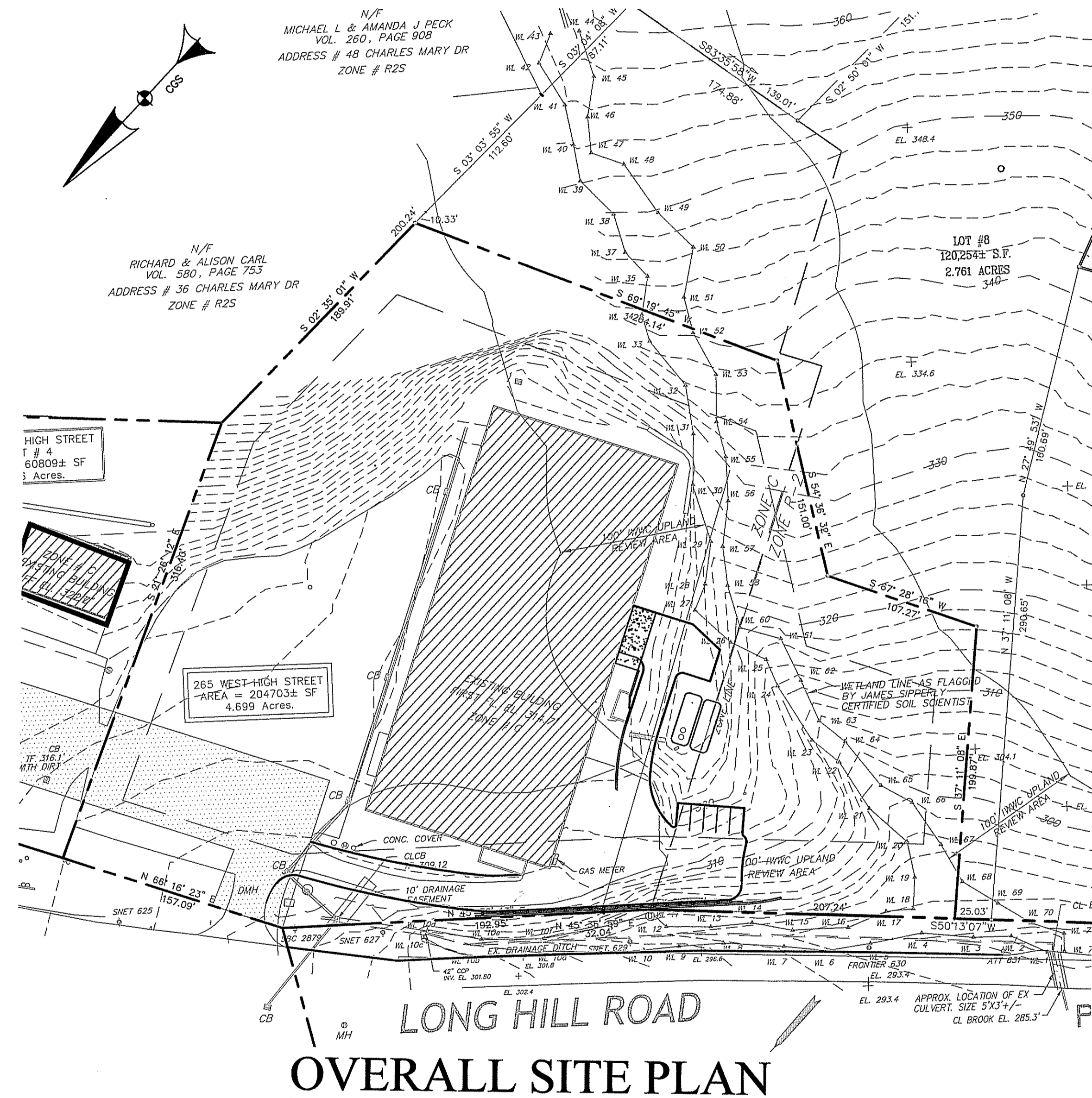


**VICINITY MAP**  
SCALE: 1"=1000'

# GLOBAL SELF STORAGE

## 265 WEST HIGH STREET EAST HAMPTON, CONNECTICUT

### INLAND WETLANDS AND PLANNING & ZONING APPLICATION



**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 docks 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 among the property's frontage and lastly the installation of a storm pipe replacing the existing roadside swale. The pipe installation will be within the Town of East Hampton's ROW. This pipe install will be done working with Public Works as they are in support of this public improvement.

**INDEX OF DRAWINGS**

- CV-1 COVER SHEET
- EX-1 BOUNDARY AND TOPOGRAPHIC SURVEY
- SP-1** SITE, GRADING, UTILITY AND EROSION CONTROL PLAN
- DN-1 DETAIL SHEET

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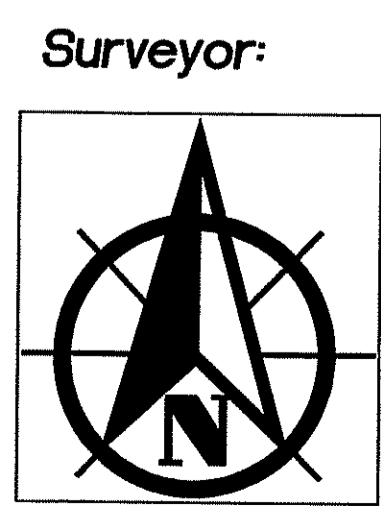
Approved by the East Hampton Inland Wetlands & Watercourse Agency  
Final Approval \_\_\_\_\_  
Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

Approved by the East Hampton Planning & Zoning Commission  
Final Approval \_\_\_\_\_  
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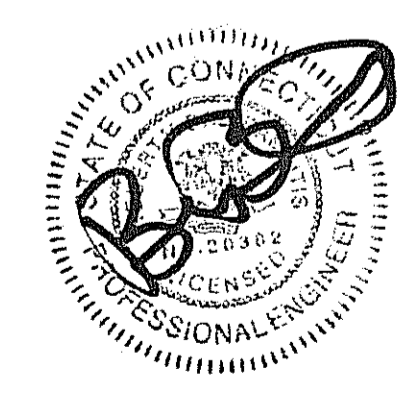
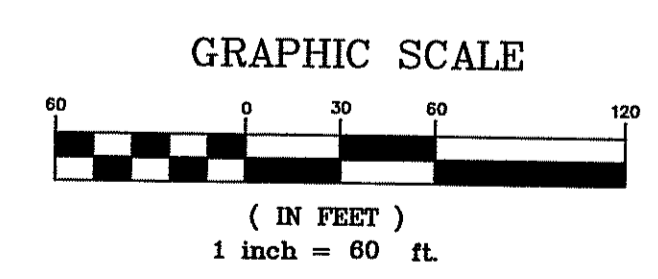
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**PROPERTY OWNER/APPLICANT:**  
Global Self Storage LLC  
244 Middletown Ave  
East Hampton, CT 06424

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



**Surveyor:**  
**CT LAND SURVEYING, LLC**  
SBE | ABE CERTIFIED  
LAND SURVEYING / LAND PLANNING  
CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSONI2@YAHOO.COM



#	DATE	DESCRIPTION

<b>COVER SHEET</b>		
<b>PROPOSED GLOBAL SELF STORAGE</b> 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



**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 herein 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 are based on NAVD 1988 DATUM.

**PROPERTY SUBJECT TO:**

1. DRAINAGE RIGHT OF WAY FROM JOHN H. PADOSSA AND BARBARA B. PADOSSA 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. 08, 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.

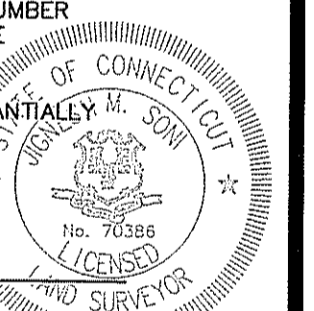
The Underground structures depicted herein are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and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

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

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

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

*Jignesh M. Soni*  
JIGNESH M. SONI, P.L.S. 70388



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

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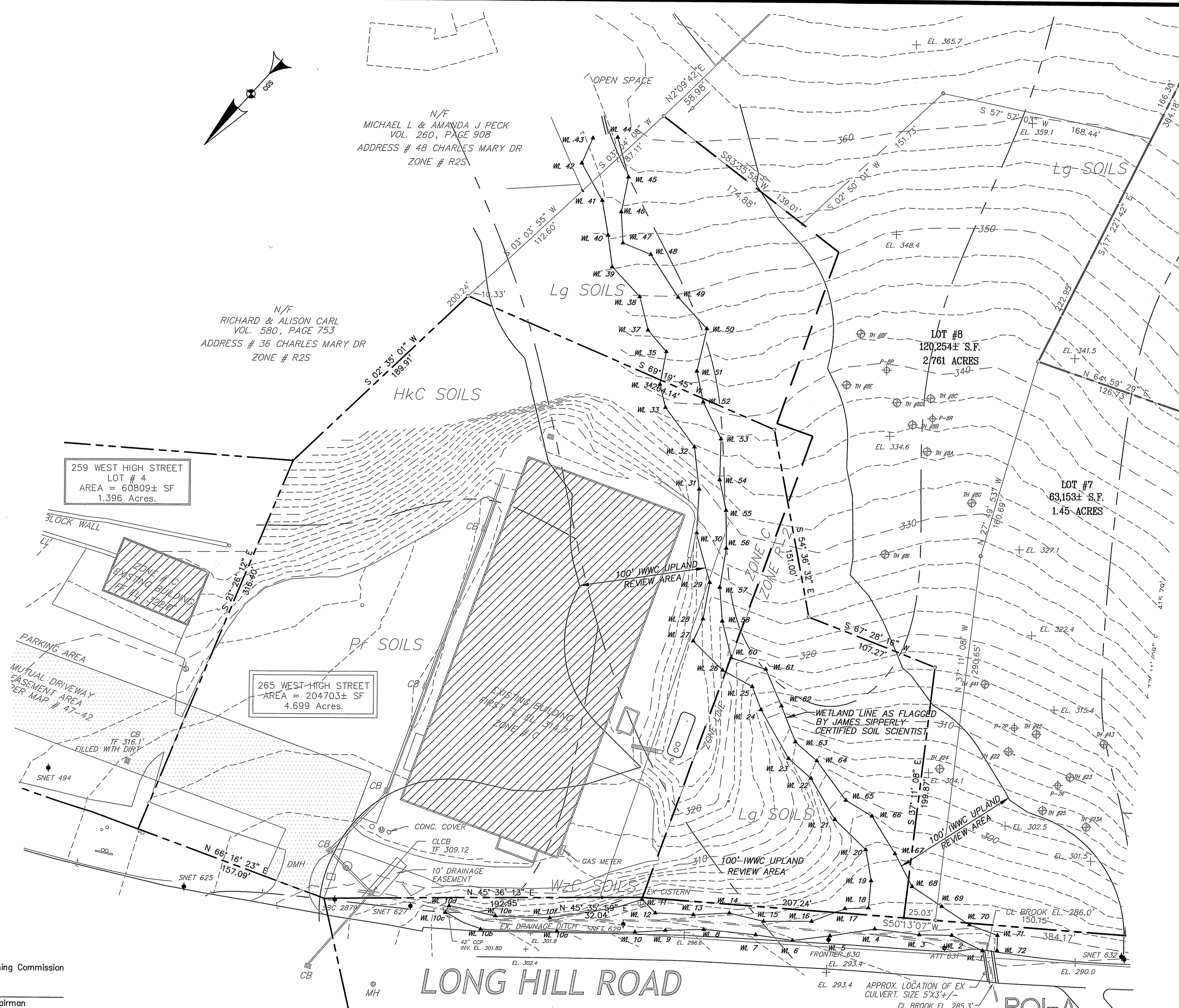
**BOUNDARY AND TOPOGRAPHIC SURVEY**

**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' SH# EX-1

#	DATE	DESCRIPTION



Approved by the East Hampton Planning & Zoning Commission

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

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

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

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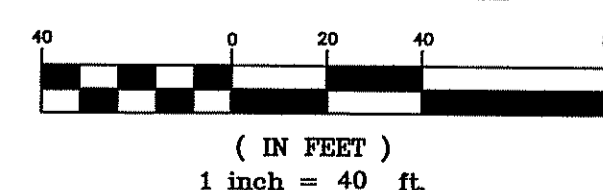
Expiration Date: \_\_\_\_\_

**WETLAND CERTIFICATION:**

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

*J. Sippel*  
James Sippel  
4-26-21  
Dated

**GRAPHIC SCALE**

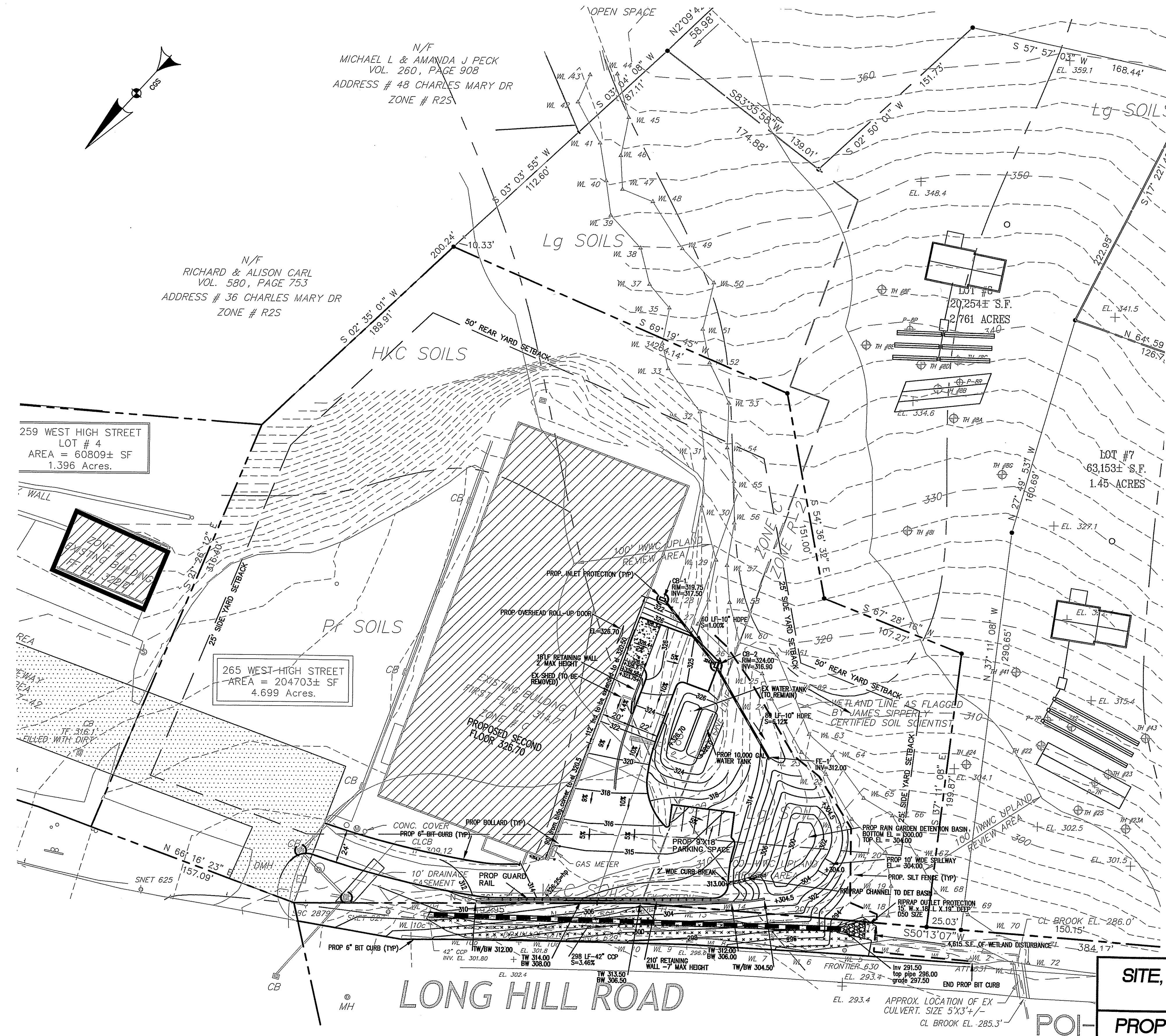


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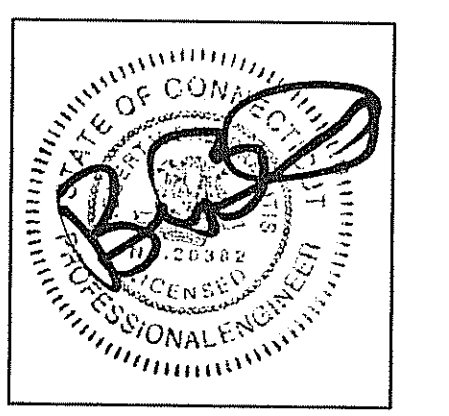
**GRADING AND UTILITY NOTES:**

1. 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 090070416, EFFECTIVE DATE AUGUST 28, 2008.
2. THE MAINTENANCE OF THE RAIN GARDEN WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. EROSION AND CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.



**LEGEND**

- PROPOSED CONTOURS
- PROPOSED RIP RAP
- PROPOSED STORM PIPE



**SITE, GRADING, UTILITY 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  
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DATE: 9/17/2021    SCALE: 1" = 40'    SHT #: SP-1

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

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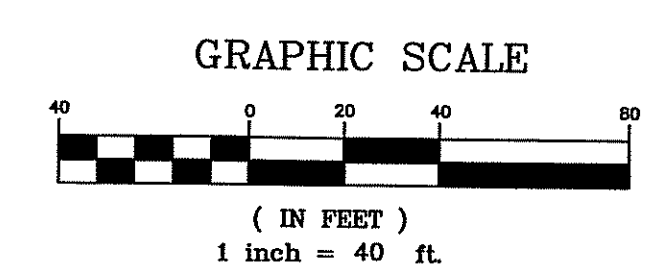
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Approved by the East Hampton Inland Wetlands & Watercourse Agency

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

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

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



#	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	.10
	Perennial Ryegrass (Norlea, Manhattan)	5	1.00
Total 45			
2 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	.45	.05
	Redtop (streaker, Common)	20	.45
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.95
Total 42			
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) or Redtop (streaker, Common)	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 30			.70
5 <sup>5</sup>	White Clover	10	.25
	Perennial Rye Grass	2	.05
	Smooth Bromegrass (Saratoga, Lincoln)	10	.35
Total 12			.30
6 <sup>5</sup>	Creeping Red Fescue	10	.50
	Redtop (streaker, Common)	20	.50
	Perennial Rye Grass	20	1.05
Total 42			1.05
7 <sup>5</sup>	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Norlea, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	10	.25
Total 30			.70
8 <sup>5</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 <sup>1</sup>	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Camper)	10 <sup>1</sup>	.25
Total 23			.57
9 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chemung, Penngrift) with inoculant <sup>1</sup> (or Flatpea (Lathco) with inoculant <sup>1</sup> )	15	.35
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	30	.75
Total 42 (or 57)			1.00 (or 1.40)
10 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.5
	Crown Vetch (Chemung, Penngrift) with inoculant (or Flatpea (Lathco) with inoculant <sup>1</sup> )	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, Penngrift) with inoculant <sup>1</sup>	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.35
Total 45			1.05
12 <sup>5</sup>	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 <sup>1</sup>	.25
	Perennial Ryegrass (Norlea, Manhattan)	5	.10
	Crown Vetch (Chemung, Penngrift) with inoculant <sup>1</sup>	15	.35
Total 45			1.05
13-15	Not used		
16 <sup>5</sup>	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	Smooth Bromegrass (Saratoga, Lincoln)	10	.25
Total 50			1.20
17-18	Not used		
19 <sup>5</sup>	Chewing Fescue	35	.80
	Hard Fescue	30	.70
	Colonial Bentgrass	5	.10
Total 100			2.3
21 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Tall Fescue (Kentucky 31)	60	1.35
Total 60			1.35
22 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
Total 45			1.05
23 <sup>5</sup>	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
Total 45			1.05
24-28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jogger) or Perennial Rye (Future 2000 <sup>®</sup> mix, Fiesta II, Blazer II, and Dasher II)	175 to 250	6 to 8

<sup>1</sup> Use proper inoculant for legume seeds, use four times recommended rate when hydroseeding.  
<sup>2</sup> Use Pure Live Seed (PLS) =  $\frac{\text{Germination} \times \% \text{ Purity}}{100}$   
 EXAMPLE: Common Bermuda seed with 70% germination and 80% purity =  $\frac{70 \times 80}{100} = 56$  or 56%  
 $\frac{10 \text{ lbs PLS/acre}}{56\%} = 17.9 \text{ lbs/acre of bagged seed}$   
<sup>3</sup> DOT All purpose mix  
<sup>4</sup> 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, Gayfeather, Rocky Larkspur, Spanish Larkspur, Corn Poppy, Spurred Sandpiper, 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.  
<sup>5</sup> Considered to be a cool season mix.  
<sup>6</sup> Considered to be a warm season mix.

Temporary Seeding Rates and Dates

Species <sup>4</sup>	Seeding Rate (pounds/1000 sq. ft.)	Optimum Seed Depth (inches)	Optimum Seeding Dates <sup>3</sup>										Plant Characteristics		
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15					
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	85	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, cold infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix <sup>2</sup>	150	3.4	0.5												Suitable for all conditions.

<sup>1</sup> May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.  
<sup>2</sup> Seed at twice the indicated depth for sandy soils.  
<sup>3</sup> See Permanent Seeding Figure PS-3 for seeding mixture requirements.  
<sup>4</sup> Listed species may be used in 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 pipe an existing roadside swale along Long Hill Road. The install of this pipe requires approx 4,575 s.f. of wetlands disturbance. The total redevelopment requires disturbance of approx 42,000 s.f. of the 100' upland reserve 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 install the proposed 42" drainage pipe within the existing 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

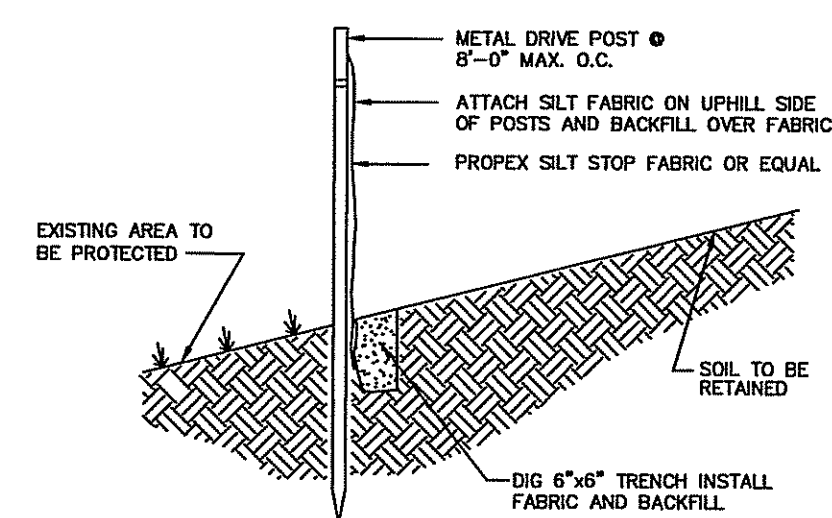
Final Approval \_\_\_\_\_ Chairman

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

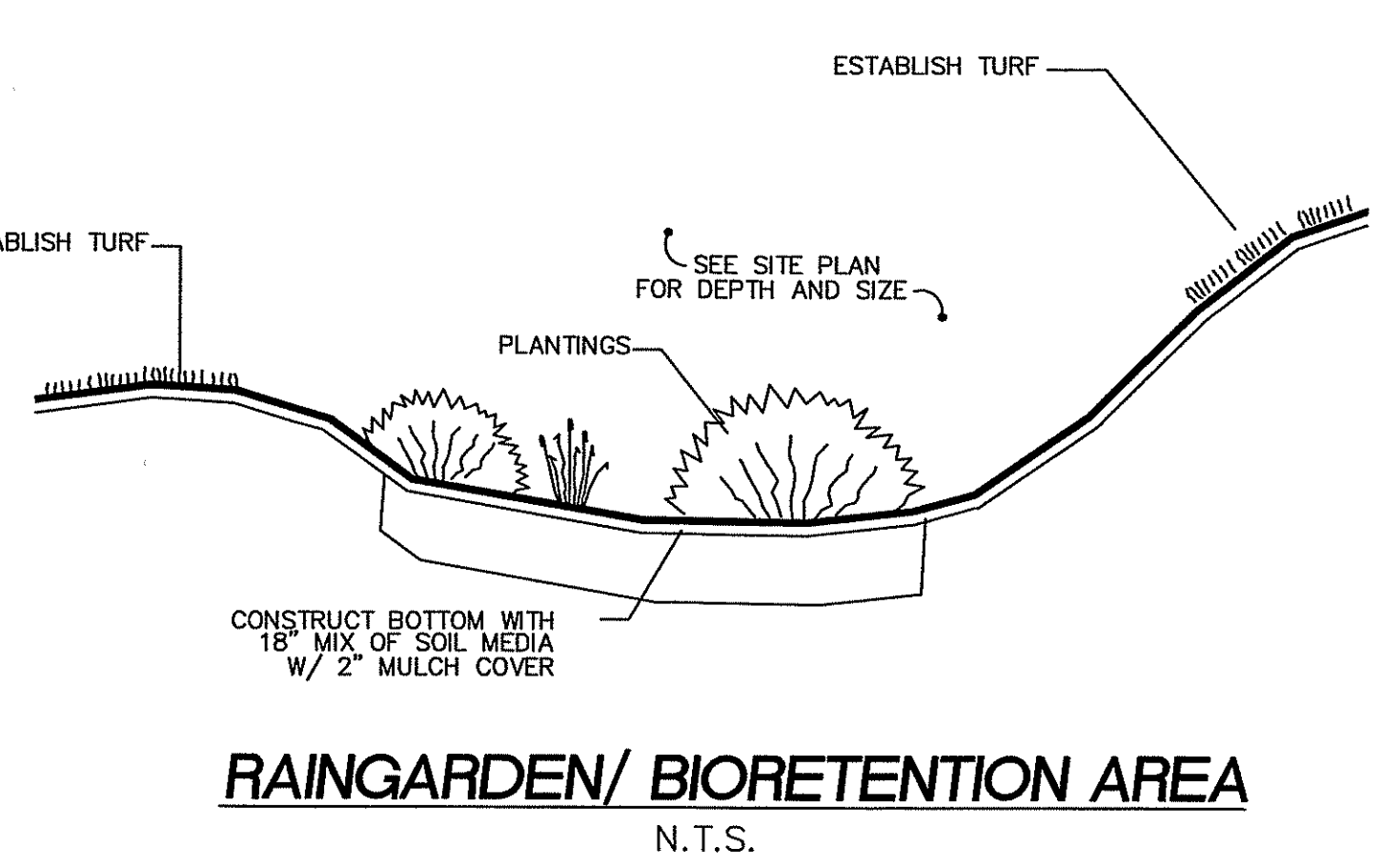
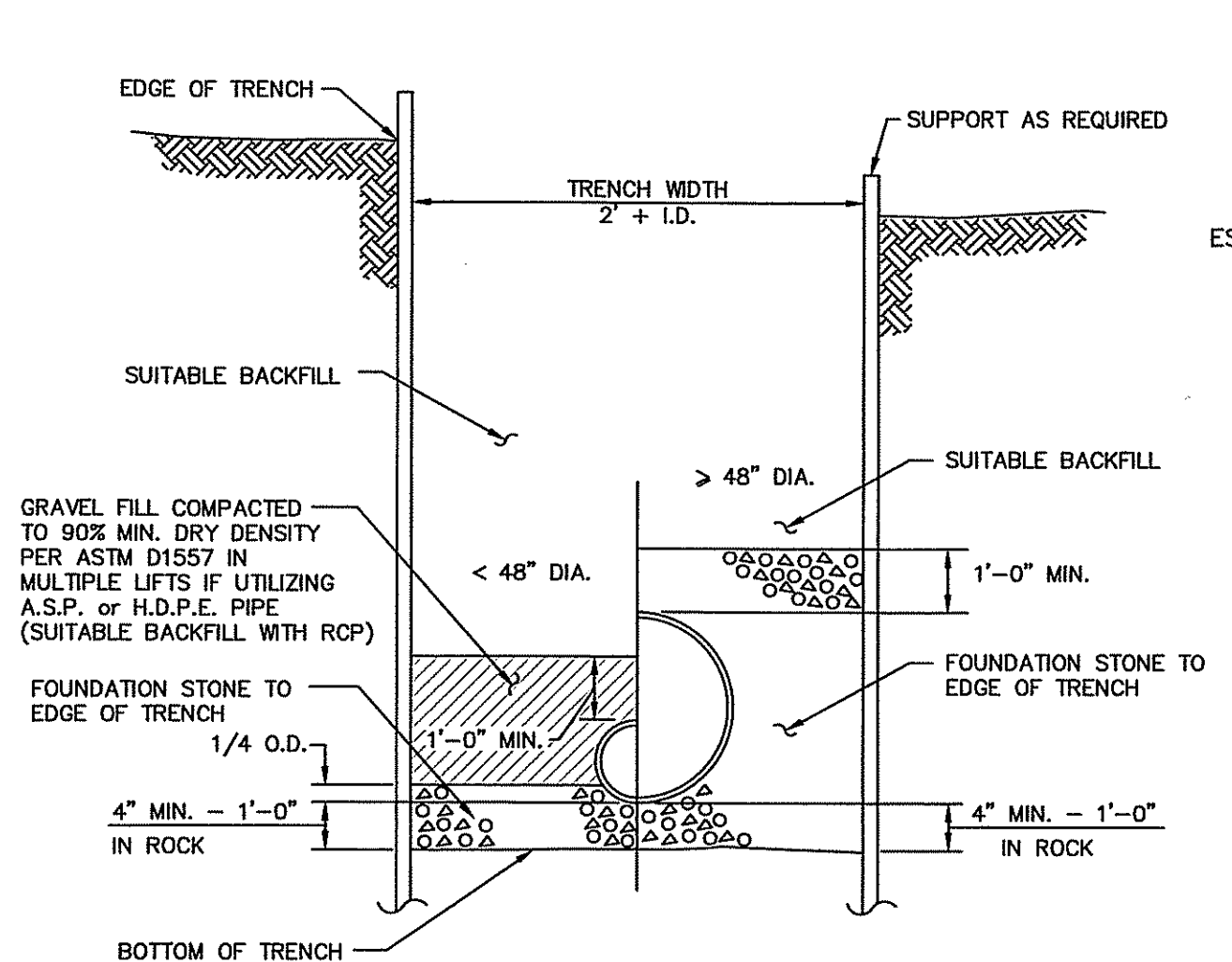
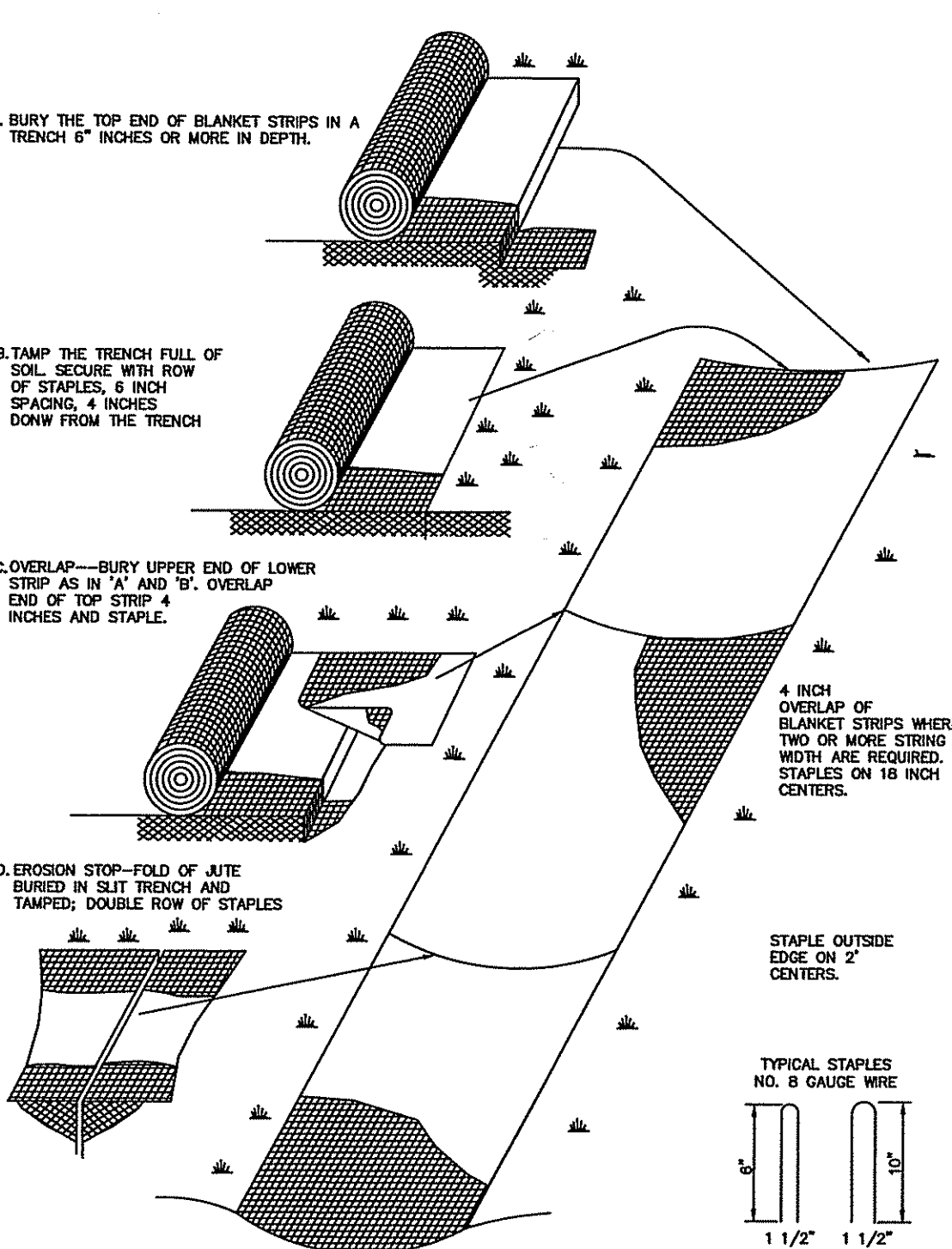
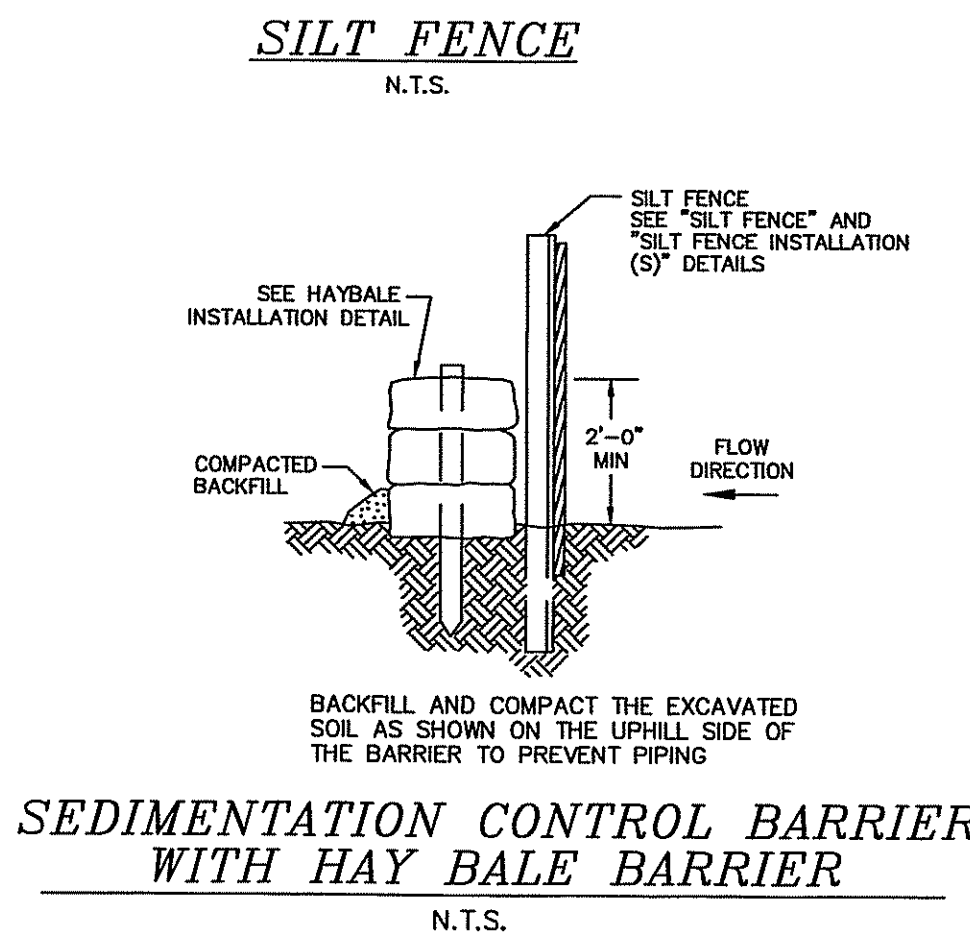
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SEDIMENTATION CONTROL BARRIER WITH HAY BALE BARRIER



Rain Garden Notes:

- THE RAIN GARDEN MEDIA SHALL BE LOCATED ABOVE THE ZONE OF SEASONAL SOIL SATURATION.
- 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 SOIL CONSTRUCTION SAND, 20-30% TOPSOIL, AND 20-30% COMPOST. THE pH SHALL BE 5.5 TO 6.5.
- DEPTH OF PLANTING MEDIUM SHALL BE 18 TO 24 INCHES.
- AVOID OVER-COMPACTION DURING CONSTRUCTION, TO ENSURE ADEQUATE FILTRATION.
- PLANTING MEDIUM MUST BE COVERED WITH EITHER MULCH AND/OR GROUNDCOVER. INITIALLY SPREAD AN EVEN, 2-3 INCH LAYER OF FRESH STANDARD LANDSCAPING MULCH.
- PLANT HERBACEOUS MATERIALS AT DENSITIES OF AT LEAST 6 PLANTS PER 25 SQUARE FEET. PLANT IN SINGLE SPECIES GROUPINGS OF TWO TO FIVE.
- 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*).
- 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.

Rain Garden Plant Schedule

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

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 soil <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 soil <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 soil <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	

<sup>1</sup> 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)  
<sup>2</sup> See county soil survey for drainage class. Soil surveys are available from the County Soil and Water Conservation District Office.  
<sup>3</sup> Use mix 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.

DETAIL SHEET

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

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

#	DATE	REVISIONS