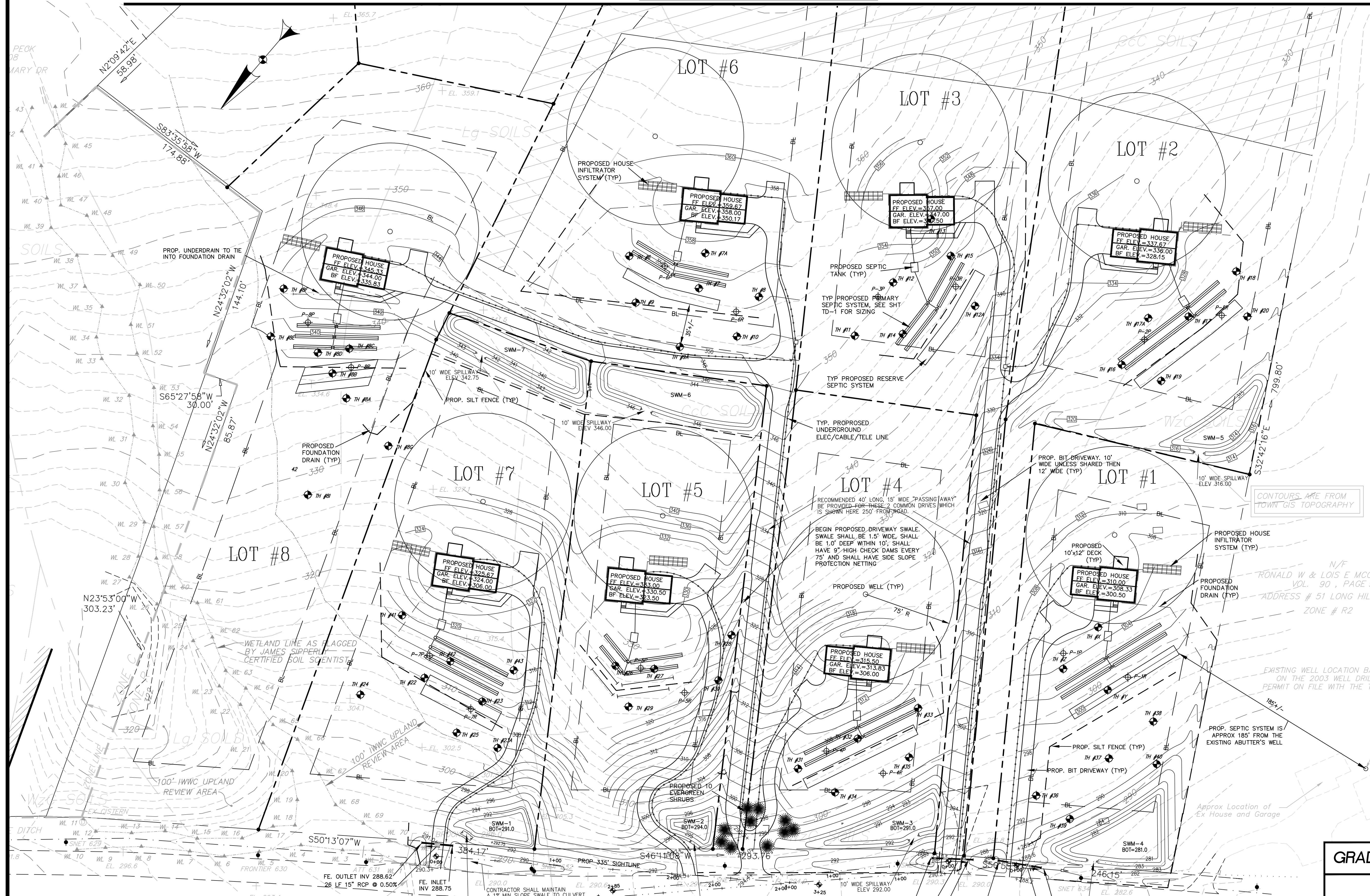


MATCH LINE SEE SHEET GU-2

GRADING AND UTILITY NOTES:

- THIS DRAWING IS INTENDED TO DEMONSTRATE THAT THE PROPOSED LOTS CAN SUPPORT A SINGLE FAMILY RESIDENTIAL HOUSE ALONG WITH THE REQUIRED SEPTIC, WELL AND DRIVEWAY AS NECESSARY AND MEETING LOCAL AND STATE REGULATIONS. EACH LOT WILL HAVE TO SUBMIT FOR INDIVIDUAL BUILDING PERMITS PRIOR TO ANY CONSTRUCTION APPLICATION.
- THE APPLICANT/DEVELOPER WILL BE RESPONSIBLE FOR THE SETTING OF THE IRON PINS AS SHOWN ON THESE PLANS. NO OTHER CONSTRUCTION IS PROPOSED OR REQUIRED WITH THIS SUBDIVISION APPLICATION.
- ALL NEW UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
- THE PROPERTY IS LOCATED IN THE ZONE X FLOOD PLAN AS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAN AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP PANEL 141 OF 400, MAP NUMBER 0900700141G, EFFECTIVE DATE AUGUST 28, 2008.
- ADDITIONAL SOIL TESTING MAY BE REQUIRED ON LOTS PRIOR TO CONSTRUCTION THAT THE PROPOSED LEACHING SYSTEM IS DESIGNED OUTSIDE OF THE SOIL TESTING AREA.
- FOOTING DRAIN LOCATIONS SHOWN ARE FOR SCHEMATIC PURPOSES ONLY AS EACH LOT FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE STYLE AND LOCATION. WITH THAT STATED, ALL FOOTING DRAINS THAT ARE WITHIN 25' OF THE PROPOSED SEPTIC SYSTEMS (BOTH PRIMES AND RESERVES) ARE TO BE SOLID PIPE WITH RUBBER GASKETS ("TIGHT PIPE") AND ARE TO BE BACKFILLED WITH NATIVE MATERIAL AND NOT WITH FREE DRAINING MATERIAL.
- PROPOSED UNDERGROUND ELECTRIC SERVICE LINES SHOWN FOR SCHEMATIC PURPOSES ONLY AS EACH LOT FINAL LAYOUT WILL BE BASED ON THE FUTURE LOT OWNERS HOUSE AND DRIVE LOCATIONS. WITH THAT STATED, ALL SERVICE LINES THAT ARE WITHIN 25' OF THE PROPOSED SEPTIC SYSTEMS (BOTH PRIME AND RESERVES) ARE TO BE SOLID PIPE WITH RUBBER GASKETS ("TIGHT PIPE") AND ARE TO BE BACKFILLED WITH NATIVE MATERIAL AND NOT WITH FREE DRAINING MATERIAL.
- THE DRIVEWAY CULVERTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- THE MAINTENANCE OF RAIN GARDENS WILL BE THE RESPONSIBILITY OF THE LOT OWNER EXCEPT SWM-6 IS TO BE MAINTAINED BY LOT #6 AND SWM-7 TO BE BY LOT #8. SEE SUBDIVISION PLAN FOR EASEMENTS.
- ALL DRIVEWAYS ARE TO BE PAVED WITH ASPHALT. THE DRIVES SHALL BE CONSTRUCTED PER THE TOWN STANDARDS AND SUBDIVISION REGULATIONS. ALL DRIVES SHALL HAVE A 1-1/2" LIP AT THE ROAD EDGE AND THE MAX SLOPES SHALL BE 3% WITHIN TOWN ROW, 5% FOR THE NEXT 10' AND 15% MAX. ALL DRIVEWAYS SHALL BE NO CLOSER THAN 5' TO ADJACENT PROPERTY OWNERS, UNLESS SHARED DRIVE.
- "RIGHTS TO GRADE" ACROSS ADJACENT LOTS WILL BE PROVIDED.
- IT IS THE DEVELOPER'S PLAN TO ROUGH GRADE IN ALL OF THE PROPOSED DRIVEWAYS. TO INSTALL ALL DRIVEWAY CULVERTS AND TO INSTALL ALL 7 RAINGARDENS. ALL RAINGARDENS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY LOT THAT SHEDS WATER INTO IT. AN EXAMPLE IS SWM 6 AND 7 SHALL BE IN BEFORE THE DEVELOPMENT OF LOTS 6 OR 8. SEE THE "DRAINAGE AREA" MAP FOR WATERSHEDS.
- ADDITIONAL TESTPITS 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 BASIN AS SHOWN ON THE APPROVED PLANS AT THE TIME OF LOT DEVELOPMENT ARE SUBJECT TO REVIEW AND APPROVAL OF THE TOWN.
THE PROPOSED STORMWATER MANAGEMENT BASINS WERE DESIGNED USING THE FOLLOWING:
-SWM 1,3,4 AND 5 ARE BASED ON 3" PER HOUR.
-SWM 2,6 AND 7 ARE BASED ON 6" PER HOUR.
- RIGHTS TO DRAIN SHALL BE GRANTED AS FOLLOWS:
- LOT NUMBER 2 TO DRAIN INTO LOTS 1 AND 4 FOR DRIVE AND SWM 5.
- LOT NUMBER 3 TO DRAIN INTO LOTS 1, 2 AND 4 FOR DRIVE.
- LOT NUMBER 6 TO DRAIN INTO LOT 5 AND LOT 7 FOR DRIVE AND SWM 6.
- LOT NUMBER 8 TO DRAIN INTO LOT 5 AND LOT 7 FROM DRIVE AND SWM 7.
- SEE SUBDIVISION PLANS FOR CROSS LOT ACCESS EASEMENTS AND MAINTENANCE EASEMENTS FOR THE PROPOSED RAINGARDENS AS NEEDED.
- THERE SHALL BE A 50' MIN SEPARATING DISTANCE BETWEEN PROPOSED SEPTICS AND THE DESIGN HIGHWATER MARK OF THE PROPOSED RAINGARDENS.
- EROSION AND CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.
- CONSTRUCTION ENTRANCES WILL BE INSTALLED FOR ALL DRIVE LOCATIONS.
- THE USE OF SUB-SURFACE STORM WATER INFILTRATION SYSTEMS IS PROPOSED FOR ALL LOTS. THIS INFILTRATION SYSTEM SHALL BE SIZED TO HOLD THE 100 YR 24 HR STORM EVENT. THE APPLICANT IS PROPOSING THE USE OF 60 LF OF THE HIGH CAPACITY CHAMBERS SHOWN ON SHEET ON-1. THE 60 LF PROPOSED RESULTS IN EACH LOT HOLDING A MINIMUM VOLUME OF 245 CU YD OF WATER. AT TIME OF INDIVIDUAL LOT DESIGN EACH LOT WILL BE EXPECTED TO ADHERE TO THE 245 SF MIN.



RECEIVED
6.2.2021
East Hampton
Land Use Office

- LEGEND**
- PROPOSED TP-96
 - DEEP TEST HOLE TP-96
 - PERC TEST HOLE P-1P
 - PROPOSED CONTOURS 100



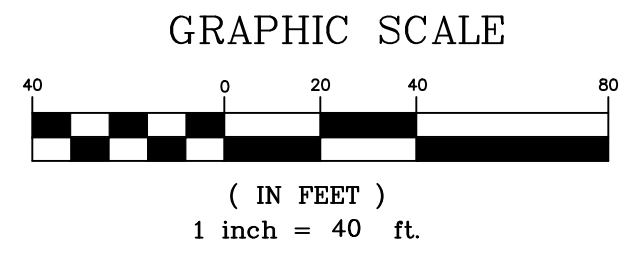
GRADING AND EROSION CONTROL PLAN

LONG HILL ESTATES
53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT

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

DATE: 3/17/2021 SCALE: 1" = 40' SHT #: GU-1

5	6/02/21	PER TOWN ENGINEERS REVIEW 5/26
4	5/10/21	PER TOWN ENGINEERS COMMENTS
3	5/04/21	ADDRESS STAFF COMMENTS
2	4/25/21	ADDRESS STAFF COMMENTS
1	4/20/21	ADDED LOT #8
#	DATE	DESCRIPTION REVISIONS



LONG HILL ROAD

APPROX. LOCATION OF EX CULVERT, SIZE 5'X3'+/-
CL BROOK EL. 285.3'

CONTOURS ARE FROM TOWN GIS TOPOGRAPHY

N/E RONALD W & LOIS E MCCUTCHEON
VOL. 90, PAGE 90
ADDRESS # 51 LONG HILL RD
ZONE # R2

EXISTING WELL LOCATION BASED ON THE 2003 WELL DRILLING PERMIT ON FILE WITH THE TOWN

PROP. SEPTIC SYSTEM IS APPROX 185' FROM THE EXISTING ADJUTER'S WELL
Approx Location of Ex House and Garage

WETLAND LINE AS FLAGGED BY JAMES SIPPERL, CERTIFIED SOIL SCIENTIST

100' HWWC UPLAND REVIEW AREA

100' HWWC UPLAND REVIEW AREA

RECOMMENDED 40' LONG, 15' WIDE "PASSING AWAY" BE PROVIDED FOR THESE 2 COMMON DRIVES WHICH IS SHOWN HERE 250' FROM ROAD.
BEGIN PROPOSED DRIVEWAY SWALE. SWALE SHALL BE 1.5' WIDE, SHALL BE 1.0' DEEP WITHIN 10', SHALL HAVE 9" HIGH CHECK DAMS EVERY 75' AND SHALL HAVE SIDE SLOPE PROTECTION NETTING

TYP. PROPOSED UNDERGROUND ELEC./CABLE/TELE LINE

TYP. PROPOSED RESERVE SEPTIC SYSTEM

TYP. PROPOSED PRIMARY SEPTIC SYSTEM. SEE SHT TD-1 FOR SIZING

PROPOSED HOUSE INFILTRATOR SYSTEM (TYP)

PROP. UNDERDRAIN TO TIE INTO FOUNDATION DRAIN

PROP. FOUNDATION DRAIN (TYP)

LOT #8

LOT #7

LOT #5

LOT #4

LOT #1

LOT #3

LOT #2

LOT #6

PECK MARY DR

SOILS

SOILS

SOILS

SOILS

SOILS

SOILS

SOILS

SOILS