

APPLICATION REVIEW  
Long Hill Estates Subdivision  
53 Long Hill Road  
East Hampton, CT  
May 4, 2021



Review Comments prepared by:  
Barton & Loguidice, LLC

Documents Reviewed:

Application Drawings:

“Long Hill Estates Residential Subdivision 53 Long Hill Road East Hampton, Connecticut inland Wetlands and Planning & Zoning Application” plan sheets: CV-1, EX-1, EX-2, SP-1, SP-2, GU-1, DA-1, DN-1, DN-2, TD-1 with various dates, latest revision date of 4/25/21 by Robert V. Baltramaitis, P.E. 27 Tammy Hill Road, Wallingford, CT and CT Land Surveying, LLC 58 Old Tavern Road, Orange, CT

Stormwater Analysis:

Prepared by Robert V. Baltramaitis, P.E. dated April 23, 2021.

Barton & Loguidice, LLC has reviewed the documents listed. Based upon our review (excludes zoning compliance and septic system design), we have the following comments:

1. Provide a bituminous concrete driveway detail showing the required maximum slopes and the required 1 ½” lip at the road gutterline. A note should be added to the plans that no edge of a proposed driveway shall be located any closer than five (5) feet from an adjacent property line.
2. Driveway culverts shall include flared end sections at each end of the pipe.
3. Please submit pipe flow analysis for the proposed driveway culverts for a 10-yr storm event to confirm that 15” diameter is adequate. There appears to be a low point in the road in front of Lot 7 that the proposed driveway culvert will be collecting from the western portion of the roadway.
4. Four of the proposed raingardens are located adjacent to the town R.O.W. The outlets from these raingardens should be designed to avoid the discharge of concentrated runoff into Long Hill Road or onto adjacent property as in the case of SWM-4 and SWM-5.
5. Provide outlets/spillway locations from the proposed raingardens to enable control of any discharge. The submitted stormwater calculations demonstrate that the total storage volumes proposed provide for the increase in volumes with the development. However, the proposed flows should be routed through each raingarden and roof infiltration and analyzed with appropriate outlet features to provide pre and post development flows at the three outlet analysis points.
6. A note should be included on the plans regarding the requirement of the rain garden construction as shown on the plans at the time of development of each lot. SWM-2 must be installed at the time of development of lots 8 and 6 as well as lot 5 since the common driveway will drain to it. The common driveway for lots 2 and 3 drains to SWM-3, this basin will need to be installed prior to development of these lots.

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7. Several of the proposed raingardens are graded with the bottom of the basin in a 5 foot or greater cut. A note should be added to the plans that additional test pits are required in the areas of the proposed raingardens to confirm the depth to groundwater and the suitability for the detention and infiltration. Any proposed revisions to basins as shown on the approved plans at the time of lot development are subject to review and approval of the town.
8. Rights to drain from lots 5 and 7 should be added to the plans for the discharges from SWM 6 and SWM 7. Rights to drain from the common driveways to the adjacent basins should also be added to the plans
9. The stormwater maintenance easements shown on lots 7 and 5 should also be in favor of lot #6
10. "Rights to Grade" across adjacent lots will be required per the proposed design.
11. A note should be added to the plans that the rain gardens should be installed a minimum of fifty feet from proposed septic systems when proposed downstream.
12. Although Lot 8 is not an "interior lot", its driveway access exceeds 600 feet (Section 8.3).
13. The applicant may want to consider widening the common driveways that serve two lots to a minimum of 15 feet wide.
14. A note should be added to the grading plan that erosion control blanket will be installed on all slopes 3:1 and steeper as shown on the erosion control blanket detail.
15. Add a note labelling the required minimum volume for the roof infiltration systems.
16. Provide additional sedimentation control along the frontage of lots 5 and 7. Recommend that construction entrance pads be installed at the proposed driveways during construction.
17. Provide Water Quality Volume calculations and associated treatment volumes.