

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

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

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

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

The site has 14 SF Inland wetlands soils as flagged by James Sipperly, Certified Soil Scientist. This site is within the Lake Watershed which requires that the upland review area be increased to 200' from the wetlands. The total upland review area is 56,780 SF. of which this application proposes to disturb 28,129 SF.

**INDEX OF DRAWINGS**

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

**Property Owner/Applicant**

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

**Land Use Attorney:**

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

**Soil Scientist:**

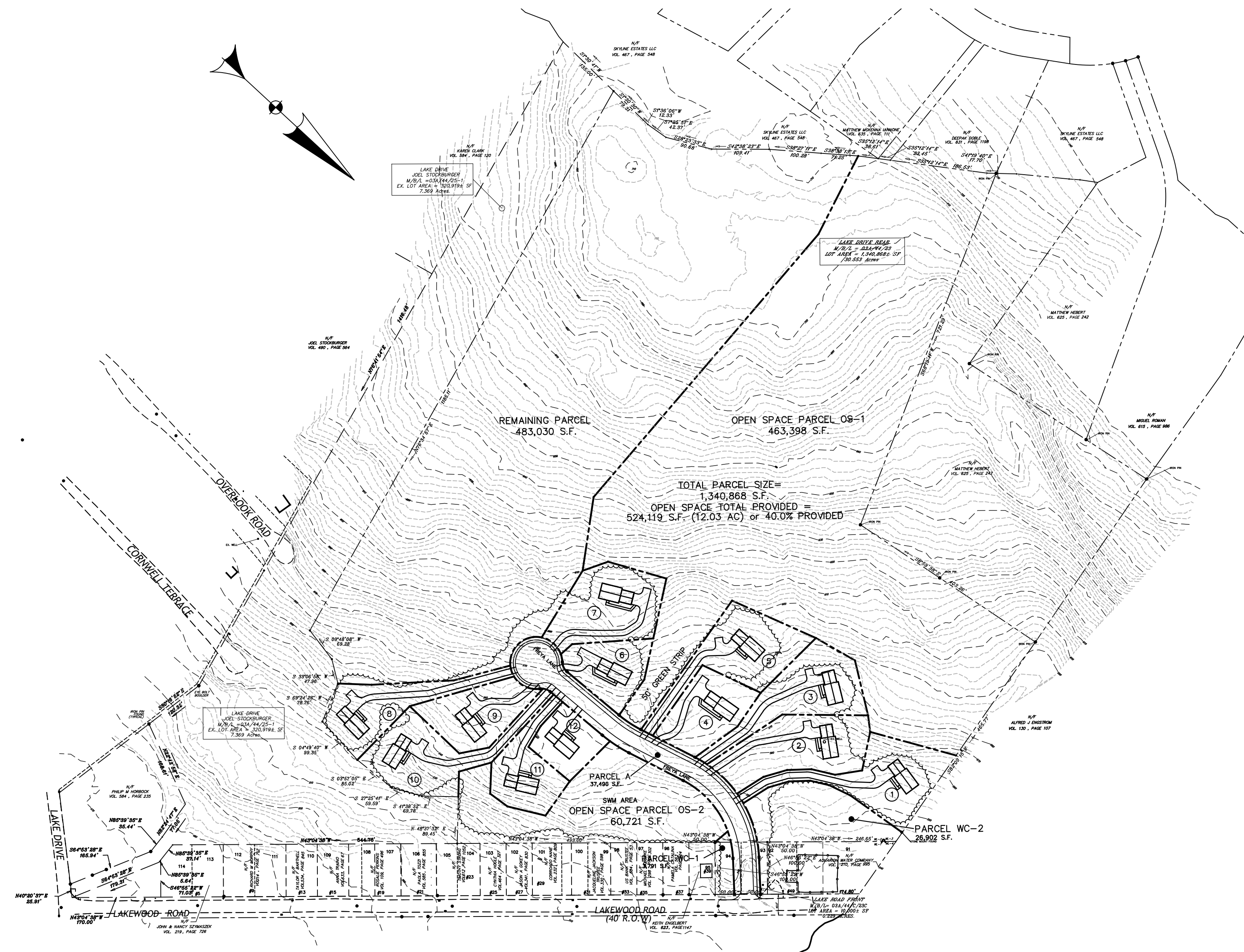
James Sipperly, Certified Soil Scientist  
401 Salem Turnpike, Bozrah CT 06334  
Phone: 860-334-7073

**Surveyor:**

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

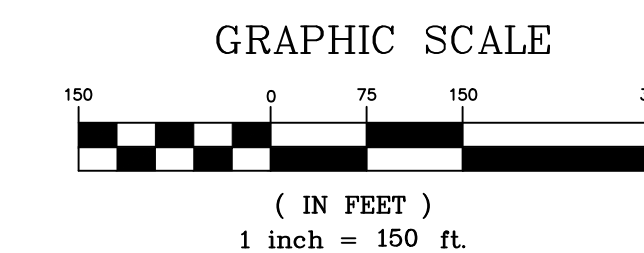
**Engineer**

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



**OVERALL SITE PLAN**

SCALE: 1"=150'



Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

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

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

Approved by the East Hampton Planning & Zoning Commission

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

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

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

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

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#	DATE	DESCRIPTION
2	5/13/24	Revisions to get 40% open space for entire parcel
1	4/25/24	Add wetlands and WPCA additional information

<b>COVER SHEET</b>		
<b>LAKE OVERLOOK ESTATES PROPERTY OF LAKEWOOD ESTATES, LLC LAKEWOOD ROAD EAST HAMPTON, CONNECTICUT</b>		
<i>Robert V. Baltramaitis, P.E.</i> <b>27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301</b>		
DATE: 4/17/2024	SCALE: AS SHOWN	SHT #: CV-1



**SUMMARY OF PARCEL TRANSFERS**

PARCEL "WC1" - 3,791 S.F. (0.09 AC)  
 TO BE CONVEYED TO THE AQUARIUM WATER COMPANY  
 PARCEL "WC2" - 26,902 S.F. (0.62 AC)  
 TO BE CONVEYED TO THE AQUARIUM WATER COMPANY  
 PARCEL "A" (ROAD) - 37,496 S.F. (0.86 AC)  
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON  
 OPEN SPACE PARCEL OS-1 - 463,398 S.F. (10.64 AC)  
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON  
 OPEN SPACE PARCEL OS-2 - 60,721 S.F. (1.39 AC)  
 TO BE CONVEYED TO THE TOWN OF EAST HAMPTON



LAKE DRIVE  
 JOEL STOCKBURGER  
 M/B/L = 03A/44/25-1  
 EX. LOT AREA = 320,919± SF  
 7.369 Acres

LAKE DRIVE REAR  
 M/B/L = 03A/44/25  
 LOT AREA = 1,340,868± SF  
 30.553 Acres

LAKE DRIVE  
 JOEL STOCKBURGER  
 M/B/L = 03A/44/25-1  
 EX. LOT AREA = 320,919± SF  
 7.369 Acres

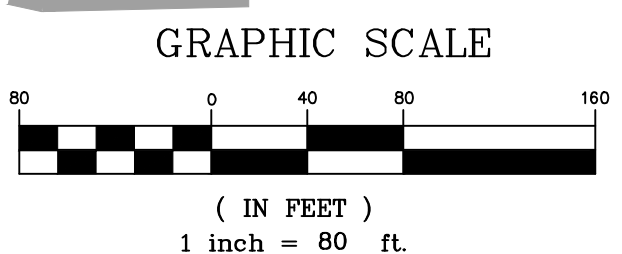
REMAINING PARCEL  
 483,030 S.F.

OPEN SPACE PARCEL OS-1  
 463,398 S.F.

TOTAL PARCEL SIZE =  
 1,340,868 S.F.  
 OPEN SPACE TOTAL PROVIDED =  
 524,119 S.F. (12.03 AC) or 40.0% PROVIDED

PARCEL A  
 37,496 S.F.  
 SWM AREA  
 OPEN SPACE PARCEL OS-2  
 60,721 S.F.

PARCEL WC-2  
 26,902 S.F.



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

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 Commission.

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



**OVERALL SITE PLAN  
 OPEN SPACE LAYOUT**  
**LAKE OVERLOOK ESTATES**  
**PROPERTY OF LAKEWOOD ESTATES, LLC**  
**LAKEWOOD ROAD**  
**EAST HAMPTON, CONNECTICUT**

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

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#	DATE	DESCRIPTION

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



**SUMMARY**  
NEW LOTS:

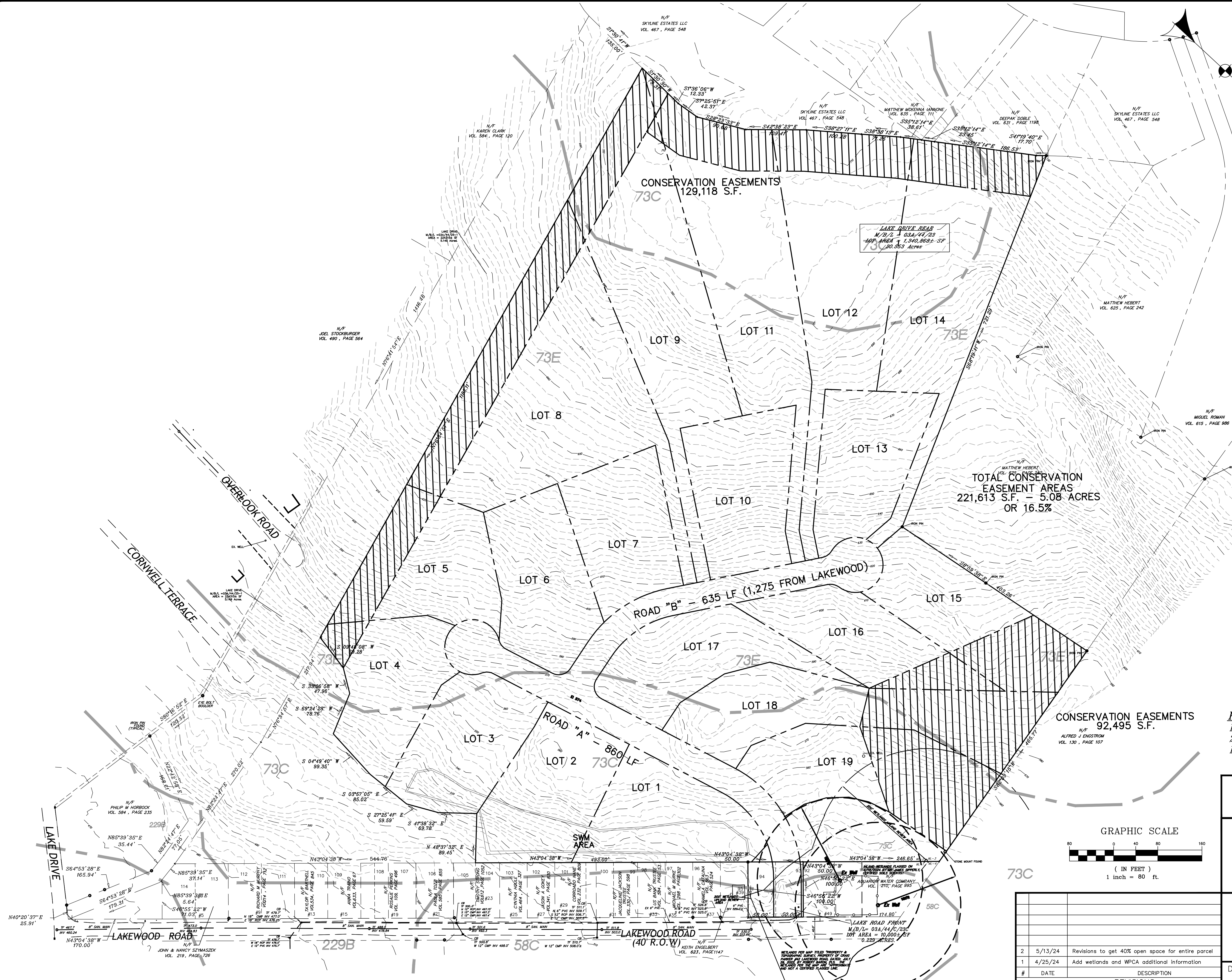
TOTAL LOTS = 19

**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  
OF 15% MIN.



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Final Approval \_\_\_\_\_ Chairman  
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Expiration Date: \_\_\_\_\_

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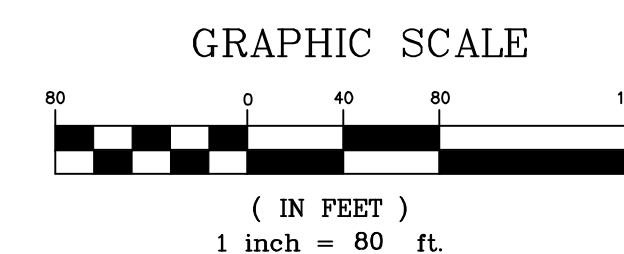
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**PROPERTY OWNER/APPLICANT:**  
Lakewood Estates, LLC  
244 Middletown Ave  
East Hampton, CT 06424



CONSERVATION EASEMENTS  
92,495 S.F.

TOTAL CONSERVATION  
EASEMENT AREAS  
221,613 S.F. = 5.08 ACRES  
OR 16.5%



#	DATE	DESCRIPTION
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**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**

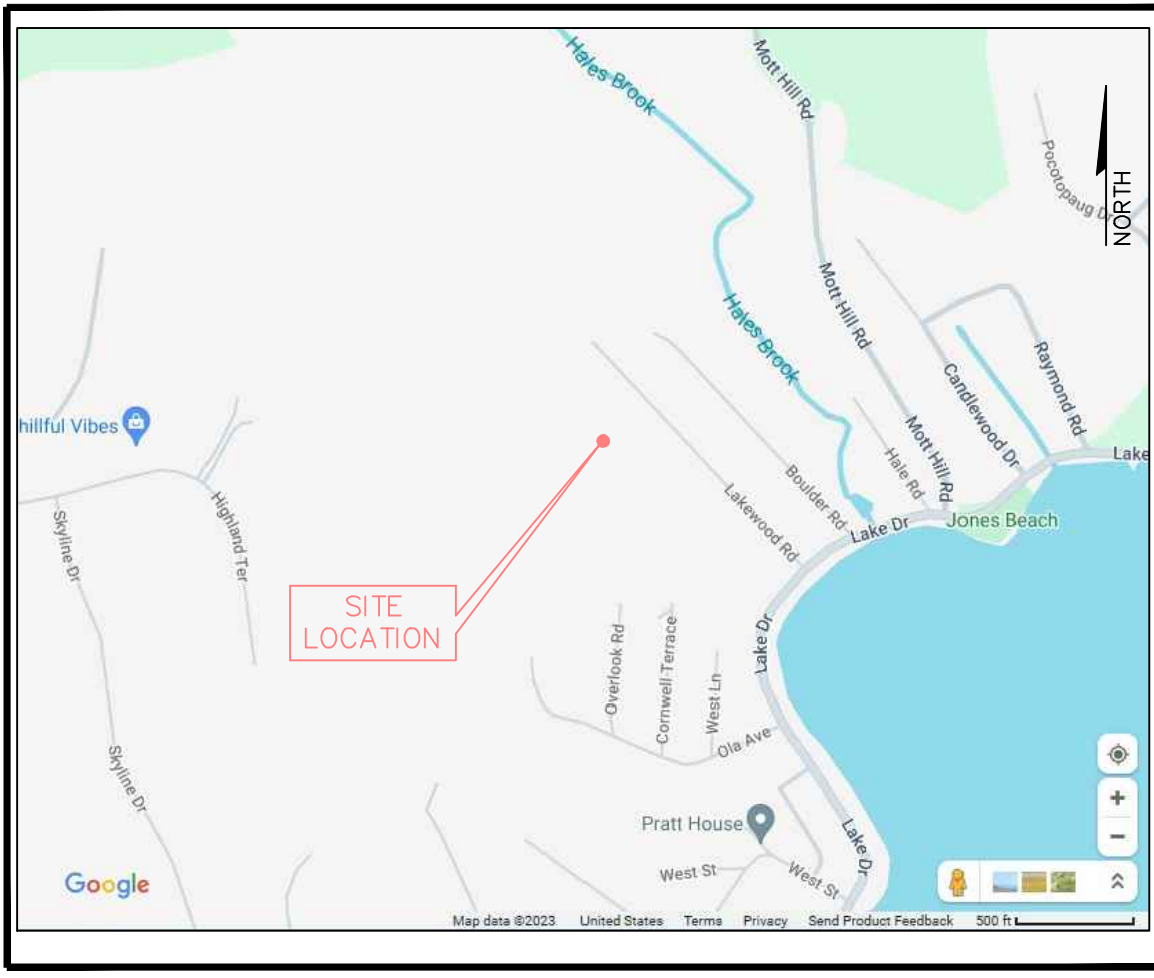
- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996 and Revised 08-29-2019.
-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



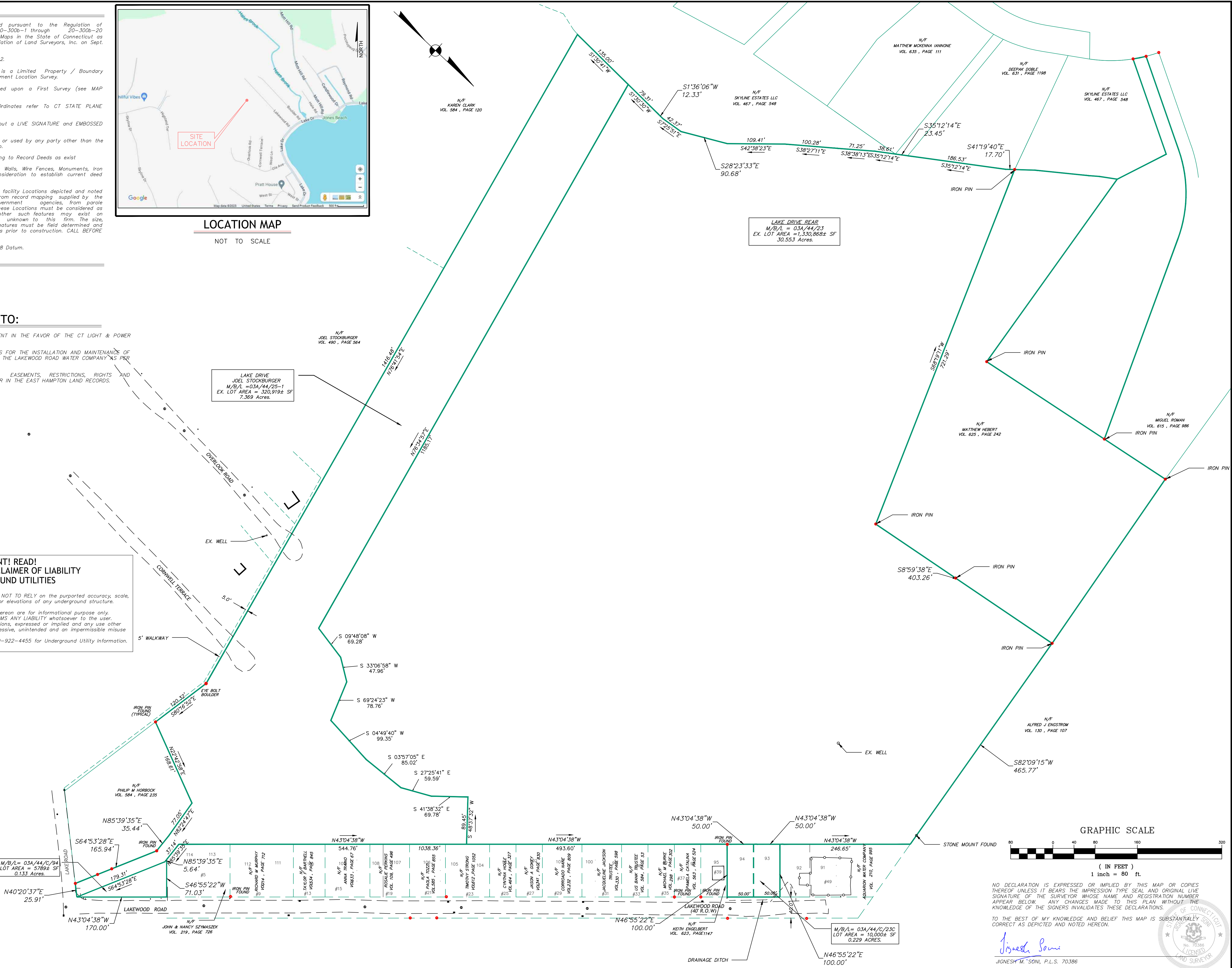
**LOCATION MAP**  
NOT TO SCALE

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

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

The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this documents.

Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.



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

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

NO.	DATE	DESCRIPTION	REVISIONS
4	05-13-2024	UPDATED SURVEY	
3	05-08-2024	PROPERTY TRANSFERRED SURVEY	
2	04-23-2024	UPDATED SURVEY	
1	04-16-2024	UPDATED SURVEY	



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

CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 903-1193  
Email: cctland2005@gmail.com

PROPERTY TRANSFERRED SURVEY  
PREPARED FOR  
LAKEWOOD ESTATES LLC &  
JOEL STOCKBURGER  
LAKE DRIVE REAR & LAKE DRIVE,  
EAST HAMPTON, CONNECTICUT

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

TITLE:  
**PROPERTY TRANSFERRED SURVEY**

SHEET NUMBER:  
**EX-1**



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



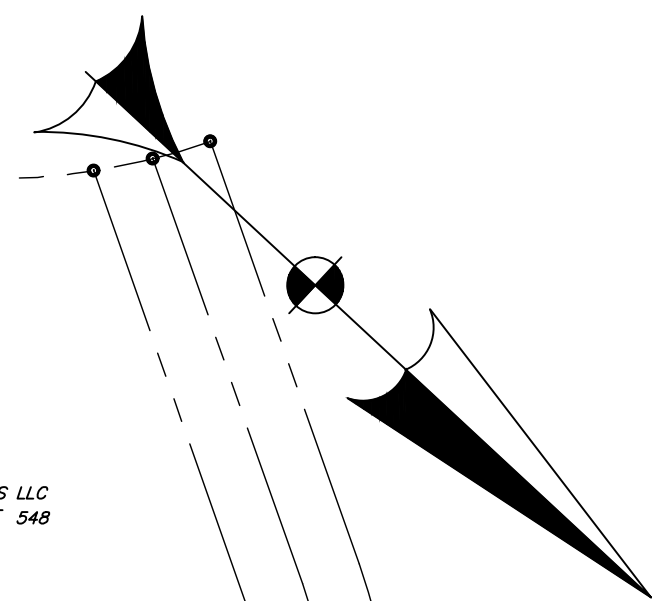
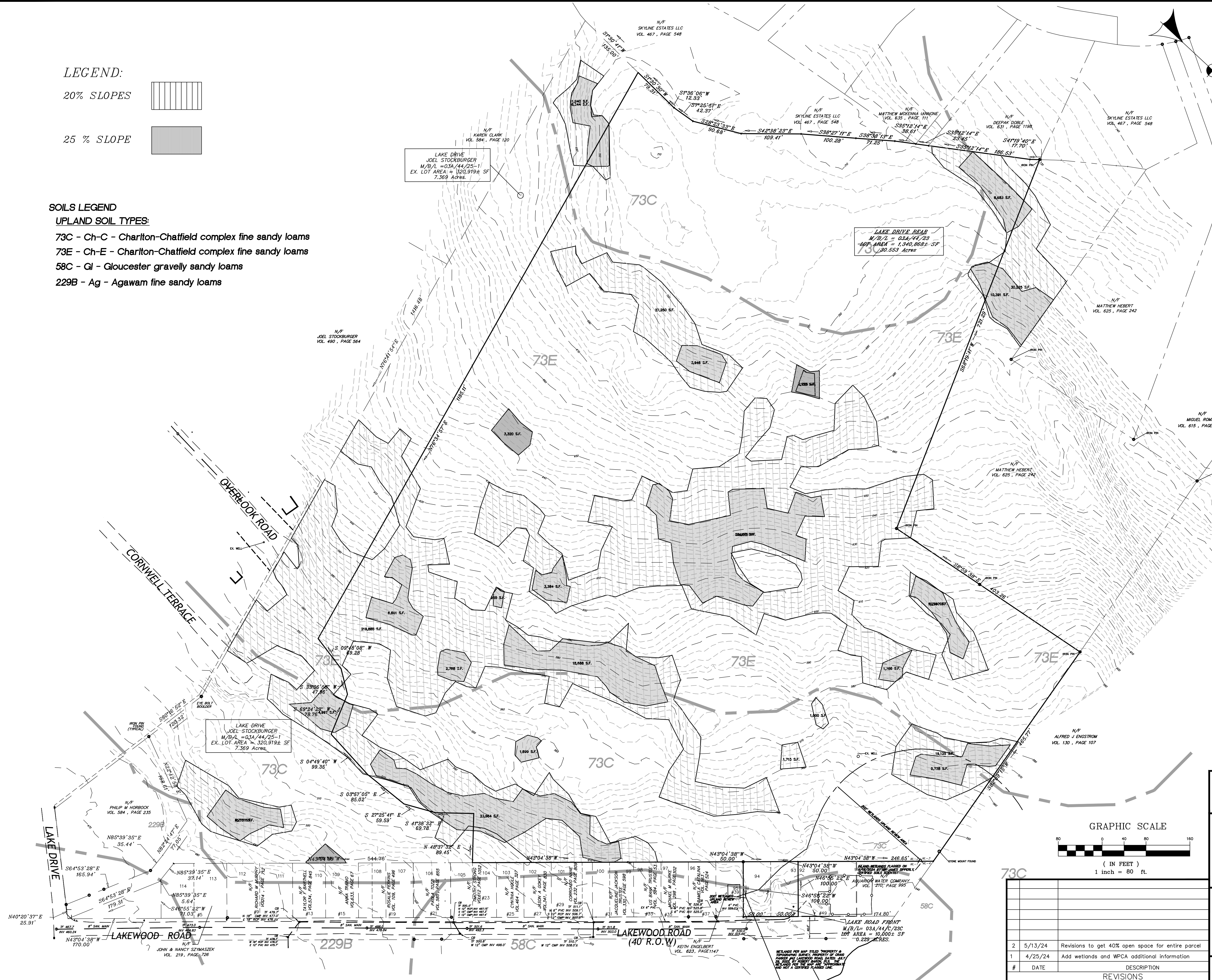
**LEGEND:**

- 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 - Gl - Gloucester gravely sandy loams
- 229B - Ag - Agawam fine sandy loams



Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

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

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

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

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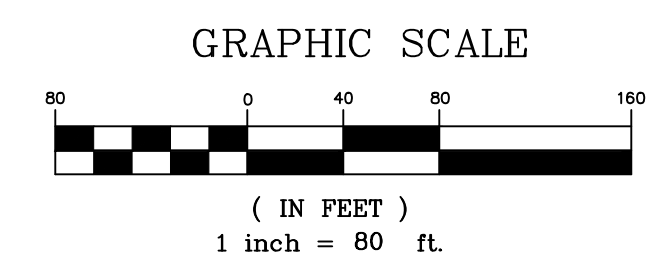
Lakewood Estates, LLC  
244 Middletown Ave  
East Hampton, CT 06424



**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.*  
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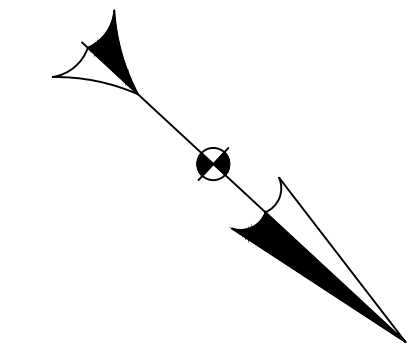
#	DATE	DESCRIPTION
2	5/13/24	Revisions to get 40% open space for entire parcel
1	4/25/24	Add wetlands and WPCA additional information
#	DATE	DESCRIPTION

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



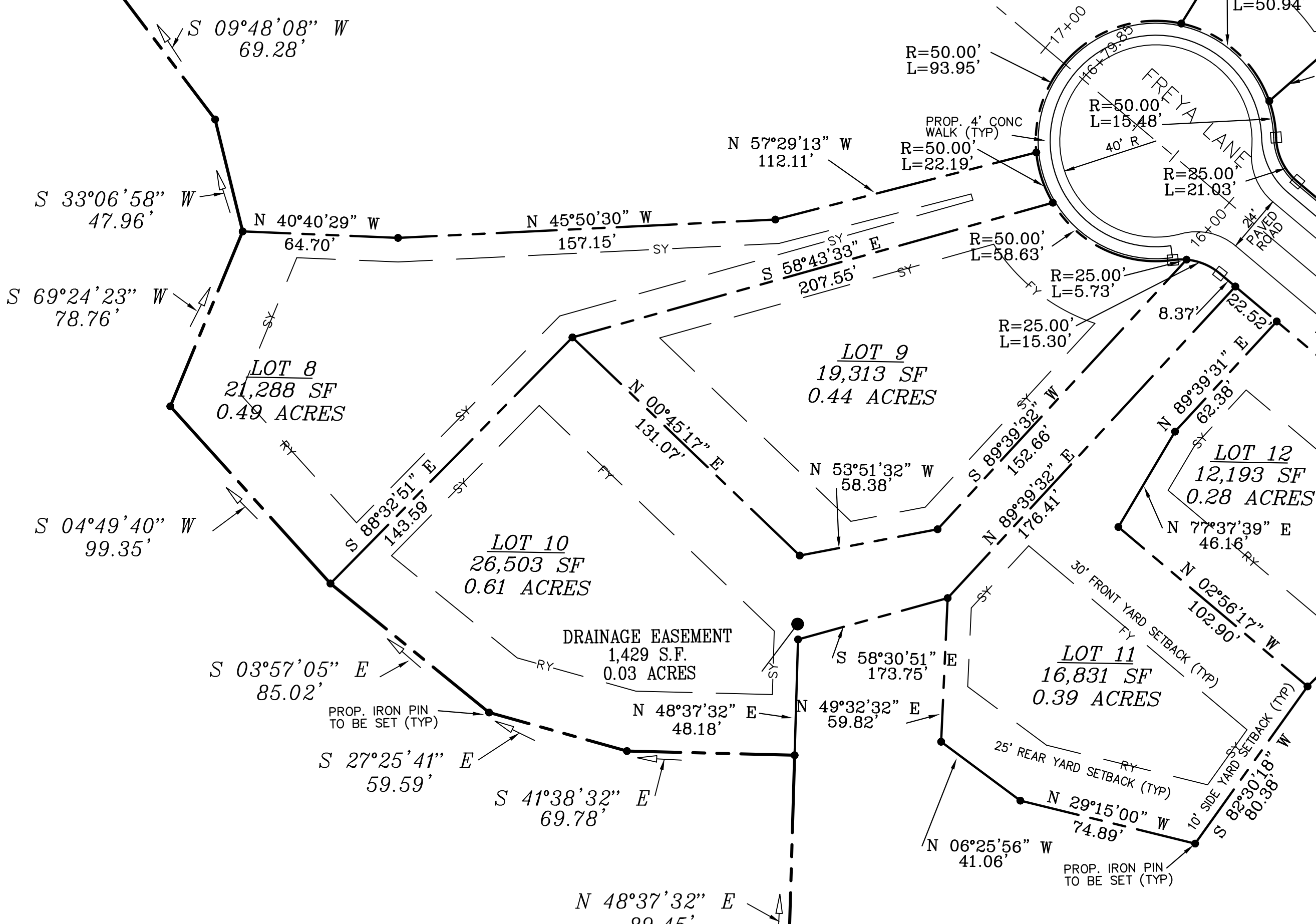
MATCH LINE SEE SHEET SP-4

CORNWELL TERRACE



REMAINING LAND - PHASE 2  
483,030 S.F.  
11.09 ACRES

LAKE DRIVE  
JOEL STOCKBURGER  
M/B/L = 03A/44/25-1  
EX. LOT AREA = 320,919± SF  
7.369 Acres.



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**SUBDIVISION PLAN**

**LAKE OVERLOOK ESTATES**  
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LAKEWOOD ROAD  
EAST HAMPTON, CONNECTICUT

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

LAKE DRIVE

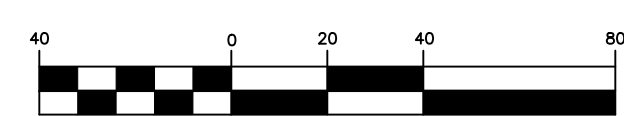
LAKEWOOD ROAD

JOHN & NANCY SZYMASZEK

**MAP REFERENCE:**

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

GRAPHIC SCALE

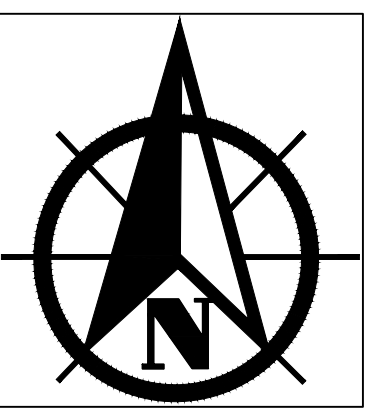
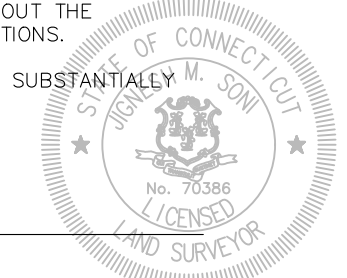


( IN FEET )  
1 inch = 40 ft.

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



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SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

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

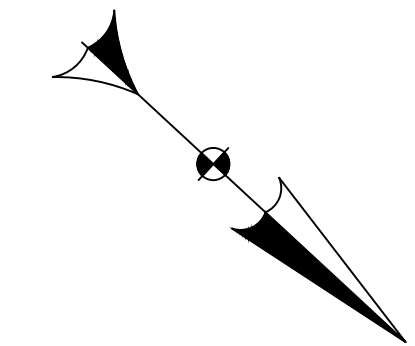
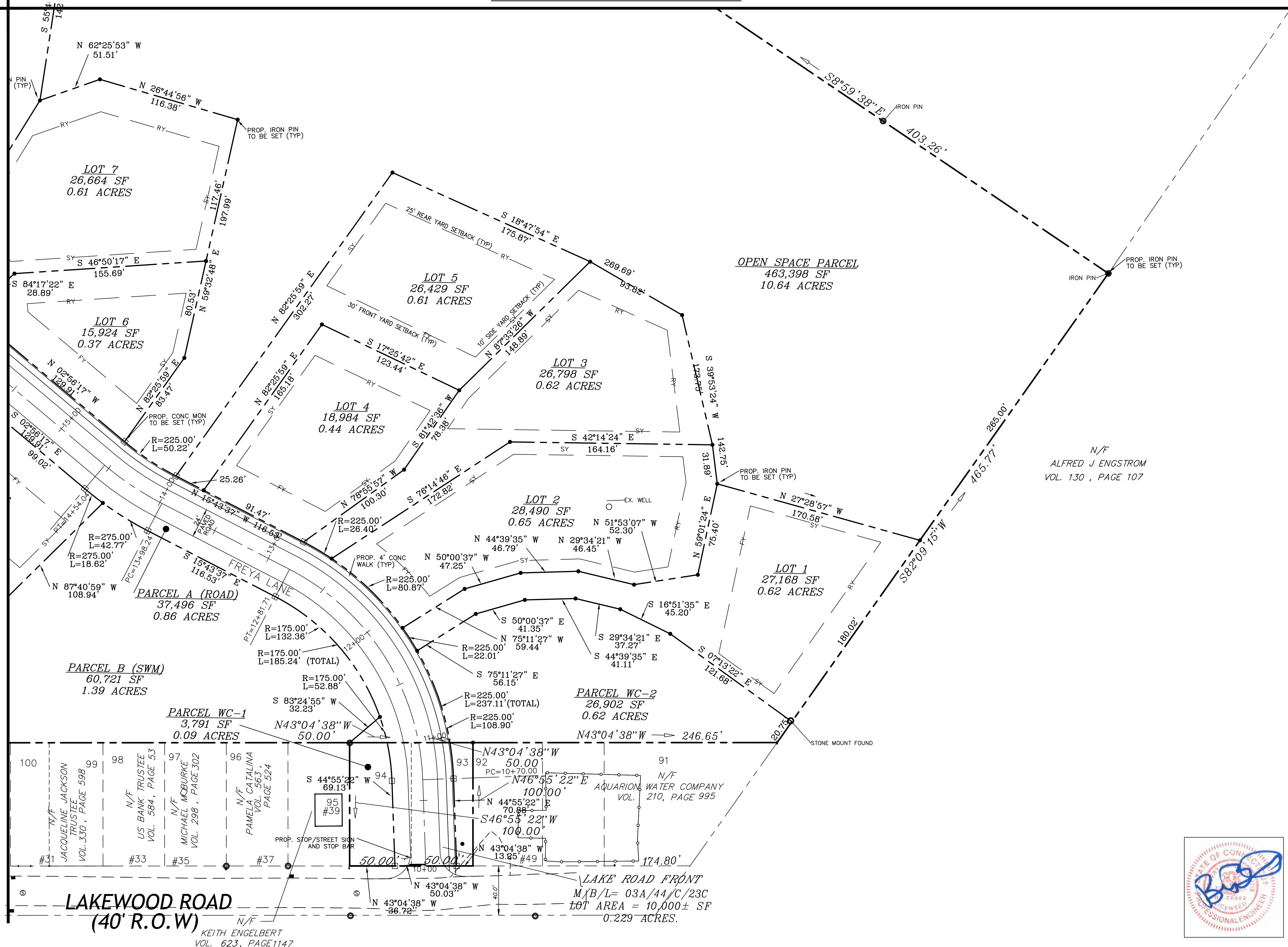
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REVISIONS



MATCH LINE SEE SHEET SP-3

MATCH LINE SEE SHEET SP-1



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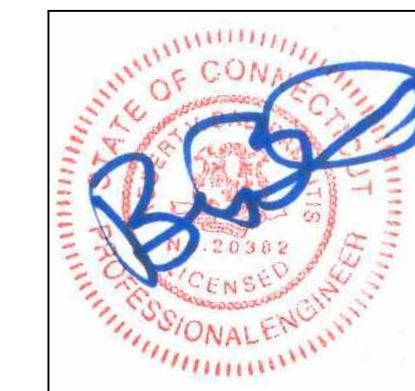
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**SUBDIVISION PLAN**

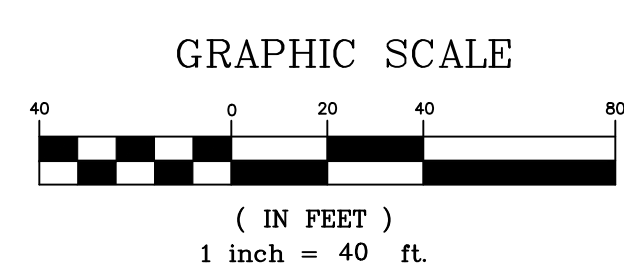
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DATE:	4/17/2024	SCALE:	1" = 40'	SHT #:	SP-2
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**MAP REFERENCE:**

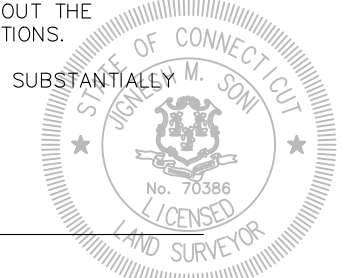
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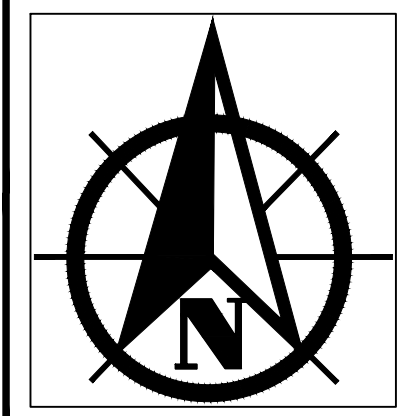
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JIGNESH M. SONI, P.L.S., 70386



**CT LAND SURVEYING, LLC**

SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

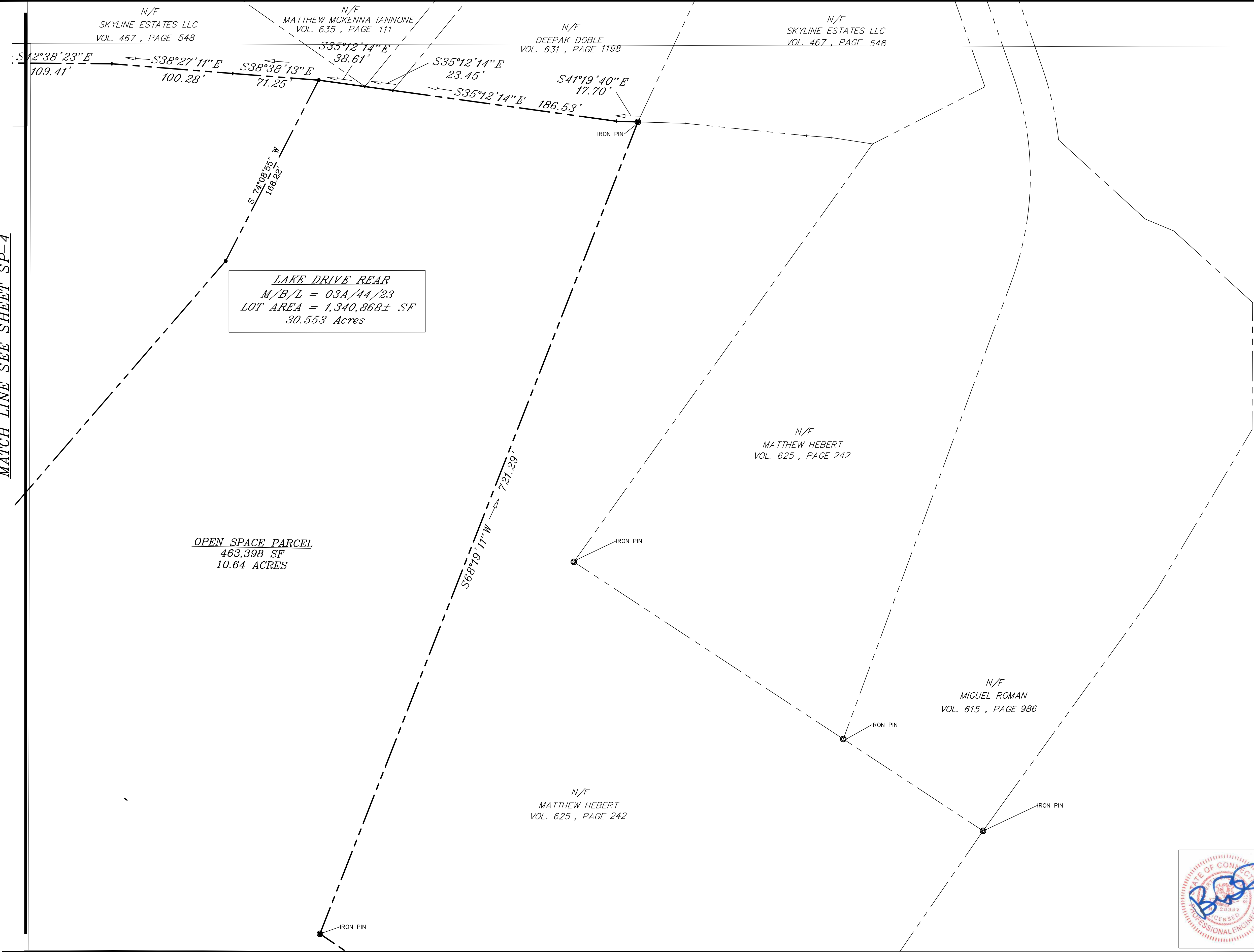
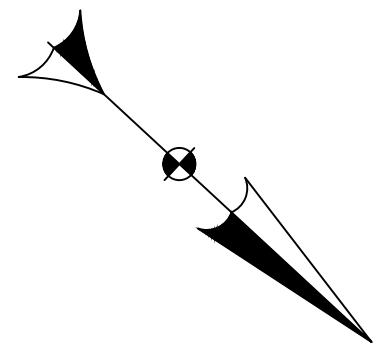
CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSONI2@YAHOO.COM



#	DATE	DESCRIPTION
2	5/13/24	Revisions to get 40% open space for entire parcel
1	4/25/24	Add wetlands and WPCA additional information
#	DATE	DESCRIPTION



MATCH LINE SEE SHEET SP-4



**LAKE DRIVE REAR**  
M/B/L = 03A/44/23  
LOT AREA = 1,340,868± SF  
30.553 Acres

**OPEN SPACE PARCEL**  
463,398 SF  
10.64 ACRES

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

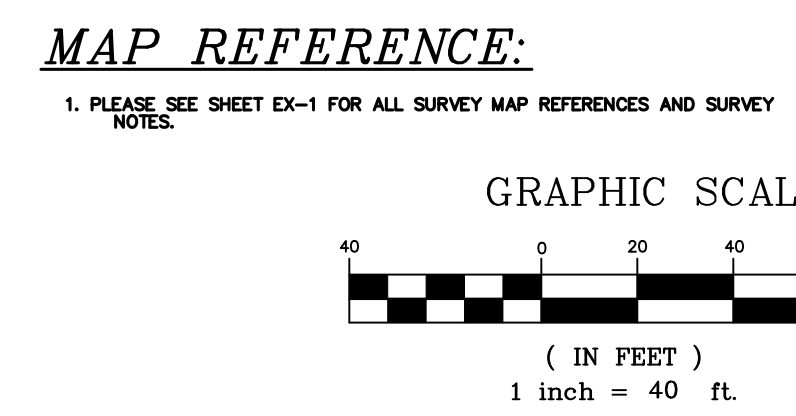
Approved by the East Hampton Inland Wetlands & Watercourse Agency  
Final Approval \_\_\_\_\_ Chairman  
Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

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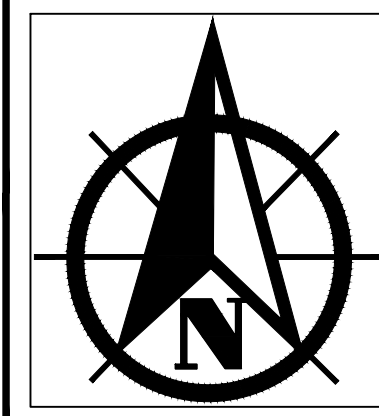


MATCH LINE SEE SHEET SP-2



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

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



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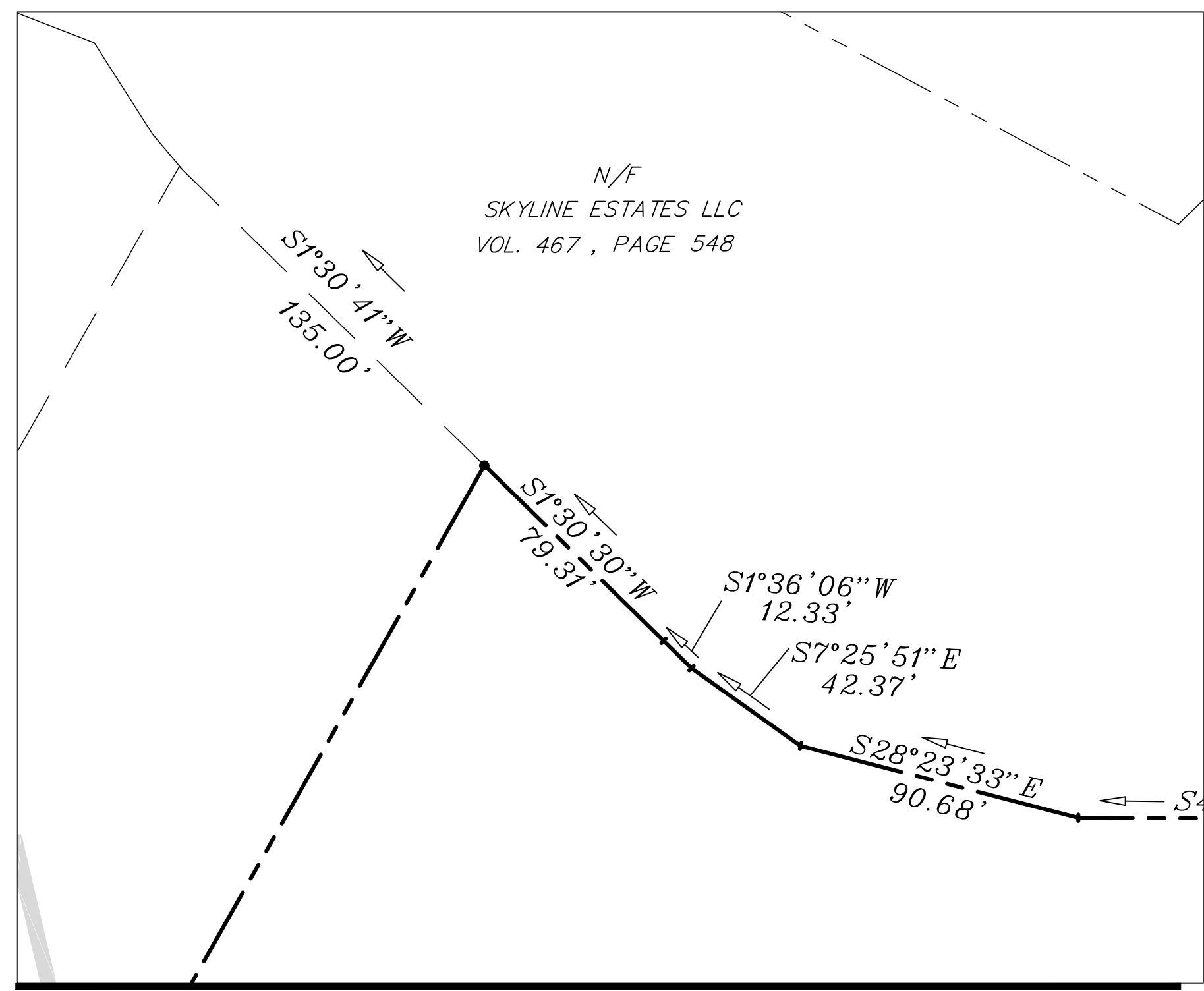
**SUBDIVISION PLAN**

**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-3
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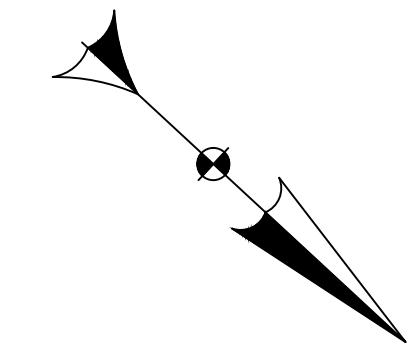


N/F  
SKYLINE ESTATES LLC  
VOL. 467, PAGE 548

N/F  
KAREN CLARK  
VOL. 584, PAGE 120

LAKE DRIVE  
JOEL STOCKBURGER  
M/B/L = 03A/44/25-1  
EX. LOT AREA = 320,919± SF  
7.369 Acres.

MATCH LINE SEE THIS SHEET



MATCH LINE SEE THIS SHEET

N/F  
JOEL STOCKBURGER  
VOL. 490, PAGE 564

REMAINING LAND - PHASE 2  
483,030 S.F.  
11.09 ACRES

MATCH LINE SEE SHEET SP-3

**PROPERTY OWNER/APPLICANT:**

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

Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

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

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

Approved by the East Hampton Planning & Zoning Commission

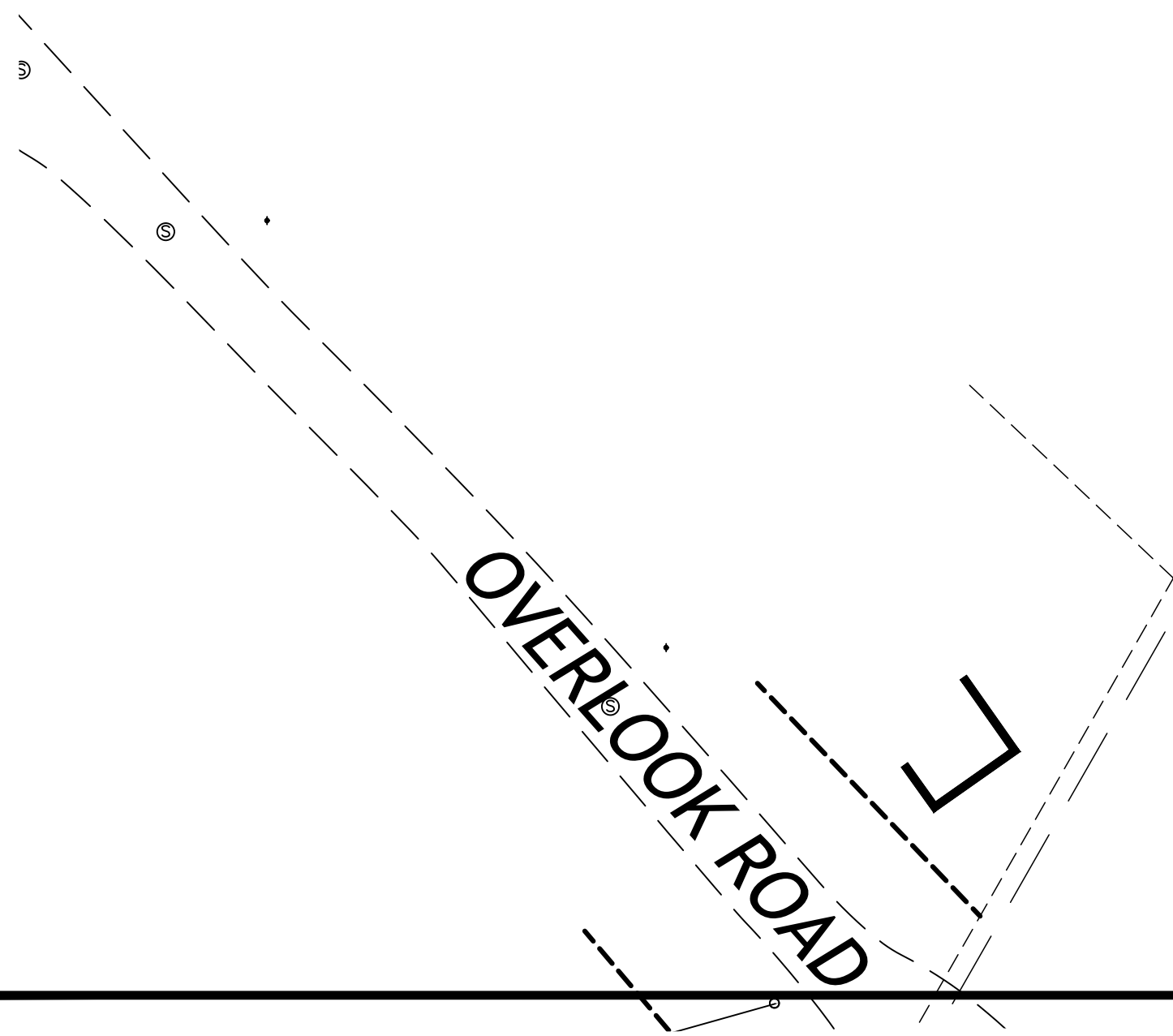
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OVERLOOK ROAD

MATCH LINE SEE SHEET SP-1

S 45°40'42" W  
142.67'

S 87°44'28" W  
682.05'

**SUBDIVISION PLAN**

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

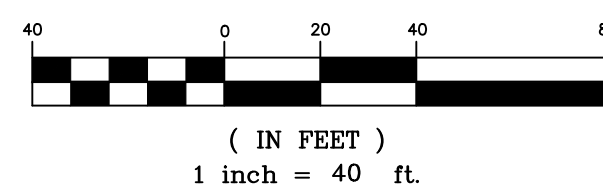
Robert V. Baltramaitis, P.E.  
27 Tammy Hill Road  
Wallington, Connecticut 06492  
(203) 915-8301

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

**MAP REFERENCE:**

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

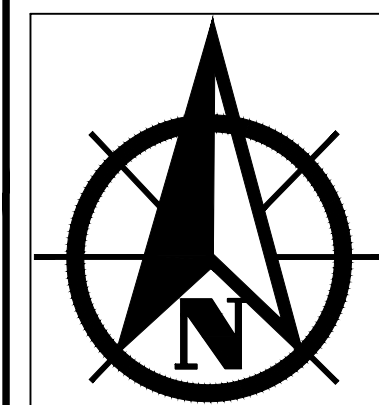
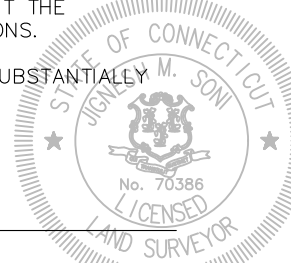
**GRAPHIC SCALE**



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



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REVISIONS

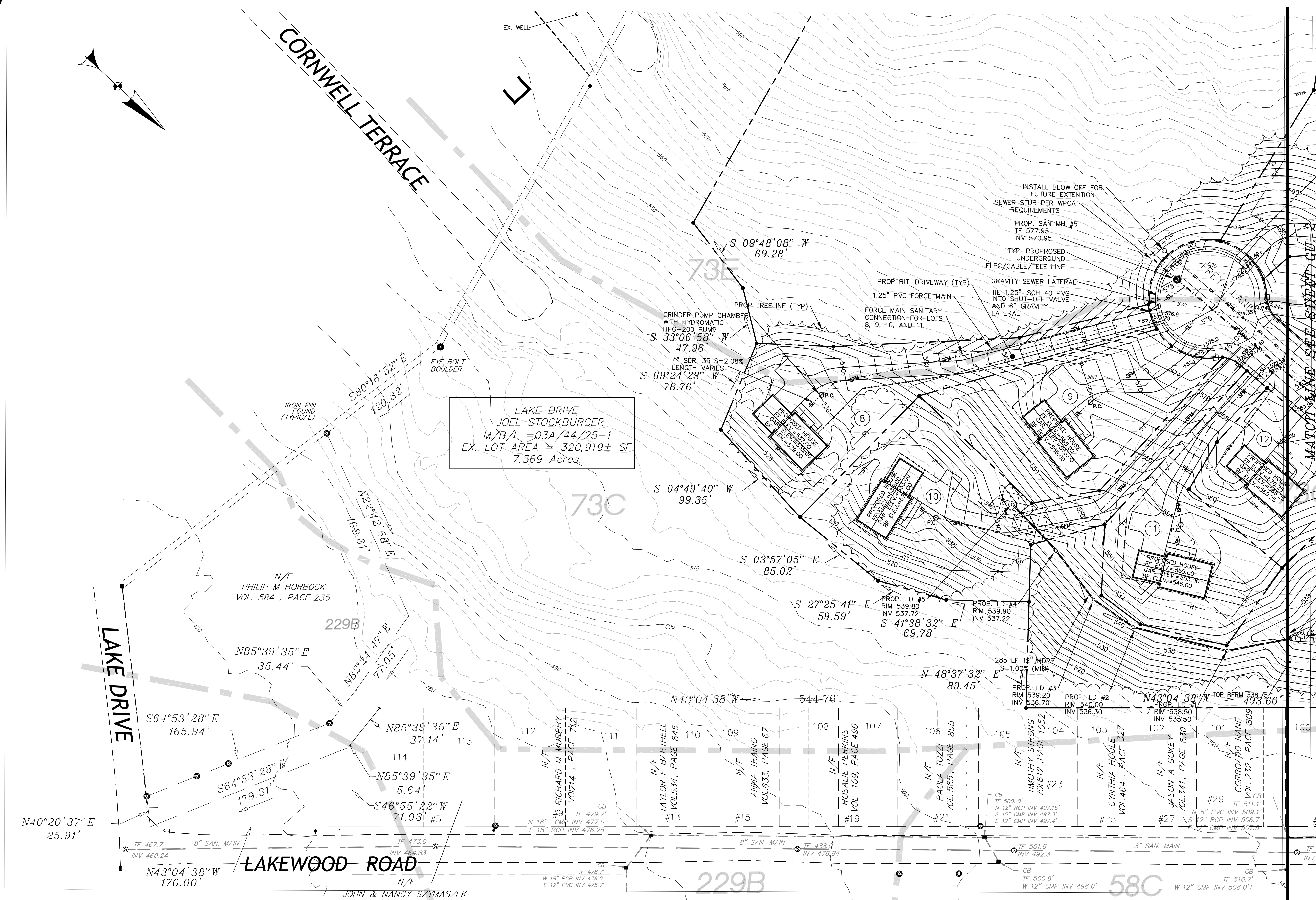
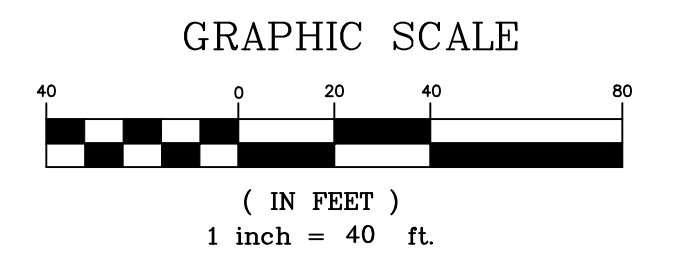
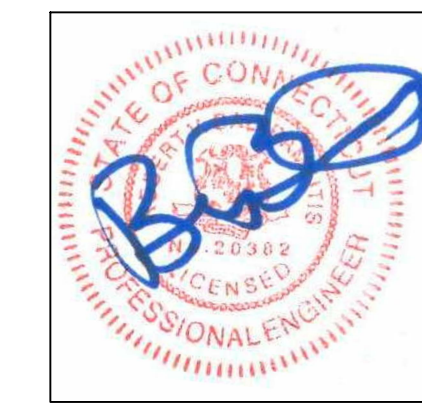


**GRADING AND UTILITY NOTES:**

- CONTRACTOR TO CONTACT "CALL BEFORE U DIG" AT 1-800-922-4455 FOR MARKING OF EXISTING UTILITIES AT LEAST 72 HOURS IN ADVANCE OF ANY EXCAVATION.
- THIS DRAWING IS INTENDED TO DEMONSTRATE THAT THE PROPOSED LOTS CAN SUPPORT A SINGLE FAMILY RESIDENTIAL HOUSE ALONG WITH THE UTILITIES AND DRIVEWAYS AS NECESSARY AND MEETING LOCAL AND STATE REGULATIONS. EACH LOT WILL HAVE TO SUBMIT FOR INDIVIDUAL BUILDING PERMITS PRIOR TO ANY CONSTRUCTION.
- THE APPLICANT/DEVELOPER WILL BE RESPONSIBLE FOR THE SETTING OF THE IRON PINS AND CONCRETE MONUMENTS AS SHOWN ON THESE PLANS.
- ALL NEW UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
- ALL UTILITIES SERVICING LOTS SHALL BE INSTALLED TO A POINT NO LESS THAN 6' INTO ALL PROPOSED LOTS BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THIS PLAN.
- THE PROPERTY IS LOCATED OUTSIDE OF THE FLOOD ZONE "A" DESIGNATION (100-YEAR) AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP NUMBER 0907001350, EFFECTIVE DATE AUGUST 28, 2008.
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**LEGEND**

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



LAKE DRIVE  
JOEL STOCKBURGER  
M/B/L = 0.3A/44/25-1  
EX. LOT AREA = 320,919± SF  
7.369 Acres.

Approved by the East Hampton Planning & Zoning Commission

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

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

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

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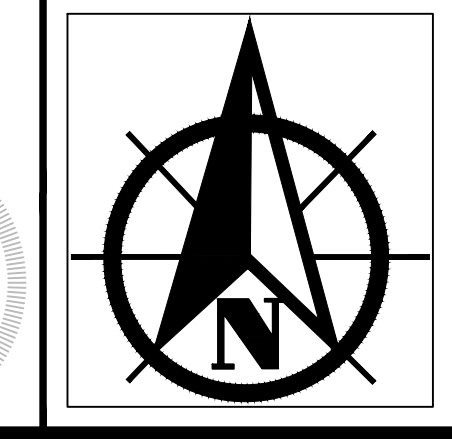
**PROPERTY OWNER/APPLICANT:**  
Lakewood Estates, LLC  
244 Middletown Ave  
East Hampton, CT 06424

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



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

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

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

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



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- PROPOSED RIPRAP
- PROPOSED CONTOURS
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Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

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

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

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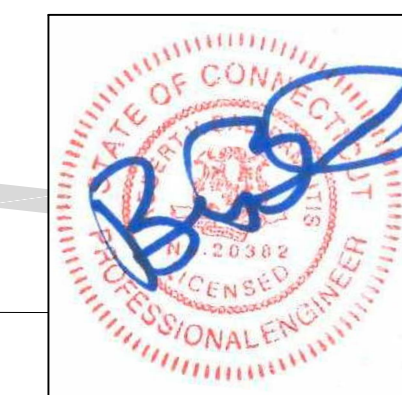
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EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.  
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DATE: 7/19/2023 SCALE: 1" = 40' SHT #: GU-2

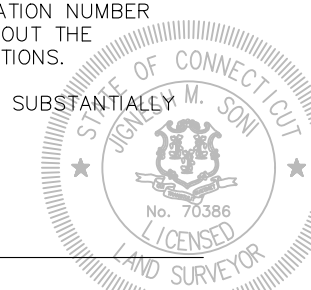
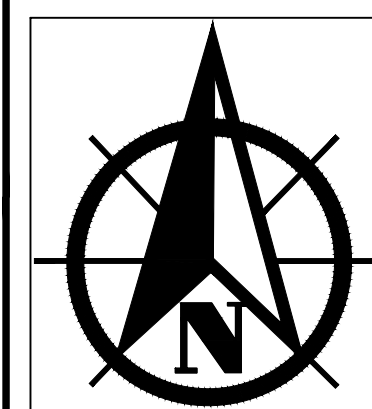
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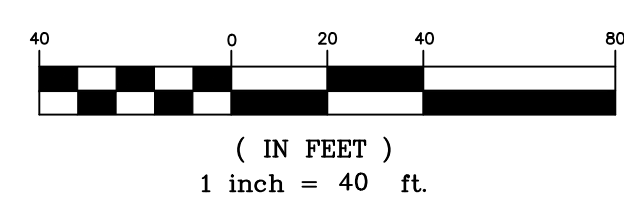


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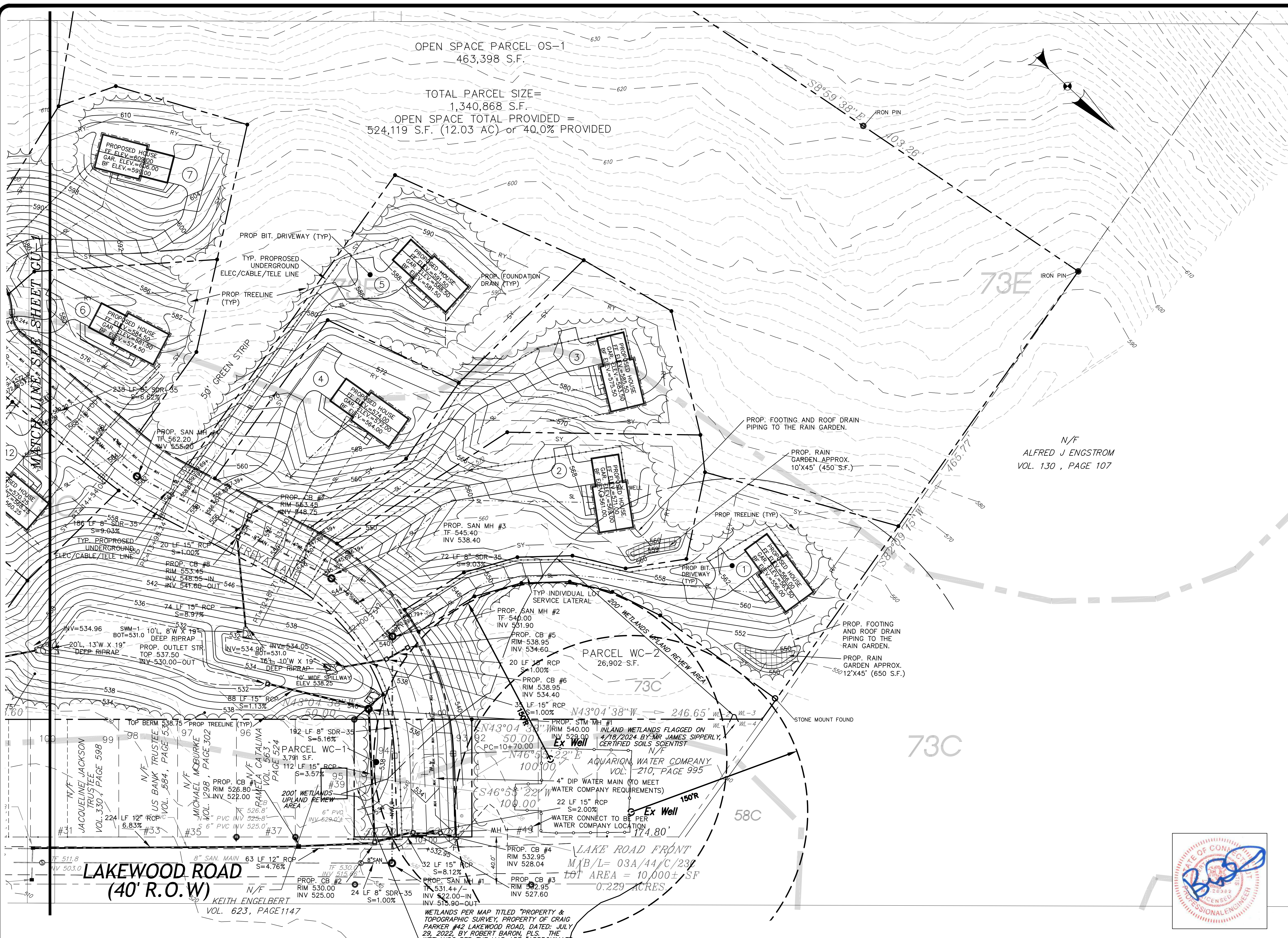
Jason M. Sonni  
J03863001, P.L.S. 70386

**GRAPHIC SCALE**



**MAP REFERENCE:**

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



OPEN SPACE PARCEL OS-1  
463,398 S.F.  
TOTAL PARCEL SIZE =  
1,340,868 S.F.  
OPEN SPACE TOTAL PROVIDED =  
524,119 S.F. (12.03 AC) or 40.0% PROVIDED

PARCEL WC-2  
26,902 S.F.

PARCEL WC-1  
3,791 S.F.

LAKE ROAD FRONT  
M/B/L = 0.3A/44/C/23P  
LOT AREA = 10,000 ± SF  
0.229 ACRES

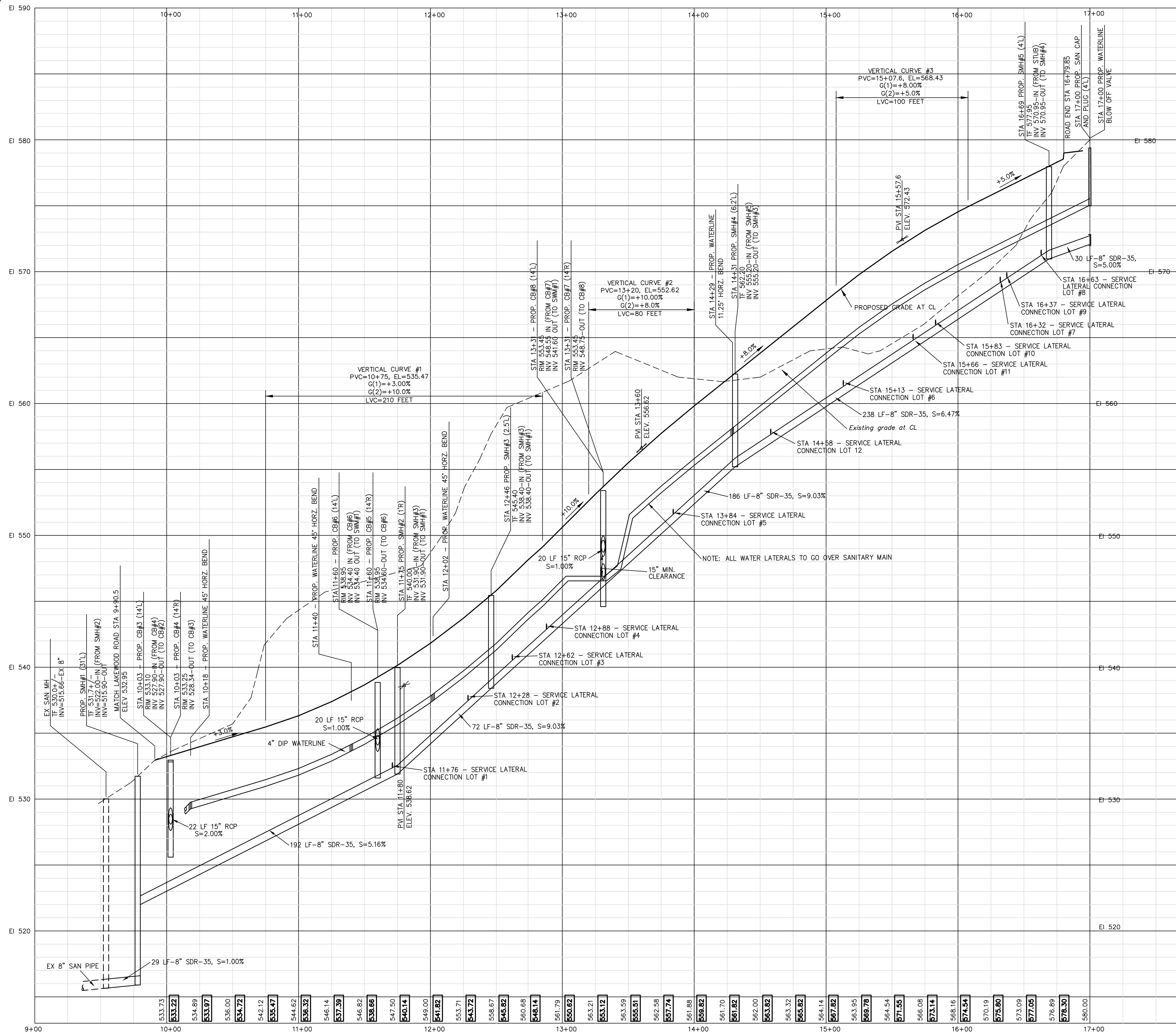
WETLANDS PER MAP TITLED "PROPERTY & TOPOGRAPHIC SURVEY, PROPERTY OF CRAIG PARKER #42 LAKEWOOD ROAD, DATED: JULY 29, 2022, BY ROBERT BARON, P.L.S. THE WETLANDS PER THE MAP ARE APPROXIMATE AND NOT A CERTIFIED FLAGGED LINE."

LAKEWOOD ROAD  
(40' R.O.W.)

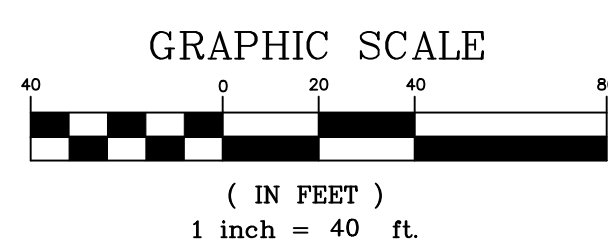
KEITH ENGELBERT  
VOL. 623, PAGE 1147

MAP LINE SHEET CU

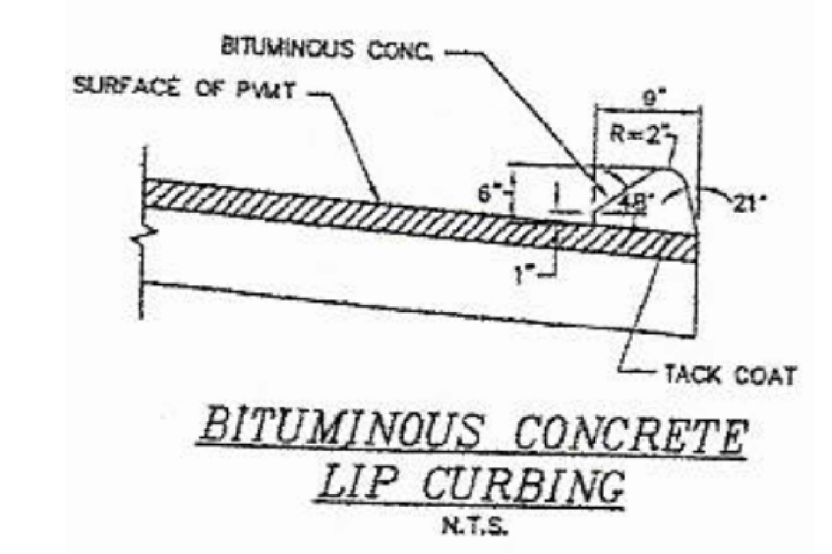
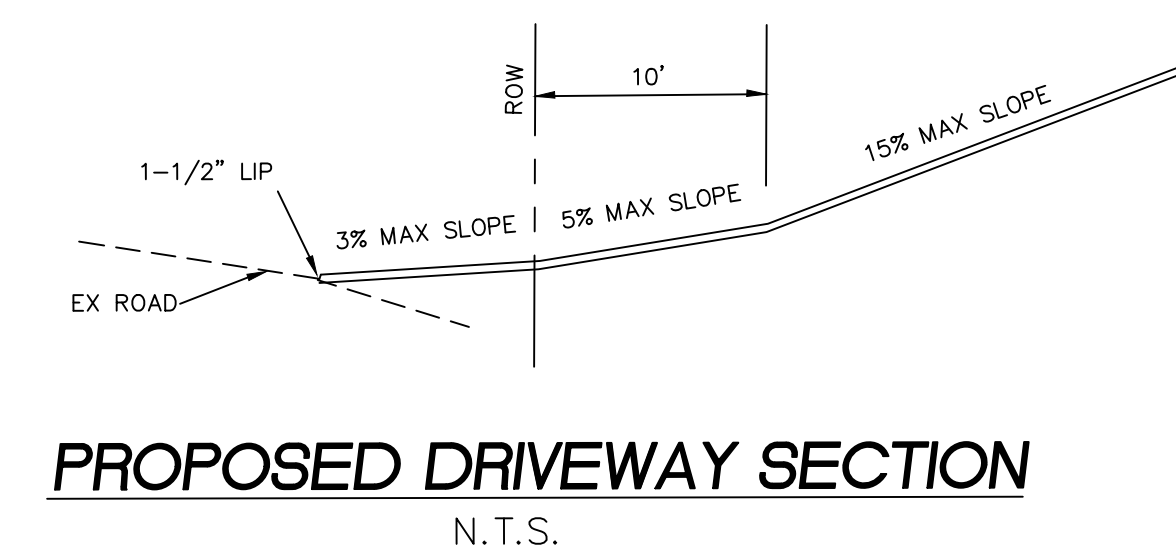
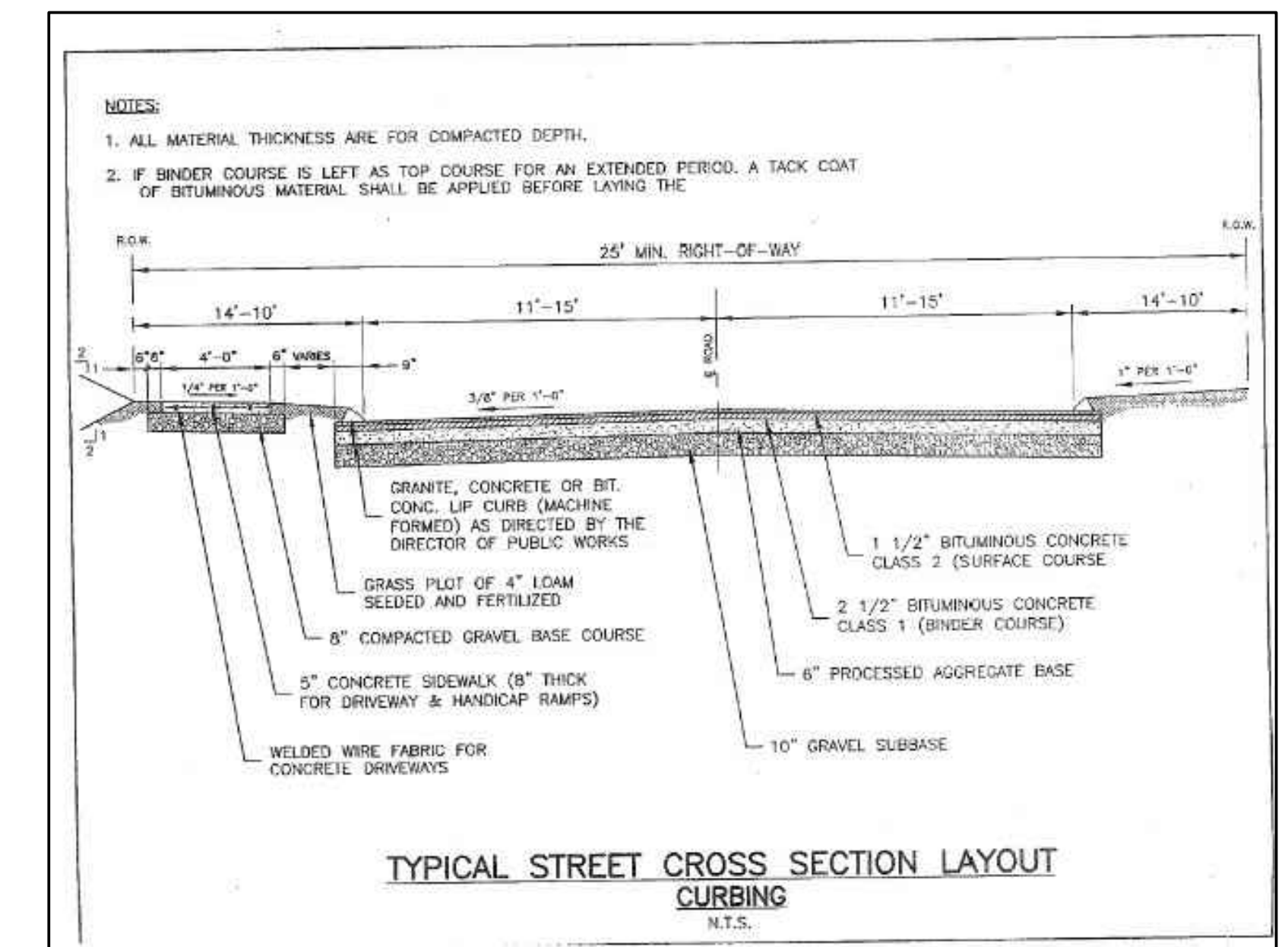




**FREYA LANE ROAD PROFILE**  
SCALE: 1"=40' H, 1"=4' V



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



Approved by the East Hampton 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.

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

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**ROAD PROFILE / DETAIL PLAN**  
**LAKE OVERLOOK ESTATES**  
**PROPERTY OF LAKEWOOD ESTATES, LLC**  
**LAKWOOD ROAD**  
**EAST HAMPTON, CONNECTICUT**

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

#	DATE	DESCRIPTION
2	5/13/24	Revisions to get 40% open space for entire parcel
1	4/25/24	Add wetlands and WPCA additional information

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




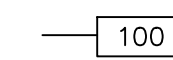



**EROSION CONTROL NOTES:**

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:**

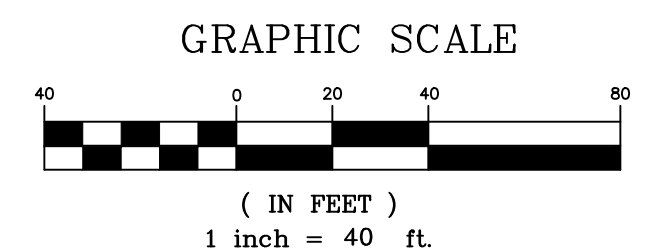
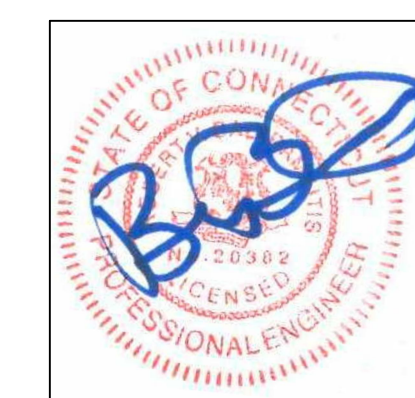
1. THE PURPOSE OF THIS PLAN IS TO CLEARLY DEFINE THE ROAD CONSTRUCTION PHASE AND THE DEVELOPER'S RESPONSIBILITY FOR EROSION CONTROL MEASURES.

**LEGEND**

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

**MAP REFERENCE:**

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



**PROPERTY OWNER/APPLICANT:**

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

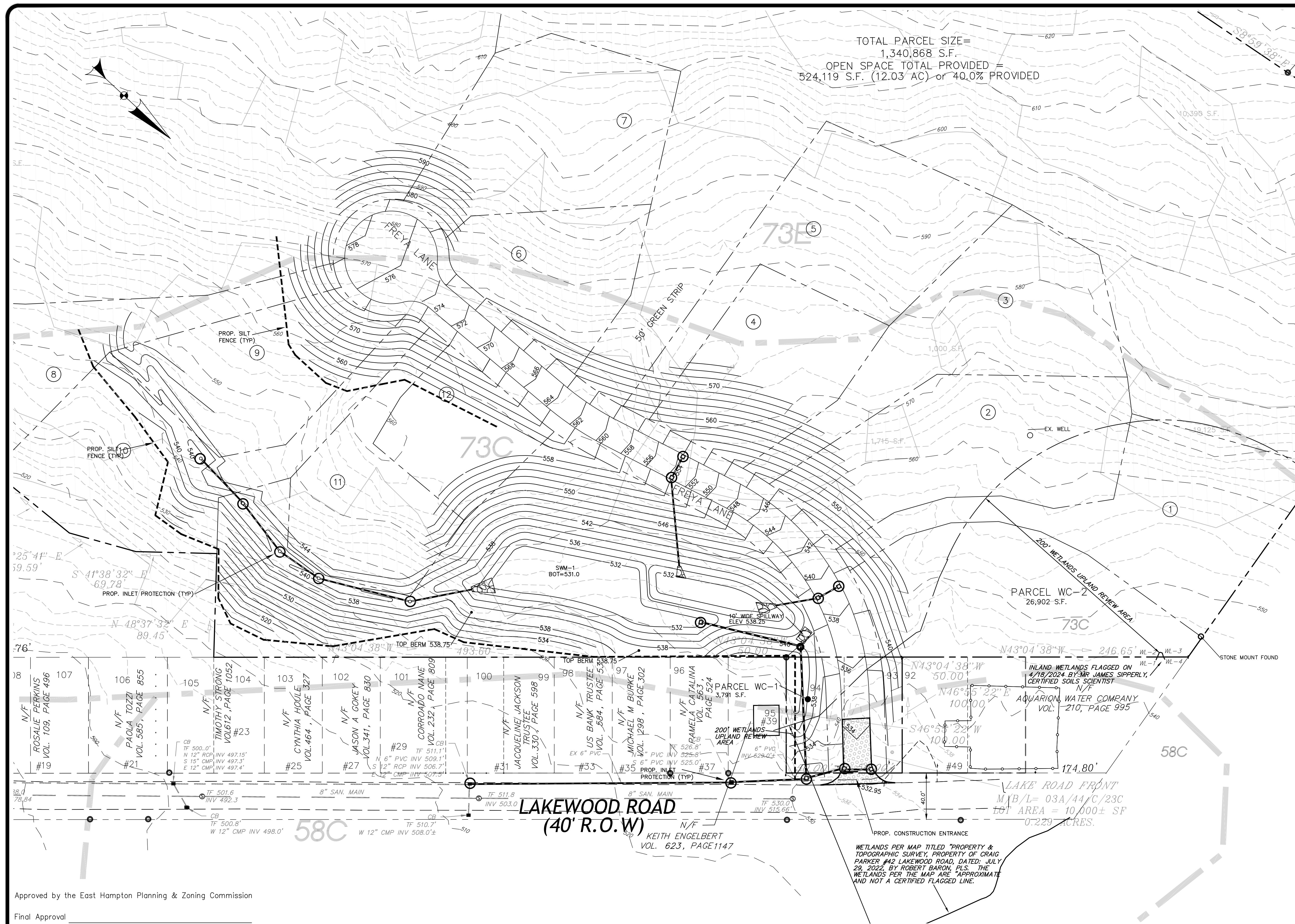
**LAND DISTURBANCE PLAN (ROAD ONLY)**

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

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

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

TOTAL PARCEL SIZE = 1,340,868 S.F.  
 OPEN SPACE TOTAL PROVIDED = 524,119 S.F. (12.03 AC) or 40.0% PROVIDED



Approved by the East Hampton Planning & Zoning Commission

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

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

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

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

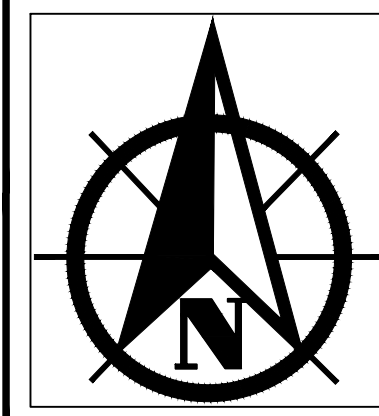
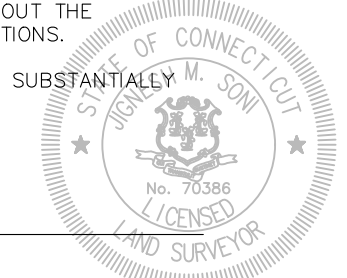
Date: \_\_\_\_\_

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

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

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



**CT LAND SURVEYING, LLC**

SBE | MBE CERTIFIED  
 LAND SURVEYING / LAND PLANNING

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

#	DATE	DESCRIPTION
2	5/13/24	Revisions to get 40% open space for entire parcel
1	4/25/24	Add wetlands and WPCA additional information
#	DATE	DESCRIPTION

REVISIONS



**EROSION CONTROL NOTES:**

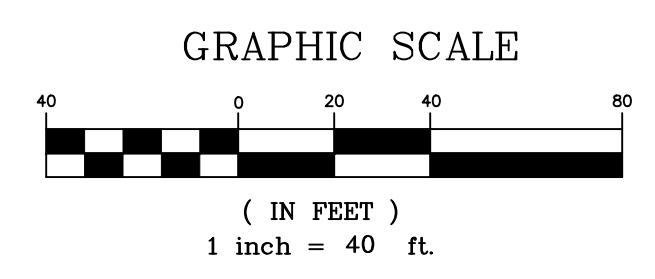
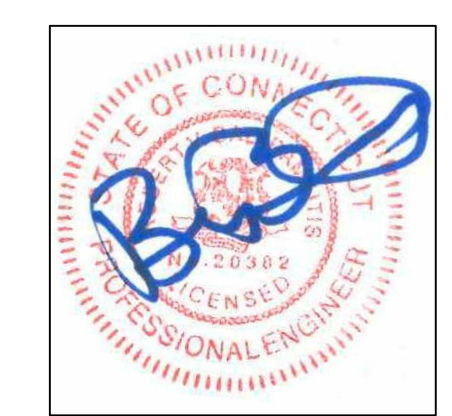
1. EROSION CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
2. CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
3. SEE SHEET DN-1 FOR ADDITIONAL NOTES AND DETAILS.

**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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**PROPERTY OWNER/APPLICANT:**

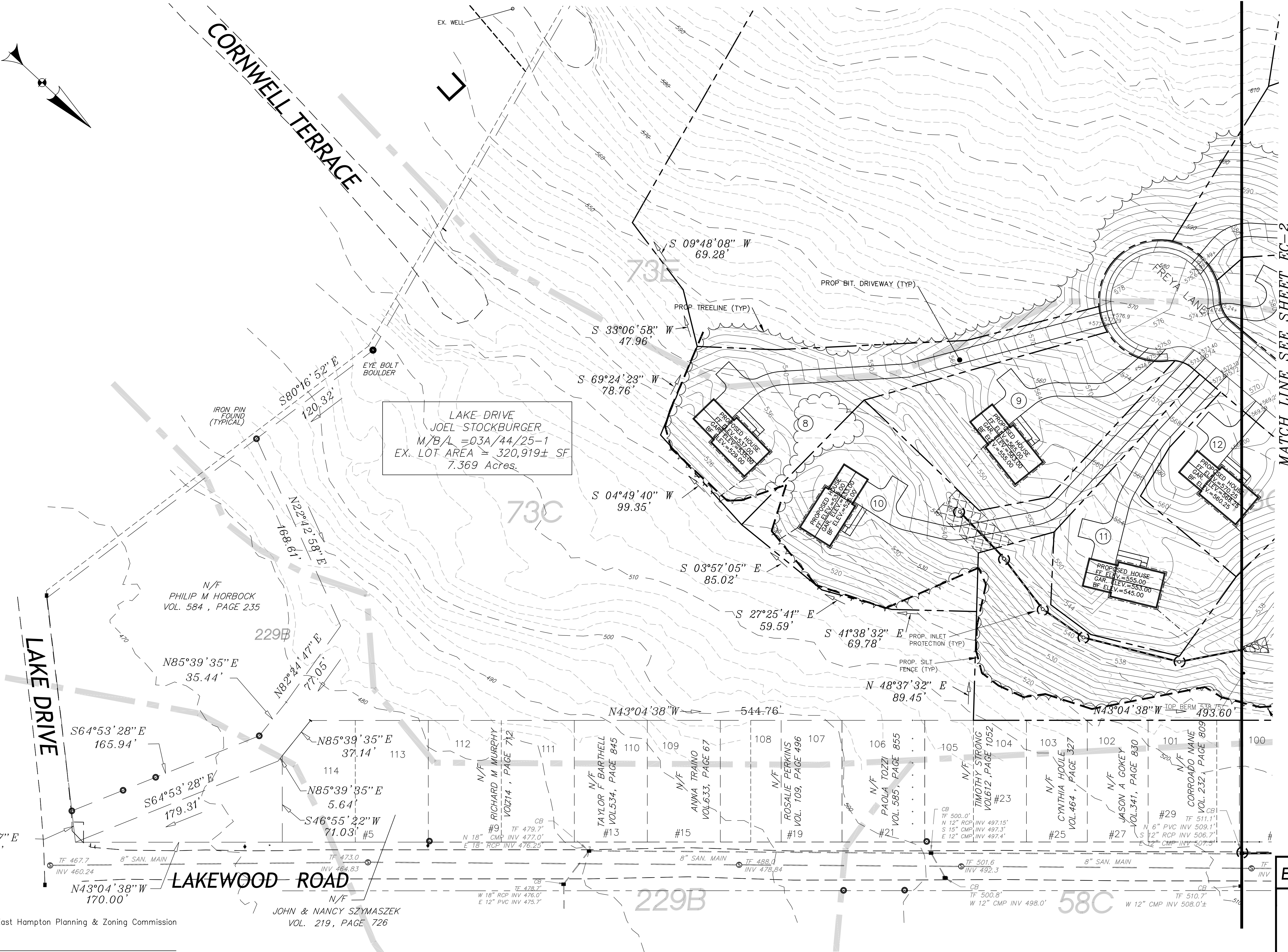
Lakewood Estates, LLC  
 244 Middletown Ave  
 East Hampton, CT 06424

**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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LAKE DRIVE  
 JOEL STOCKBURGER  
 M/B/L = 03A/44/25-1  
 EX. LOT AREA = 320,919± SF  
 7.369 Acres.

Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman  
 Date: \_\_\_\_\_

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

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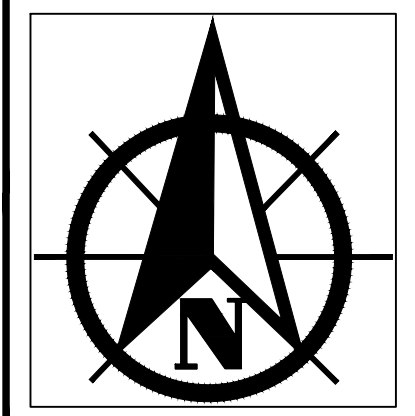
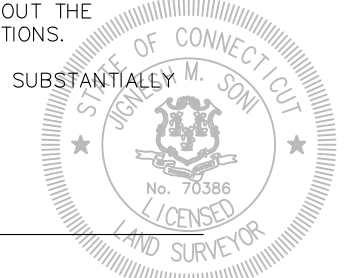
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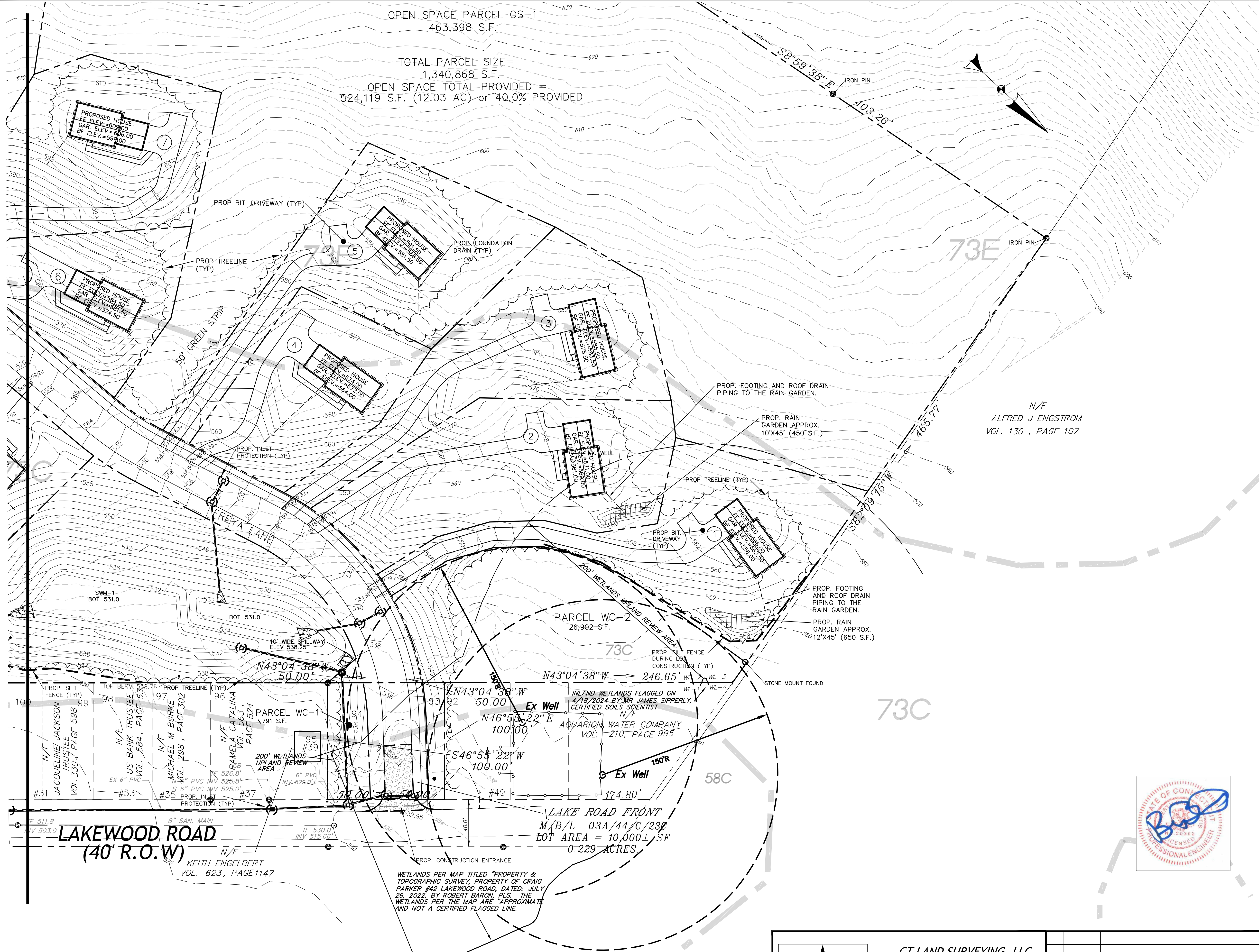
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#	DATE	DESCRIPTION
2	5/13/24	Revisions to get 40% open space for entire parcel
1	4/25/24	Add wetlands and WPCA additional information
#	DATE	DESCRIPTION



MATCH LINE SEE SHEET EC-1

OPEN SPACE PARCEL OS-1  
463,398 S.F.  
TOTAL PARCEL SIZE =  
1,340,868 S.F.  
OPEN SPACE TOTAL PROVIDED =  
524,119 S.F. (12.03 AC) or 40.0% PROVIDED



**EROSION CONTROL NOTES:**

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**LEGEND**

- PROPOSED RIPRAP
- PROPOSED CONTOURS
- PROPOSED TREELINE
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Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

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

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

Approved by the East Hampton Planning & Zoning Commission

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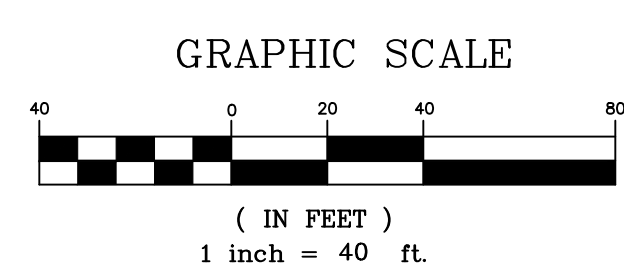
**EROSION AND SEDIMENT CONTROL PLAN**

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-2

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



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 (Norica, 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 (Norica, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	10	.25
	Total 30		.70
8 <sup>6</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 (Chemung, Penngift) with inoculant <sup>1</sup>	15	.35
	(or Flatpea (Lathco) with inoculant <sup>1</sup> )	(30)	(.75)
Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	15	.35	
Redtop (streaker, Common)	2	.05	
	Total 42 (or 57)		1.00 (or 1.40)
10 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.05
	Crown Vetch (Chemung, 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 (Chemung, 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>6</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	101	.25
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Crown Vetch (Chemung, Penngift) with inoculant <sup>1</sup>	15	.35
	Total 121		3.05
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
Bird's-foot Trefoil (Empire, Viking)	10	.20	
Perennial Ryegrass	20	.50	
	Total 100		2.3
21 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	Total 60	1.35
	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Tall Fescue (Kentucky 31)	20	.45
	Total 60		1.35
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, Jaguar) 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, Cornflower, Ox-eye Daisy, Dame's Rocket, Scarlet Flax, Foxglove, Gayfellow, 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
		5,6,11
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		3,4,5,8,10,11,12
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-italic** print (including mixes 20 through 24)  
 2 See county soil survey for drainage class. Soil surveys are available from the County Soil and Water Conservation District Office.  
 3 Use mix 26 when soil passing a 200 mesh sieve is less than 15% of total weight. Use mix 26 & 27 when passing a 200 mesh sieve is between 15 and 20% of total weight. Use mix 26, 27 & 28 when soil passing a 200 mesh is above 20% of total weight.

Temporary Seeding Rates and Dates

Species <sup>4</sup>	Seeding Rates (pounds/acre)	Optimum Seed Depth (Inches)	Optimum Seeding Dates <sup>1</sup>										Plant Characteristics		
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15					
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 be 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 56,780 SF, of which this application proposes to disturb 28,129 SF.

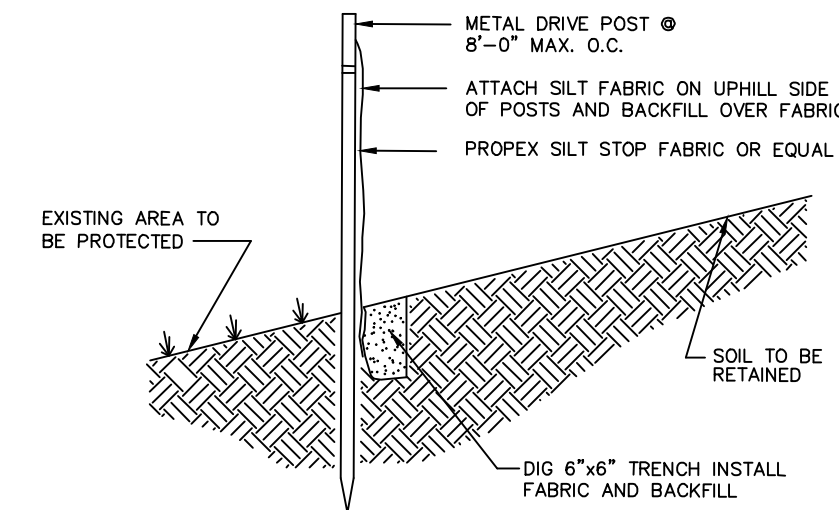
EROSION CONTROL INTENT

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

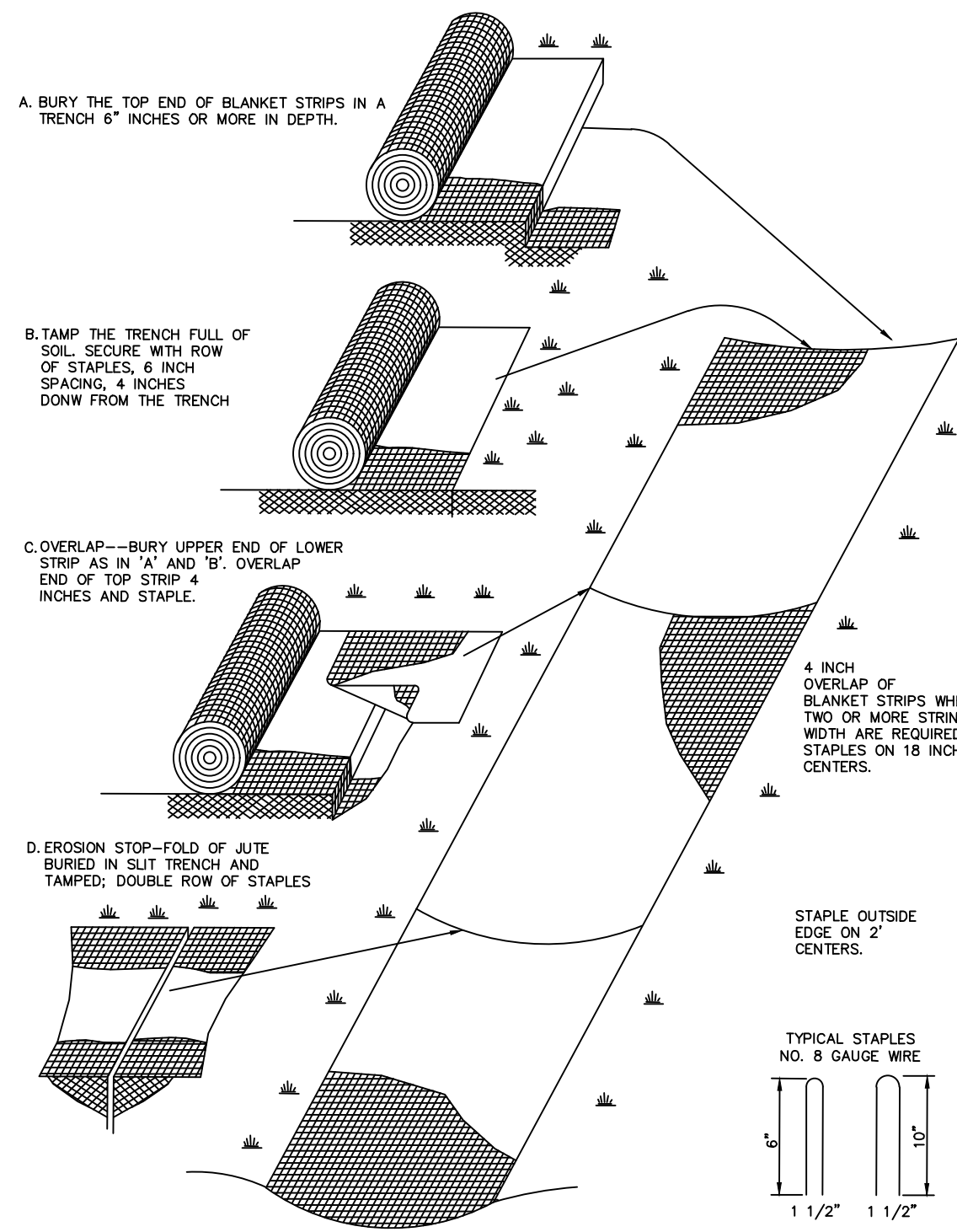
- The applicant would like to start construction this summer to get soils stabilized prior to winter. The rough grading is anticipated to last approx 3-6 months. Utility installation, road construction and fine grading should be completed within a 12 month period from start of construction
- All erosion 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.



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

SILT FENCE

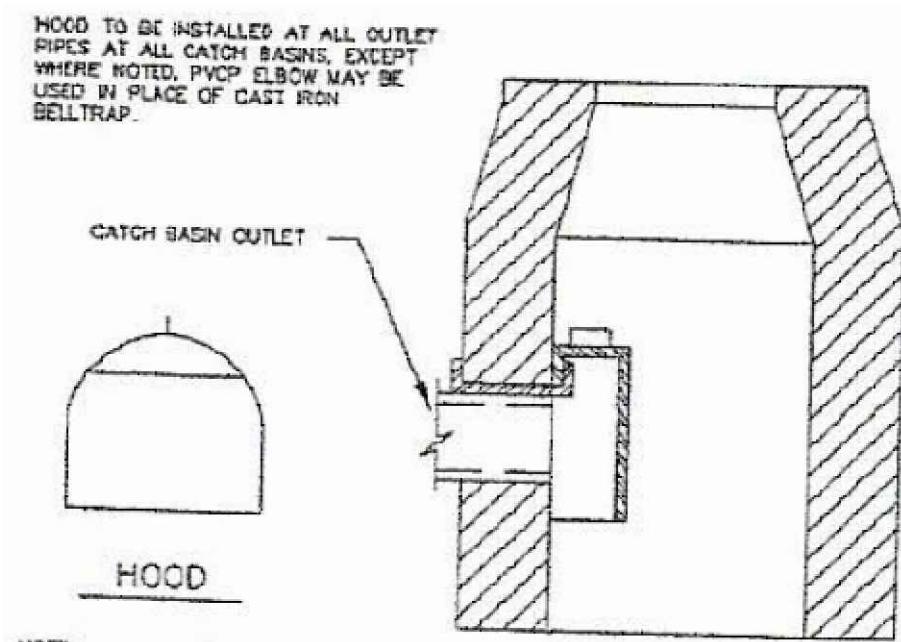
N.T.S.



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

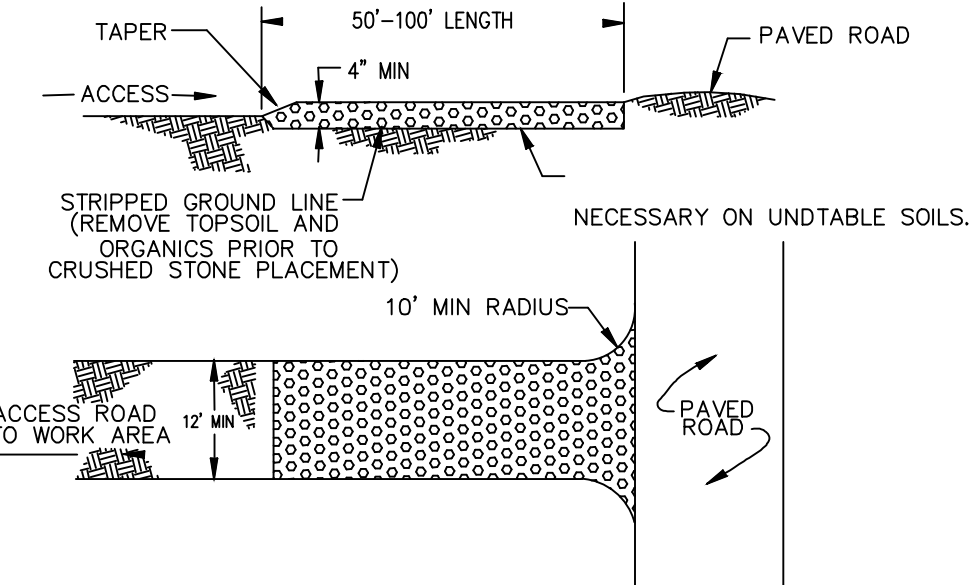
EROSION CONTROL BLANKET INSTALLATION DETAIL

N.T.S.



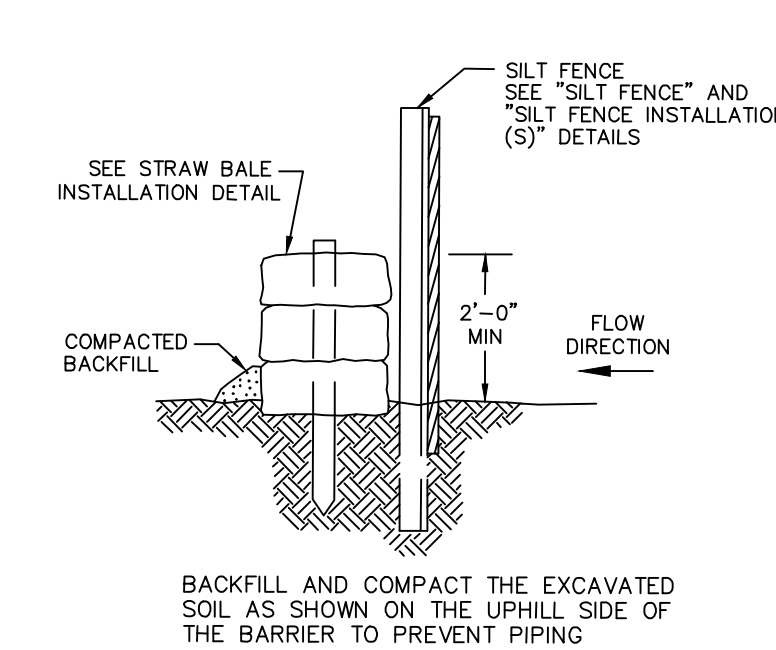
NOTE: HEENAN - R-3711 OR EQUAL  
 HEENAN FOUNDRY COMPANY CATALOG P. 11 IN SECTION 1510 455-2576

HOOD DETAIL



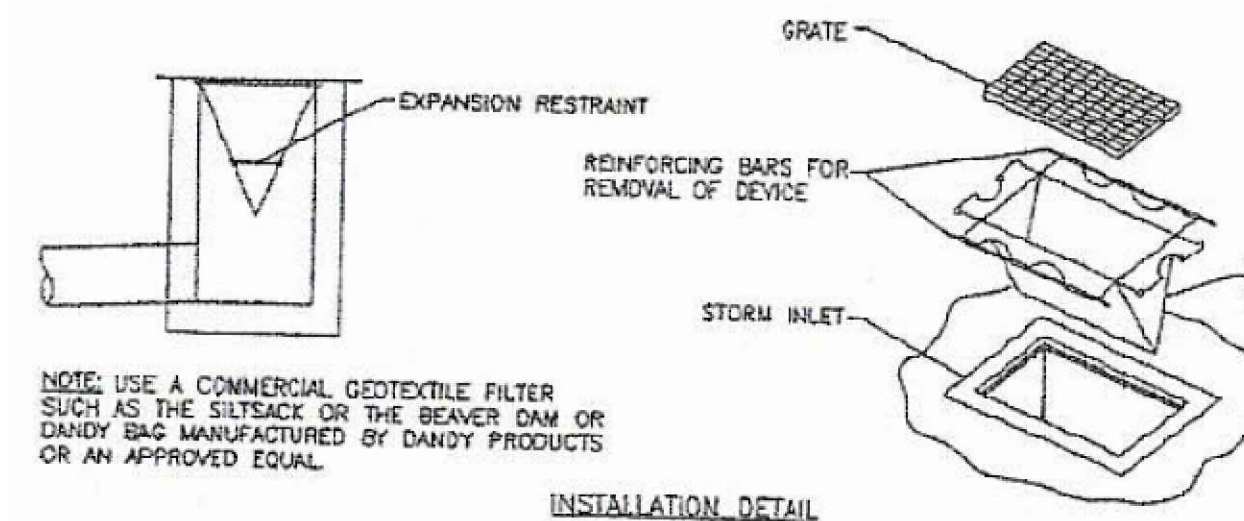
Construction Entrance shall be installed if required by E&S Inspector  
 TYPICAL CONSTRUCTION ENTRANCE

N.T.S.



SEDIMENTATION CONTROL BARRIER WITH STRAW BALE BARRIER

N.T.S.

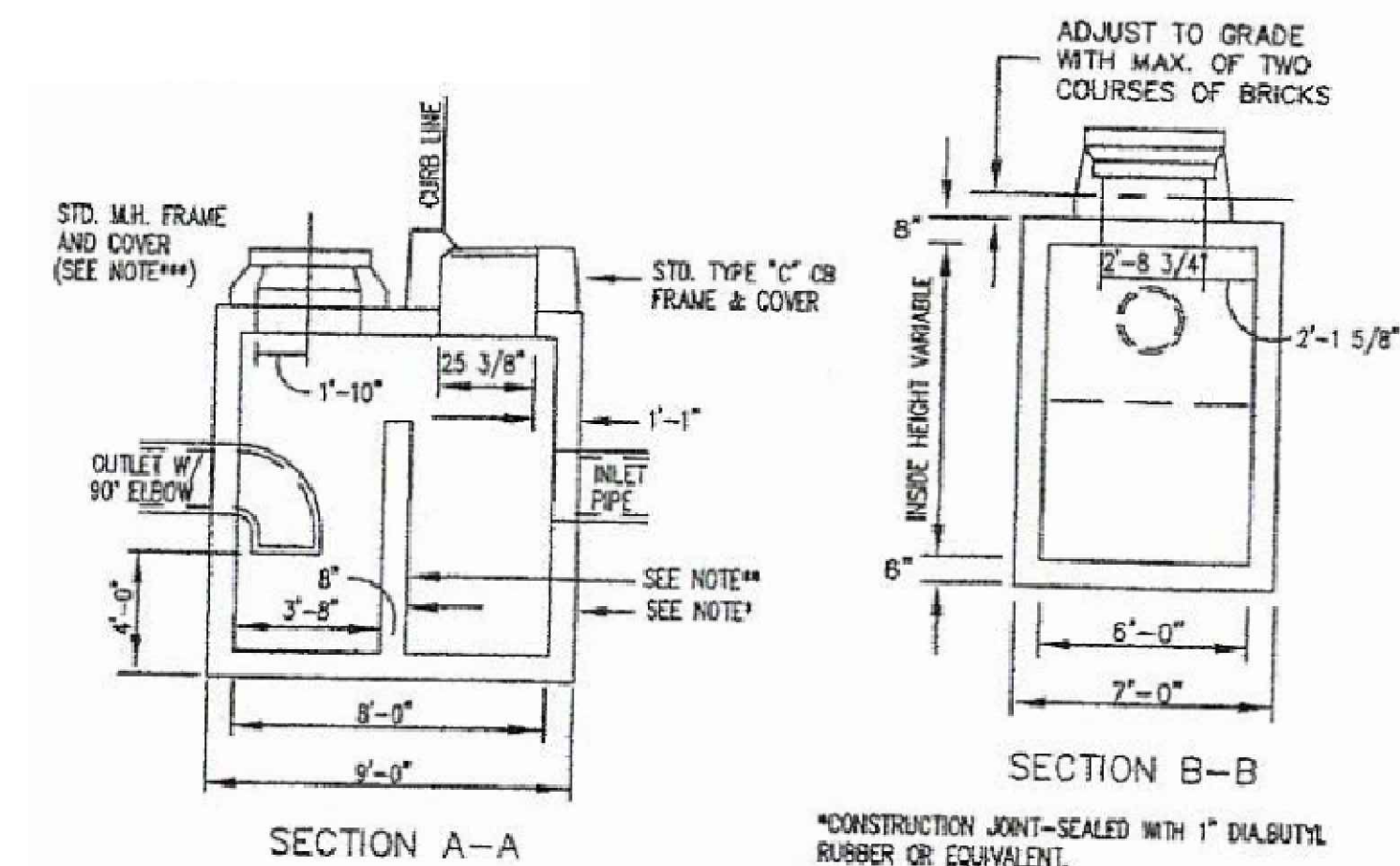
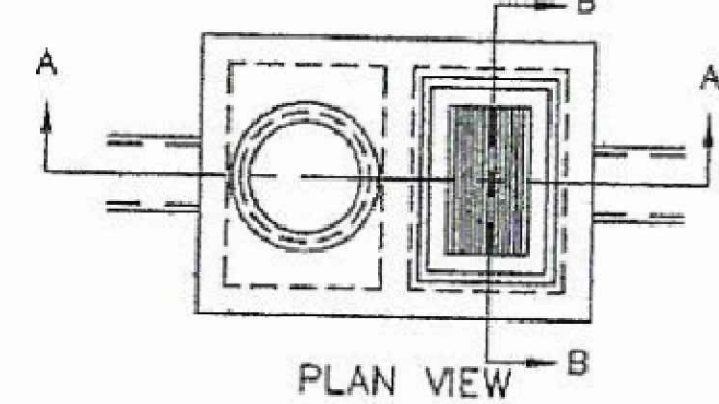


NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

INSTALLATION DETAIL

CATCH BASIN EROSION CONTROL

N.T.S.



\*\*BAFFLE CONSTRUCTION TO BE OF CAST MATERIAL WITH THRU HOLES AT OUTLET FLOW LINE OR MORTARED CEMENT BLOCKS WITH WEEP HOLES AT OUTLET FLOW LINE.  
 \*\*\*ADJUST M.H. FRAME TO SUIT REQUIRED FIELD HEIGHT.

SEDIMENTATION STRUCTURE DETAIL

N.T.S.

\*CONSTRUCTION JOINT--SEALED WITH 1" DIABUTYL RUBBER OR EQUIVALENT.  
 DESIGN LOADING--STANDARD UNITS: AASHTO H20-44  
 STEEL REINFORCEMENT -- ASTM A-615-75 GRADE 60 1" MIN. COVER.  
 CONCRETE MINIMUM STRENGTH -- 5000 P.S.I. @ 28 DAYS.

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

#	DATE	DESCRIPTION
2	5/13/24	Revisions to get 40% open space for entire parcel
1	4/25/24	Add wetlands and WPCA additional information
		REVISIONS

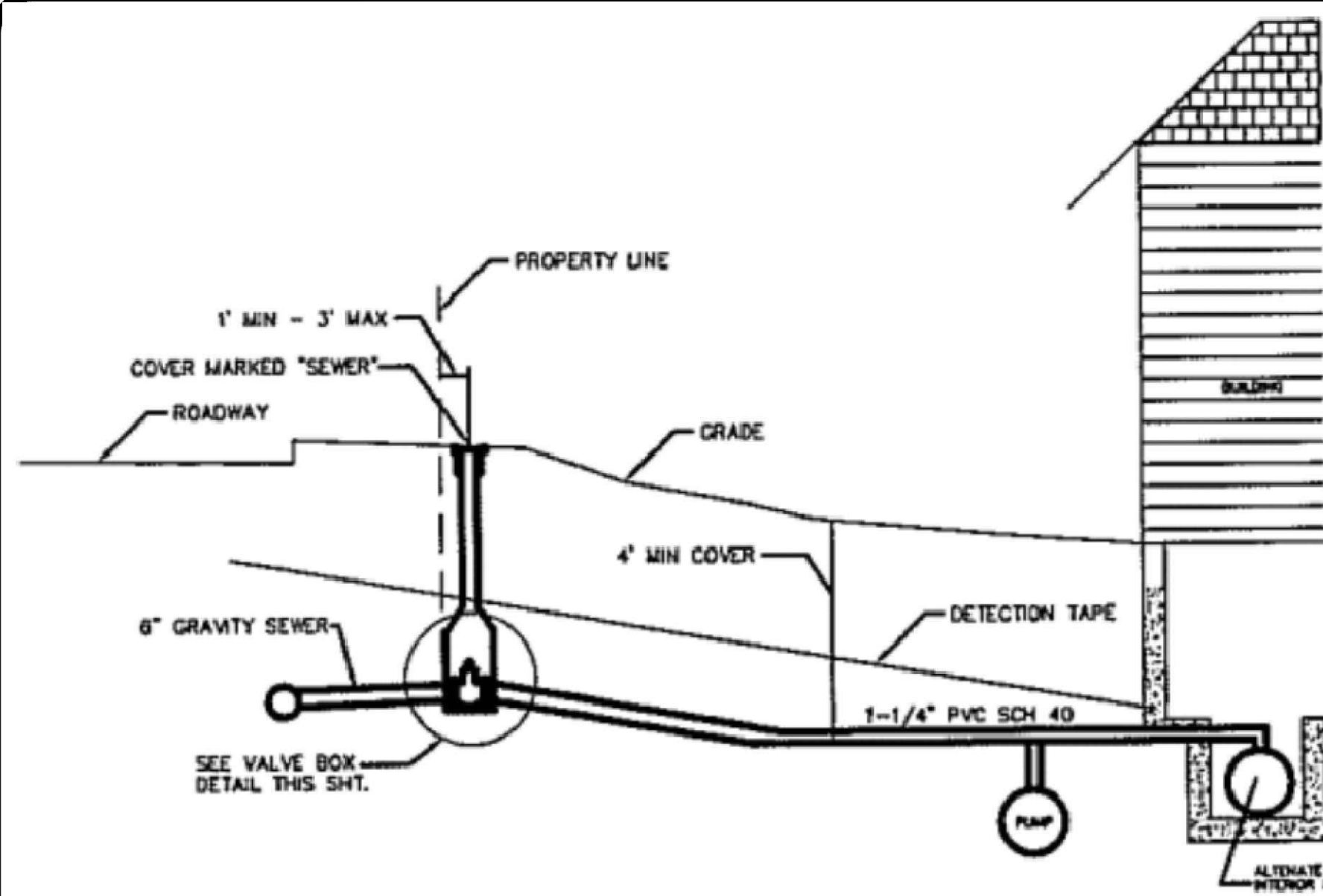
**DETAIL SHEET**

**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

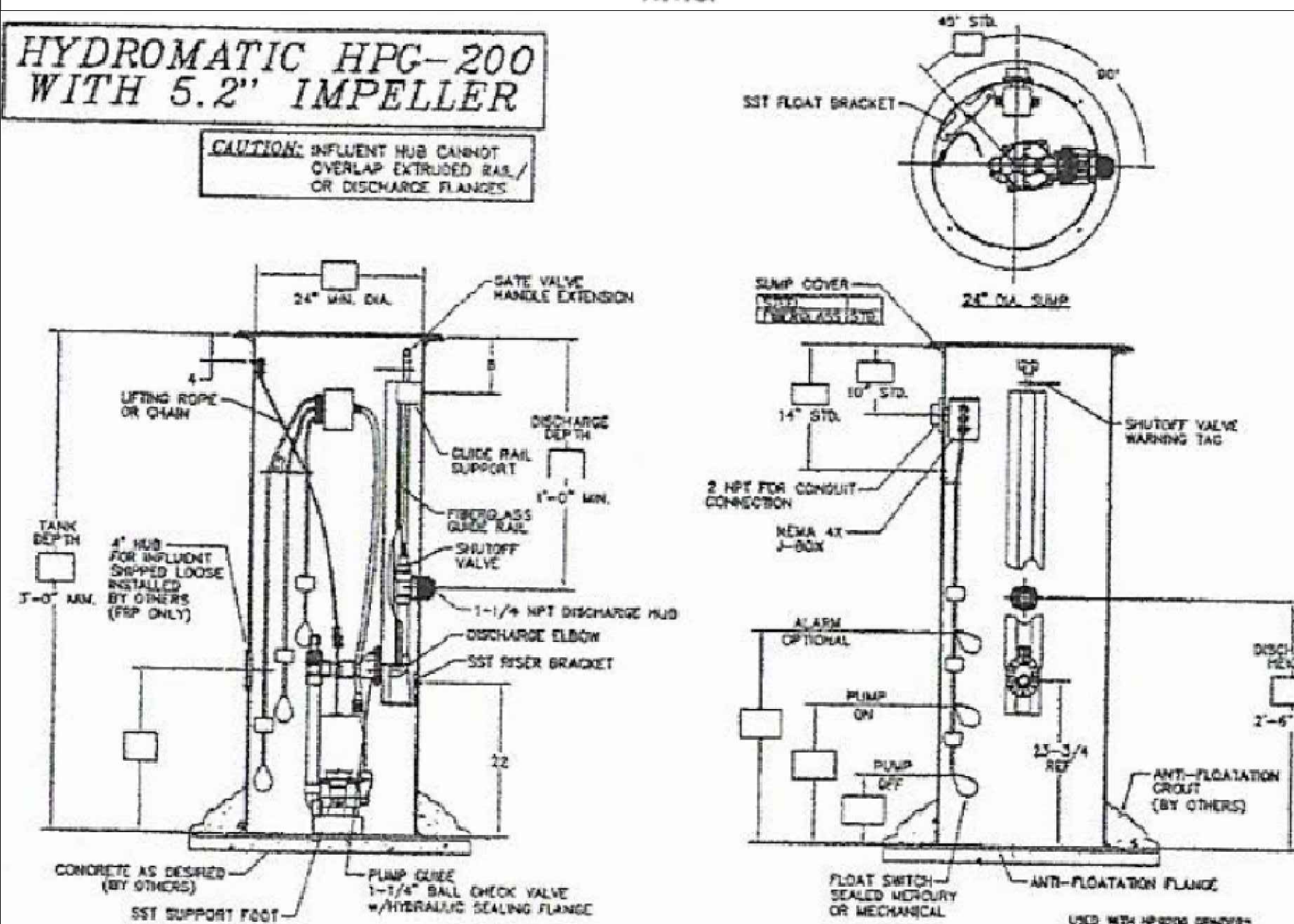




**TYPICAL PVC GRAVITY LATERAL INSTALLATION**  
N.T.S.

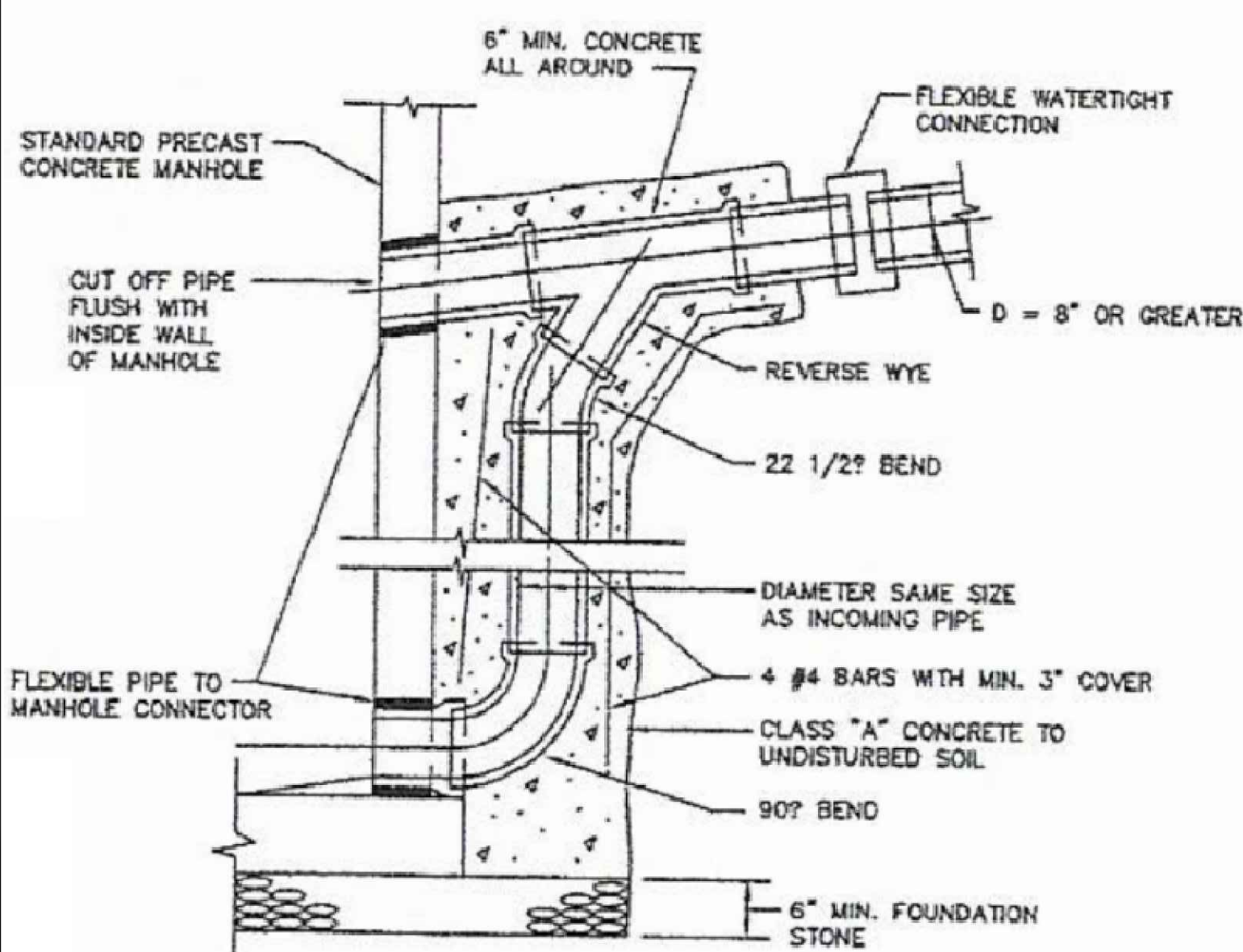
**HYDROMATIC HPG-200 WITH 5.2" IMPELLER**

CAUTION: IMPELLER HUB CANNOT OVERLAP EXTRUDED RAIL OR DISCHARGE FLANGES

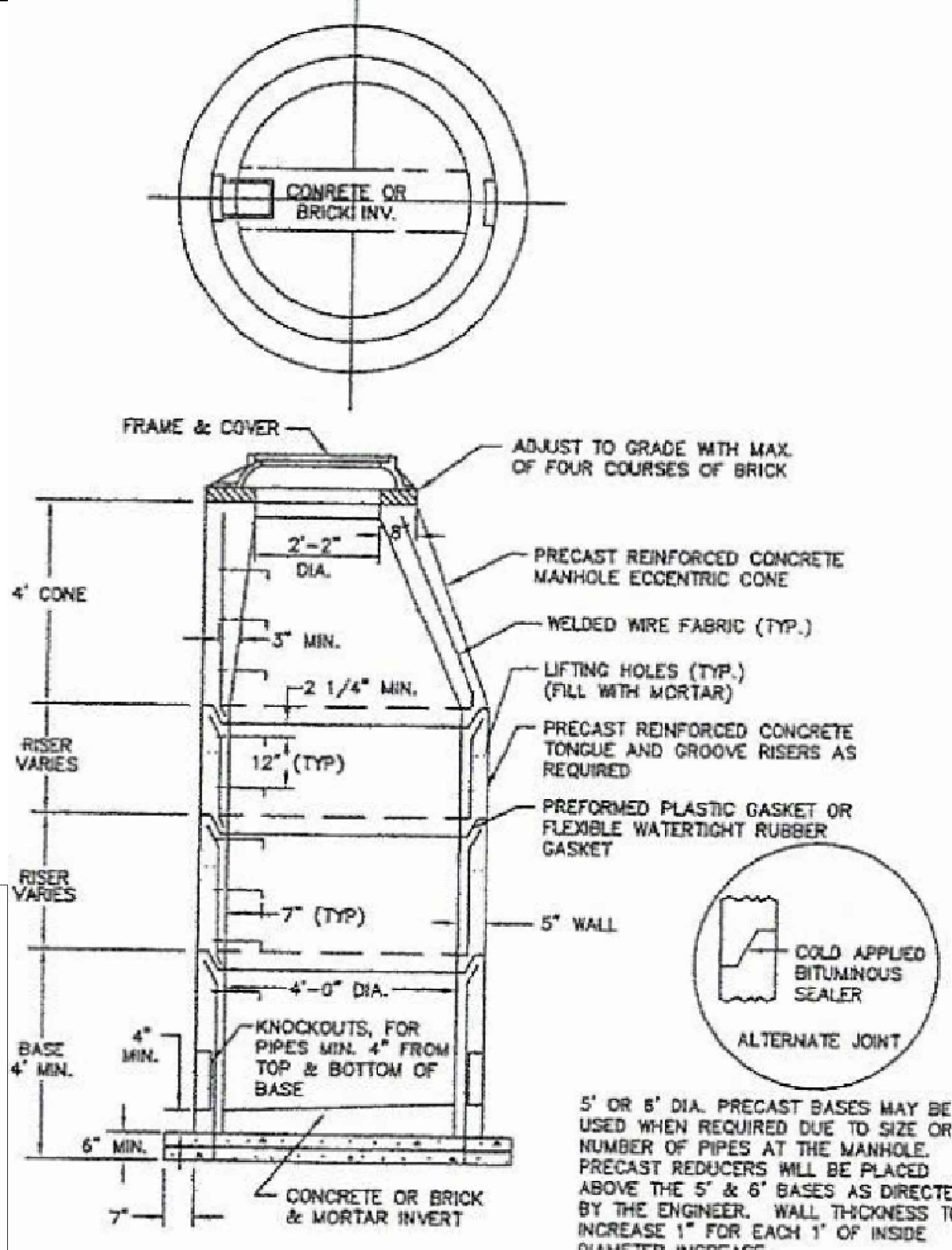


**SIMPLEX THRUST WITH VERTICAL DISCHARGE GRINDER PUMP DETAIL**

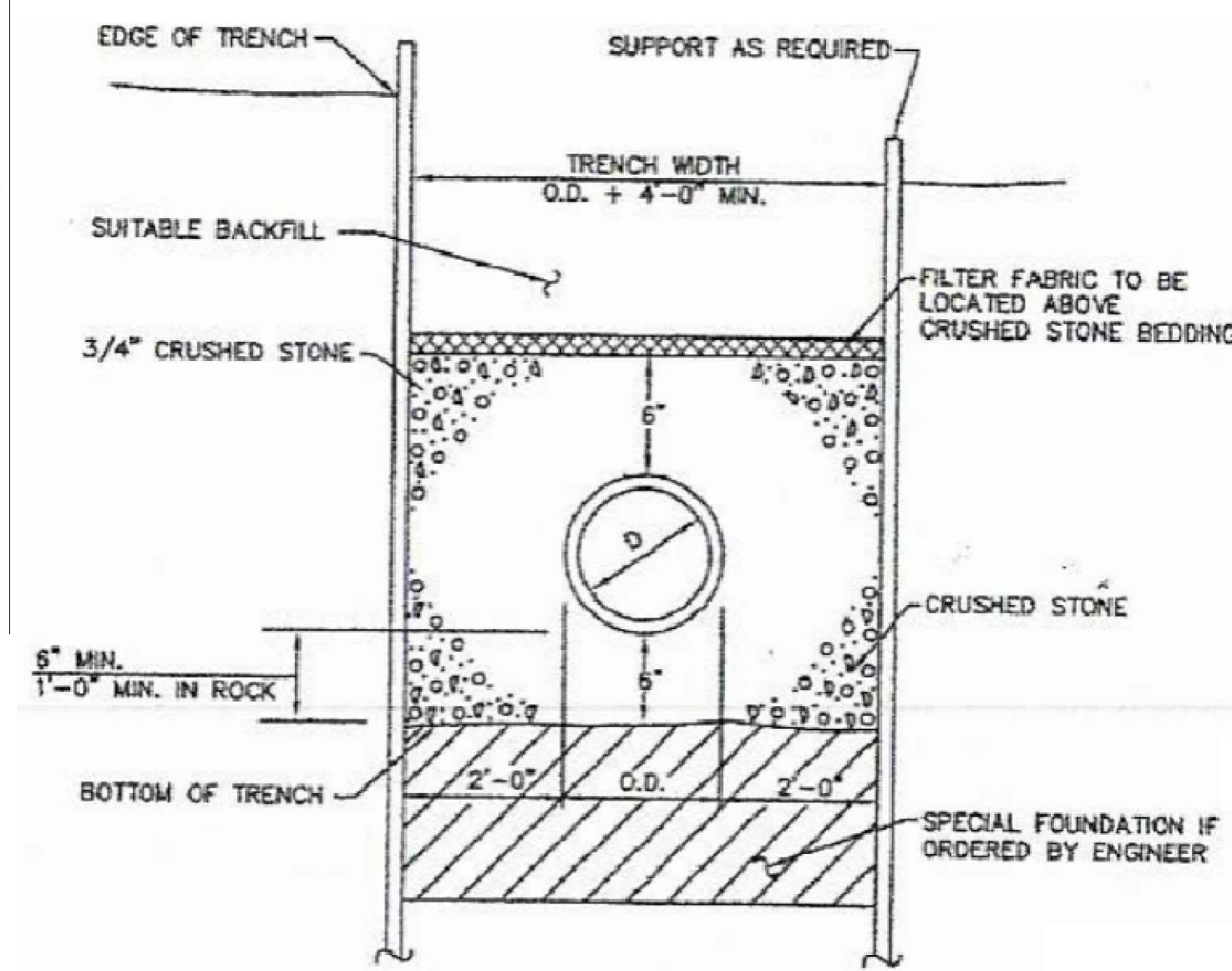
NOT TO SCALE



**DROP (GRAVITY) MANHOLE DETAIL**  
N.T.S.



**SANITARY MANHOLE**  
N.T.S.



**TYPICAL SANITARY SEWER TRENCH SECTION**  
N.T.S.

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.

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**PROPERTY OWNER/APPLICANT:**

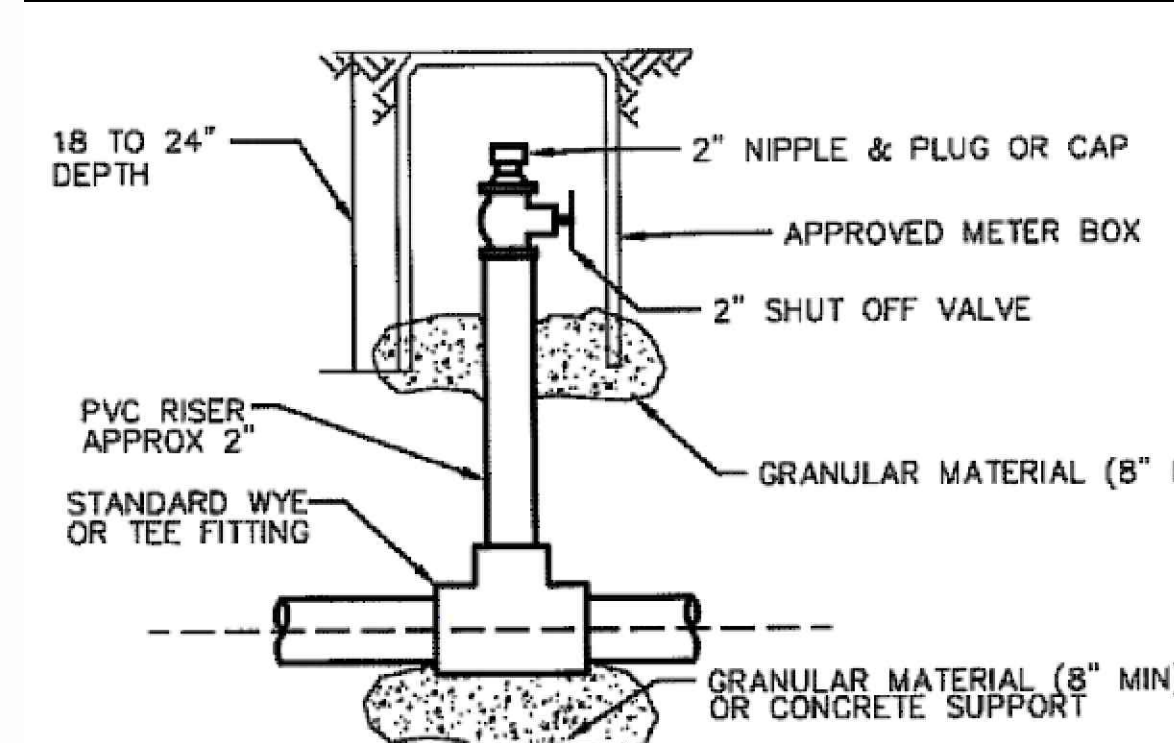
Lakewood Estates, LLC  
244 Middletown Ave  
East Hampton, CT 06424

Approved by the East Hampton Inland Wetlands & Watercourse Agency

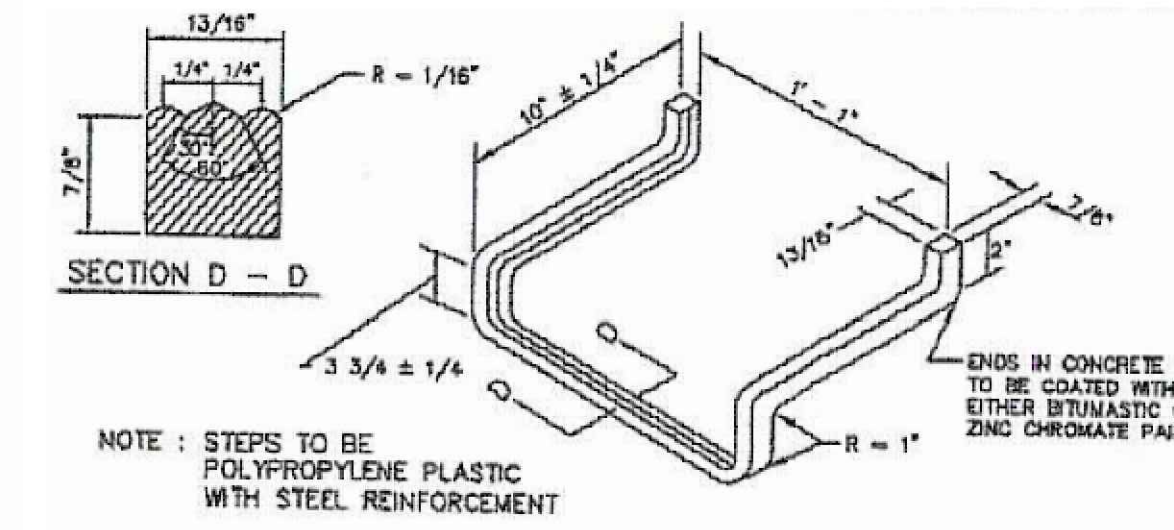
Final Approval \_\_\_\_\_ Chairman

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

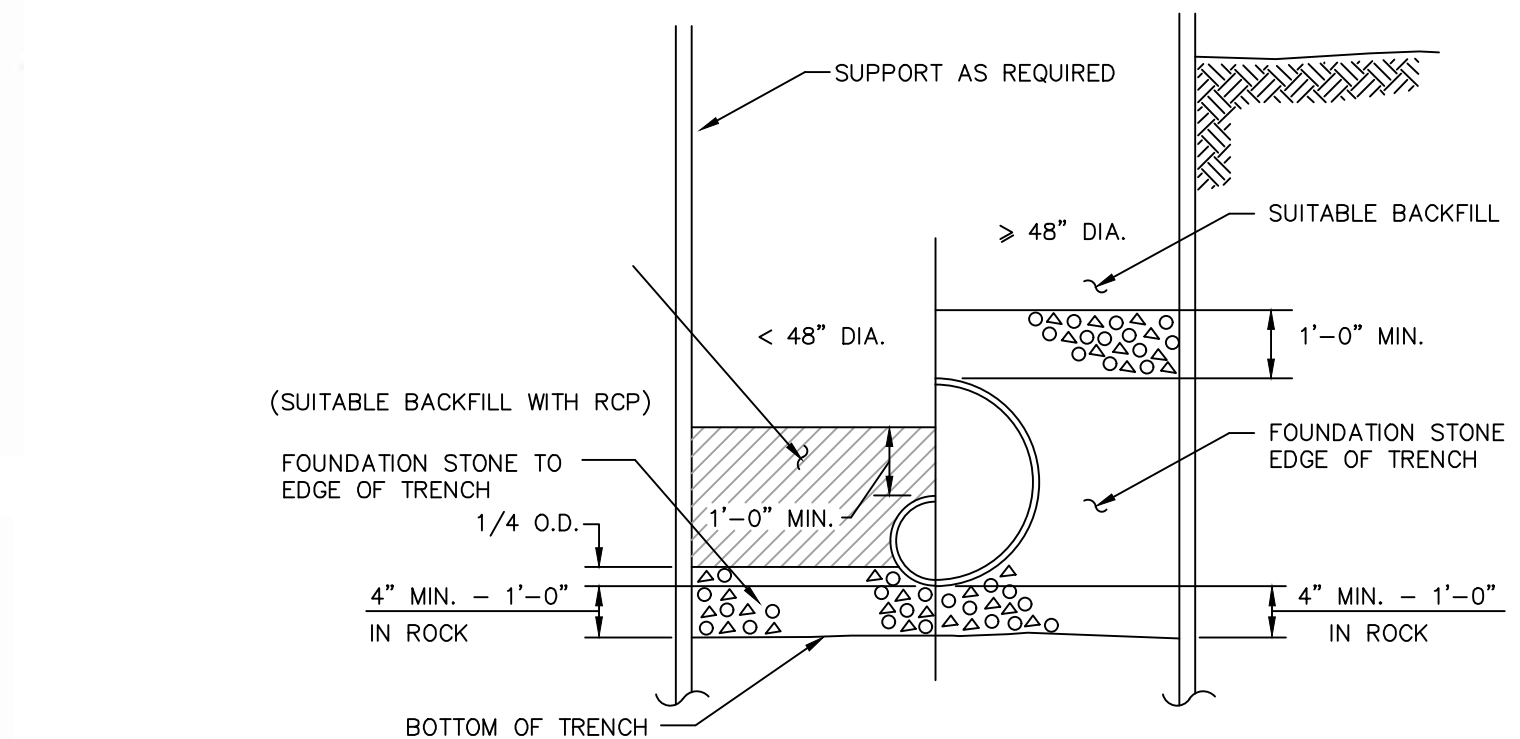
Expiration Date: \_\_\_\_\_



**CLEAN-OUT DETAIL**  
N.T.S.



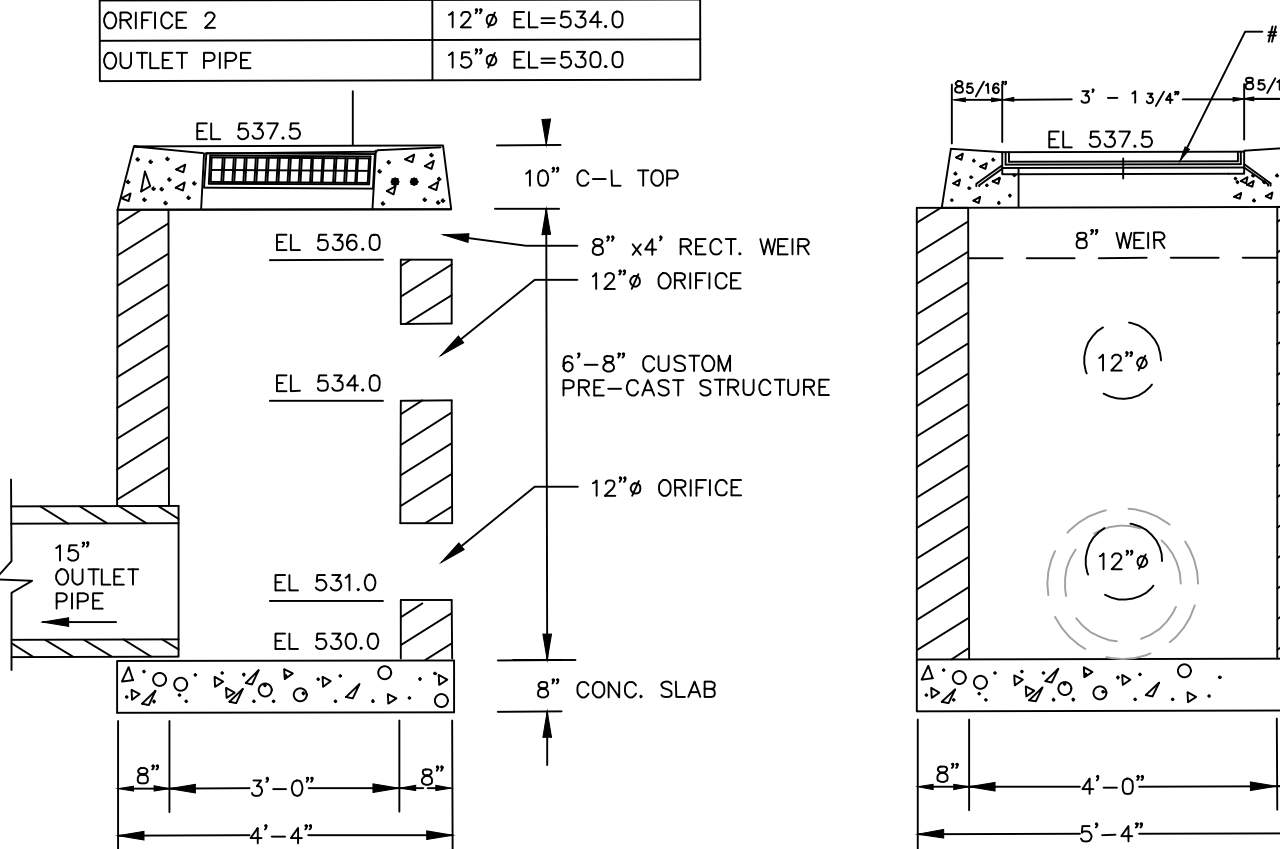
**STANDARD MANHOLE STEP**  
N.T.S.



**TYPICAL STORM SEWER TRENCH SECTION**  
N.T.S.

SPILLWAY ELEVATION	10' WIDE @ 538.25
TOP OF FRAME ELEVATION	537.50
8"x4" RECT. WEIR	536.00
ORIFICE 1	12" @ EL=531.0
ORIFICE 2	12" @ EL=534.0
OUTLET PIPE	15" @ EL=530.0

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

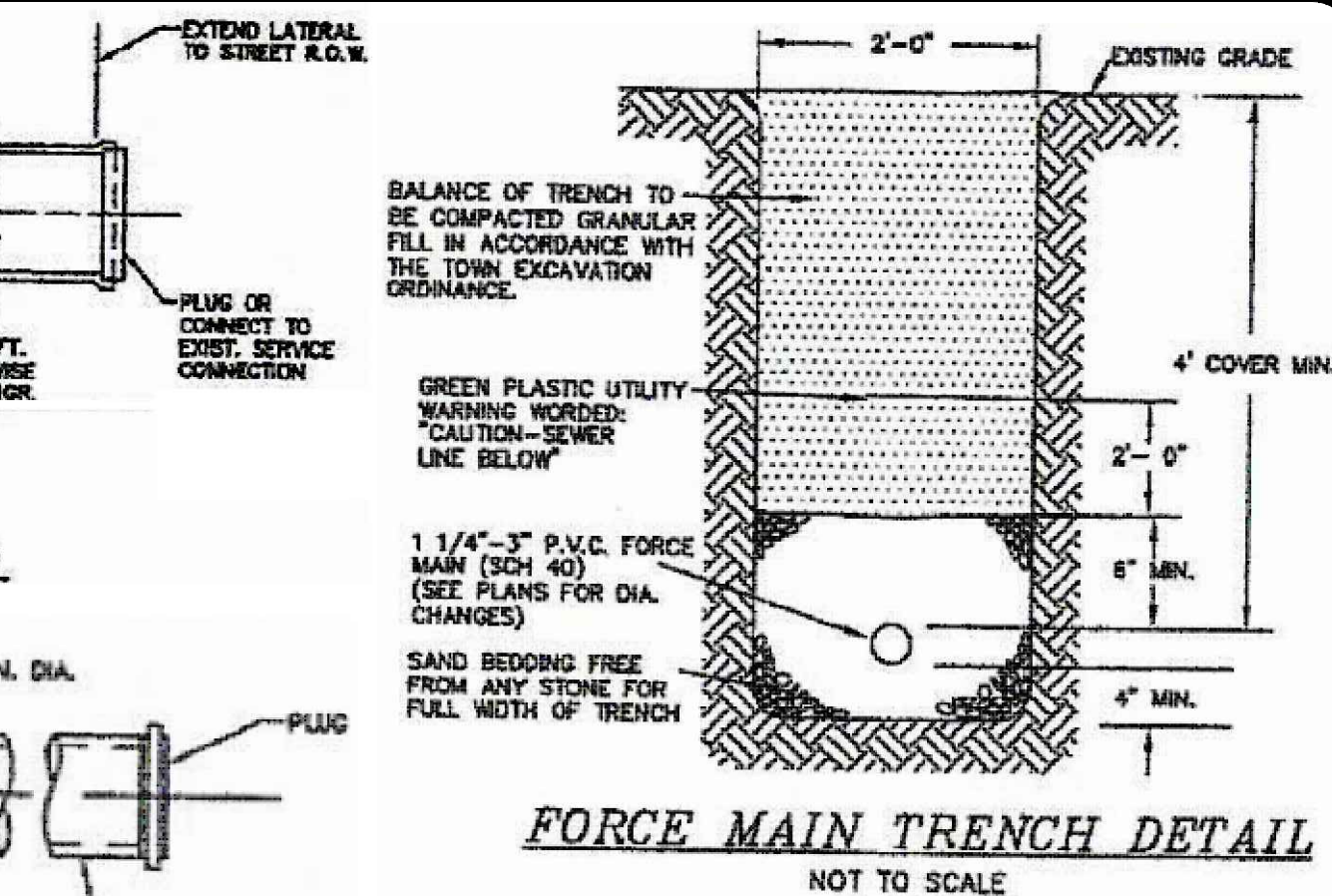


SIDE VIEW

FRONT VIEW

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

#	DATE	DESCRIPTION
2	5/13/24	Revisions to get 40% open space for entire parcel
1	4/25/24	Add wetlands and WPCA additional information

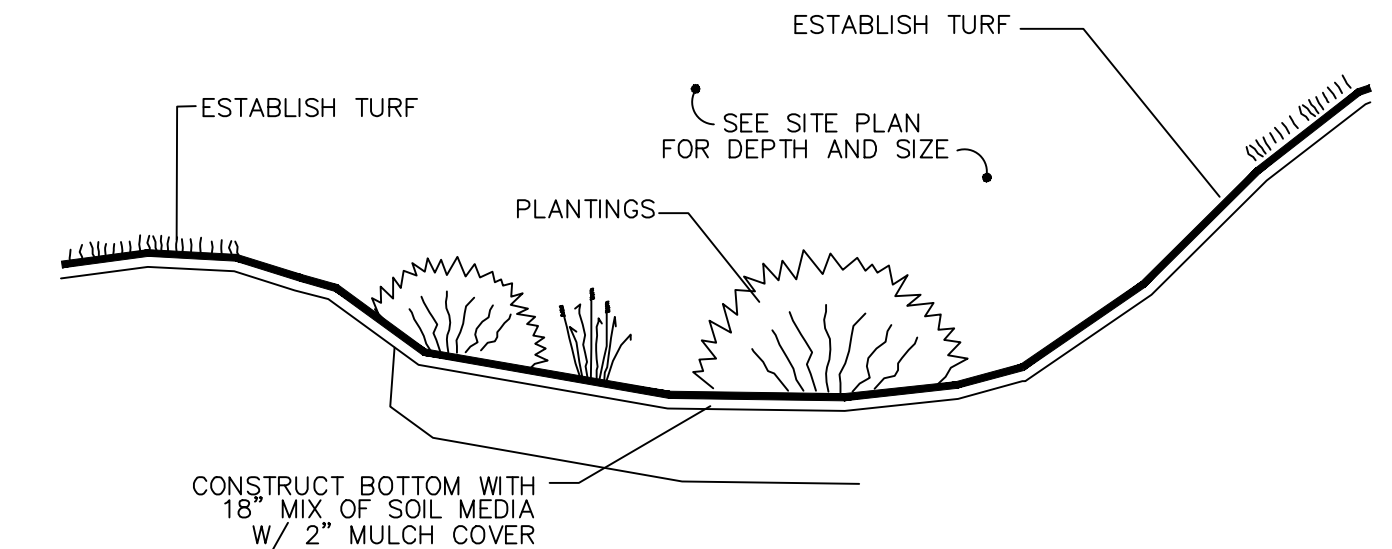


**FORCE MAIN TRENCH DETAIL**  
NOT TO SCALE

**Rain Garden Plant Schedule**

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

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



**RAINGARDEN/ BIORETENTION AREA**  
N.T.S.

**Rain Garden Notes:**

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

**DETAIL SHEET**

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-2

