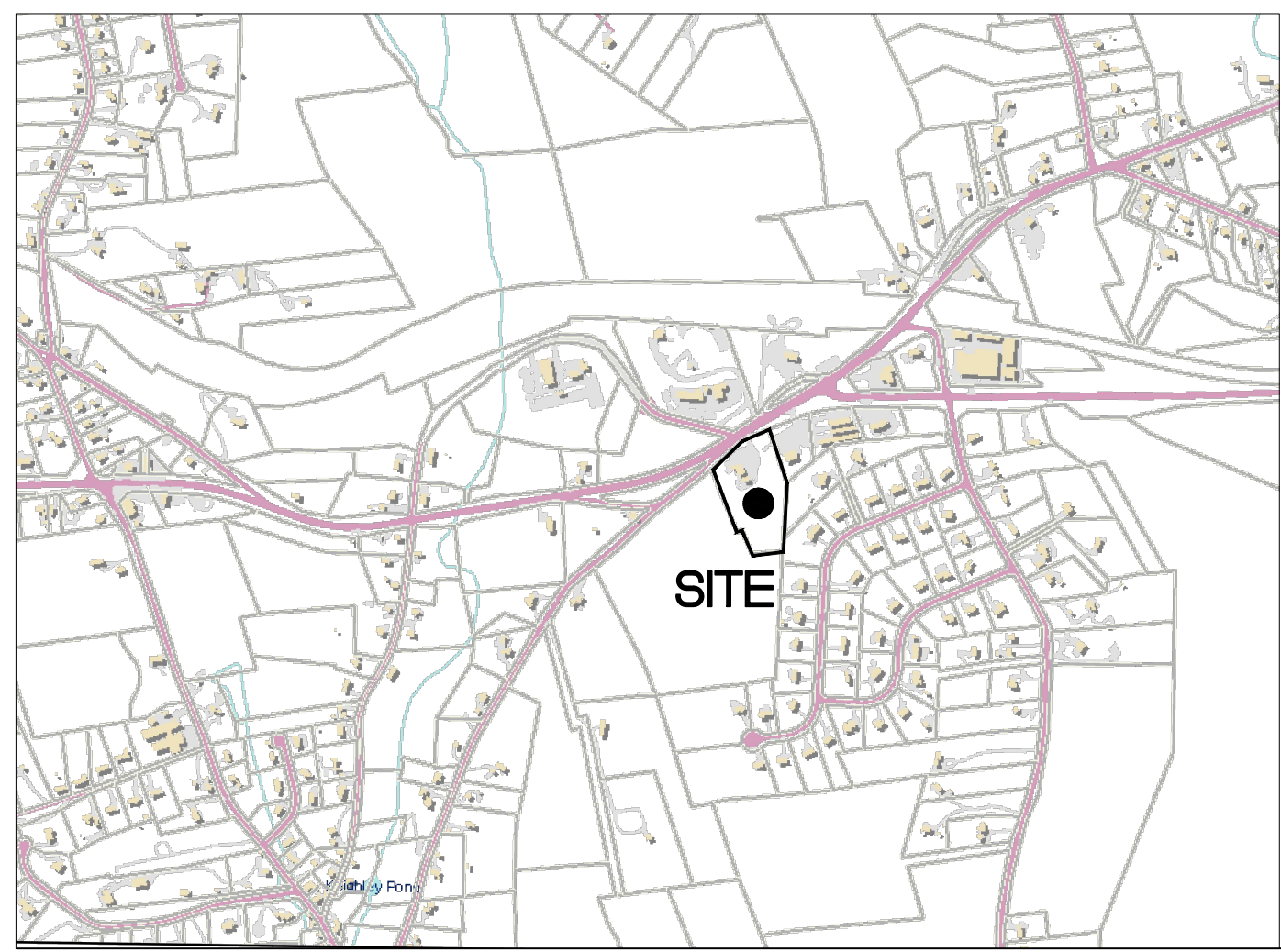


GLOBAL SELF STORAGE

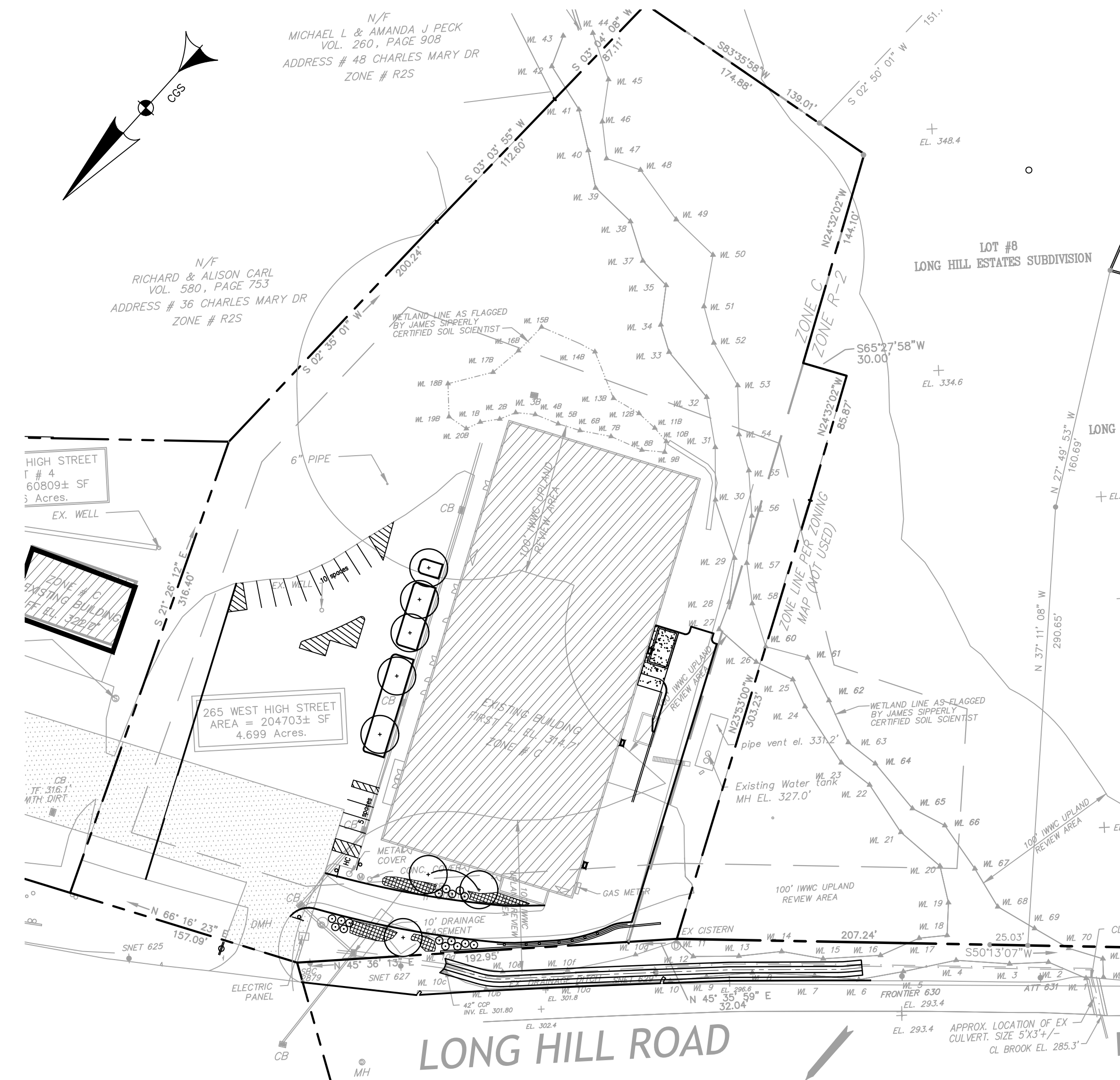
265 WEST HIGH STREET EAST HAMPTON, CONNECTICUT

INLAND WETLANDS AND PLANNING & ZONING APPLICATION



VICINITY MAP

SCALE: 1"=1000'



OVERALL SITE PLAN

SCALE: 1"=60'

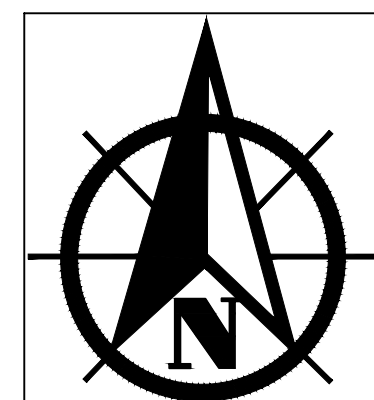
PROPERTY OWNER/APPLICANT:

Global Self Storage LLC
244 Middletown Ave
East Hampton, CT 06424

Soil Scientist:

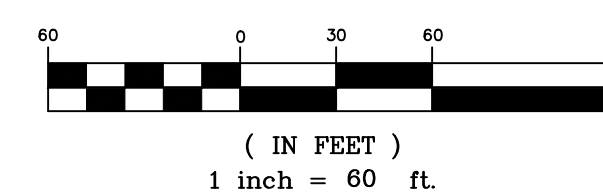
James Sipperly, Certified Soil Scientist
401 Salem Turnpike, Bozrah CT 06334
Phone: 860-334-7073

Surveyor:



CT LAND SURVEYING, LLC
SBE | 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: JSOIN2@YAHOO.COM

GRAPHIC SCALE



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 doors 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 along the property's frontage and lastly off site improvements which include the installation of 6" bit curb for a portion of Long Hill and the construction of a stone lined drainage swale replacing the existing roadside swale. The swale will be within the Town of East Hampton's ROW and is the only wetlands disturbance with this application. This proposed swale will be an improvement over the existing roadside swale which is narrow and has steep unprotected side slopes

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	BOUNDARY AND TOPOGRAPHIC SURVEY
SP-1	SITE PLAN
GU-1	GRADING, UTILITY, LANDSCAPING AND EROSION CONTROL PLAN
DN-1	DETAIL SHEET
DN-2	DETAIL SHEET

RECEIVED
1.5.2022
East Hampton
Land Use Office

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____
Chairman

Date: _____

Expiration Date: _____

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____
Chairman

Date: _____

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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.

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COVER SHEET

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: as shown SHT #: CV-1

#	DATE	DESCRIPTION
6	1/05/22	REMOVE SURFACE DETEN BASIN
5	12/12/21	REVISE LAYOUT AND SEPARATE SITE PLAN
4	11/10/21	ADD ADDITIONAL WETLANDS TO PLANS
3	11/1/21	LANDSCAPING & DETAILS ADDED TO THE PLANS
2	10/17/21	REVISE SHEET INDEX TO INCLUDE DN-2
1	10/03/21	REMOVE WETLANDS FILLING & REDUCE BUFFER WORK
#	DATE	DESCRIPTION

REVISIONS

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 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 determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
11. Elevations area based on NAVD 1988 DATUM.

PROPERTY SUBJECT TO:

1. DRAINAGE RIGHT OF WAY FROM JOHN H. PAONESSA AND BARBARA B. PAONESSA 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. | 7. RECORD MAP NO # VOL. 64, PAGE 24. |
| 2. RECORD MAP NO # VOL. 11, PAGE 514. | 8. RECORD MAP NO # 8. |
| 3. RECORD MAP NO # VOL. 09, PAGE 414. | 9. RECORD MAP NO # VOL. 34, PAGE 51. |
| 4. RECORD MAP NO # VOL. 83, PAGE 04. | 10. RECORD MAP NO # VOL. 47, PAGE 42. |
| 5. RECORD MAP NO # VOL. 57, PAGE 06. | 11. CT STATE HIGHWAY RIGHT OF WAY MAP FOR TOWN OF HAMPTON, CT MAP NO # 41-10 SHEETS 2 & 3 OF 3. |
| 6. RECORD MAP NO # VOL. 50, PAGE 27. | |

IMPORTANT! READ! WARNING AND DISCLAIMER OF LIABILITY UNDERGROUND UTILITIES

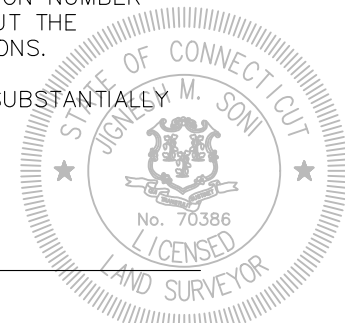
The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure.

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 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. 70386



CT LAND SURVEYING, LLC

SBE | 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
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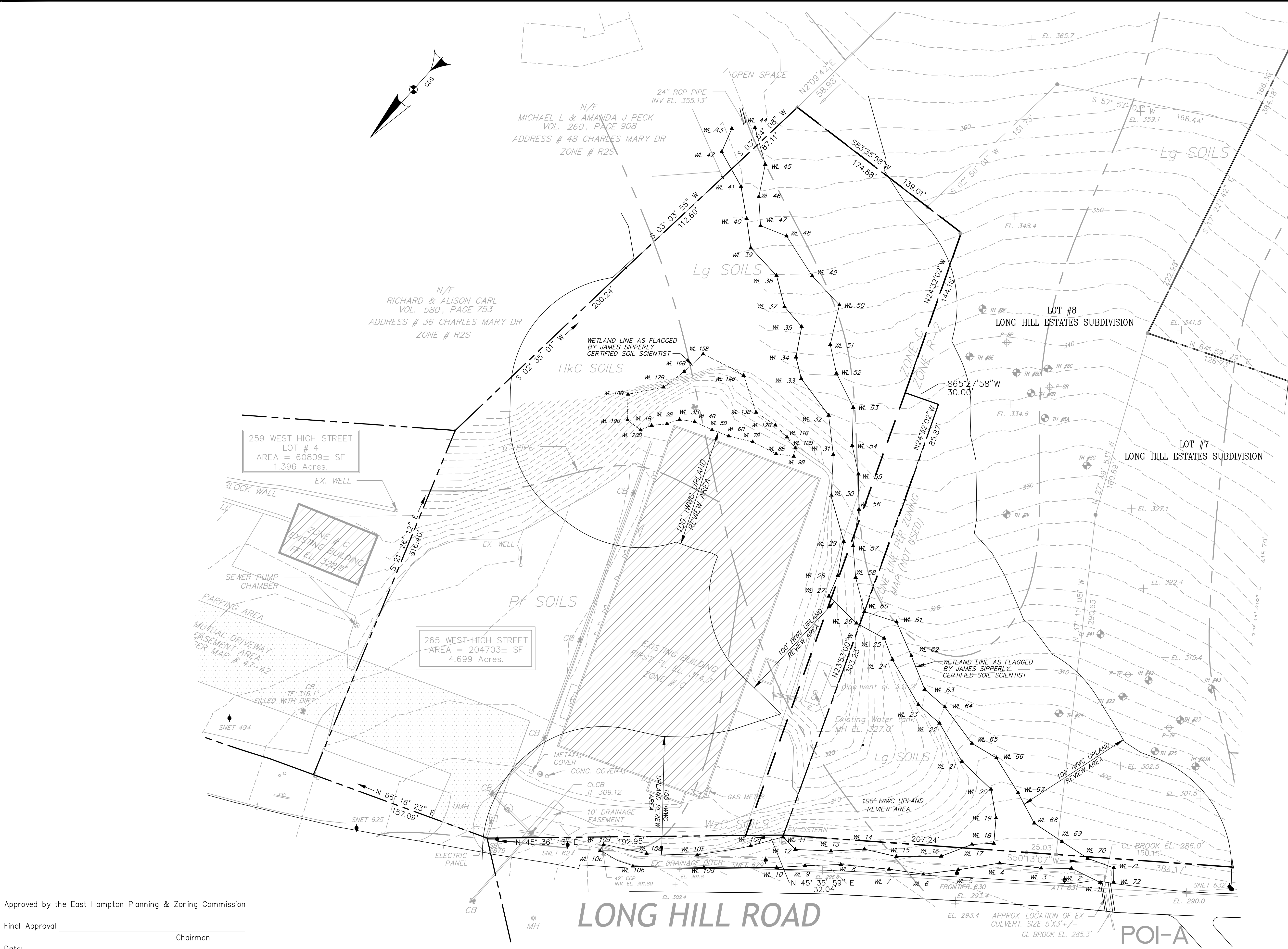
BOUNDARY AND TOPOGRAPHIC SURVEY

**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' SHT #: EX-1

#	DATE	DESCRIPTION
3	1/05/22	REMOVE LOT LINE ADJUSTMENT
2	12/12/21	REVISE LAYOUT AND SEPARATE SITE PLAN
1	11/10/21	ADD ADDITIONAL WETLANDS TO THE PLAN
#	DATE	DESCRIPTION



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.

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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

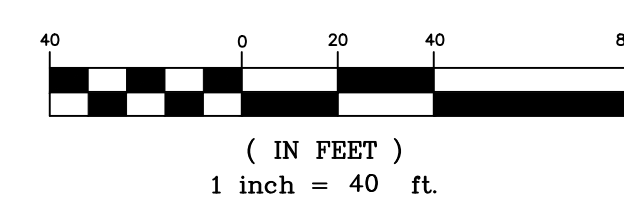
Expiration Date: _____

WETLAND CERTIFICATION:

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

J. Sippl
 James Sippl
 Dated 4-26-21

GRAPHIC SCALE

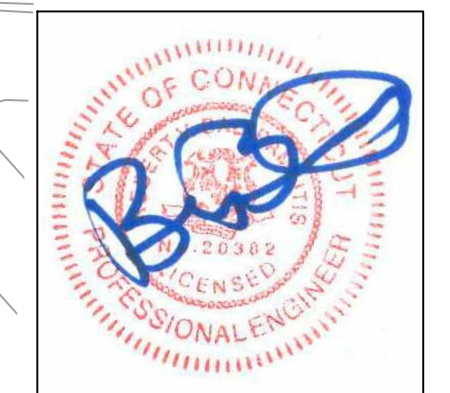
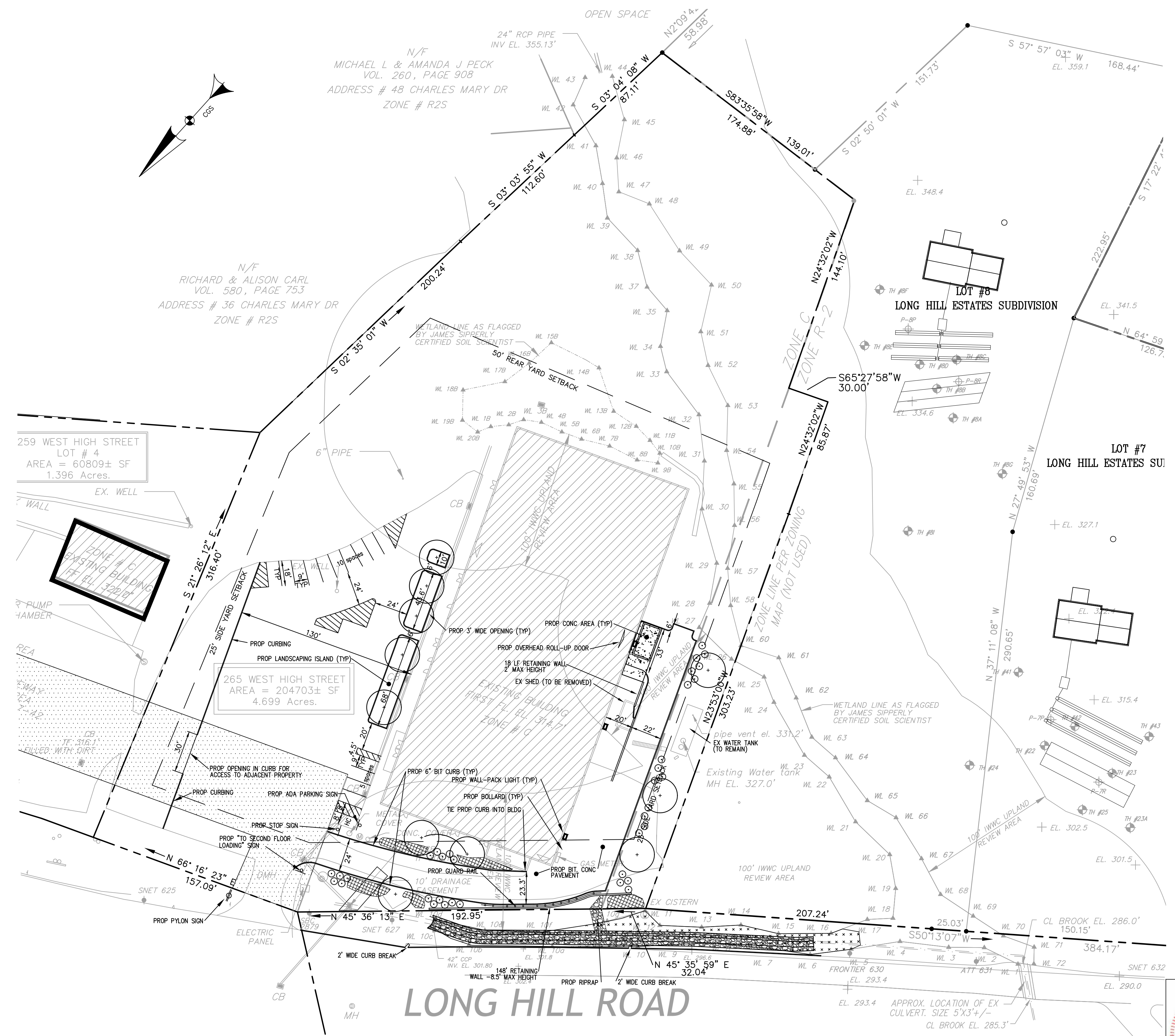


LONG HILL ROAD

POI-A

GENERAL NOTES:

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT DOOR LOCATIONS.
2. ALL PROPOSED PAVED AREAS SHALL BE 2" TOP COARSE, ON 2" BINDER COARSE, ON 6" MIN SUBBASE.
3. ALL CURBING SHOWN IS TO BE 6" BIT CURBING.
4. PROPOSED RETAINING WALL SHALL BE DECORATIVE MODULAR BLOCK WALL DESIGNED BY MANUFACTURER.
5. PARKING SHALL BE 4" WHITE, QUICK DRY EPOXY PAINT. FOR ALL ANGLED STRIPING, LINES SHALL BE 2' APART.
6. ALL ADA PARKING AND SIGNAGE SHALL MEET ALL CURRENT ADA GUIDELINES.



SITE 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
Wallingford, Connecticut 06492
(203) 915-8301

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman
 Date: _____

Expiration Date: _____

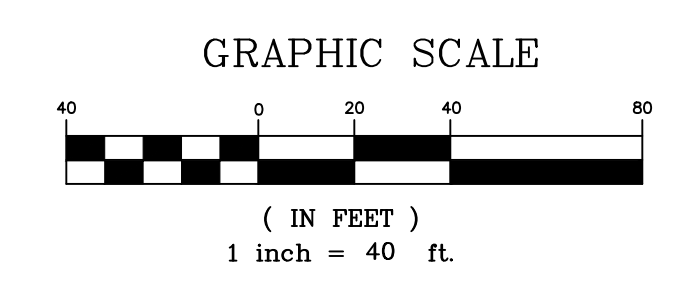
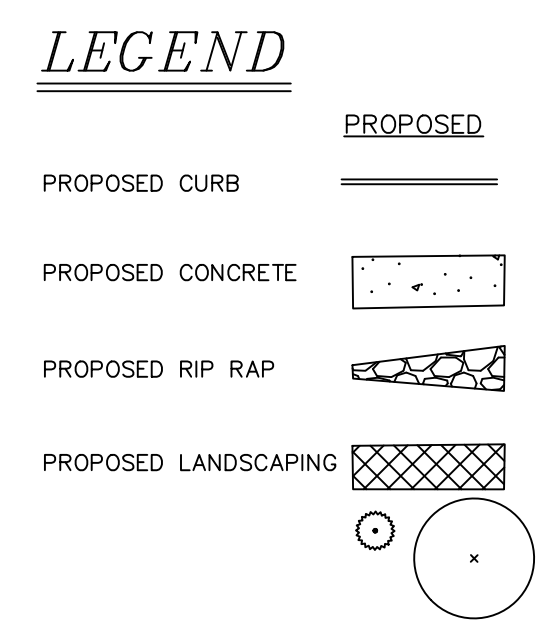
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Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman
 Date: _____

Expiration Date: _____



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#	DATE	DESCRIPTION
REVISIONS		

DATE:	9/17/2021	SCALE:	1" = 40'	SHT #:	SP-1
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PLANTING NOTES:

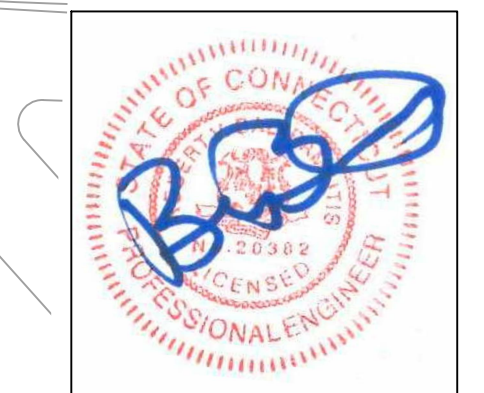
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT. IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIGOR AND HEALTH THROUGHOUT THE GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUNDED BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET LL-3 FOR PLANTING DETAILS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLANT SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
1 PART PEAT MOSS
3 PARTS TOPSOIL
MYCORRIZA INOCULANT - "TRANSPANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
1 PART PEAT MOSS
1 PART MANURE (WEED FREE)
3 PARTS TOPSOIL
FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- SEEDING MIXTURES:
A. LAWN SEEDING MIXTURE
15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)
15% PERENNIAL RYEGRASS (LOLIUM PERENNE)
30% CREeping RED FESCUE (FESTUCA RUBRA "SHADEMASTER II")
25% CHEWINGS FESCUE (FESTUCA RUBRA "JAMESTOWN II")
15% HARD FESCUE (FESTUCA OVINA "RELIANT II")
SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING)
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
B. NO-MOW / LOW MAINTENANCE SEEDING MIXTURE - BLEND OF 3 TO 5 CREeping RED FESCUES
SEEDING RATES: 4-5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING)
SEEDING DATES: SEPTEMBER 1 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. ALL AREAS CALLED OUT AS NO-MOW OR LOW MAINTENANCE SEEDING MIXTURE ON THE LANDSCAPE PLAN SHALL BE SEEDING MIXTURE INDICATED.
C. STEEP SLOPES (>3:1) SEED MIX: "LOW-GROWING WILDFLOWER & GRASS MIX" ERNMW #156 BY ERNST SEEDS, 9009 MERCEUR PIKE, MEADVILLE, PA 16335; www.ernstseeds.com; 800-873-3321 OR APPROVED EQUIVALENT.
D. WET BASIN SEED MIX: "NEW ENGLAND WET MIX" BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. APPLY AT A RATE OF 18 LBS PER ACRE (1 LB/2,500 SF).
- ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEEDING MIXTURE.

PLANT LIST:

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	PLANTING SIZE	SIZE	COMMENTS
AGA	2	AMELANCHIER x G. "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	B&B	8-10' ht.	25' ht.	Clump Form
PCC	7	PYRUS CALLER. "CLEVELAND SELECT"	CLEVELAND SELECT (CHANTICLEER) PEAR	B&B	2.5-3' cal.	30' ht.	Matched Form
CAV	13	CLETHRA ALNIFOLIA "VANILLA SPICE"	VANILLA SPICE SUMMERSWEET	CONT.#5	3-4' ht	5-6' ht.	
JPN	10	JUNIPERUS PROCUMBENS "NANA"	JAPANESE GARDEN JUNIPER	CONT.#3	12" ht.		
FG	14	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.#5	1-2' ht.	3-4' ht.	

GRADING AND UTILITY NOTES:

- 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 080700141G, EFFECTIVE DATE AUGUST 28, 2008.
- THE MAINTENANCE OF THE UNDERGROUND DETENTION SYSTEM WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



GRADING, UTILITY, LANDSCAPING AND EROSION CONTROL PLAN
PROPOSED GLOBAL SELF STORAGE
PROPERTY OF GLOBAL SELF STORAGE, LLC
265 WEST HIGH STREET
EAST HAMPTON, CONNECTICUT

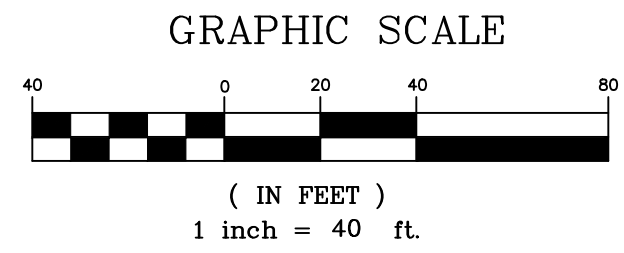
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DATE: 9/17/2021 SCALE: 1" = 40' SHT #: CU-1

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LEGEND

- PROPOSED
- PROPOSED CONTOURS 100'
- PROPOSED RIP RAP
- PROPOSED STORM PIPE



Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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Date: _____

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Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) ⁴	Lbs/Acre	Lbs/1,000 Sq. Ft.
1 ⁵	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Total	45	1.00
2 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaking, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Sarotoga, Lincoln)	20	.45
	Total	42	.95
3 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Sarotoga, Lincoln)	20	.45
	Total	48	1.10
4 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	20	.45
	Redtop (Streaker, Common)	2	.05
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Total	30	.70
5 ⁵	White Clover	10	.25
	Perennial Rye Grass	2	.05
		Total	12
6 ⁵	Creeping Red Fescue	10	.50
	Redtop (streaker, Common)	2	.05
	Perennial Rye Grass	20	1.05
	Total	42	1.05
7 ⁵	Smooth Bromegrass (Sarotoga, Lincoln)	15	.35
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	10	.25
	Total	30	.70
8 ⁶	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 ¹	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Blaze, Aldous, Camper)	10 ¹	.25
	Total	23	.57
9 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	30	.25
	Crown Vetch (Chemung, Penngift) with inoculant ¹ (or Flatpea (Lathco) with inoculant ¹)	10	.35
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Sarotoga, Lincoln)	30	.75
	Total	42 (or 57)	1.00 (or 1.40)
10 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.05
	Crown Vetch (Chemung, Penngift) with inoculant (or Flatpea (Lathco) with inoculant)	15	.35
	Total	37 (or 52)	.85 (or 1.25)
11 ⁵	Bird's-foot Trefoil (Empire, Viking) with inoculant ¹	8	.20
	Crown Vetch (Chemung, Penngift) with inoculant ¹	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.45
	Total	45	1.05
12 ⁶	Switchgrass (Blackwell, Shelter, Cave-in-rock)	101	.25
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Crown Vetch (Chemung, Penngift) with inoculant ¹	15	.35
	Total	45	1.05
13-15	Not used		
16 ⁵	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant ¹	30	.75
		Total	50
17 & 18	Not used		
19 ⁵	Chewing Fescue	35	.80
	Hard Fescue	30	.70
	Colonial Bentgrass	5	.10
	Total	100	2.3
21 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Redtop (streaker, Common)	20	.45
	Tall Fescue (Kentucky 31)	20	.45
	Total	60	1.35
22 ⁵	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant ¹	30	.75
		Total	45
24-28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jogaur) or Perennial Rye ("Future 2000" mix, Fiesta II, Blazer II, and Dasher II)	175 to 250	6 to 8

Figure PS-2 Selecting Seed Mix to Match Need

Area To Be Seeded	Mixture Number ¹	
	Mowing Desired	Mowing Not Req.
BORROW AREAS, ROADSIDE, DIKES, LEVEES, POND BANKS AND OTHER SLOPES AND BANKS		
A) Well or excessively drained soils ²	1,2,3,4,5, or 8	5,6,7,8,9,10,11
B) Somewhat poorly drained soils ²	2	12,16, 22
C) Variable drainage soils ²	2	5,6
		5,6,11
DRAINAGE DITCH AND CHANNEL BANKS		
A) Well or excessively drained soils ²	1,2,3 or 4	9,10,11,12
B) Somewhat poorly drained soils ²	2	
C) Variable drainage soils ²	2	
DIVERSIONS		
A) Well or excessively drained soils ²	2,3 or 4	9,10,11
B) Somewhat poorly drained soils ²	2	
C) Variable drainage soils ²	2	
GULLIED 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 22	
LAWNS AND HIGH MAINTENANCE AREAS	1,19, 21 or 22	

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.
 3 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.

Species ⁴	Seeding Rates (pounds/1000 sq. ft.)	Optimum Seed Depth (inches)	Optimum Seeding Dates ¹										Plant Characteristics			
			3/15	4/1	5/1	6/1	7/1	8/1	9/1	10/1	11/1	12/1				
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 eye Secale cereale	120	3.0	1.0													Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	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, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix ²	150	3.4	0.5													Suitable for all conditions.

- 1 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.
- 2 Seed at twice the indicated depth for sandy soils.
- 3 See Permanent Seeding Figure PS-3 for seeding mixture requirements.
- 4 Listed species may be used in combinations to obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.

WETLANDS APPLICATION DATA

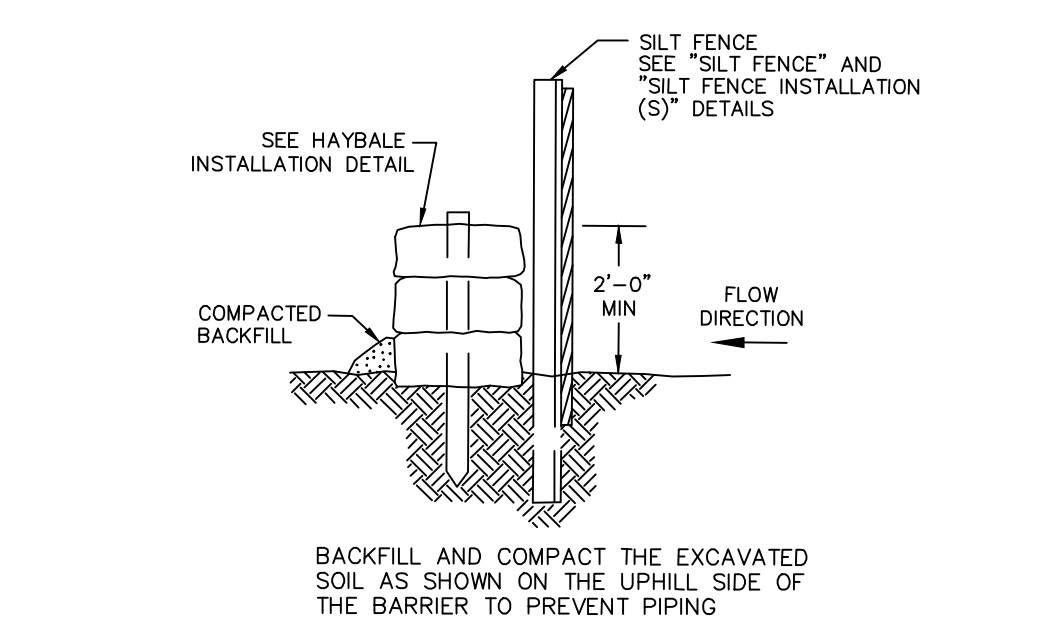
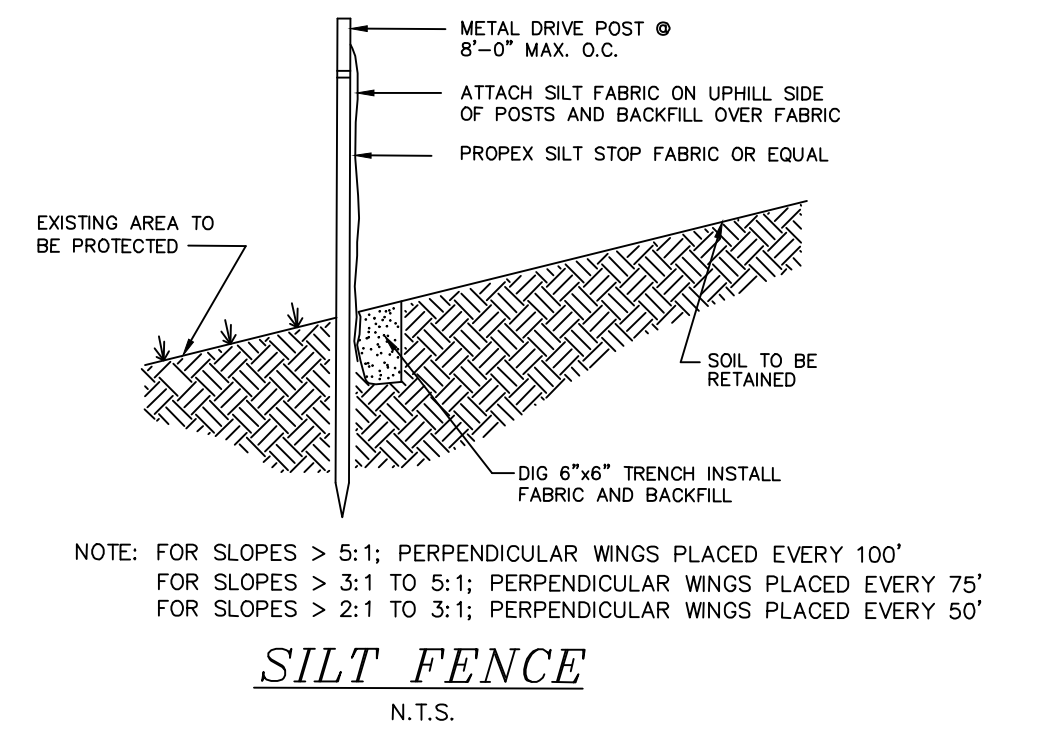
1. This project involves the re-development of a 4.699 acre parcel with an existing indoor sports facility. The proposed redevelopment includes changing the use to an indoor self storage facility as well as some exterior improvements. The applicant proposed to provide a second story drive-in roll-up door and a recessed loading dock. Additionally, the applicant has been in contact with the East Hampton Public Works department and proposes to replace the existing roadside swale along Long Hill Road with a new stone lined drainage swale. The installation of this new drainage swale requires approx. 4,300 s.f. of wetlands disturbance. The total redevelopment requires disturbance of approx. 39,000 s.f. of the 100' upland review area.
2. The wetlands were delineated by James Sipperly Certified Soil Scientist on November 14, 2020.
3. 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

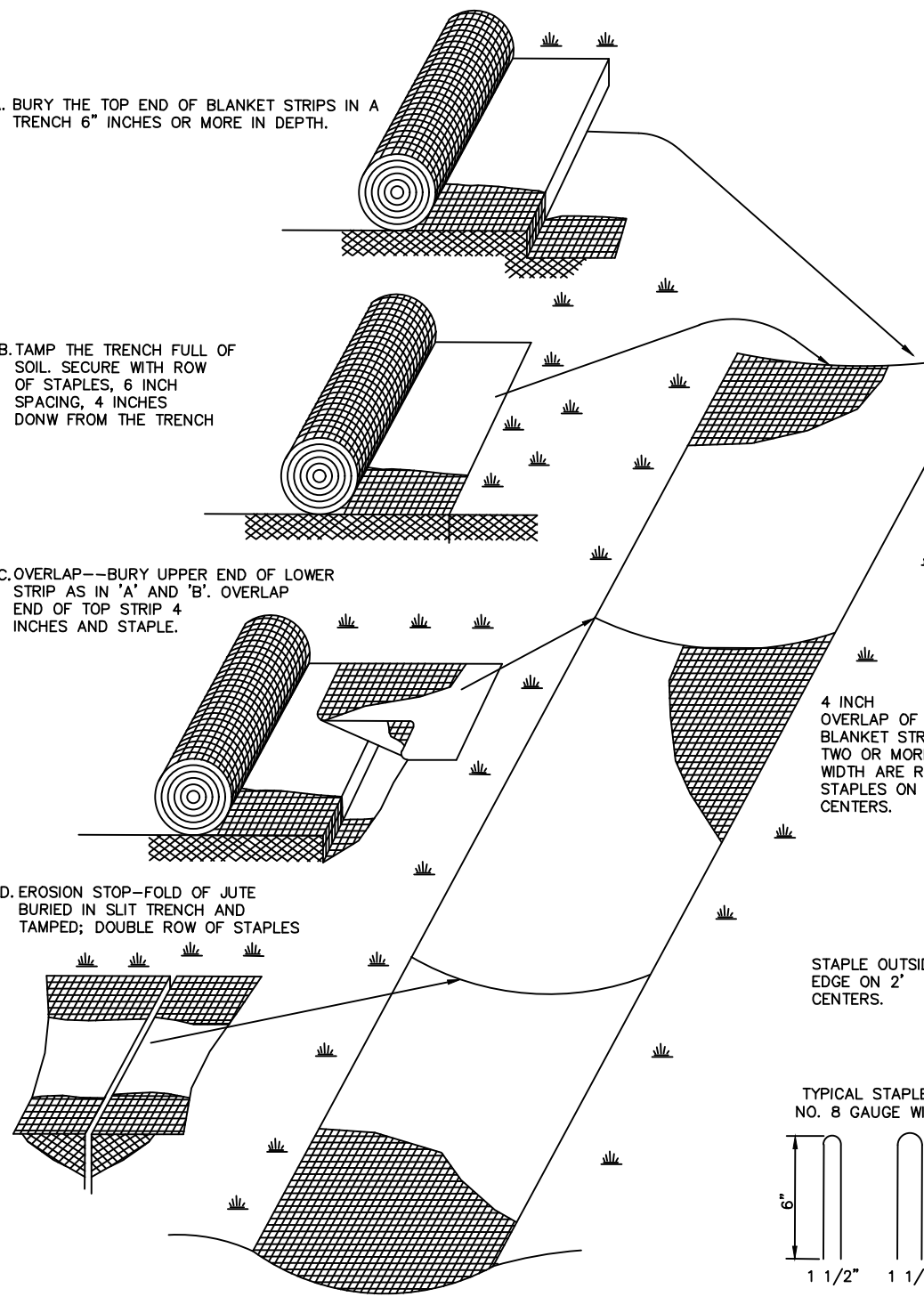
- THE EROSION CONTROL PLAN IS INTENDED TO MINIMIZE THE MOVEMENT OF MATERIAL INTO ADJACENT WETLANDS AND WATERCOURSES BY ONE OR MORE OF THE FOLLOWING:
- LIMIT THE TIME OF BARE SOIL EXPOSURE. ONCE EXCAVATION OR FILL HAS BEEN COMPLETED AND WITHOUT WAITING UNTIL THE ENTIRE SITE IS READY, PROVIDE SOME TYPE 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

1. The total Construction time for all improvements shall be 6-12 months.
2. All erosion control measures shall be in place and inspected prior to start of Construction.
3. Contractor to construct the proposed stone lined drainage roadside swale.
4. Next, the contractor shall do the building foundation vertical extensions to allow for filling to happen.
5. Contractor shall do all rough grading, install retaining walls and install drainage network.
6. All concrete, curbing and pavement shall be installed.
7. Lastly, the contractor shall perform all finished grading, install topsoil, seed, mulch and final landscaping.
8. All erosion control measures will remain in place until final signout from the Town E&S inspector.



SEDIMENTATION CONTROL BARRIER WITH HAY BALE BARRIER



EROSION CONTROL BARRIER INSTALLATION DETAIL

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.

Installation Instructions
WST LED 2016 Premium Back Box 5 year limited warranty

DELIVERY: Upon receipt of fixture and accessories (packed separately), thoroughly inspect for any freight damage. All damage should be reported to the delivery carrier. Compare the catalog description listed on the packing slip with the fixture label on the inside of the housing to be sure you have received the correct merchandise.

This device complies with Part 15 of the FCC rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

CAUTION: APPLY A CONTINUOUS BEAD OF WEATHER-PROOF CAULKING BETWEEN MOUNTING PLATE AND WALL TO ENSURE WEATHER-TIGHT INTEGRITY OF ELECTRICAL COMPONENTS.

Tools required: 3/16" allen wrench, level, 1/4" roll punch tool

Premium Backbox (PBBW) option/accessory only

Included in carton:
 Backbox plate - installed
 Orange rope gasket - installed
 (8) 8-32 x 3/8" screws - installed
 (1) NPT plug per NPT entry (minimum of 1, maximum of 3) - installed finger-tight
 Wall mount plate with integral support rod - installed

Remote EM options

Everything included with PBBW option.
 Remote battery enclosure with metal flex conduit harness - wired in, but conduit fitting should not be snapped in place. 1/4" nut driver; Recommended, but not required: 1/4" roll punch tool for cast-in knockout.

WARNING: WST premium backbox is intended for wet location only. Not IP rated or designed for hose-down applications. Apply continuous bead of weather-proof caulking between PBBW and wall if using the back cast knock-out entry.

All remote EM options use the back entry.
 Remove backbox plate by backing out (8) pre-installed 8-32 x 3/8" screws. * Important to keep orange rope-gasket within PBBW gasket channel when removing plate. If gasket becomes dislodged: firmly press back into channel while being careful to avoid stretching gasket out.
 Do not discard screws as they will be used to reinstall plate when backbox is installed on the wall and wiring is complete.

FIGURE 1: Plate being removed from PBBW (GR-2477)

Cast knock-out is located on all PBBWs for rear entry wiring.
 For remote EM options, the knock-out will already have been removed as remote battery wiring required back entry.

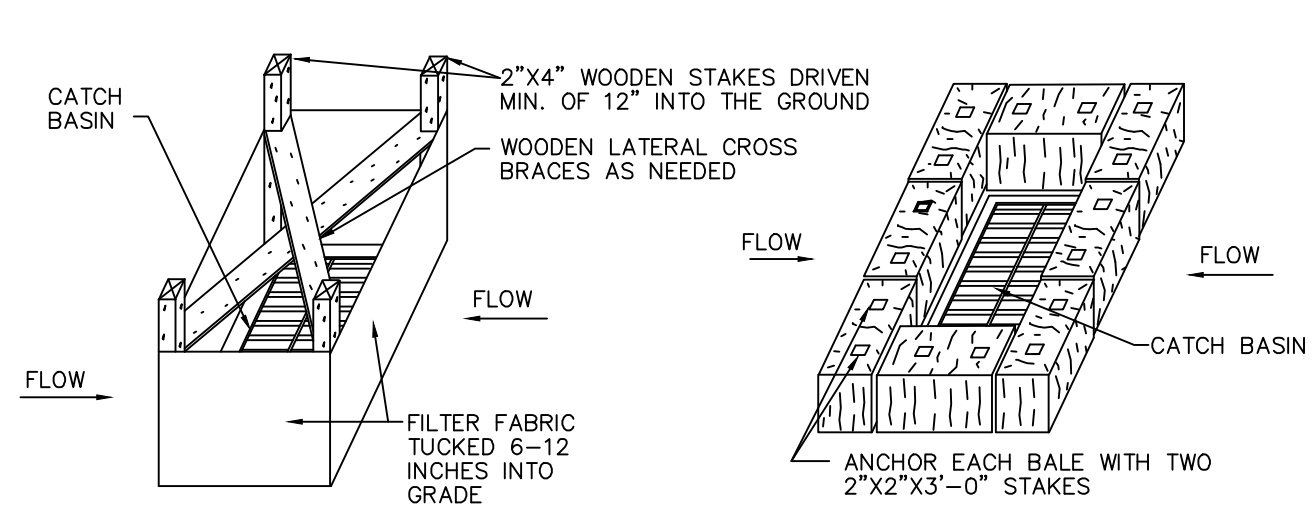
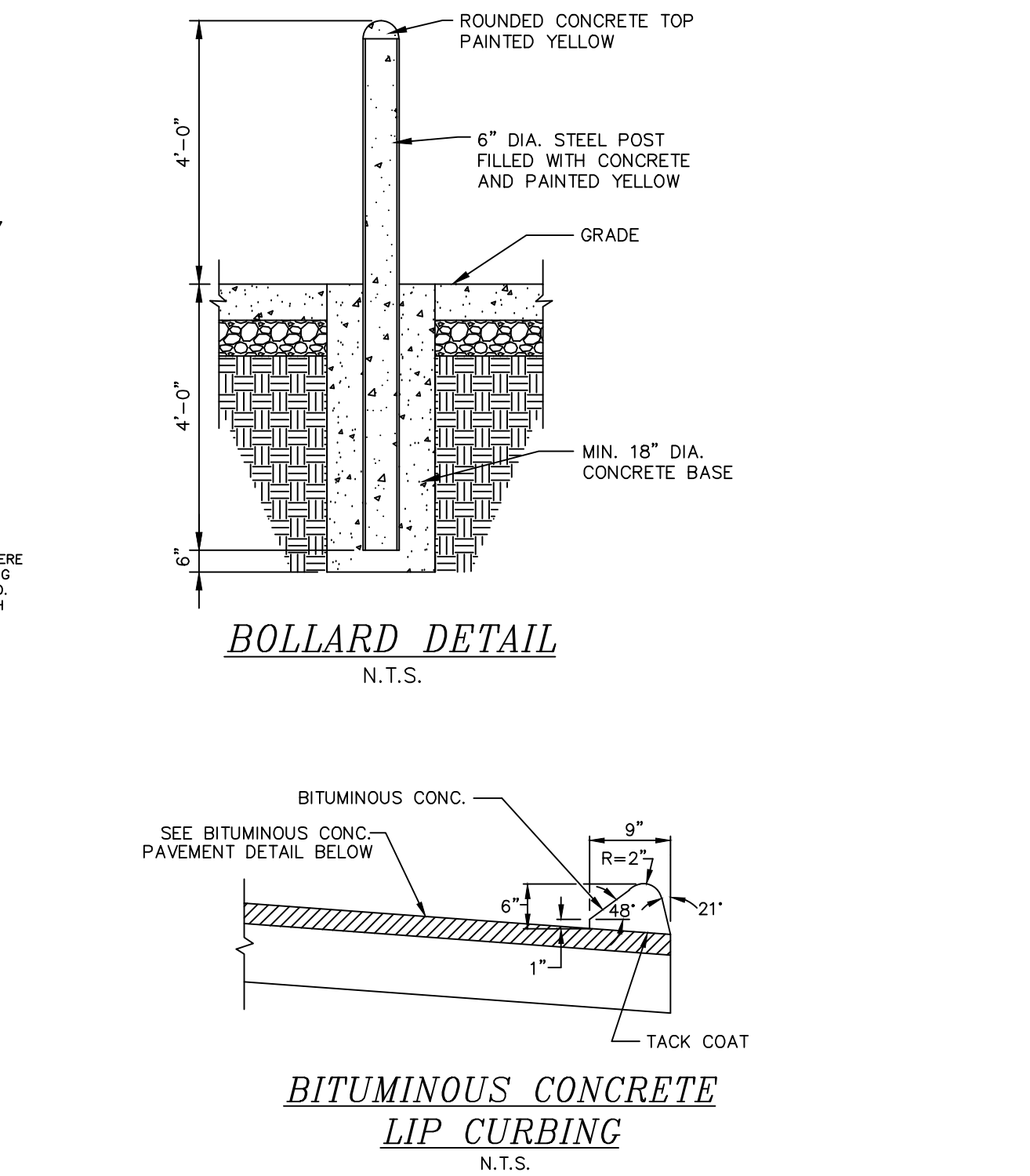
When ordering as option or accessory, customer will need to remove knock-out.
 Top 1/4" NPT entry is located on all PBBWs for top entry wiring.

* 1/4" NPT side entries are only included if the customer has specified them when ordering the fixture (LCE or RCE).

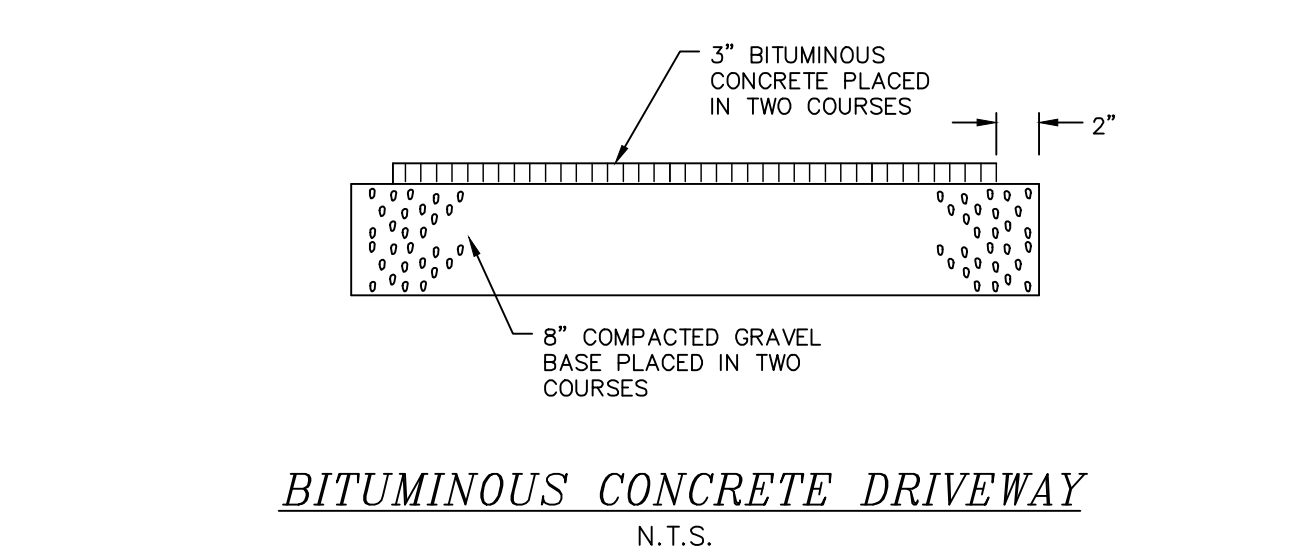
LITHONIA LIGHTING
 One Lithonia Way, Cary, NC 27513
 Phone: 800-279-6041 Fax: 770-918-1209
 www.lithonia.com

Lithonia Lighting Outdoor
 One Lithonia Way, Cary, NC 27513
 Phone: 800-279-6041 Fax: 770-918-1209
 www.lithonia.com

Part Number: IM-405 REV B
 Revision Date: 6-24-16



CATCH BASIN EROSION CONTROL



BITUMINOUS CONCRETE DRIVEWAY

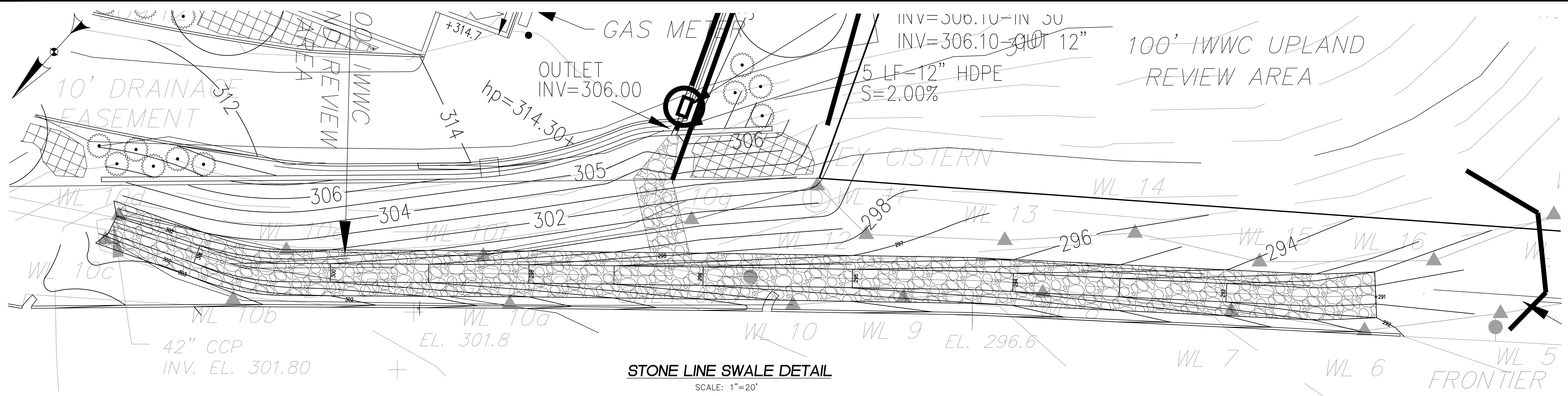
DETAIL SHEET

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

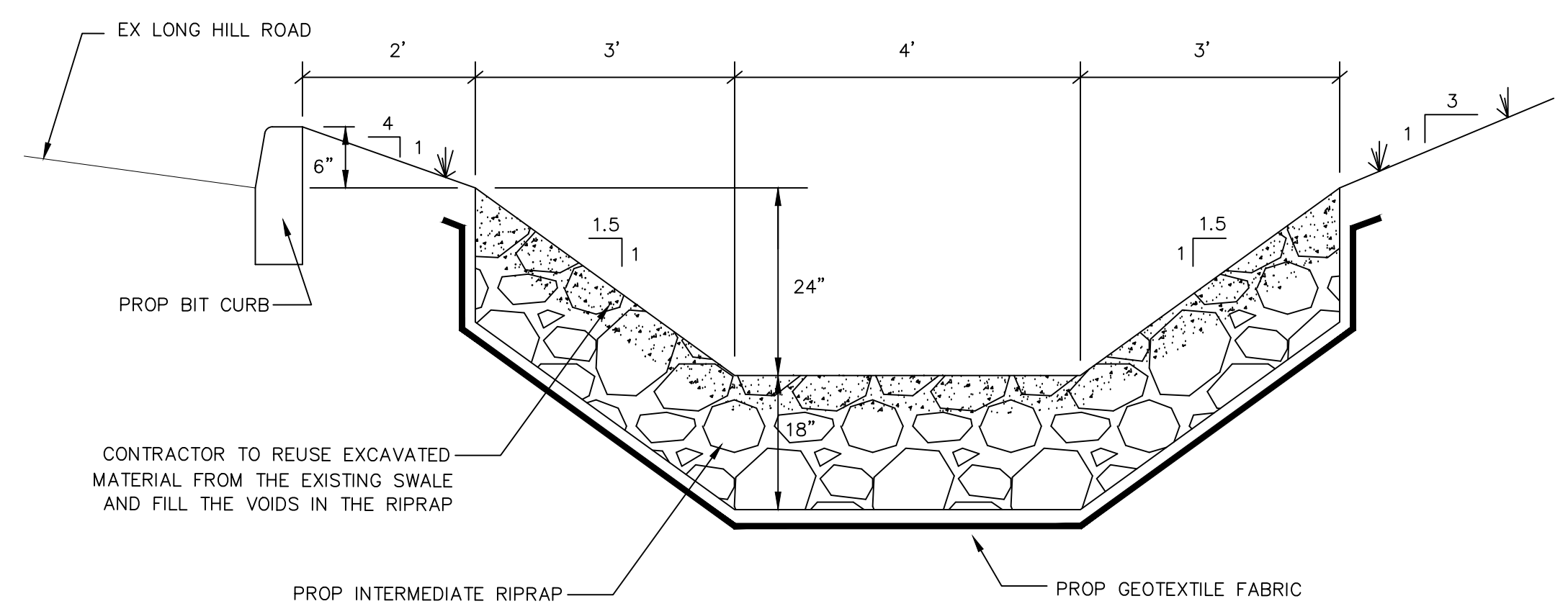
Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

#	DATE	REVISIONS
4	1/05/22	REMOVE SURFACE DETEN BASIN
3	11/1/21	LANDSCAPING & DETAILS ADDED TO THE PLANS
2	10/17/21	MOVED DETAILS FROM DN-1 TO DN-2
1	10/03/21	ADD WALL-PACK DETAIL

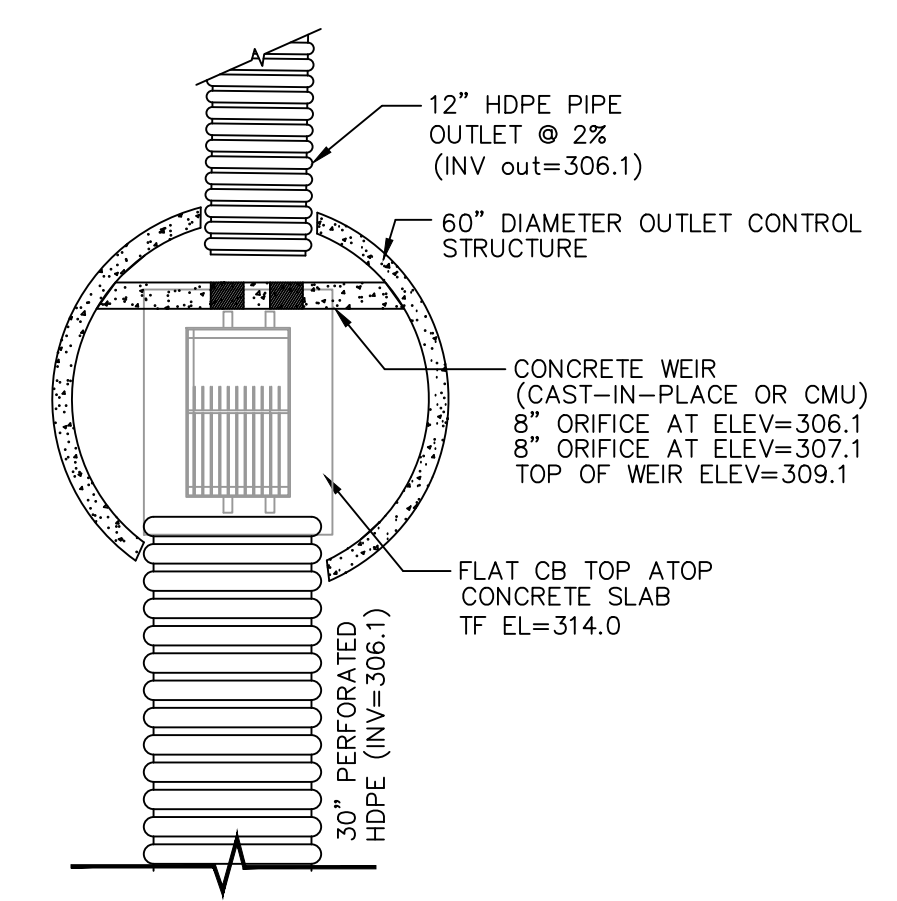
DATE: 9/17/2021 SCALE: NTS SHT #: DN-1



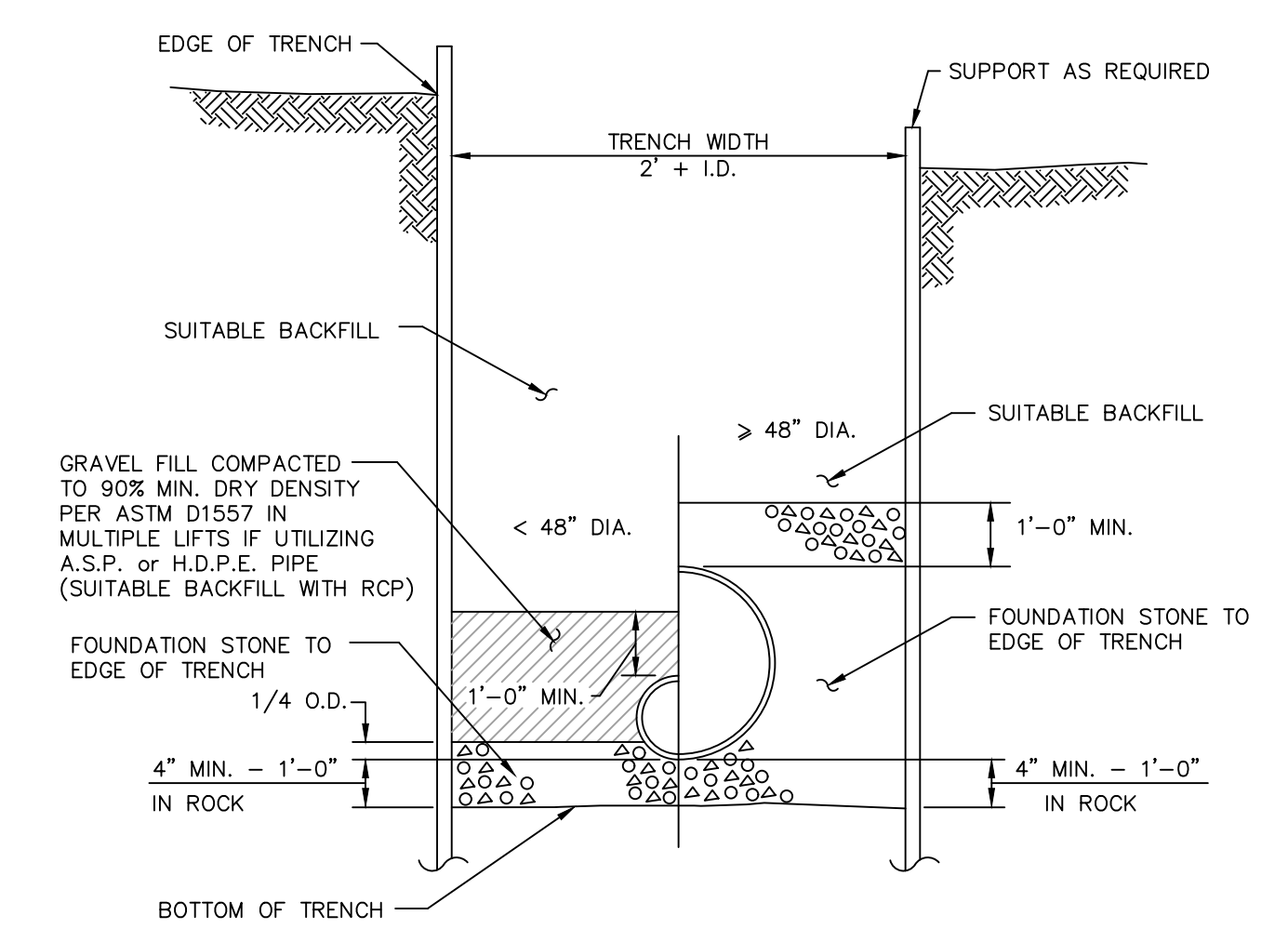
STONE LINE SWALE DETAIL
SCALE: 1"=20'



STONE LINED SWALE SECTION
N.T.S.



OUTLET CONTROL DETAIL
N.T.S.



TYPICAL STORM SEWER TRENCH SECTION
N.T.S.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____
Chairman

Date: _____

Expiration Date: _____

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.

#	DATE	DESCRIPTION
3	1/05/22	REMOVE SURFACE DETEN BASIN
2	12/12/21	REVISE LAYOUT AND SEPARATE SITE PLAN
1	11/1/21	LANDSCAPING & DETAILS ADDED TO THE PLANS
#	DATE	DESCRIPTION

DETAIL SHEET		
PROPOSED GLOBAL SELF STORAGE PROPERTY OF GLOBAL SELF STORAGE, LLC 265 WEST HIGH STREET EAST HAMPTON, CONNECTICUT		
<i>Robert V. Baltramaitis, P.E.</i> 27 Tammy Hill Road Wallingford, Connecticut 06492 (203) 915-8301		
DATE:	SCALE:	SHT #:
10/17/2021	AS SHOWN	DN-2