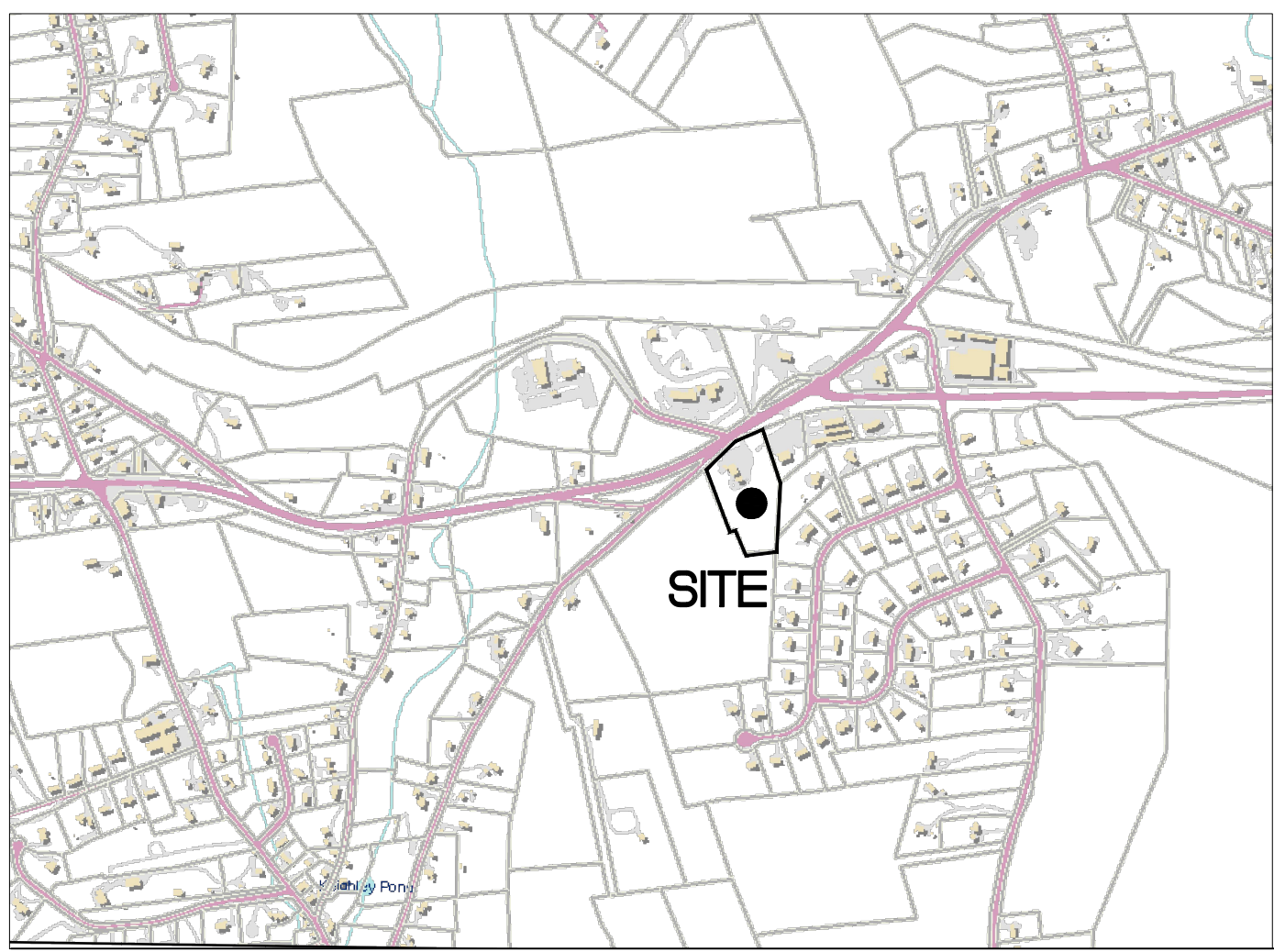


# GLOBAL SELF STORAGE

## 265 WEST HIGH STREET EAST HAMPTON, CONNECTICUT

### INLAND WETLANDS AND PLANNING & ZONING APPLICATION



#### VICINITY MAP

SCALE: 1"=1000'



#### OVERALL SITE PLAN

SCALE: 1"=60'

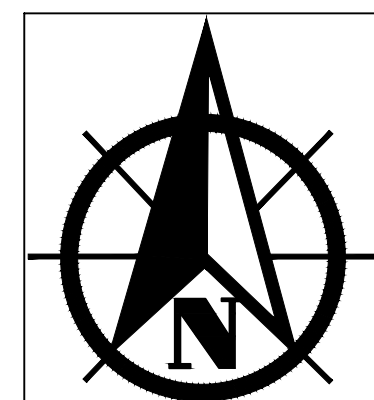
#### PROPERTY OWNER/APPLICANT:

Global Self Storage LLC  
244 Middletown Ave  
East Hampton, CT 06424

#### Soil Scientist:

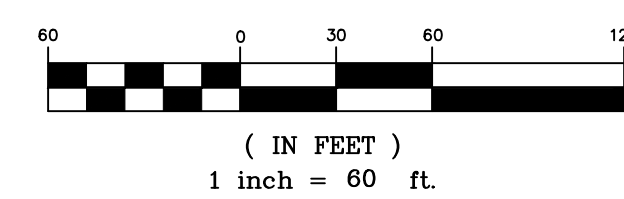
James Sipperly, Certified Soil Scientist  
401 Salem Turnpike, Bozrah CT 06334  
Phone: 860-334-7073

#### Surveyor:



**CT LAND SURVEYING, LLC**  
SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING  
CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JS0N12@YAHOO.COM

#### GRAPHIC SCALE



#### Project Narrative

This project proposes to redevelop the former Sport Complex use into a self storage facility. There will be minor changes to the exterior of the site. These include the installation of a loading door along the eastern building wall, the installation of loading doors along the western building wall, the construction of a new drive and parking lot for the new western wall loading docks, the construction of a proposed retaining wall along the property's frontage and lastly off site improvements which include the installation of 6" bit curb for a portion of Long Hill and the construction of a stone lined drainage swale replacing the existing roadside swale. The swale will be within the Town of East Hampton's ROW and is the only wetlands disturbance with this application. This proposed swale will be an improvement over the existing roadside swale which is narrow and has steep unprotected side slopes

#### INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	BOUNDARY AND TOPOGRAPHIC SURVEY
GU-1	SITE, GRADING, UTILITY, LANDSCAPING AND EROSION CONTROL PLAN
DN-1	DETAIL SHEET
DN-2	DETAIL SHEET

RECEIVED  
11.12.2021  
East Hampton  
Land Use Office

Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

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

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

Approved by the East Hampton Planning & Zoning Commission

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

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

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

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

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.

#### COVER SHEET

PROPOSED GLOBAL SELF STORAGE  
PROPERTY OF GLOBAL SELF STORAGE, LLC  
265 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT

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

DATE: 9/17/2021 SCALE: as shown SHT #: CV-1

#	DATE	DESCRIPTION
4	11/10/21	ADD ADDITIONAL WETLANDS TO PLANS
3	11/1/21	LANDSCAPING & DETAILS ADDED TO THE PLANS
2	10/17/21	REVISE SHEET INDEX TO INCLUDE DN-2
1	10/03/21	REMOVE WETLANDS FILLING & REDUCE BUFFER WORK
#	DATE	DESCRIPTION

REVISIONS

**SURVEY NOTES**

1. 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.
2. This Survey conforms to Class A-2.
3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
5. North Arrow is based on Map Reference # 1.
6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
7. This map is NOT VALID if altered or used by any party other than the CT LAND SURVEYING, LLC.
8. Property Lines Established According to Record Deeds as exist
9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
10. 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 determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
11. Elevations area based on NAVD 1988 DATUM.

**PROPERTY SUBJECT TO:**

1. DRAINAGE RIGHT OF WAY FROM JOHN H. PAONESSA AND BARBARA B. PAONESSA IN FAVOR OF THE STATE OF CONNECTICUT DATED 09-01-51 AND RECORDED 10-04-51 IN VOLUME 69 AT PAGE 563.
2. A MUTUAL DRIVEWAY EASEMENT TO USE IN COMMON WITH OTHERS & FOR THE SOLE PURPOSE OF INGRESS, EGRESS INSTALLING AND MAINTAINING UTILITIES, SANITARY AND SEWER LINES.
3. EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

**MAP REFERENCES**

1. RECORD MAP NO # VOL. 8, PAGE 377.
2. RECORD MAP NO # VOL. 11, PAGE 514.
3. RECORD MAP NO # VOL. 09, PAGE 414.
4. RECORD MAP NO # VOL. 83, PAGE 04.
5. RECORD MAP NO # VOL. 57, PAGE 06.
6. RECORD MAP NO # VOL. 50, PAGE 27.
7. RECORD MAP NO # VOL. 64, PAGE 24.
8. RECORD MAP NO # 8.
9. RECORD MAP NO # VOL. 34, PAGE 51.
10. RECORD MAP NO # VOL. 47, PAGE 42.
11. CT STATE HIGHWAY RIGHT OF WAY MAP FOR TOWN OF HAMPTON, CT MAP NO # 41-10 SHEETS 2 & 3 OF 3.

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

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

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

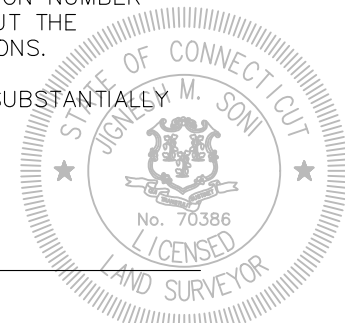
Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

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

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

*Jignesh M. Soni*

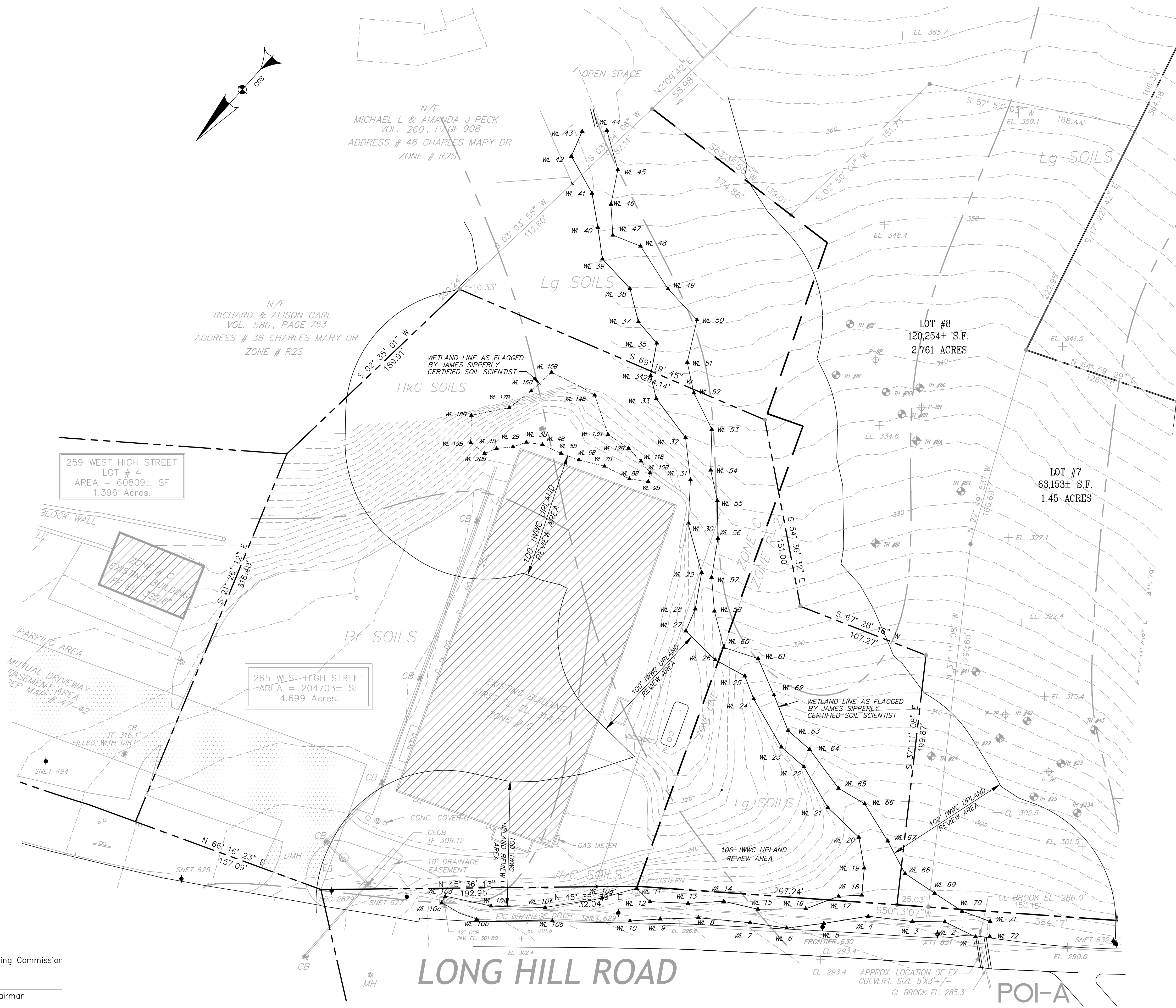
JIGNESH M. SONI, P.L.S. 70386



**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

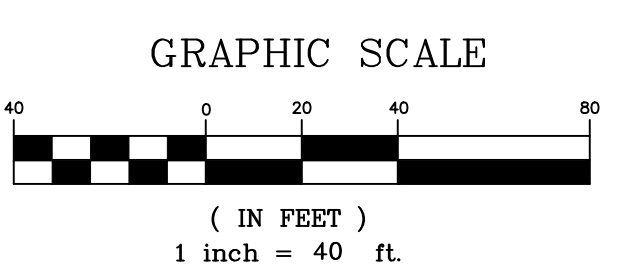


**LONG HILL ROAD**

**WETLAND CERTIFICATION:**

The inland wetlands and/or watercourses are accurately shown on this map as delineated on this site.

*J Sippl*  
James Sippl  
4-26-21  
Dated



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: \_\_\_\_\_

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PROPOSED GLOBAL SELF STORAGE  
PROPERTY OF GLOBAL SELF STORAGE, LLC  
265 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT**

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

DATE:	9/17/2021	SCALE:	1" = 40'	SHT #:	EX-1
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#	DATE	DESCRIPTION
1	11/10/21	ADD ADDITIONAL WETLANDS TO THE PLAN
		REVISIONS

**PLANTING NOTES:**

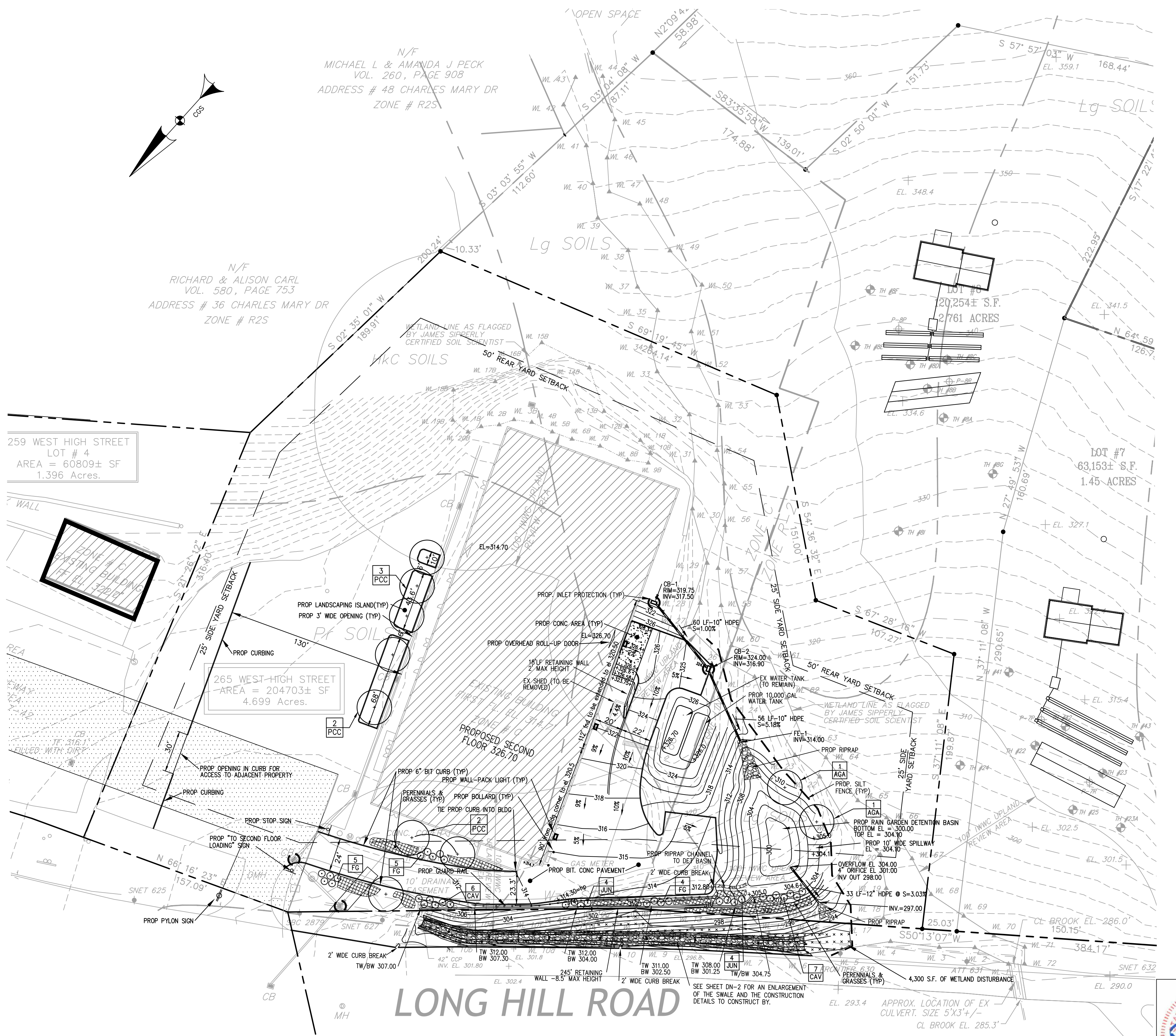
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENTS SHALL BE MADE IF THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIGOR AND HEALTH. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET LL-3 FOR PLANTING DETAILS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAIL OR SPECIFICATIONS. REPLANT SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:  
1 PART PEAT MOSS  
3 PARTS TOPSOIL  
MYCORRHIZA INOCULANT - "TRANSPANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.  
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:  
1 PART PEAT MOSS  
1 PART MANURE (WEED FREE)  
3 PARTS TOPSOIL  
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)  
MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- SEEDING MIXTURES:  
A. LAWN SEEDING MIXTURE  
15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)  
15% PERENNIAL RYEGRASS (LOLIUM PERENNE)  
30% CREEPING RED FESCUE (FESTUCA RUBRA "SHADEMASTER II")  
25% CHEWINGS FESCUE (FESTUCA RUBRA "JAMESTOWN II")  
15% HARD FESCUE (FESTUCA OVINA "RELIANT II")  
SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING)  
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.  
B. NO-MOW / LOW MAINTENANCE SEEDING MIXTURE - BLEND OF 3 TO 5 CREEPING RED FESCUES  
SEEDING RATES: 4-5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING)  
SEEDING DATES: SEPTEMBER 1 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. ALL AREAS CALLED OUT AS NO-MOW OR LOW MAINTENANCE SEEDING MIXTURE ON THE LANDSCAPE PLAN SHALL BE SEEDING MIXTURE INDICATED.  
C. STEEP SLOPES (>3:1) SEED MIX: "LOW-GROWING WILDFLOWER & GRASS MIX" ERNMX #156 BY ERNST SEEDS, INC. MERGER PIKE, MEADVILLE, PA 16335; www.ernstseeds.com; 800-873-3321 OR APPROVED EQUIVALENT.  
D. WET BASIN SEED MIX: "NEW ENGLAND WET MIX" BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. APPLY AT A RATE OF 18 LBS. PER ACRE (1 LB/2,500 SF).
- ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEEDING MIXTURE.

**PLANT LIST:**

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	PLANTING SIZE	SIZE	COMMENTS
AGA	2	AMELANCHIER x G.	AUTUMN BRILLIANCE SERVICEBERRY	B&B	8-10' ht.	25' ht.	Clump Form
PCC	7	PYRUS CALLER.	CLEVELAND SELECT (CHANTICLEER) PEAR	B&B	2.5-3' cal.	30' ht.	Matched Form
CAV	13	CLETHRA ALNIFOLIA	VANILLA SPICE SUMMERSWEET	CONT.#5	3-4' ht	5-6' ht.	
JPN	10	JUNIPERUS PROCUMBENS	JAPANESE GARDEN JUNIPER	CONT.#3	12" ht.		
FG	14	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.#5	1-2' ht.	3-4' ht.	

**GRADING AND UTILITY NOTES:**

- THE PROPERTY IS LOCATED IN THE ZONE X FLOOD PLAIN AS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAIN AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP PANEL 141 OF 450, MAP NUMBER 080700141G, EFFECTIVE DATE AUGUST 28, 2008.
- THE MAINTENANCE OF THE RAIN GARDEN WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



**SITE, GRADING, UTILITY, LANDSCAPING AND EROSION CONTROL PLAN**  
**PROPOSED GLOBAL SELF STORAGE**  
**PROPERTY OF GLOBAL SELF STORAGE, LLC**  
**265 WEST HIGH STREET**  
**EAST HAMPTON, CONNECTICUT**

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

DATE: 9/17/2021 SCALE: 1" = 40' SHT #: SP-1

Approved by the East Hampton Planning & Zoning Commission

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

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

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

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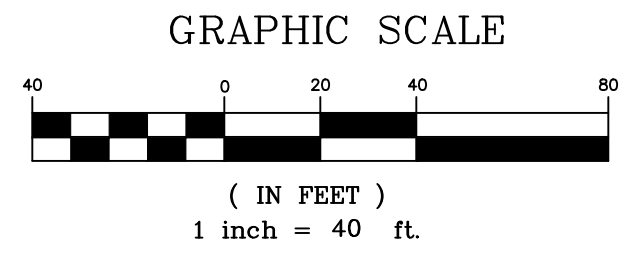
Final Approval \_\_\_\_\_ Chairman

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

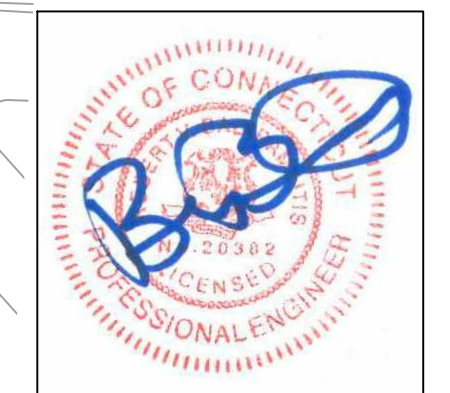
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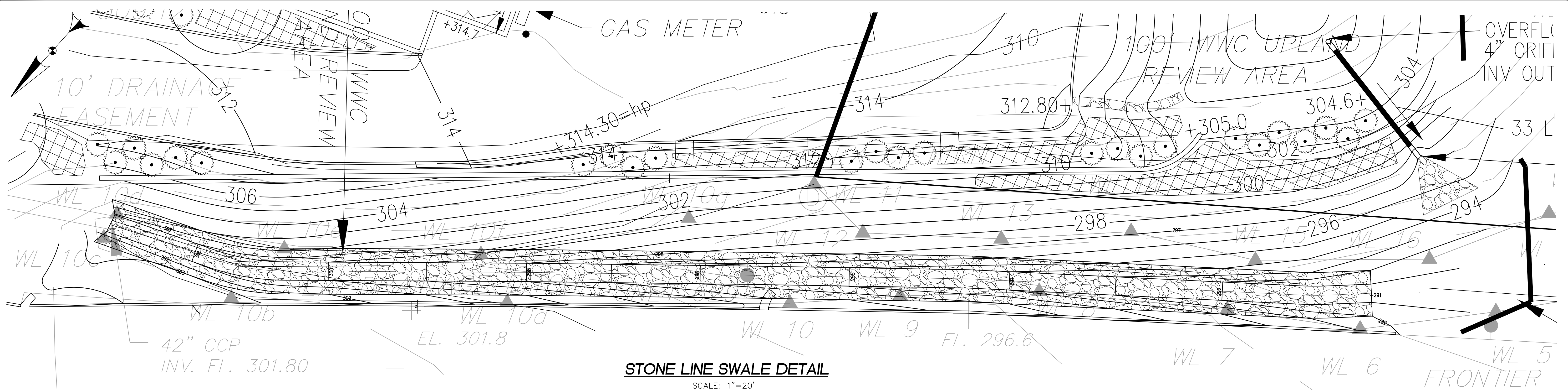
**LEGEND**

- PROPOSED
- PROPOSED CONTOURS
- PROPOSED RIP RAP
- PROPOSED STORM PIPE

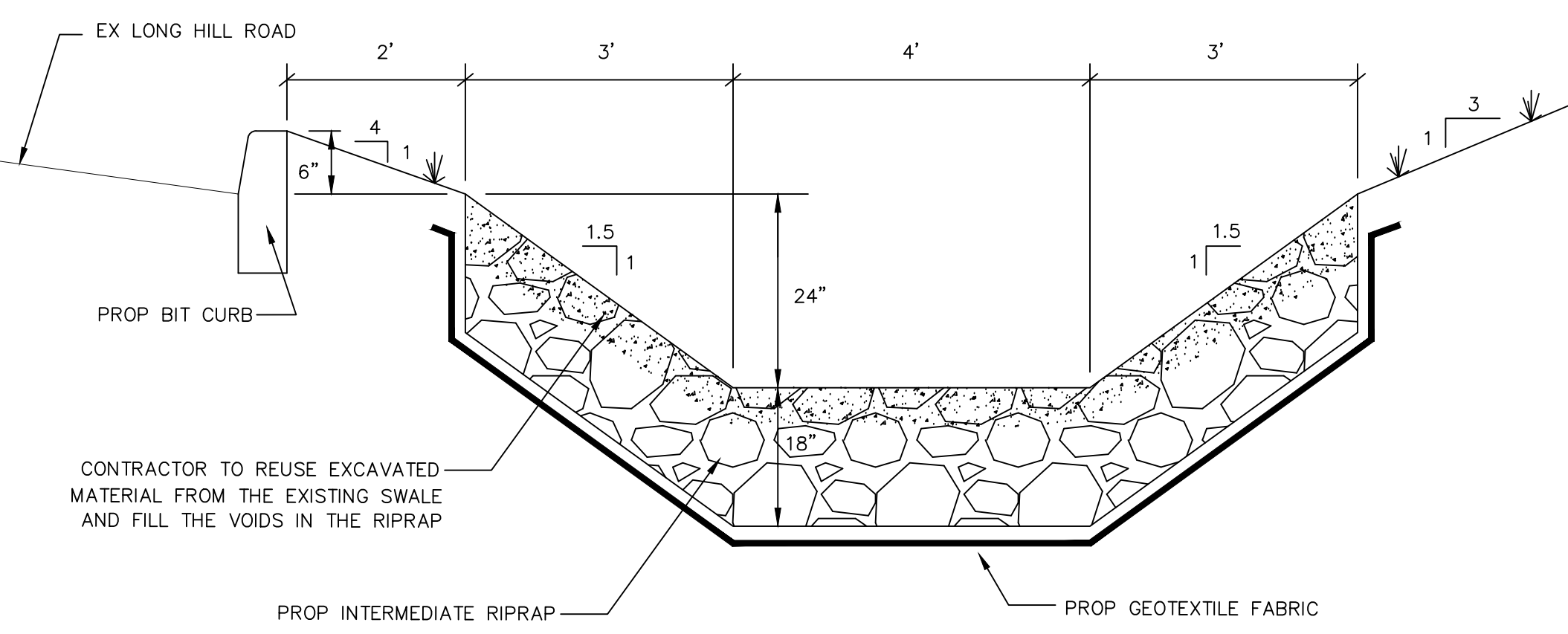


#	DATE	DESCRIPTION
4	11/10/21	ADD ADDITIONAL WETLANDS TO PLANS
3	11/1/21	LANDSCAPING & DETAILS ADDED TO THE PLANS
2	10/17/21	INSTALL STONE LINED SWALE & BASIN OUTLET PIPE
1	10/03/21	REMOVE WETLANDS FILLING & REDUCE BUFFER WORK
#	DATE	DESCRIPTION





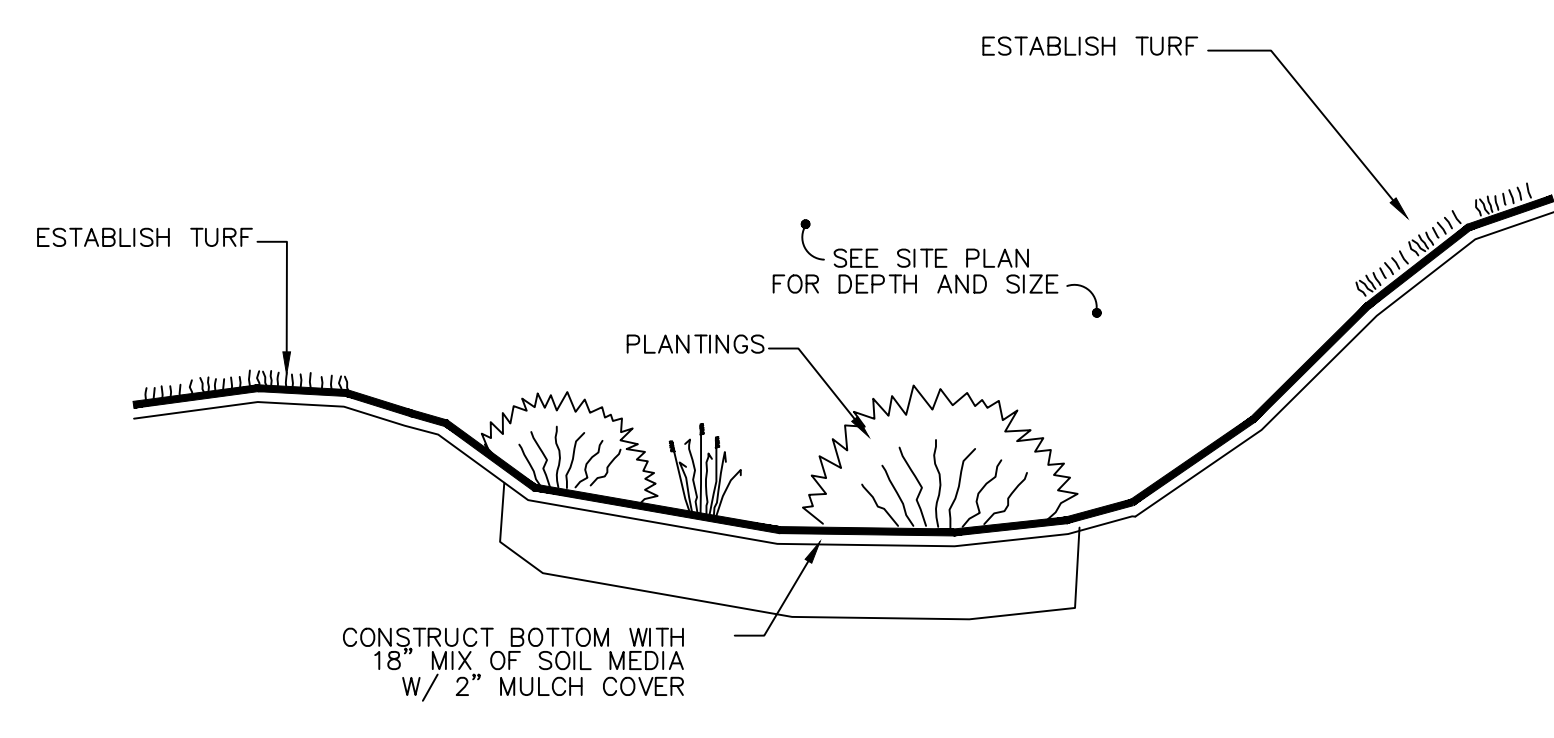
**STONE LINE SWALE DETAIL**  
SCALE: 1"=20'



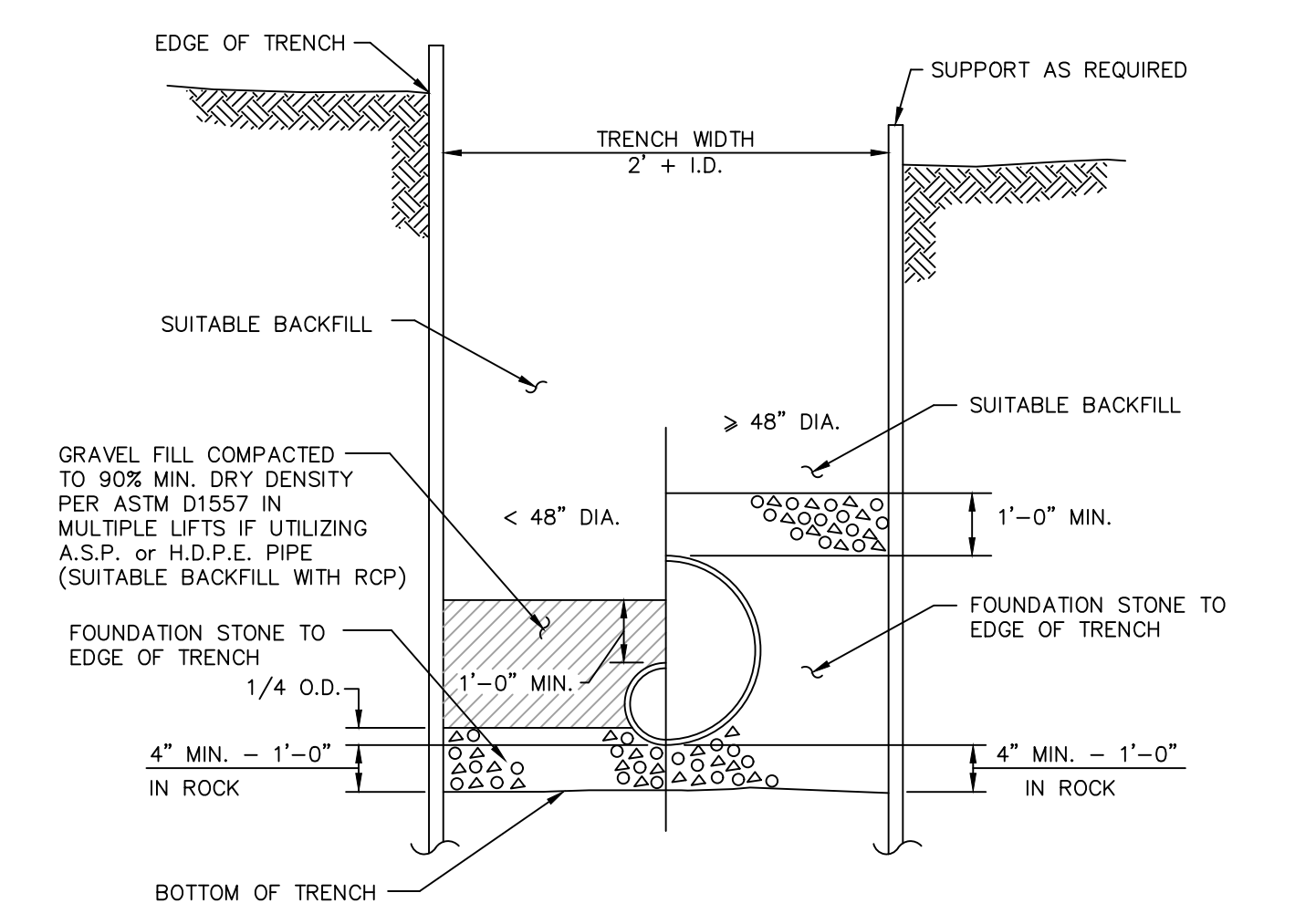
**STONE LINED SWALE SECTION**  
N.T.S.

**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 GROUND COVER, 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 GROUND COVER 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.



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

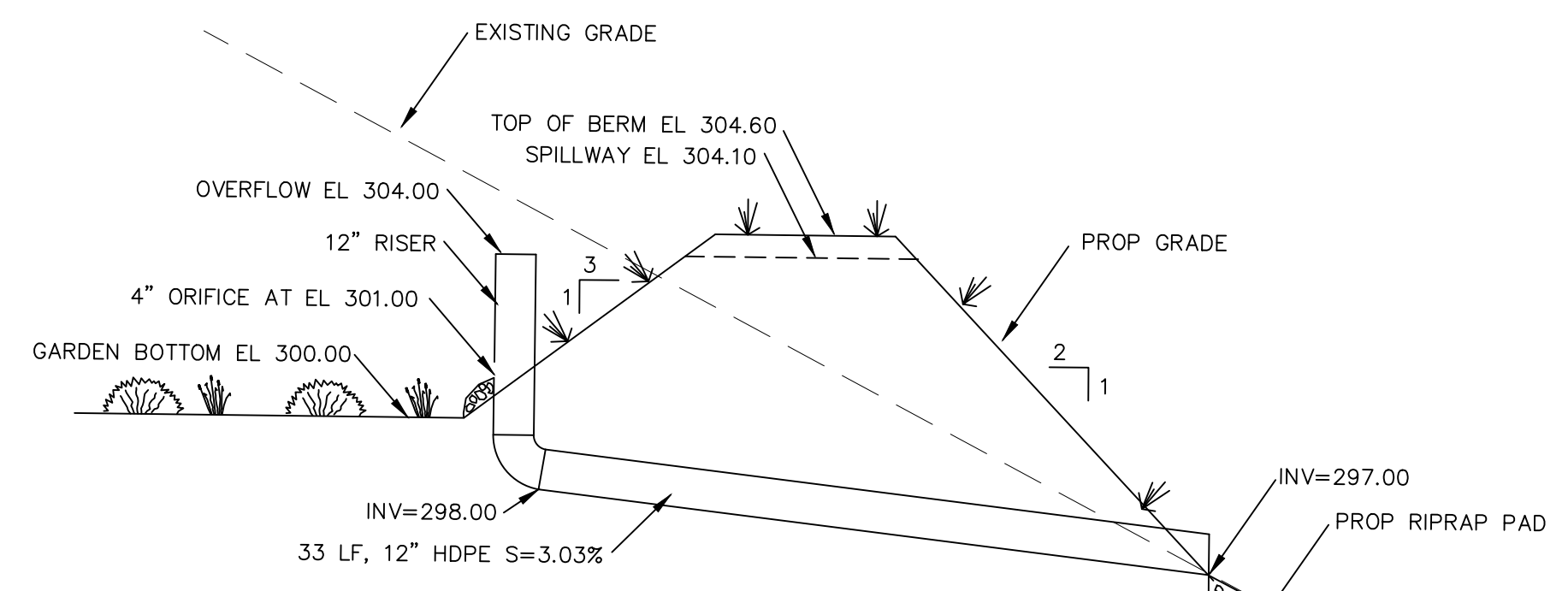


**TYPICAL STORM SEWER TRENCH SECTION**  
N.T.S.

**Rain Garden Plant Schedule**

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	
<b>*HERBACEOUS PERENNIALS:</b>				
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 NOVEBORACENSIS	NY IRONWEED	QUART POT		
OSMUNDA CINNAMOMEA	CINNAMON FERN	GAL. POT		
ASTILBE SPP.	ASTILBE	QUART POT		
ASTER NOVAEBELGII	NEW YORK ASTER	QUART POT		
LIATRIS SPICATA	SPIKED GAYFEATHER	QUART POT		
<b>SHRUBS:</b>				
VIBURNUM 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		

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



**DETENTION OUTLET SECTION**  
N.T.S.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

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

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

Approved by the East Hampton Planning & Zoning Commission

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

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#	DATE	DESCRIPTION
1	11/1/21	LANDSCAPING & DETAILS ADDED TO THE PLANS
REVISIONS		

**DETAIL SHEET**

**PROPOSED GLOBAL SELF STORAGE**  
PROPERTY OF GLOBAL SELF STORAGE, LLC  
265 WEST HIGH STREET  
EAST HAMPTON, CONNECTICUT

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

DATE: 10/17/2021	SCALE: AS SHOWN	SHT #: DN-2
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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
	<b>Total</b>	<b>45</b>	<b>1.00</b>
2 <sup>2</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaking, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Sarotoga, Lincoln)	20	.45
	<b>Total</b>	<b>42</b>	<b>.95</b>
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 (Sarotoga, Lincoln)	20	.45
	<b>Total</b>	<b>48</b>	<b>1.10</b>
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
	<b>Total</b>	<b>30</b>	<b>.70</b>
5 <sup>5</sup>	White Clover	10	.25
	Perennial Ryegrass	2	.05
		<b>Total</b>	<b>12</b>
6 <sup>5</sup>	Creeping Red Fescue	10	.50
	Redtop (streaker, Common)	2	.05
	Perennial Ryegrass	20	.50
	<b>Total</b>	<b>42</b>	<b>1.05</b>
7 <sup>5</sup>	Smooth Bromegrass (Sarotoga, Lincoln)	15	.35
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	10	.25
	<b>Total</b>	<b>30</b>	<b>.70</b>
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
	<b>Total</b>	<b>23</b>	<b>.57</b>
9 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chemung, Penngift) with inoculant <sup>1</sup> (or Flatpea (Lathco) with inoculant <sup>1</sup> )	30	(.75)
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Sarotoga, Lincoln)	15	.35
	<b>Total</b>	<b>42 (or 57)</b>	<b>1.00 (or 1.40)</b>
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
	<b>Total</b>	<b>37 (or 52)</b>	<b>.85 (or 1.25)</b>
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)	20	.45
	<b>Total</b>	<b>43</b>	<b>1.00</b>
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
	<b>Total</b>	<b>45</b>	<b>1.05</b>
13-15	Not used		
16 <sup>5</sup>	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
		<b>Total</b>	<b>50</b>
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
	<b>Total</b>	<b>100</b>	<b>2.3</b>
21 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	Total	<b>1.35</b>
	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Tall Fescue (Kentucky 31)	20	.45
	<b>Total</b>	<b>60</b>	<b>1.35</b>
23 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
		<b>Total</b>	<b>45</b>
24-28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jaguar) or Perennial Ryegrass (Future 2000 <sup>3</sup> 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 =  $\frac{70 \times 80}{100} = 56\%$  or  $\frac{56}{100} = 56\%$   
 10 lbs PLS/acre = 17.9 lbs/acre of bagged seed  
 56%  
 3 DOT All purpose mix  
 4 Wild flower mix containing New England Aster, Baby's Breath, Black Eye Susan, Catchfly, Dwarf Columbine, Purple Coneflower, Lance-leaved Coreopsis, Cornflower, Ox-eye Daisy, Dame's Rocket, Scarlet Flax, Foxglove, Gayfletcher, 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
DRAINAGE DITCH AND CHANNEL BANKS		
A) Well or excessively drained soils <sup>2</sup>	1,2,3 or 4	9,10,11,12
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
DIVERSIONS		
A) Well or excessively drained soils <sup>2</sup>	2,3 or 4	9,10,11
B) Somewhat poorly drained soils <sup>2</sup>	2	
C) Variable drainage soils <sup>2</sup>	2	
GULLED AND ERODED AREAS		
SOD WATERWAYS AND SPILLWAYS	1,2,3,4,6,7, or 8	1,2,3,4,6,7, or 8
SUNNY RECREATION AREAS (Picnic areas and playgrounds or driving and archery ranges, nature trails)		
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 29	

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

Species <sup>4</sup>	Seeding Rates (pounds/acre)	Optimum Seed Depth (Inches)	Optimum Seeding Dates <sup>3</sup>											Plant Characteristics			
			3/1	4/1	5/1	6/1	7/1	8/1	9/1	10/1	11/1	12/1	1/1		2/1		
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 eye 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 obtained a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.

### WETLANDS APPLICATION DATA

- This project involves the re-development of a 4.699 acre parcel with an existing indoor sports facility. The proposed redevelopment includes changing the use to an indoor self storage facility as well as some exterior improvements. The applicant proposed to provide a second story drive-in roll-up door and a recessed loading dock. Additionally, the applicant has been in contact with the East Hampton Public Works department and proposes to replace the existing roadside swale along Long Hill Road with a new stone lined drainage swale. The installation of this new drainage swale requires approx. 4,300 s.f. of wetlands disturbance. total redevelopment requires disturbance of approx. 39,000 s.f. of the 100' upland review area.
- The wetlands were delineated by James Sippery Certified Soil Scientist on November 14, 2020.
- The on-site regulated areas to be protected by the use of erosion control measures during construction and the finished surfaces such as grass and pavement.

### EROSION CONTROL INTENT

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

- 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 HAY 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 total Construction time for all improvements shall be 6-12 months.
- All erosion control measures shall be in place and inspected prior to start of Construction.
- Contractor shall install the proposed detention basin which shall be used as a temp sedimentation basin as needed.
- Contractor to construct the proposed stone lined drainage roadside swale.
- Next, the contractor shall do the building foundation vertical extensions to allow for filling to happen.
- Contractor shall do all rough grading, install retaining walls and install drainage network.
- All concrete, curbing and pavement shall be installed.
- Lastly, the contractor shall perform all finished grading, install topsoil, seed, mulch and final landscaping.
- All erosion control measures will remain in place until final signout from the Town E&S inspector.

Approved by the East Hampton Planning & Zoning Commission

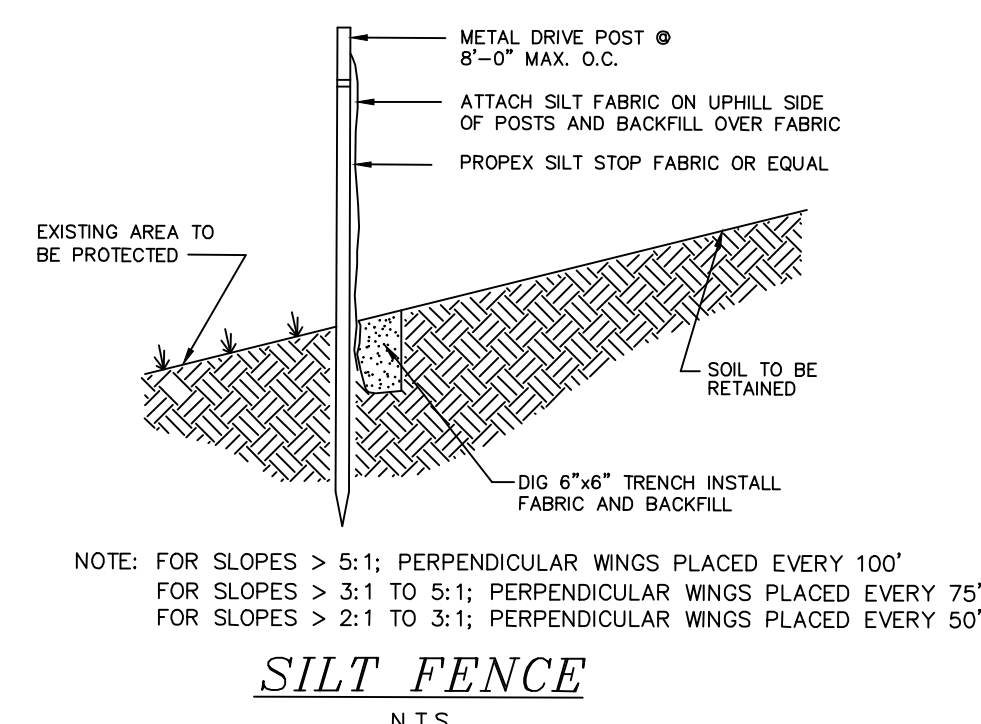
Final Approval \_\_\_\_\_ Chairman

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

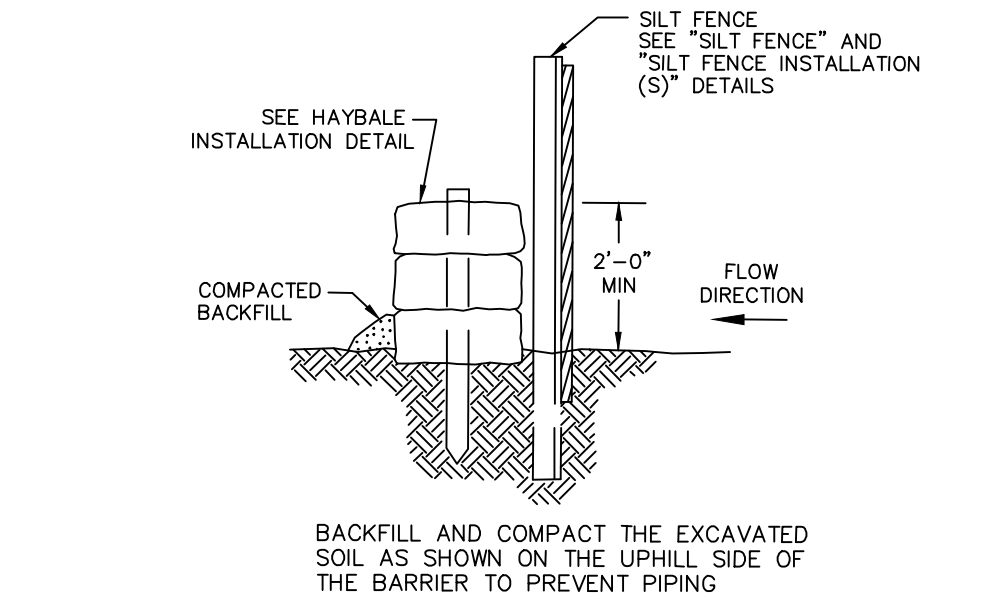
Expiration Date: \_\_\_\_\_

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.

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 Commissioner.



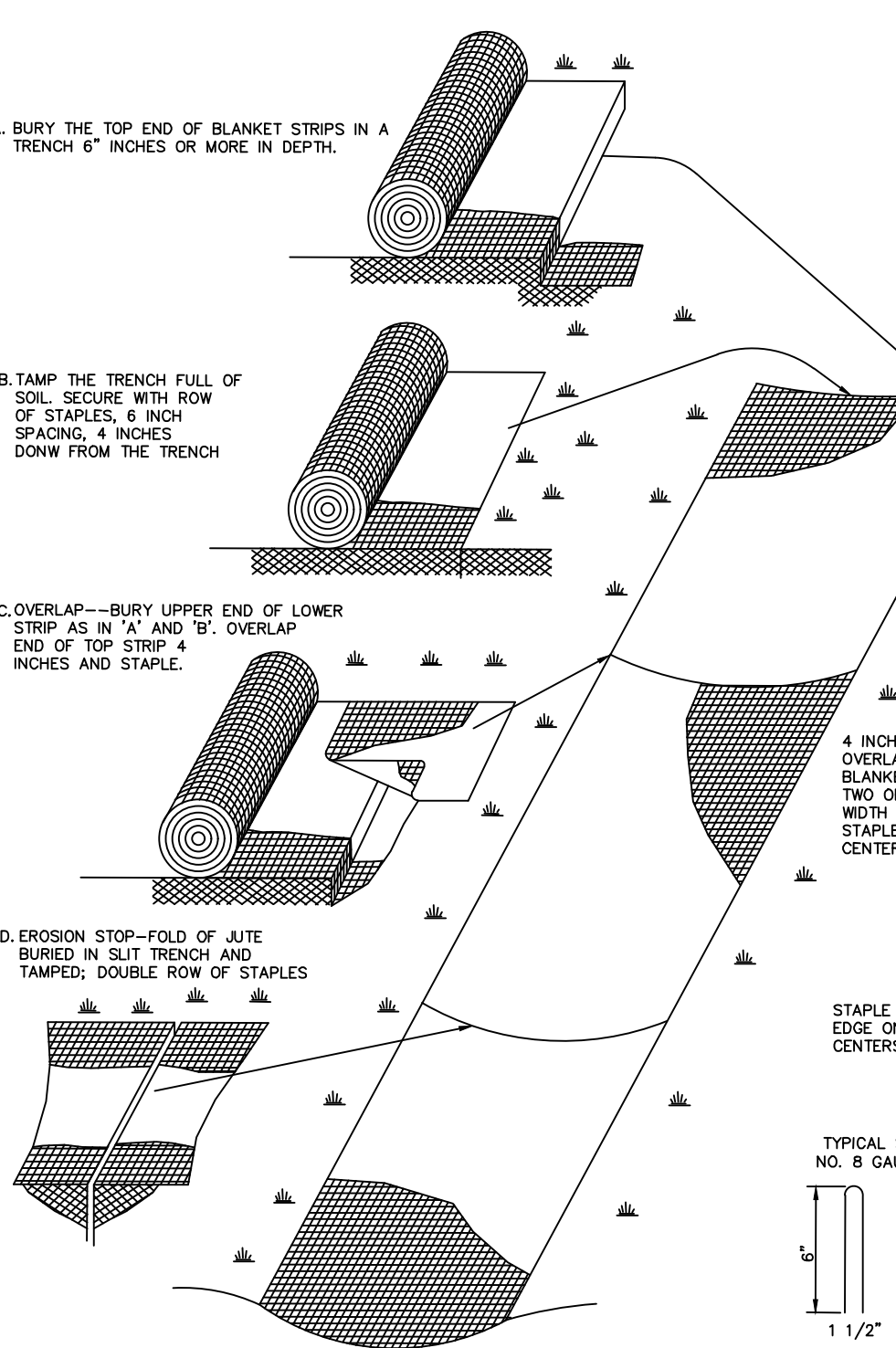
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N.T.S.

### SEDIMENTATION CONTROL BARRIER WITH HAY BALE BARRIER

N.T.S.



N.T.S.

### EROSION CONTROL BARRIER INSTALLATION DETAIL

N.T.S.

**Installation Instructions**  
**WST LED 2016 Premium Back Box** 5 year limited warranty

**DELIVERY:** Upon receipt of fixture and accessories (packed separately), thoroughly inspect for any freight damage. All damage should be reported to the delivery carrier. Compare the catalog description listed on the packing slip with the fixture label on the inside of the housing to be sure you have received the correct merchandise.

This device complies with Part 15 of the FCC rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

**CAUTION:** APPLY A CONTINUOUS BEAD OF WEATHER-PROOF CAULKING BETWEEN MOUNTING PLATE AND WALL TO ENSURE WEATHER-TIGHT INTEGRITY OF ELECTRICAL COMPONENTS.  
 Tools required: 3/16" allen wrench, level, 1/4" roll punch tool

**Premium Backbox (PBBW) option/accessory only**  
 Included in carton:  
 Backbox plate - installed  
 Orange rope gasket - installed  
 (8) 8-32 x 3/8" screws - installed  
 (1) NPT plug per NPT entry (minimum of 1, maximum of 3) - installed finger-tight  
 Wall mount plate with integral support rod - installed

**Remote EM options**  
 Everything included with PBBW option.  
 Remote battery enclosure with metal flex conduit harness - wired in, but conduit fitting should not be snapped in place. 1/4" nut driver; Recommended, but not required: 1/4" roll punch tool for cast-in knockout.

**WARNING:** WST premium backbox is intended for wet location only. Not IP rated or designed for hose-down applications. Apply continuous bead of weather-proof caulking between PBBW and wall if using the back cast knock-out entry. All remote EM options use the back entry.  
 Remove backbox plate by backing out (8) pre-installed 8-32 x 3/8" screws. \* Important to keep orange rope-gasket within PBBW gasket channel when removing plate. If gasket becomes dislodged: firmly press back into channel while being careful to avoid stretching gasket out.  
 Do not discard screws as they will be used to reinstall plate when backbox is installed on the wall and wiring is complete.

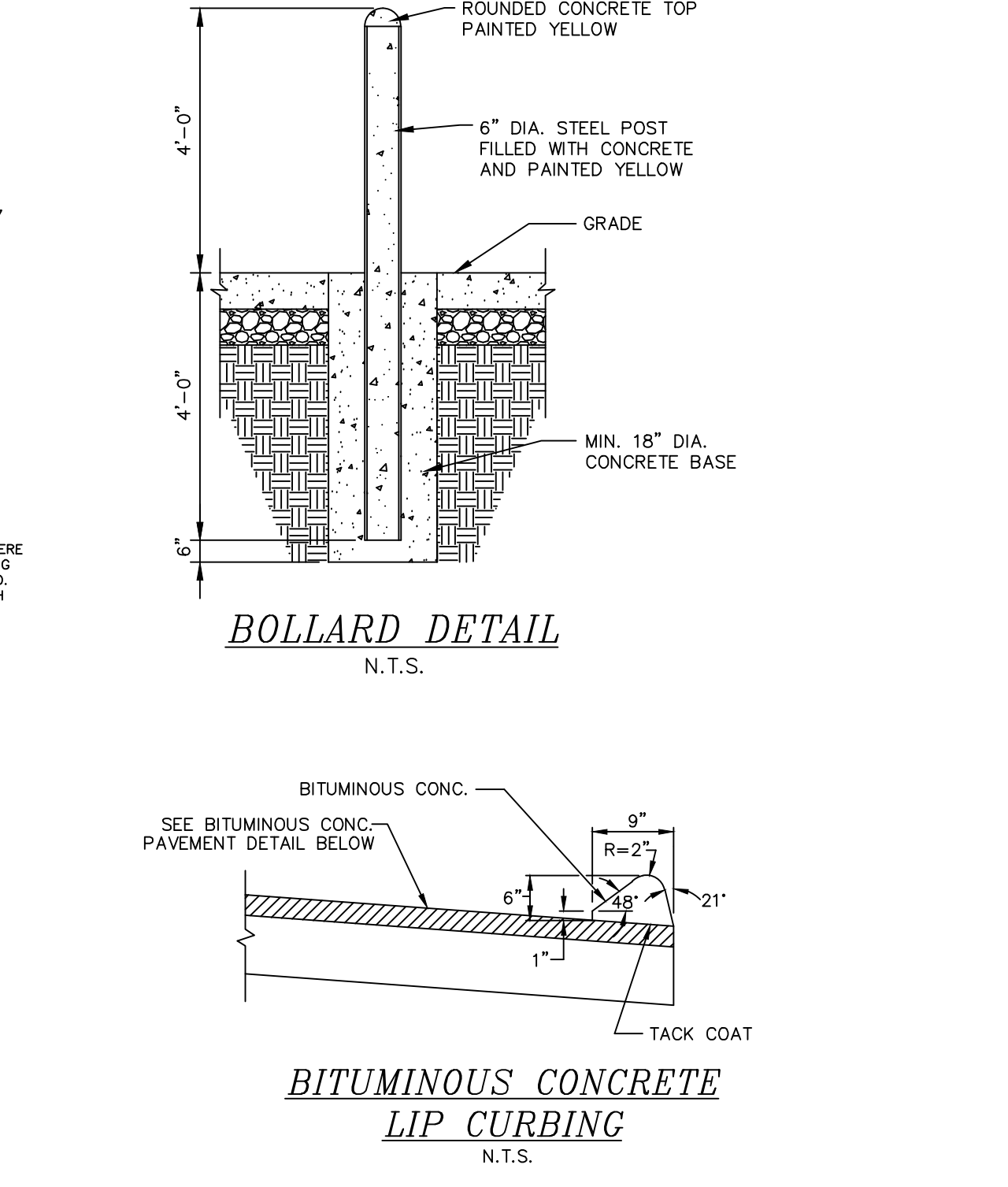
FIGURE 1: Plate being removed from PBBW (GR-2477)

Cast knock-out is located on all PBBWs for rear entry wiring.  
 For remote EM options, the knock-out will already have been removed as remote battery wiring required back entry.  
 When ordering as option or accessory, customer will need to remove knock-out.  
 Top 1/4" NPT entry is located on all PBBWs for top entry wiring.

\* NPT side entries are only included if the customer has specified them when ordering the fixture (LCE or RCE).

**LITHONIA LIGHTING**  
 One Lithonia Way, Cary, NC 27513  
 Phone: 800-279-6241 Fax: 770-918-1209  
 www.lithonia.com

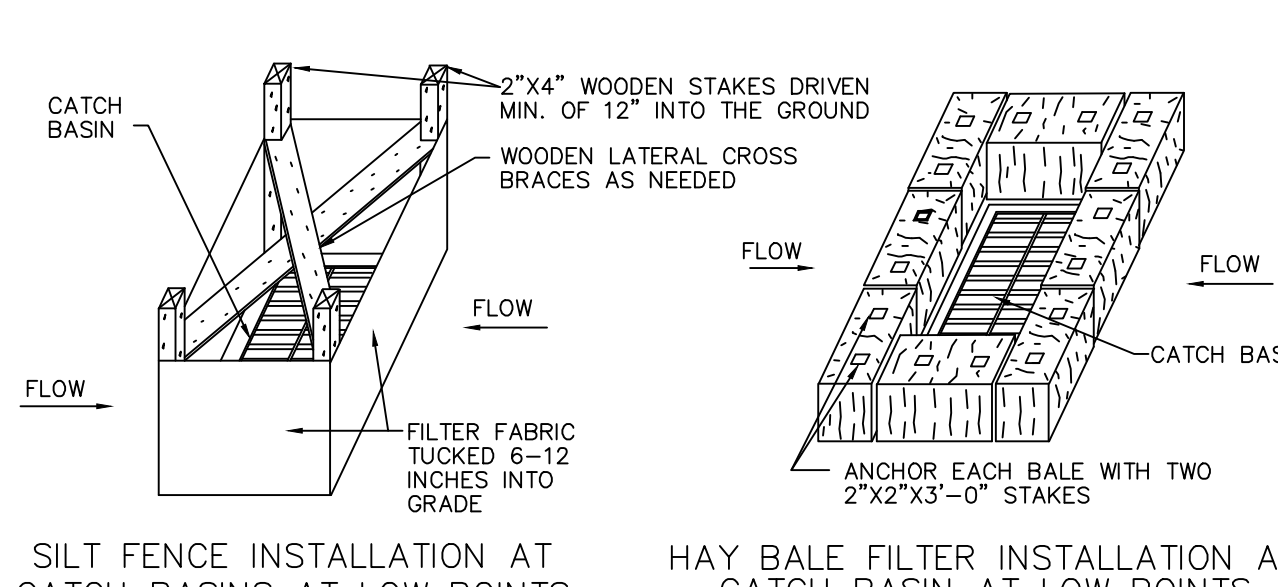
Lithonia Lighting Outdoor  
 One Lithonia Way, Cary, NC 27513  
 Phone: 800-279-6241 Fax: 770-918-1209  
 www.lithonia.com  
 Part Number: IM-405 REV B  
 Revision Date: 6-24-16



N.T.S.

### BITUMINOUS CONCRETE LIP CURBING

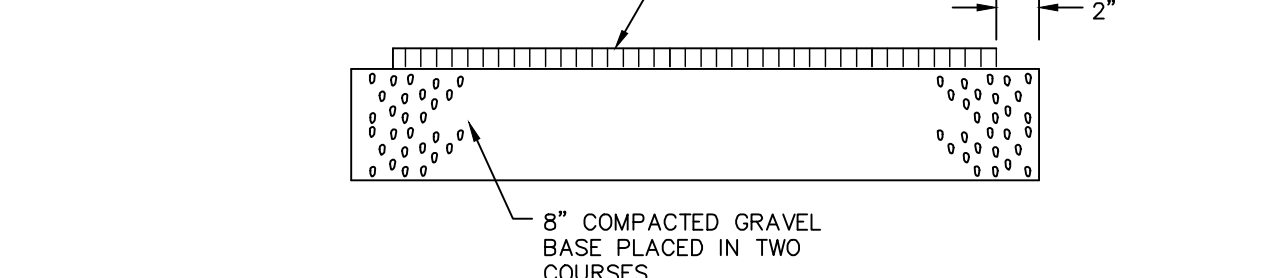
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N.T.S.

### CATCH BASIN EROSION CONTROL

N.T.S.



N.T.S.

### BITUMINOUS CONCRETE DRIVEWAY

N.T.S.

**DETAIL SHEET**

**PROPOSED GLOBAL SELF STORAGE  
 PROPERTY OF GLOBAL SELF STORAGE, LLC  
 265 WEST HIGH STREET  
 EAST HAMPTON, CONNECTICUT**

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

#	DATE	REVISIONS
3	11/1/21	LANDSCAPING & DETAILS ADDED TO THE PLANS
2	10/17/21	MOVED DETAILS FROM DN-1 TO DN-2
1	10/03/21	ADD WALL-PACK DETAIL

DATE: 9/17/2021 SCALE: NTS SHT #: DN-1