



**Office Use Only**

Project# IW-22-027  
Address: 128 Lake Drive  
MBL: 08A/70A/9

INLAND WETLANDS & WATERCOURSES AGENCY  
TOWN OF EAST HAMPTON

**RECEIVED**  
**11.1.2022**  
East Hampton  
Land Use Dept.

## Minimum Requirements for Submission of Application to Inland Wetlands and Watercourses Agency

*This form must be submitted with your application*

**Please check all that are being submitted:**

- Completed Application Form (3 Pages)
  - Fee Paid
  - Site Plan (Showing project location, extent of wetlands, dimensions, etc) – 10 Copies
  - Project Narrative – 10 Copies
  - Soils Report (As Required)
  - Stormwater Report (As Required) Analysis included on Site Plan.
  - State Reporting Form (Filled in to extent possible)
  - Completed Application Checklist (Page 3 of Application)
- Schedule a Site Visit with Planning & Zoning Official at time of Application

*I certify that this application is complete:*

Signature of Applicant: \_\_\_\_\_

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

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

***Only Complete Application Packages Will Be Accepted***

Office Use Only	
Fee Paid <u>535.00</u> <u>ck#1208</u>	Date Approved _____ Permit Number _____
Public Hearing: YES NO	Agent Approval: YES NO

**TOWN OF EAST HAMPTON  
INLAND WETLANDS & WATERCOURSES AGENCY**


Date: October 19, 2022

1. Name of Applicant\* Jarrod and Leah Post  
 Phone Numbers: Home N/A, Business N/A, Cell 860-836-8931  
 Home Address: Street 25 Aspen Drive Town South Glastonbury State/Zip CT 06073  
 Business Address: Street N/A Town \_\_\_\_\_ State/Zip \_\_\_\_\_

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

2. Name of Property Owner (if different from Applicant): Same as applicant Phone \_\_\_\_\_  
 Address: Street \_\_\_\_\_ Town \_\_\_\_\_ State/Zip \_\_\_\_\_

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

Printed Name: Jarrod or Leah Post, Signature: , Date: 10/19/22

3. Provide the applicant's interest in the land. Property Owner

4. Site Location and Description: Assessor's Map 08A, Block 70A, Lot 9 & 6A  
 Address: Street 128 Lake Drive Town East Hampton State/Zip CT

Note: It is the applicant's responsibility to provide the correct site address, map, block, and lot number for the legal notice.

Provide a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed, soil type(s), and wetland vegetation.

Area of Wetland to be disturbed:	<u>0</u> acres or sq. ft.
Area of Watercourse to be disturbed:	<u>0</u> acres or sq. ft.
Area of Upland Review Area to be disturbed:	<u>0.17 ac/7,400 sf</u> acres or sq. ft. (Area within 200' of wetland)
<b>TOTAL AREA OF DISTURBANCE</b>	<u>0.17 ac/7,400 sf</u> acres or sq. ft.

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

The property contains (circle one or more)  
 WETLANDS, BROOK, RIVER, INTERMITTANT STREAM, VERNAL POOL, SWAMP, OTHER Lake Pocolopaug

Description of site: See attached.  
 Description of wetland types on site: None

Name of Soil Scientist and date of survey: Demian Sorrentino, CSS on November 13, 2021

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

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

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



Attach plans showing all alternatives considered.

No activity is proposed within wetland resource areas. All proposed roof areas will have the first inch of runoff captured and infiltrated. Pervious surfaces have been used to the maximum extent practicable. Proposed impervious coverage of the lot is less than the current impervious coverage (8,275 SF vs. 7,341 SF).  
The proposed re-development of the lot as a single-family residence is feasible and prudent.

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

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

Name See attached. Address \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_

9. Attach a completed DEEP reporting form.

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

10. Attach the appropriate filing fee based on the fee schedule in Section 19 of the regulations.

Fee: \_\_\_\_\_ (Make check payable to "The Town of East Hampton")

11. Name of Erosion Control Agent (Person Responsible for Compliance): \_\_\_\_\_  
Jarrod and Leah Post Phone Numbers: Home N/A, Business N/A,  
Cell 860-836-8931 Address: Street 25 Aspen Drive Town South Glastonbury  
\_\_\_\_\_ State/Zip CT 06073

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

If yes, explain \_\_\_\_\_

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

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

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

If so, have you notified the Commissioner of the Connecticut Department of Public Health and the East Hampton WPCA? YES  NO  Not applicable.

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

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

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

Printed name: Jarrod or Leah Post, Signature: , Date: 10/19/22

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

**APPLICANT: Jarrod and Leah Post**  
**ADDRESS: 128 Lake Drive and Passway (08A/70A/9 and 6A)**  
**LIST OF ABUTTING PROPERTY OWNERS**

**EAST**

**11 Marshall Road – 08A/70A/10**

Kathleen M. Ferner  
11 Marshall Road  
East Hampton, CT 06424

**Marshall Road – 08A/70A/16**

Kathleen M. Ferner  
11 Marshall Road  
East Hampton, CT 06424

**NORTH**

**131 Lake Drive – 25/64/17**

Benjamin F. Hall  
131 Lake Drive  
East Hampton, CT 06424

**14 Pocotopaug Drive – 25/64/17-2**

April M. Lombardo  
14 Pocotopaug Drive  
East Hampton, CT 06424

**126 Lake Drive – 08A/70A/7**

Marie Nichols  
126 Lake Drive  
East Hampton, CT 06424

**WEST**

**124 Lake Drive – 08A/70A/6**

Deborah Gallagher  
124 Lake Drive  
East Hampton, CT 06424

**126A Lake Drive – 08A/70A/8**

Marie Nichols  
126A Lake Drive  
East Hampton, CT 06424

**SOUTH**

**Lake Pocotopaug**

**APPLICANT: Jarrod and Leah Post**  
**ADDRESS: 128 Lake Drive**

**NARRATIVE:**

The proposal consists of the demolition of an existing non-conforming residence and construction of a new conforming single-family residence on the subject property known as 128 Lake Drive. The property is located within the R-1 Zoning District and is bounded by Lake Pocotopaug on its southerly side. The proposed residence will be served by public sewer (using an existing grinder pump) and an existing private water supply well.

The proposed development requires the temporary disturbance of 0.17 acres (7,400 square feet) within the 200-foot Upland Review Area associated with Lake Pocotopaug. The proposed disturbance includes demolition of the existing residence and a portion of the existing paved driveway, the excavation and construction of the new residence, installation of a new paved area in front of the garage and house, excavation and installation of a new rainwater infiltration system, excavation and installation of new pervious paver patios, sidewalks, and pervious parking areas.

**SITE SOIL CHARACTERISTICS:**

Soil characteristics per the Natural Resources Conservation Service Web Soil Survey on the project site are as follows:

**UPLAND SOILS:**

- (a) 60C – Canton and Charlton Fine Sandy Loams – 8 to 15% Slopes.**
- (b) 61C – Canton and Charlton Fine Sandy Loams – 8 to 15% Slopes, very stony.**

The Canton and Charlton series consists of well drained, coarse loamy to sandy melt-out till derived from granite and/or schist and/or gneiss. Canton and Charlton soils are found on the landscape on dry till uplands. Slopes are 8% to 15%.

The soil horizon generally consists of: 0” – 7” fine sandy loam; 7” –15” fine sandy loam; 15” – 26” gravelly fine sandy loam; 26” – 65” gravelly loamy sand.

The depth to bedrock is typically greater than 80”. The depth to water table is typically greater than 80”. Saturated conductivity is moderately low to high. Canton and Charlton soils are classified as Hydrologic Soil Group B.

### WETLAND SOILS:

Wetland soils were not found to exist on the property. The regulated watercourse limit is the high-water mark of Lake Pocotopaug which follows the face of the stone retaining wall on the southerly side of the property. See the attached soil scientist's report for additional information.

### STORMWATER MANAGEMENT:

The redevelopment of the subject property is intended to improve stormwater quality from pre-development conditions. Impervious area on the property will be reduced from 8,275 square feet (residence, deck, shed, concrete patio, paved driveway area) to 7,341 square feet (proposed residence, shed and remaining paved driveway area).

The first inch of runoff from the proposed roof will be captured and infiltrated. The new roof will drain to a buried infiltration system which has been sized with storage capacity for the first inch of runoff. Larger storm events that exceed the storage volume and the natural infiltration rate of the underlying soils will overflow through yard drains above the infiltrators and flow overland through the lawn, matching current flow patterns. Runoff from the existing paved driveway area and shared driveway/passway will continue to flow to the existing drainage system. No modification of the existing shared driveway is proposed as part of this project.

A 5-foot wide mulched and landscaped buffer will be planted at the back of the existing stone retaining wall that forms the limit of Lake Pocotopaug to provide additional filtration of surface runoff prior to flowing to the Lake.

### SEDIMENTATION AND EROSION CONTROL:

The total proposed disturbed area is 0.17 acres. The property slopes to the south towards Lake Pocotopaug. The majority of the soil disturbance is within the footprint of the proposed residence and immediate surrounding areas as required to install the supporting infrastructure and residential improvements. A continuous sediment barrier is proposed at the limits of the proposed disturbance following the top of the retaining wall to the south and the easterly and westerly property lines. The barrier will consist of a staked sediment fence. All disturbed areas will be seeded with a specified seed mix for final stabilization. An anti-tracking pad will be installed at the limit of existing pavement during construction.





View of Retaining Wall at Shoreline Facing Northwest



View of Yard Between Existing House and Lake





View of Yard Between Existing House and Lake



View of Existing Sidewalk and Side Yard East of House





View of Existing Sidewalk and Side Yard East of House



View of Side Yard West of House





View of Existing Shared Driveway (Passway) to Remain Facing East





Boundaries LLC  
179 Pachaug River Drive  
P.O. Box 184  
Griswold, CT 06351  
T 860.376.2006 | F 860.376.5899

[www.boundariesllc.net](http://www.boundariesllc.net)

October 11, 2022

Town of East Hampton  
Inland Wetlands & Watercourse Agency  
1 Community Drive  
East Hampton, CT 06424

**RE: Inland Wetlands & Watercourses Narrative**  
**Location: 128 Lake Drive, East Hampton, CT**  
**Owners: Jarrod & Leah Post**  
**Proposal: Demolish & Replace Single-Family Residence**

Dear Commissioners,

On Thursday, November 13, 2021, the undersigned performed a field investigation of the 0.14± acre property identified as 128 Lake Road in East Hampton, Connecticut, in order to identify and delineate regulated inland wetlands and watercourses located thereon. The subject property is depicted upon a survey plan entitled "Improvement Location & Topographic Survey, "Existing Conditions Plan" Prepared for Jarrod Post & Leah G. Post, 128 Lake Drive - East Hampton, Connecticut, Scale: 1"=20', Date: October 2022, Job I.D. No. 21-3088, Sheets 1/3 through 3/3" as prepared by this firm.

**Soil Types Present**

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey for the State of Connecticut, the soils located upon the subject property, and within the project area, are as follows:

- 60C Canton & Charlton fine sandy loams, 8-15% slopes
- 61C Canton & Charlton fine sandy loams, 8-15% slopes, very stony

A copy of the Web Soil Survey Report is attached to this correspondence.



### **Typical Delineation Methodology**

The subject property was investigated by the undersigned for the presence of inland wetlands and watercourses in accordance with the State of Connecticut statutory definitions as described in Section 22a-38(15-16) of the Connecticut General Statutes, a/k/a the Inland Wetlands & Watercourses Act, which are as follows:

(15) "Wetlands" means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture.

(16) "Watercourses" means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

### **Inland Wetlands & Watercourses**

Based upon on-site investigation performed, the subject property contains no soils meeting definitive criteria for classification as inland wetlands. The subject property's entire frontage along Lake Pocotopaug is improved with a stone and mortar retaining wall, which wall is the limit of the regulated watercourse from which the upland review area should be measured.

### **Proposed Regulated Activity**

The subject property is an existing lot of record that contains a single-family residence. The proposal that is the subject of the current application is to demolish the existing single-family residence and construct a new single-family residence with associated site improvements. The applicants will maintain use of the existing on-site drinking water supply well and connect the new residence to the centralized municipal sanitary sewer system. Existing improvements at the shoreline of Lake Pocotopaug will remain.

The applicant is proposing to reduce stormwater runoff by utilizing pervious pavers for parking areas, walkways and patios, and directing roof drainage into a system of subsurface stormwater infiltration chambers. In order to prohibit fugitive sediment from entering Lake Pocotopaug during construction, the disturbance area is to be ringed with a continuous sediment fence barrier that will remain until the site is permanently stabilized.

The herein referenced Plan has been prepared to adequately protect the adjacent regulated resource. Provided that construction is performed in accordance with the approved plans and that erosion and sediment controls are properly installed and maintained throughout the project, negative impact(s) to Lake Pocotopaug are not anticipated as a result of the proposed development.





If you have any questions or concerns regarding this correspondence or any of the information contained herein, please contact the undersigned at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Demian A. Sorrentino". The signature is written in a cursive style with a large, prominent initial "D".

Demian A. Sorrentino, AICP, C.S.S.  
Certified Planner & Soil Scientist  
Boundaries LLC

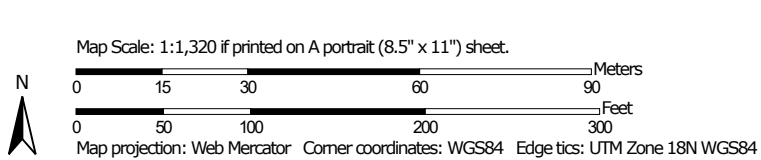
Attach (1) - Web Soil Survey Report



Soil Map—State of Connecticut




Soil Map may not be valid at this scale.





## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)




















### Soils






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

### Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
 Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 3, 2019—Oct 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	5.5	58.6%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	1.4	14.4%
W	Water	2.5	27.0%
<b>Totals for Area of Interest</b>		<b>9.4</b>	<b>100.0%</b>

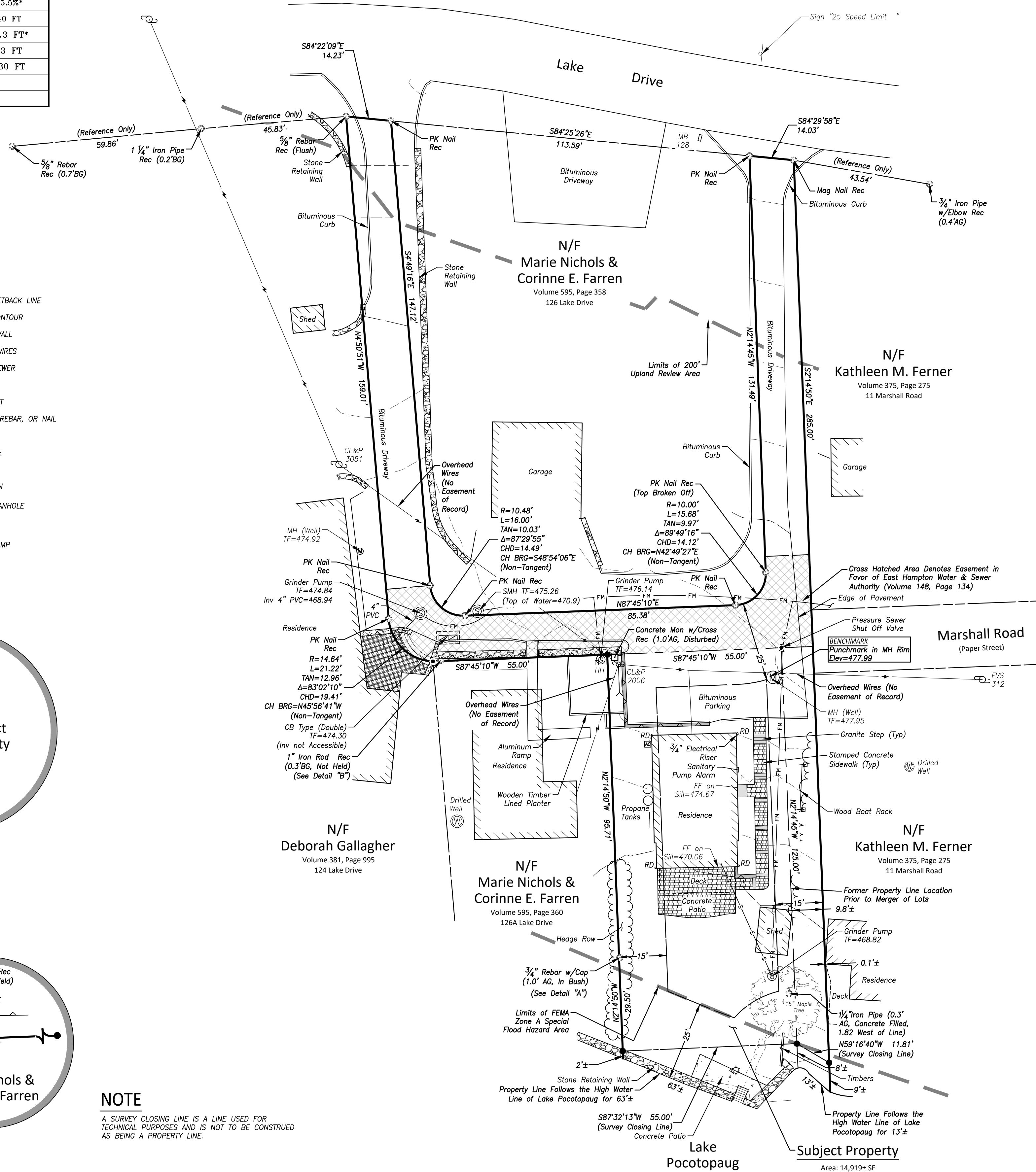
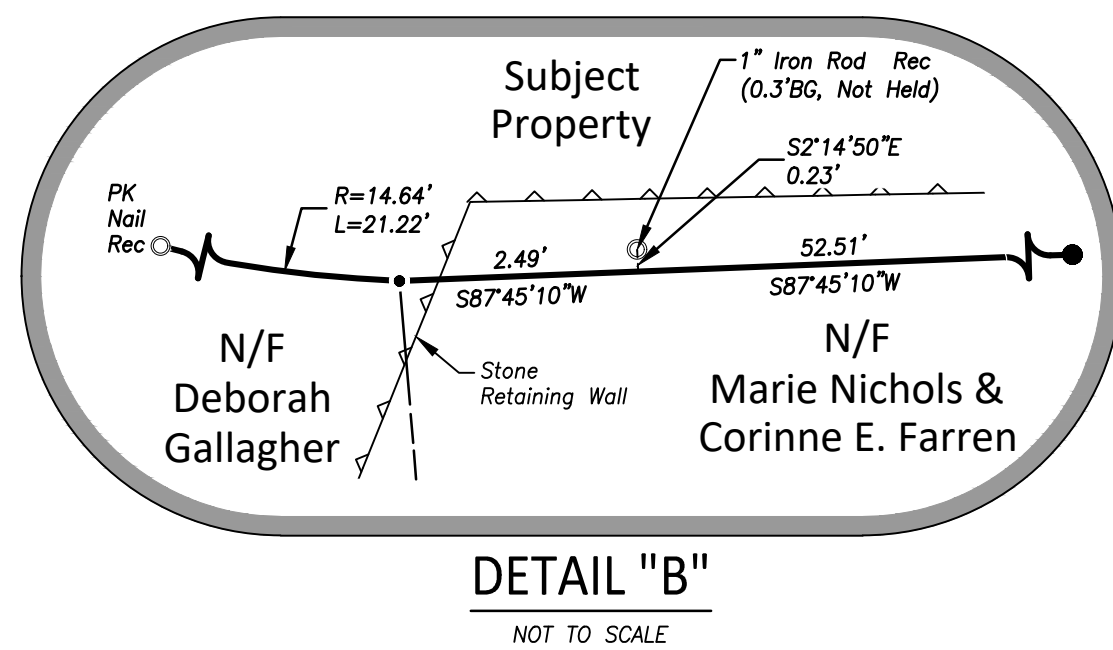
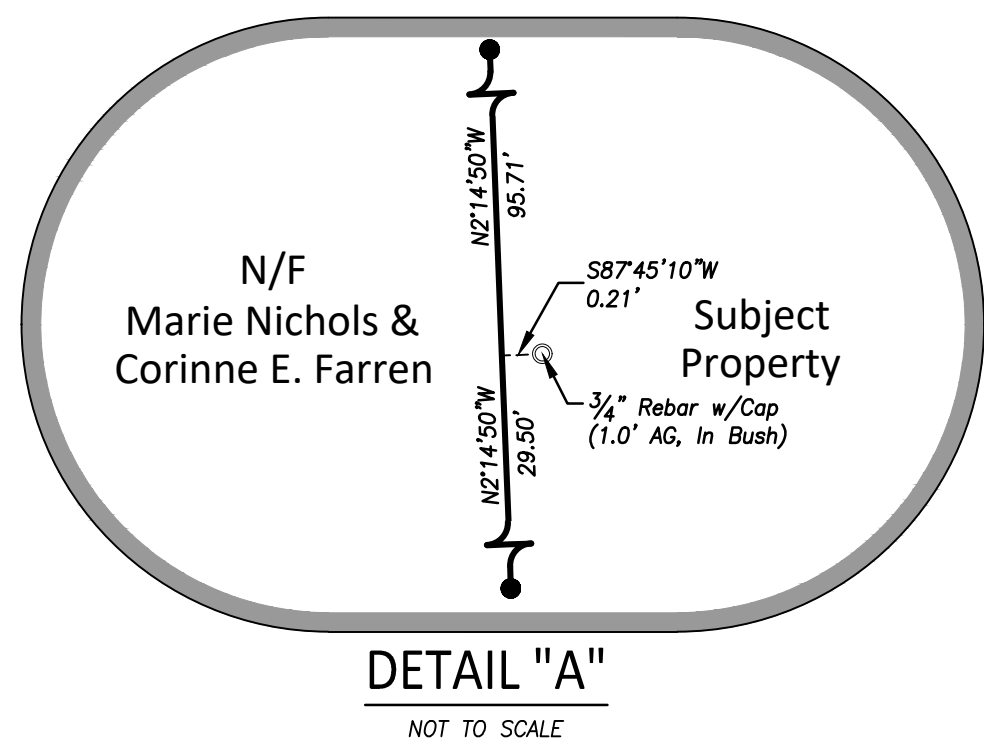


ZONING TABLE: R-1 LAKE POCOTOPAUG PROTECTION ZONE		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SF	14,919 SF*
MINIMUM LOT WIDTH	125 FT	65 FT*
MINIMUM LOT DEPTH	125 FT	141 FT
MINIMUM LOT FRONTAGE	100 FT	28 FT*
MAXIMUM LOT COVERAGE	20%	55.5%*
MINIMUM FRONT SETBACK	25 FT	40 FT
MINIMUM SIDE SETBACK	15 FT	11.3 FT*
MINIMUM REAR SETBACK	25 FT	53 FT
MAXIMUM BUILDING HEIGHT	30 FT	<30 FT
WATER SUPPLY		PRIVATE WELL
SANITARY		SEWER

\* EXISTING NON-CONFORMING LOT OF RECORD.

### LEGEND & ABBREVIATIONS

±	MORE OR LESS		BUILDING SETBACK LINE
TYP	TYPICAL		EXISTING CONTOUR
SF	SQUARE FEET		RETAINING WALL
FF	FINISHED FLOOR		OVERHEAD WIRES
SMH	SANITARY MANHOLE		SANITARY SEWER
MH	MANHOLE		FORCE MAIN
CB	CATCH BASIN		ANGLE POINT
TF	TOP OF FRAME		IRON PIPE, REBAR, OR NAIL
RD	ROOF DRAIN (INTO GROUND)		MONUMENT
HH	HANDHOLE		UTILITY POLE
W/	WITH		GUY WIRE
MON	MONUMENT		CATCH BASIN
REC	RECOVERED		SANITARY MANHOLE
EVS	EVERSOURCE		MANHOLE
CL&P	CONNECTICUT LIGHT AND POWER		GRINDER PUMP
N/F	NOW OR FORMERLY		SIGN
AG	ABOVE GROUND		WELL
BG	BELOW GROUND		



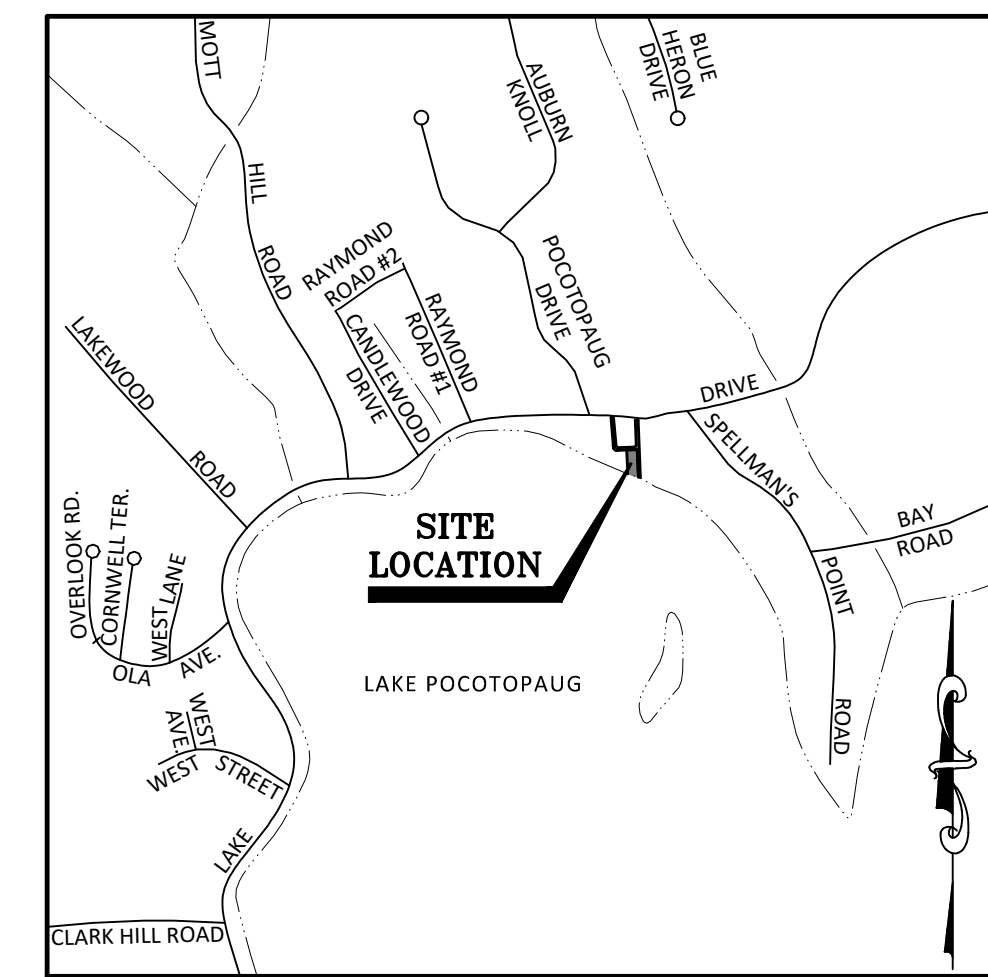
### NOTE

A SURVEY CLOSING LINE IS A LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS BEING A PROPERTY LINE.

I HAVE CONDUCTED AN ON-SITE SOIL INVESTIGATION OF THE PARCEL OF LAND DEPICTED HEREON. THE WATERCOURSE BOUNDARY FOLLOWS THE EXISTING STONE RETAINING WALL AND HIGH WATER MARK OF LAKE POCOTOPAUG. NO INLAND WETLAND SOILS ARE PRESENT.

DEMIAN A. SORRENTINO, C.S.S.

DATE



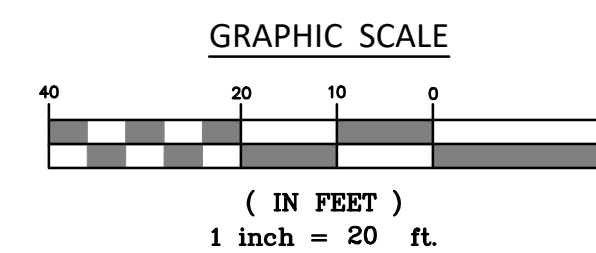
**LOCATION MAP**  
SCALE: 1"=1000'

### SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO AN HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED TO FOR SITE DEVELOPMENT AND MUNICIPAL PERMITTING PURPOSES.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON FEBRUARY 21, 2022.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODETIC ON FEBRUARY 21, 2022.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 21, 2022. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON OCTOBER 25, 2021.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A WARRANTY DEED FROM TERRY L. KONRAD TO JARROD POST AND LEAH POST A/K/A LEAH G. POST RECORDED ON OCTOBER 4, 2022 IN THE TOWN OF EAST HAMPTON LAND RECORDS VOLUME 634, PAGE 844.
- THE SUBJECT PROPERTY MAY BE TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS AND AGREEMENTS RECORDED IN THE TOWN OF EAST HAMPTON LAND RECORDS:
  - AGREEMENTS, COVENANTS AND RESTRICTIONS SET FORTH IN VOLUME 58A, PAGE 481.
  - SEWER EASEMENT, VOLUME 146, PAGE 134.
  - GRINDER PUMP AGREEMENT RECORDED IN VOLUME 157, PAGE 299.
- THE SUBJECT PROPERTIES RESIDE IN THE R-1 ZONE - LAKESIDE AND VILLAGE DISTRICTS AND THE LAKE POCOTOPAUG PROTECTION ZONE.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE ZONE A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD MAP PANEL 09007C0134G EFFECTIVE DATE AUGUST 28, 2008. NO STRUCTURES ARE PROPOSED WITHIN THE SPECIAL FLOOD HAZARD AREA.

### REFERENCE MAPS

- POCOTOPAUG COMMUNITY CORP., EAST HAMPTON, CONNECTICUT, SCALE: 1"=100', DATED: JULY 20, 1925, CORRECTED: JUNE 10, 1926, PREPARED BY: KENNETH W. LEIGHTON, VOLUME 4, PAGE 179.
- MAP SHOWING PROPERTY OF RALPH W. STRONG, EDME STRONG HOMESTEAD, EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: AUGUST 1941, PREPARED BY: LOUIS F. QUIRK CIVIL ENGINEER, VOLUME 2, PAGE 61.
- MAP SHOWING EASEMENT TO BE ACQUIRED FROM THE POCOTOPAUG COMMUNITY CORP. BY THE TOWN OF EAST HAMPTON, EAST HAMPTON WATER & SEWER AUTHORITY, EAST HAMPTON CONNECTICUT, SANITARY SEWER PROJECT-CONTRACT NO. 7, SCALE 1"=40', DATED: NOVEMBER 1979, PREPARED BY: CAHN ENGINEERS, INC. VOLUME 26, PAGE 1283.
- MAP SHOWING EASEMENT TO BE ACQUIRED FROM CHARLES B. NICHOLS, WILLIAM W. MCLAUGHLIN & ELIZABETH K. DICKINSON. BY THE TOWN OF EAST HAMPTON, EAST HAMPTON WATER & SEWER AUTHORITY, EAST HAMPTON CONNECTICUT, SANITARY SEWER PROJECT-CONTRACT NO. 7, SCALE 1"=40', DATED: NOVEMBER 1979, PREPARED BY: CAHN ENGINEERS, INC. VOLUME 26, PAGE 1291.
- MAP SHOWING EASEMENT TO BE ACQUIRED FROM CHARLES B. NICHOLS, WILLIAM W. MCLAUGHLIN & ELIZABETH K. DICKINSON. BY THE TOWN OF EAST HAMPTON, EAST HAMPTON WATER & SEWER AUTHORITY, EAST HAMPTON CONNECTICUT, SANITARY SEWER PROJECT-CONTRACT NO. 7, SCALE 1"=40', DATED: NOVEMBER 1979, PREPARED BY: CAHN ENGINEERS, INC. VOLUME 26, PAGE 1291.
- SURVEY PREPARED FOR CHARLES B. NICHOLS & DEBORAH ELIZABETH NICHOLS, EAST HAMPTON, CONNECTICUT, SCALE: 1"=20', DATED: DECEMBER 16, 1987, PREPARED BY: RICHARD F. MHOK VOLUME 38, PAGE 59.



**RECEIVED**  
11.1.2022  
East Hampton  
Land Use Dept.

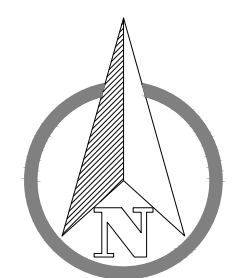
"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

70016

JOHN U. FAULSE JR. L.S.

LICENSE NO.

DATE



SCALE: 1" = 20'  
DATE: October 2022  
JOB I.D. NO. 21-3088  
Revisions

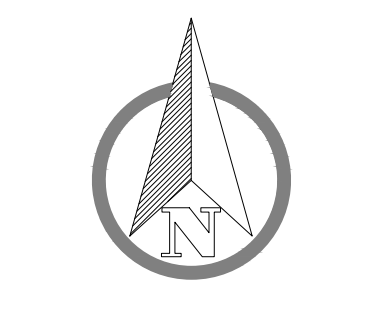
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3

11.192.168.2.3\PROJECTS\CIVIL 3D PROJECTS\2021\21-3088 DREAM POST\DWG\DESIGN\128 LAKE SITE PLAN.DWG





SCALE: 1" = 10'

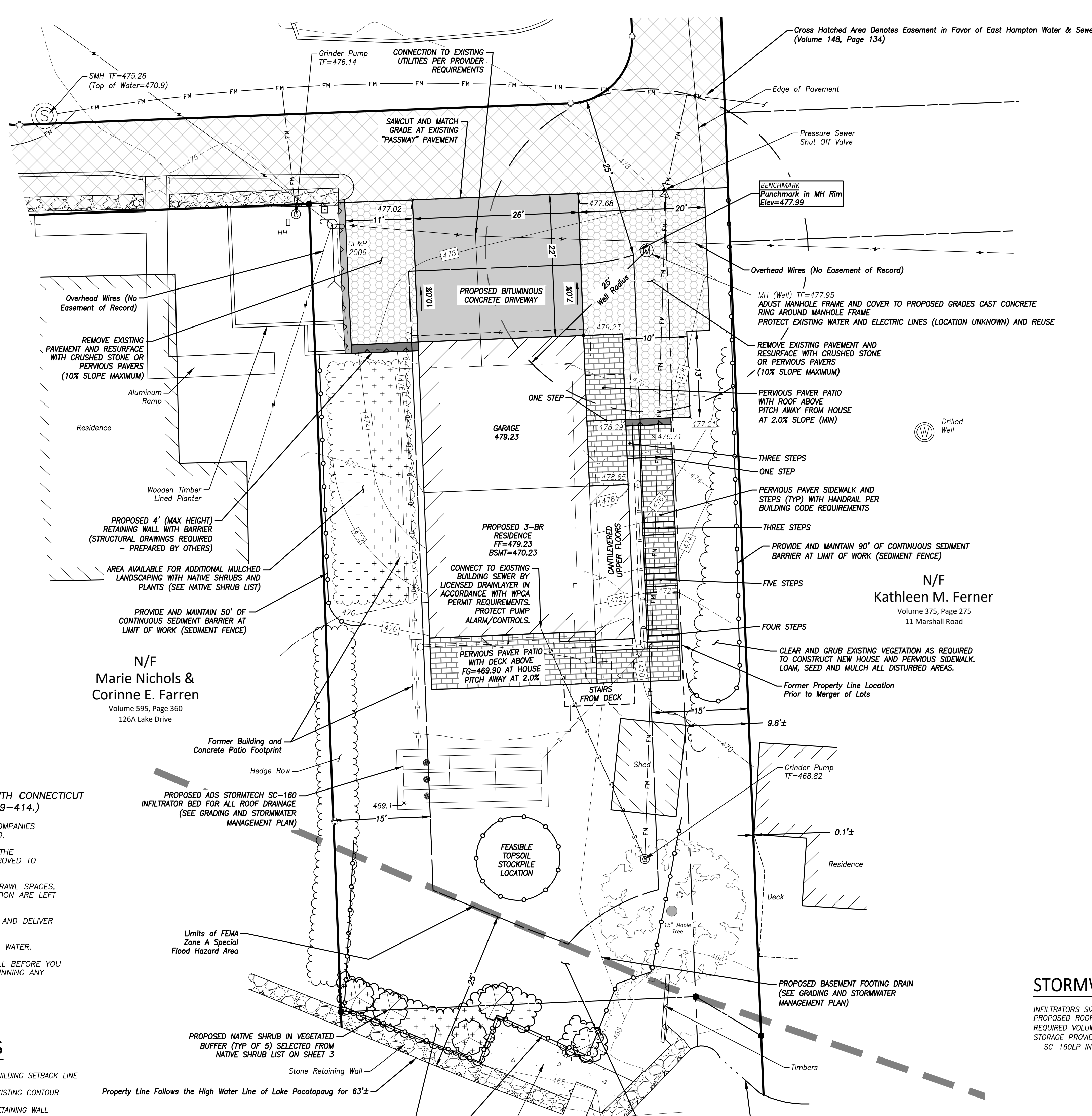
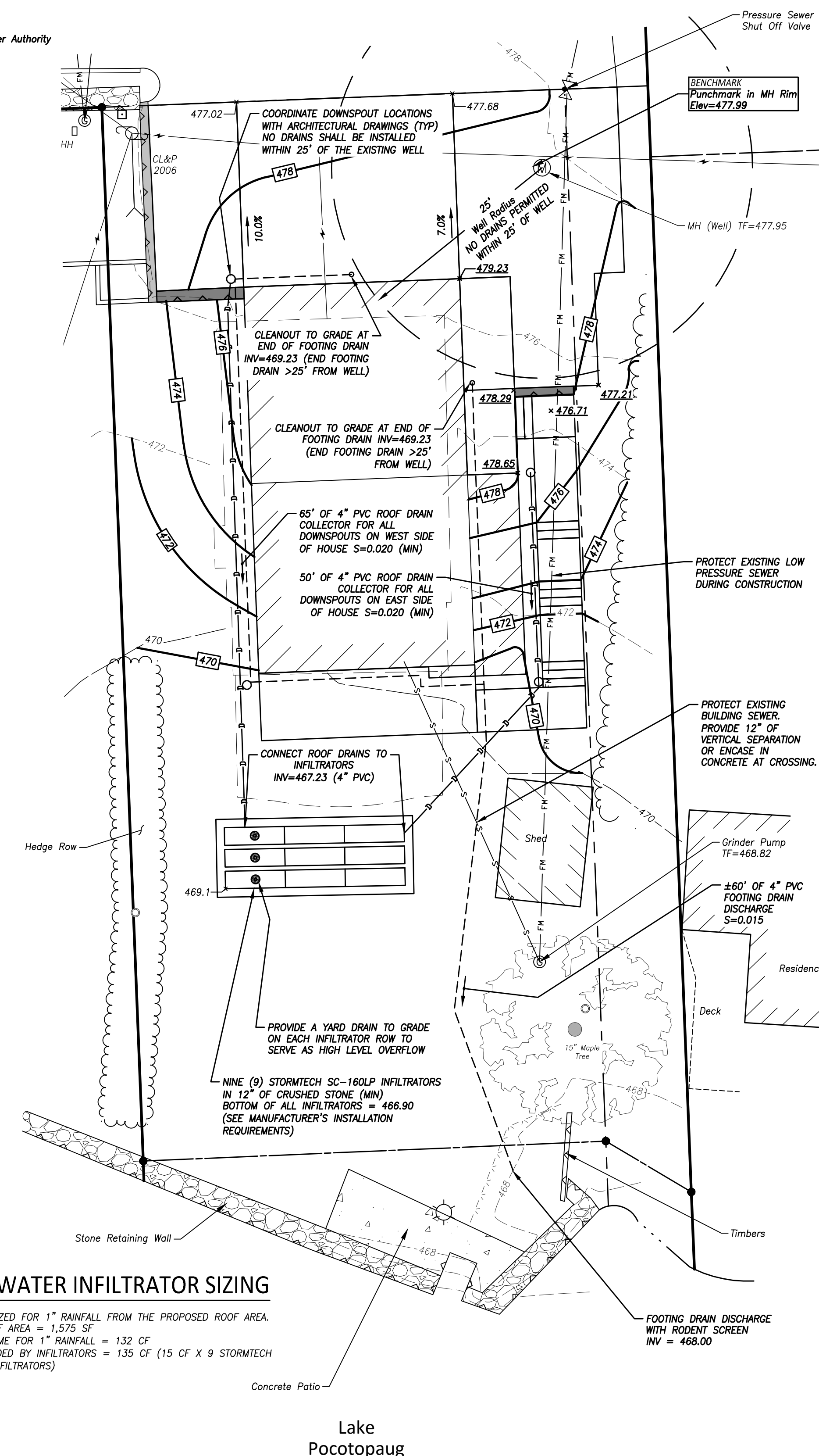
DATE: October 2022

JOB I.D. NO. 21-3088

Revisions

SHEET NO. 2

3



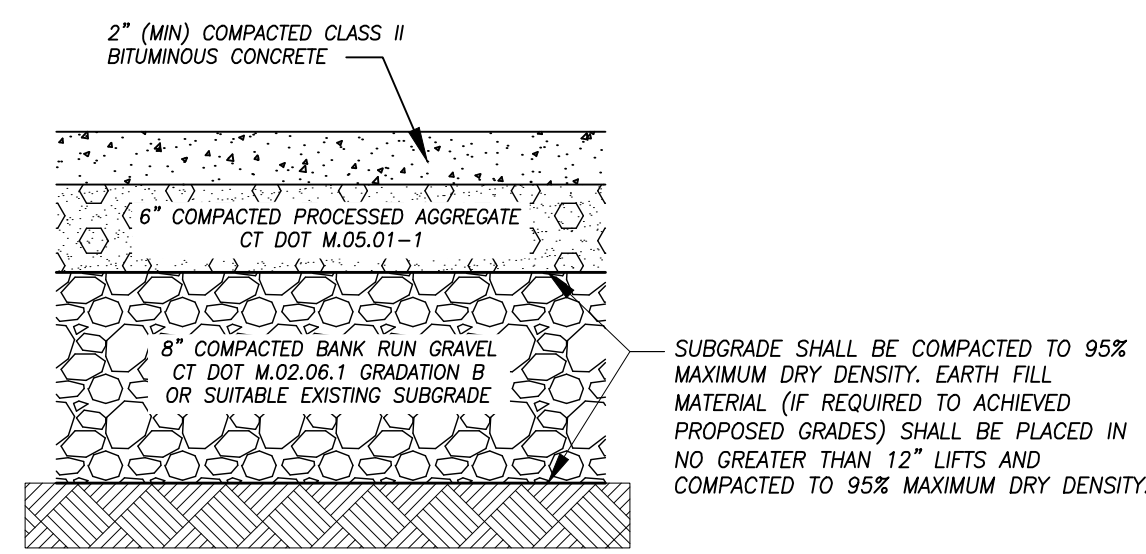
**DEMOLITION NOTES:**

- (ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CONNECTICUT GENERAL STATUTES SEC. 29-402 THROUGH SEC. 29-414.)
- OBTAIN CERTIFICATE OF NOTICE FROM ALL PUBLIC UTILITY COMPANIES STATING THAT SERVICE CONNECTIONS HAVE BEEN TERMINATED.
  - DEMOLITION MATERIALS SHALL REMOVED FROM THE SITE BY THE CONTRACTOR AND DELIVERED FOR DISPOSAL TO A SITE APPROVED TO RECEIVE SUCH MATERIALS.
  - ALL ATTEMPTS SHOULD BE MADE TO LIMIT THE TIME THAT CRAWL SPACES, FOUNDATIONS, OR EXCAVATIONS UNCOVERED DURING DEMOLITION ARE LEFT OPEN.
  - THE CONTRACTOR SHALL SEGREGATE RECYCLABLE MATERIALS AND DELIVER SUCH MATERIALS TO THE APPROPRIATE RECYCLING CENTER.
  - DUST CONTROL SHALL BE ACCOMPLISHED BY SPRAYING WITH WATER.
  - EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTACT CALL BEFORE YOU DIG: 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

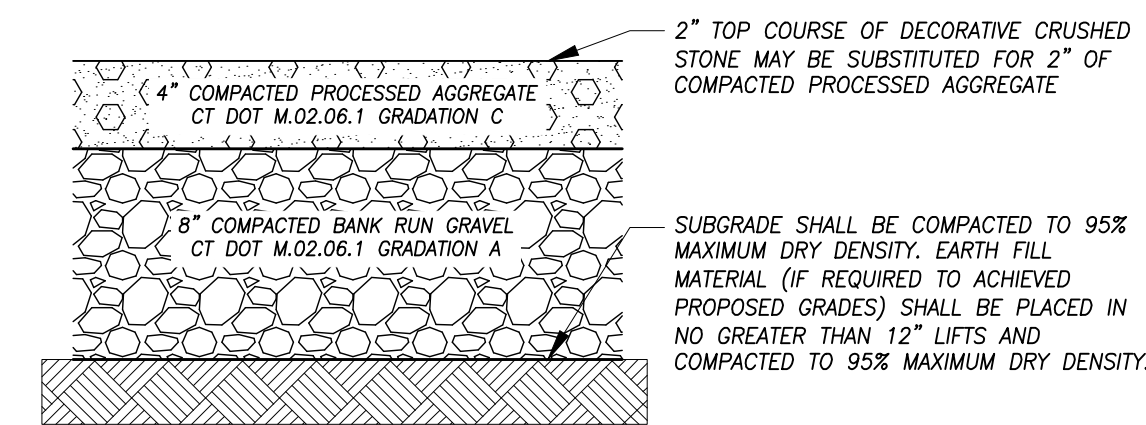
**LEGEND & ABBREVIATIONS**

±	MORE OR LESS	— —	BUILDING SETBACK LINE
TYP	TYPICAL	—472—	EXISTING CONTOUR
SF	SQUARE FEET	— —	RETAINING WALL
FF	FINISHED FLOOR	—+—	OVERHEAD WIRES
SMH	SANITARY MANHOLE	—S—	SANITARY SEWER
MH	MANHOLE	—FM—	FORCE MAIN
CB	CATCH BASIN	•	ANGLE POINT
TF	TOP OF FRAME	○	IRON PIPE, REBAR, OR NAIL
RD	ROOF DRAIN (INTO GROUND)	□	MONUMENT
HH	HANDHOLE	○	UTILITY POLE
W/	WITH	Y	GUY WIRE
MON	MONUMENT	□	CATCH BASIN
REC	RECOVERED	○	SANITARY MANHOLE
EVS	EVERSOURCE	⊕	MANHOLE
CL&P	CONNECTICUT LIGHT AND POWER	⊕	GRINDER PUMP
N/F	NOW OR FORMERLY	—	SIGN
AG	ABOVE GROUND	⊕	WELL
BG	BELOW GROUND		

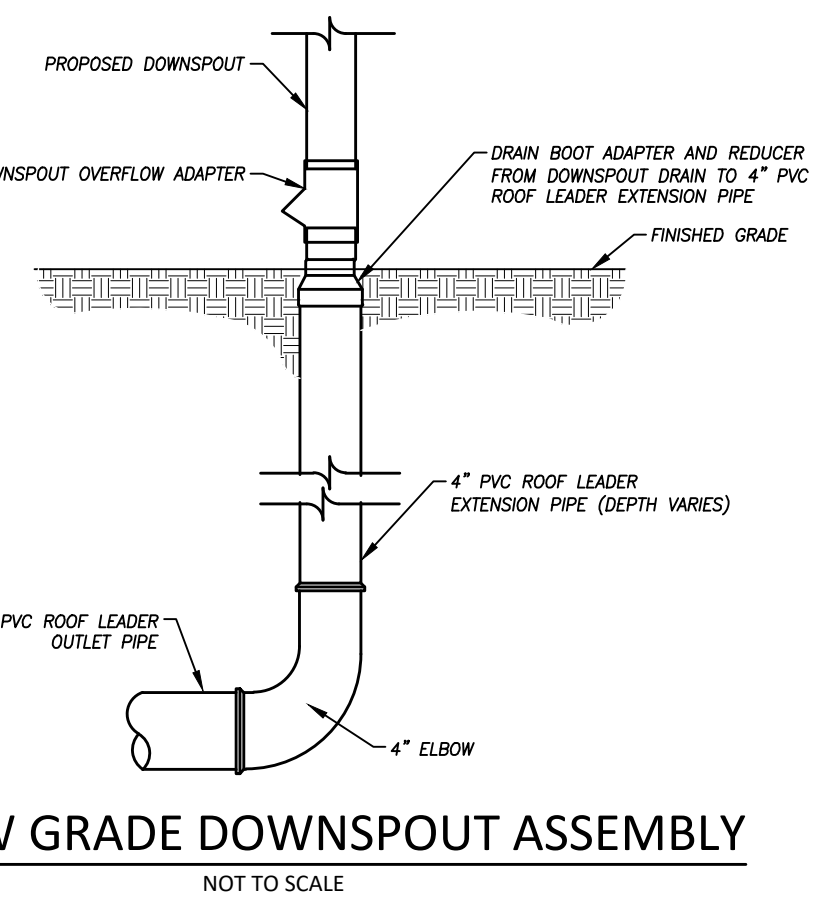




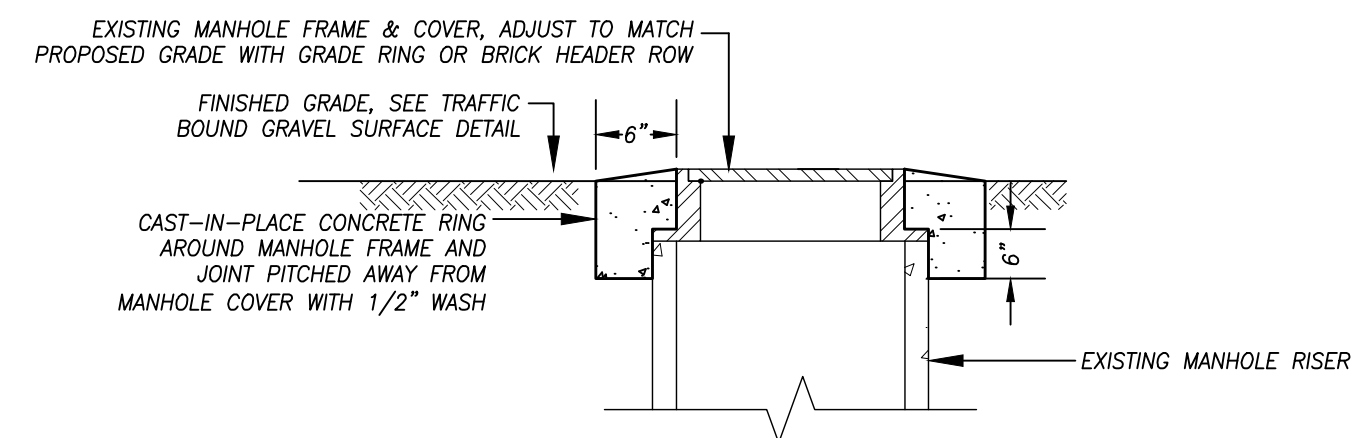
**BITUMINOUS CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE



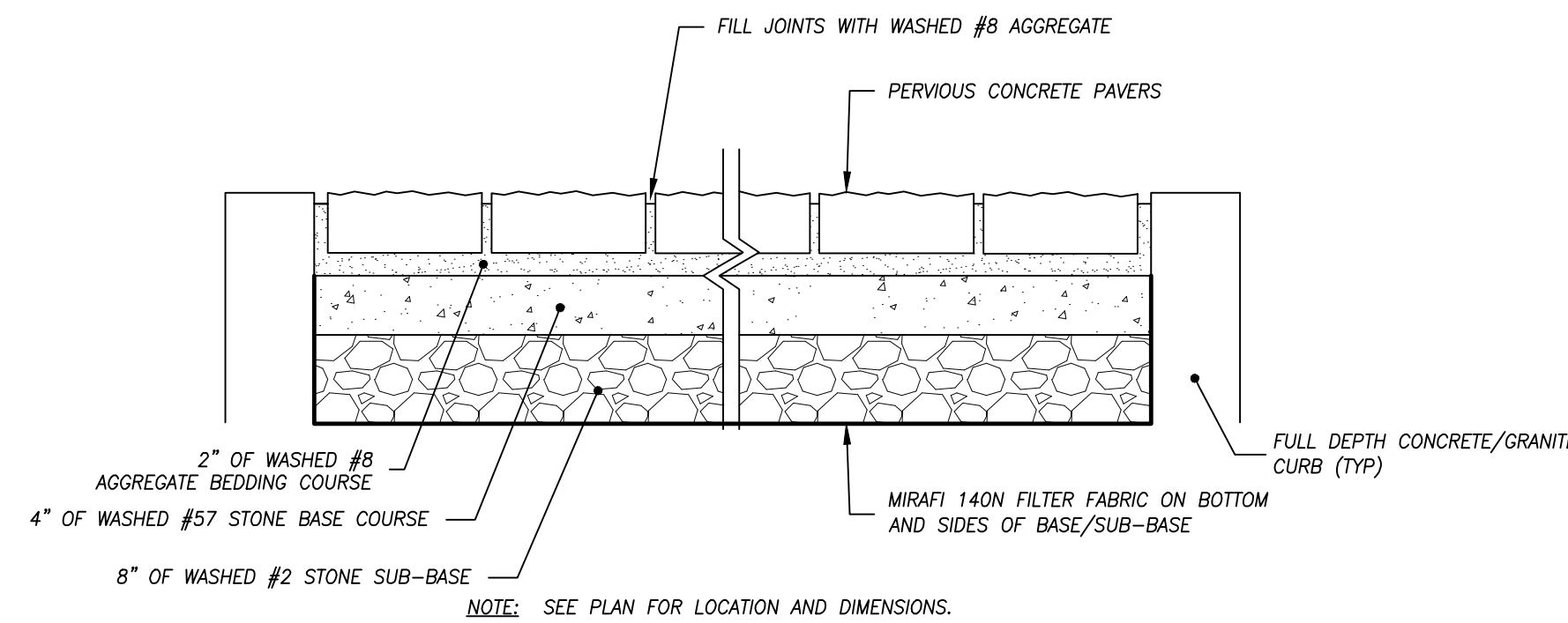
**TRAFFIC BOUND GRAVEL SURFACE DETAIL**  
NOT TO SCALE



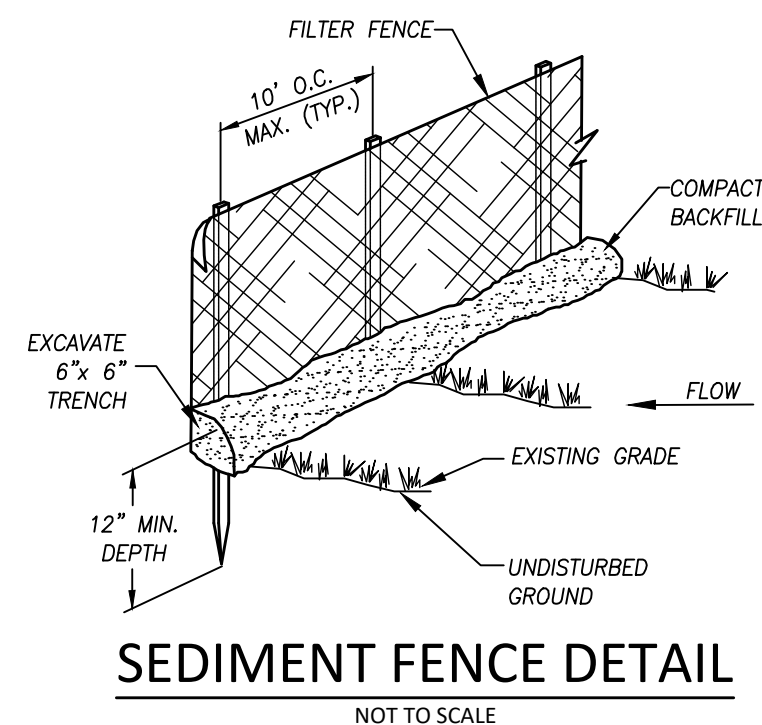
**BELOW GRADE DOWNSPOUT ASSEMBLY**  
NOT TO SCALE



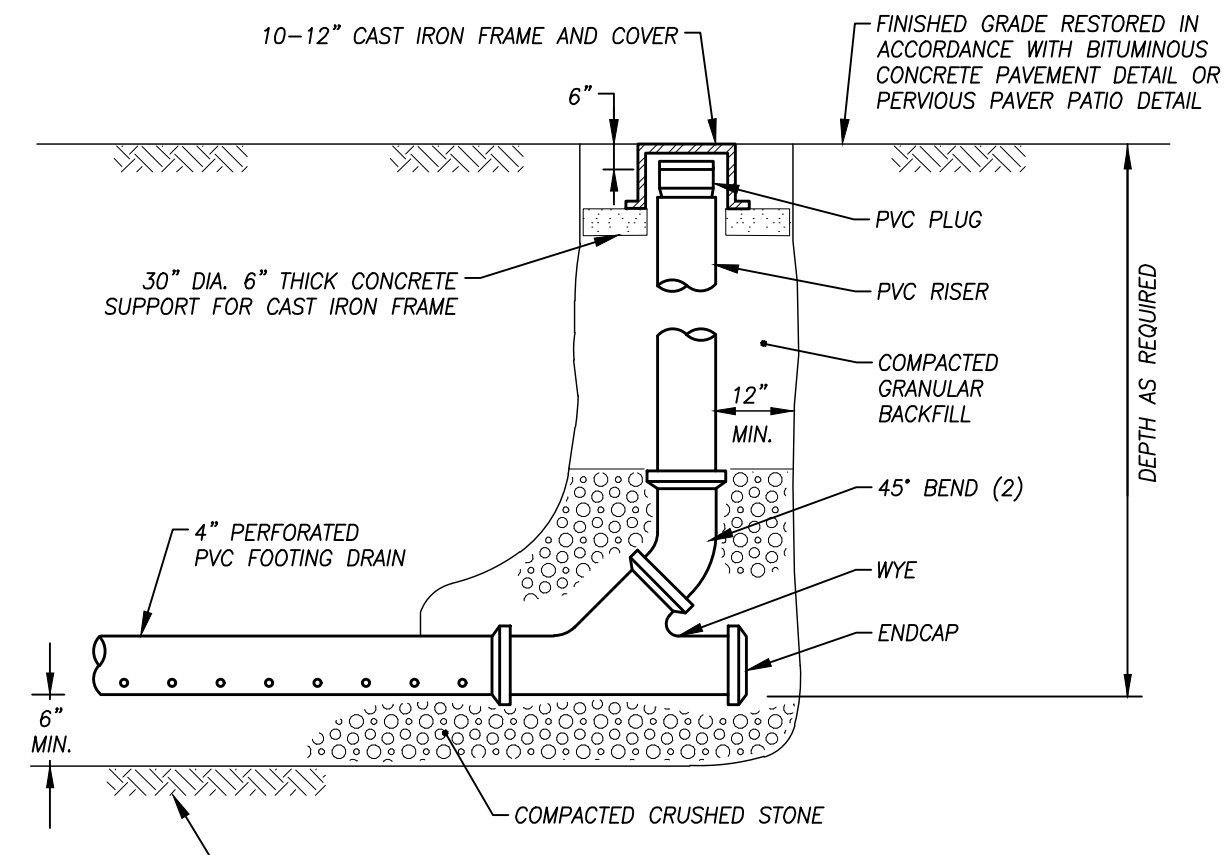
**MANHOLE RING DETAIL**  
NOT TO SCALE



**PERVIOUS PAVEMENT DETAIL**  
NOT TO SCALE



**SEDIMENT FENCE DETAIL**  
NOT TO SCALE



**CLEANOUT DETAIL**  
NOT TO SCALE

**NATIVE SHRUB OPTIONS LIST**

BOTANICAL NAME	COMMON NAME	SIZE
CORNUS AMOMUM	SILKY DOGWOOD	2-3' HT.
CORNUS RACEMOSA	GRAY DOGWOOD	2-3' HT.
KALMIA LATIFOLIA	MOUNTAIN LAUREL	2-3' HT.
RHOODODENDRON VISCOSUM	SWAMP AZALEA	2-3' HT.
VIBURNUM LENTAGO	NANNYBERRY	2-3' HT.
VIBURNUM DEWITTATUM	ARROWWOOD	2-3' HT.
VIBURNUM TRILOBUM	AMERICAN CRANBERRY BUSH	2-3' HT.
AMELANCHIER CANADENSIS	SERVICEBERRY	2-3' HT.
ILEX VERTICILLATA	WINTERBERRY	2-3' HT.
HAMMELIS VIRGINIANA	WITCH-HAZEL	2-3' HT.
CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	2-3' HT.
LINDERA BENZOIN	SPICEBUSH	2-3' HT.
MYRICA PENNSYLVANICA	BAYBERRY	2-3' HT.
SAMBUCUS CANADENSIS	ELDERBERRY	2-3' HT.
VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	2-3' HT.
JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3' HT.

NOTE: NATIVE SHRUB LIST DEVELOPED FROM "CONNECTICUT NATIVE TREE AND SHRUB AVAILABILITY LIST" BY CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION. THE LIST PRODUCED ABOVE INCLUDES SPECIES THAT ARE LOCALLY AVAILABLE PER THE REPORT. ADDITIONAL OPTIONS CAN BE FOUND IN THE REFERENCED REPORT.

**NARRATIVE**

THIS PROPOSAL INVOLVES IMPROVEMENTS TO AN EXISTING 0.34± ACRE PROPERTY LOCATED AT 128 LAKE DRIVE IN EAST HAMPTON, CONNECTICUT. THE PROPERTY CONTAINS A SINGLE-FAMILY RESIDENCE THAT DOES NOT CONFORM TO THE ZONING DISTRICT SETBACKS. THE PROPERTY IS THE RESULT OF THE MERGER OF TWO ADJACENT NON-CONFORMING LOTS OF RECORD (ASSESSOR'S ID 084-704-6A AND 084-704-7). THIS PROPOSAL INCLUDES THE DEMOLITION OF THE EXISTING RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS. THE CURRENT ZONING DESIGNATION OF THE SUBJECT PROPERTY IS R-1 (SEWER), AND THE PROPERTY IS LOCATED IN THE LAKE POOTOPAUG PROTECTION ZONE.

IMPROVEMENTS TO THE SITE REQUIRED TO SUPPORT THE PROPOSED USES INCLUDE: A TWO-STORY SINGLE FAMILY RESIDENCE WITH WALKOUT BASEMENT AND ATTACHED TWO-CAR GARAGE; AN EXISTING DETACHED STORAGE SHED (200 SQUARE FEET); NEW PERVIOUS PARKING AREAS IN PLACE OF THE EXISTING PAVED PARKING AREA; A PAVED AREA IN FRONT OF THE PROPOSED GARAGE; A PERVIOUS PAVEMENT PATIO; A STORMWATER INFILTRATION SYSTEM SIZED FOR 1" OF RUNOFF FROM THE ROOF AREAS; AND ASSOCIATED SITE GRADING.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, THE SOILS LOCATED UPON THE SUBJECT PROPERTY CONSIST OF:

- 60C CANTON AND CHARLTON FINE SANDY LOAMS, 8-15% SLOPES, VERY STONY
- 61C CANTON AND CHARLTON FINE SANDY LOAMS, 8-15% SLOPES, VERY STONY

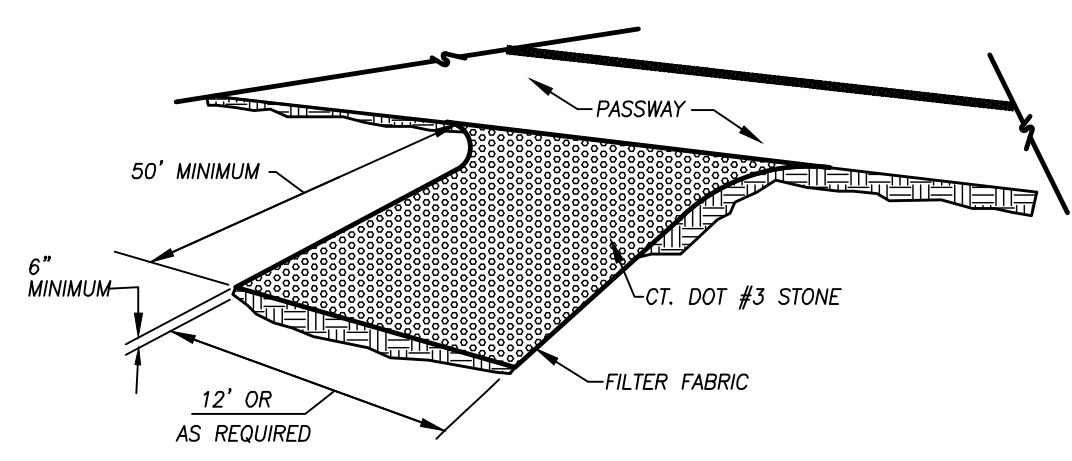
THE SUBJECT PROPERTY WAS INVESTIGATED FOR THE PRESENCE OF INLAND WETLANDS AND WATERCOURSES ON NOVEMBER 13, 2021 BY SEMAN A. SORRENTINO, CERTIFIED SOIL SCIENTIST. THERE ARE NO ACTIVITIES PROPOSED WITHIN A WETLAND OR WATERCOURSE. REGULATED ACTIVITIES PROPOSED WITHIN THE 200' UPLAND REVIEW AREA INCLUDE: DEMOLITION OF THE EXISTING RESIDENCE, GRADING, CONSTRUCTION OF PARKING AREAS, CONSTRUCTION OF THE SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS; STORMWATER INFILTRATION SYSTEM, LANDSCAPING, AND EROSION & SEDIMENTATION CONTROLS.

TOPSOIL WILL BE STOCKPILED ON SITE FOR REUSE IN CONJUNCTION WITH FINAL GRADING AND STABILIZATION. FOR STABILIZING AREAS OUTSIDE OF BUILDINGS, CIRCULATION AND PARKING AREAS AFTER GRADING IS COMPLETED, A 4" MINIMUM DEPTH OF TOPSOIL WILL BE PLACED AND SEED WITH GRASS AND MULCH FOR PERMANENT STABILIZATION.

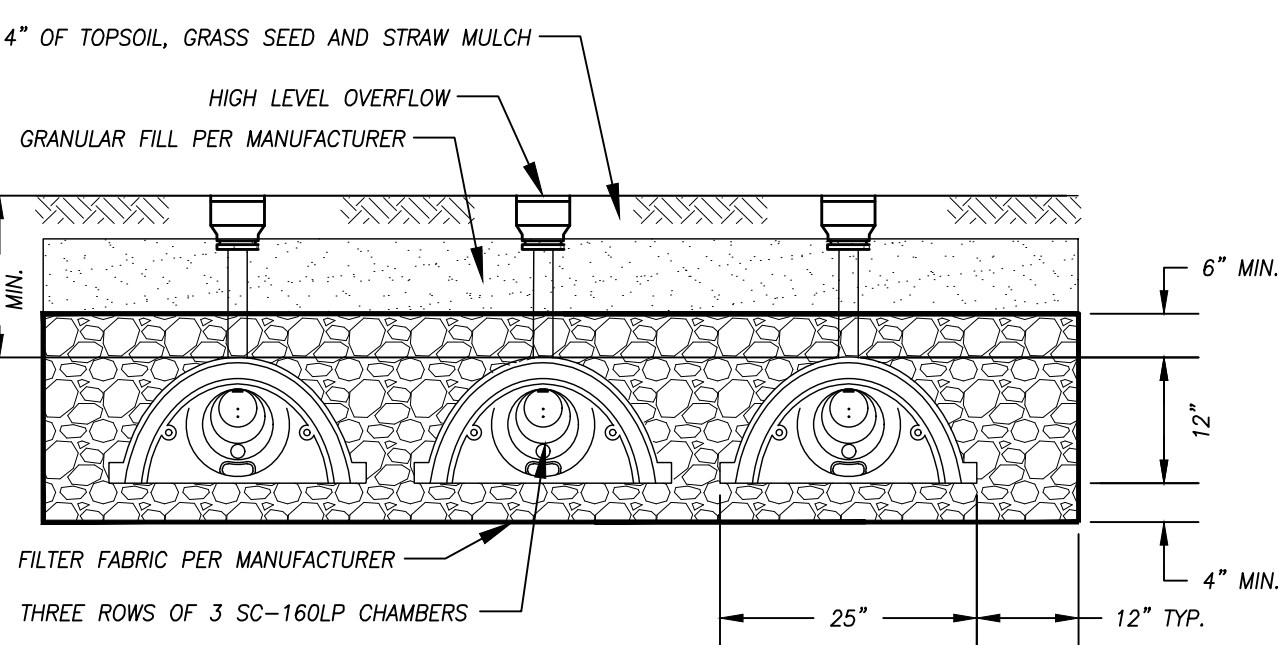
SEDIMENT FENCE SHALL BE INSTALLED AT LOCATIONS SHOWN PRIOR TO ANY EARTHWORK OPERATIONS. THESE MEASURES WILL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

**CONSTRUCTION SEQUENCE**

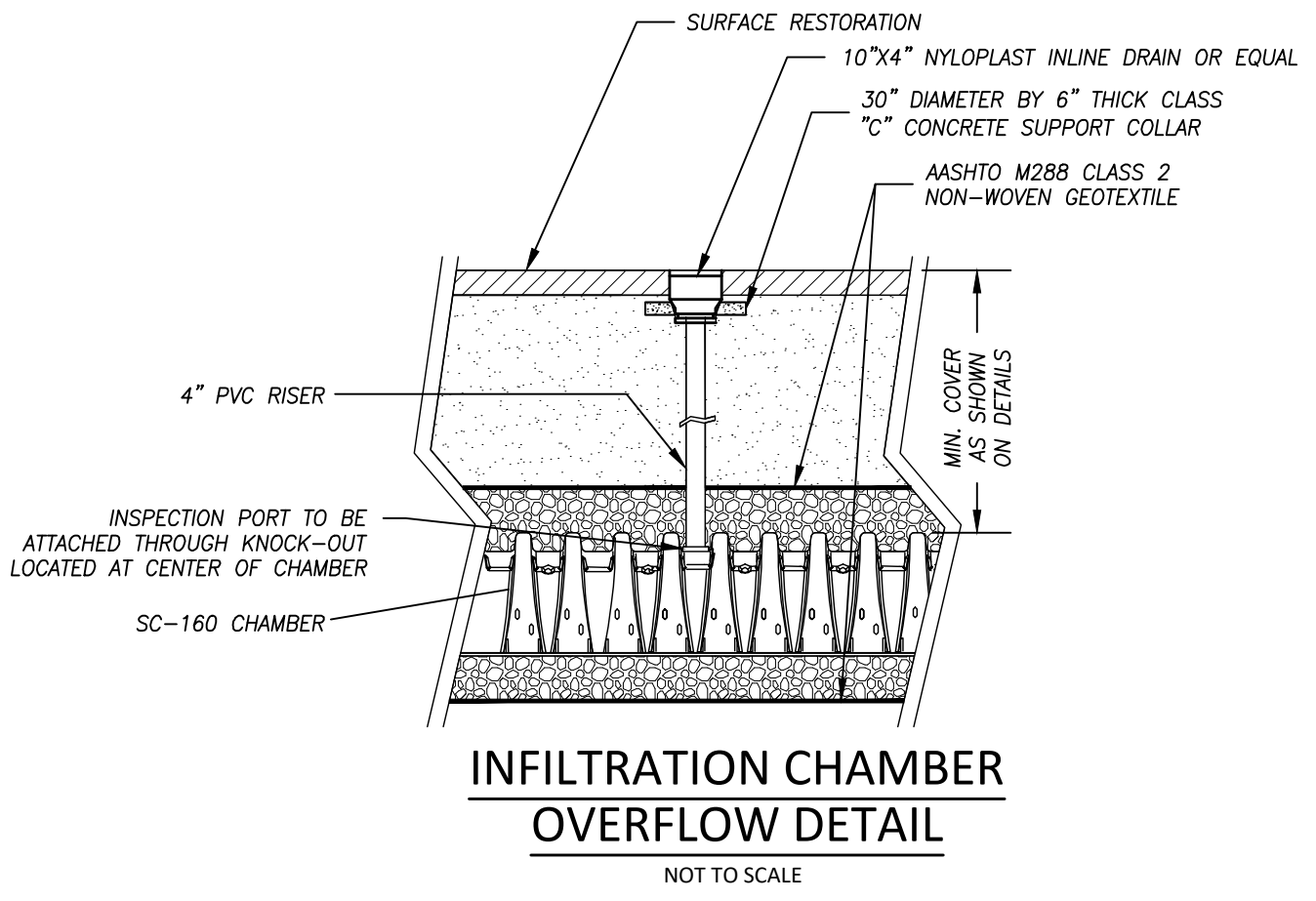
1. SECURE ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS.
2. INSTALL SEDIMENT FENCE IN SPECIFIED LOCATION AS SHOWN DOWNGRADIENT OF PROPOSED DEVELOPMENT AREAS.
3. COORDINATE WITH UTILITY PROVIDERS AND DEMOLISH EXISTING RESIDENCE.
4. ROUGH GRADE DRIVEWAY ENTRANCE AND INSTALL ANTI-TRACKING PAD, STRIP TOPSOIL FROM DEVELOPMENT AREA AND STOCKPILE AT AN APPROVED LOCATION FOR LATER REUSE. SURROUND STOCKPILE WITH SEDIMENT FENCE INSTALLED PER DETAIL AND SEED TOPSOIL STOCKPILE WITH REGRASS FOR TEMPORARY STABILIZATION.
5. ROUGH GRADE SITE, CONSTRUCT DRIVEWAY, WALKWAYS, AND STORMWATER INFILTRATION SYSTEM.
6. CONSTRUCT HOUSE, CONNECT TO UTILITIES, AND PERFORM FINAL SITE GRADING, INSTALL LANDSCAPING.
7. AT COMPLETION OF CONSTRUCTION, LOAN ALL DISTURBED AREAS (4" MINIMUM), SEED WITH GRASS AND MULCH WITH STRAW. AFTER ALL AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE EROSION CONTROL MEASURES.



**ANTI-TRACKING PAD AT DRIVEWAY**  
NOT TO SCALE



**INFILTRATION SYSTEM DETAIL**  
NOT TO SCALE



**INFILTRATION CHAMBER OVERFLOW DETAIL**  
NOT TO SCALE

**OPERATION & MAINTENANCE OF EROSION CONTROLS**

NO CONSTRUCTION SHALL PROCEED UNTIL PROPER SEDIMENTATION AND EROSION CONTROL METHODS HAVE BEEN INSTALLED AS THE SEQUENCE OF CONSTRUCTION NECESSITATES.

ALL TEMPORARY FILL, STORAGE OR STOCKPILE AREAS SHALL BE PROPERLY STABILIZED TO PREVENT EROSION AND SUITABLY CONTAINED TO PREVENT TURBID RUNOFF. ALL AREAS AFFECTED BY TEMPORARY FILLS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS, AND RE-VEGETATED WITH SUITABLE VEGETATION. THE USE OF TEMPORARY FILL AND/OR EXCAVATION SHALL BE MINIMIZED TO ONLY THAT AREA REQUIRED TO PERFORM THE WORK.

DUMPING OF OIL OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL FROM EQUIPMENT USED ON SITE. VEHICLE MAINTENANCE SHALL BE COMPLETED OFF SITE. ALL OIL SPILLS SHALL BE IMMEDIATELY REPORTED TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION/HAZARDOUS MATERIALS OFFICE. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF FINES UNDER THE APPLICABLE CONNECTICUT GENERAL STATUTES.

EVERY PRECAUTION SHALL BE USED DURING CONSTRUCTION TO PREVENT AND MINIMIZE THE DEGRADATION OF THE EXISTING WATER QUALITY. ALL ACTIVITIES SHALL BE IN CONFORMANCE TO AND CONSISTENT WITH ALL APPLICABLE WATER QUALITY STANDARDS AND MANAGEMENT PRACTICES AS SET FORTH BY LOCAL, STATE AND FEDERAL AGENCIES.

DURING THE PERIOD OF CONSTRUCTION, THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES. SAID MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM. ACCUMULATED DEPOSITS OF SEDIMENT AND SILT SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION AND SEDIMENT CONTROL BARRIERS, AND UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER, SUCH MATERIALS REMOVED SHALL BE SPREAD AND STABILIZED IN NON-WETLAND AREAS WHICH ARE NOT SUBJECT TO EROSION, OR WHICH ARE NOT TO BE PAVED OR BUILT UPON.

HAY BALES, SEDIMENT FENCE AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED AND/OR REPLACED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO MAINTAIN COMPLETE AND INTEGRAL EROSION AND SEDIMENT CONTROL PROTECTION. ONCE IN PLACE, ALL EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES ARE TO REMAIN IN PLACE AND IN PROPER CONDITION AND BE CONTINUOUSLY MAINTAINED UNTIL FINAL GRADING HAS BEEN COMPLETED, ALL DISTURBED AREAS UPGRADIENT OF SAID FACILITIES HAVE BEEN PERMANENTLY STABILIZED, AND ALL NEWLY GRASSED AREAS HAVE HAD AT LEAST TWO MOWINGS. FOLLOWING SUCH PERMANENT STABILIZATION, THE FACILITIES SHALL BE DISMANTLED, REMOVED, AND DISPOSED OF IN AN APPROVED MANNER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE SHOWN ON THE PLANS OR PRESCRIBED HEREIN SHALL BE PUT IN PLACE, WHENEVER NECESSARY, TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY THE TOWN OF NORTH STONINGTON.

DISURBANCE OF THE LAND SHALL BE LIMITED TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE PROPOSED DEVELOPMENT. ALL EXISTING TREES AND SHRUBS SHALL BE CONSERVED WHERE POSSIBLE, EXCEPT THOSE WHOSE REMOVAL IS REQUIRED TO DEMOLISH EXISTING RESIDENCE. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD PRIOR TO STARTING ANY ACTUAL CONSTRUCTION ACTIVITIES AND SHALL BE GENERALLY AS DEPICTED ON THIS PLAN.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE SITE IN ACCORDANCE WITH THE PROCEDURES AS OUTLINED IN THE "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES" AS ADOPTED BY THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, EFFECTIVE ON OCTOBER 1, 2013.

THE CONTRACTOR SHALL INSPECT ALL DISTURBED AREAS OF CONSTRUCTION ACTIVITY THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF RAIN EVENTS WITH 0.5 INCHES OR GREATER OF RAINFALL. WHERE SITES HAVE BEEN TEMPORARILY OR FINALLY STABILIZED, SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH FOR THREE CONSECUTIVE MONTHS.

DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND MAINTENANCE TO ASSURE PROPER PERFORMANCE OF THE SEDIMENTATION AND EROSION CONTROL SYSTEM. INSPECTING AND MAINTAINING SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

- \* INSPECTION OF ALL SEDIMENT FENCE AND STAKED HAY BALES, REMOVE ACCUMULATED SEDIMENT IF REQUIRED (GREATER THAN 4" DEPTH)
- \* INSPECTION OF ANTI-TRACKING PAD, REMOVE, DISPOSE AND REPLACE IF PAD IS NO LONGER FUNCTIONAL IN THE CATCHMENT OF SEDIMENTS FROM VEHICULAR/TRUCK TRAFFIC.
- \* INSPECTION OF ALL DRIVEWAY AND PARKING AREAS AFTER PAVING, REMOVE ACCUMULATED SEDIMENT AND ANY LITTER/DEBRIS.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO INSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS OR POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO DOWNSTEAM WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE DEPICTED HEREIN SHALL BE PUT IN PLACE WHENEVER NECESSARY TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY THE TOWN OF NORTH STONINGTON, OR THEIR DESIGNATED AGENT.

THE CONTRACTOR SHALL APPOINT AN AGENT WHO SHALL BE PERSONALLY RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN AND ENFORCING THE PRESCRIBED SAFEGUARDS DURING THE CONSTRUCTION PERIOD.

THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PROPER TOWN AGENCIES AND OFFICIALS OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED TO A THIRD PARTY.

**EROSION CONTROL NOTES**

1. ALL UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
2. THE RESPONSIBLE PARTY WITH RESPECT TO THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES IS THE PROPERTY OWNER WHO CAN BE REACHED AT (860) 367-7877.
3. THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEP BULLETIN 34, SHALL BE USED FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES. THE PROPERTY OWNER SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY IF DIRECTED BY THE ENGINEER OR THE TOWN OF NORTH STONINGTON STAFF.
4. SEEDING FOR PERMANENT STABILIZATION SHALL BE COMPLETED BETWEEN APRIL 15 THROUGH JUNE 15 OR BETWEEN AUGUST 15 THROUGH SEPTEMBER 15. SEEDING CANNOT BE COMPLETED WITHIN THESE TIMES, APPLICATION OF TEMPORARY MULCH WILL BE CONDUCTED UNTIL THE NEXT SEEDING PERIOD. SEED MIXTURE SHALL BE AS FOLLOWS:  
 KENTUCKY BLUEGRASS 20 LBS/ACRE OR 0.45 LBS/1,000 SF  
 CREEPING RED FESCUE 20 LBS/ACRE OR 0.45 LBS/1,000 SF  
 PERENNIAL RyEGRASS 5 LBS/ACRE OR 0.10 LBS/1,000 SF
5. MULCH SHALL BE A GOOD QUALITY STRAW AND SHALL BE APPLIED AT A RATE OF APPROXIMATELY 2-3 BALES/1,000 SF.
6. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAIN EVENTS WITH GREATER THAN 0.5" OF RAINFALL IN A 24-HOUR PERIOD, AND REPAIRED OR REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.

11.92.168.2.3 PROJECTS\CIVIL 3D PROJECTS\2021\21-3088 DREAM POST.DWG\DESIGN\128 LAKE SITE PLAN INFILTRATORS.DWG

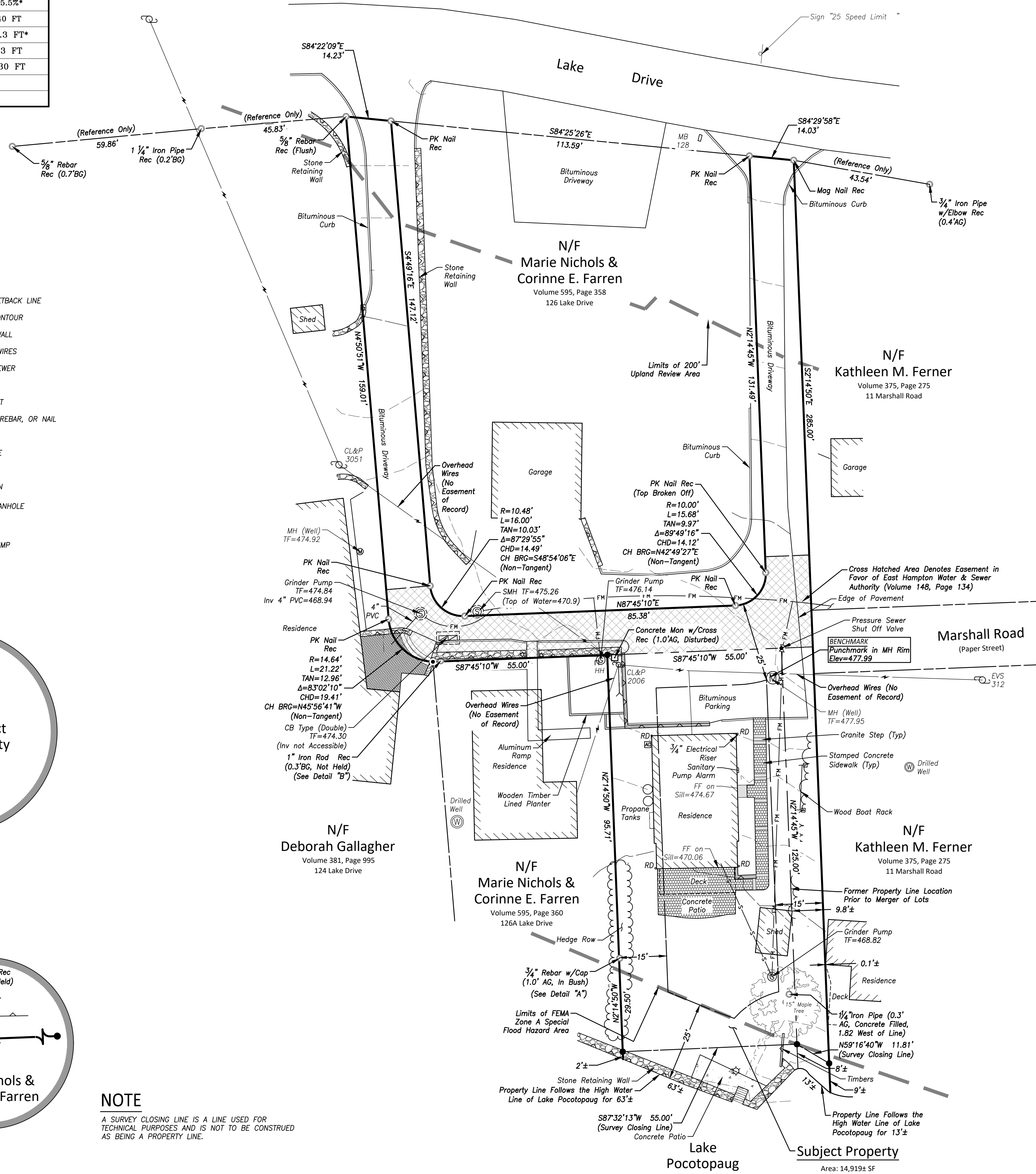
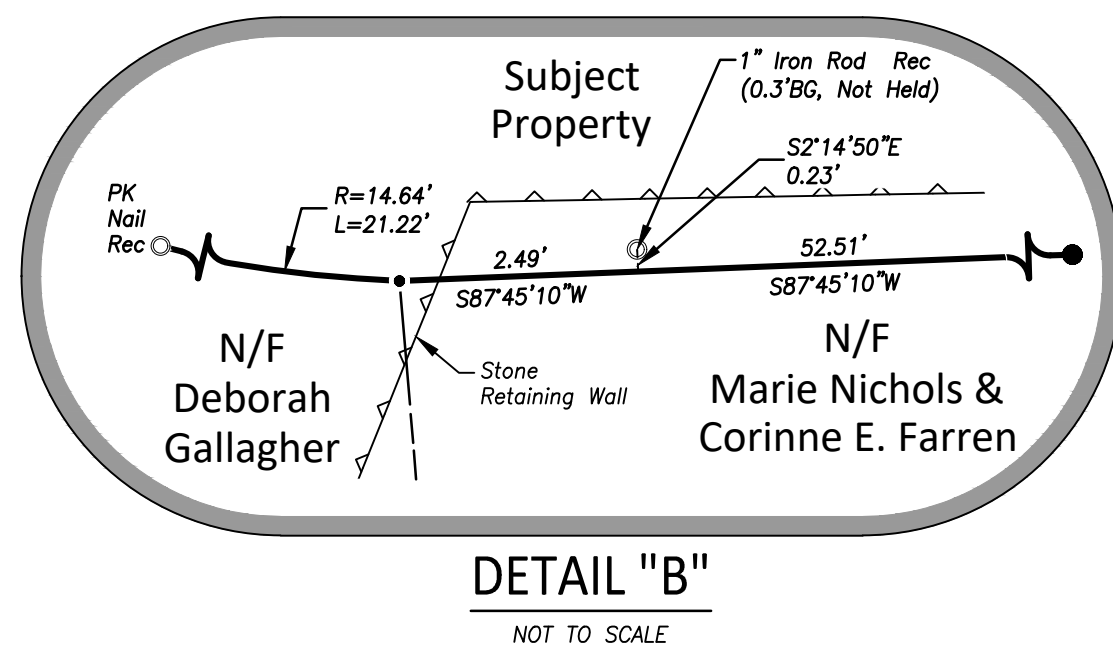
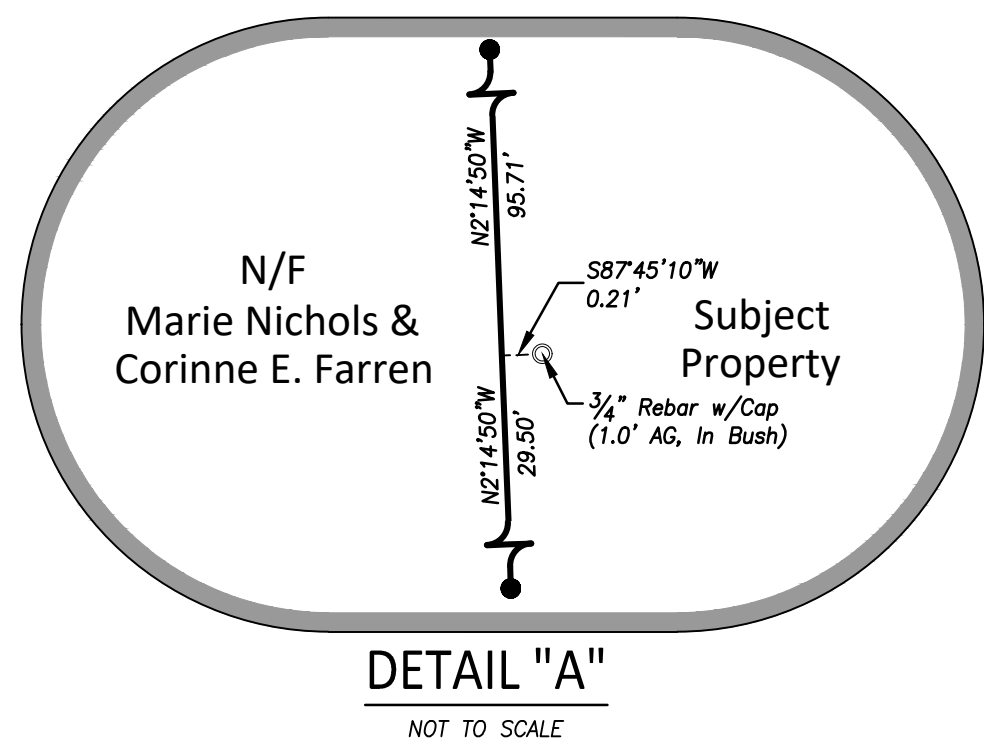


ZONING TABLE: R-1 LAKE POCOTOPAUG PROTECTION ZONE		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SF	14,919 SF*
MINIMUM LOT WIDTH	125 FT	65 FT*
MINIMUM LOT DEPTH	125 FT	141 FT
MINIMUM LOT FRONTAGE	100 FT	28 FT*
MAXIMUM LOT COVERAGE	20%	55.5%*
MINIMUM FRONT SETBACK	25 FT	40 FT
MINIMUM SIDE SETBACK	15 FT	11.3 FT*
MINIMUM REAR SETBACK	25 FT	53 FT
MAXIMUM BUILDING HEIGHT	30 FT	<30 FT
WATER SUPPLY		PRIVATE WELL
SANITARY		SEWER

\* EXISTING NON-CONFORMING LOT OF RECORD.

### LEGEND & ABBREVIATIONS

±	MORE OR LESS		BUILDING SETBACK LINE
TYP	TYPICAL		EXISTING CONTOUR
SF	SQUARE FEET		RETAINING WALL
FF	FINISHED FLOOR		OVERHEAD WIRES
SMH	SANITARY MANHOLE		SANITARY SEWER
MH	MANHOLE		FORCE MAIN
CB	CATCH BASIN		ANGLE POINT
TF	TOP OF FRAME		IRON PIPE, REBAR, OR NAIL
RD	ROOF DRAIN (INTO GROUND)		MONUMENT
HH	HANDHOLE		UTILITY POLE
W/	WITH		GUY WIRE
MON	MONUMENT		CATCH BASIN
REC	RECOVERED		SANITARY MANHOLE
EVS	EVERSOURCE		MANHOLE
CL&P	CONNECTICUT LIGHT AND POWER		GRINDER PUMP
N/F	NOW OR FORMERLY		SIGN
AG	ABOVE GROUND		WELL
BG	BELOW GROUND		



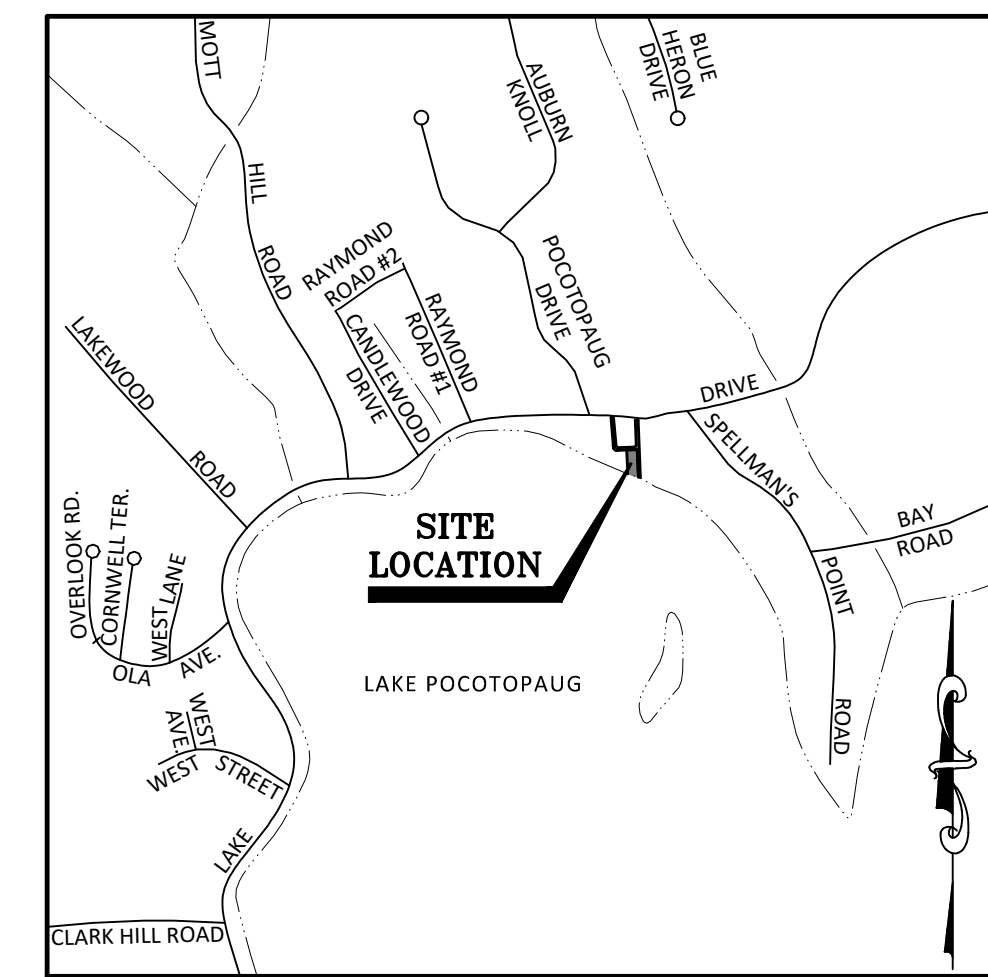
### NOTE

A SURVEY CLOSING LINE IS A LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS BEING A PROPERTY LINE.

I HAVE CONDUCTED AN ON-SITE SOIL INVESTIGATION OF THE PARCEL OF LAND DEPICTED HEREON. THE WATERCOURSE BOUNDARY FOLLOWS THE EXISTING STONE RETAINING WALL AND HIGH WATER MARK OF LAKE POCOTOPAUG. NO INLAND WETLAND SOILS ARE PRESENT.

DEMIAN A. SORRENTINO, C.S.S.

DATE



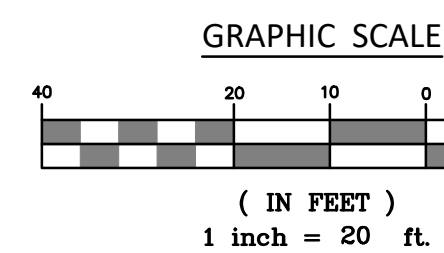
LOCATION MAP  
SCALE: 1"=1000'

### SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO AN HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED TO FOR SITE DEVELOPMENT AND MUNICIPAL PERMITTING PURPOSES.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON FEBRUARY 21, 2022.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODETIC ON FEBRUARY 21, 2022.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 21, 2022. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON OCTOBER 25, 2021.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A WARRANTY DEED FROM TERRY L. KONRAD TO JARROD POST AND LEAH POST A/K/A LEAH G. POST RECORDED ON OCTOBER 4, 2022 IN THE TOWN OF EAST HAMPTON LAND RECORDS VOLUME 634, PAGE 844.
- THE SUBJECT PROPERTY MAY BE TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS AND AGREEMENTS RECORDED IN THE TOWN OF EAST HAMPTON LAND RECORDS:
  - AGREEMENTS, COVENANTS AND RESTRICTIONS SET FORTH IN VOLUME 58A, PAGE 481.
  - SEWER EASEMENT, VOLUME 146, PAGE 134.
  - GRINDER PUMP AGREEMENT RECORDED IN VOLUME 157, PAGE 299.
- THE SUBJECT PROPERTIES RESIDE IN THE R-1 ZONE - LAKESIDE AND VILLAGE DISTRICTS AND THE LAKE POCOTOPAUG PROTECTION ZONE.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE ZONE A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD MAP PANEL 09007C0134G EFFECTIVE DATE AUGUST 28, 2008. NO STRUCTURES ARE PROPOSED WITHIN THE SPECIAL FLOOD HAZARD AREA.

### REFERENCE MAPS

- POCOTOPAUG COMMUNITY CORP., EAST HAMPTON, CONNECTICUT, SCALE: 1"=100', DATED: JULY 20, 1925, CORRECTED: JUNE 10, 1926, PREPARED BY: KENNETH W. LEIGHTON, VOLUME 4, PAGE 179.
- MAP SHOWING PROPERTY OF RALPH W. STRONG, EDME STRONG HOMESTEAD, EAST HAMPTON, CONNECTICUT, SCALE: 1"=40', DATED: AUGUST 1941, PREPARED BY: LOUIS F. QUIRK CIVIL ENGINEER, VOLUME 2, PAGE 61.
- MAP SHOWING EASEMENT TO BE ACQUIRED FROM THE POCOTOPAUG COMMUNITY CORP. BY THE TOWN OF EAST HAMPTON, EAST HAMPTON WATER & SEWER AUTHORITY, EAST HAMPTON CONNECTICUT, SANITARY SEWER PROJECT-CONTRACT NO. 7, SCALE 1"=40', DATED: NOVEMBER 1979, PREPARED BY: CAHN ENGINEERS, INC. VOLUME 26, PAGE 1283.
- MAP SHOWING EASEMENT TO BE ACQUIRED FROM CHARLES B. NICHOLS, WILLIAM W. MCLAUGHLIN & ELIZABETH K. DICKINSON. BY THE TOWN OF EAST HAMPTON, EAST HAMPTON WATER & SEWER AUTHORITY, EAST HAMPTON CONNECTICUT, SANITARY SEWER PROJECT-CONTRACT NO. 7, SCALE 1"=40', DATED: NOVEMBER 1979, PREPARED BY: CAHN ENGINEERS, INC. VOLUME 26, PAGE 1291.
- MAP SHOWING EASEMENT TO BE ACQUIRED FROM CHARLES B. NICHOLS, WILLIAM W. MCLAUGHLIN & ELIZABETH K. DICKINSON. BY THE TOWN OF EAST HAMPTON, EAST HAMPTON WATER & SEWER AUTHORITY, EAST HAMPTON CONNECTICUT, SANITARY SEWER PROJECT-CONTRACT NO. 7, SCALE 1"=40', DATED: NOVEMBER 1979, PREPARED BY: CAHN ENGINEERS, INC. VOLUME 26, PAGE 1291.
- SURVEY PREPARED FOR CHARLES B. NICHOLS & DEBORAH ELIZABETH NICHOLS, EAST HAMPTON, CONNECTICUT, SCALE: 1"=20', DATED: DECEMBER 16, 1987, PREPARED BY: RICHARD F. MHOK VOLUME 38, PAGE 59.



RECEIVED  
11.1.2022  
East Hampton  
Land Use Dept.

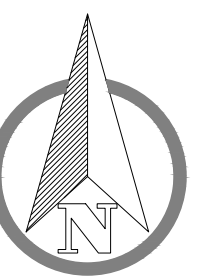
"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

70016

JOHN U. FAULSE JR. L.S.

LICENSE NO.

DATE



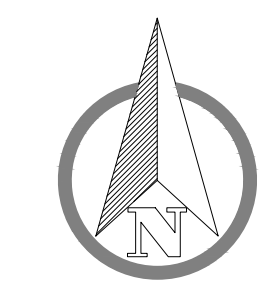
SCALE: 1" = 20'  
DATE: October 2022  
JOB I.D. NO. 21-3088  
Revisions

SHEET NO.

1

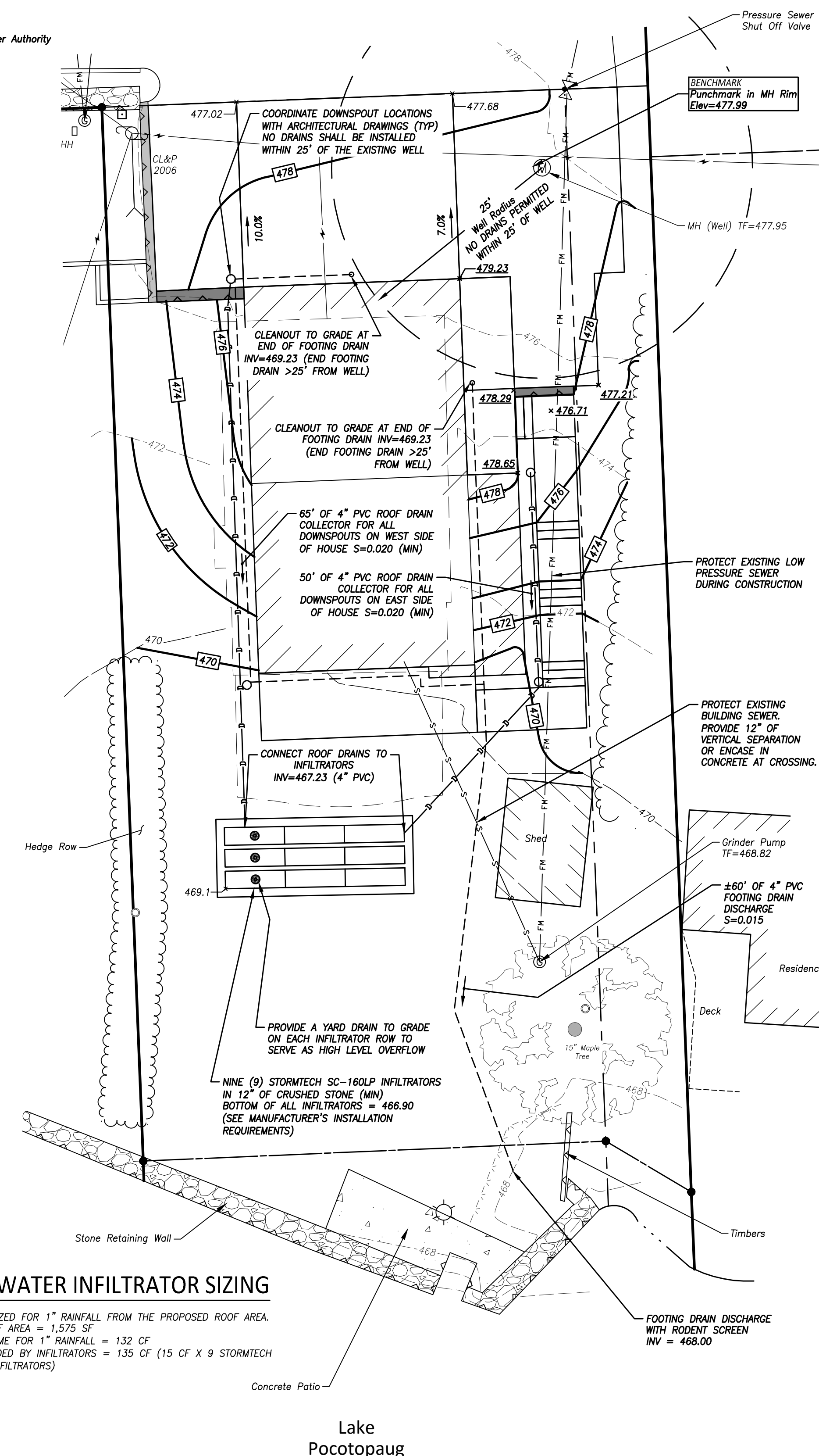
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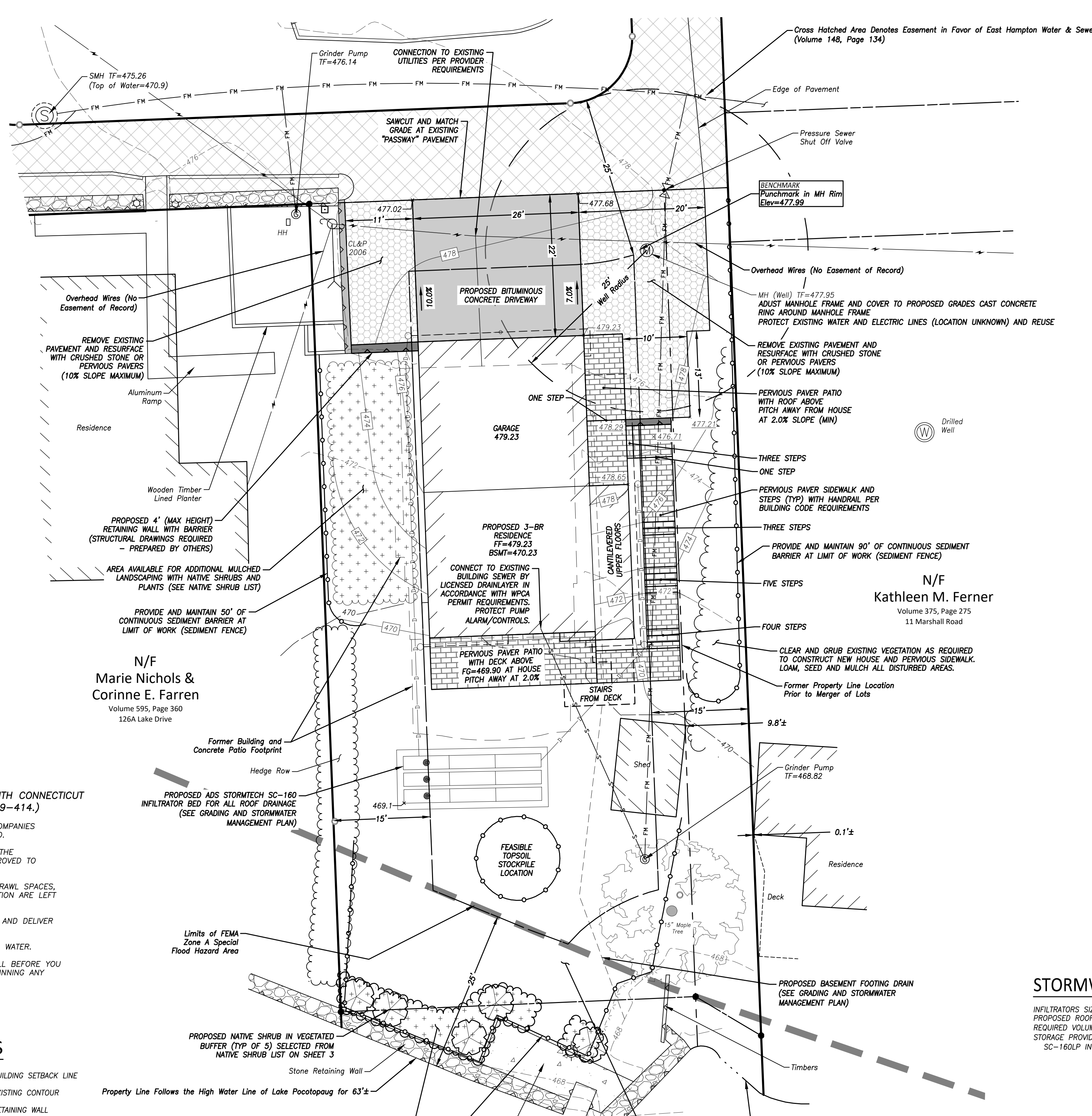
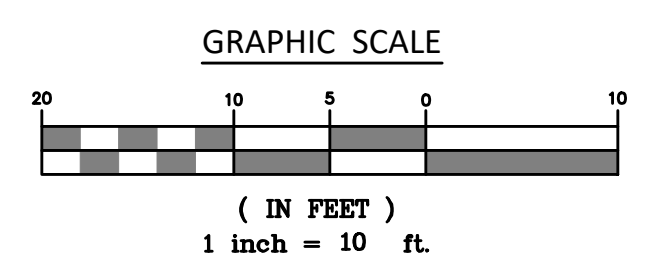


SCALE: 1" = 10'  
 DATE: October 2022  
 JOB I.D. NO.: 21-3088  
 Revisions

SHEET NO.	2
	3



**STORMWATER INFILTRATOR SIZING**  
 INFILTRATORS SIZED FOR 1" RAINFALL FROM THE PROPOSED ROOF AREA.  
 PROPOSED ROOF AREA = 1,575 SF  
 REQUIRED VOLUME FOR 1" RAINFALL = 132 CF  
 STORAGE PROVIDED BY INFILTRATORS = 135 CF (15 CF X 9 STORMTECH SC-160LP INFILTRATORS)



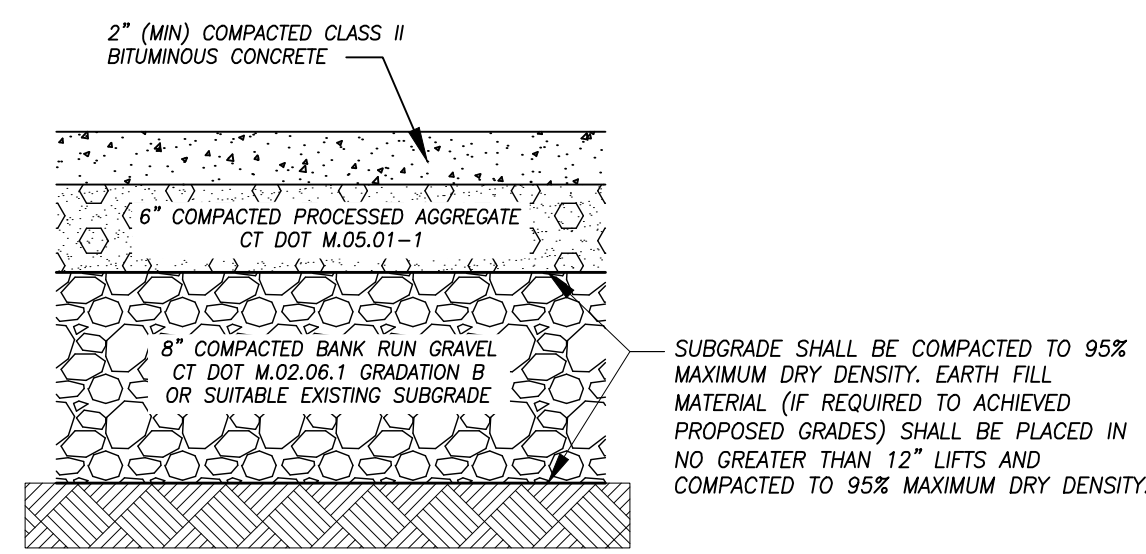
**Subject Property**  
 Area: 14,919± SF  
 0.34± Acres

- DEMOLITION NOTES:**  
 (ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CONNECTICUT GENERAL STATUTES SEC. 29-402 THROUGH SEC. 29-414.)
- OBTAIN CERTIFICATE OF NOTICE FROM ALL PUBLIC UTILITY COMPANIES STATING THAT SERVICE CONNECTIONS HAVE BEEN TERMINATED.
  - DEMOLITION MATERIALS SHALL REMOVED FROM THE SITE BY THE CONTRACTOR AND DELIVERED FOR DISPOSAL TO A SITE APPROVED TO RECEIVE SUCH MATERIALS.
  - ALL ATTEMPTS SHOULD BE MADE TO LIMIT THE TIME THAT CRAWL SPACES, FOUNDATIONS, OR EXCAVATIONS UNCOVERED DURING DEMOLITION ARE LEFT OPEN.
  - THE CONTRACTOR SHALL SEGREGATE RECYCLABLE MATERIALS AND DELIVER SUCH MATERIALS TO THE APPROPRIATE RECYCLING CENTER.
  - DUST CONTROL SHALL BE ACCOMPLISHED BY SPRAYING WITH WATER.
  - EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTACT CALL BEFORE YOU DIG: 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

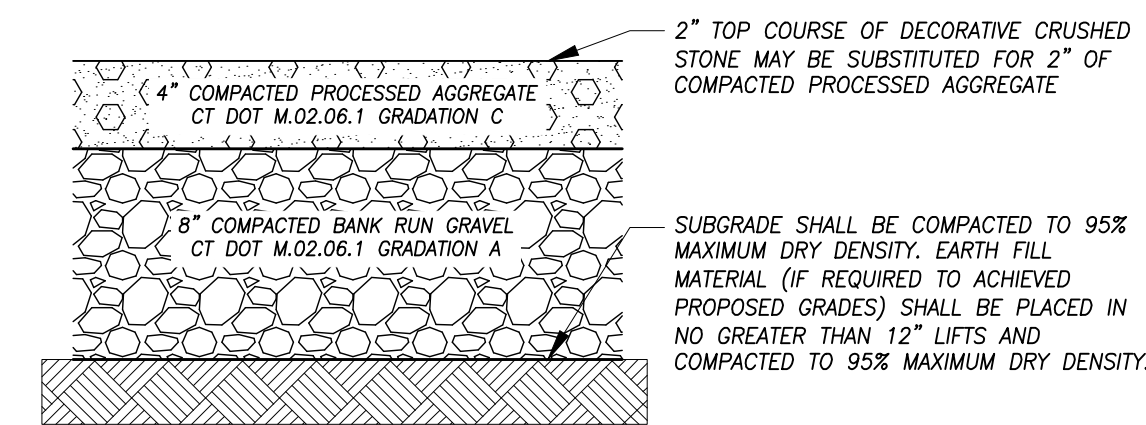
**LEGEND & ABBREVIATIONS**

±	MORE OR LESS	—	BUILDING SETBACK LINE
TYP	TYPICAL	— 472 —	EXISTING CONTOUR
SF	SQUARE FEET	—	RETAINING WALL
FF	FINISHED FLOOR	—	OVERHEAD WIRES
SMH	SANITARY MANHOLE	—	SANITARY SEWER
MH	MANHOLE	—	FORCE MAIN
CB	CATCH BASIN	•	ANGLE POINT
TF	TOP OF FRAME	○	IRON PIPE, REBAR, OR NAIL
RD	ROOF DRAIN (INTO GROUND)	□	MONUMENT
HH	HANDHOLE	○	UTILITY POLE
W/	WITH	Y	GUY WIRE
MON	MONUMENT	□	CATCH BASIN
REC	RECOVERED	○	SANITARY MANHOLE
EVS	EVERSOURCE	○	MANHOLE
CL&P	CONNECTICUT LIGHT AND POWER	○	GRINDER PUMP
N/F	NOW OR FORMERLY	—	SIGN
AG	ABOVE GROUND	○	WELL
BG	BELOW GROUND		

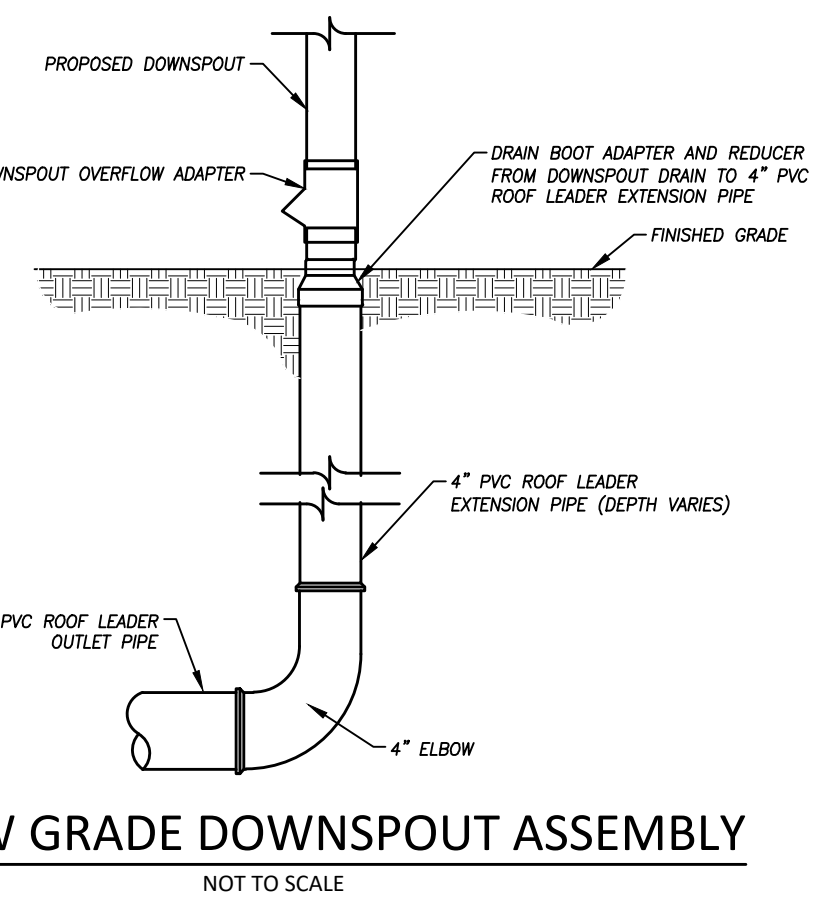




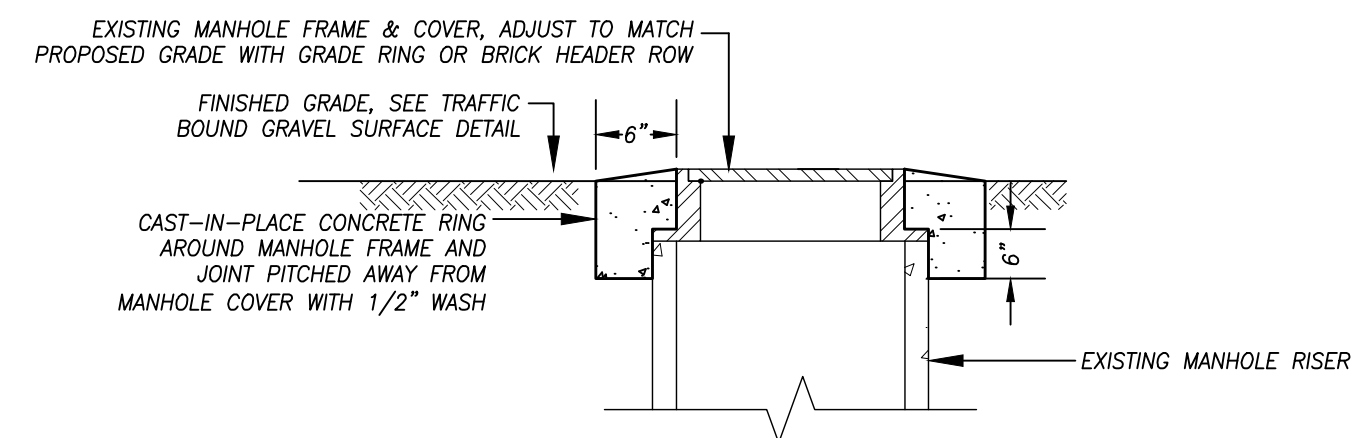
**BITUMINOUS CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE



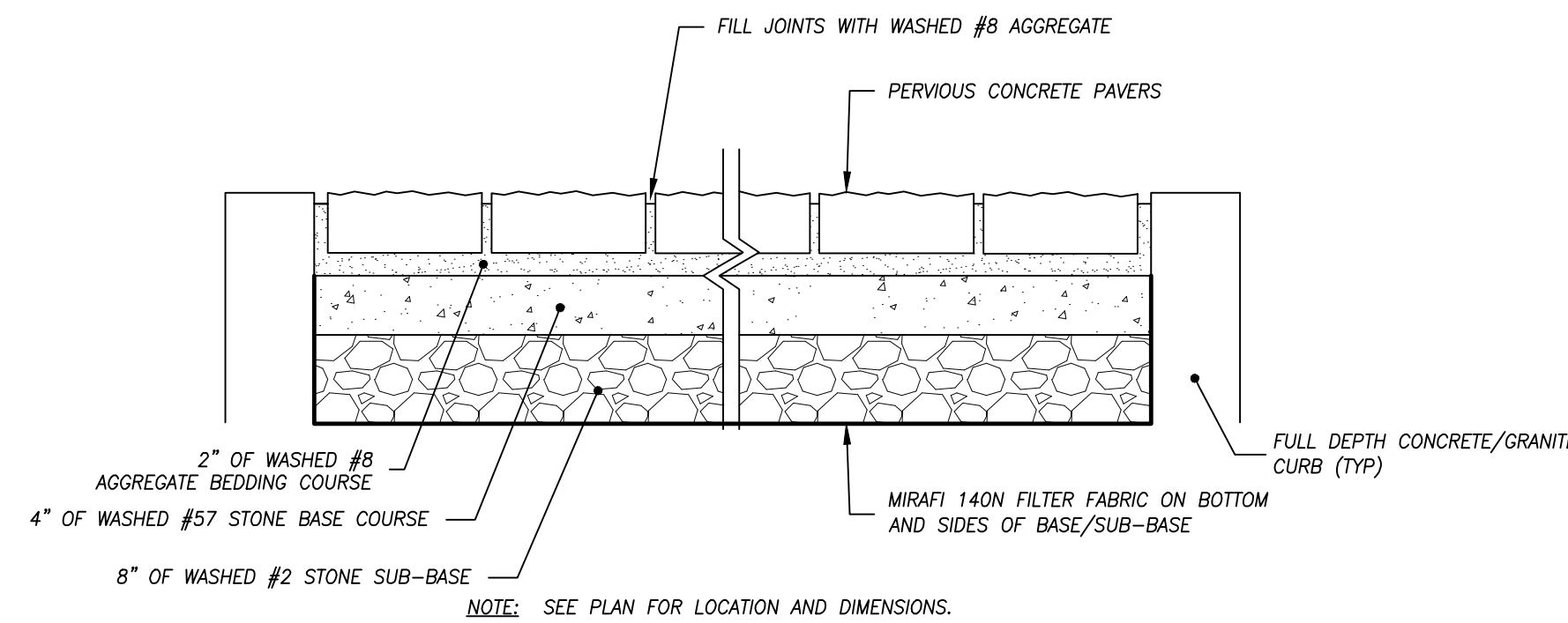
**TRAFFIC BOUND GRAVEL SURFACE DETAIL**  
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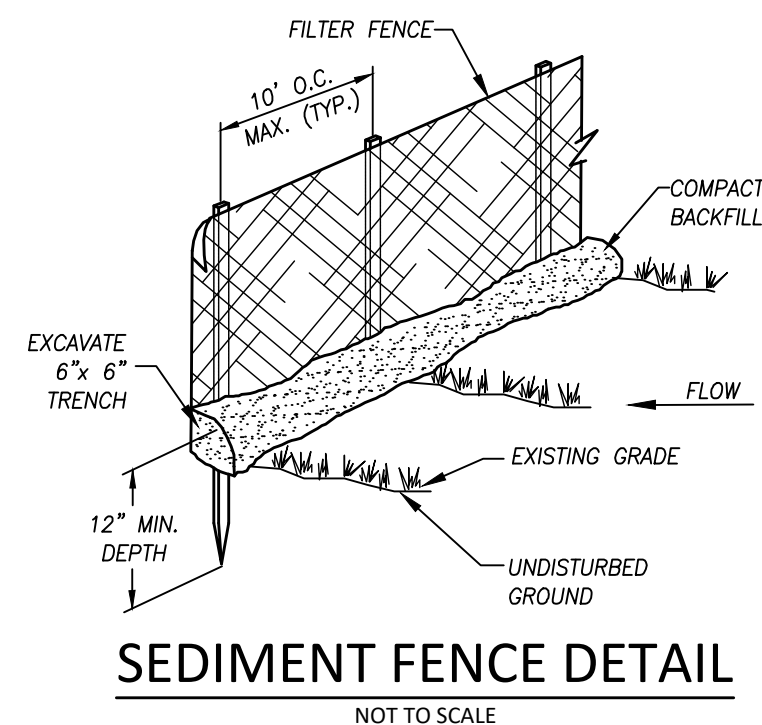
**BELOW GRADE DOWNSPOUT ASSEMBLY**  
NOT TO SCALE



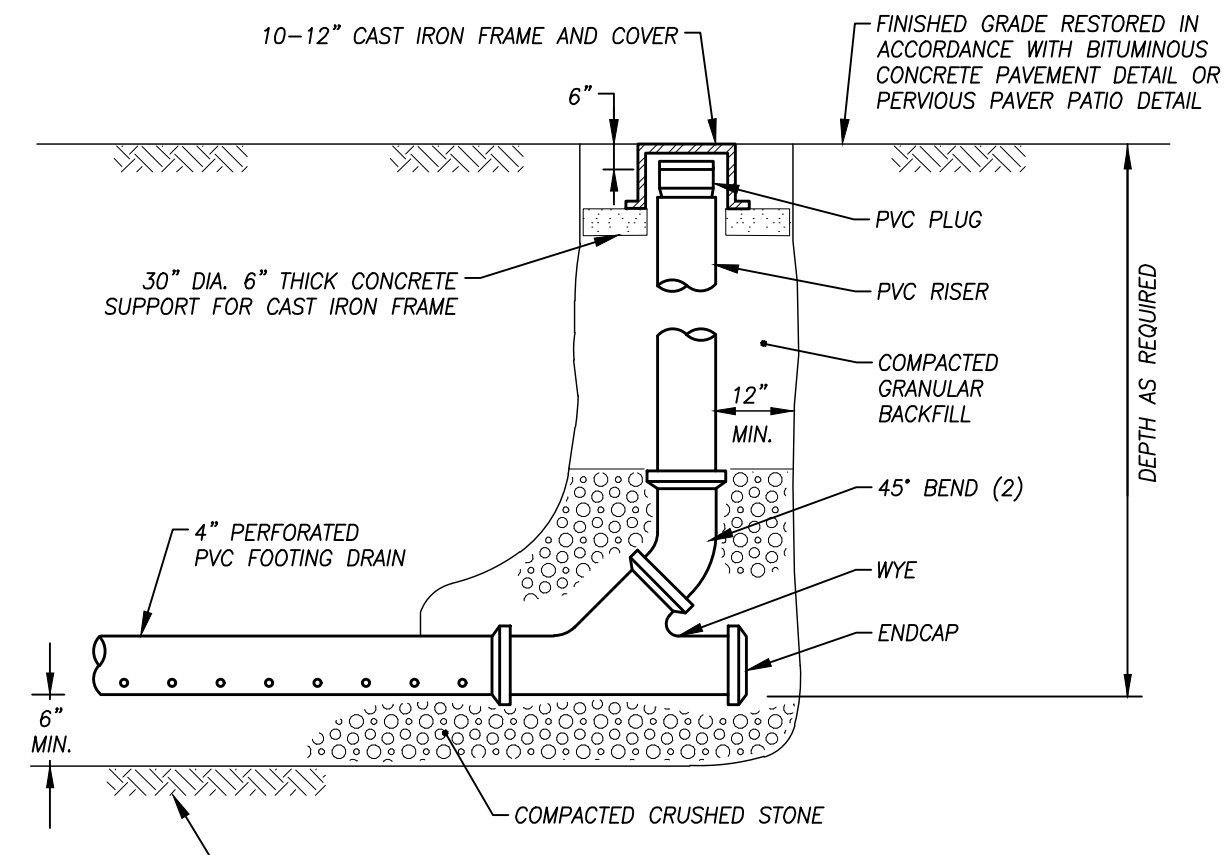
**MANHOLE RING DETAIL**  
NOT TO SCALE



**PERVIOUS PAVEMENT DETAIL**  
NOT TO SCALE



**SEDIMENT FENCE DETAIL**  
NOT TO SCALE



**CLEANOUT DETAIL**  
NOT TO SCALE

**NATIVE SHRUB OPTIONS LIST**

BOTANICAL NAME	COMMON NAME	SIZE
CORNUS AMOMUM	SILKY DOGWOOD	2-3' HT.
CORNUS RACEMOSA	GRAY DOGWOOD	2-3' HT.
KALMIA LATIFOLIA	MOUNTAIN LAUREL	2-3' HT.
RHOODODENDRON VISCOSUM	SWAMP AZALEA	2-3' HT.
VIBURNUM LENTAGO	NANNYBERRY	2-3' HT.
VIBURNUM DEWITTATUM	ARROWWOOD	2-3' HT.
VIBURNUM TRILOBUM	AMERICAN CRANBERRY BUSH	2-3' HT.
AMELANCHIER CANADENSIS	SERVICEBERRY	2-3' HT.
ILEX VERTICILLATA	WINTERBERRY	2-3' HT.
HAMMELIS VIRGINIANA	WITCH-HAZEL	2-3' HT.
CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	2-3' HT.
LINDERA BENZOIN	SPICEBUSH	2-3' HT.
MYRICA PENNSYLVANICA	BAYBERRY	2-3' HT.
SAMBUCUS CANADENSIS	ELDERBERRY	2-3' HT.
VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	2-3' HT.
JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3' HT.

NOTE: NATIVE SHRUB LIST DEVELOPED FROM "CONNECTICUT NATIVE TREE AND SHRUB AVAILABILITY LIST" BY CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION. THE LIST PRODUCED ABOVE INCLUDES SPECIES THAT ARE LOCALLY AVAILABLE PER THE REPORT. ADDITIONAL OPTIONS CAN BE FOUND IN THE REFERENCED REPORT.

**NARRATIVE**

THIS PROPOSAL INVOLVES IMPROVEMENTS TO AN EXISTING 0.34± ACRE PROPERTY LOCATED AT 128 LAKE DRIVE IN EAST HAMPTON, CONNECTICUT. THE PROPERTY CONTAINS A SINGLE-FAMILY RESIDENCE THAT DOES NOT CONFORM TO THE ZONING DISTRICT SETBACKS. THE PROPERTY IS THE RESULT OF THE MERGER OF TWO ADJACENT NON-CONFORMING LOTS OF RECORD (ASSESSOR'S ID 084-704-6A AND 084-704-7). THIS PROPOSAL INCLUDES THE DEMOLITION OF THE EXISTING RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS. THE CURRENT ZONING DESIGNATION OF THE SUBJECT PROPERTY IS R-1 (SEWER), AND THE PROPERTY IS LOCATED IN THE LAKE POOTOPAUG PROTECTION ZONE.

IMPROVEMENTS TO THE SITE REQUIRED TO SUPPORT THE PROPOSED USES INCLUDE: A TWO-STORY SINGLE FAMILY RESIDENCE WITH WALKOUT BASEMENT AND ATTACHED TWO-CAR GARAGE; AN EXISTING DETACHED STORAGE SHED (200 SQUARE FEET); NEW PERVIOUS PARKING AREAS IN PLACE OF THE EXISTING PAVED PARKING AREA; A PAVED AREA IN FRONT OF THE PROPOSED GARAGE; A PERVIOUS PAVEMENT PATIO; A STORMWATER INFILTRATION SYSTEM SIZED FOR 1" OF RUNOFF FROM THE ROOF AREAS; AND ASSOCIATED SITE GRADING.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, THE SOILS LOCATED UPON THE SUBJECT PROPERTY CONSIST OF:

- 60C CANTON AND CHARLTON FINE SANDY LOAMS, 8-15% SLOPES, VERY STONY
- 61C CANTON AND CHARLTON FINE SANDY LOAMS, 8-15% SLOPES, VERY STONY

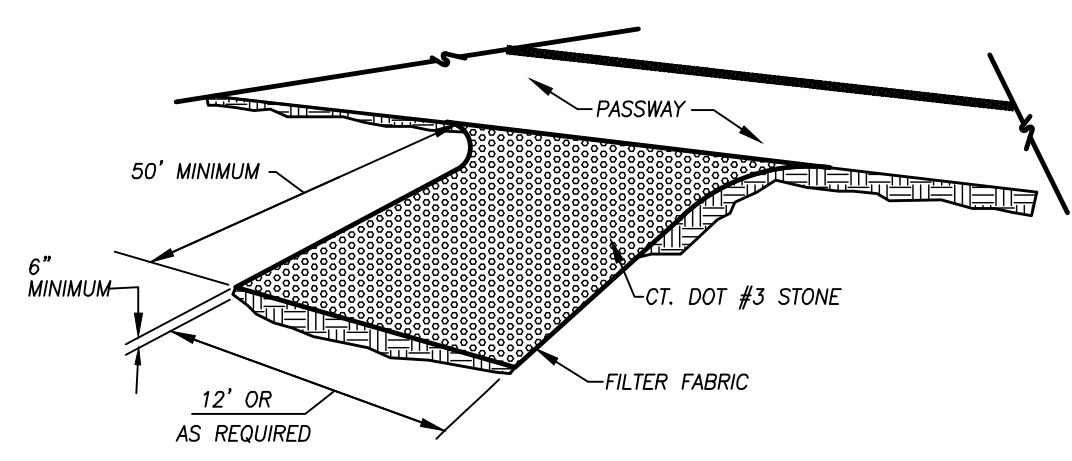
THE SUBJECT PROPERTY WAS INVESTIGATED FOR THE PRESENCE OF INLAND WETLANDS AND WATERCOURSES ON NOVEMBER 13, 2021 BY SEMAN A. SORRENTINO, CERTIFIED SOIL SCIENTIST. THERE ARE NO ACTIVITIES PROPOSED WITHIN A WETLAND OR WATERCOURSE. REGULATED ACTIVITIES PROPOSED WITHIN THE 200' UPLAND REVIEW AREA INCLUDE: DEMOLITION OF THE EXISTING RESIDENCE, GRADING, CONSTRUCTION OF PARKING AREAS, CONSTRUCTION OF THE SINGLE-FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS; STORMWATER INFILTRATION SYSTEM, LANDSCAPING, AND EROSION & SEDIMENTATION CONTROLS.

TOPSOIL WILL BE STOCKPILED ON SITE FOR REUSE IN CONJUNCTION WITH FINAL GRADING AND STABILIZATION. FOR STABILIZING AREAS OUTSIDE OF BUILDINGS, CIRCULATION AND PARKING AREAS AFTER GRADING IS COMPLETED, A 4" MINIMUM DEPTH OF TOPSOIL WILL BE PLACED AND SEED WITH GRASS AND MULCH FOR PERMANENT STABILIZATION.

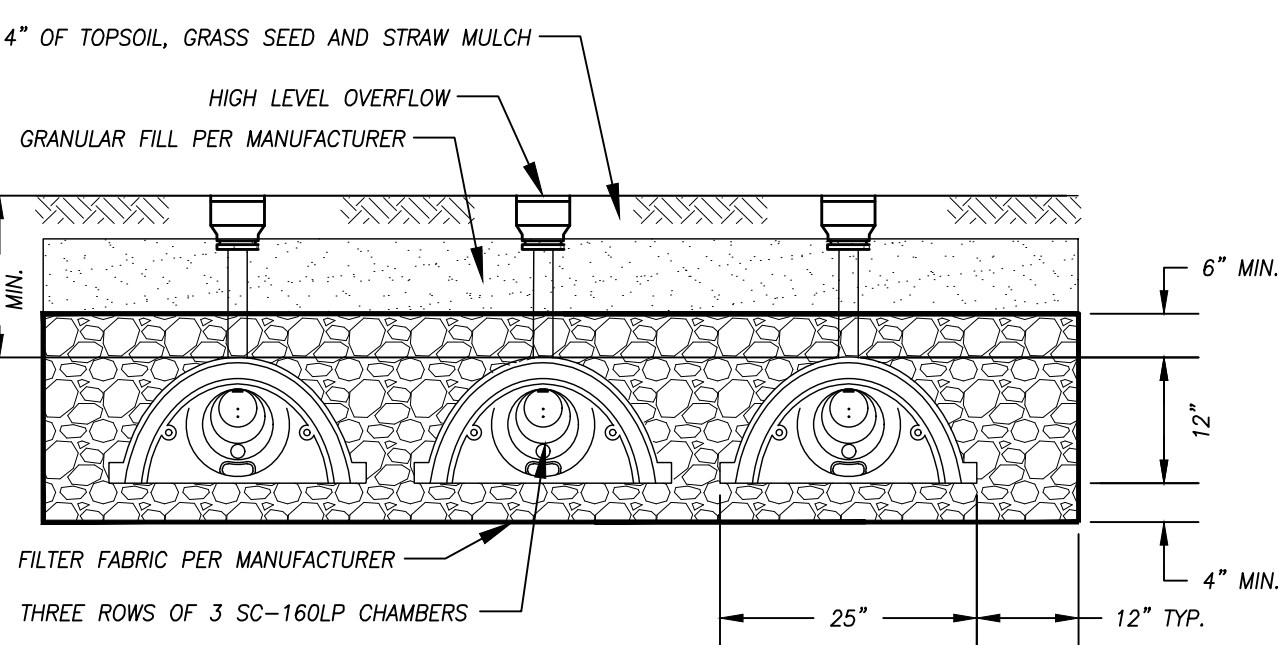
SEDIMENT FENCE SHALL BE INSTALLED AT LOCATIONS SHOWN PRIOR TO ANY EARTHWORK OPERATIONS. THESE MEASURES WILL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

**CONSTRUCTION SEQUENCE**

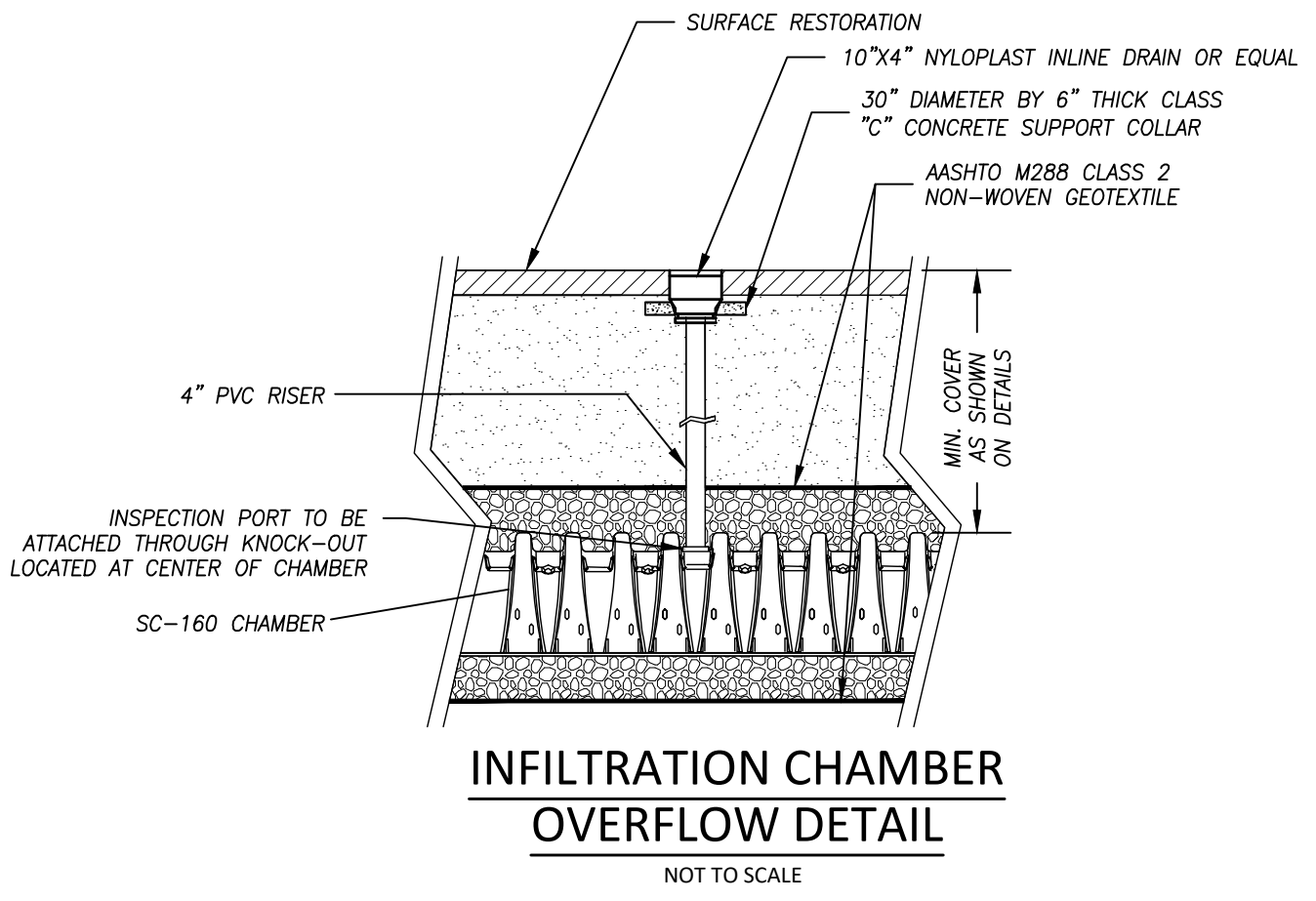
- SECURE ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS.
- INSTALL SEDIMENT FENCE IN SPECIFIED LOCATION AS SHOWN DOWNGRADIENT OF PROPOSED DEVELOPMENT AREAS.
- COORDINATE WITH UTILITY PROVIDERS AND DEMOLISH EXISTING RESIDENCE.
- ROUGH GRADE DRIVEWAY ENTRANCE AND INSTALL ANTI-TRACKING PAD, STRIP TOPSOIL FROM DEVELOPMENT AREA AND STOCKPILE AT AN APPROVED LOCATION FOR LATER REUSE. SURROUND STOCKPILE WITH SEDIMENT FENCE INSTALLED PER DETAIL AND SEED TOPSOIL STOCKPILE WITH REGRASS FOR TEMPORARY STABILIZATION.
- ROUGH GRADE SITE, CONSTRUCT DRIVEWAY, WALKWAYS, AND STORMWATER INFILTRATION SYSTEM.
- CONSTRUCT HOUSE, CONNECT TO UTILITIES, AND PERFORM FINAL SITE GRADING, INSTALL LANDSCAPING.
- AT COMPLETION OF CONSTRUCTION, LOAN ALL DISTURBED AREAS (4" MINIMUM), SEED WITH GRASS AND MULCH WITH STRAW. AFTER ALL AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE EROSION CONTROL MEASURES.



**ANTI-TRACKING PAD AT DRIVEWAY**  
NOT TO SCALE



**INFILTRATION SYSTEM DETAIL**  
NOT TO SCALE



**INFILTRATION CHAMBER OVERFLOW DETAIL**  
NOT TO SCALE

**OPERATION & MAINTENANCE OF EROSION CONTROLS**

NO CONSTRUCTION SHALL PROCEED UNTIL PROPER SEDIMENTATION AND EROSION CONTROL METHODS HAVE BEEN INSTALLED AS THE SEQUENCE OF CONSTRUCTION NECESSITATES.

ALL TEMPORARY FILL, STORAGE OR STOCKPILE AREAS SHALL BE PROPERLY STABILIZED TO PREVENT EROSION AND SUITABLY CONTAINED TO PREVENT TURBID RUNOFF. ALL AREAS AFFECTED BY TEMPORARY FILLS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS, AND RE-VEGETATED WITH SUITABLE VEGETATION. THE USE OF TEMPORARY FILL AND/OR EXCAVATION SHALL BE MINIMIZED TO ONLY THAT AREA REQUIRED TO PERFORM THE WORK.

DUMPING OF OIL OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL FROM EQUIPMENT USED ON SITE. VEHICLE MAINTENANCE SHALL BE COMPLETED OFF SITE. ALL OIL SPILLS SHALL BE IMMEDIATELY REPORTED TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION/HAZARDOUS MATERIALS OFFICE. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF FINES UNDER THE APPLICABLE CONNECTICUT GENERAL STATUTES.

EVERY PRECAUTION SHALL BE USED DURING CONSTRUCTION TO PREVENT AND MINIMIZE THE DEGRADATION OF THE EXISTING WATER QUALITY. ALL ACTIVITIES SHALL BE IN CONFORMANCE TO AND CONSISTENT WITH ALL APPLICABLE WATER QUALITY STANDARDS AND MANAGEMENT PRACTICES AS SET FORTH BY LOCAL, STATE AND FEDERAL AGENCIES.

DURING THE PERIOD OF CONSTRUCTION, THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES. SAID MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM. ACCUMULATED DEPOSITS OF SEDIMENT AND SILT SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION AND SEDIMENT CONTROL BARRIERS, AND UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER, SUCH MATERIALS REMOVED SHALL BE SPREAD AND STABILIZED IN NON-WETLAND AREAS WHICH ARE NOT SUBJECT TO EROSION, OR WHICH ARE NOT TO BE PAVED OR BUILT UPON.

HAY BALES, SEDIMENT FENCE AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED AND/OR REPLACED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO MAINTAIN COMPLETE AND INTEGRAL EROSION AND SEDIMENT CONTROL PROTECTION. ONCE IN PLACE, ALL EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES ARE TO REMAIN IN PLACE AND IN PROPER CONDITION AND BE CONTINUOUSLY MAINTAINED UNTIL FINAL GRADING HAS BEEN COMPLETED, ALL DISTURBED AREAS UPGRADIENT OF SAID FACILITIES HAVE BEEN PERMANENTLY STABILIZED, AND ALL NEWLY GRASSED AREAS HAVE HAD AT LEAST TWO MOWINGS. FOLLOWING SUCH PERMANENT STABILIZATION, THE FACILITIES SHALL BE DISMANTLED, REMOVED, AND DISPOSED OF IN AN APPROVED MANNER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE SHOWN ON THE PLANS OR PRESCRIBED HEREIN SHALL BE PUT IN PLACE, WHENEVER NECESSARY, TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY THE TOWN OF NORTH STONINGTON.

DISURBANCE OF THE LAND SHALL BE LIMITED TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE PROPOSED DEVELOPMENT. ALL EXISTING TREES AND SHRUBS SHALL BE CONSERVED WHERE POSSIBLE, EXCEPT THOSE WHOSE REMOVAL IS REQUIRED TO DEMOLISH EXISTING RESIDENCE. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD PRIOR TO STARTING ANY ACTUAL CONSTRUCTION ACTIVITIES AND SHALL BE GENERALLY AS DEPICTED ON THIS PLAN.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE SITE IN ACCORDANCE WITH THE PROCEDURES AS OUTLINED IN THE "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES" AS ADOPTED BY THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, EFFECTIVE ON OCTOBER 1, 2013.

THE CONTRACTOR SHALL INSPECT ALL DISTURBED AREAS OF CONSTRUCTION ACTIVITY THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF RAIN EVENTS WITH 0.5 INCHES OR GREATER OF RAINFALL. WHERE SITES HAVE BEEN TEMPORARILY OR FINALLY STABILIZED, SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH FOR THREE CONSECUTIVE MONTHS.

DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND MAINTENANCE TO ASSURE PROPER PERFORMANCE OF THE SEDIMENTATION AND EROSION CONTROL SYSTEM. INSPECTING AND MAINTAINING SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

- INSPECTION OF ALL SEDIMENT FENCE AND STAKED HAY BALES, REMOVE ACCUMULATED SEDIMENT IF REQUIRED (GREATER THAN 4" DEPTH)
- INSPECTION OF ANTI-TRACKING PAD, REMOVE, DISPOSE AND REPLACE IF PAD IS NO LONGER FUNCTIONAL IN THE CATCHMENT OF SEDIMENTS FROM VEHICULAR/TRUCK TRAFFIC.
- INSPECTION OF ALL DRIVEWAY AND PARKING AREAS AFTER PAVING, REMOVE ACCUMULATED SEDIMENT AND ANY LITTER/DEBRIS.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO INSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS OR POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO DOWNSTREAM WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE DEPICTED HEREIN SHALL BE PUT IN PLACE WHENEVER NECESSARY TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY THE TOWN OF NORTH STONINGTON, OR THEIR DESIGNATED AGENT.

THE CONTRACTOR SHALL APPOINT AN AGENT WHO SHALL BE PERSONALLY RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN AND ENFORCING THE PRESCRIBED SAFEGUARDS DURING THE CONSTRUCTION PERIOD.

THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PROPER TOWN AGENCIES AND OFFICIALS OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED TO A THIRD PARTY.

**EROSION CONTROL NOTES**

- ALL UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
- THE RESPONSIBLE PARTY WITH RESPECT TO THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES IS THE PROPERTY OWNER WHO CAN BE REACHED AT (860) 367-7877.
- THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEP BULLETIN 34, SHALL BE USED FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES. THE PROPERTY OWNER SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY IF DIRECTED BY THE ENGINEER OR THE TOWN OF NORTH STONINGTON STAFF.
- SEEDING FOR PERMANENT STABILIZATION SHALL BE COMPLETED BETWEEN APRIL 15 THROUGH JUNE 15 OR BETWEEN AUGUST 15 THROUGH SEPTEMBER 15. SEEDING CANNOT BE COMPLETED WITHIN THESE TIMES, APPLICATION OF TEMPORARY MULCH WILL BE CONDUCTED UNTIL THE NEXT SEEDING PERIOD. SEED MIXTURE SHALL BE AS FOLLOWS:  
 KENTUCKY BLUEGRASS 20 LBS/ACRE OR 0.45 LBS/1,000 SF  
 CREEPING RED FESCUE 20 LBS/ACRE OR 0.45 LBS/1,000 SF  
 PERENNIAL RyEGRASS 5 LBS/ACRE OR 0.10 LBS/1,000 SF
- MULCH SHALL BE A GOOD QUALITY STRAW AND SHALL BE APPLIED AT A RATE OF APPROXIMATELY 2-3 BALES/1,000 SF.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAIN EVENTS WITH GREATER THAN 0.5" OF RAINFALL IN A 24-HOUR PERIOD, AND REPAIRED OR REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.

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