

VICINITY MAP

SCALE: 1"=1000'

LONG HILL ESTATES RESIDENTIAL SUBDIVISION

53 LONG HILL ROAD EAST HAMPTON, CONNECTICUT

INLAND WETLANDS AND PLANNING & ZONING APPLICATION

SUMMARY CHART									
53 LONG HILL ROAD, EAST HAMPTON CT									
PARCEL SIZE	884,000 S.F. or 20.29 Acres	ZONING DISTRICT	R-2 RESIDENTIAL ZONE						
ASSESSOR'S LOCATION	06 / 12 / 08	PROPOSED USE	Single Family Lots						
ZONING SUMMARY									
ITEM	REQUIRED BY CODE (SEPTIC)	PROVIDED							
		LOT #1	LOT #2 *	LOT #3 *	LOT #4	LOT #5	LOT #6 *	LOT #7	LOT #8
MIN. LOT AREA (S.F.)	60,000 S.F.	60,047 S.F.	122,436 S.F.	125,708 S.F.	60,130 S.F.	60,269 S.F.	121,089 S.F.	78,325 S.F.	108,840 S.F.
MIN. LOT WIDTH	150'	156.1'	215.0'	179.0'	161.8'	151.0'	289.1'	222.2'	150.0'
MIN. LOT DEPTH	200'	343.9'	455.8'	557.6'	372.7'	391.3'	389.2'	415.8'	660'
MIN. LOT FRONTAGE	100'	151.15'	25.0'	25.0'	162.58'	151.01'	25.0'	234.17'	150.00'
BUILDING SETBACK									
FRONT	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	50' +
SIDE	25'	25' +	25' +	25' +	25' +	25' +	25' +	25' +	25' +
REAR	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	50' +
MAX. BUILDING HEIGHT	30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'
MAX. BUILDING COVERAGE	10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%

* - LOTS ARE "INTERIOR" LOTS REQUIRING 2X MIN LOT AREA AND ONLY REQUIRE 25' OF FRONTAGE

Project Narrative

This project proposes to subdivide the existing R-2 zoned, 20.29 acre parcel into 8 Single family residential lots meeting all Zoning, Subdivision, Inland Wetland and Health Department regulations. Additionally there are 4 parcels being conveyed to property abutters. These parcels are located on the east side of the subject parcel.

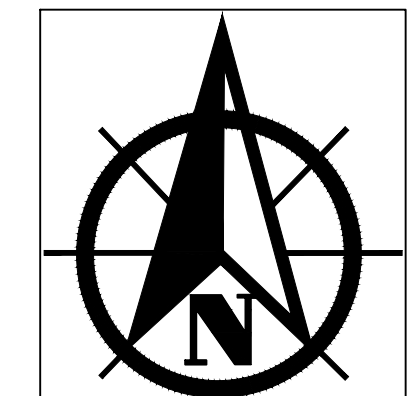
INDEX OF DRAWINGS

- CV-1 COVER SHEET
- EX-1 & EX-2 BOUNDARY AND TOPOGRAPHIC SURVEY
- SP-1, SP-2 SUBDIVISION PLAN
- GU-1 GRADING AND EROSION CONTROL PLAN
- TD-1 TESTING DATA PLAN
- DA-1 PRE AND POST DEVELOPMENT AREA PLAN
- DN-1 DETAIL SHEET
- DN-2 SIGHT LINE PROFILES AND DETAILS

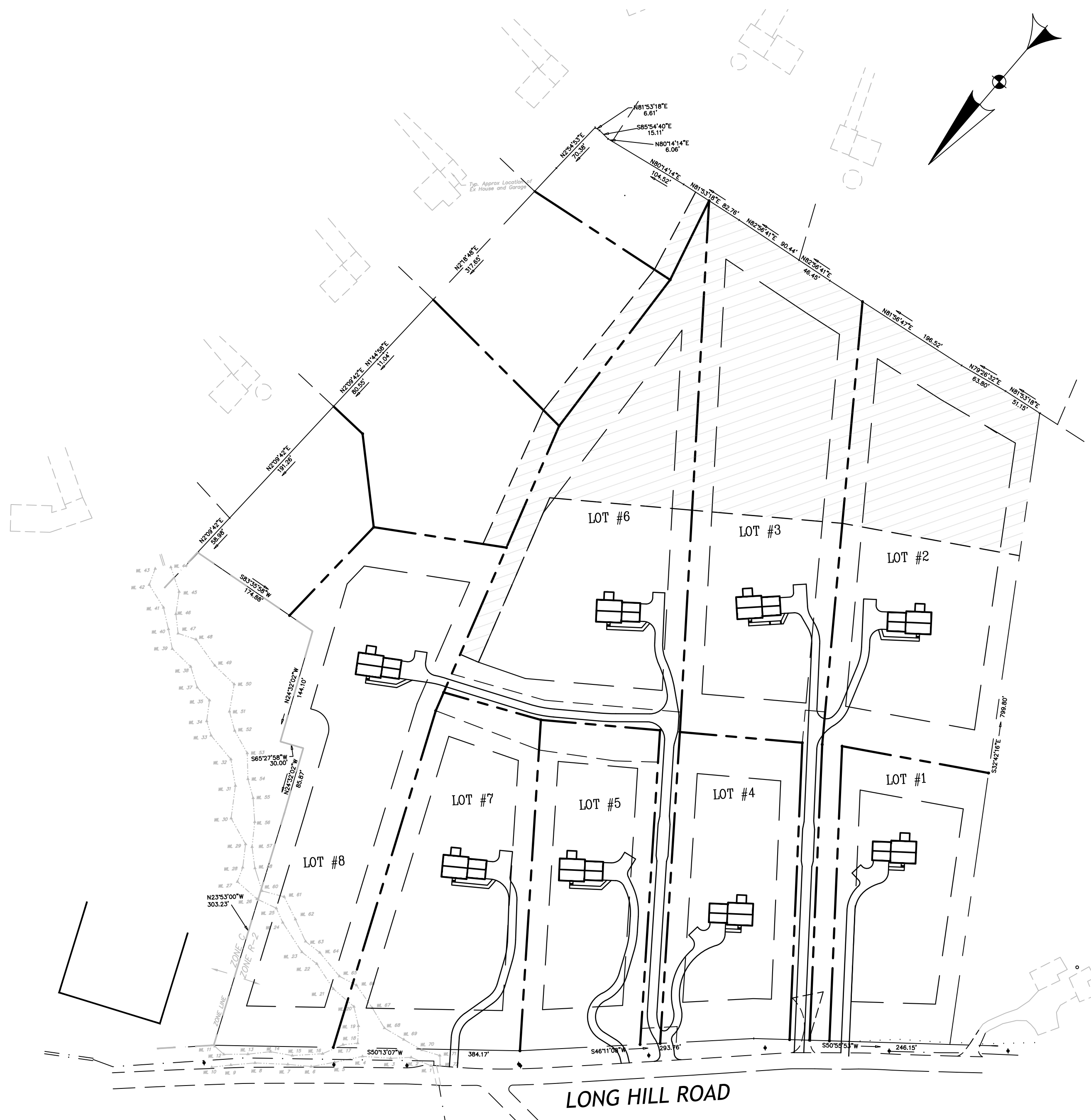
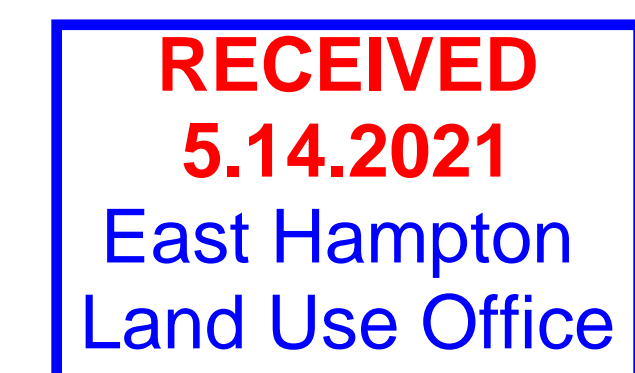
Soil Scientist:

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

Surveyor:

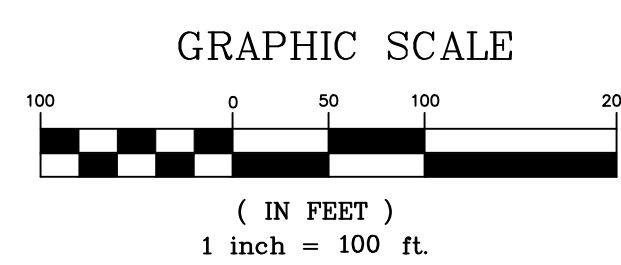


CT LAND SURVEYING, LLC
SRE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING
CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONIZ@YAHOO.COM



OVERALL SITE PLAN

SCALE: 1"=100'



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.

PROPERTY OWNER/APPLICANT:

Long Hill Estates, LLC
244 Middletown Ave
East Hampton, CT 06424

#	DATE	DESCRIPTION
4	5/10/21	PER TOWN ENGINEERS COMMENTS
3	4/25/21	ADDRESS STAFF COMMENTS
2	4/22/21	ADD OPEN SPACE/DETENTION
1	4/5/21	LOT #8 ADDED
REVISIONS		

COVER SHEET

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 #: CV-1

MATCH LINE SEE SHEET EX-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.
- 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 Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- 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 CT LAND SURVEYING, LLC.
- 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 area based on NAVD 1988 DATUM.

MAP REFERENCES

- RECORD MAP NO # VOL.8, PAGE 377.
- RECORD MAP NO # 414.
- RECORD MAP NO # VOL.83, PAGE 24.
- RECORD MAP NO # VOL.50, PAGE 27.
- RECORD MAP NO # VOL.57, PAGE 06.
- RECORD MAP NO # VOL.64, PAGE 24.
- RECORD MAP NO # VOL.34, PAGE 51.
- PROPERTY SURVEY PREPARED FOR JOHN DART LONG HILL ROAD, EAST HAMPTON, CT SCALE 1" = 40' DATED JANUARY 07, 1993 BY DUTCH & ASSOCIATES.

**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.

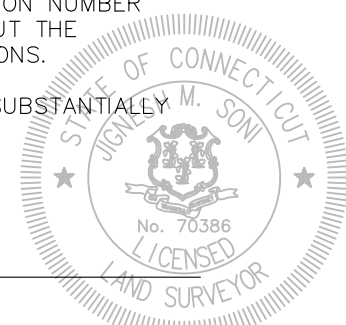
The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and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

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

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.

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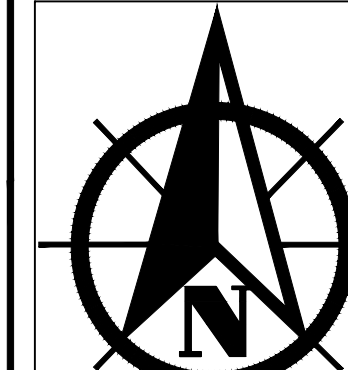
Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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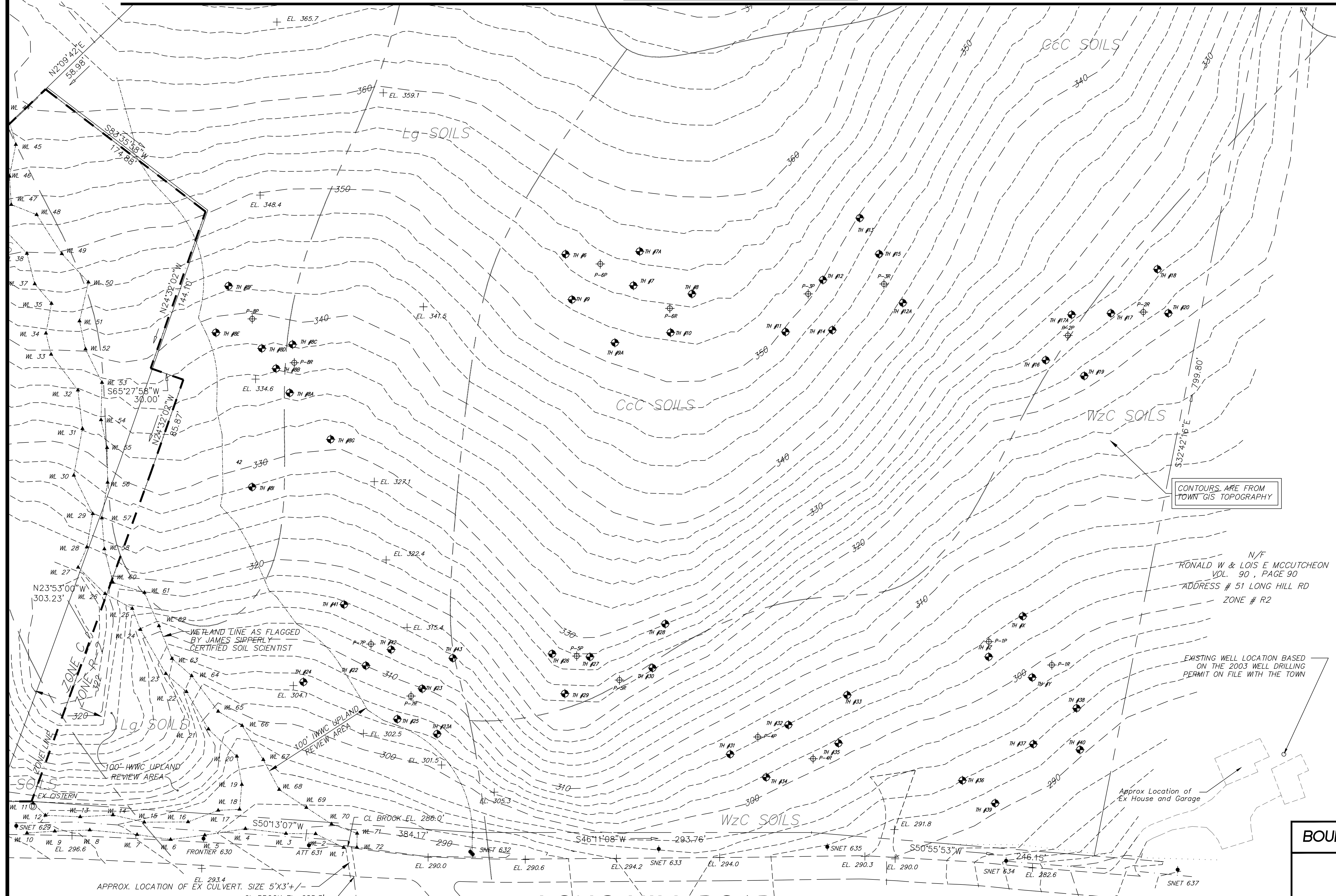


BOUNDARY AND TOPOGRAPHIC SURVEY

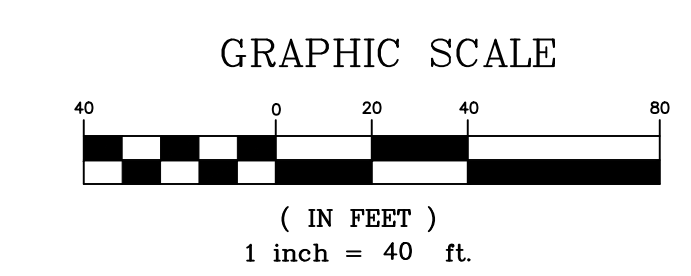
LONG HILL ESTATES
53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT

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

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



LONG HILL ROAD



#	DATE	DESCRIPTION
3	5/10/21	PER TOWN ENGINEERS COMMENTS
2	4/25/21	ADDRESS STAFF COMMENTS
1	4/5/21	LOT #8 ADDED
#	DATE	REVISIONS

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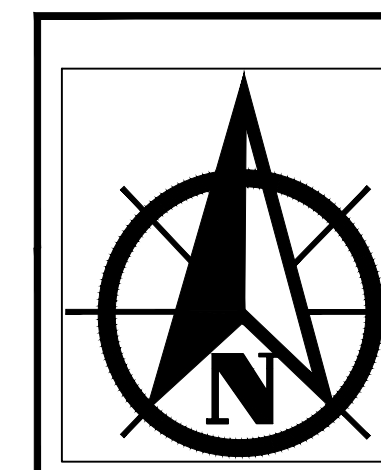
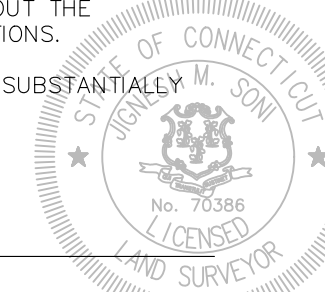
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Jignesh M. Soni

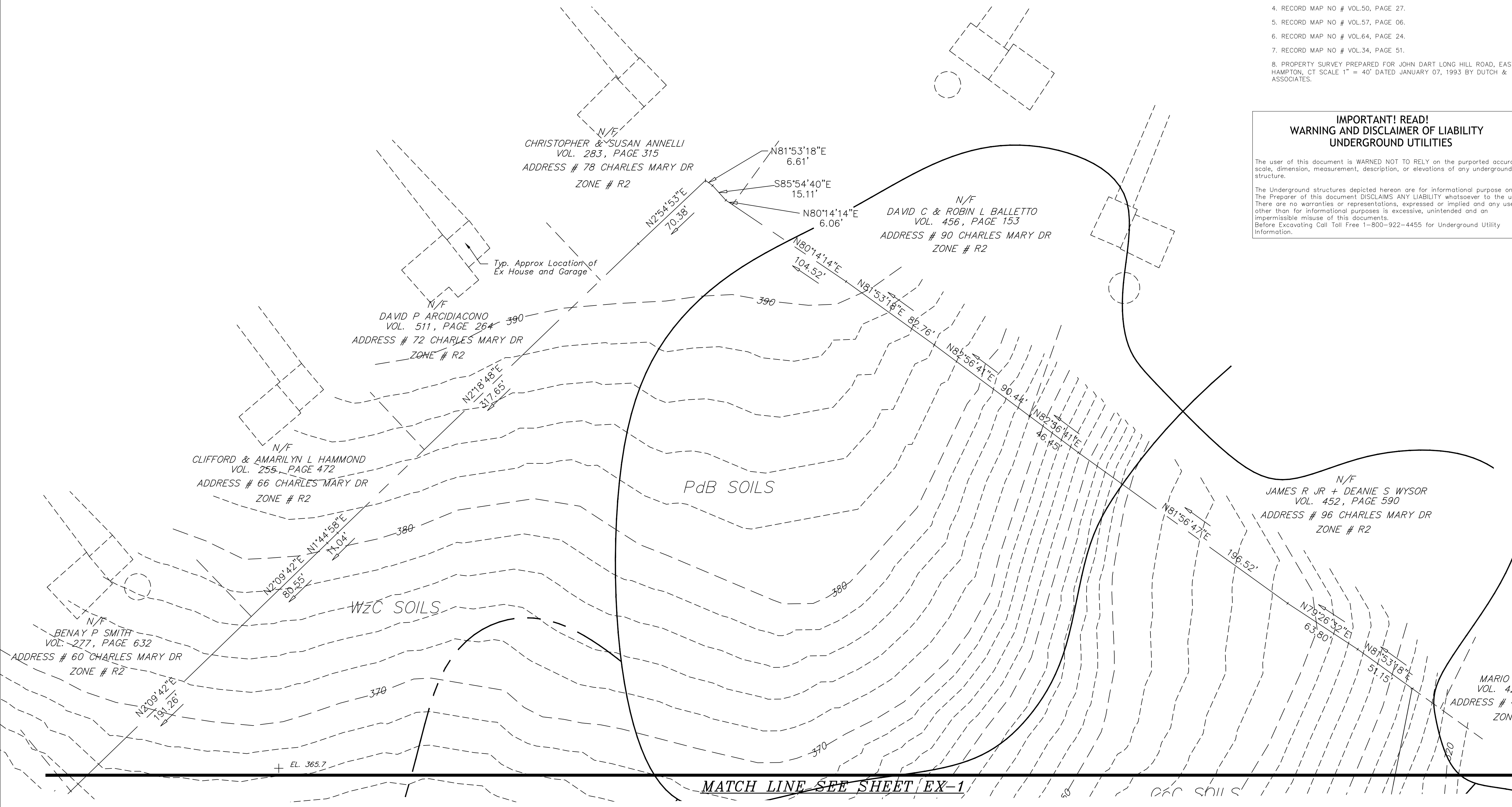
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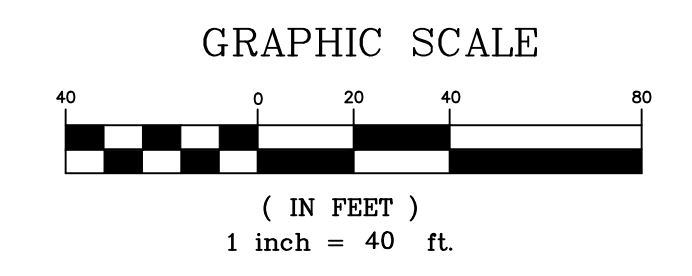


MATCH LINE SEE SHEET EX-1

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



BOUNDARY AND TOPOGRAPHIC SURVEY

**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	DESCRIPTION
2	5/10/21	PER TOWN ENGINEERS COMMENTS
1	4/5/21	LOT #8 ADDED
		REVISIONS

DATE: 3/17/2021 SCALE: 1" = 40' SHT #: EX-2

MATCH LINE SEE SHEET SP-2

Parcel A-1
29,985 S.F.
0.69 ACRES

CONSERVATION EASEMENT
4,816 S.F.
0.11 ACRES

CONSERVATION EASEMENT
65,098 S.F.
1.49 ACRES

CONSERVATION EASEMENT
52,936 S.F.
1.22 ACRES

LOT #6
121,089 S.F.
2.78 ACRES

LOT #3
125,708 S.F.
2.89 ACRES

LOT #2
122,436 S.F.
2.81 ACRES

LOT #8
108,840 S.F.
2.50 ACRES

LOT #7
78,325 S.F.
1.80 ACRES

LOT #5
60,269 S.F.
1.38 ACRES

LOT #4
60,130 S.F.
1.38 ACRES

LOT #1
60,047 S.F.
1.38 ACRES

MAP REFERENCE:

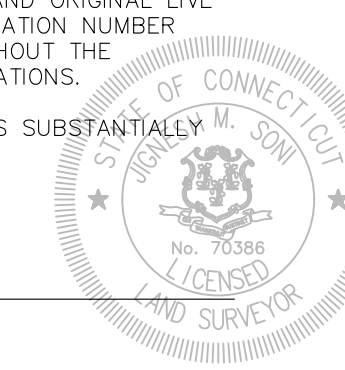
1. PLEASE SEE SHEET EX-1 FOR ALL SURVEY MAP REFERENCES AND SURVEY NOTES.

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

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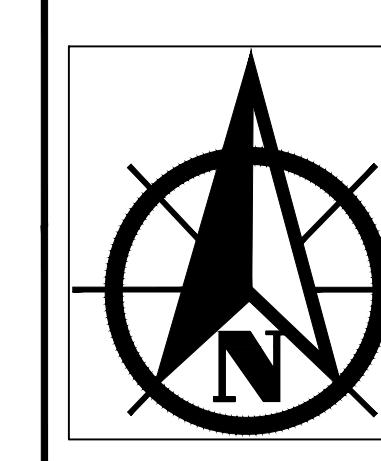
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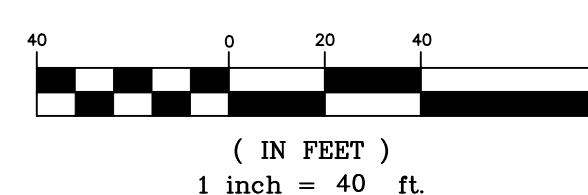
SUBDIVISION PLAN

LONG HILL ESTATES
53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT

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(203) 915-8301

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

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

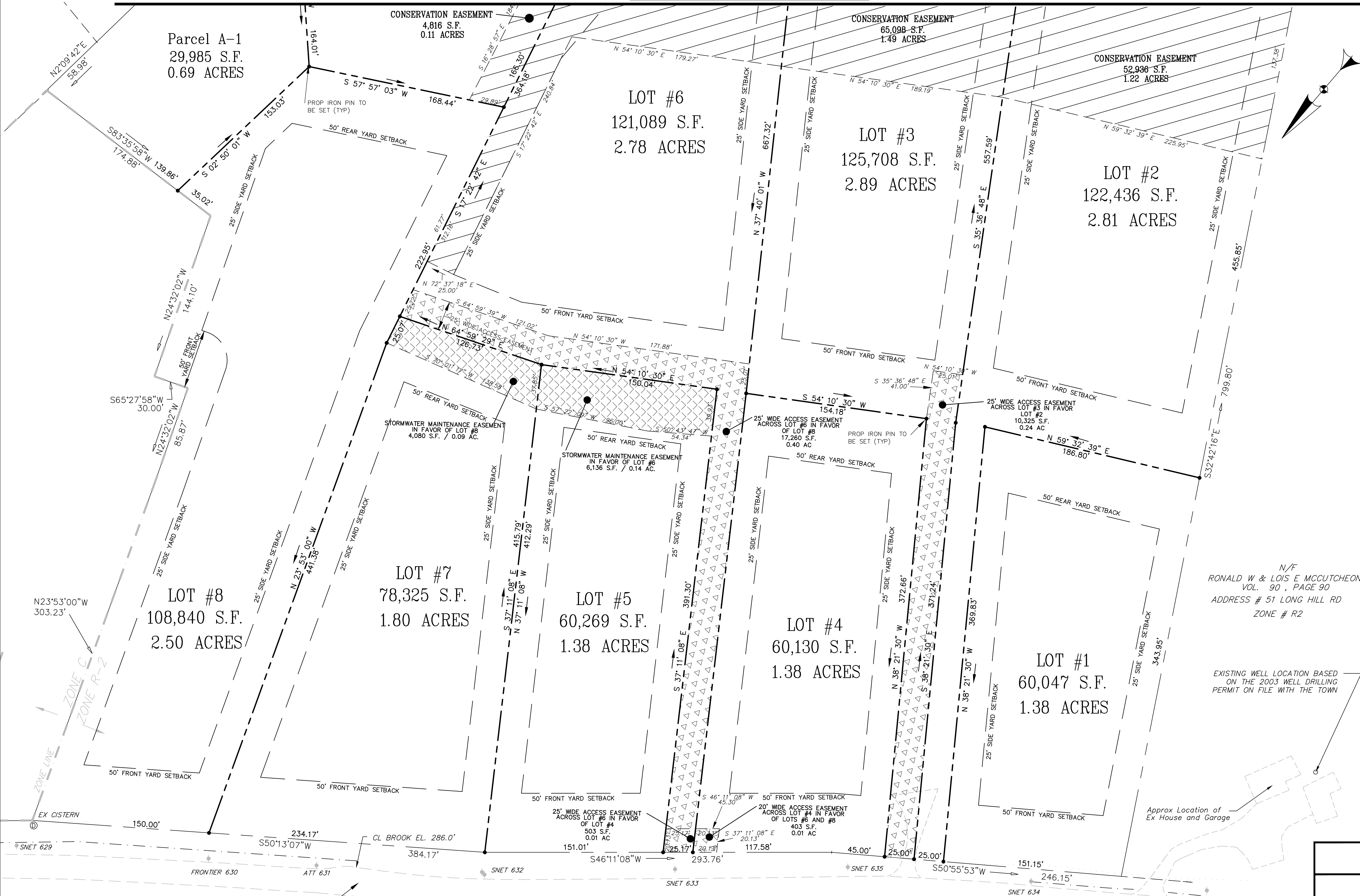
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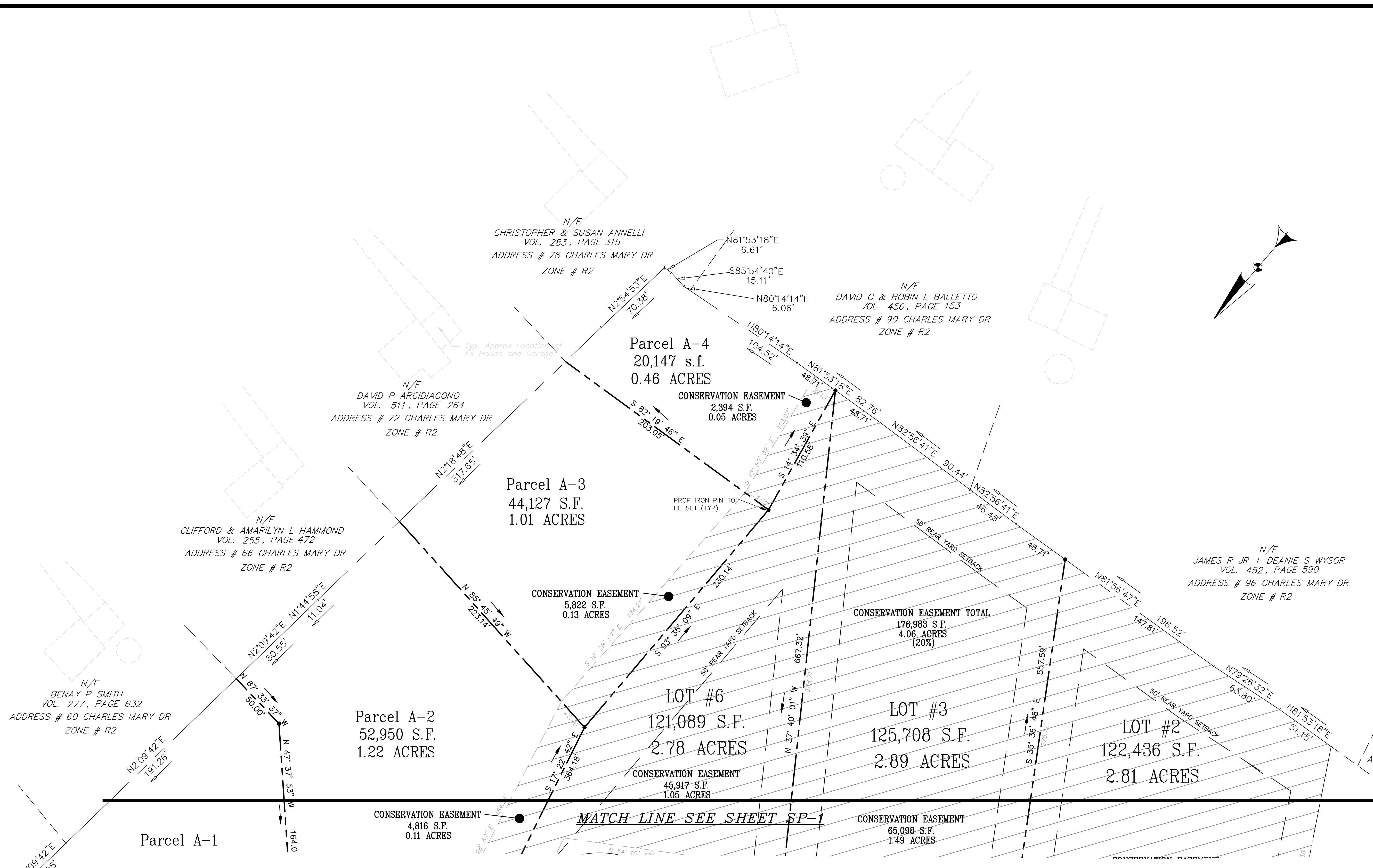
LONG HILL ROAD

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

Approx Location of
Ex House and Garage

EX CISTERN
ZONE C
ZONE R-2
ZONE LINE





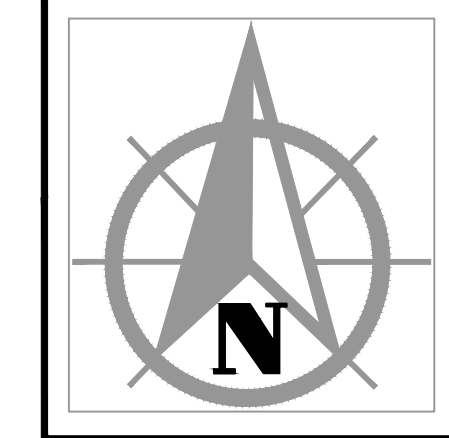
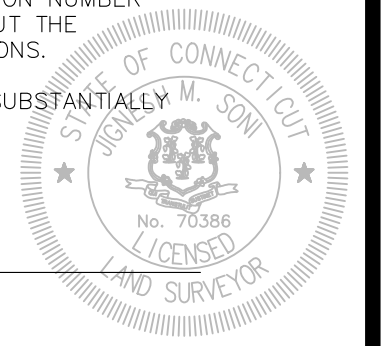
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 EMAIL: JSONI2@YAHOO.COM

N/F
 CHRISTOPHER & SUSAN ANNELLI
 VOL. 283, PAGE 315
 ADDRESS # 78 CHARLES MARY DR
 ZONE # R2

N/F
 DAVID C & ROBIN L BALLETO
 VOL. 456, PAGE 153
 ADDRESS # 90 CHARLES MARY DR
 ZONE # R2

N/F
 DAVID P ARCDIACONO
 VOL. 511, PAGE 264
 ADDRESS # 72 CHARLES MARY DR
 ZONE # R2

N/F
 CLIFFORD & AMARILYN L HAMMOND
 VOL. 255, PAGE 472
 ADDRESS # 66 CHARLES MARY DR
 ZONE # R2

N/F
 JAMES R JR + DEANIE S WYSOR
 VOL. 452, PAGE 590
 ADDRESS # 96 CHARLES MARY DR
 ZONE # R2

N/F
 BENAY P SMITH
 VOL. 277, PAGE 632
 ADDRESS # 60 CHARLES MARY DR
 ZONE # R2

N/F
 MARIO JR MASELLI
 VOL. 429, PAGE 600
 ADDRESS # 49 LONG HILL RD
 ZONE # R2

Parcel A-2
 52,950 S.F.
 1.22 ACRES

Parcel A-3
 44,127 S.F.
 1.01 ACRES

Parcel A-4
 20,147 s.f.
 0.46 ACRES

LOT #6
 121,089 S.F.
 2.78 ACRES

LOT #3
 125,708 S.F.
 2.89 ACRES

LOT #2
 122,436 S.F.
 2.81 ACRES

CONSERVATION EASEMENT
 5,822 S.F.
 0.13 ACRES

CONSERVATION EASEMENT
 2,394 S.F.
 0.05 ACRES

CONSERVATION EASEMENT TOTAL
 176,983 S.F.
 4.06 ACRES
 (20%)

CONSERVATION EASEMENT
 45,917 S.F.
 1.05 ACRES

CONSERVATION EASEMENT
 65,098 S.F.
 1.49 ACRES

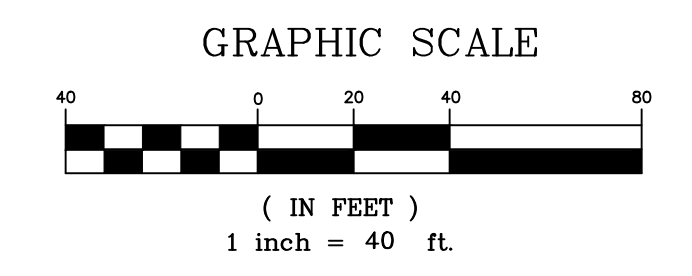
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SIDE	25'	25' +	25' +	25' +	25' +	25' +	25' +	25' +	25' +
REAR	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	50' +
MAX. BUILDING HEIGHT	30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'	< 30'
MAX. BUILDING COVERAGE	10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%	< 10%

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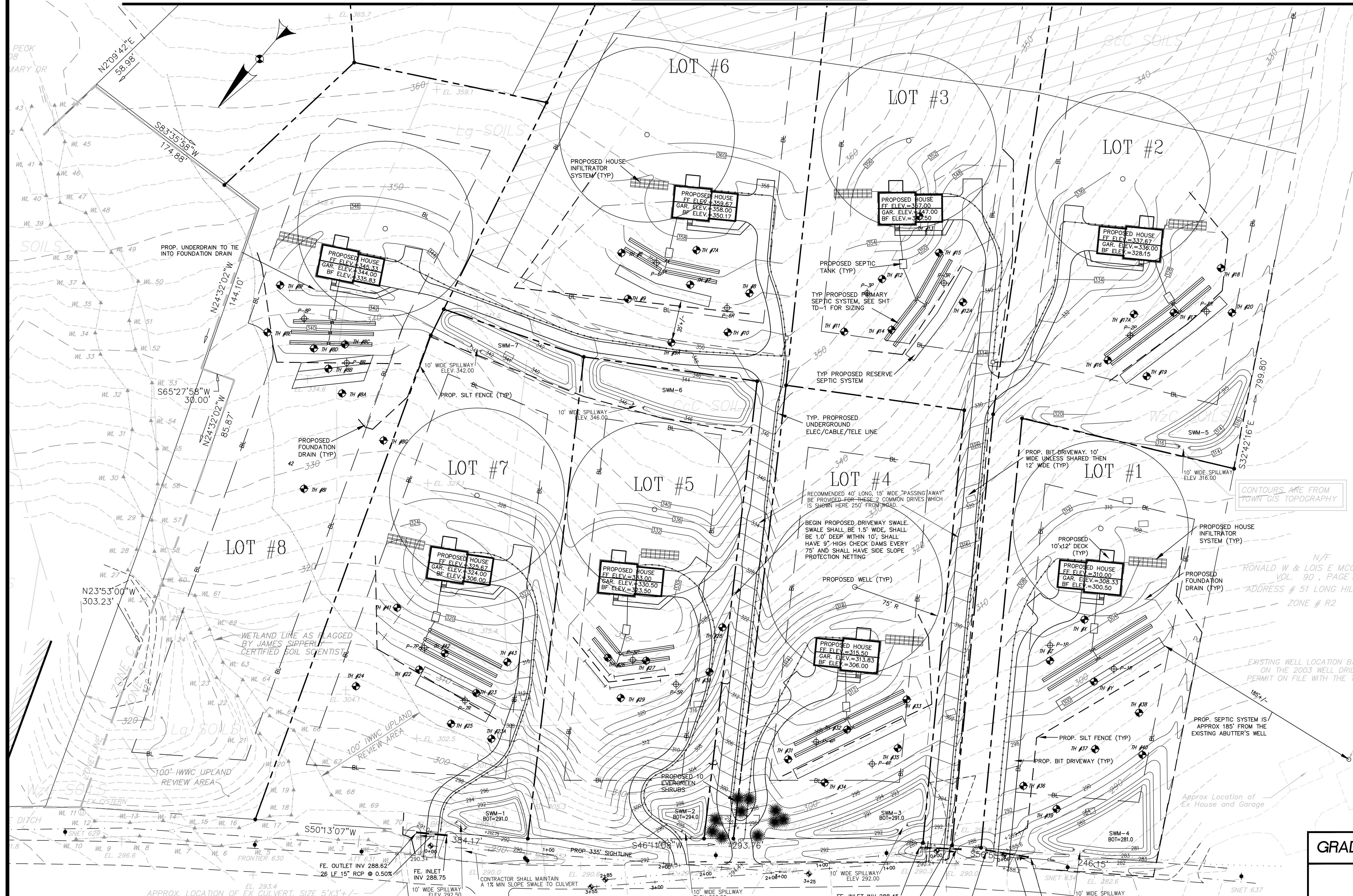
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3	5/10/21	PER TOWN ENGINEERS COMMENTS
2	4/25/21	ADDRESS STAFF COMMENTS
1	4/5/21	LOT #8 ADDED
		REVISIONS

DATE: 3/17/2021 SCALE: 1" = 40' SHT #: SP-2

MATCH LINE SEE SHEET GU-2

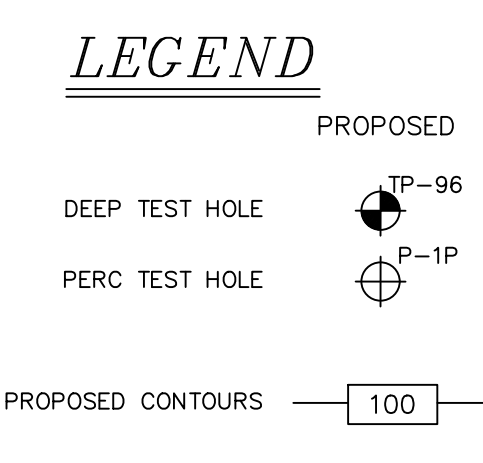
GRADING AND UTILITY NOTES:

- 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.
- 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 090700141G, 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-8 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.
- 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 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 FOR 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 ON LOT 5 AND 7 DRIVE LOCATIONS DURING CONSTRUCTION.
- 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 LP OF THE HIGH CAPACITY CHAMBERS SHOWN ON SHEET DN-1. THE 60 LP PROPOSED RESULTS IN EACH LOT HOLDING A MINIMUM VOLUME OF 245 SF OF WATER. AT TIME OF INDIVIDUAL LOT DESIGN EACH LOT WILL BE EXPECTED TO ADHERE TO THE 245 SF MIN.



CONTOURS ARE FROM TOWN GIS TOPOGRAPHY

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



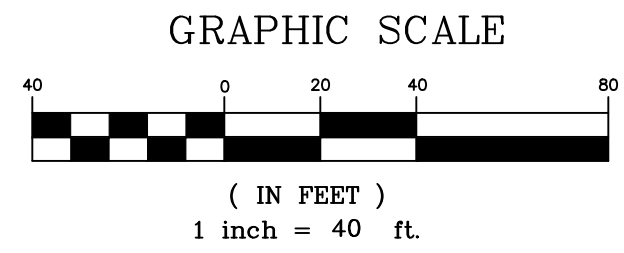
GRADING AND EROSION CONTROL PLAN

LONG HILL ESTATES
 53 LONG HILL ROAD
 EAST HAMPTON, CONNECTICUT

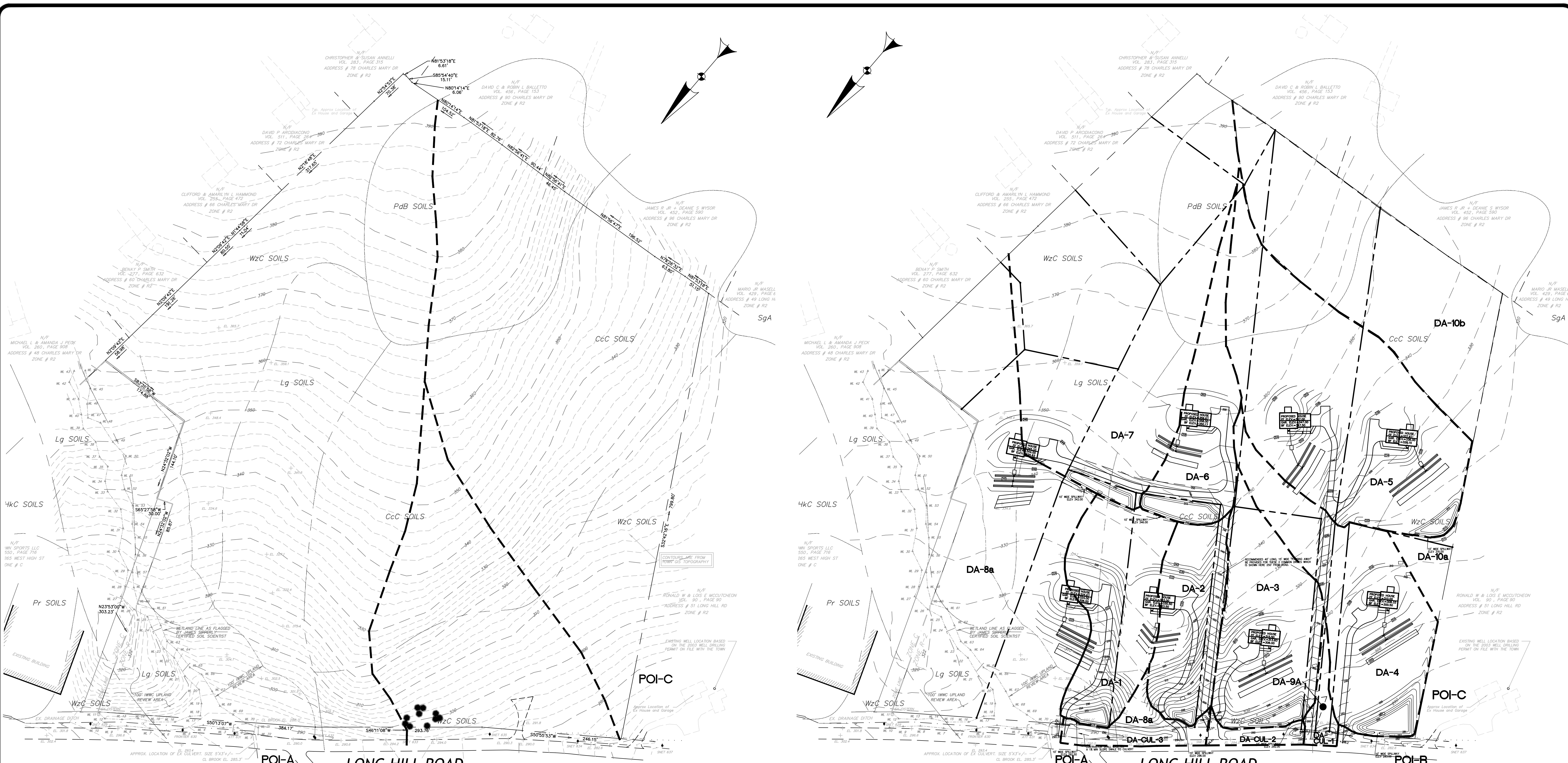
Robert V. Baltramaitis, P.E.
 27 Tammy Hill Road
 Wallingford, Connecticut 06492
 (203) 915-8301

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

LONG HILL ROAD



4	5/10/21	PER TOWN ENGINEERS COMMENTS
3	5/04/21	ADDRESS STAFF COMMENTS
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1	4/20/21	ADDED LOT #8
#	DATE	DESCRIPTION REVISIONS



EXISTING DRAINAGE AREAS

PROPOSED DRAINAGE AREAS

SUMMARY PROPOSED AREAS

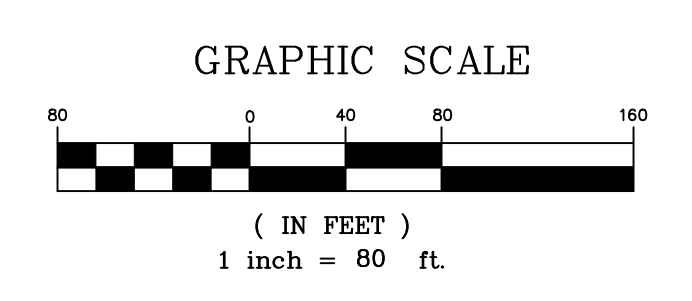
POI-A	POI-B	POI-C
446,400 S.F. 10.3 AC.	133,500 S.F. 3.1 AC.	298,500 S.F. 6.9 AC.

SUMMARY PROPOSED AREAS

DA-1 53,600 S.F. 1.2 AC.	DA-5 132,500 S.F. 3.0 AC.	DA-8 8a-154,700 S.F. 8b-4,600 S.F. 8 TOTAL 159,300 S.F. 3.6 AC.
DA-2 38,350 S.F. 0.9 AC.	DA-6 40,700 S.F. 0.9 AC.	DA-9A 5,600 S.F. 0.13 AC.
DA-3 58,350 S.F. 1.3 AC.	DA-7 192,500 S.F. 4.4 AC.	DA-10 10a-9,100 S.F. 10b-102,000 S.F. 10 TOTAL 111,200 S.F. 2.5 AC.
DA-4 76,500 S.F. 1.7 AC.		

DA-CUL-1 0.15 AC.	DA-CUL-3 0.26 AC.
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DA-CUL-2 0.14 AC.



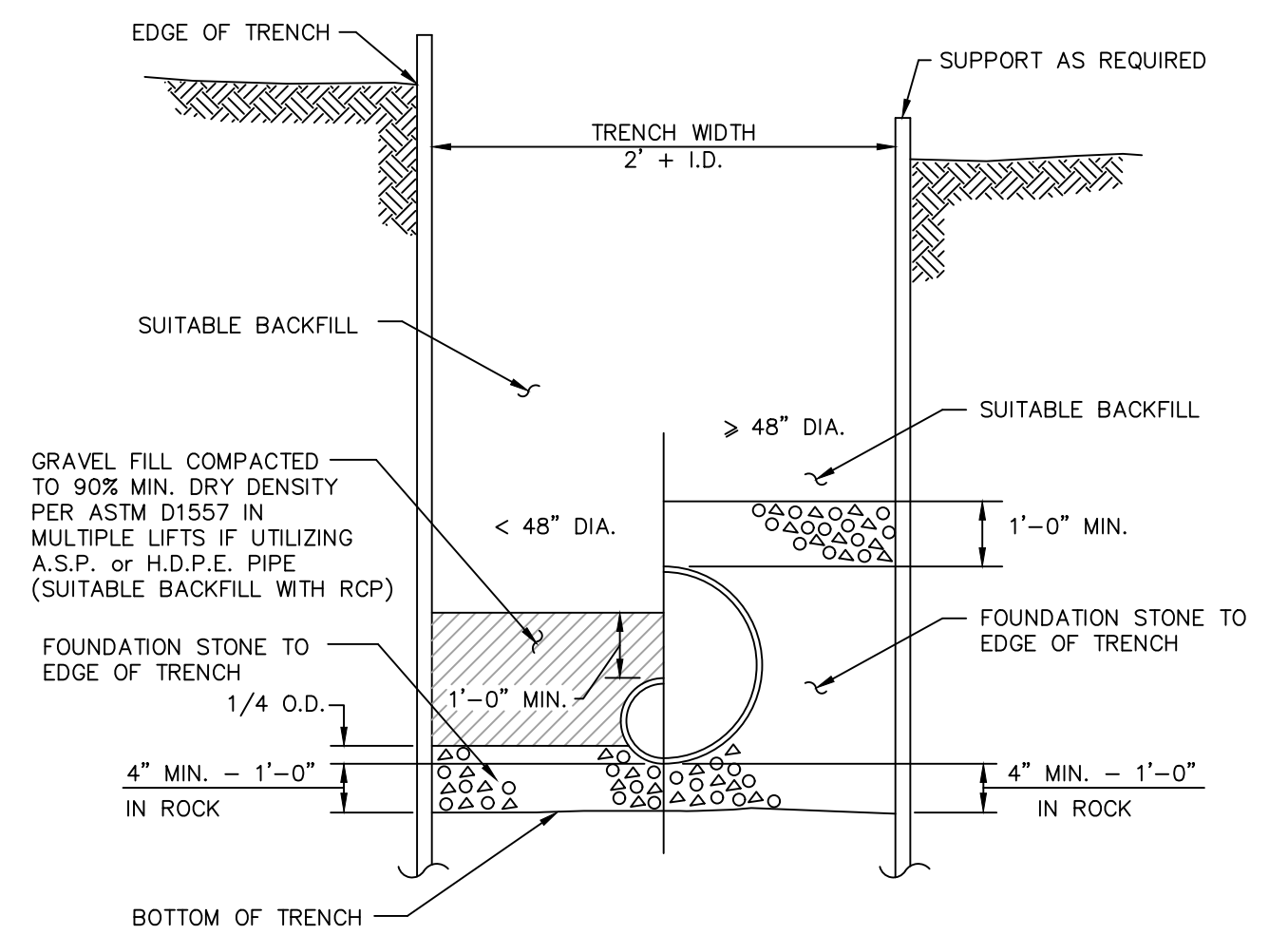
PRE AND POST DRAINAGE AREA PLAN

**LONG HILL ESTATES
53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT**

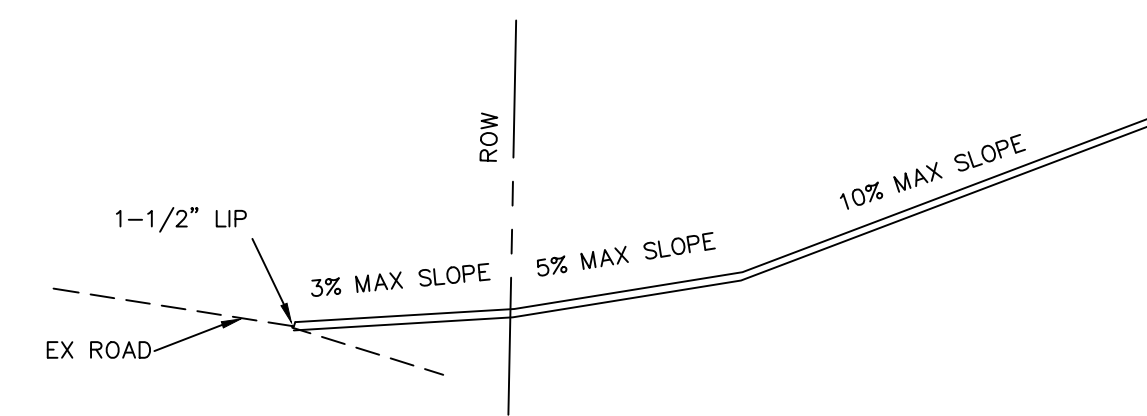
Robert V. Baltramaitis, P.E.
**27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301**

#	DATE	DESCRIPTION
1	5/10/21	PER TOWN ENGINEERS COMMENTS
		REVISIONS

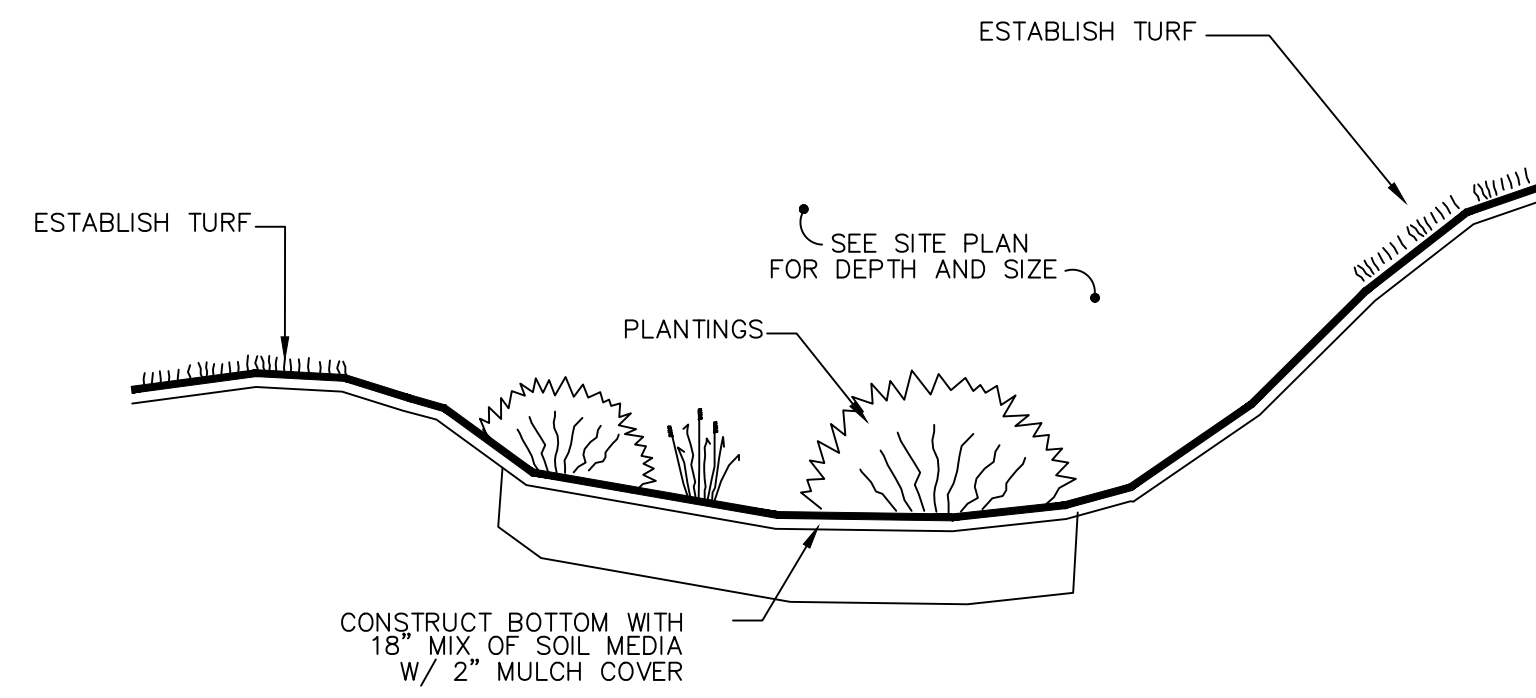
DATE:	4/23/2021	SCALE:	1" = 80'	SHT #:	DA-1
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TYPICAL STORM SEWER TRENCH SECTION
N.T.S.



PROPOSED DRIVEWAY SECTION
N.T.S.



RAINGARDEN/ BIORETENTION AREA
N.T.S.

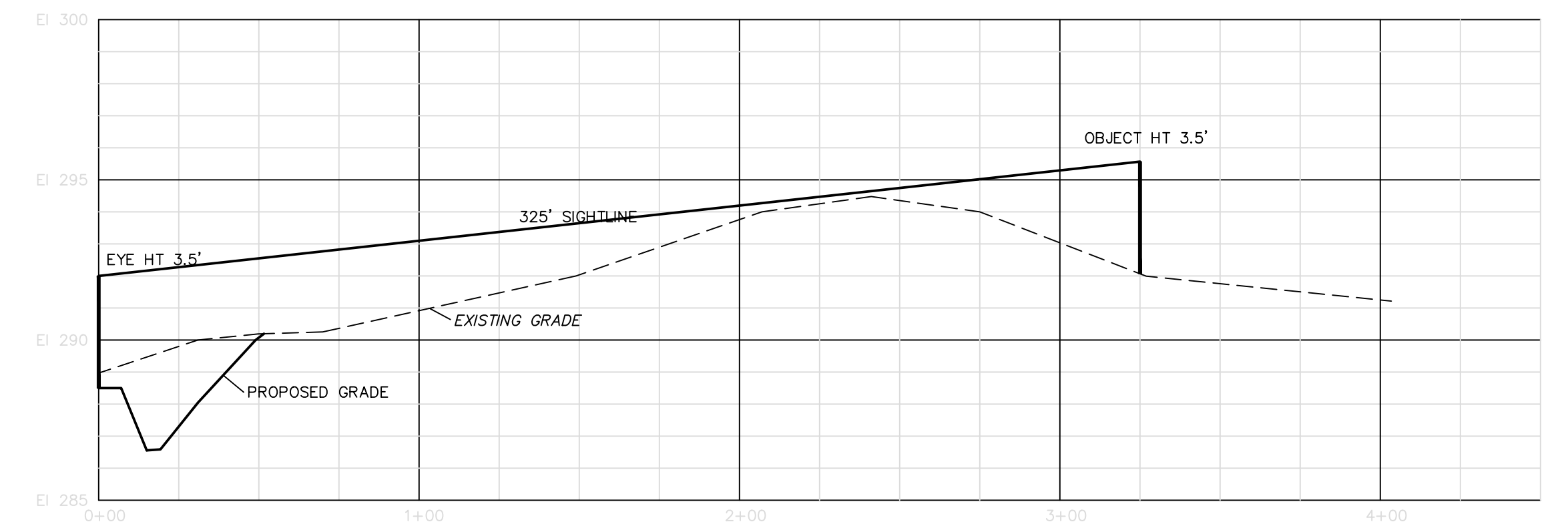
Rain Garden Notes:

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 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.

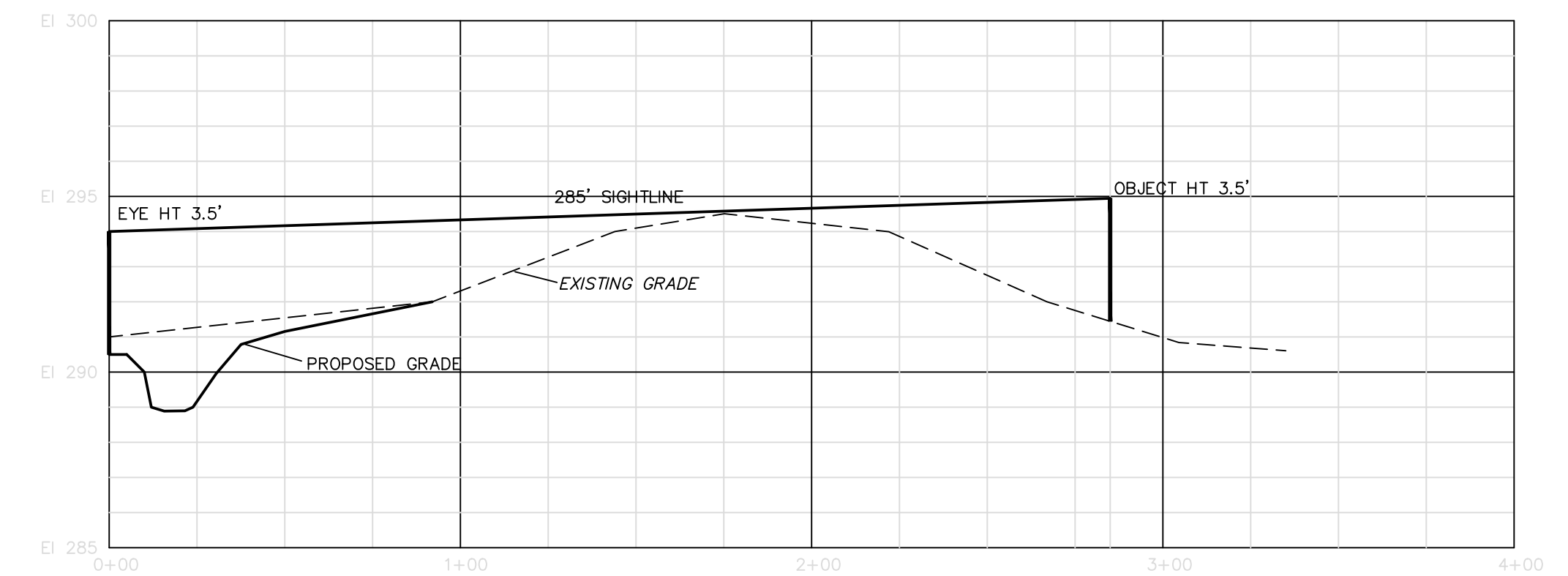
Rain Garden Plant Schedule

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
*HERBACEOUS PERENNIALS:			
CAREX SCOPARIA	BROOMSEDGE	2" PLUG	AT LEAST 6 PLANTS PER 25 SF. IF SEED MIX IS NOT USED
EUPATOREUM 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	
SHRUBS:			
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	

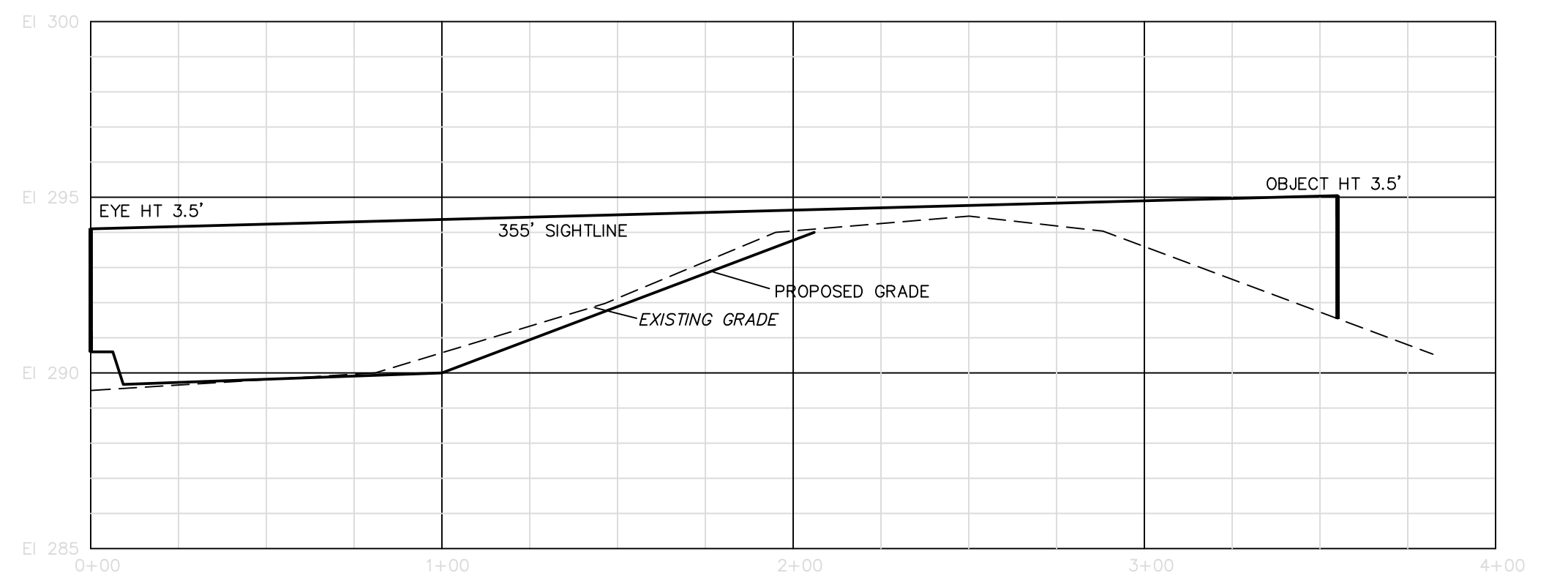
*CHOOSE AT LEAST 6 SPECIES INCLUDING 3 PERENNIAL FLOWERS, 1 GRASS, 1 SEDGE AND 1 FERN.



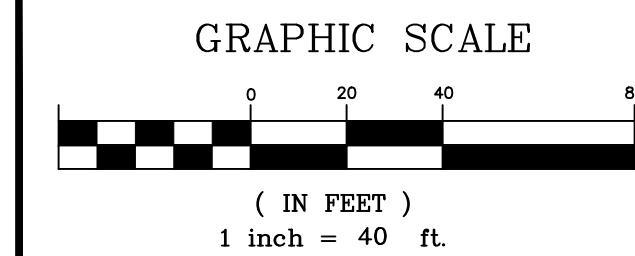
LOT #1 LOOKING EAST



LOT #2 AND 3 LOOKING EAST



LOT #7 LOOKING WEST



SIGHT LINE PROFILES

SCALE: 1" = 40' HORZ. / 1" = 4' VERT.

SIGHT LINE PROFILES AND DETAILS

LONG HILL ESTATES
53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT

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2	5/10/21	PER TOWN ENGINEERS COMMENTS
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		REVISIONS

DATE: 4/25/2021 SCALE: AS SHOWN SHT #: DN-2