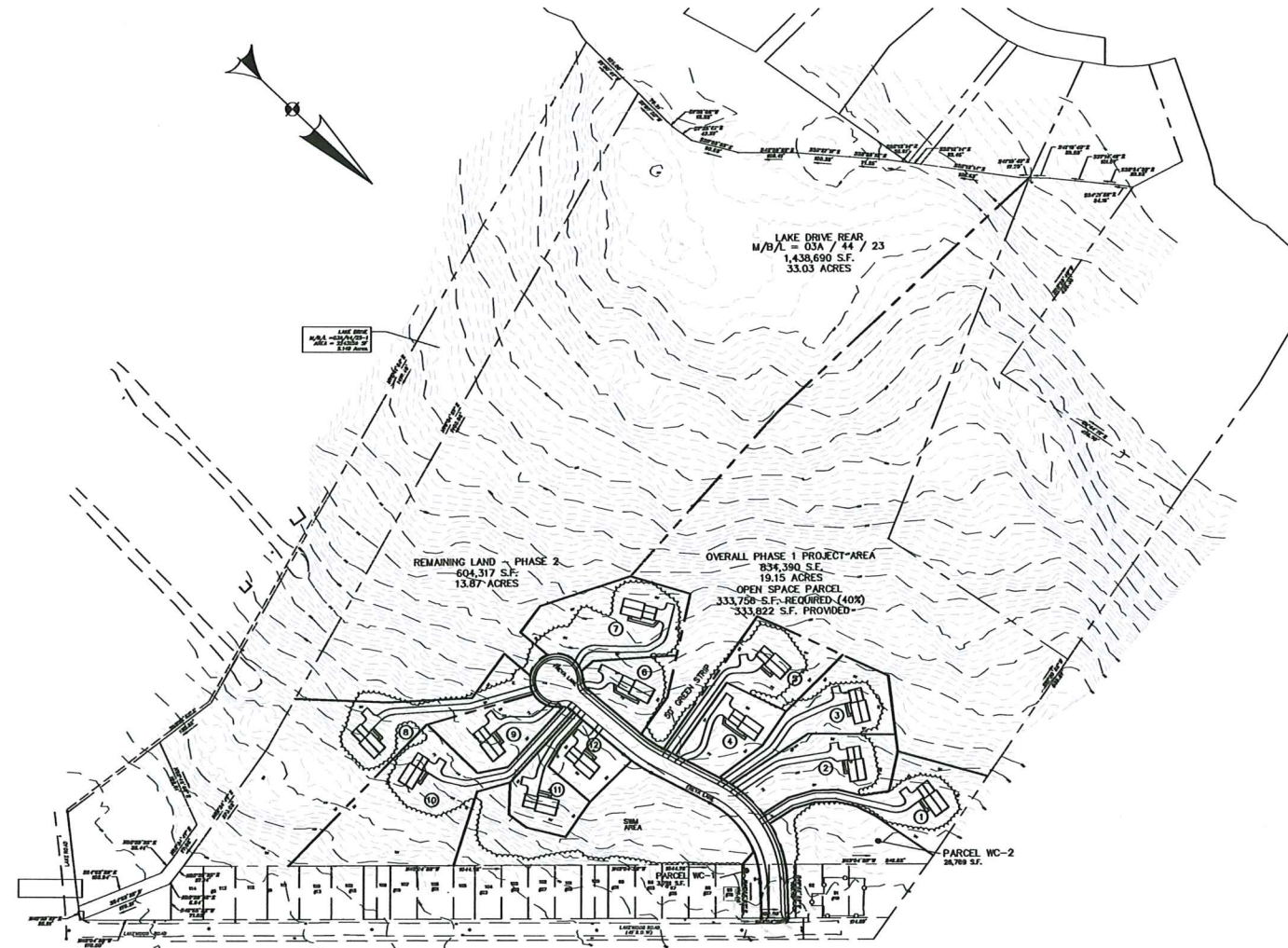


# LAKE OVERLOOK ESTATES RESIDENTIAL OPEN SPACE SUBDIVISION LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT PLANNING & ZONING APPLICATION



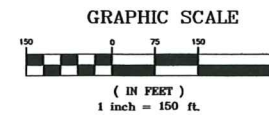
**VICINITY MAP**

SCALE: 1"=1000'



**OVERALL SITE PLAN**

SCALE: 1"=150'



#	DATE	DESCRIPTION

**Project Narrative**  
This project proposes to subdivide the existing R-3 zoned, 33.03 acre parcel into 12 Single family Open Space Residential lots meeting all Zoning and Subdivision Regulations.  
The development proposes a 690 lf Public Road to be maintained by the Town of East Hampton. This Town will also maintain the onsite stormwater detention facilities. The project will be served by public water and sewer.  
The site has NO Inland wetlands soils as reported by James Sipperly, Certified Soil Scientist. Additionally the town GIS mapping shows no wetlands soils within 200' of the subject property so no Inland Wetlands Application is required.  
The subdivision provides the minimum 40% Open space per the Open Space Subdivision requirements. This is reserved as one separate parcel to be deeded to the Town of East Hampton.

**INDEX OF DRAWINGS**

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

**PROPERTY OWNER/APPLICANT:**

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

**Soil Scientist:**

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

**Surveyor:**



**CT LAND SURVEYING, LLC**  
SBE | ABE CERTIFIED  
LAND SURVEYING / LAND PLANNING  
CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSOHD2@YAHOO.COM

**COVER SHEET**

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

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

DATE: 4/17/2024	SCALE: AS SHOWN	SHT #: CV-1
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Approved by the East Hampton Planning & Zoning Commission

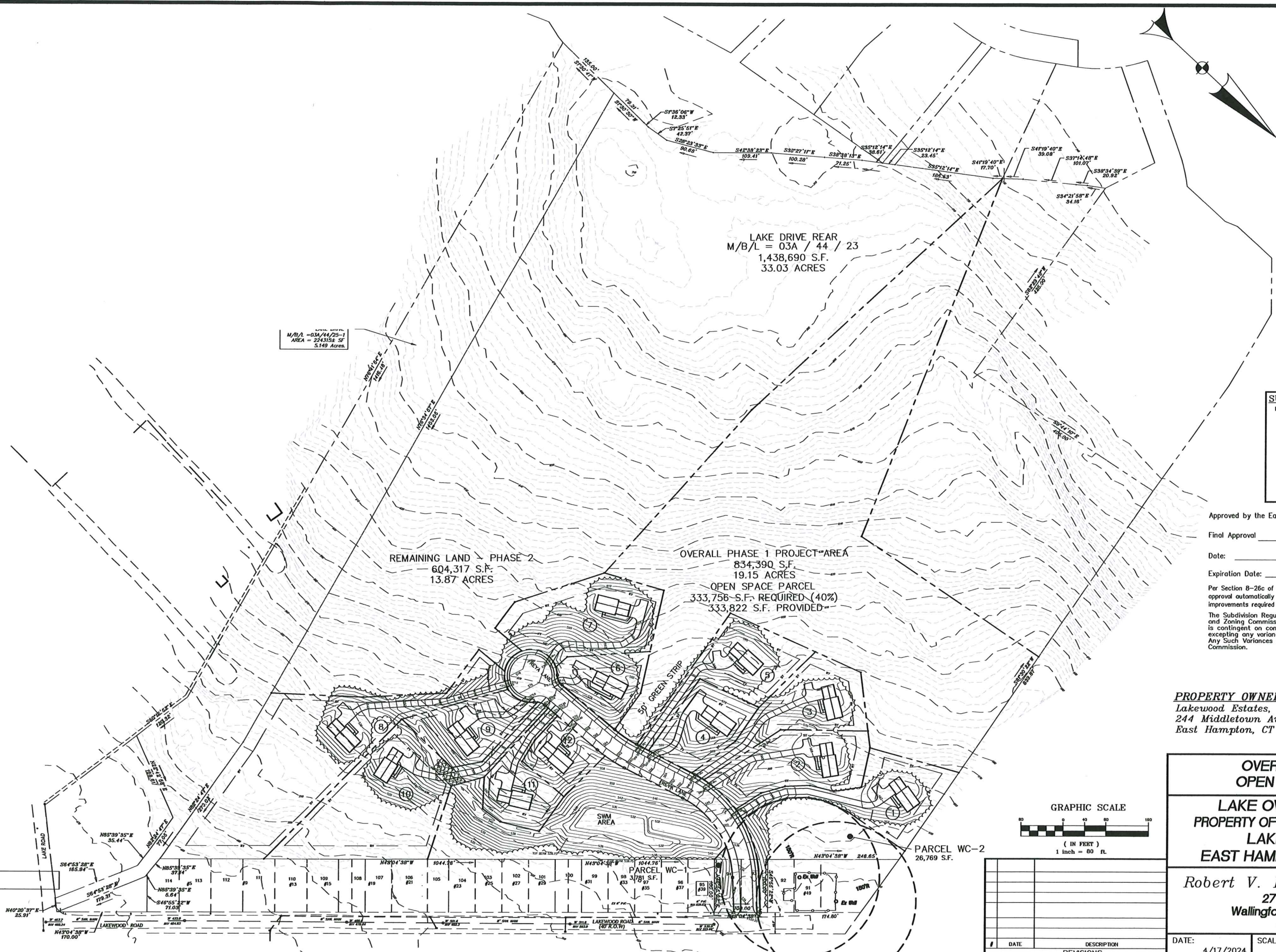
Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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

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



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

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

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

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

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

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

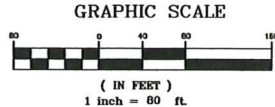
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**PROPERTY OWNER/APPLICANT:**

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



#	DATE	DESCRIPTION

**OVERALL SITE PLAN  
 OPEN SPACE LAYOUT**

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

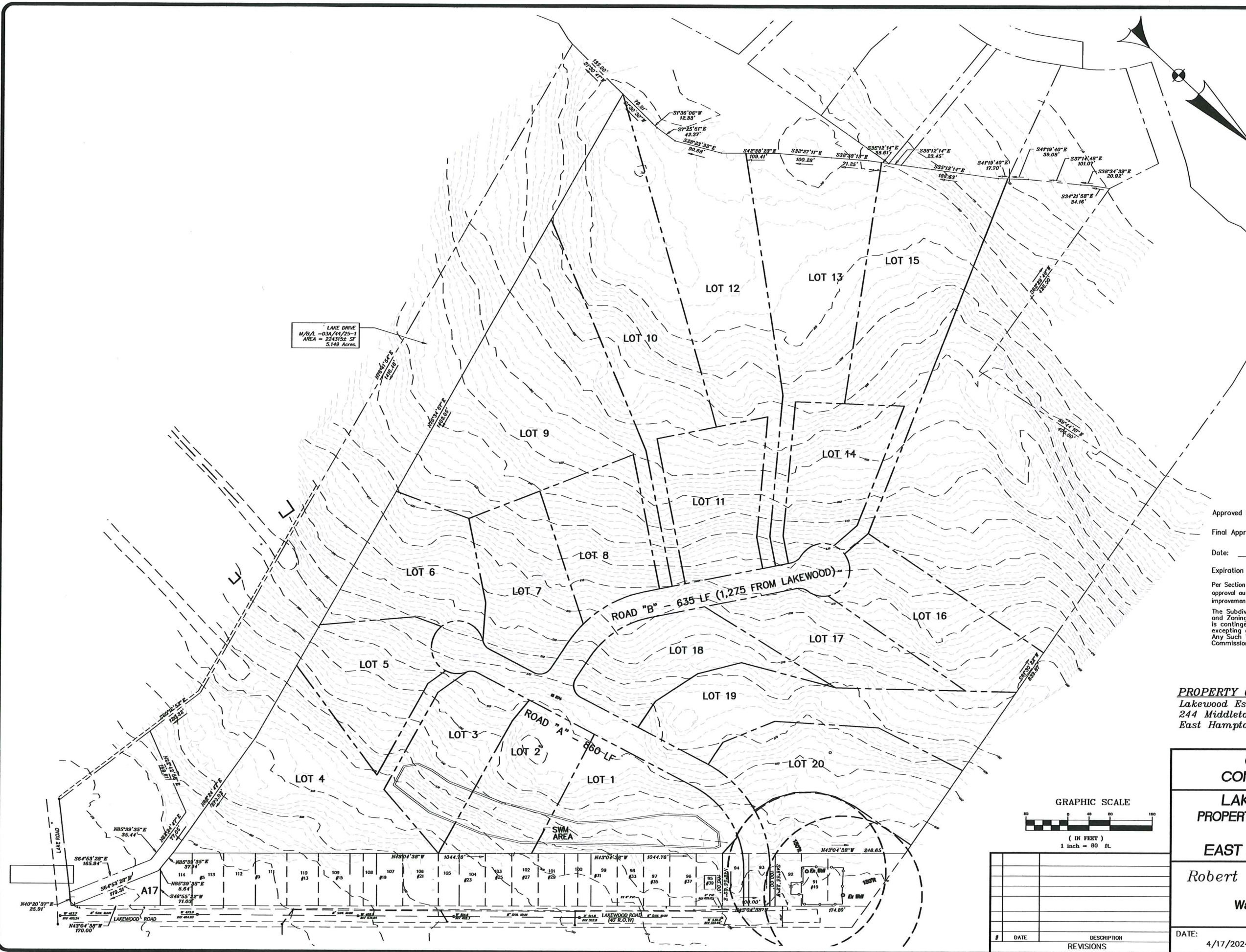
Robert V. Baltramaitis, P.E.  
 27 Tammy Hill Road  
 Wallingford, Connecticut 06492  
 (203) 915-8301

DATE: 4/17/2024 SCALE: 1" = 80' SHIT #: 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 Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

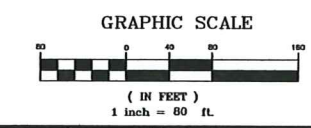
Date: \_\_\_\_\_

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



#	DATE	DESCRIPTION

**OVERALL SITE PLAN  
 CONVENTIONAL YIELD PLAN**

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

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

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

**SURVEY NOTES**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996 and Revised 08-29-2019.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
- Boundary determination is based upon a First Survey (see MAP REFERENCES and Record Deeds.)
- North Arrow, Bearings & Co-Ordinates refer to CT STATE PLANE COORDINATE SYSTEM (NAD 1983).
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility Structure and facility Locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from private testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Elevations Are Based on NAVD 1988 Datum.

**MAP REFERENCES**

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

**PROPERTY SUBJECT TO:**

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



**LOCATION MAP**

NOT TO SCALE

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

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

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

OWNER  
LAKEWOOD ESTATES LLC  
LAKE DRIVE REAR  
EAST HAMPTON, CT

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



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

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

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

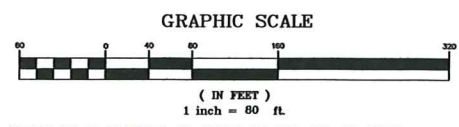
DRAFTED: CAD  
APPROVED: J.S.  
SCALE: 1" = 80'  
PROJECT NO.: 231003  
DATE: 12/07/2023  
CAD FILE: 231003

TITLE:  
**IMPROVEMENT LOCATION SURVEY**  
SHEET NUMBER:  
**EX-1**

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

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure.

The Underground structures depicted herein are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document. Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.


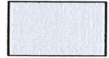


NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

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

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

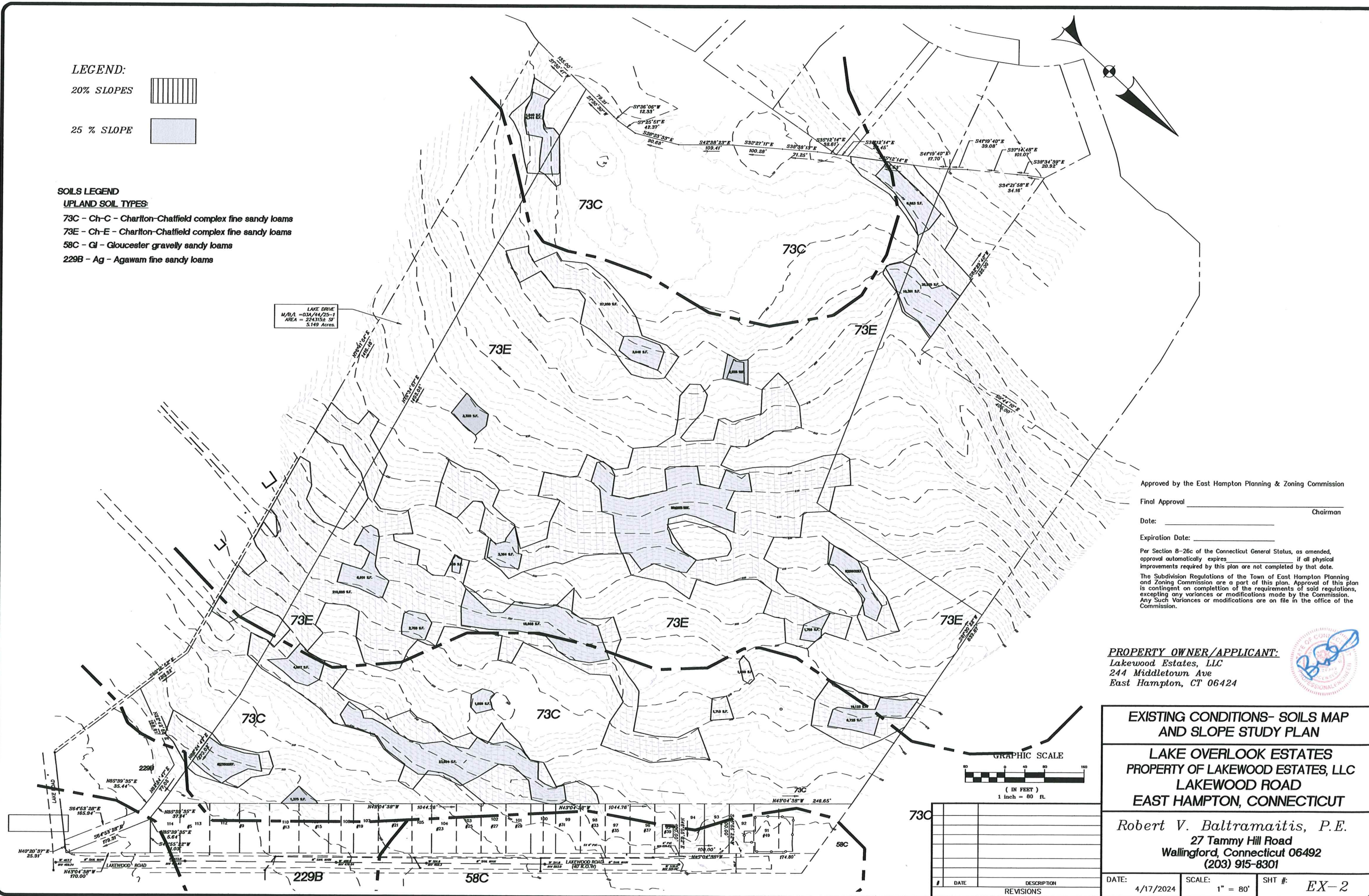
**LEGEND:**

- 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 - GJ - Gloucester gravelly sandy loams
- 229B - Ag - Agawam fine sandy loams



Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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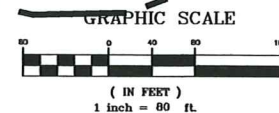
Lakewood Estates, LLC  
244 Middletown Ave  
East Hampton, CT 06424



**EXISTING CONDITIONS- SOILS MAP AND SLOPE STUDY PLAN**

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

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



#	DATE	DESCRIPTION

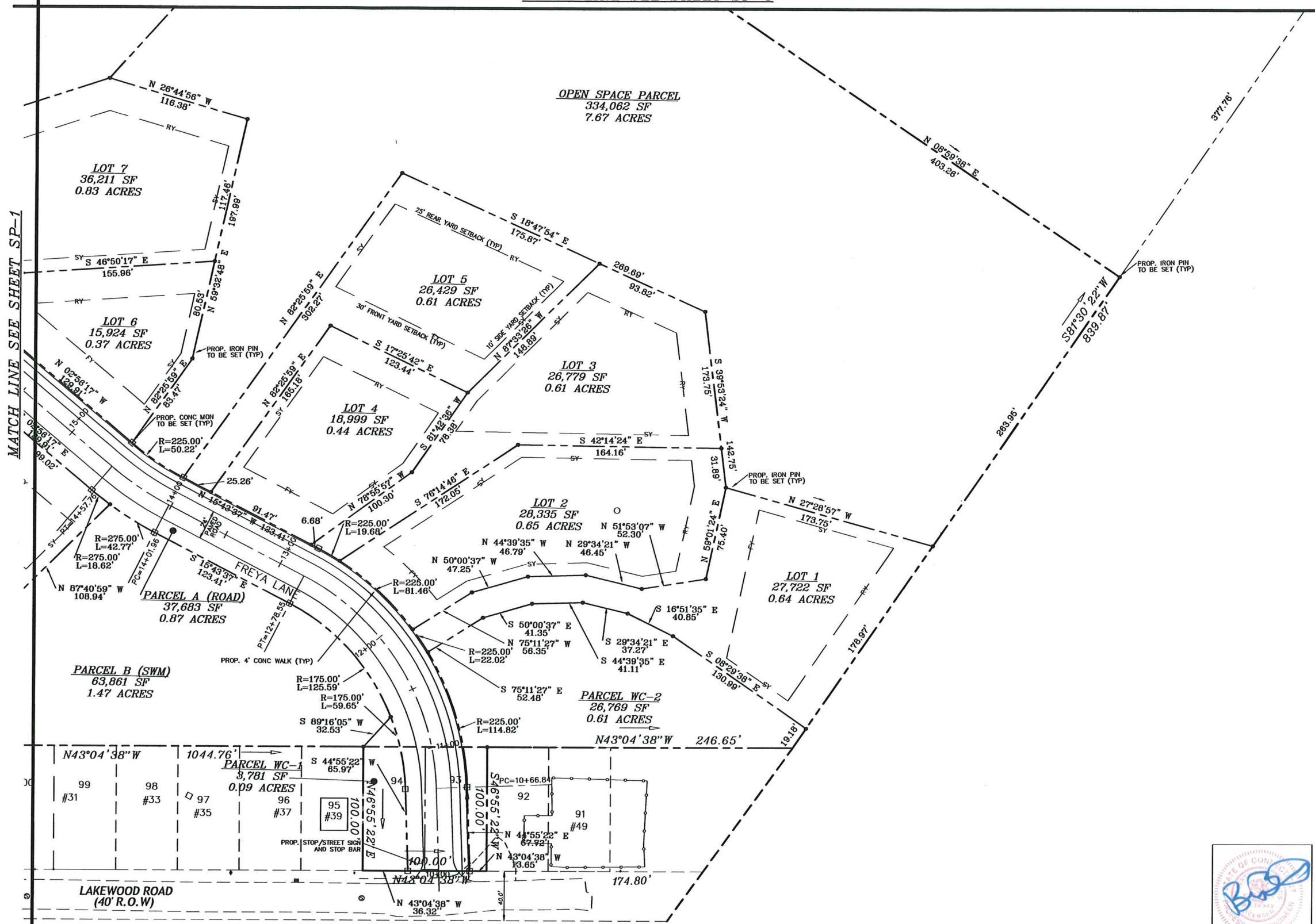
DATE: 4/17/2024

SCALE: 1" = 80'

SHT #: EX-2



MATCH LINE SEE SHEET SP-3



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

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

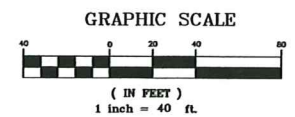
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1. PLEASE SEE SHEET SP-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.



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



**CT LAND SURVEYING, LLC**

SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

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

#	DATE	DESCRIPTION

**SUBDIVISION PLAN**

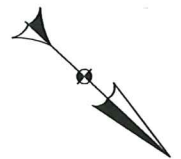
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PROPERTY OF LAKEWOOD ESTATES, LLC  
LAKWOOD ROAD  
EAST HAMPTON, CONNECTICUT

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

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

MATCH LINE SEE SHEET SP-4

$S42^{\circ}38'23'' E$  109.41'  
 $S38^{\circ}27'11'' E$  100.28'  
 $S38^{\circ}38'13'' E$  71.25'  
 $S35^{\circ}12'14'' E$  38.61'  
 $S35^{\circ}12'14'' E$  23.45'  
 $S41^{\circ}19'40'' E$  39.08'  
 $S37^{\circ}14'48'' E$  101.07'  
 $S38^{\circ}34'39'' E$  20.92'  
 $S35^{\circ}12'14'' E$  186.53'  
 $S41^{\circ}19'40'' E$  17.70'  
 $S34^{\circ}21'58'' E$  34.16'



$N 86^{\circ}44'21'' W$   
639.89'

$N 68^{\circ}19'11'' E$   
721.29'

$S82^{\circ}29'48'' W$   
425.00'

$S9^{\circ}44'10'' E$   
405.00'

PROP. IRON PIN TO BE SET (TYP)

**OPEN SPACE PARCEL**  
334,062 SF  
7.67 ACRES

MATCH LINE SEE SHEET SP-2

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

Approved by the East Hampton Planning & Zoning Commission

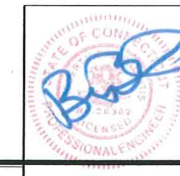
Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

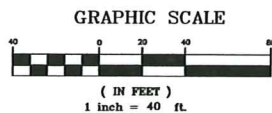
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ROBERT V. BALTRAMAITIS, P.L.S. 70386



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EMAIL: JSDNIZ@YAHOO.COM

#	DATE	DESCRIPTION

**SUBDIVISION PLAN**

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

*Robert V. Baltramaitis, P.E.*  
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DATE:	SCALE:	SHT #:
4/17/2024	1" = 40'	SP-3











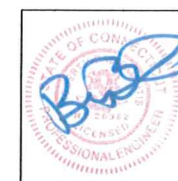


**GRADING AND UTILITY NOTES:**

1. THIS DRAWING IS INTENDED TO DEMONSTRATE THAT THE PROPOSED LOTS CAN SUPPORT A SINGLE FAMILY RESIDENTIAL HOUSE ALONG WITH THE UTILITIES AND DRIVEWAYS AS NECESSARY AND MEETING LOCAL AND STATE REGULATIONS. EACH LOT WILL HAVE TO SUBMIT FOR INDIVIDUAL BUILDING PERMITS PRIOR TO ANY CONSTRUCTION.
2. THE APPLICANT/DEVELOPER WILL BE RESPONSIBLE FOR THE SETTING OF THE IRON PINS AND CONCRETE MONUMENTS AS SHOWN ON THESE PLANS.
3. ALL NEW UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
4. THE PROPERTY IS LOCATED OUTSIDE OF THE FLOOD ZONE "A" DESIGNATION (100-YEAR) AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP NUMBER 000700355, EFFECTIVE DATE AUGUST 28, 2008.
5. FOOTING DRAIN LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY AS EACH LOT FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE STYLE AND LOCATION, WITH THAT STATED.
6. PROPOSED UNDERGROUND ELECTRIC SERVICE LINES SHOWN FOR SCHEMATIC PURPOSES ONLY. EXACT LOCATION WITHIN THE PUBLIC ROAD ROW WILL BE DETERMINED BY THE LOCAL UTILITY OWNER. EACH LOTS FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE AND DRIVE LOCATIONS, WITH THAT STATED.
7. ALL DRIVEWAYS ARE TO BE PAVED WITH ASPHALT. THE DRIVES SHALL BE CONSTRUCTED PER THE TOWN STANDARDS AND SUBDIVISION REGULATIONS. ALL DRIVES SHALL HAVE A 1-1/2" LF AT THE ROAD EDGE AND THE MAX SLOPES SHALL BE 3% WITHIN TOWN ROW, 5% FOR THE NEXT 15' AND 15% MAX. ALL DRIVEWAYS SHALL BE NO CLOSER THAN 5' TO ADJACENT PROPERTY OWNERS, UNLESS SHARED DRIVE.
8. "RIGHTS TO GRADE" ACROSS ADJACENT LOTS WILL BE PROVIDED.
9. IT IS THE DEVELOPERS RESPONSIBILITY TO CONSTRUCT THE PUBLIC ROAD ALONG WITH ALL OF THE DRAINAGE AND STORMWATER TREATMENT FACILITIES SHOWN ON THESE PLANS. IN ADDITION, THE DEVELOPER WILL EXCAVATE ALONG FLANDERS ROAD AS SHOWN TO ESTABLISH THE SLOPING AS SHOWN ON THESE PLANS. DRIVEWAYS WILL BE ROWH GRADED TO THE ROW LINE.
10. THE PROPOSED STORMWATER MANAGEMENT FACILITIES WERE DESIGNED USING AN RATE OF 3" PER HOUR.
11. SEE SUBDIVISION PLANS FOR CROSS LOT ACCESS EASEMENTS AND MAINTENANCE EASEMENTS FOR THE PROPOSED STORMWATER FACILITIES AS NEEDED.
12. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
13. CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
14. THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC SEWER FROM THE EAST HAMPTON WPCA. WPCA DESIGN APPROVAL WILL BE REQUIRED AND SECURED AS PART OF THIS APPLICATION.
15. THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC WATER FROM THE AQUARIAN WATER COMPANY. THE APPLICANT WILL PROVIDE THE TOWN A COMPANY OF THE WILL SERVE LETTER DATED MARCH 18, 2024. FINAL DESIGN AND APPROVAL FROM AQUARIAN WILL BE SECURED BEFORE FINAL UTILITIES ARE FIELD.

**LEGEND**

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



**PROPERTY OWNER/APPLICANT:**

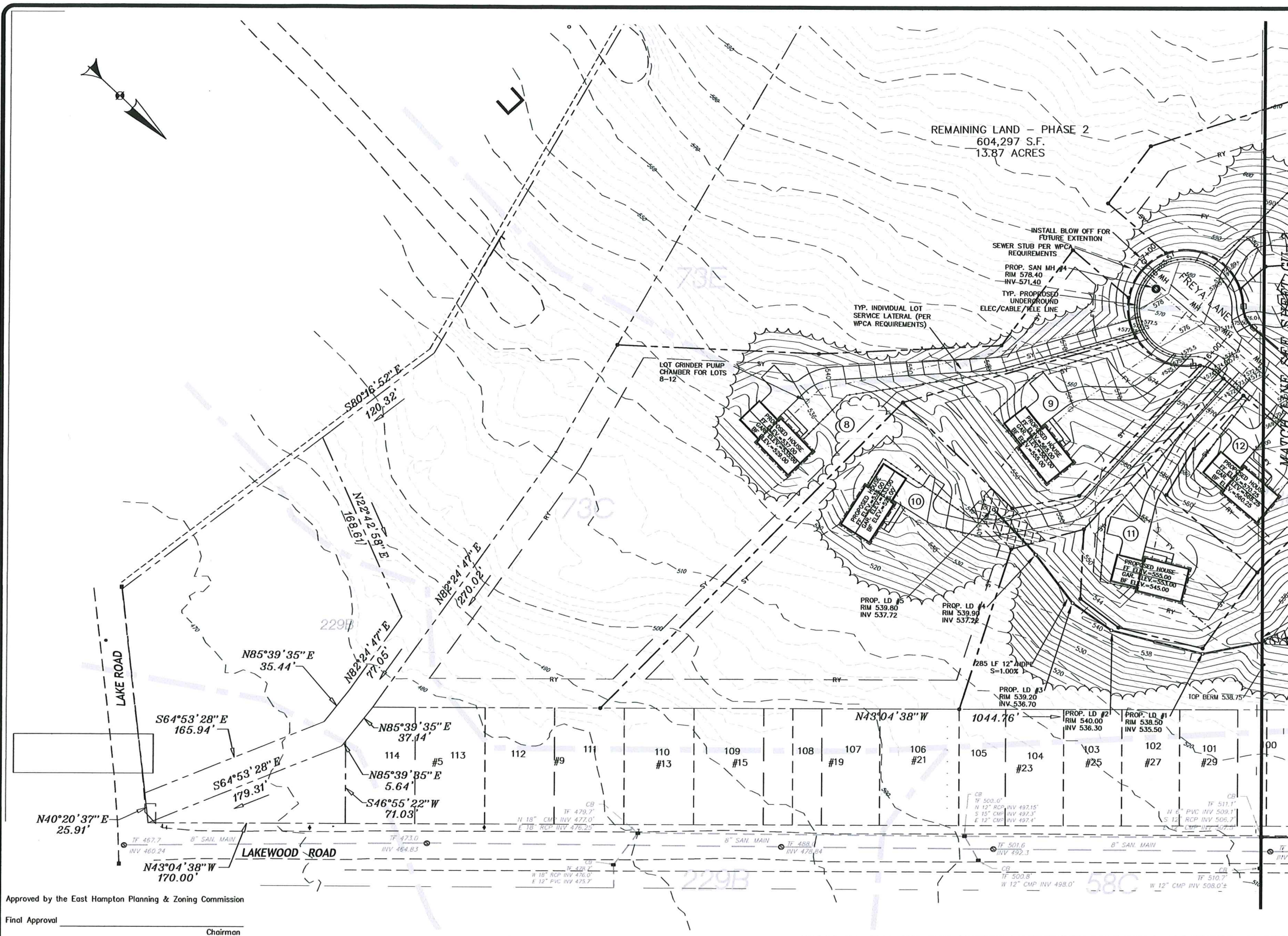
Lakewood Estates, LLC  
244 Middletown Ave  
East Hampton, CT 06424

**GRADING AND UTILITY PLAN**

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

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

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



Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

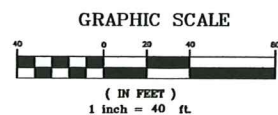
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**MAP REFERENCE:**

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*Jignesh Soni*  
JONES & SON, P.L.S. 70306



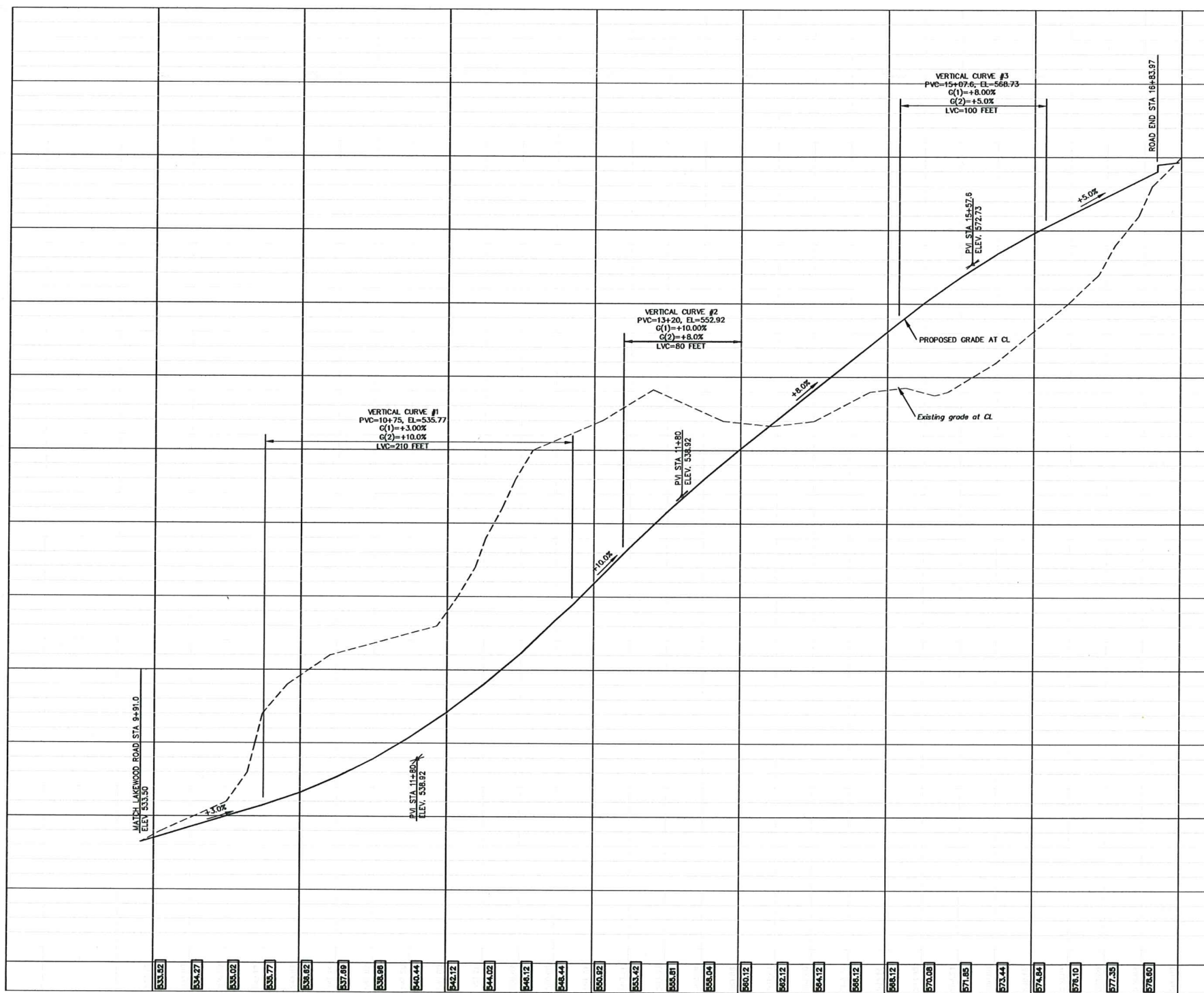
**CT LAND SURVEYING, LLC**

SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

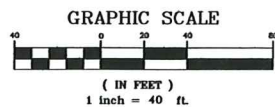
CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JS012@YAHOO.COM

#	DATE	DESCRIPTION

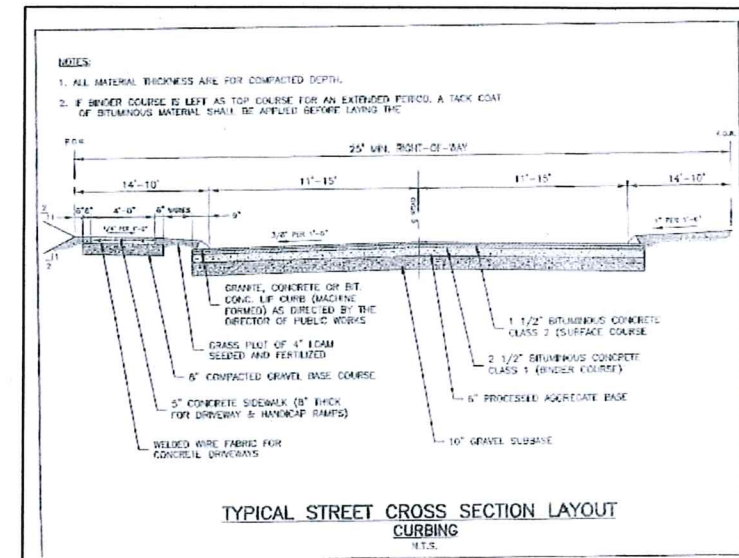




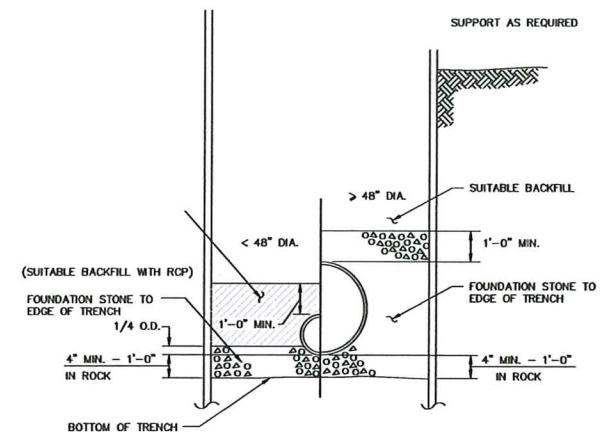
FREYA LANE ROAD PROFILE  
SCALE: 1"=40' H, 1"=4' V



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



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



TYPICAL STORM SEWER TRENCH SECTION  
N.T.S.

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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ROAD PROFILE / DETAIL PLAN

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

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

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









#	DATE	DESCRIPTION



**EROSION CONTROL NOTES:**

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

**LEGEND**

-  PROPOSED R/RAP
-  PROPOSED CONTOURS
-  PROPOSED TREELINE
-  PROPOSED EROSION CONTROL MEASURE
-  BUILDING FOUNDATION/ CURTAIN DRAIN
-  PROPOSED ELECTRIC/TELE/CABLE SERVICE
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**PROPERTY OWNER/APPLICANT:**  
 Lakewood Estates, LLC  
 244 Middletown Ave  
 East Hampton, CT 06424

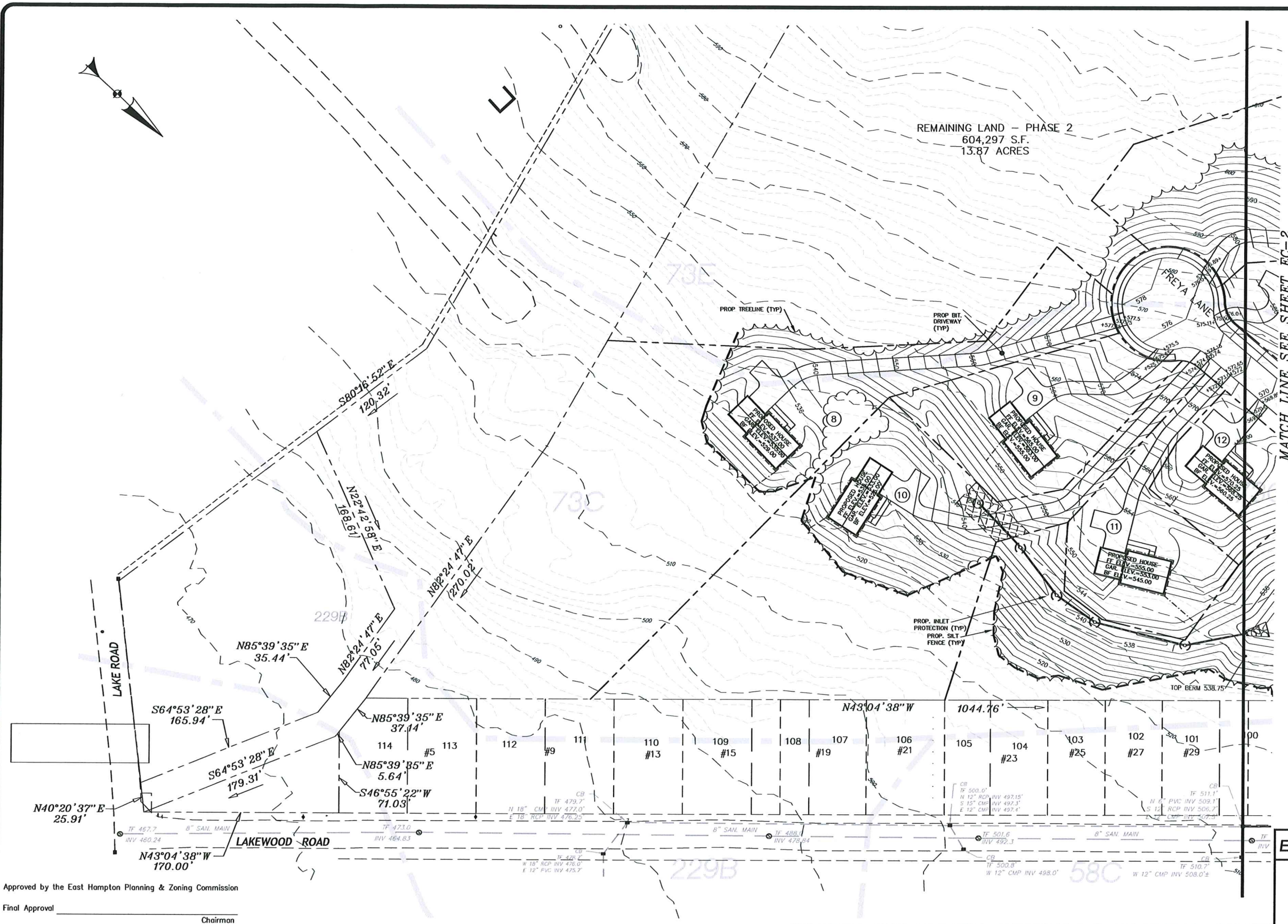
**EROSION AND SEDIMENT CONTROL PLAN**

**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

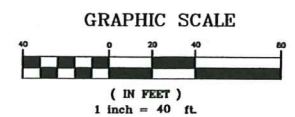
DATE:	4/17/2024	SCALE:	1" = 40'	SHT #:	EC-1
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REMAINING LAND - PHASE 2  
 604,297 S.F.  
 13.87 ACRES



**MAP REFERENCE:**

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



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*J. J. Somers*  
 JAMES W. SOMERS, P.L.S. 70386

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

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Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

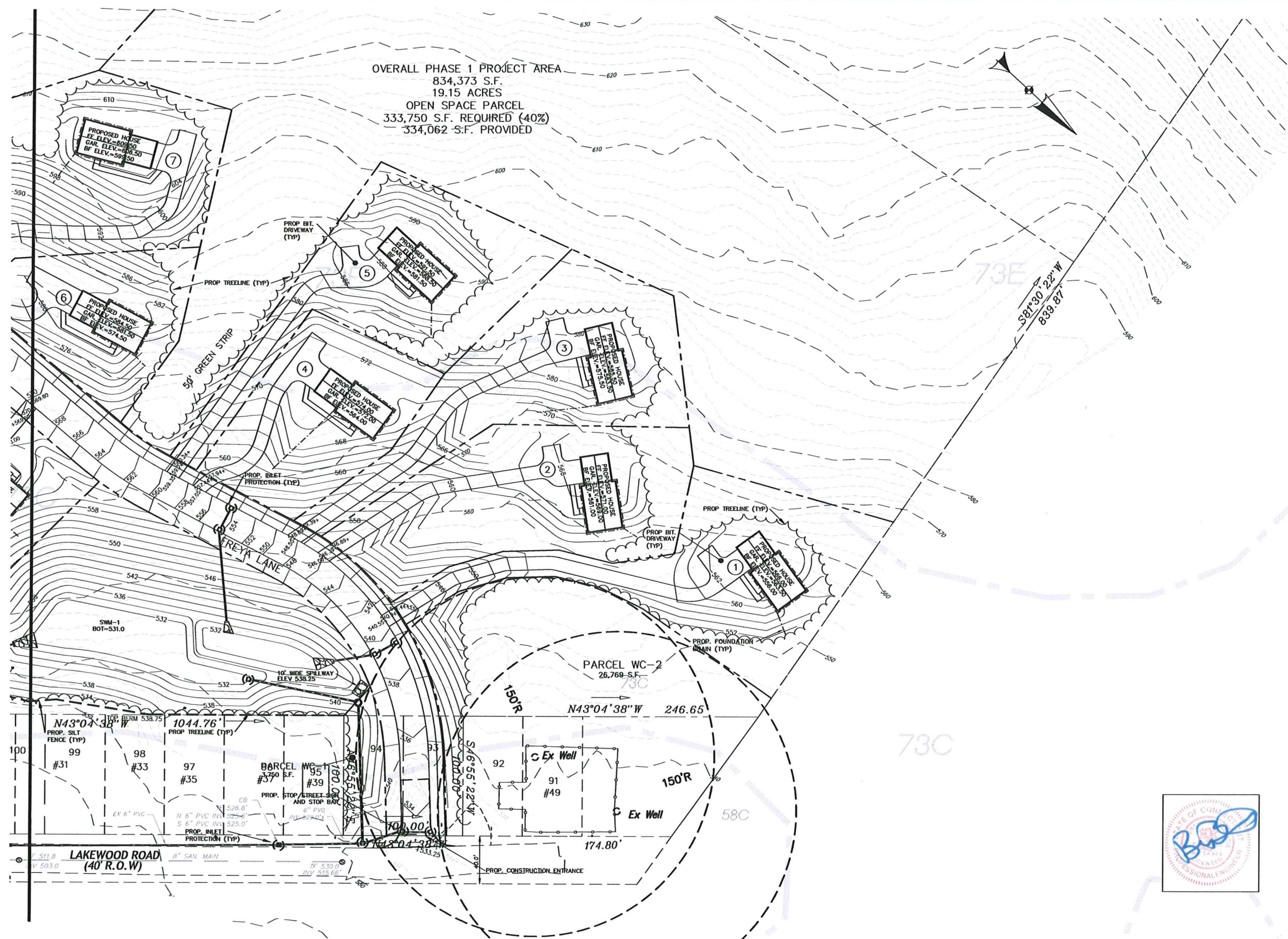
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MATCH LINE SEE SHEET EC-1



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

**EROSION CONTROL NOTES:**

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3. SEE SHEET DN-1 FOR ADDITIONAL NOTES AND DETAILS.

**LEGEND**

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- PROPOSED CONTOURS
- PROPOSED TREELINE
- PROPOSED EROSION CONTROL MEASURE
- BUILDING FOUNDATION / CURTAIN DRAIN
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- PROPOSED STORM DRAIN PIPING

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



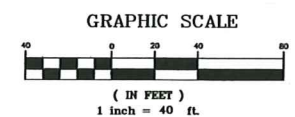
**EROSION AND SEDIMENT CONTROL PLAN**

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

Robert V. Baltramaitis, P.E.  
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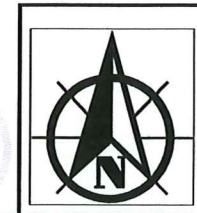
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*Jignesh Soni*  
 JGNSH@T.SON, P.L.S. 70386



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 EMAIL: JSONI2@YAHOO.COM

#	DATE	DESCRIPTION

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

Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) <sup>4</sup>	Lbs/Acre	Lbs/1,000 Sq. Ft.
1 <sup>a</sup>	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Perennial Ryegrass (Norla, Manhattan)	5	.10
	Total 45		1.00
2 <sup>a</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (Streaker, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total 42		.95
3 <sup>a</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total 48		1.10
4 <sup>a</sup>	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	20	.45
	Redtop (Streaker, Common)	2	.05
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	20	.50
	Total 30		.70
5 <sup>a</sup>	White Clover	10	.25
	Perennial Ryegrass	2	.05
	Creeping Red Fescue	2	.05
	Total 12		.30
6 <sup>a</sup>	Creeping Red Fescue	20	.45
	Redtop (Streaker, Common)	2	.05
	Perennial Ryegrass	2	.05
	Total 42		1.05
7 <sup>a</sup>	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Norla, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	10	.25
	Total 30		.70
8 <sup>a</sup>	Switchgrass (Blackwell, Shelter, Cove-in-rock)	10 <sup>1</sup>	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Comper)	10 <sup>1</sup>	.25
	Total 23		.57
9 <sup>a</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chamung, Penngriff) with inoculant <sup>1</sup>	15	.35
	(or Flatpea (Lathco) with inoculant <sup>1</sup> )	(30)	(.75)
	Total 42 (or 57)		1.00 (or 1.40)
10 <sup>a</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (Streaker, Common)	2	.05
	Crown Vetch (Chamung, Penngriff) with inoculant (or Flatpea (Lathco) with inoculant)	15	.35
	Total 37 (or 52)		.85 (or 1.25)
11 <sup>a</sup>	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Crown Vetch (Chamung, Penngriff) with inoculant <sup>1</sup>	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.35
	Total 45		1.05
12 <sup>a</sup>	Switchgrass (Blackwell, Shelter, Cove-in-rock)	10 <sup>1</sup>	.25
	Perennial Ryegrass (Norla, Manhattan)	5	.10
	Crown Vetch (Chamung, Penngriff) with inoculant <sup>1</sup>	15	.35
	Total 30		.75
13-15	Not used		
	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	Total 50		1.20
17-18	Not used		
	Creeping Fescue	35	.80
	Hard Fescue	30	.70
	Total 100		2.3
21 <sup>a</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (Streaker, Common)	2	.05
	Tall Fescue (Kentucky 31)	20	.45
	Total 60		1.35
22 <sup>a</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (Streaker, Common)	2	.05
	Tall Fescue (Kentucky 31)	20	.45
	Total 60		1.35
23 <sup>a</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	Redtop (Streaker, Common)	2	.05
	Total 45		1.15
24-28	Not used		
	Turf Type Tall Fescue (Bonzoni, Mustang, Rebel II, Spartan, Juggo) or Perennial Ryegrass (Vulture 2000 <sup>2</sup> mix, Fiesta II, Blazer II, and Duster II)	175 to 250	6 to 8

<sup>1</sup> Use proper inoculant for legume seeds, use four times recommended rate when hydroseeding.  
<sup>2</sup> Use Pure Live Seed (PLS) =  $\frac{\% \text{ Germination} \times \% \text{ Purity}}{100}$   
 EXAMPLE: Common Bermuda seed with 70% germination and 80% purity =  $\frac{70 \times 80}{100} = 56\%$   
 $\frac{10 \text{ lbs PLS/acre}}{56\%} = 17.9 \text{ lbs/acre of bagged seed}$   
<sup>3</sup> DOT All purpose mix  
<sup>4</sup> Bird flower mix containing New England Aster, Baby's Breath, Black Eye Susan, Goldfish, Dwarf Columbine, Purple Coneflower, Lance-headed Coreopsis, Day-eye Daisy, Don's Ribwort, Scarlet Flax, Fragaria, Gaylwinthor, Rocky Larkspur, Spanish Larkspur, Cam Peppery Spurred Sandpiper, Wildflower and/or Yarrow may be added to any seed mix given. Most seed suppliers carry a wild flower mixture that is suitable for the Northeast and contains a variety of both annual and perennial flowers. Seeding rates for the specific mixtures should be followed.  
<sup>5</sup> Considered to be a cool season mix.  
<sup>6</sup> Considered to be a warm season mix.

Figure PS-2 Selecting Seed Mix to Match Need

Area To Be Seeded	Mixture Number <sup>1</sup>	
	Mowing Desired	Mowing Not Req.
BORROW AREAS, ROADSIDE, DIKES, LEVEES, POUD BANKS AND OTHER SLOPES AND BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3,4,5, or 8	5,6,7,8,9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	12,16, 22
C) Variable drainage soils <sup>2</sup>	2	5,6
D) Variable drainage soils <sup>2</sup>	2	5,6,11
DRAINAGE DITCH AND CHANNEL BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3 or 4	9,10,11,12
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
DIVERSIONS		
A) Well or excessively drained soils <sup>2</sup>	2,3 or 4	9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
GULLED AND ERODED AREAS		
SOD WATERWAYS AND SPILLWAYS	1,2,3,4,6,7, or 8	1,2,3,4,6,7, or 8
SUNNY RECREATION AREAS (Picnic areas and playgrounds or driving and archery ranges, nature trails)	1,2, or 23	
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 23	

<sup>1</sup> 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)  
<sup>2</sup> See county soil survey for drainage class. Soil surveys are available from the County Soil and Water Conservation District Office.  
<sup>3</sup> Use mix 20 when soil passing a 200 mesh sieve is less than 15% of total weight. Use mix 26 & 27 when passing a 200 mesh sieve is between 15 and 20% of total weight. Use mix 25, 27 & 28 when soil passing a 200 mesh sieve is above 20% of total weight.

Temporary Seeding Rates and Dates

Species <sup>4</sup>	Seeding Rates (pounds/acre)	Optimum Seed Depth (inches)	Optimum Seeding Dates												Plant Characteristics		
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15	11/15	12/15	1/15	2/15			
Annual ryegrass Lolium multiflorum	40	1.0	0.5														May be added in mixes. Will mow out of most stands.
Perennial ryegrass Lolium perenne	40	1.0	0.5														Use for winter cover. Tolerates cold and low moisture.
Winter rye Secale cereale	120	3.0	1.0														Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0														In northern CT, will winter kill with the first killing frost and may throughout the state in severe winters.
Winter wheat Triticum aestivum	120	3.0	1.0														Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0														Warm season small grain. Dies with frost in September.
Sudangrass Sorghum sudanense	30	0.7	1.0														Tolerates warm temperatures and droughty conditions.
Sudangrass Sorghum sudanense	15	0.4	1.0														Hardy plant that will reseed itself and is good as a green manure crop.
Weeping Lovegrass Eragrostis cymbula	5	0.2	0.25														Warm-season perennial. May beach, tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix <sup>5</sup>	150	3.4	0.5														Suitable for all conditions.

<sup>1</sup> 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.  
<sup>2</sup> Seed at twice the indicated depth for sandy soils.  
<sup>3</sup> See Permanent Seeding Figure PS-3 for seeding mixture requirements.  
<sup>4</sup> Listed species may be used in combination to be obtain a broader time spectrum. If used in combination, reduce each species planting rate by 20% of that listed.  
<sup>5</sup> See Permanent Seeding Figure PS-3 for seeding mixture requirements.

WETLANDS APPLICATION DATA

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

EROSION CONTROL INTENT

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

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

CONSTRUCTION TIME SCHEDULE

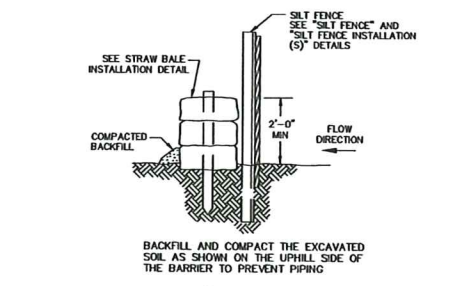
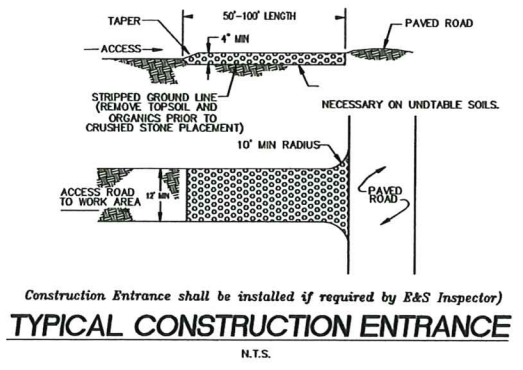
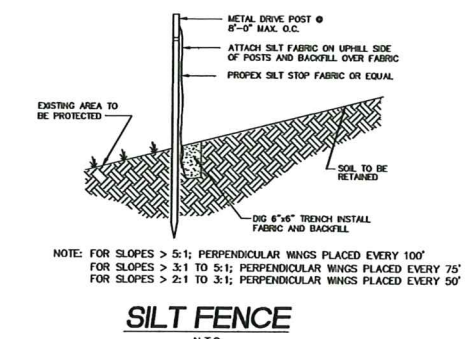
- The applicant would like to start construction this summer to get soils stabilized prior to winter. The rough grading is anticipated to last approx 3-6 months. Utility installation, road construction and fine grading should be completed within a 12 month period from start of construction.
- All erosion control measures shall be in place and inspected prior to start of construction.
- STOCKPILE AREAS: Loom and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time, until the material is required for individual lots. All areas of the site not finished graded shall be seeded per the temporary seeding schedule.
- All erosion control measures will remain in place until final signout from the Town E&S Inspector.
- Individual Lots construction start time will vary upon individual future lot owners. Owners will be required to conform to any and all loan requirements at that time.

Septic System Notes:

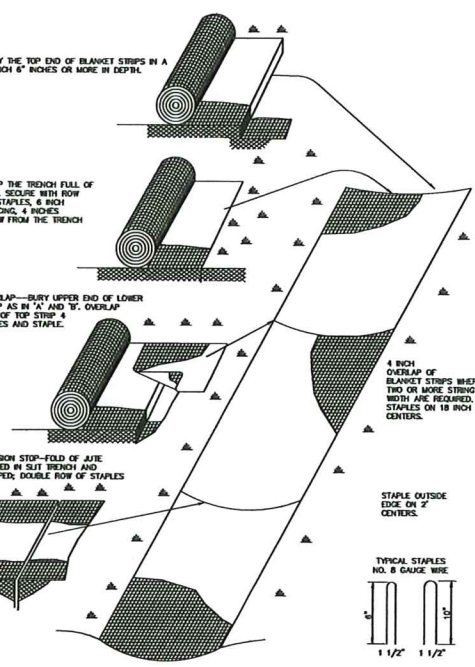
- THE BUILDING SEWER PIPE SHALL BE 4" SCH 40 PVC SET AT A MINIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES.
- THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,250 GALLONS. THE TANK SHALL HAVE TWO CHAMBERS, THE FIRST OF WHICH SHALL HOLD 3/4 THE REQUIRED TOTAL CAPACITY.
- THE SEPTIC TANK SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CONNECTICUT PUBLIC HEALTH CODE, LATEST REVISION. THE TANK SHALL HAVE A NON-BYPASS EFFLUENT FILTER AT THE OUTLET AND POLYETHYLENE GASKETS AT THE INLET AND OUTLET.
- THE DISTRIBUTION PIPE FROM THE TANK TO THE DISTRIBUTION BOX OR LEACHING CHAMBERS SHALL BE 4" PVC CONFORMING TO ASTM 3034 SDR35 WITH INTEGRAL RUBBER COMPRESSION GASKETS. PIPE SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1%.
- THE DISTRIBUTION BOXES SHALL BE PRE-CAST CONCRETE, SUITABLE FOR HS-20 LOADING WITH WATER-TIGHT GASKETS AND SET LEVEL FOR EVEN DISTRIBUTION, OR APPROVED EQUAL. D-BOXES SHALL HAVE INSPECTION COVERS TO GRADE.
- THE INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PUBLIC HEALTH CODE AND THIS PLAN, INCLUDING THE DETAILS PROVIDED. UNITS SHALL BE BACKFILLED WITH APPROVED BACKFILL IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS PROVIDED. A MINIMUM OF 14" OF COVER MUST BE MAINTAINED FOR HS-20 LOAD RATING. ANY DEVIATION IN THE SPECIFIED PRODUCT SHALL BE REVIEWED BY THE DESIGN ENGINEER AS IT MAY AFFECT THE REQUIRED LEACHING FIELD SIZE.
- "APPROVED AGGREGATE" IS CRUSHED OR BROKEN STONE, OR SCREENED GRAVEL, CONFORMING TO CONNECTICUT DEPARTMENT OF TRANSPORTATION, FORM 816, SECTION M01.01 FOR NO. 4 STONE:
 

2"	100%
1-1/2"	90-100%
1"	20-55%
3/4"	0-15%
3/8"	0-5%
#40	0-3%
#200	0-1.5%
- "SELECT FILL" SHALL BE USED TO FILL VOIDS WITHIN THE LEACHING AREA. THE IMPORTED "SELECT FILL" SHALL BE CLEAN SAND OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND OTHER FOREIGN SUBSTANCES. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE #3 SIEVE. UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. THE MATERIAL PASSING IS RE-WEIGHED AND AND SIEVE ANALYSIS STARTED AND SHALL CONFORM TO THE FOLLOWING CRITERIA:
 

SIEVE	% PASSING (X WT.)
# 4	100%
# 10	70-100%
# 40	10-75%
#100	0-5%
#200	0-2.5%
- GEOTEXTILE, WHEN SPECIFIED, SHALL BE NON-WOVEN FABRIC CONFORMING TO ASTM D 5261, ASTM D 4911 AND ASTM D 4533 MEETING THE REQUIREMENTS OF THE STATE PUBLIC HEALTH CODE.



SEDIMENTATION CONTROL BARRIER WITH STRAW BALE BARRIER



Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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

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



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

**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	DESCRIPTION
		REVISIONS

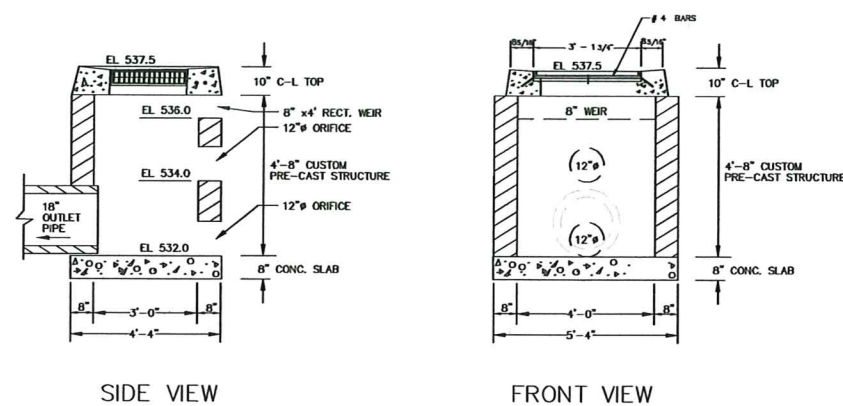
DATE: 4/17/2024 SCALE: NTS SHT #: DN-1





**CONSERVATION EASEMENT PLAQUE**  
N.T.S.

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



**OUTLET CONTROL STRUCTURES**  
N.T.S.



**PROPOSED DRIVEWAY SECTION**  
N.T.S.

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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**DETAIL SHEET**

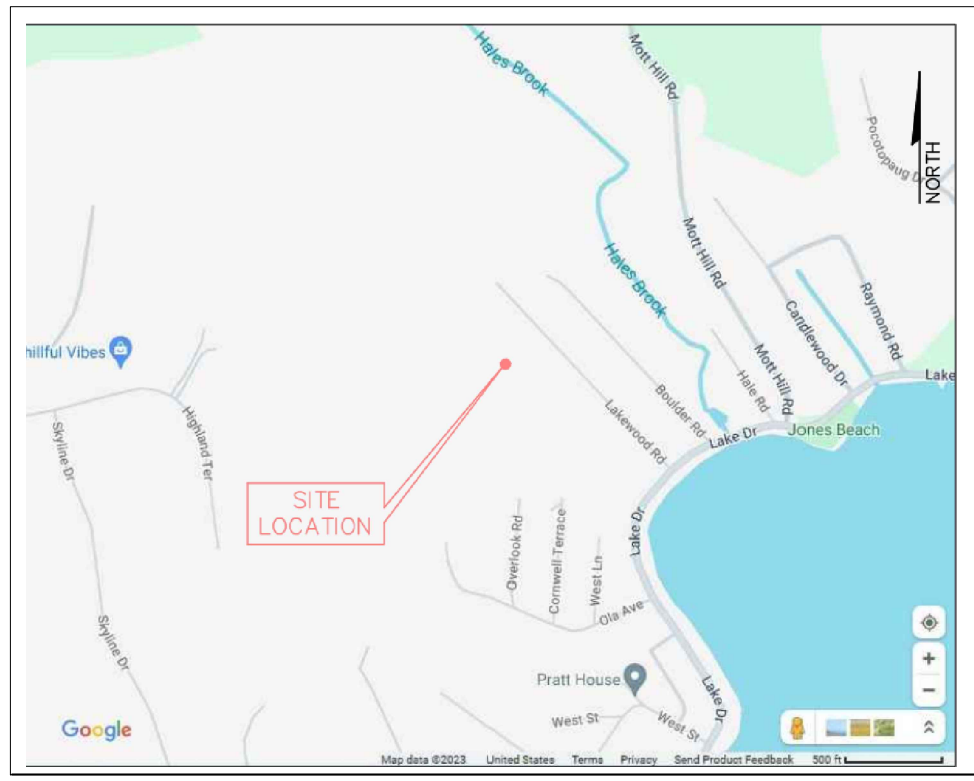
**LAKE OVERLOOK ESTATES**  
PROPERTY OF LAKEWOOD ESTATES, LLC  
LAKEWOOD ROAD  
EAST HAMPTON, CONNECTICUT

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

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

#	DATE	DESCRIPTION

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

SCALE: 1"=1000'

# LAKE OVERLOOK ESTATES RESIDENTIAL OPEN SPACE SUBDIVISION

## LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT

### PLANNING & ZONING APPLICATION AND INLAND WETLAND APPLICATION

**Project Narrative**

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

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

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

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

**INDEX OF DRAWINGS**

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

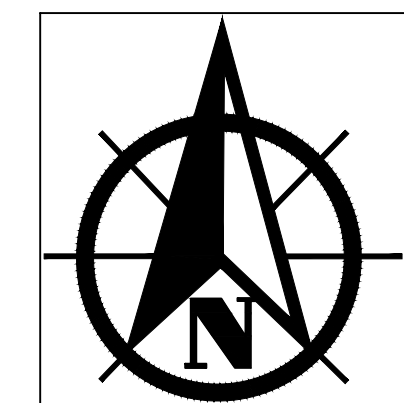
**PROPERTY OWNER/APPLICANT:**

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

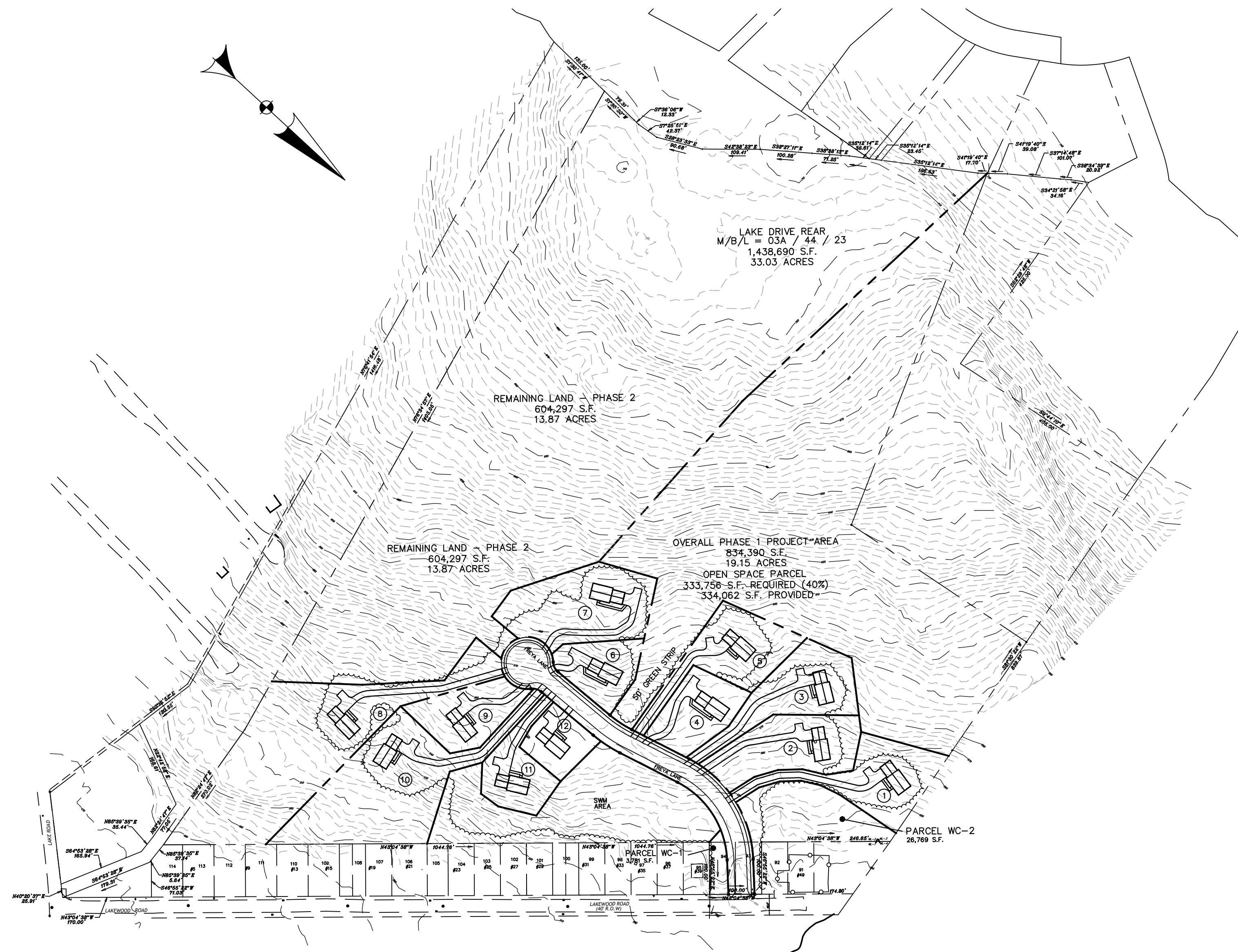
**Soil Scientist:**

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

**Surveyor:**

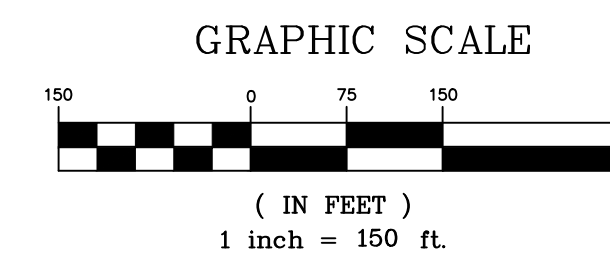


**CT LAND SURVEYING, LLC**  
SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING  
CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSONIZ@YAHOO.COM



**OVERALL SITE PLAN**

SCALE: 1"=150'



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

**COVER SHEET**

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

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

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

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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**SUMMARY OF PARCEL TRANSFERS**

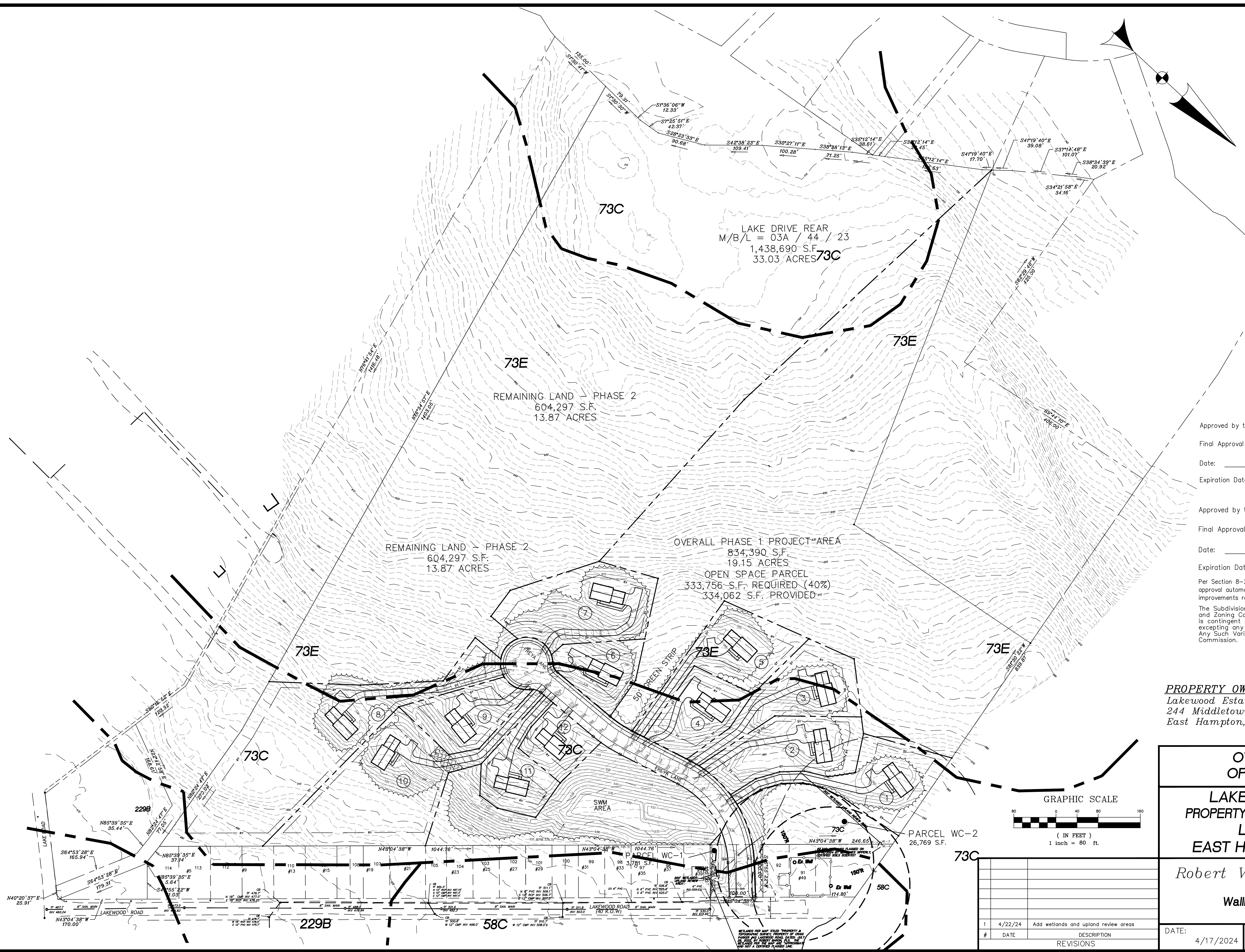
LOT "WC1" - 3,781 S.F. (0.09 AC)  
 TO BE CONVEYED TO THE AQUARIUM WATER COMPANY

LOT "WC2" - 26,769 S.F. (0.61 AC)  
 TO BE CONVEYED TO THE AQUARIUM WATER COMPANY

LOT "A" (ROAD) - 37,683 S.F. (0.87 AC)  
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON

LOT "B" (SWM FACILITY) - 63,861 S.F. (1.47 AC)  
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON

OPEN SPACE PARCEL - 334,062 S.F. (7.67 AC)  
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON



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

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

OVERALL PHASE 1 PROJECT AREA  
 834,390 S.F.  
 19.15 ACRES  
 OPEN SPACE PARCEL  
 333,756 S.F. REQUIRED (40%)  
 334,062 S.F. PROVIDED

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

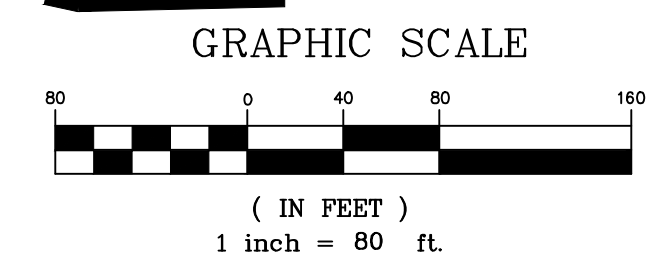
Approved by the East Hampton Inland Wetlands & Watercourse Agency  
 Final Approval \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_

Approved by the East Hampton Planning & Zoning Commission  
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 Commission.

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



PARCEL WC-2  
 26,769 S.F.

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

**OVERALL SITE PLAN  
 OPEN SPACE LAYOUT**

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

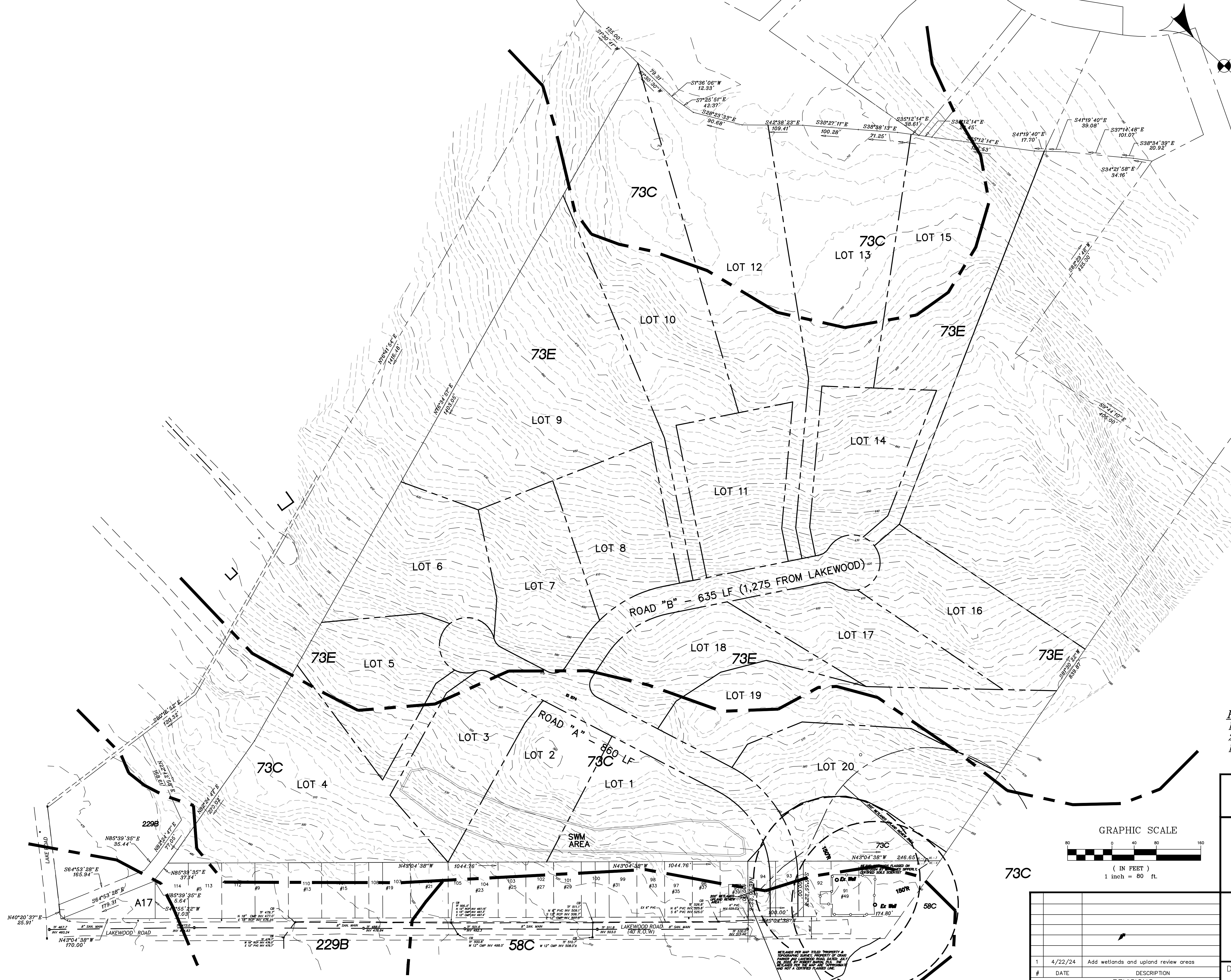
*Robert V. Baltramaitis, P.E.*  
 27 Tammy Hill Road  
 Wallingford, Connecticut 06492  
 (203) 915-8301

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

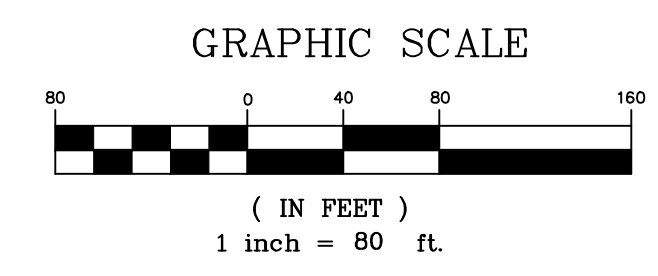


Approved by the East Hampton Inland Wetlands & Watercourse Agency  
 Final Approval \_\_\_\_\_ Chairman  
 Date: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_

Approved by the East Hampton Planning & Zoning Commission  
 Final Approval \_\_\_\_\_ Chairman  
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 244 Middletown Ave  
 East Hampton, CT 06424



#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
#		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**  
**Wallington, Connecticut 06492**  
**(203) 915-8301**

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

**SURVEY NOTES**

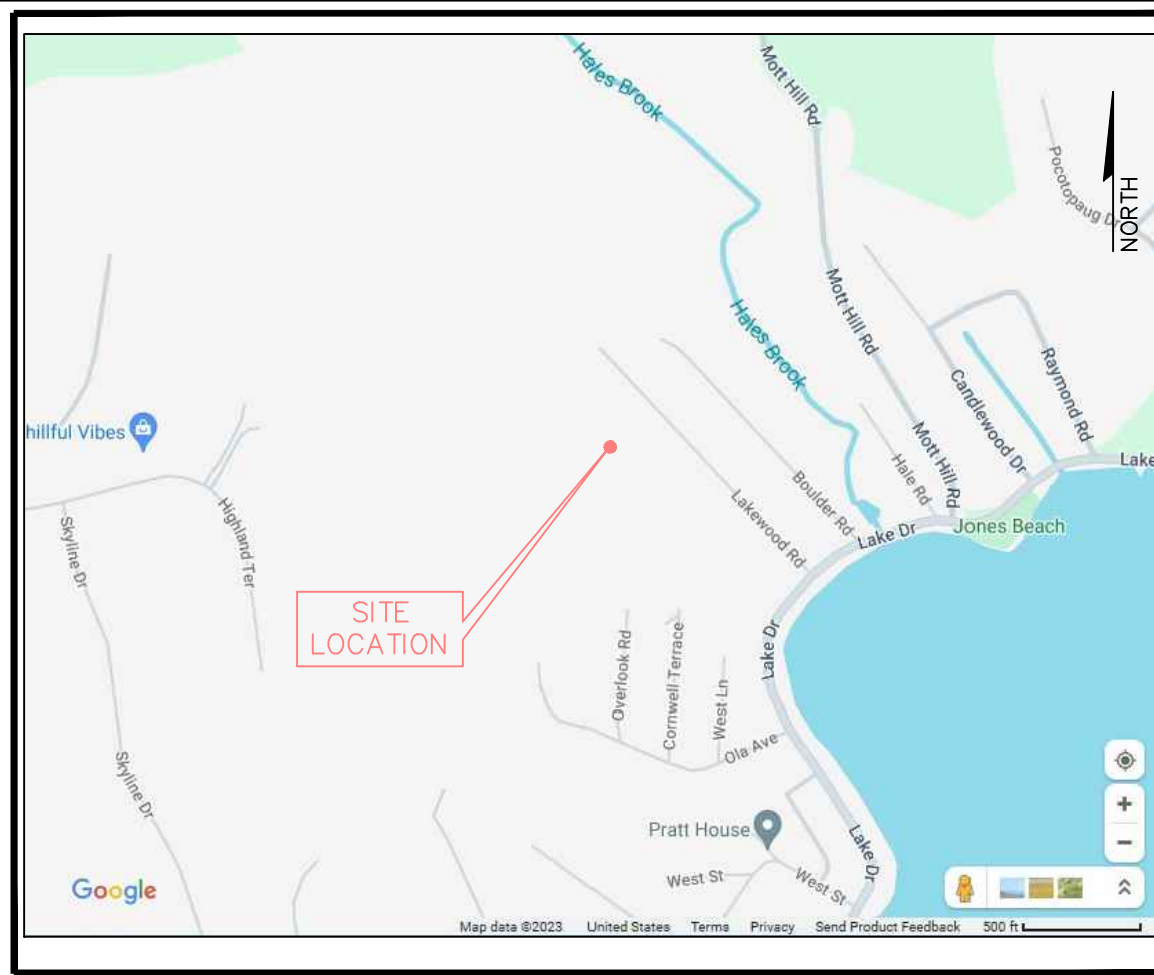
- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996 and Revised 08-29-2019.
-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



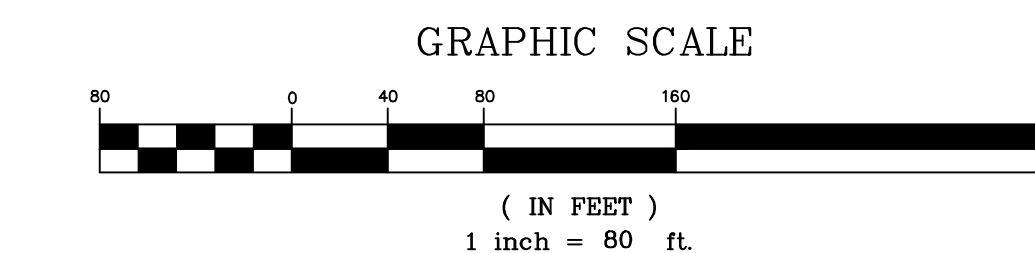
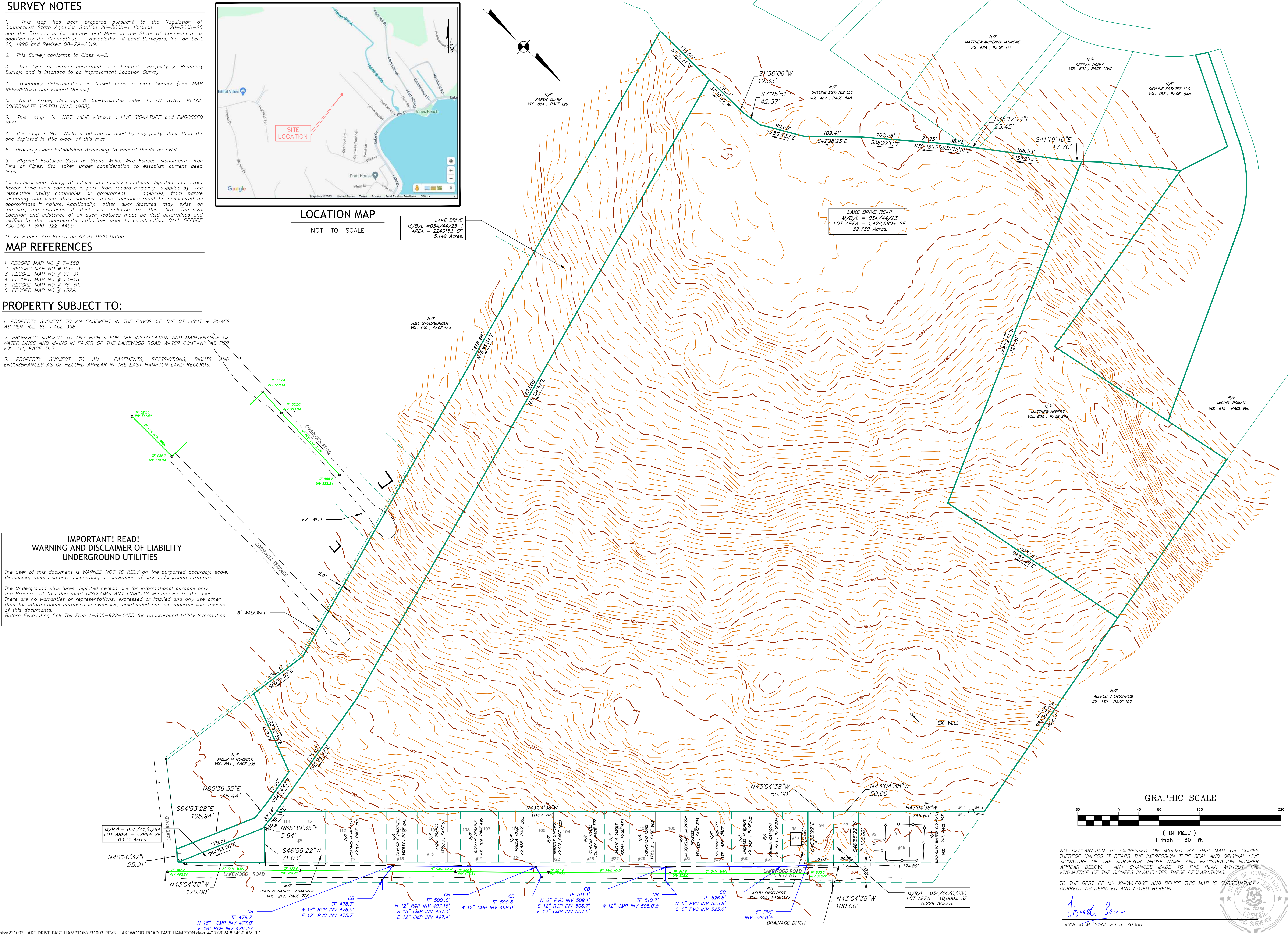
**LOCATION MAP**  
NOT TO SCALE

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

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

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

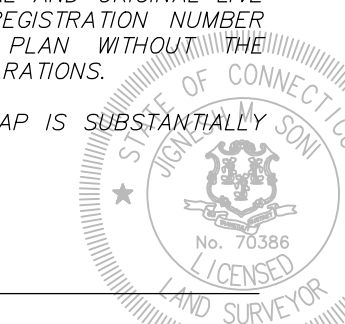
The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure.  
The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever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



NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

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

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



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

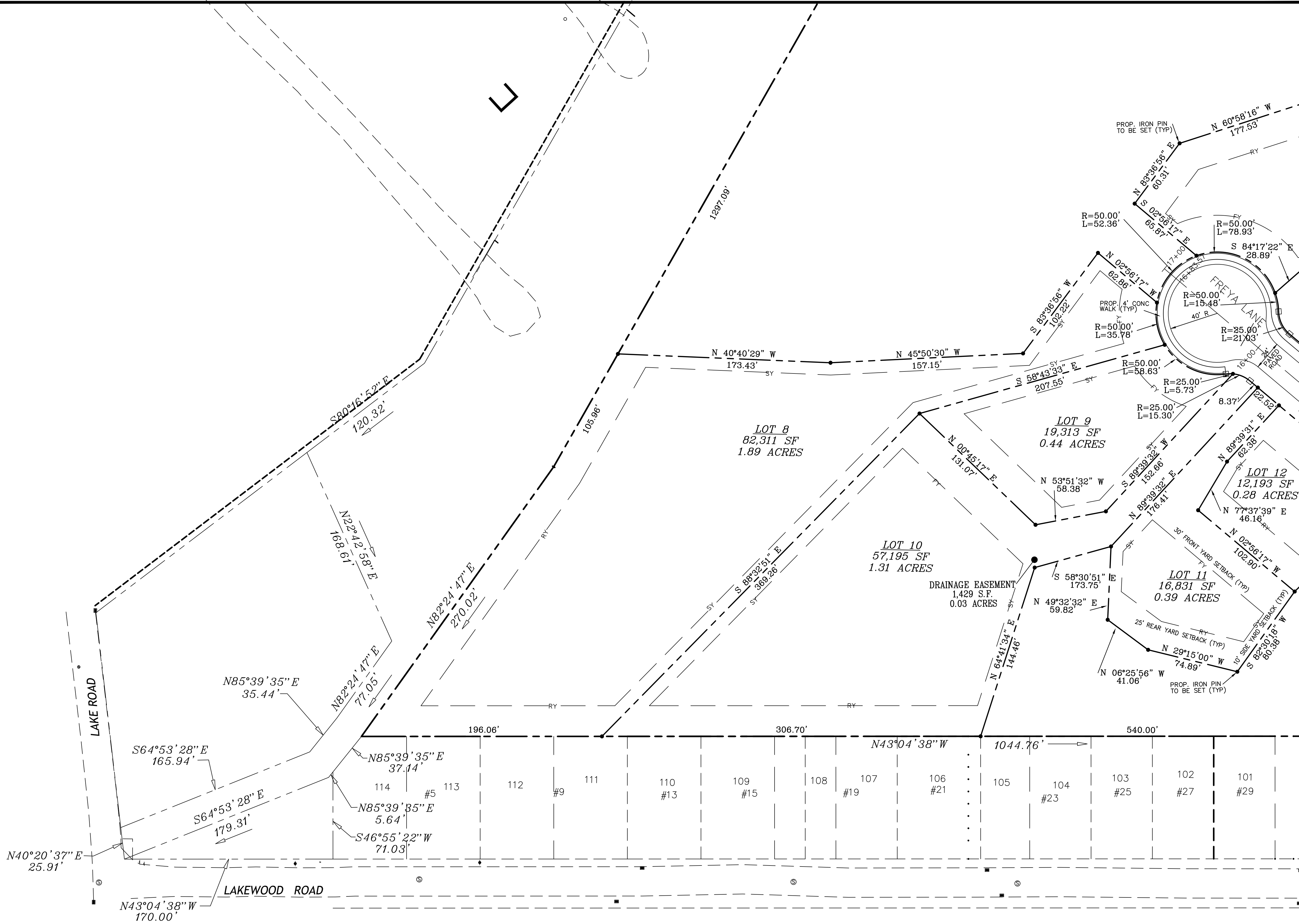
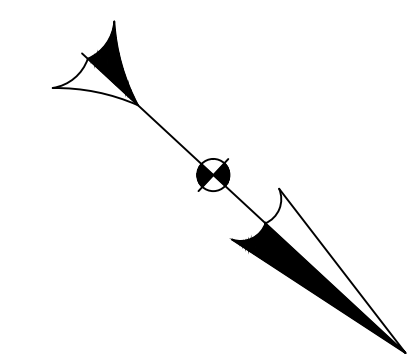
**CT LAND SURVEYING, LLC**  
SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING  
CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 903-1193  
Email: cctland2005@gmail.com

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
TITLE:	IMPROVEMENT LOCATION SURVEY
SHEET NUMBER:	EX-1



MATCH LINE SEE SHEET SP-4



MATCH LINE SEE SHEET SP-2

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

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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**SUBDIVISION PLAN**

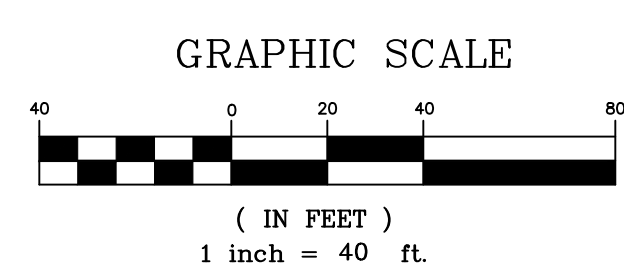
**LAKE OVERLOOK ESTATES  
PROPERTY OF LAKEWOOD ESTATES, LLC  
LAKEWOOD ROAD  
EAST HAMPTON, CONNECTICUT**

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



**MAP REFERENCE:**

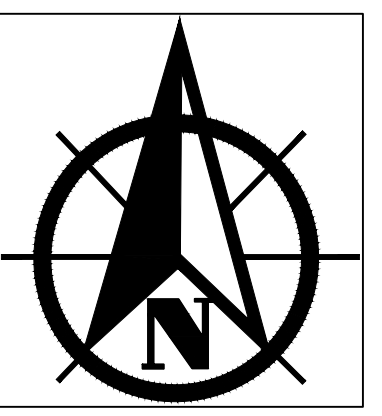
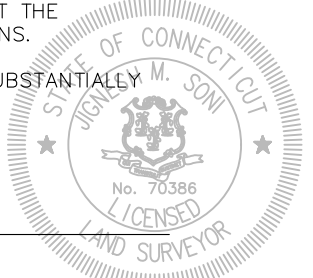
1. PLEASE SEE SHEET EX-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.



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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: JSONIZ@YAHOO.COM

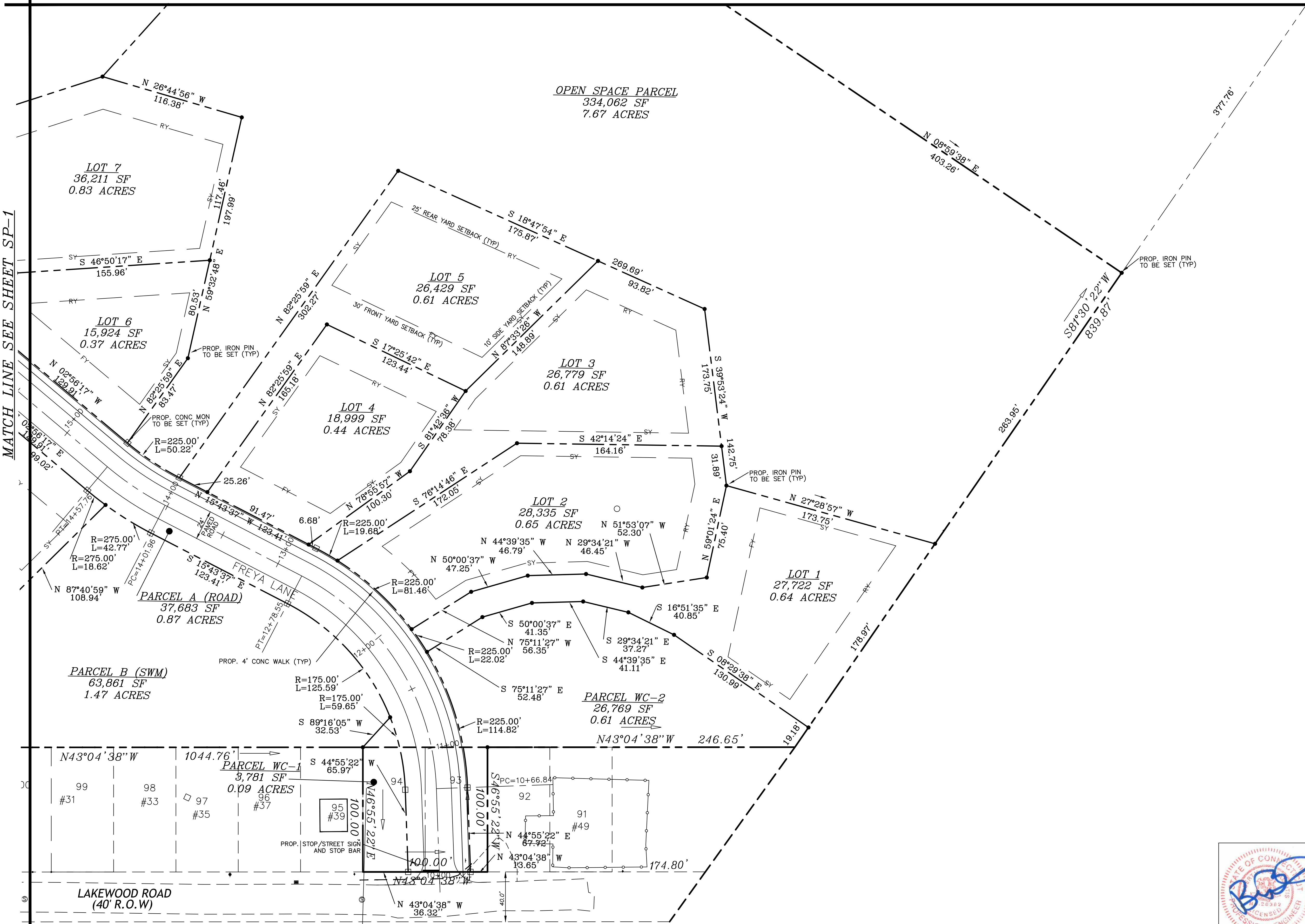
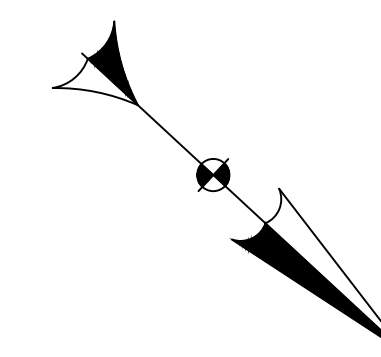
#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
#	DATE	REVISIONS

DATE: 4/17/2024

SCALE: 1" = 40'

SHT #: SP-1

MATCH LINE SEE SHEET SP-3



MATCH LINE SEE SHEET SP-1

MATCH LINE SEE SHEET SP-1

**PROPERTY OWNER/APPLICANT:**

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

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

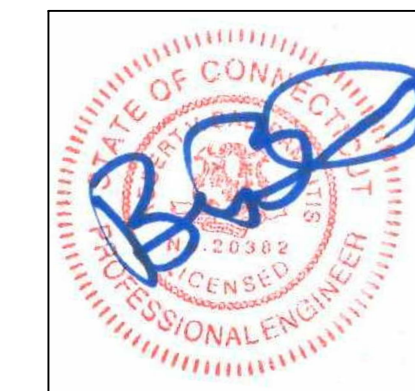
Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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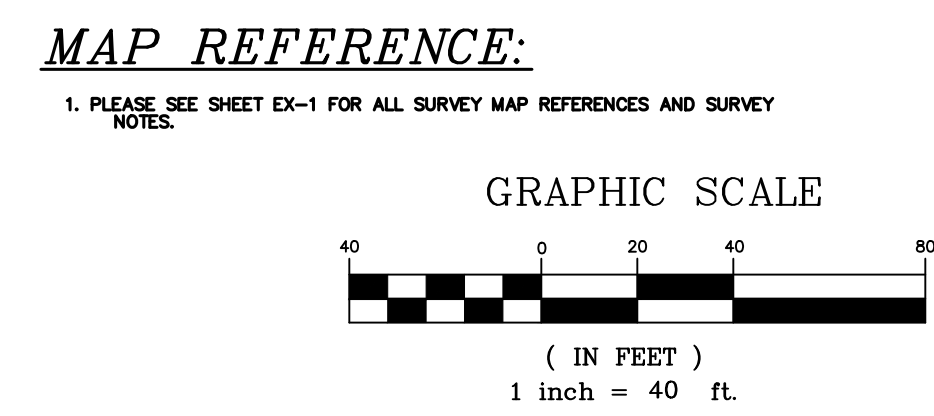


**SUBDIVISION PLAN**

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

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

DATE:	4/17/2024	SCALE:	1" = 40'	SHT #:	SP-2
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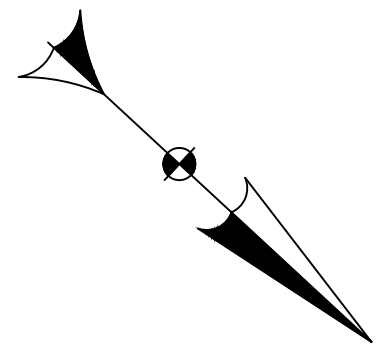
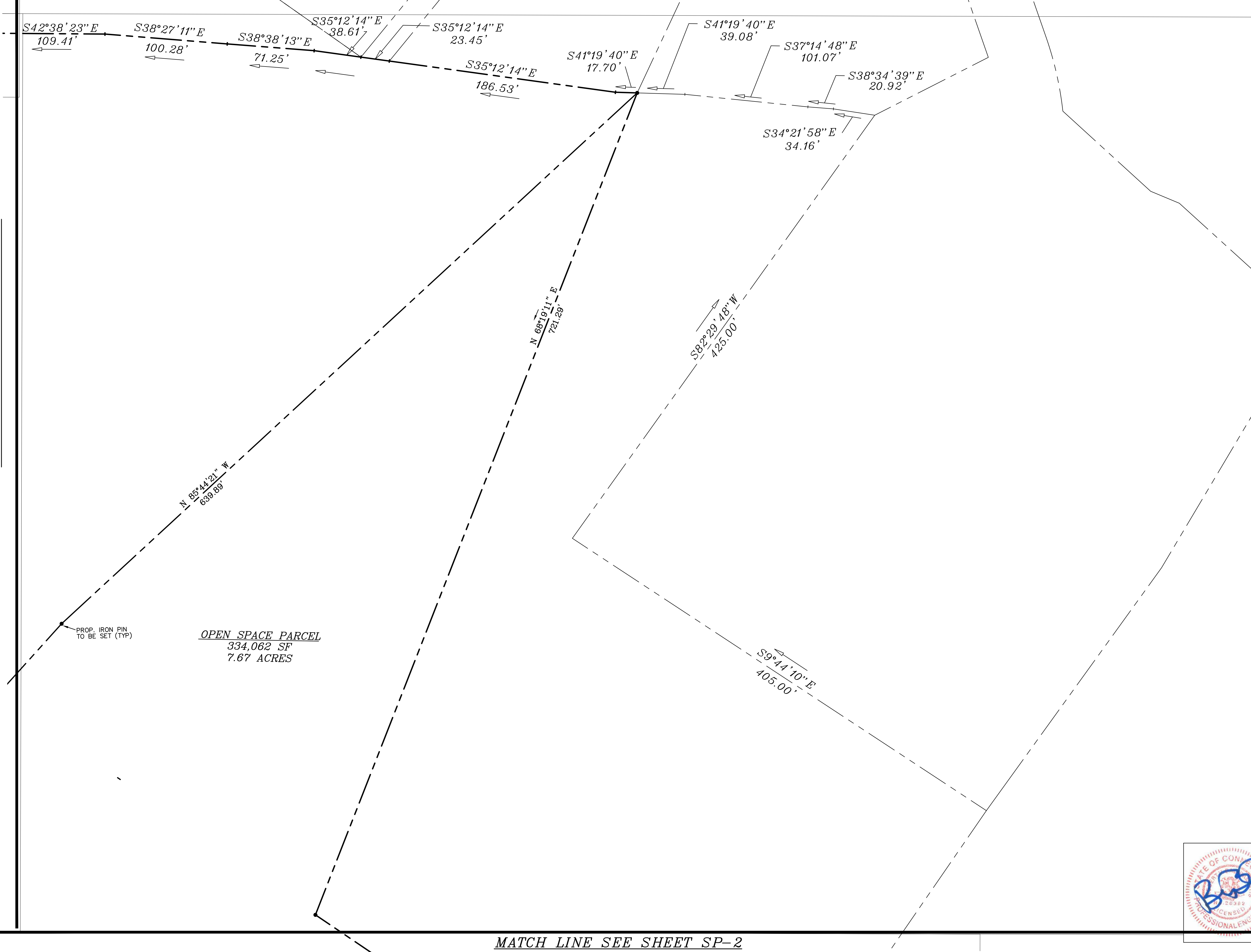
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P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSONI2@YAHOO.COM

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

REVISIONS



MATCH LINE SEE SHEET SP-4



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

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

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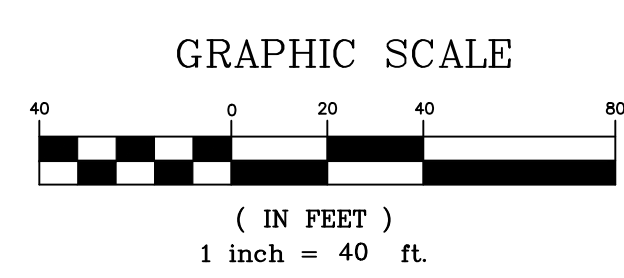
**OPEN SPACE PARCEL**  
 334,062 SF  
 7.67 ACRES

PROP. IRON PIN TO BE SET (TYP)

MATCH LINE SEE SHEET SP-2

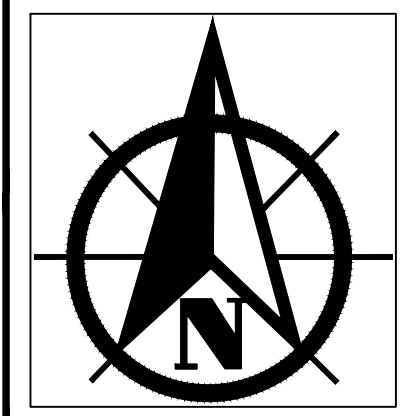
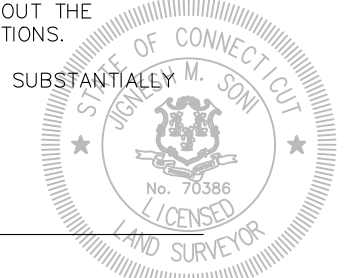
**MAP REFERENCE:**

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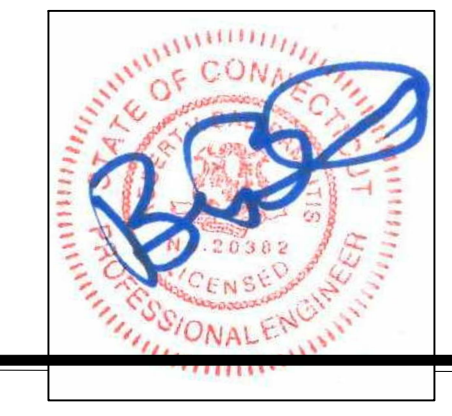


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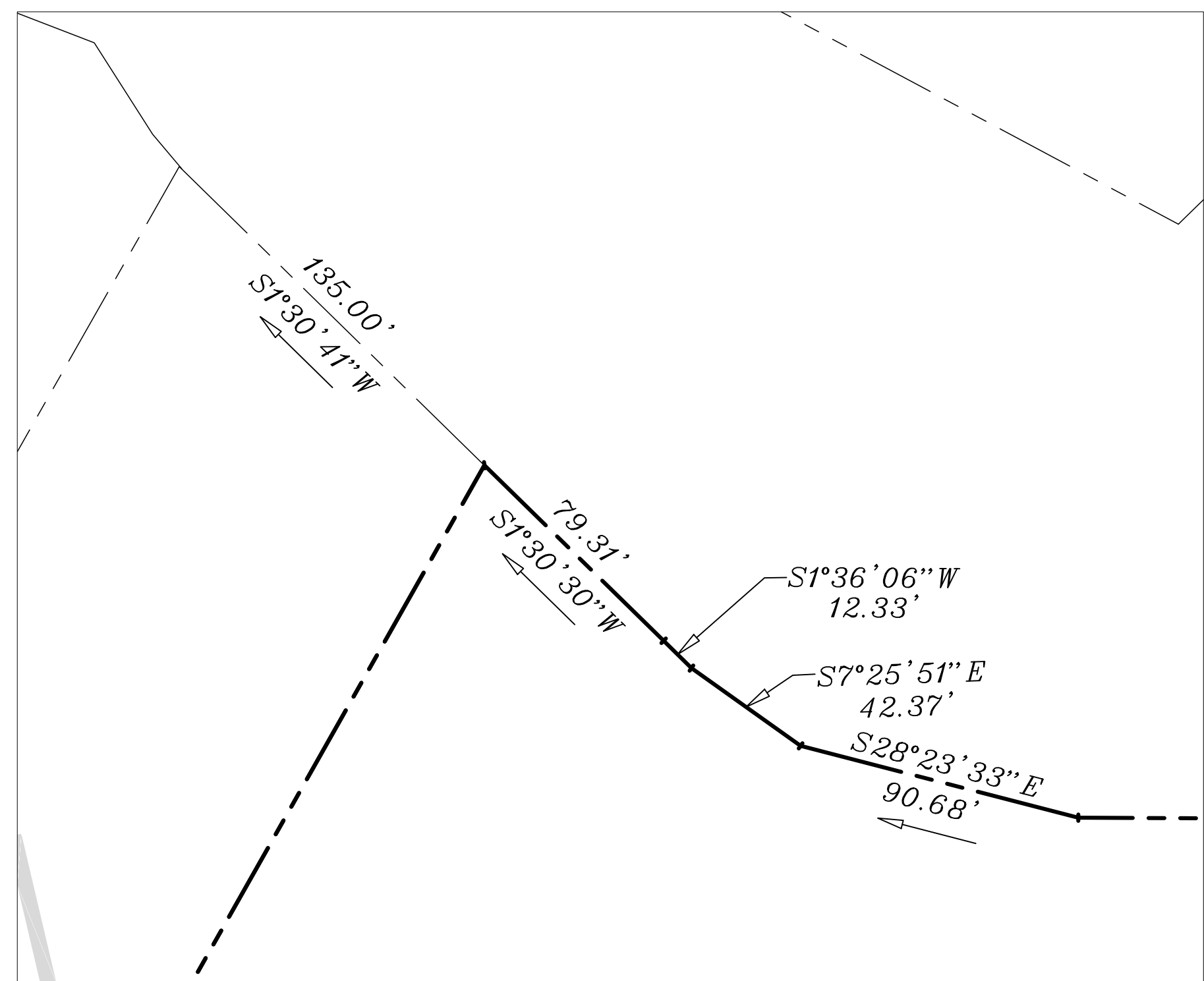


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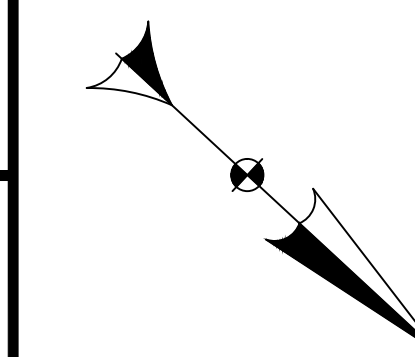
#	DATE	DESCRIPTION
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REVISIONS		

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



MATCH LINE SEE THIS SHEET

MATCH LINE SEE THIS SHEET



MATCH LINE SEE SHEET SP-3

N76°41'54\"/>

N76°34'57\"/>

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

N 89°38'19\"/>

MATCH LINE SEE SHEET SP-1

**PROPERTY OWNER/APPLICANT:**

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

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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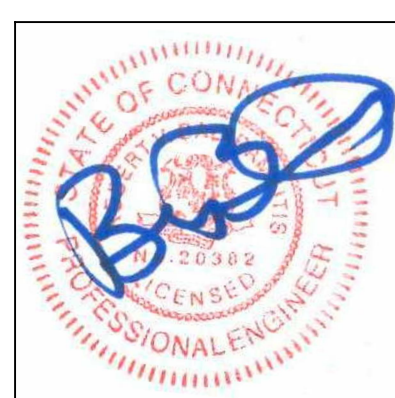
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**SUBDIVISION PLAN**

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LAKEWOOD ROAD  
EAST HAMPTON, CONNECTICUT**

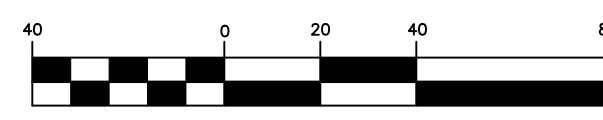
*Robert V. Baltramaitis, P.E.*  
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Wallingford, Connecticut 06492  
(203) 915-8301



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**GRAPHIC SCALE**



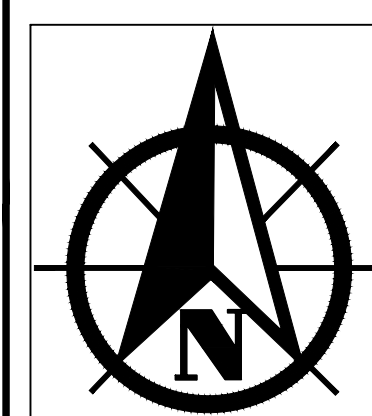
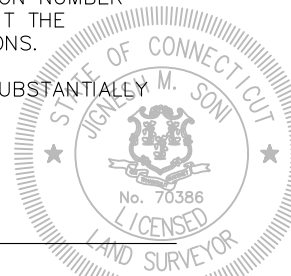
( IN FEET )  
1 inch = 40 ft.

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REVISIONS		

DATE: 4/17/2024

SCALE: 1" = 40'

SHT #: SP-4

**GRADING AND UTILITY NOTES:**

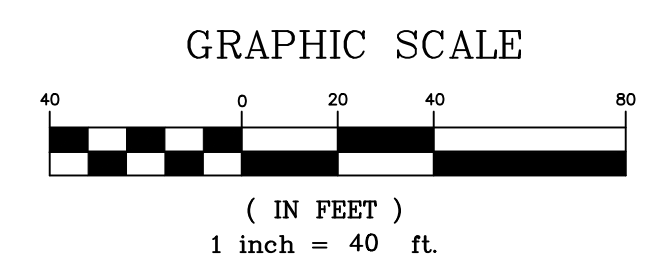
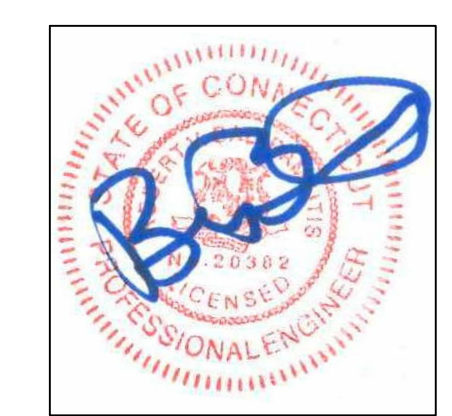
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- THE APPLICANT/DEVELOPER WILL BE RESPONSIBLE FOR THE SETTING OF THE IRON PINS AND CONCRETE MONUMENTS AS SHOWN ON THESE PLANS.
- ALL NEW UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
- THE PROPERTY IS LOCATED OUTSIDE OF THE FLOOD ZONE "A" DESIGNATION (100-YEAR) AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP NUMBER 090702035G, EFFECTIVE DATE AUGUST 26, 2008.
- FOOTING DRAIN LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY AS EACH LOT FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE STYLE AND LOCATION, WITH THAT STATED.
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- THIS SITE IS PROPOSED TO BE SERVED BY PUBLIC WATER FROM THE AQUARIUM WATER COMPANY. THE APPLICANT WILL PROVIDE THE TOWN A COMPANY OF THE WILL SERVE LETTER DATED MARCH 18, 2024. FINAL DESIGN AND APPROVAL FROM AQUARIUM WILL BE SECURED BEFORE FINAL PLANS ARE FILED.

**LEGEND**

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

**MAP REFERENCE:**

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 East Hampton, CT 06424

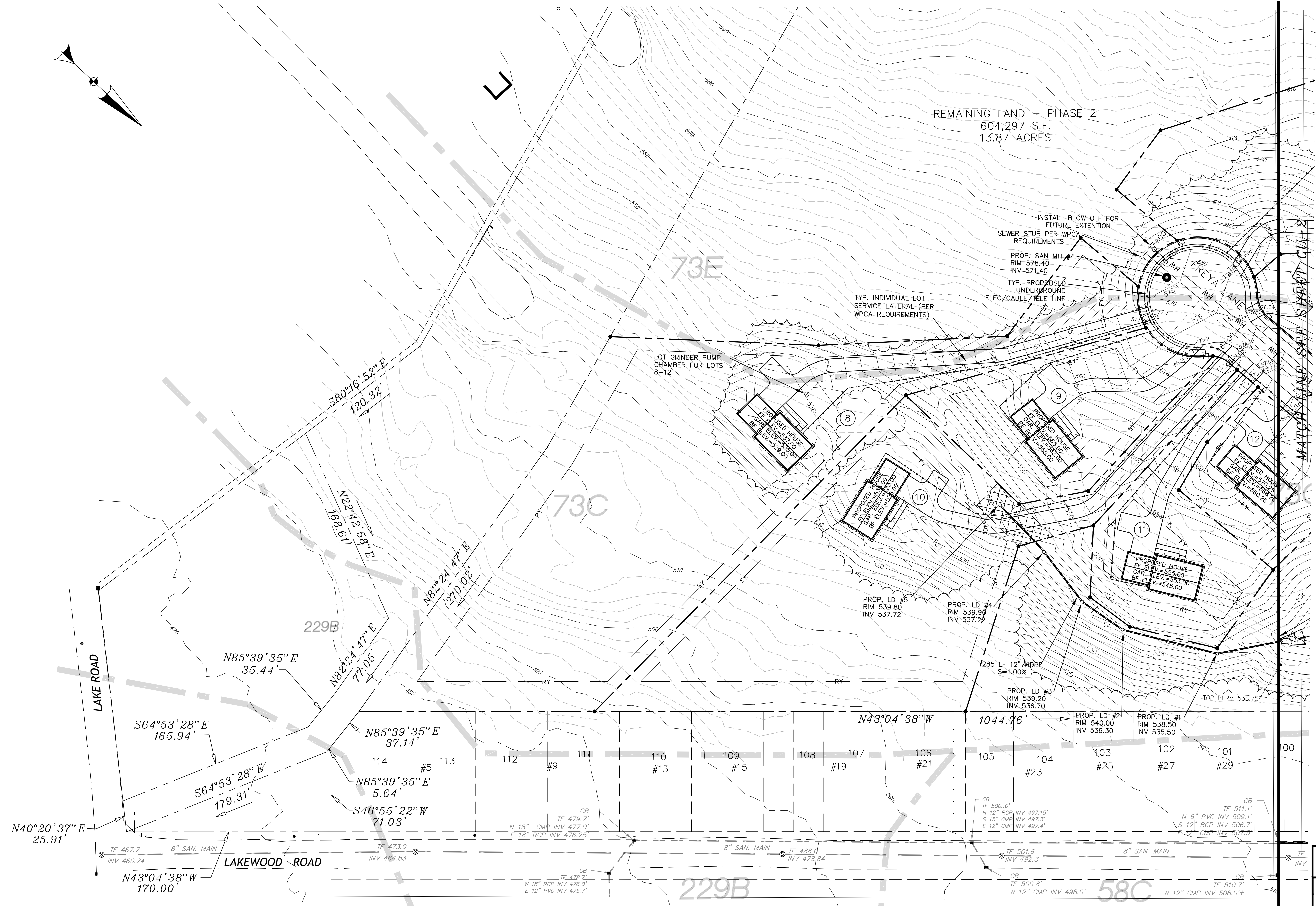
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**LAKE OVERLOOK ESTATES**  
 PROPERTY OF LAKEWOOD ESTATES, LLC  
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DATE: 4/17/2024 SCALE: 1" = 40' SHT #: **GU-1**

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



Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman  
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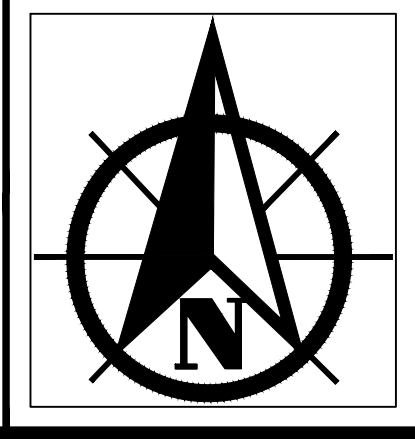
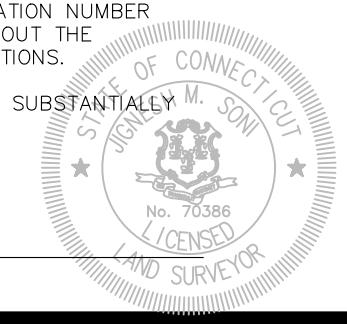
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#	DATE	DESCRIPTION
1	4/22/24	Add wetlands and upland review areas
#	DATE	DESCRIPTION

REVISIONS

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- PROPOSED CONTOURS
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Final Approval \_\_\_\_\_ Chairman

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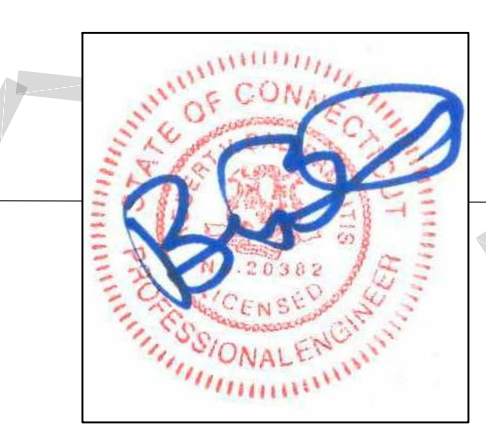
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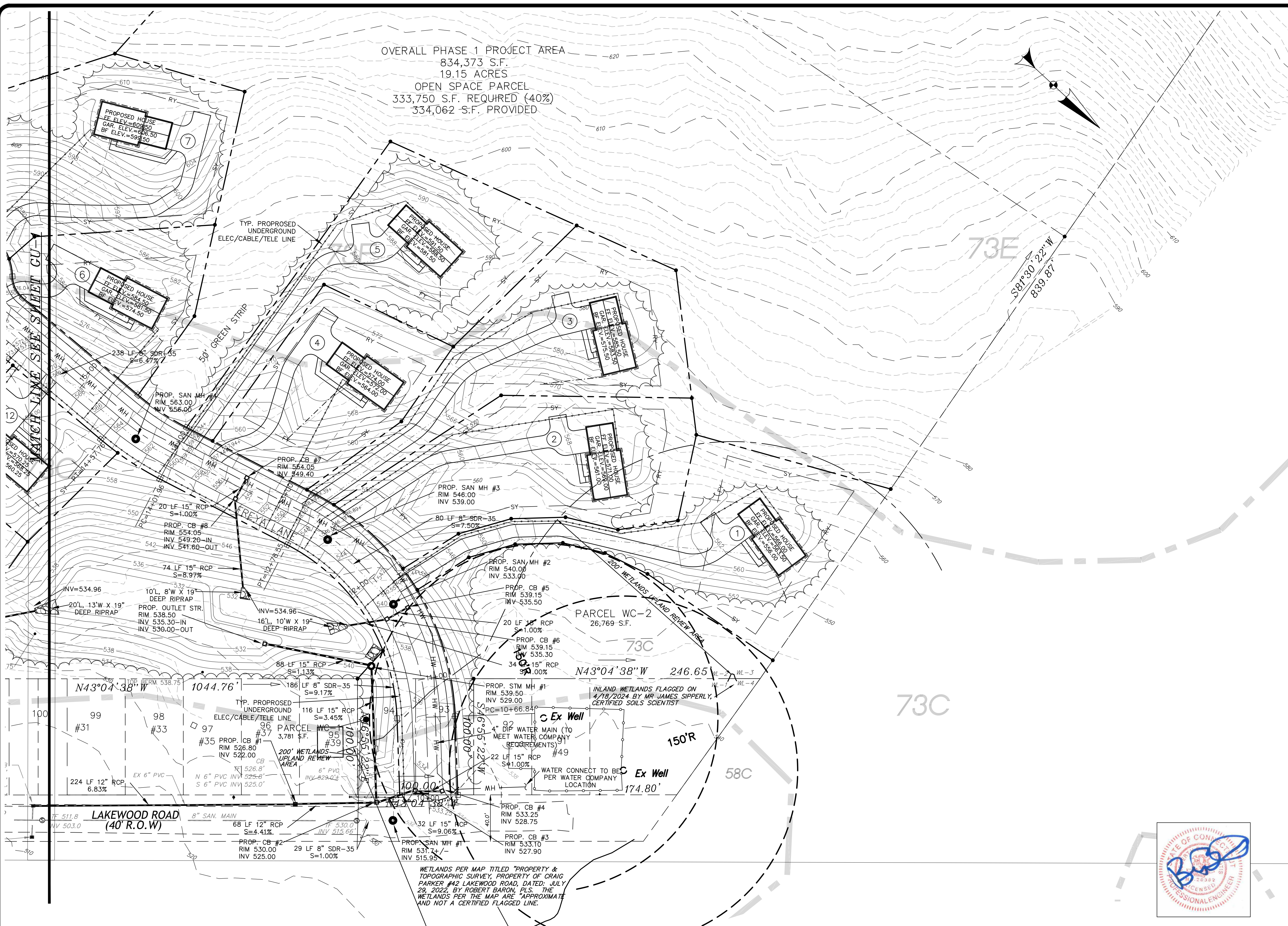


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**LAKE OVERLOOK ESTATES**  
PROPERTY OF LAKEWOOD ESTATES, LLC  
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EAST HAMPTON, CONNECTICUT

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

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



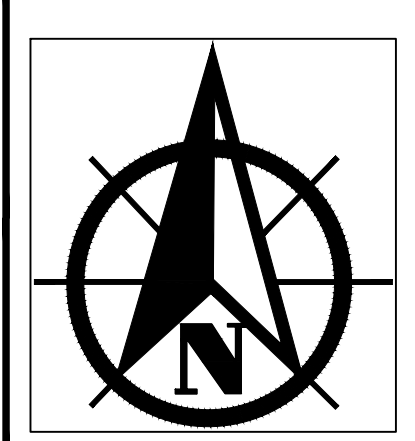
OVERALL PHASE 1 PROJECT AREA  
834,373 S.F.  
19.15 ACRES  
OPEN SPACE PARCEL  
333,750 S.F. REQUIRED (40%)  
334,062 S.F. PROVIDED

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

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

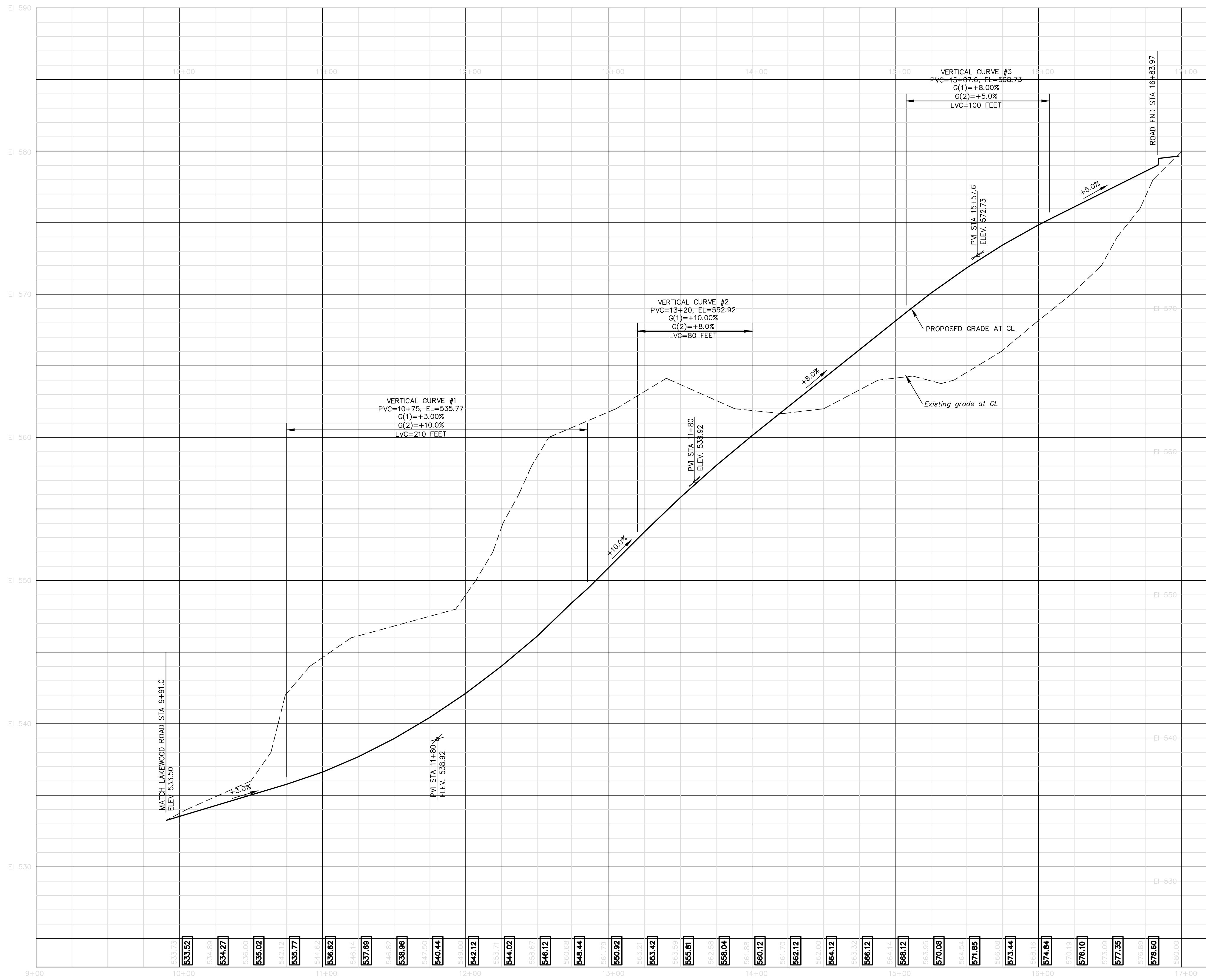


**CT LAND SURVEYING, LLC**  
SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

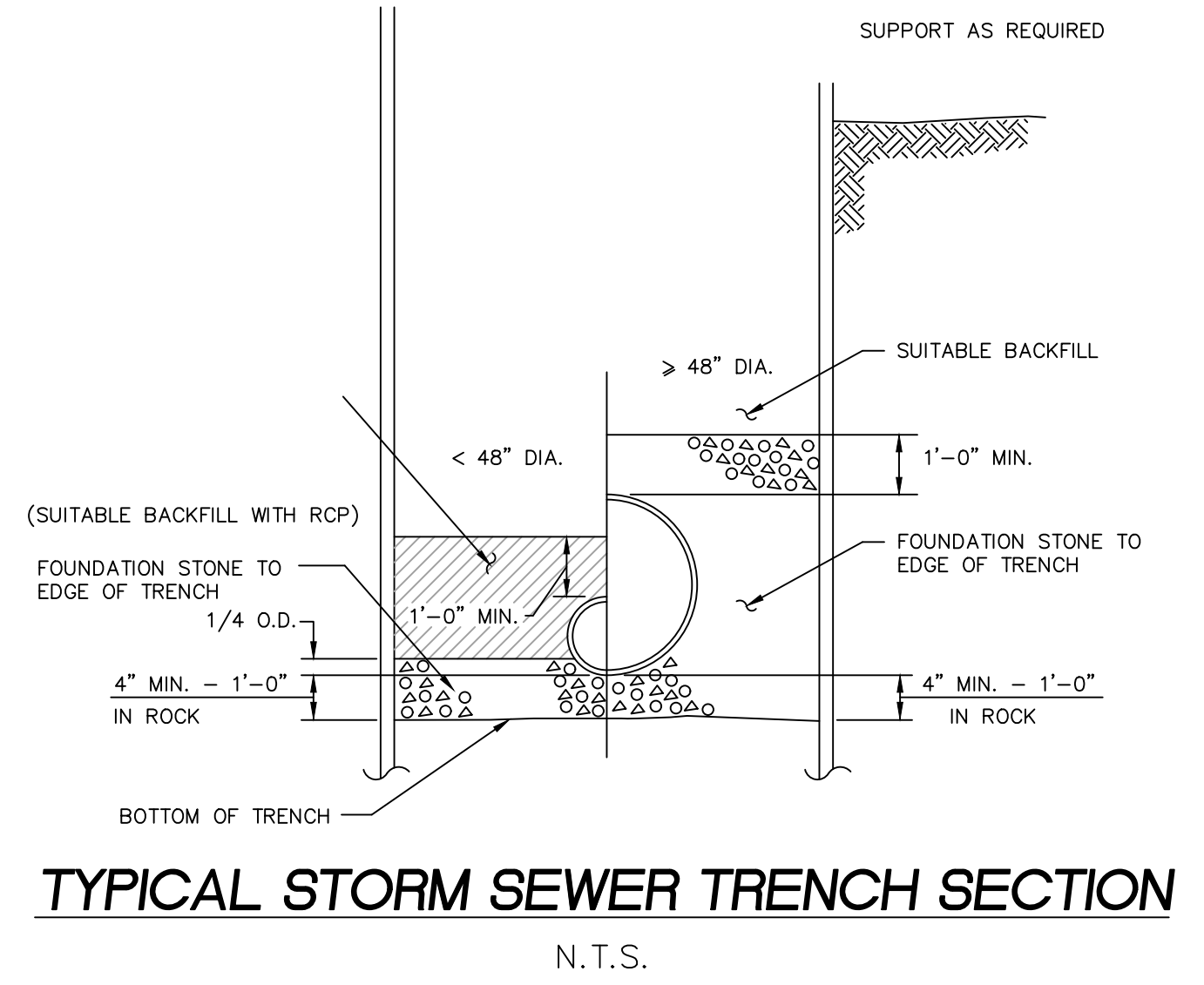
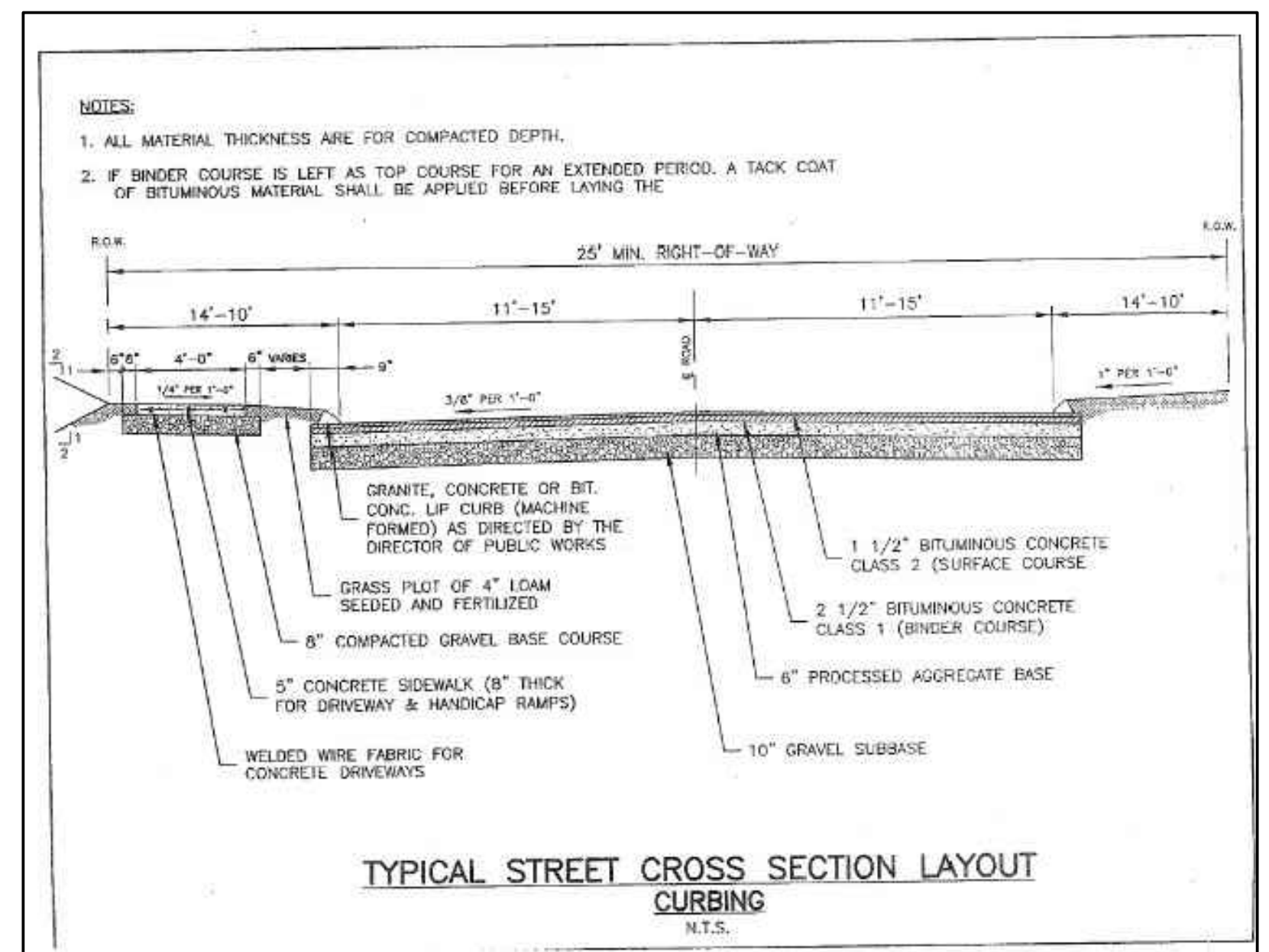
CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSONI2@YAHOO.COM

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



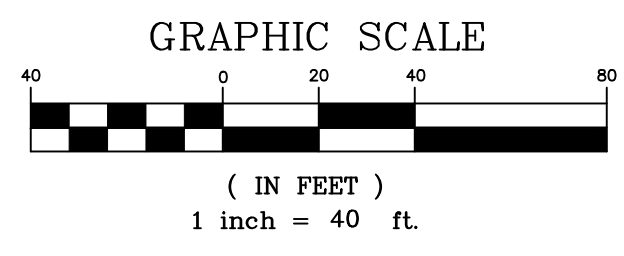
**FREYA LANE ROAD PROFILE**  
SCALE: 1"=40' H, 1"=4' V



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

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



**ROAD PROFILE / DETAIL PLAN**

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

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

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


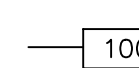



**EROSION CONTROL NOTES:**

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

**PLAN INTENT:**

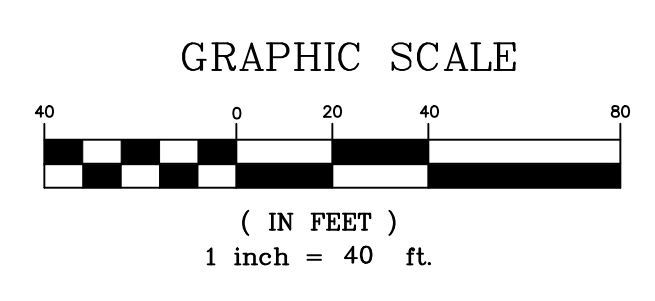
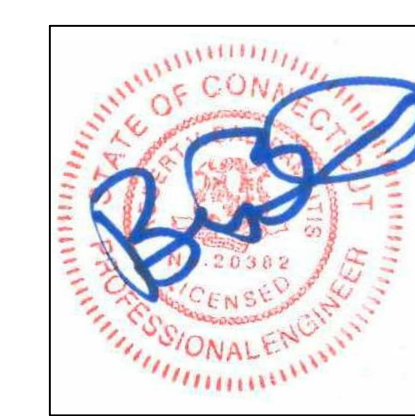
1. THE PURPOSE OF THIS PLAN IS TO CLEARLY DEFINE THE ROAD CONSTRUCTION PHASE AND THE DEVELOPER'S RESPONSIBILITY FOR EROSION CONTROL MEASURES.

**LEGEND**

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

**MAP REFERENCE:**

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**PROPERTY OWNER/APPLICANT:**

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

**LAND DISTURBANCE PLAN ROAD ONLY**

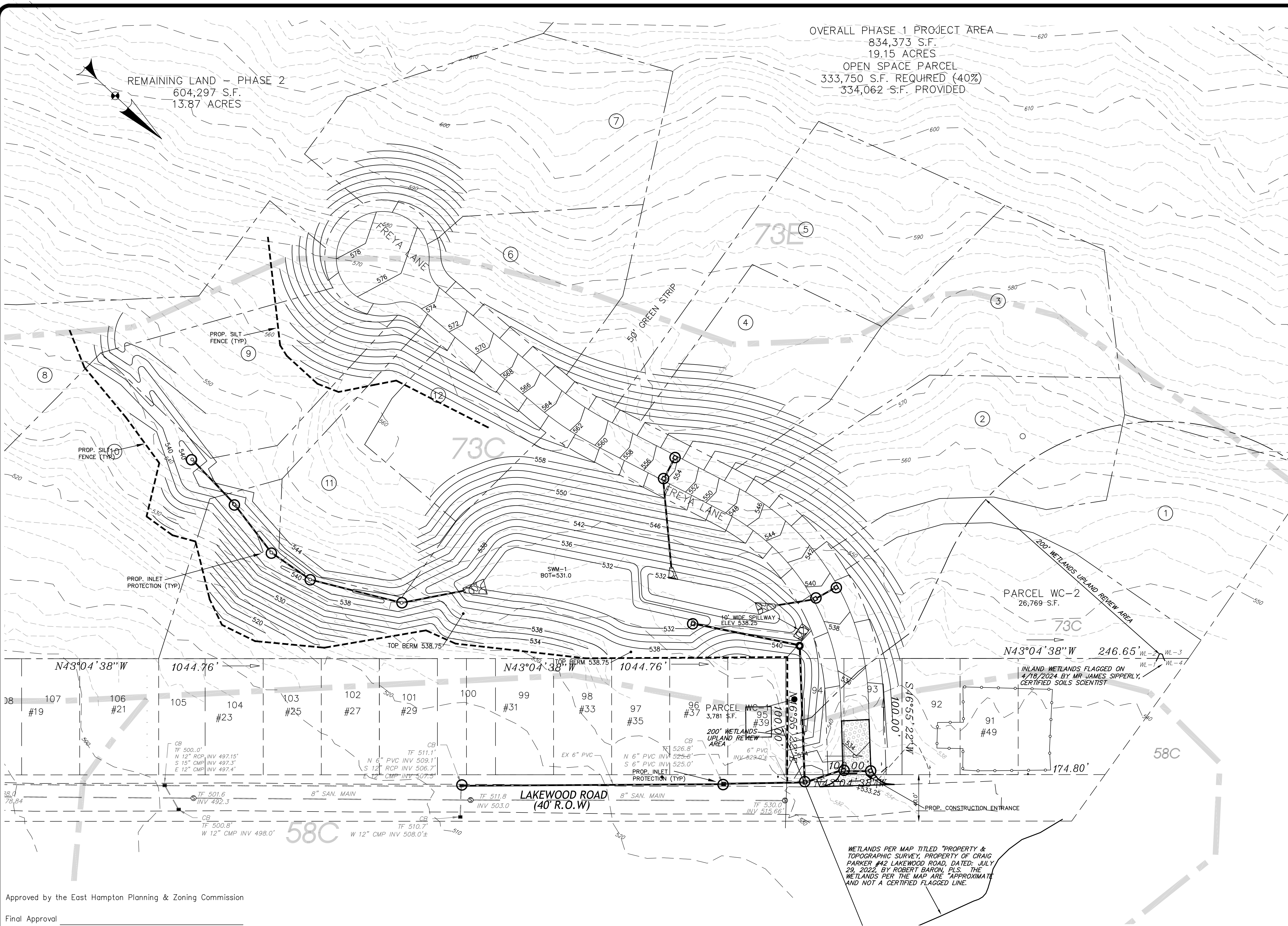
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 PROPERTY OF LAKEWOOD ESTATES, LLC  
 LAKEWOOD ROAD  
 EAST HAMPTON, CONNECTICUT

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

DATE:	4/17/2024	SCALE:	1" = 40'	SHT #:	LD-1
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OVERALL PHASE 1 PROJECT AREA  
 834,373 S.F.  
 19.15 ACRES  
 OPEN SPACE PARCEL  
 333,750 S.F. REQUIRED (40%)  
 334,062 S.F. PROVIDED

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



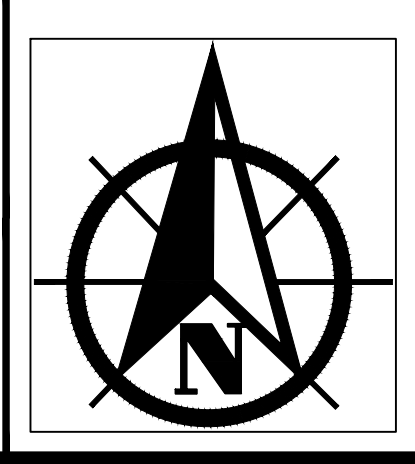
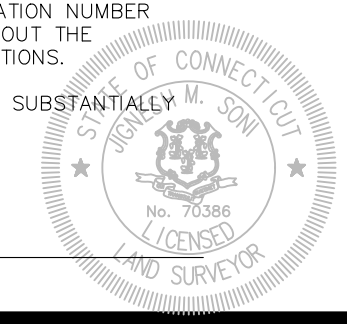
Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Chairperson

Expiration Date: \_\_\_\_\_  
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REVISIONS		

**EROSION CONTROL NOTES:**

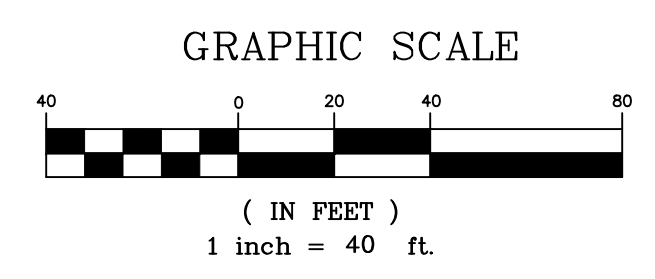
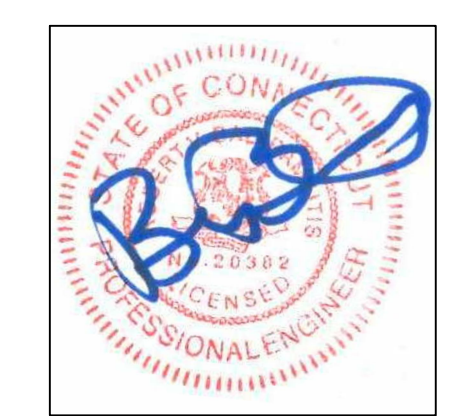
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- PROPOSED CONTOURS
- PROPOSED TREELINE
- PROPOSED EROSION CONTROL MEASURE
- BUILDING FOUNDATION/ CURTAIN DRAIN
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- PROPOSED FRONT/SIDE/REAR BUILDING SETBACK
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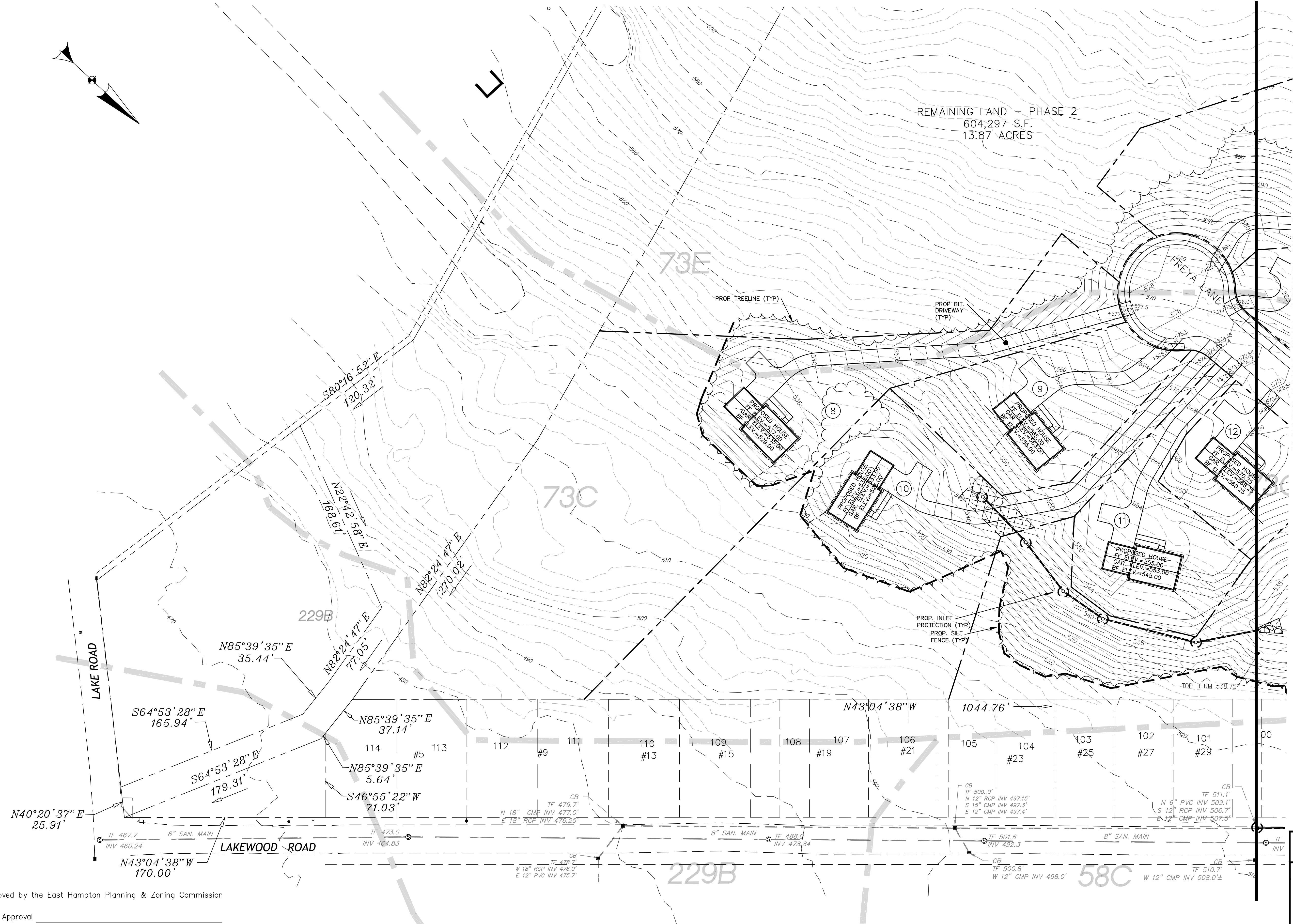
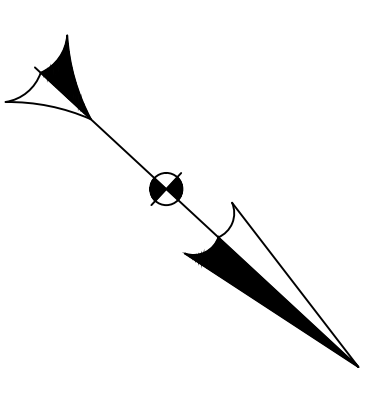
Lakewood Estates, LLC  
 244 Middletown Ave  
 East Hampton, CT 06424

**EROSION AND SEDIMENT CONTROL PLAN**

**LAKE OVERLOOK ESTATES**  
 PROPERTY OF LAKEWOOD ESTATES, LLC  
 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

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman  
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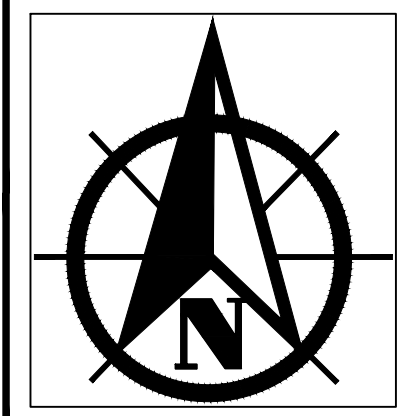
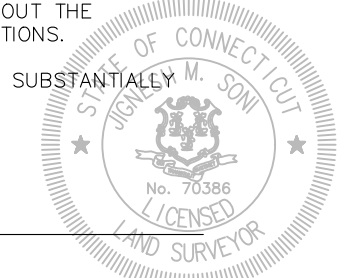
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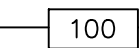

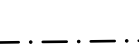
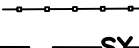



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REVISIONS		

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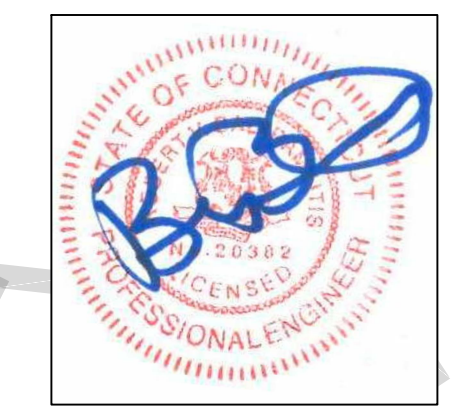
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**EROSION AND SEDIMENT CONTROL PLAN**

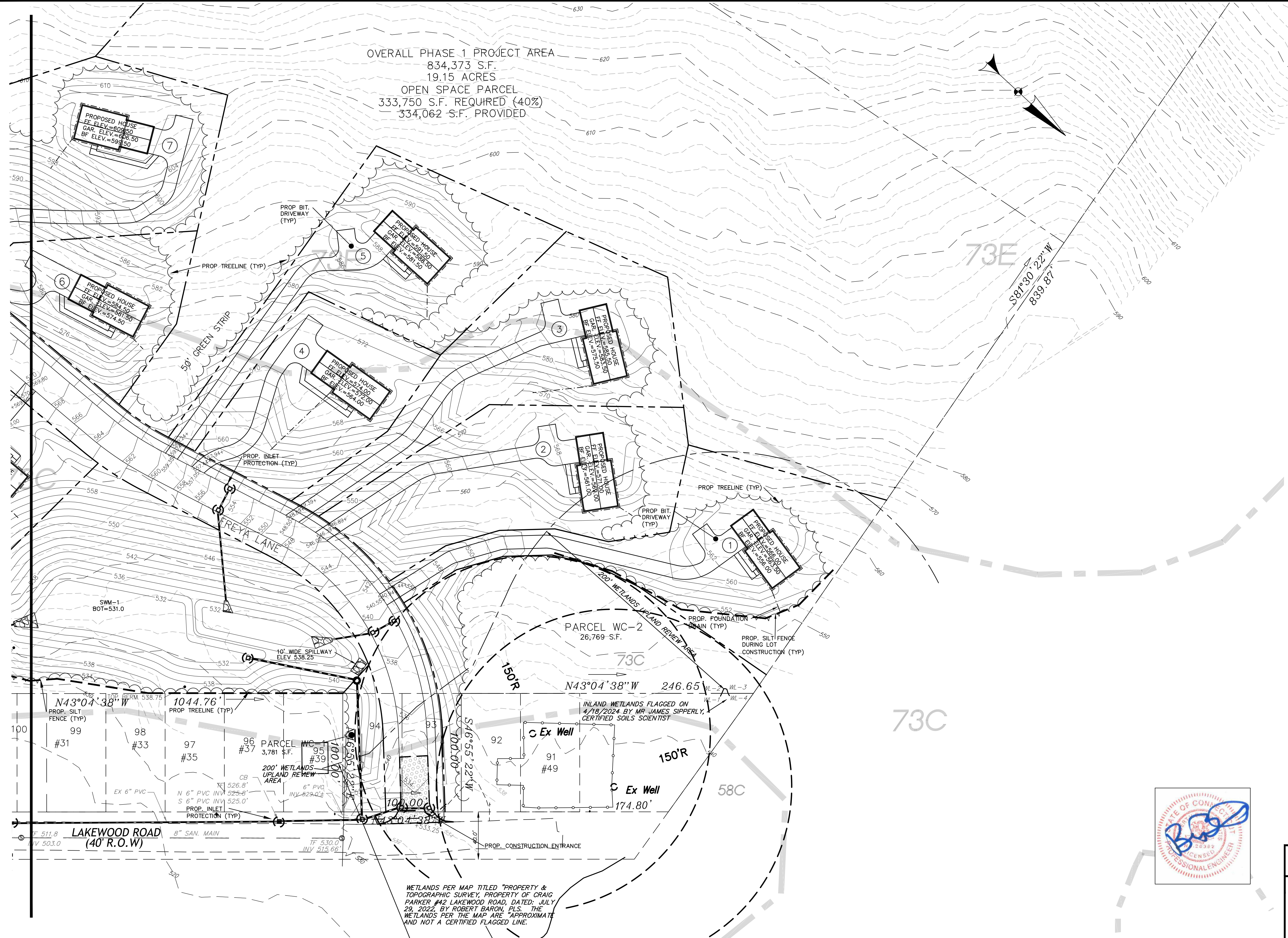
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DATE: 4/17/2024 SCALE: 1" = 40' SHT #: EC-2

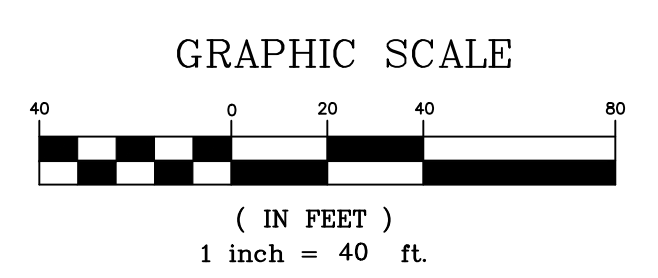
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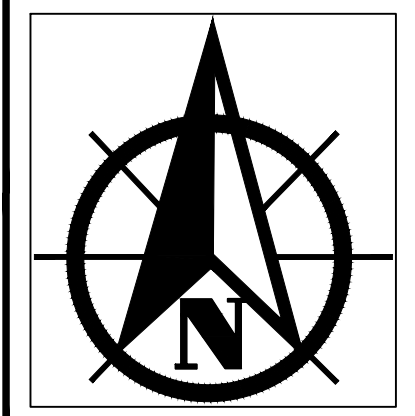
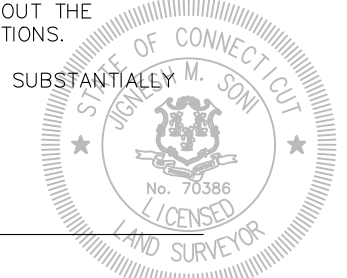
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#	DATE	DESCRIPTION
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#	DATE	REVISIONS



Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) <sup>4</sup>	Lbs/Acre	Lbs/1,000 Sq. Ft.
1 <sup>5</sup>	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Perennial Ryegrass (Noria, Manhattan)	5	.10
	Total	45	1.00
2 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaking, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total	42	.95
3 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
	Total	48	1.10
4 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	20	.45
	Redtop (Streaker, Common)	2	.05
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Total	30	.70
5 <sup>5</sup>	White Clover	10	.25
	Perennial Ryegrass	2	.05
		Total	12
6 <sup>5</sup>	Creeping Red Fescue	10	.50
	Redtop (streaker, Common)	2	.05
	Perennial Ryegrass	20	.50
	Total	42	1.05
7 <sup>5</sup>	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Noria, Manhattan)	10	.25
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	10	.25
	Total	30	.70
8 <sup>5</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 <sup>1</sup>	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Camper)	10 <sup>1</sup>	.25
	Total	23	.57
9 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chernung, Penngift) with inoculant <sup>1</sup>	15	.35
	(or Flatpea (Lathco) with inoculant <sup>1</sup> )	(30)	(.75)
	Total	45	1.00 (or 1.40)
10 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.05
	Crown Vetch (Chernung, Penngift) with inoculant (or Flatpea (Lathco) with inoculant)	15	.35
	Total	37 (or 52)	.85 (or 1.25)
11 <sup>5</sup>	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Crown Vetch (Chernung, Penngift) with inoculant <sup>1</sup>	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.35
	Total	45	1.05
12 <sup>5</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	101	.25
	Perennial Ryegrass (Noria, Manhattan)	5	.10
	Crown Vetch (Chernung, Penngift) with inoculant <sup>1</sup>	15	.35
	Total	121	3.00
13-15	Not used		
16 <sup>5</sup>	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
		Total	50
17 & 18	Not used		
19 <sup>5</sup>	Chewing Fescue	35	.80
	Hard Fescue	30	.70
	Colonial Bentgrass	5	.10
	Total	70	1.60
21 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (streaker, Common)	20	.45
	Tall Fescue (Kentucky 31)	20	.45
	Total	80	1.80
22 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (streaker, Common)	20	.45
	Tall Fescue (Kentucky 31)	20	.45
	Total	80	1.80
23 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
		Total	45
24-28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jogurt) or Perennial Ryegrass ("Future 2000" mix, Fiesta II, Blazer II, and Dasher II)	175 to 250	6 to 8

1 Use proper inoculant for legume seeds, use four times recommended rate when hydroseeding.  
 2 Use Pure Live Seed (PLS) =  $\frac{\% \text{ Germination} \times \% \text{ Purity}}{100}$   
 EXAMPLE: Common Bermuda seed with 70% germination and 80% purity =  $\frac{70 \times 80}{100} = 56\%$   
 $\frac{10 \text{ lbs PLS/acre}}{56\%} = 17.9 \text{ lbs/acre of bagged seed}$   
 3 DOT All purpose mix  
 4 Wild flower mix containing New England Aster, Baby's Breath, Black Eye Susan, Catchfly, Dwarf Columbine, Purple Conflower, Lance-leaved Coreopsis, Conflower, Ox-eye Daisy, Dame's Rocket, Scarlet Flax, Foxglove, Gayflower, Rocky Larkspur, Spanish Larkspur, Corn Poppy, Spurred Snapdragon, Wallflower and/or Yarrow may be added to any seed mix given. Most seed suppliers carry a wild flower mixture that is suitable for the Northeast and contains a variety of both annual and perennial flowers. Seeding rates for the specific mixtures should be followed.  
 5 Considered to be a cool season mix.  
 6 Considered to be a warm season mix.

Figure PS-2 Selecting Seed Mix to Match Need

Area To Be Seeded	Mixture Number <sup>1</sup>	
	Mowing Desired	Mowing Not Req.
BORROW AREAS, ROADSIDE, DIKES, LEVEES, POND BANKS AND OTHER SLOPES AND BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3,4,5, or 8	5,6,7,8,9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	12,16, 22
C) Variable drainage soils <sup>2</sup>	2	5,6
5,6		
DRAINAGE DITCH AND CHANNEL BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3 or 4	9,10,11,12
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
DIVERSIONS		
A) Well or excessively drained soils <sup>2</sup>	2,3 or 4	9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
GULLIED AND ERODED AREAS		
SOD WATERWAYS AND SPILLWAYS	1,2,3,4,6,7, or 8	1,2,3,4,6,7, or 8
SUNNY RECREATION AREAS (Picnic areas and playgrounds or driving and archery ranges, nature trails)	1,2, or 23	
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 29	

1 The numbers following in these columns refer to seed mixtures in Figure PS-3. Mixes for shady areas are in bold-face print (including mixes 20 through 24)  
 2 See county soil survey for drainage class. Soil surveys are available from the County Soil and Water Conservation District Office.  
 3 Use mix 26 when soil passing a 200 mesh sieve is less than 15% of total weight. Use mix 26 & 27 when passing a 200 mesh sieve is between 15 and 20% of total weight. Use mix 26, 27 & 28 when soil passing a 200 mesh is above 20% of total weight.

Species <sup>4</sup>	Seeding Rates (pounds/acre)	Optimum Seed Depth (Inches)	Optimum Seeding Dates <sup>3</sup>											Plant Characteristics			
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15	11/15	12/15	1/15		2/15		
Annual ryegrass Lolium multiflorum	40	1.0	0.5														May be added in mixes. Will mow out of most stands.
Perennial ryegrass Lolium perenne	40	1.0	0.5														Use for winter cover. Tolerates cold and low moisture.
Winter rye Secale cereale	120	3.0	1.0														Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0														In northern CT, will winter kill with the first killing frost and may throughout the state in severe winters.
Winter wheat Triticum aestivum	120	3.0	1.0														Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0														Warm season small grain. Dies with frost in September.
Sudangrass Sorghum sudanense	30	0.7	1.0														Tolerates warm temperatures and droughty conditions.
Sudangrass Sorghum sudanense	15	0.4	1.0														Hardy plant that will reseed itself and is good as a green manure crop.
Weeping Lovegrass Eragrostis curvula	5	0.2	0.25														Warm-season perennial. May bunch. Tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix <sup>2</sup>	150	3.4	0.5														Suitable for all conditions.

1 May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.  
 2 Seed at twice the indicated depth for sandy soils.  
 3 See Permanent Seeding Figure PS-3 for seeding mixture requirements.  
 4 Listed species may be used in combinations to obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.

**WETLANDS APPLICATION DATA**

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

**EROSION CONTROL INTENT**

- THE EROSION CONTROL PLAN IS INTENDED TO MINIMIZE THE MOVEMENT OF MATERIAL INTO ADJACENT WETLANDS AND WATERCOURSES BY ONE OR MORE OF THE FOLLOWING:
- LIMIT THE TIME OF BARE SOIL EXPOSURE. ONCE EXCAVATION OR FILL HAS BEEN COMPLETED AND WITHOUT WAITING UNTIL THE ENTIRE SITE IS READY, PROVIDE SOME TYPE OF GROUND COVER AS SPECIFIED. INSTALL MULCH, PAVEMENT, TEMPORARY SEEDING, OR PERMANENT SEEDING. SLOPES SHOULD BE PERMANENTLY SEEDDED AS SOON AS FORMING IS COMPLETED.
  - THE USE OF MULCH, TEMPORARY SEEDING OR JUTE MESH WILL BIND THE SOIL BY ABSORBING AND SPREADING HEAVY RAIN CONCENTRATIONS AND MINIMIZING EROSION.
  - A TEMPORARY LINING SHOULD BE USED IN THE BOTTOM OF SWALES TO SLOW VELOCITY OF THE STORMWATER AND PREVENT EROSION. THIS ALSO SETTLES OUT MANY OF THE FINE SILTS. SEE SWALE CHART FOR CHANNEL LINING DETAILS. CONTROL OF SHEET FLOW.
  - THE USE OF SILT FENCE ANCHORED AS REQUIRED, WILL CONTROL SHEET FLOW AS LONG AS THE WATER VOLUME IS NOT GREAT. IN SOME CASES, WHERE THE FLOW IS GREAT ENOUGH, THE FENCE SHOULD BE BACKED UP BY STRAW BALES TO PROVIDE STRENGTH AGAINST THE FENCE TIPPING OVER DUE TO THE WATER VOLUME. ACCUMULATED SILT SHOULD BE PERIODICALLY CLEANED FROM IN FRONT OF THE SILT FENCE AND BURIED.
  - THE CONTROL AND REMOVAL OF ALL SILT IS NOT POSSIBLE, BUT BY CAREFUL APPLICATION OF THE REQUIREMENTS OF THIS PLAN COMBINED WITH CONTRACTOR CONCERN WILL GREATLY IMPROVE THE QUALITY OF BOTH THE SITE AREAS AND THE OFF-SITE AREAS.

**CONSTRUCTION TIME SCHEDULE**

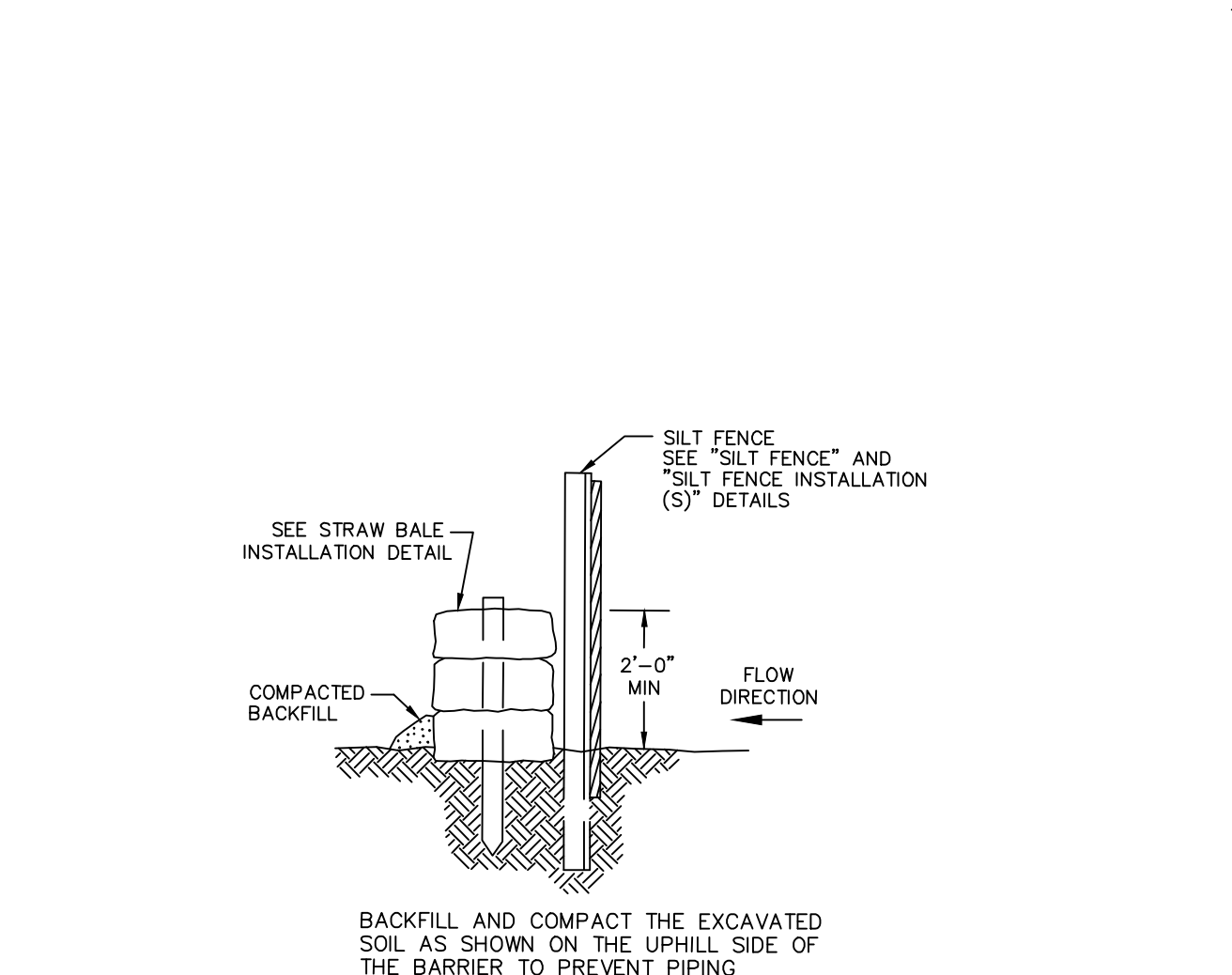
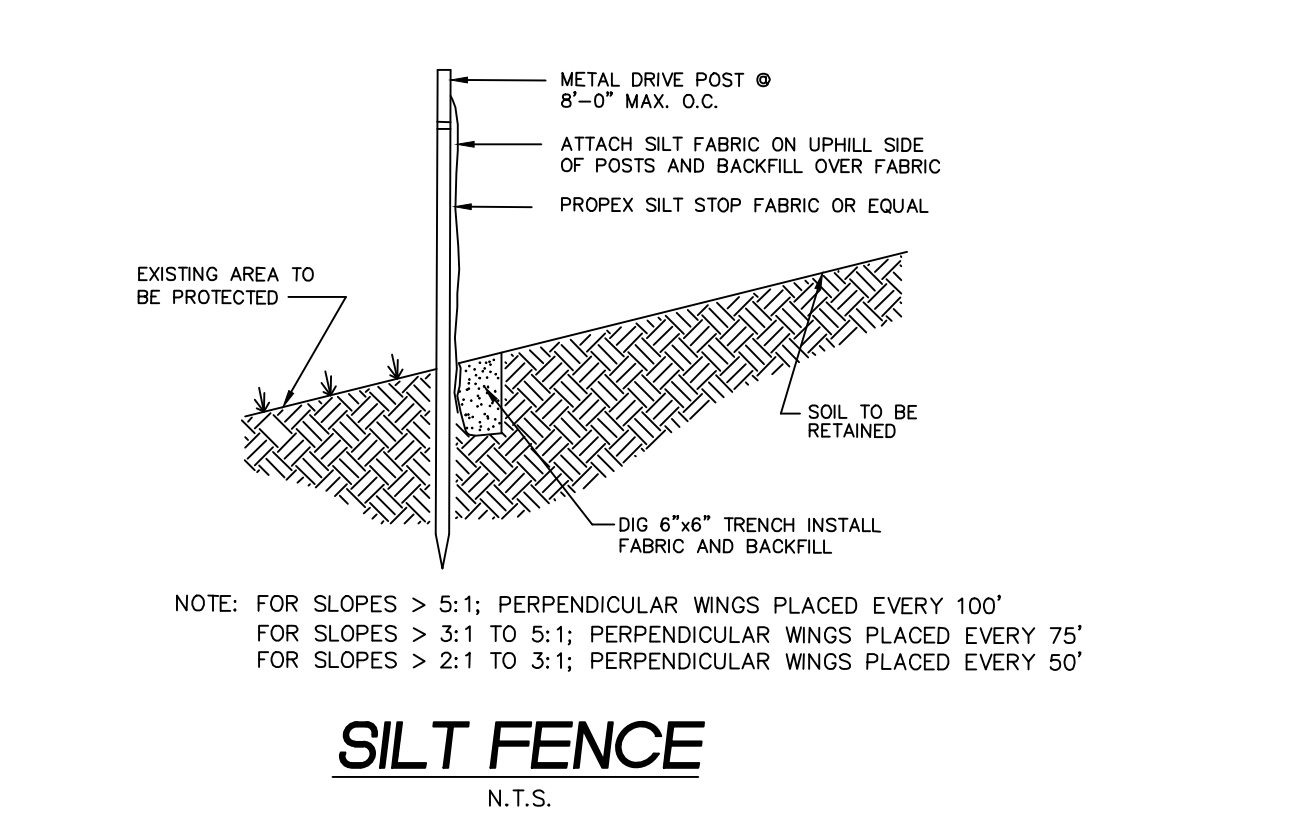
- The applicant would like to start construction this summer to get soils stabilized prior to winter. The rough grading is anticipated to last approx 3-6 months. Utility installation, road construction and fine grading should be completed within a 12 month period from start of construction.
- All erosion control measures shall be in place and inspected prior to start of Construction.
- STOCKPILE AREAS: Loom and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time, until the material is required for individual lots. All areas of the site not finished graded shall be seeded per the temporary seeding schedule.
- All erosion control measures will remain in place until final signout from the Town E&S inspector.
- Individual Lots construction start time will vary upon individual future lot owners. Owners will be required to conform to any and all town requirements at that time.

**Septic System Notes:**

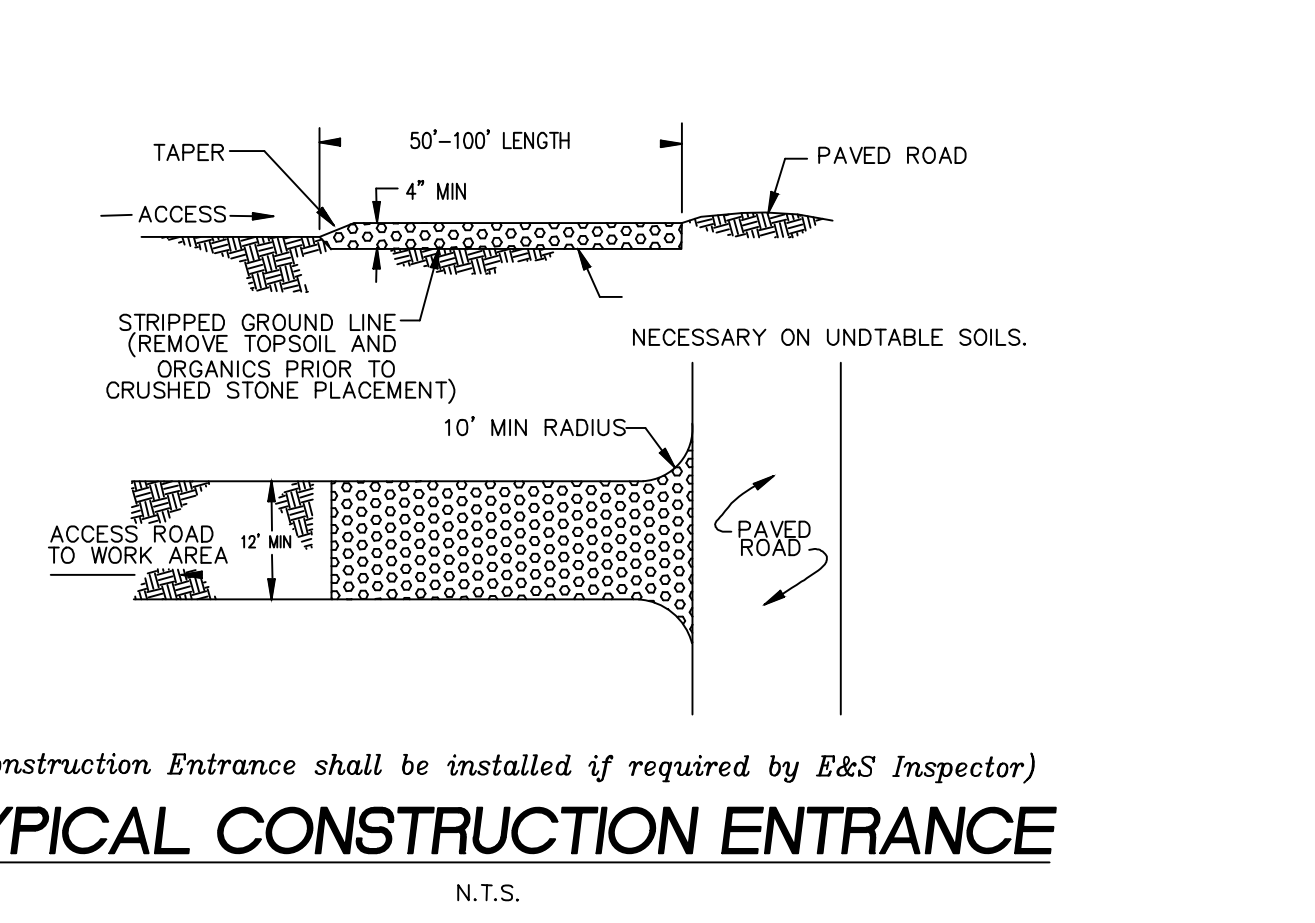
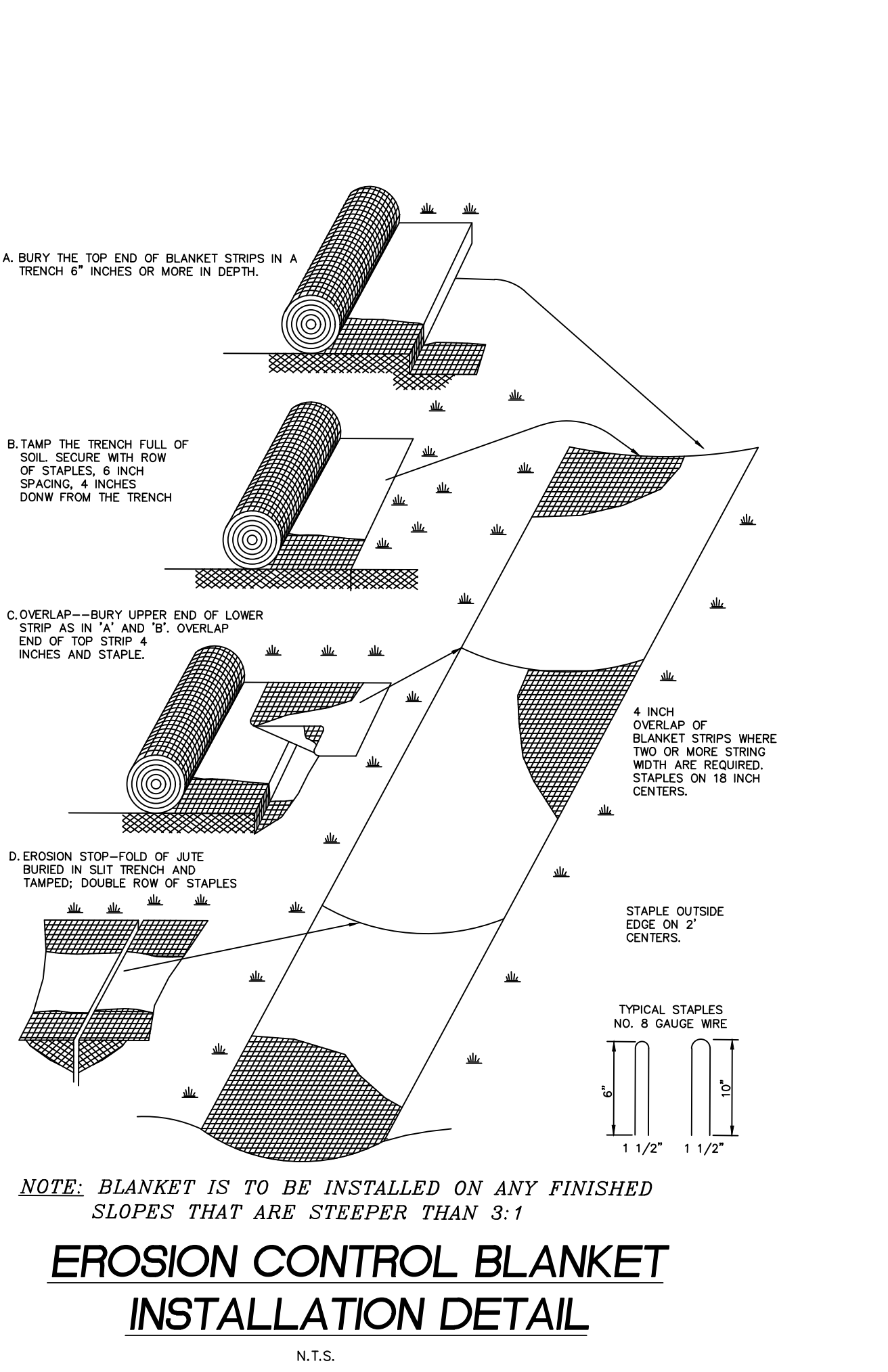
- THE BUILDING SEWER PIPE SHALL BE 4" SCH 40 PVC SET AT A MINIMUM SLOPE OF 1/4" PER FOOT. THE PIPE SHALL BE LAID TRUE TO THE GRADE IN A SAND BED AND BACKFILLED WITH MATERIAL FREE OF LARGE OR JAGGED STONES.
- THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,250 GALLONS. THE TANK SHALL HAVE TWO CHAMBERS, THE FIRST OF WHICH SHALL HOLD 3/4 THE REQUIRED TOTAL CAPACITY.
- THE SEPTIC TANK SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CONNECTICUT PUBLIC HEALTH CODE, LATEST EDITION. THE TANK SHALL HAVE A NON-BYPASS EFFLUENT FILTER AT THE OUTLET AND POLYETHYLENE GASKETS AT THE INLET AND OUTLET.
- THE DISTRIBUTION PIPE FROM THE TANK TO THE DISTRIBUTION BOX OR LEACHING CHAMBERS SHALL BE 4" PVC CONFORMING TO ASTM 3034 SDR35 WITH INTEGRAL RUBBER COMPRESSION GASKETS. PIPE SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1%.
- THE DISTRIBUTION BOXES SHALL BE PRE-CAST CONCRETE SUITABLE FOR HS-20 LOADING WITH WATER-TIGHT GASKETS AND SET LEVEL FOR EVEN DISTRIBUTION. D-BOXES SHALL HAVE INSPECTION COVERS TO GRADE.
- THE INFILTRATOR QUICK 4 PLUS HIGH CAPACITY CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PUBLIC HEALTH CODE AND THIS PLAN, INCLUDING THE DETAILS PROVIDED. UNITS SHALL BE BACKFILLED WITH APPROVED BACKFILL IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS PROVIDED. A MINIMUM OF 14" OF COVER MUST BE MAINTAINED FOR HS-20 LOAD RATING. ANY DEVIATION IN THE SPECIFIED PRODUCT SHALL BE REVIEWED BY THE DESIGN ENGINEER AS IT MAY AFFECT THE REQUIRED LEACHING FIELD SIZE.
- "APPROVED AGGREGATE" IS CRUSHED OR BROKEN STONE, OR SCREENED GRAVEL CONFORMING TO CONNECTICUT DEPARTMENT OF TRANSPORTATION, FORM 816, SECTION M01.01 FOR NO. 4 STONE:
 

SIEVE	% PASSING (BY WT.)
2"	100%
1-1/2"	90-100%
1"	20-55%
3/4"	0-15%
3/8"	0-5%
#40	0-3%
#200	0-1.5%
- "SELECT FILL" SHALL BE USED TO FILL VOIDS WITHIN THE LEACHING AREA. THE IMPORTED "SELECT FILL" SHALL BE CLEAN SAND OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND OTHER FOREIGN SUBSTANCES. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE 3" SIEVE. UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. THE MATERIAL PASSING IS RE-WEIGHED AND SIEVE ANALYSIS STARTED AND SHALL CONFORM TO THE FOLLOWING CRITERIA:
 

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



**EROSION CONTROL BLANKET INSTALLATION DETAIL**



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

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

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

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

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

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

**DETAIL SHEET**

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

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

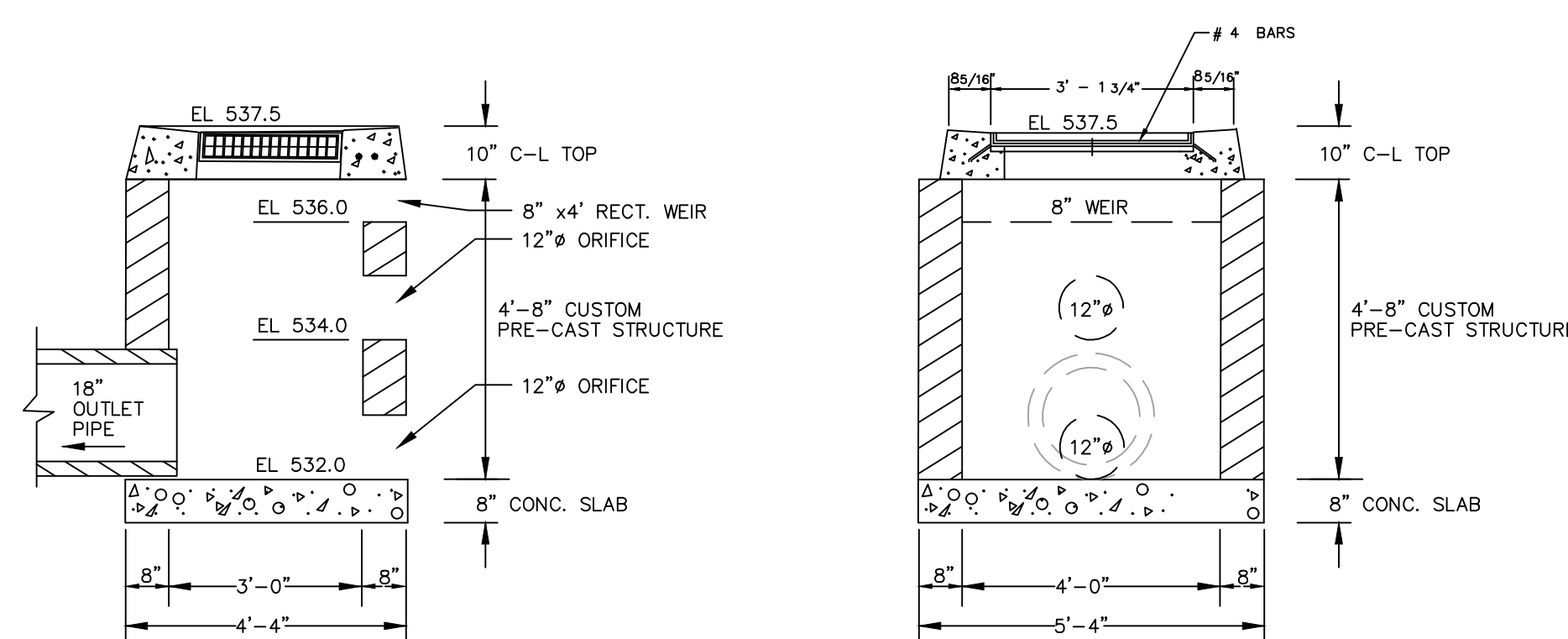
DATE: 4/17/2024 SCALE: NTS SHT #: DN-1



**CONSERVATION EASEMENT PLAQUE**

N.T.S.

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

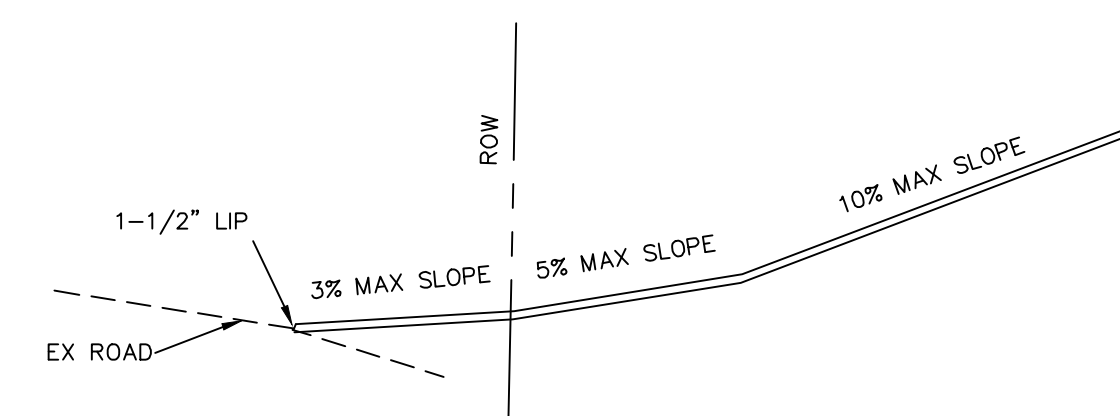


SIDE VIEW

FRONT VIEW

**OUTLET CONTROL STRUCTURES**

N.T.S.



**PROPOSED DRIVEWAY SECTION**

N.T.S.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

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(203) 915-8301

**PROPERTY OWNER/APPLICANT:**

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

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

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