

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' +
	SIDE	25'	25' +	25' +	25' +	25' +	25' +	25' +	25' +
	REAR	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.

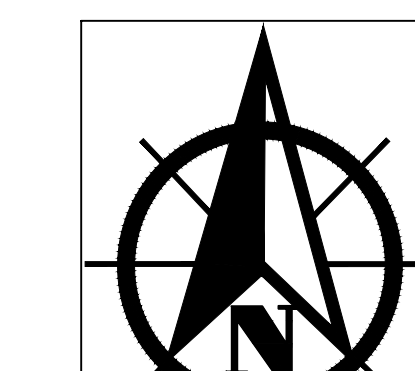
INDEX OF DRAWINGS

- 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
- D-1 DETAIL SHEET
- D-2 SIGHT LINE PROFILES AND DETAIL

Soil Scientist:

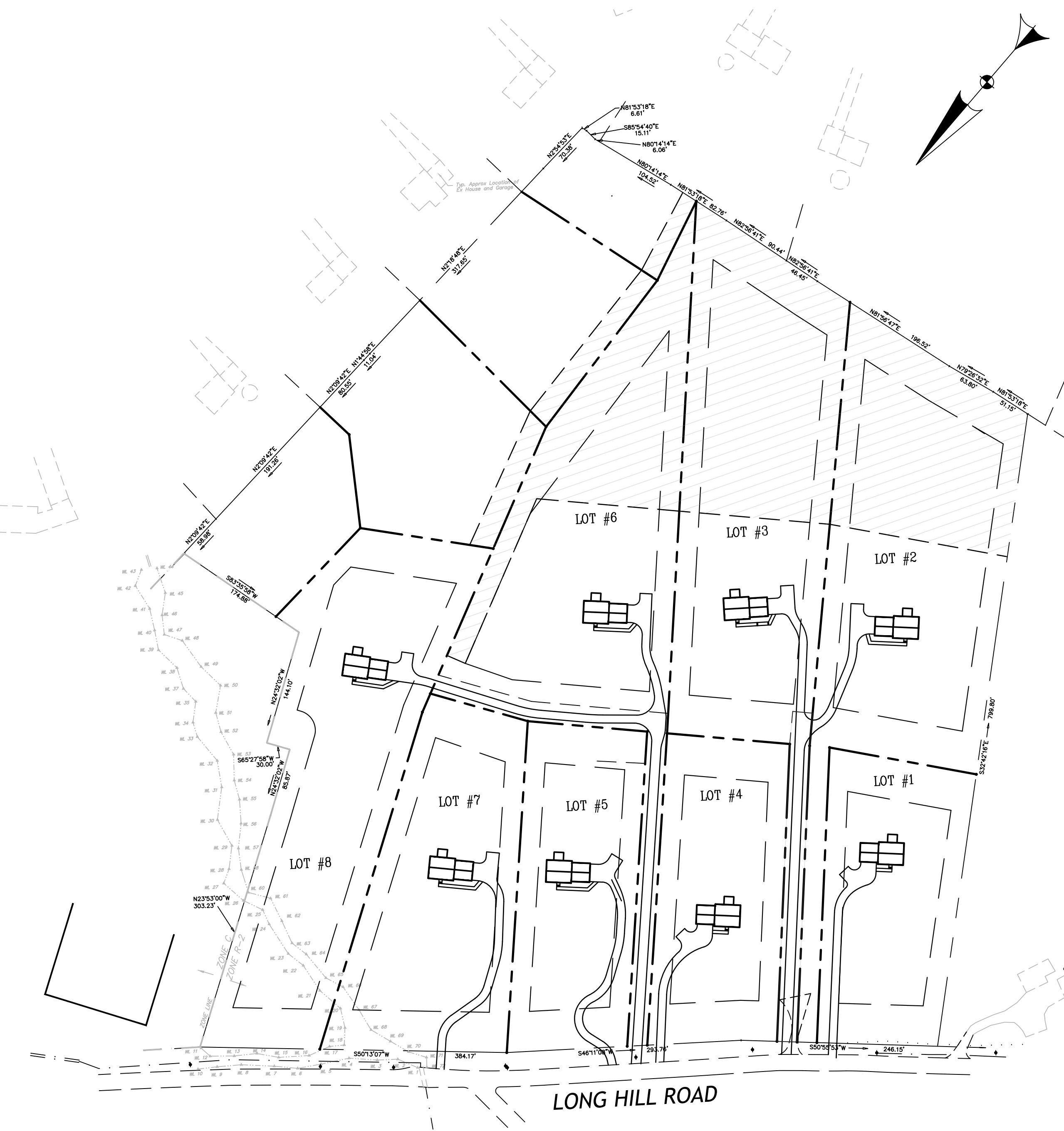
James Sipperly, Certified Soil Scientist
401 Salem Turnpike, Bozrah CT 06334
Phone: 860-334-7073

Surveyor:



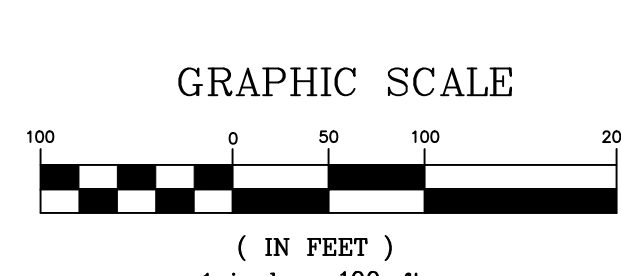
CT LAND SURVEYING, LLC
SBE 1 MBE CERTIFIED
LAND SURVEYING / LAND PLANNING
CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONIZ@YAHOO.COM

RECEIVED
4.27.2021
East Hampton
Land Use Office



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 Statute, 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
3	4/25/21	ADDRESS STAFF COMMENTS
2	4/22/21	ADD OPEN SPACE/DETENTION
1	4/5/21	LOT #8 ADDED
#	DATE	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

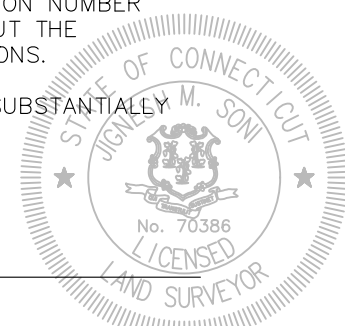
- RECORD MAP NO # VOL.8, PAGE 377.
- RECORD MAP NO # 414.
- RECORD MAP NO # VOL.83, PAGE 24.
- RECORD MAP NO # VOL.50, PAGE 27.
- RECORD MAP NO # VOL.57, PAGE 06.
- RECORD MAP NO # VOL.64, PAGE 24.
- RECORD MAP NO # VOL.34, PAGE 51.
- PROPERTY SURVEY PREPARED FOR JOHN DART LONG HILL ROAD, EAST HAMPTON, 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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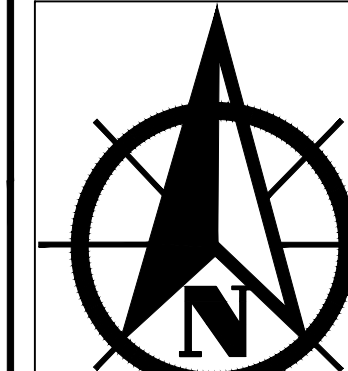
Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



CT LAND SURVEYING, LLC

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LAND SURVEYING | LAND PLANNING

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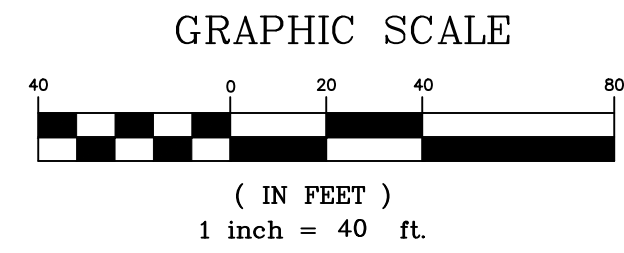
BOUNDARY AND TOPOGRAPHIC SURVEY

LONG HILL ESTATES
53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT

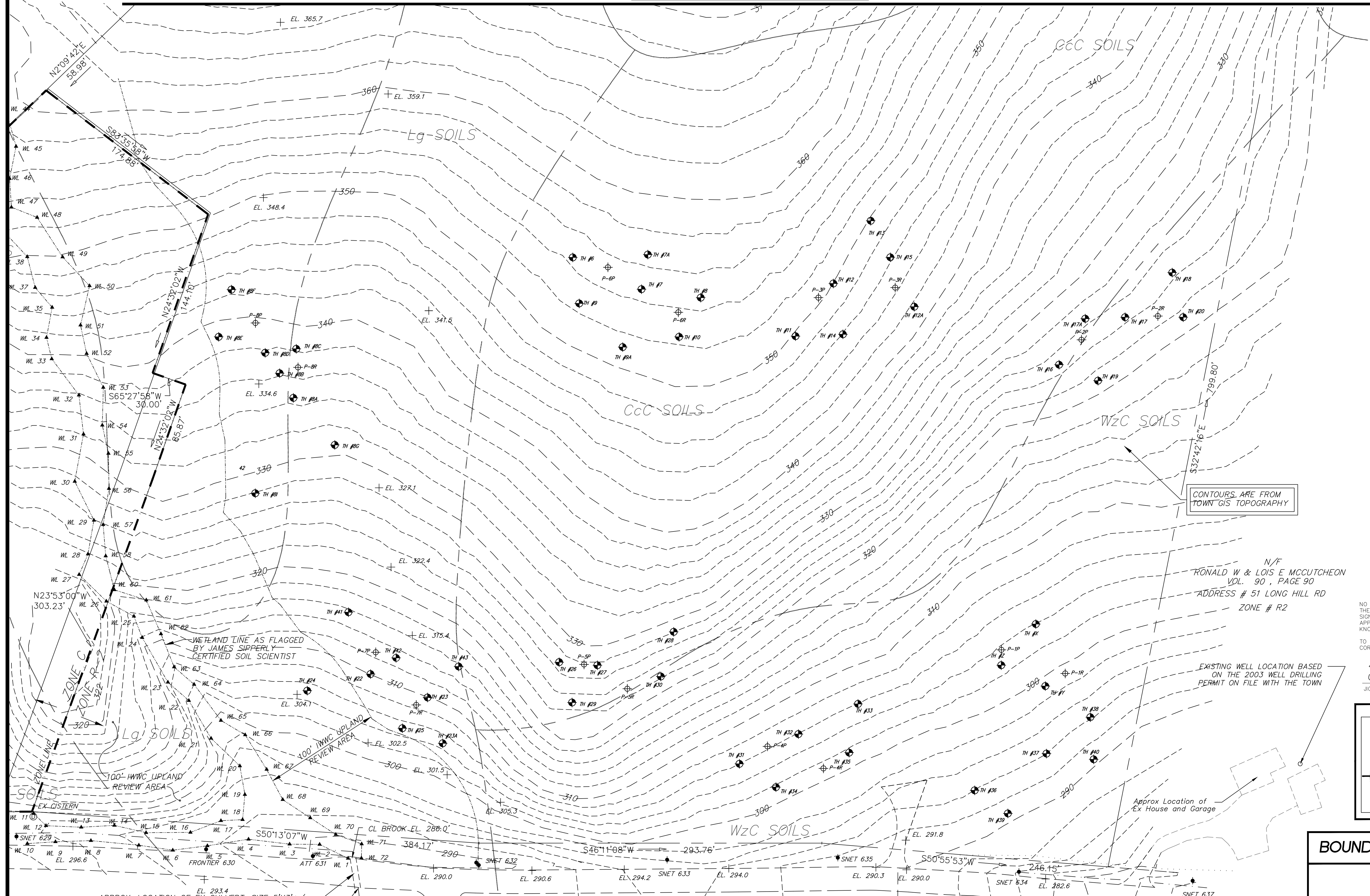
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
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(203) 915-8301

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

#	DATE	DESCRIPTION	REVISIONS
2	4/25/21	ADDRESS STAFF COMMENTS	
1	4/5/21	LOT #8 ADDED	



LONG HILL ROAD



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

WETLAND CERTIFICATION:
J. Sippl
James Sippl
4-26-21
Dated

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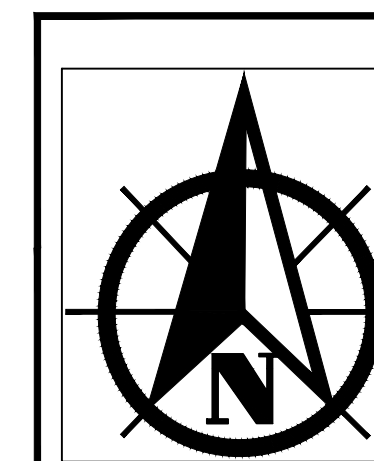
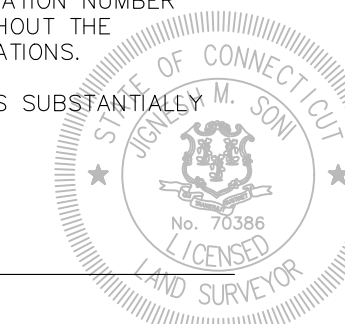
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Jignesh M. Soni

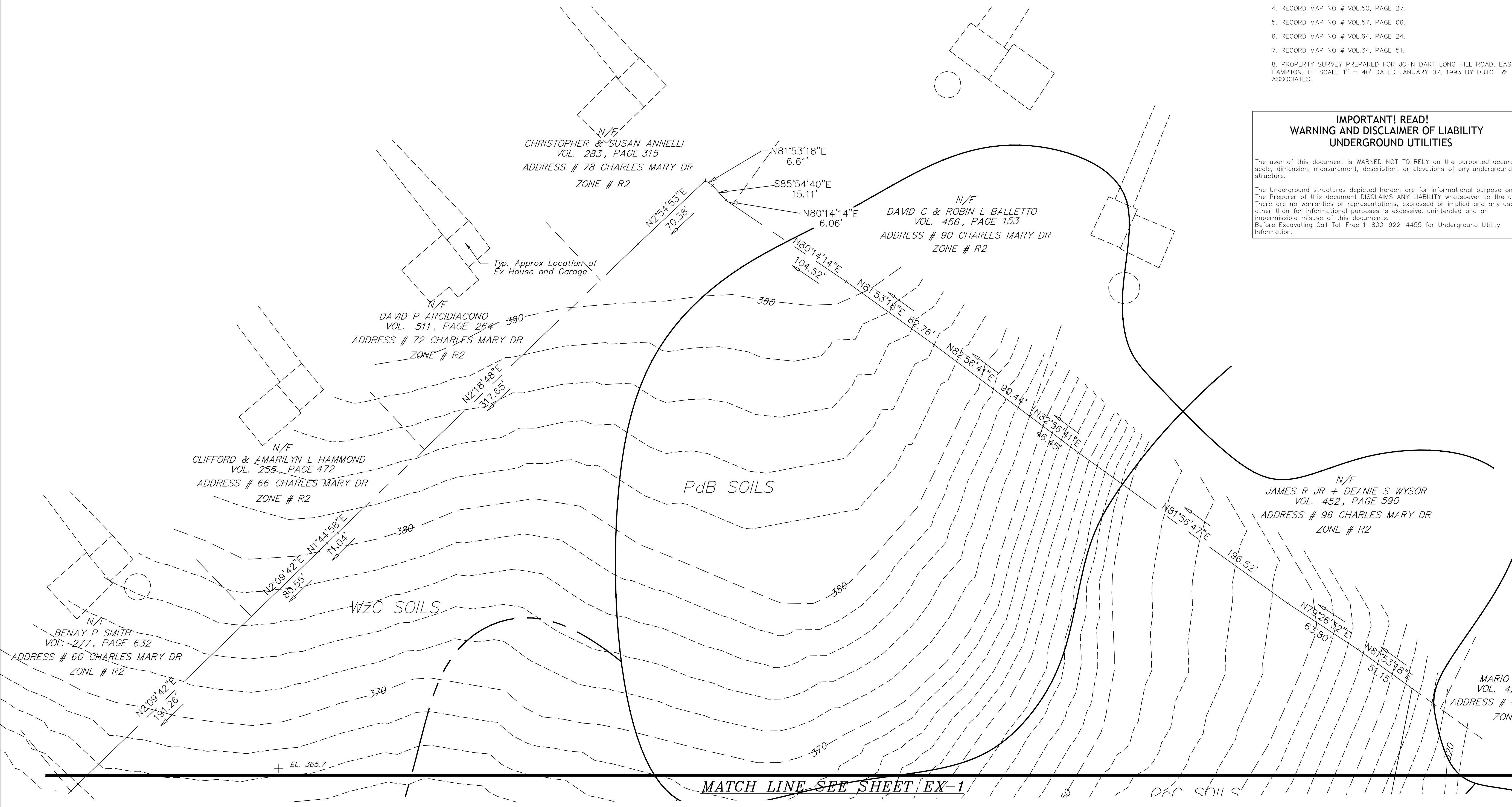
JIGNESH M. SONI, P.L.S. 70386



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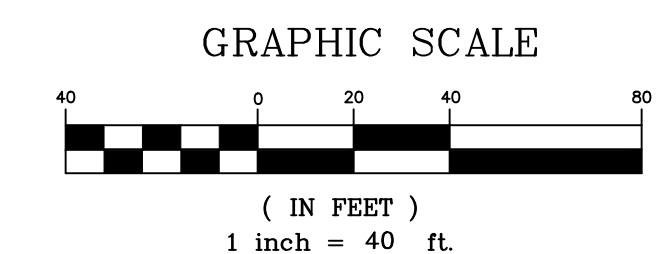
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James Sippel
4-26-21
Dated



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53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT

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27 Tammy Hill Road
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(203) 915-8301

#	DATE	DESCRIPTION
1	4/5/21	LOT #8 ADDED
		REVISIONS

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

N23°53'00"W
303.23'

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

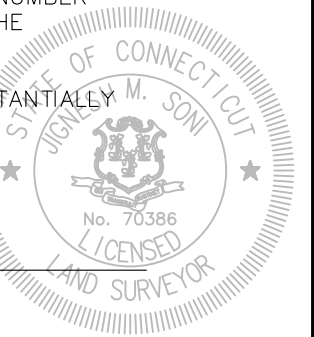
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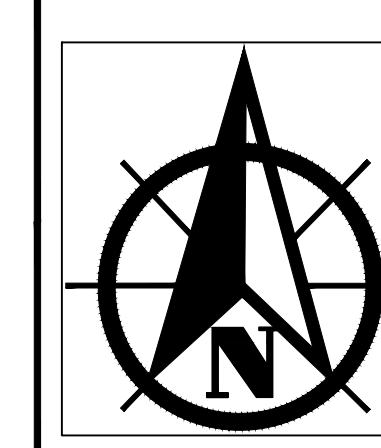
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Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



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

Approx Location of Ex House and Garage



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

GRAPHIC SCALE

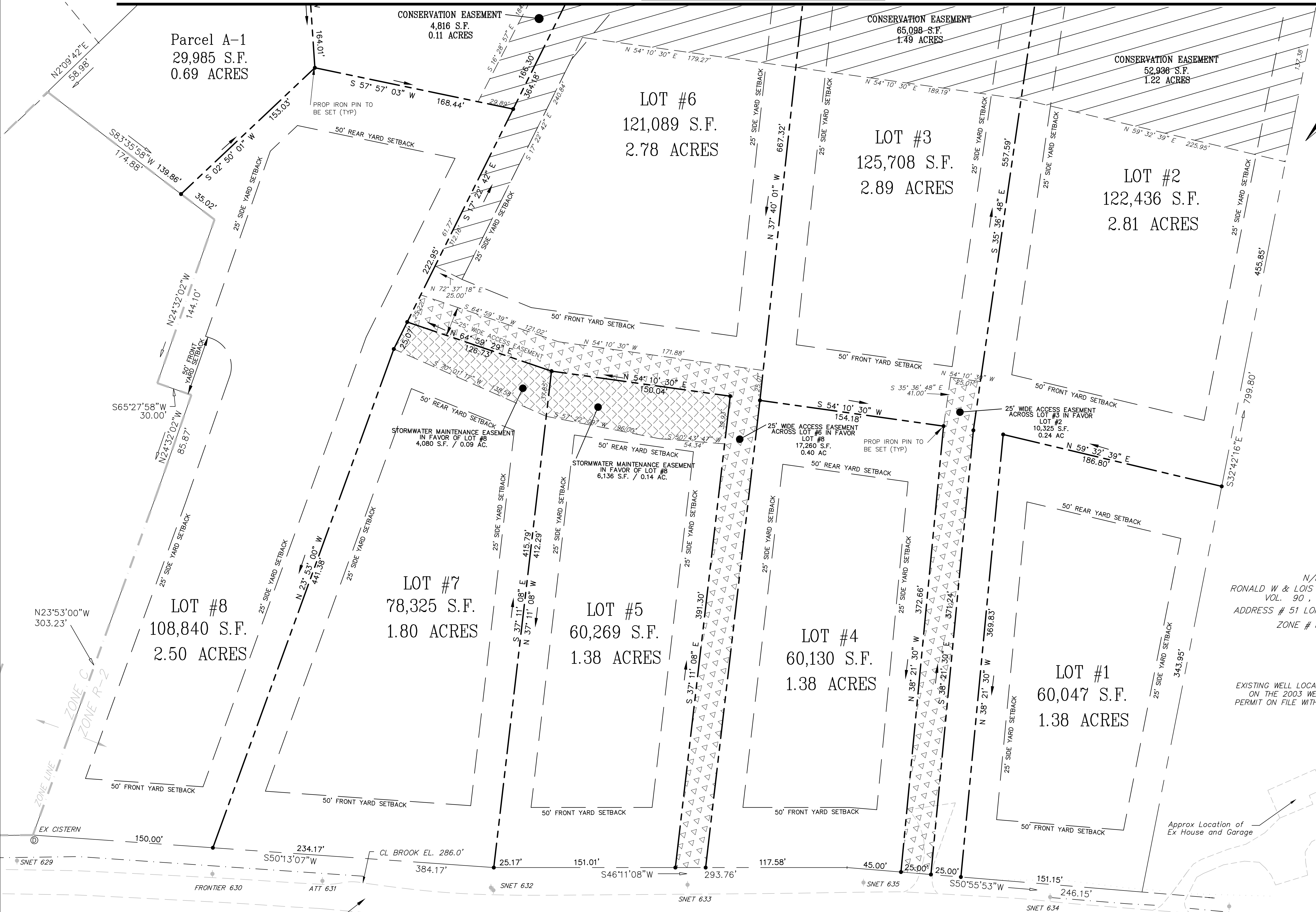


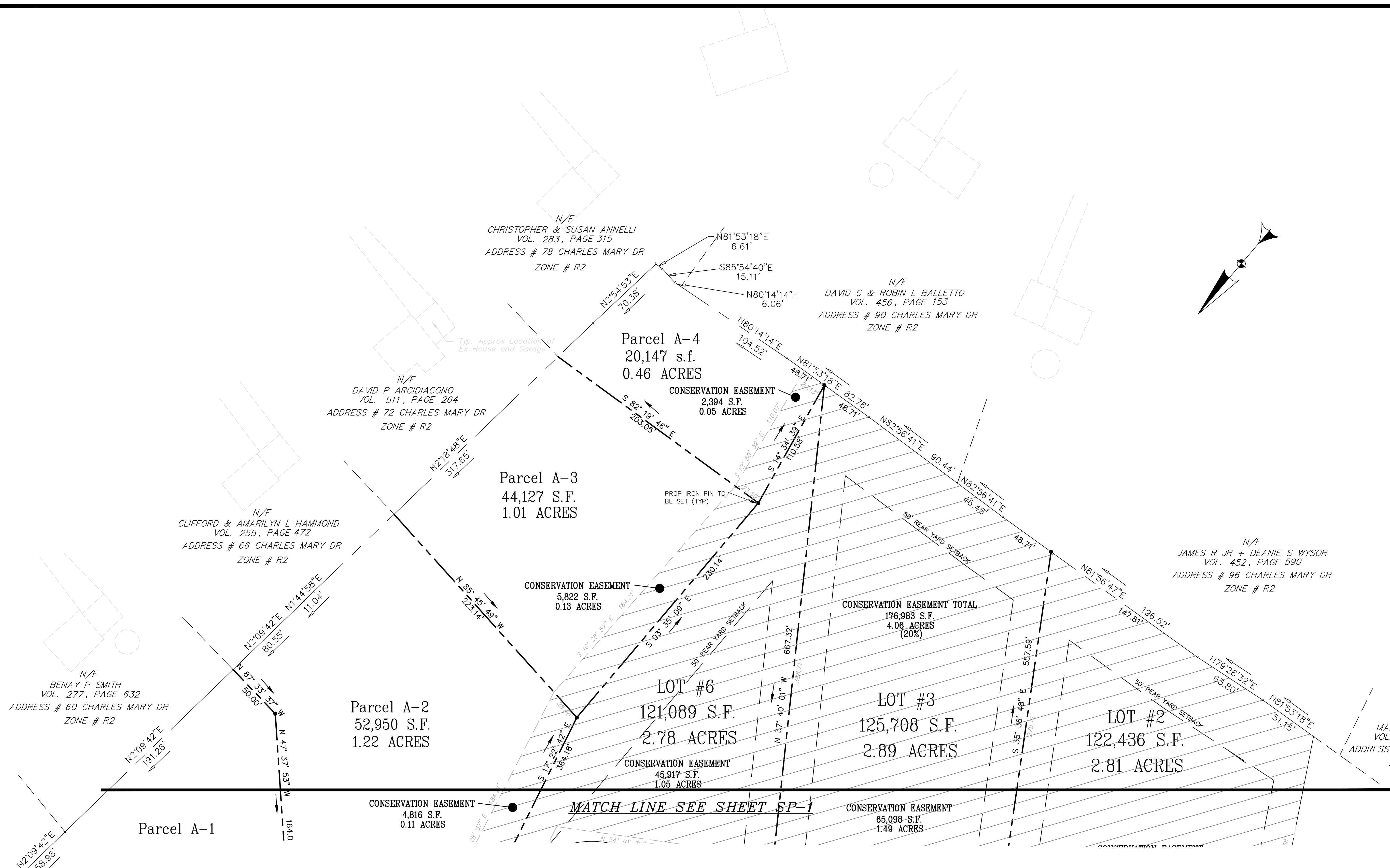
(IN FEET)
1 inch = 40 ft.

#	DATE	DESCRIPTION
2	4/25/21	ADDRESS STAFF COMMENTS
1	4/5/21	LOT #8 ADDED
#	DATE	REVISIONS

LONG HILL ROAD

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





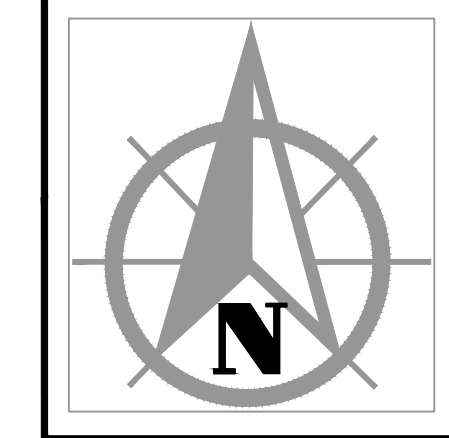
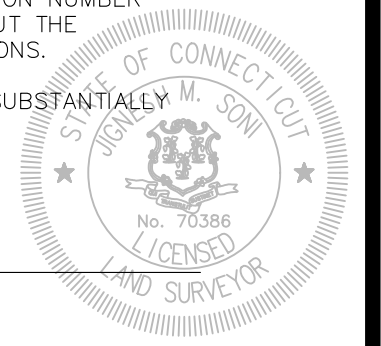
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N/F
 BENAY P SMITH
 VOL. 277, PAGE 632
 ADDRESS # 60 CHARLES MARY DR
 ZONE # R2

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

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

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
 JAMES R JR + DEANIE S WYSOR
 VOL. 452, PAGE 590
 ADDRESS # 96 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

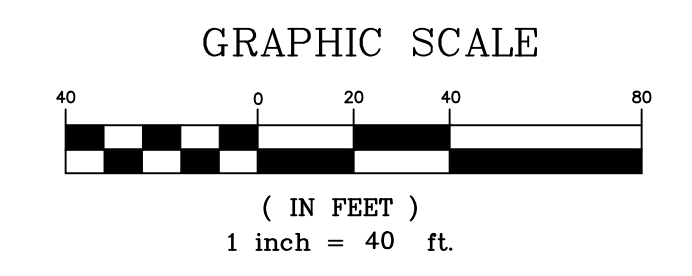
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MATCH LINE SEE SHEET SP-1

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SIDE	25'	25' +	25' +	25' +	25' +	25' +	25' +	25' +	25' +
REAR	50'	50' +	50' +	50' +	50' +	50' +	50' +	50' +	50' +
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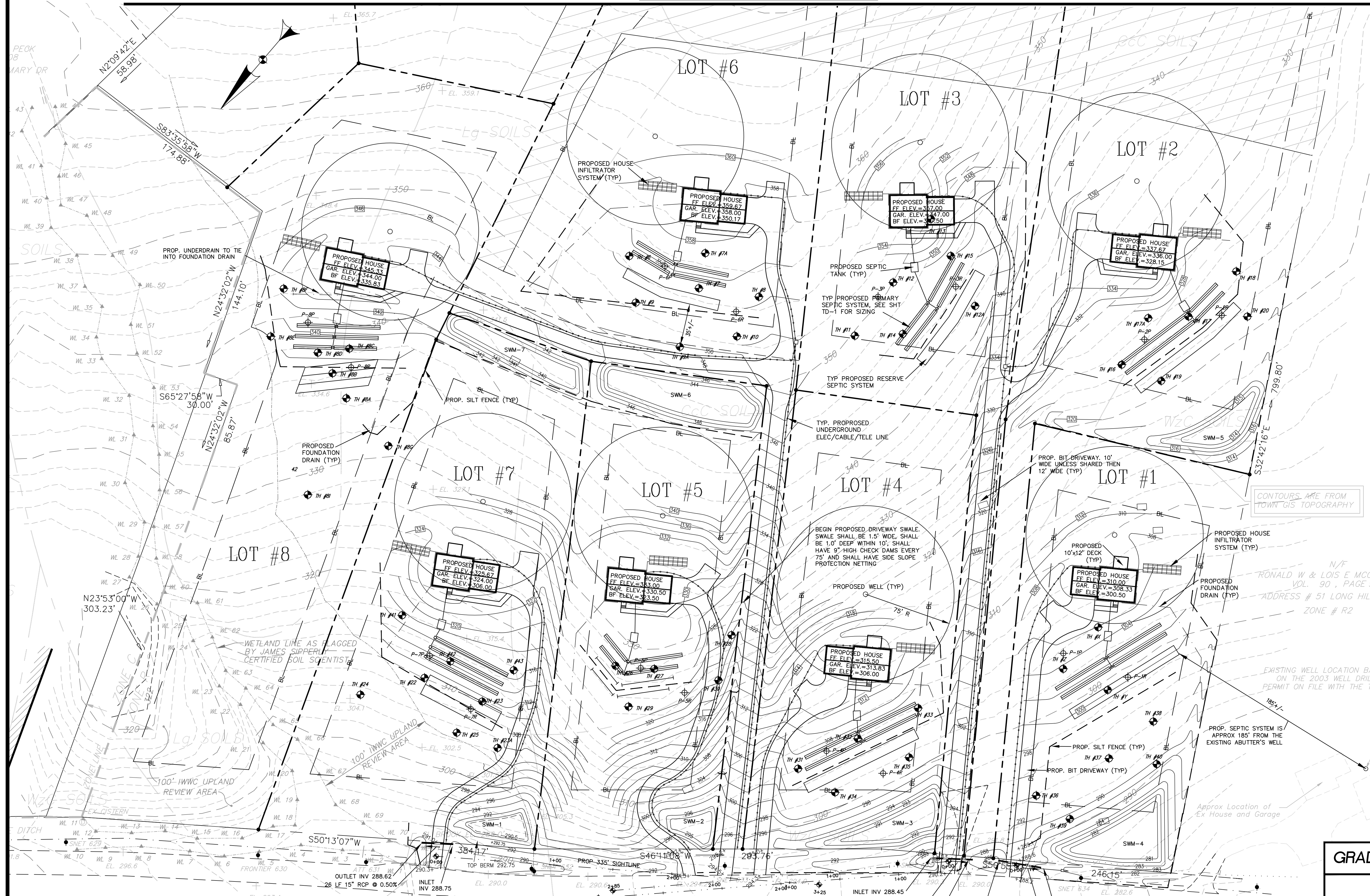
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#	DATE	REVISIONS

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

MATCH LINE SEE SHEET GU-2

GRADING AND UTILITY NOTES:

1. 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.
2. 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.
3. ALL NEW UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
4. 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 450, MAP NUMBER 090700141G, EFFECTIVE DATE AUGUST 28, 2008.
5. ADDITIONAL SOIL TESTING MAY BE REQUIRED ON LOTS PRIOR TO CONSTRUCTION THAT THE PROPOSED LEACHING SYSTEM IS DESIGNED OUTSIDE OF THE SOIL TESTING AREA.
6. 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.
7. 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.
8. THE DRIVEWAY CULVERTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
9. 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.



LEGEND

PROPOSED

TP-96

DEEP TEST HOLE

PERC TEST HOLE

P-1P

PROPOSED CONTOURS

100

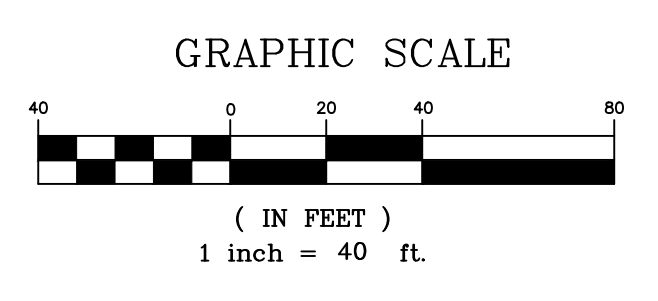


GRADING AND EROSION CONTROL PLAN

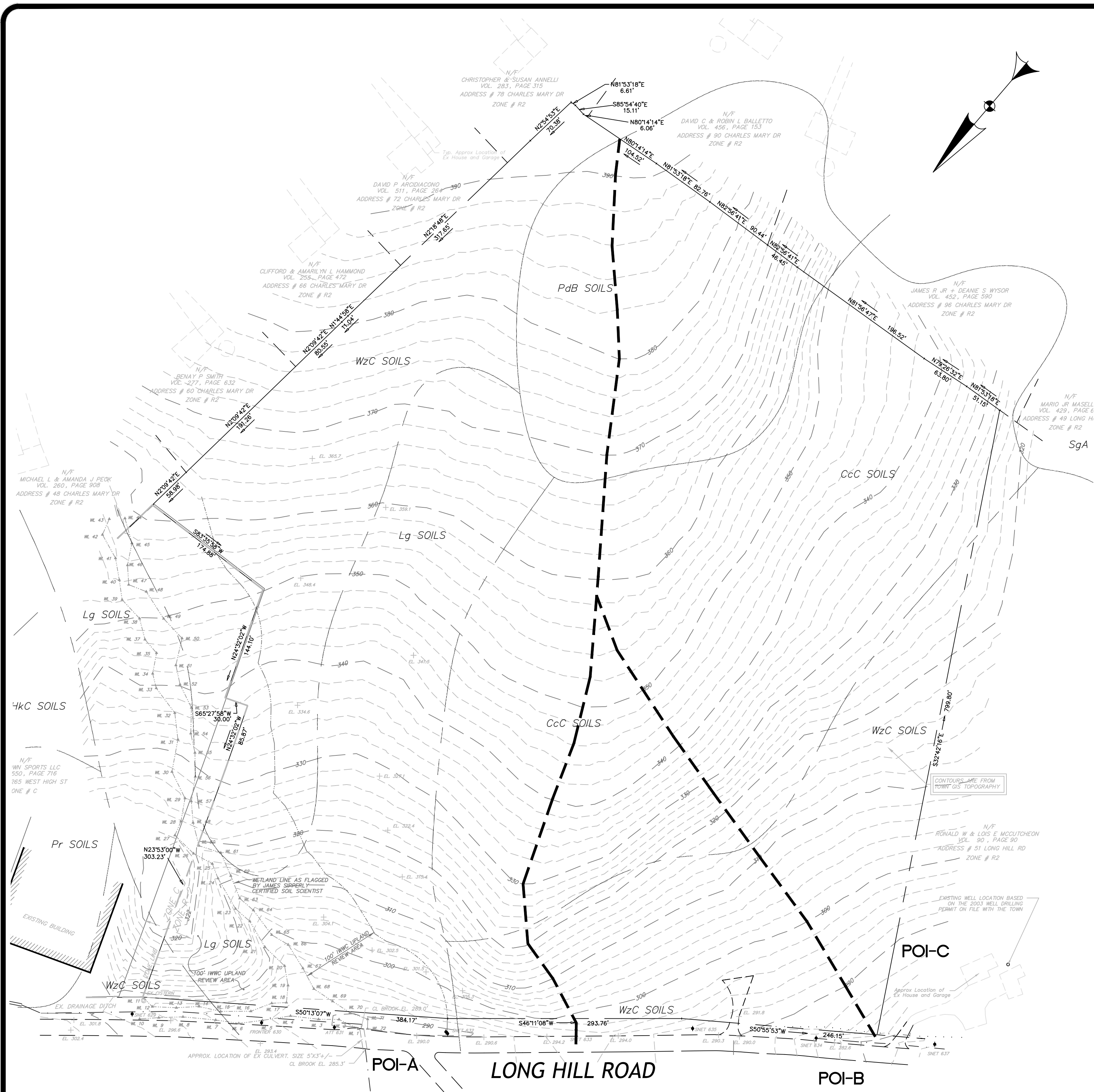
LONG HILL ESTATES
53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT

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
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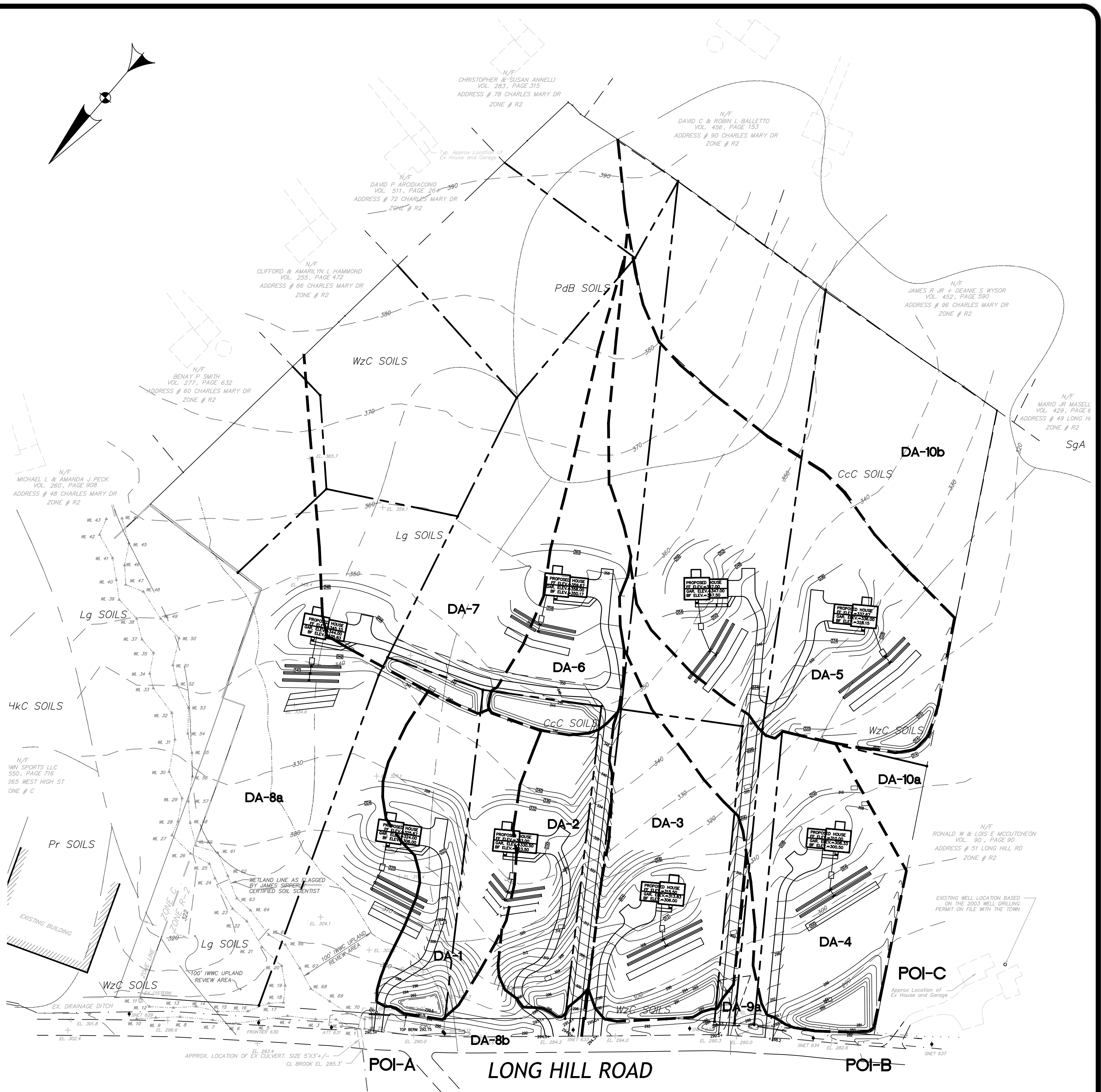
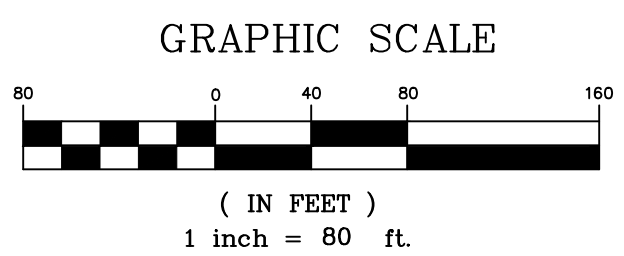
#	DATE	DESCRIPTION
2	4/25/21	ADDRESS STAFF COMMENTS
1	4/20/21	ADDED LOT #8
#		REVISIONS



EXISTING 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.



PROPOSED DRAINAGE AREAS

SUMMARY PROPOSED AREAS

DA-1	DA-4	DA-7	DA-8	DA-9	DA-10
53,600 S.F. 1.23 AC.	77,850 S.F. 1.78 AC.	194,000 S.F. 4.45 AC.	8a-154,700 S.F. 8b-4,600 S.F. 8 TOTAL 159,300 S.F. 3.66 AC.	5,600 S.F. 0.13 AC.	10a-9,100 S.F. 10b-107,100 S.F. 10 TOTAL 116,200 S.F. 2.67 AC.
DA-2	DA-5	DA-3	DA-6		
38,350 S.F. 0.88 AC.	135,400 S.F. 3.11 AC.	59,350 S.F. 1.36 AC.	41,700 S.F. 0.96 AC.		

#	DATE	DESCRIPTION

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:	SCALE:	SHT #:
4/23/2021	1" = 80'	DA-1

Figure PS-3 Seed Mixtures for Permanent Seeding

Table with 4 columns: No., Seed Mixture (Variety), Lbs/Acre, Lbs/1,000 Sq. Ft.

Table titled 'Temporary Seeding Rates and Dates' with columns for Species, Seeding Rates, Optimum Seeding Dates, and Plant Characteristics.

WETLANDS APPLICATION DATA

1. This project involves the development of 18.9 acres of land into a 7 lot single family residential subdivision.
2. The wetlands were delineated by James Slippery Certified Soil Scientist on November 14, 2020.
3. There is no disturbance of any inland wetlands soil proposed with this application.

EROSION CONTROL INTENT

A. 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.
B. THE USE OF MULCH, TEMPORARY SEEDING OR JUTE MESH WILL BIND THE SOIL BY ABSORBING AND SPREADING HEAVY RAIN CONCENTRATIONS AND MINIMIZING EROSION.

CONSTRUCTION TIME SCHEDULE

1. Construction of individual lots will vary upon future sale, but the following guidelines shall be followed.
2. All erosion control measures shall be in place and inspected prior to start of construction.

Septic System Notes:

1. THE BUILDING SEWER PIPE SHALL BE 4" SCH 40 PVC SET AT A MAXIMUM SLOPE OF 1/4" PER FOOT.
2. THE PRE-CAST CONCRETE SEPTIC TANK SHALL HAVE A CAPACITY OF AT LEAST 1,250 GALLONS.
3. THE SEPTIC TANK SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CONNECTICUT PUBLIC HEALTH CODE.

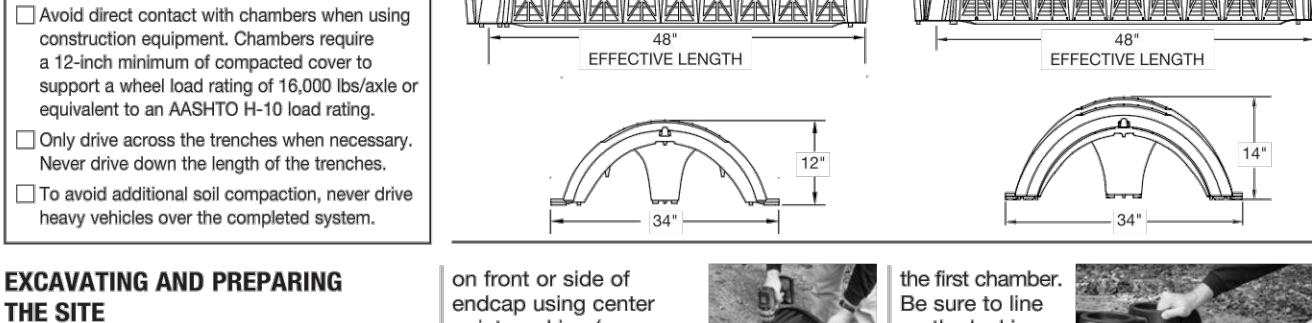


The Quick4 Plus High Capacity Chamber offers maximum strength through its two center structural columns. This chamber can be installed in a 36-inch-wide trench.



Table with 2 columns: Title (e.g., Quick4 Plus High Capacity Chamber Specifications, Quick4 Plus All-in-One 12 Endcap Benefits) and Content.

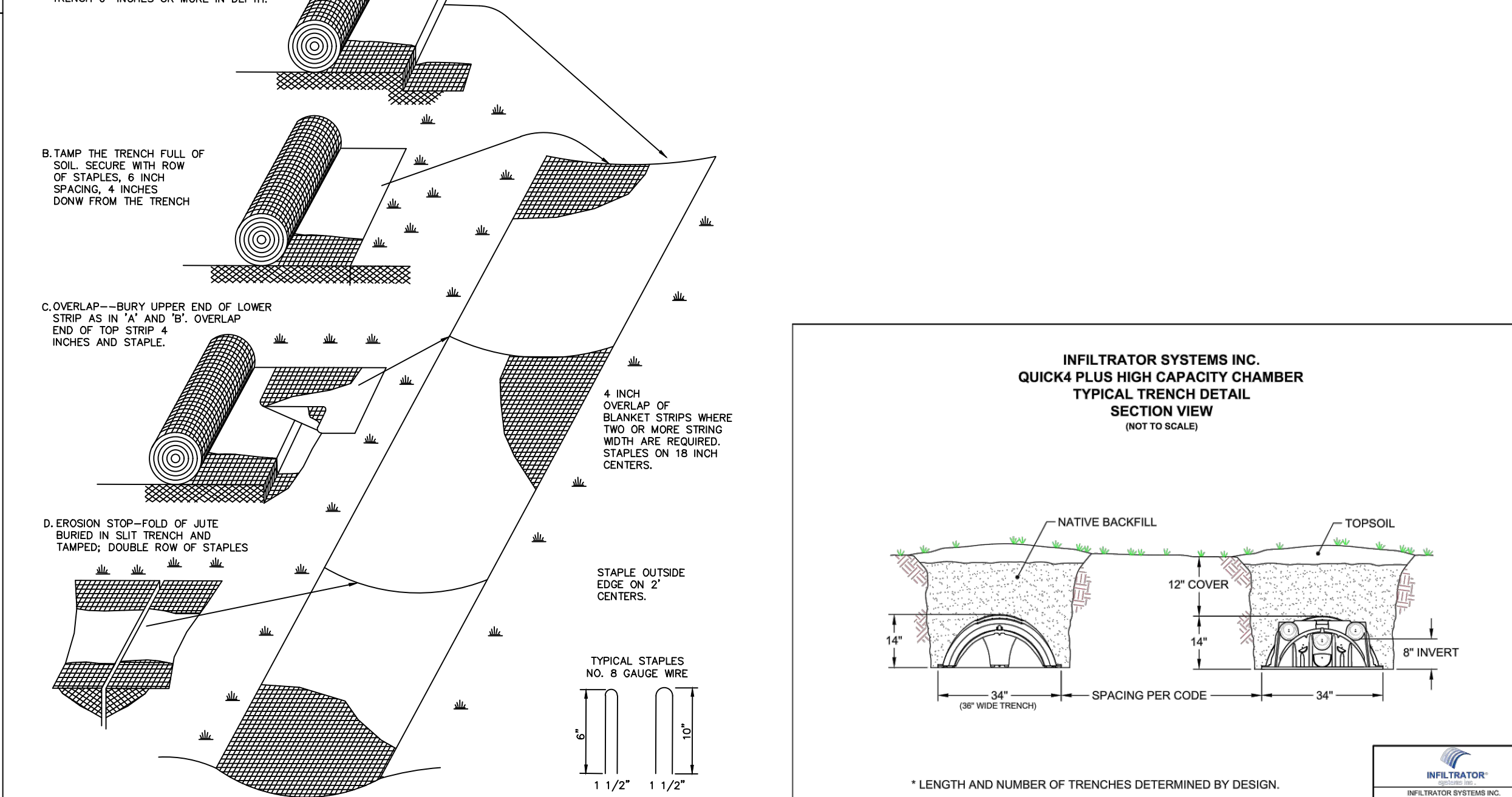
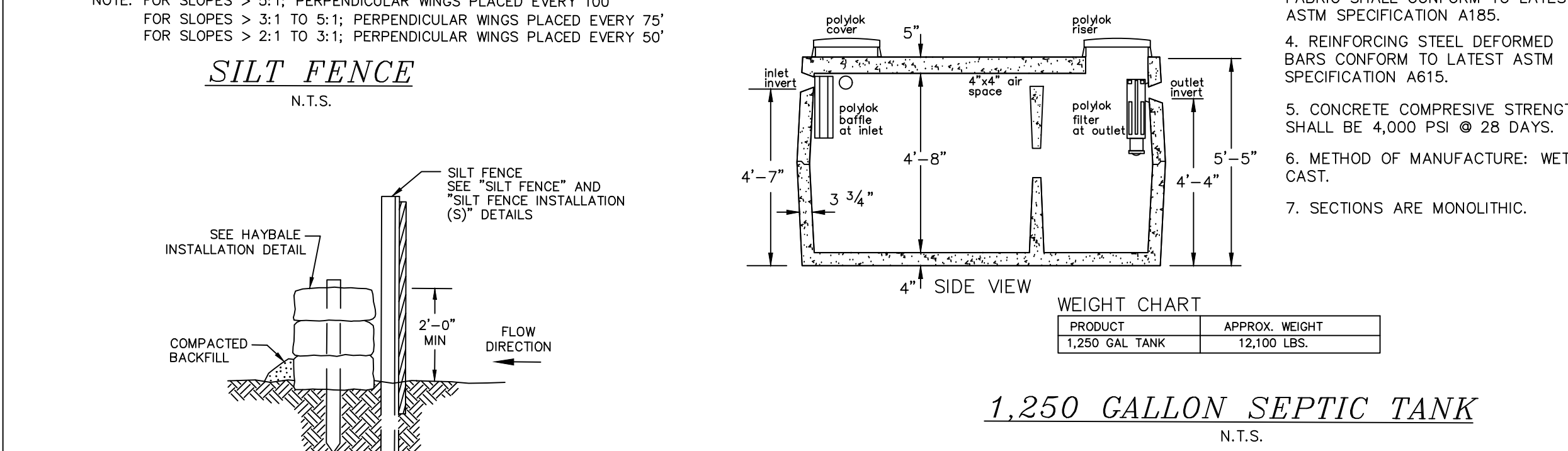
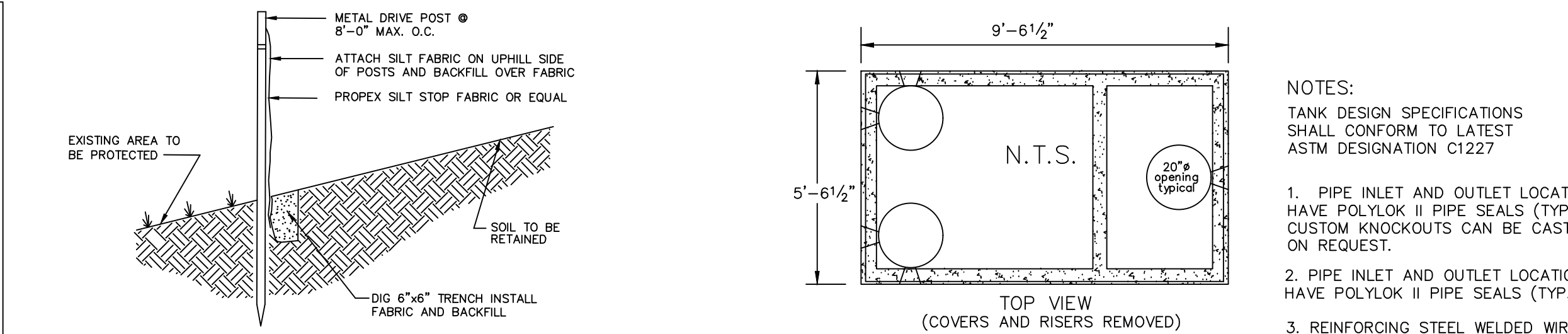
Materials and Equipment Needed
Quick4 Plus chambers
PVC pipe and couplings
Backhoe
Laser, transit or level
Shovel and rake
Tape measure
Screwdriver or utility knife



EXCAVATING AND PREPARING THE SITE
NOTE: As is the case with conventional systems, do not install the systems in wet conditions or on overly moist soils, as this causes machinery to smear the soil.
1. Stake out location of trenches and lines. Set elevations of the tank, pipe, trench bottom, and trench top.

INSTALLING THE SYSTEM
1. Check the header pipe to be sure it is level or has the prescribed slope.
2. Set the invert height as specified in the design from the bottom of the trench.
3. Place the first chamber in the trench.

PREPARING THE QUICK4 PLUS ALL-IN-ONE 12 ENDCAPS
NOTE: The Quick4 Plus All-in-One 12 Endcap is compatible with the Quick4 Plus Standard and Quick4 Plus High Capacity chambers, and can be used on either end of the trench, depending upon the installer's preference and configuration requirements.



NOTE: BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE A 3:1 OR GREATER
EROSION CONTROL BLANKET INSTALLATION DETAIL

Figure PS-2 Selecting Seed Mix to Match Need

Table with 3 columns: Area To Be Seeded, Mowing Desired, Mowing Not Req.

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.

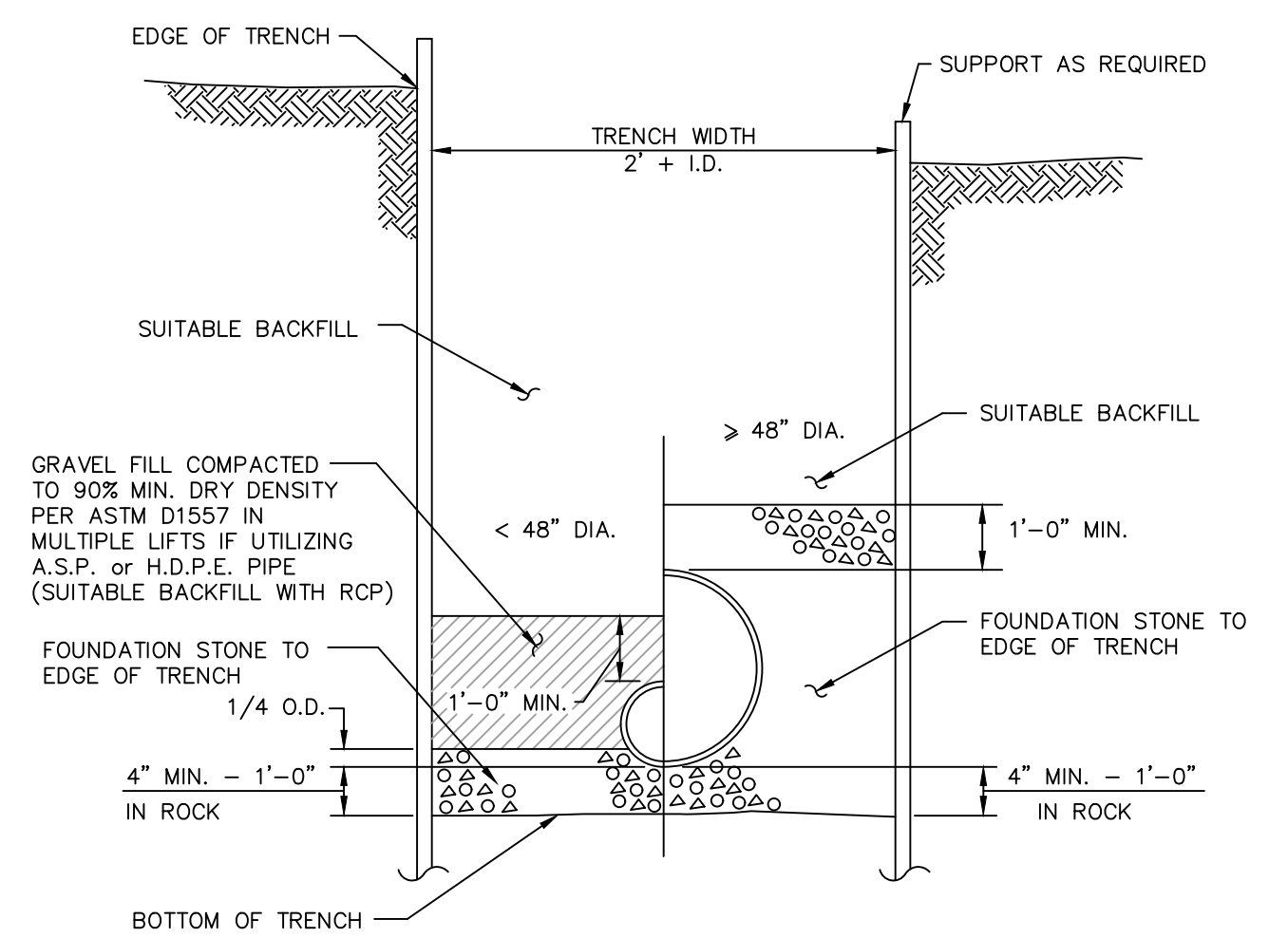
DETAIL SHEET

LONG HILL ESTATES
53 LONG HILL ROAD
EAST HAMPTON, CONNECTICUT

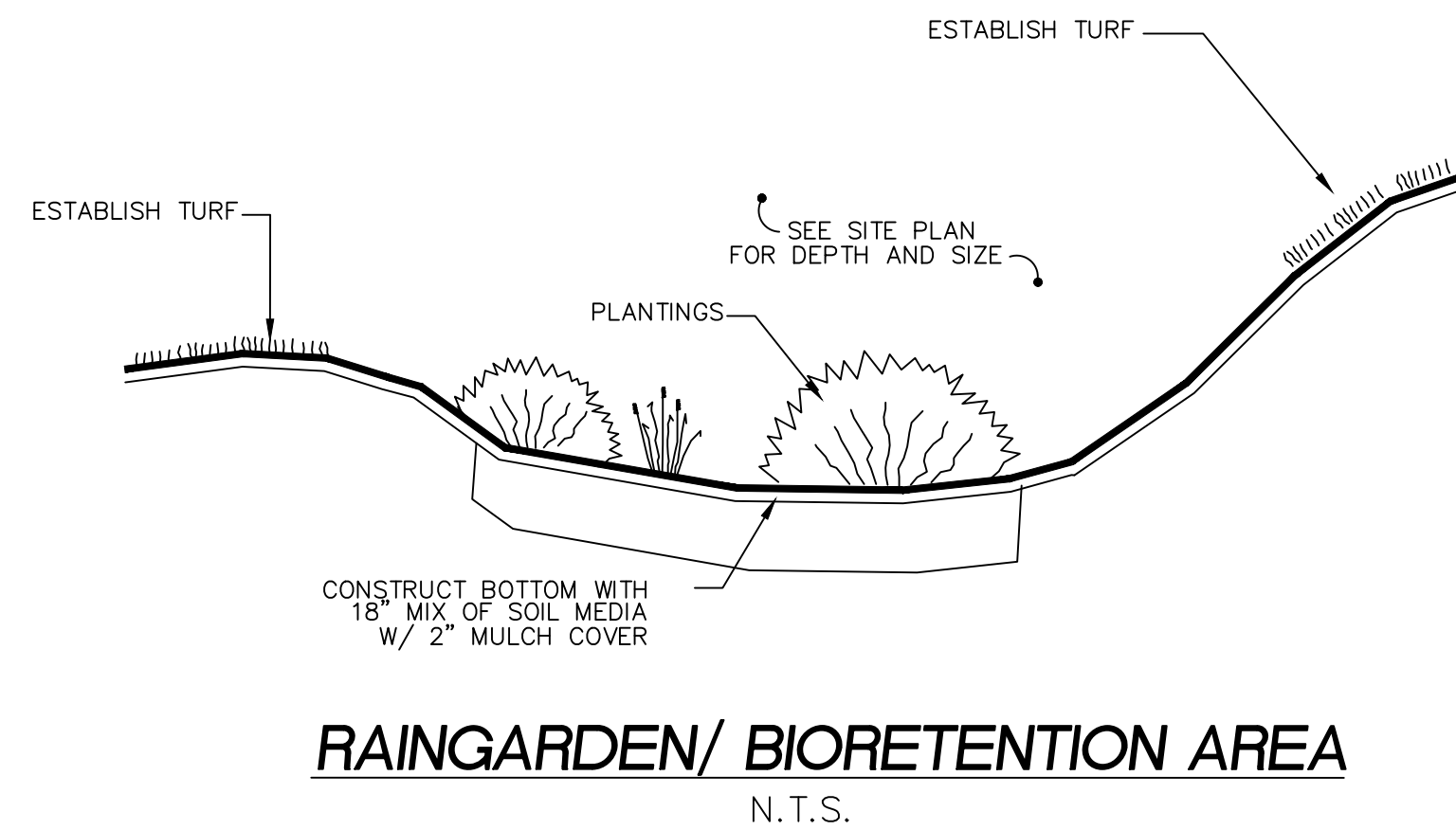
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallington, Connecticut 06492
(203) 915-8301

Table with 3 columns: #, DATE, DESCRIPTION REVISIONS

Table with 3 columns: DATE, SCALE, SHT #



TYPICAL STORM SEWER TRENCH SECTION
N.T.S.



RAINGARDEN/ BIORETENTION AREA
N.T.S.

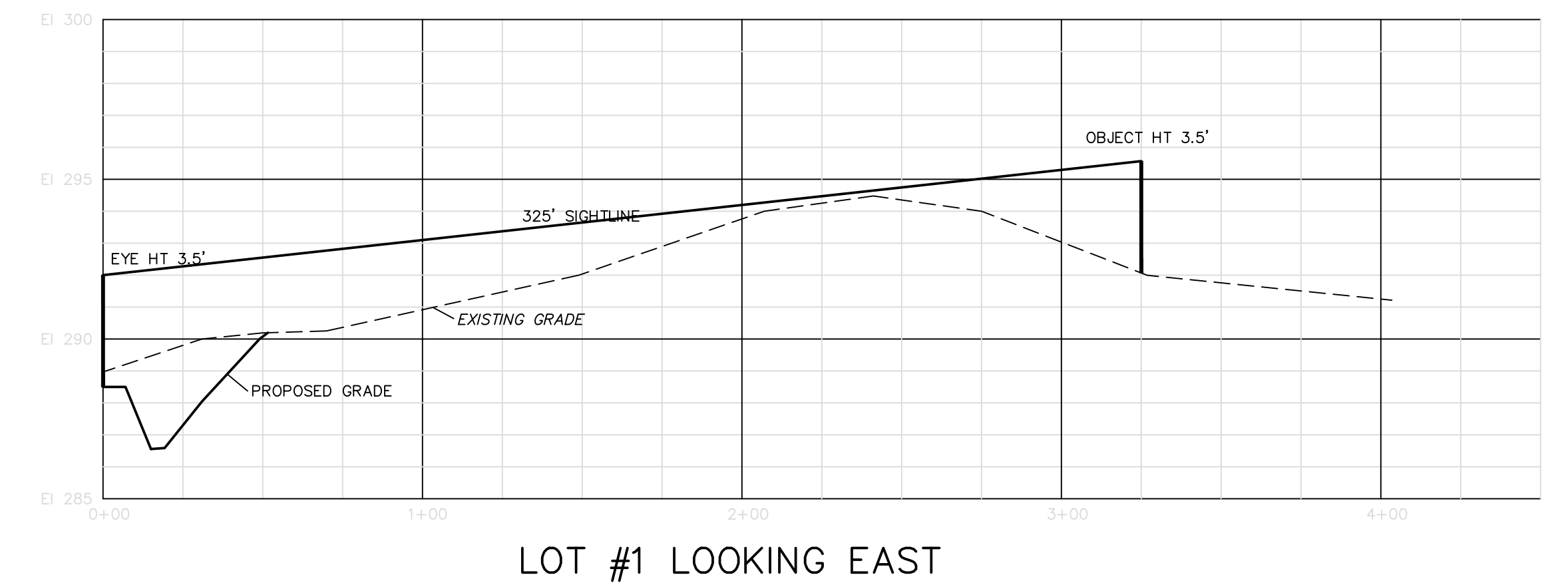
Rain Garden Notes:

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.

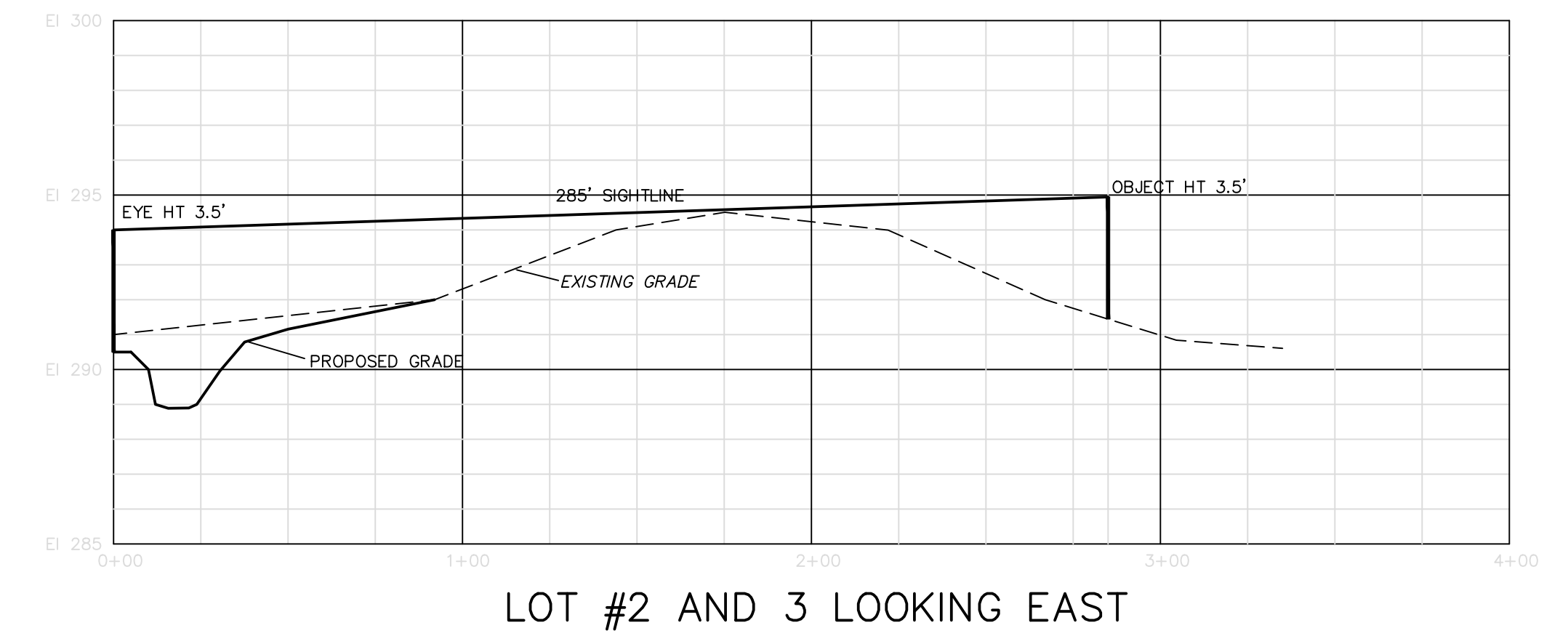
Rain Garden Plant Schedule

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	

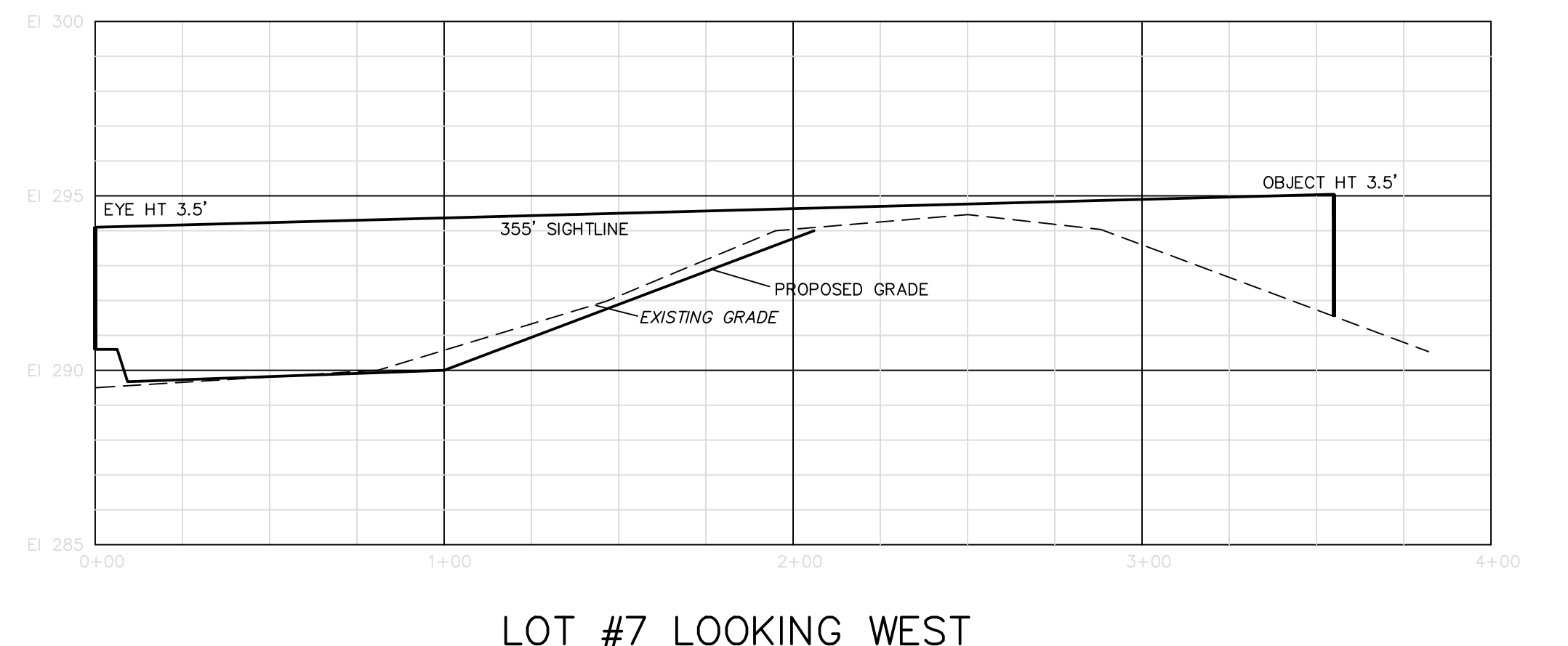
*CHOOSE AT LEAST 6 SPECIES INCLUDING 3 PERENNIAL FLOWERS, 1 GRASS, 1 SEDGE AND 1 FERN.



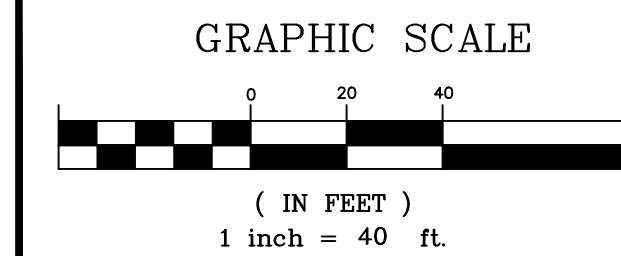
LOT #1 LOOKING EAST



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

Robert V. Baltramaitis, P.E.
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(203) 915-8301

#	DATE	DESCRIPTION

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

