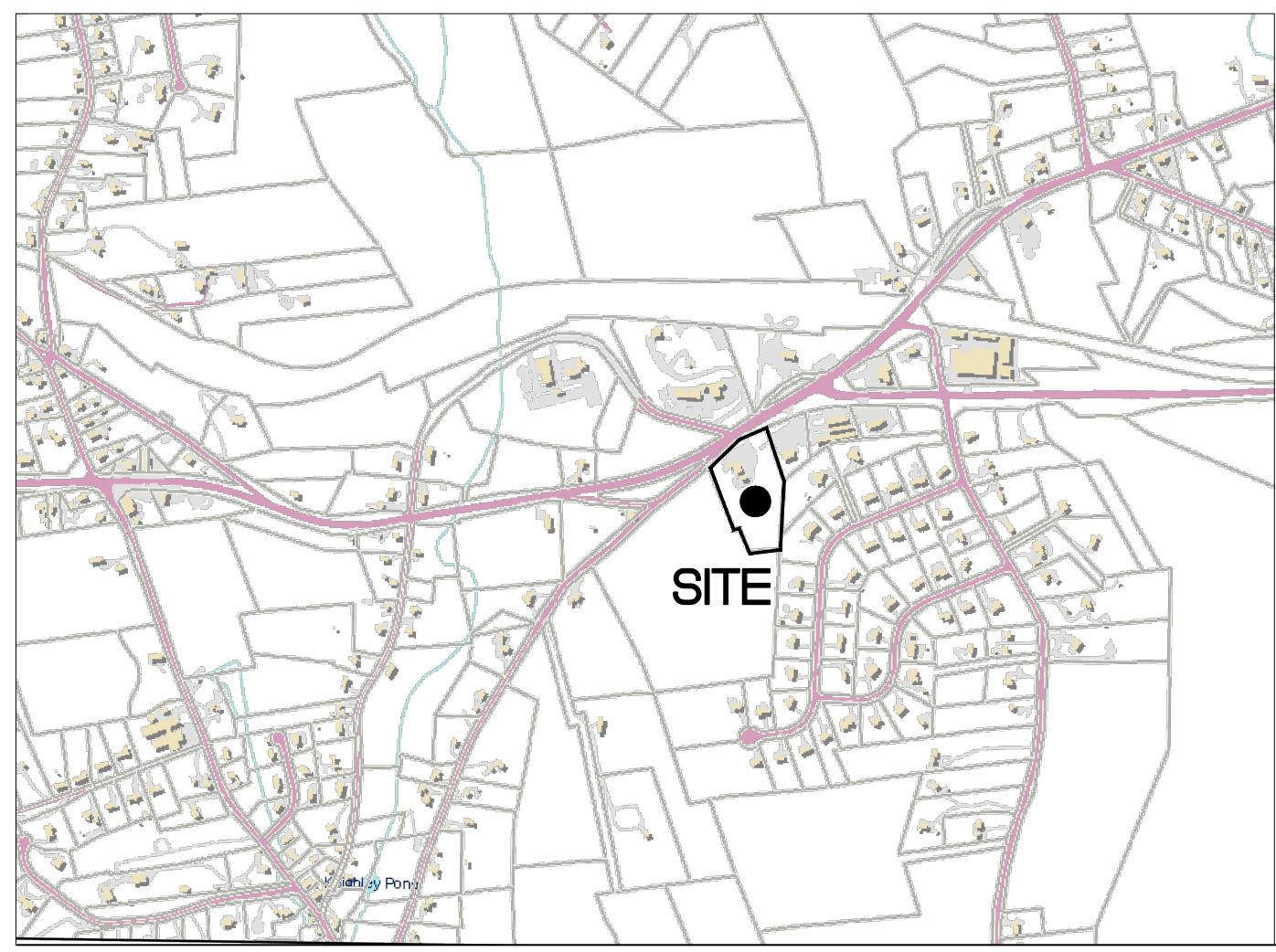


# GLOBAL SELF STORAGE

## 265 WEST HIGH STREET EAST HAMPTON, CONNECTICUT

### INLAND WETLANDS AND PLANNING & ZONING APPLICATION



#### VICINITY MAP

SCALE: 1"=1000'



#### OVERALL SITE PLAN

SCALE: 1"=60'

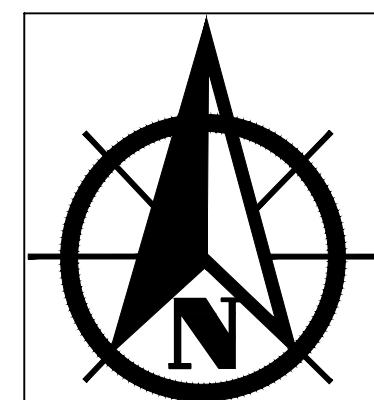
#### PROPERTY OWNER/APPLICANT:

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

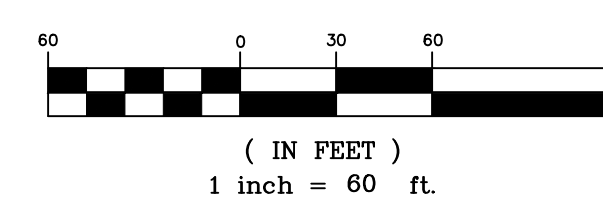
#### Surveyor:



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: JS0N12@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 among 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
GU-1	SITE, GRADING, UTILITY AND EROSION CONTROL PLAN
DN-1	DETAIL SHEET
DN-2	DETAIL SHEET

Received  
10.20.2021  
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: \_\_\_\_\_

Expiration 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
2	10/17/21	REVISE SHEET INDEX TO INCLUDE DN-2
1	10/03/21	REMOVE WETLANDS FILLING & REDUCE BUFFER WORK
#	DATE	DESCRIPTION

**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 field 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.
2. RECORD MAP NO # VOL. 11, PAGE 514.
3. RECORD MAP NO # VOL. 09, PAGE 414.
4. RECORD MAP NO # VOL. 83, PAGE 04.
5. RECORD MAP NO # VOL. 57, PAGE 06.
6. RECORD MAP NO # VOL. 50, PAGE 27.
7. RECORD MAP NO # VOL. 64, PAGE 24.
8. RECORD MAP NO # 8.
9. RECORD MAP NO # VOL. 34, PAGE 51.
10. RECORD MAP NO # VOL. 47, PAGE 42.
11. CT STATE HIGHWAY RIGHT OF WAY MAP FOR TOWN OF HAMPTON, CT MAP NO # 41-10 SHEETS 2 & 3 OF 3.

**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.

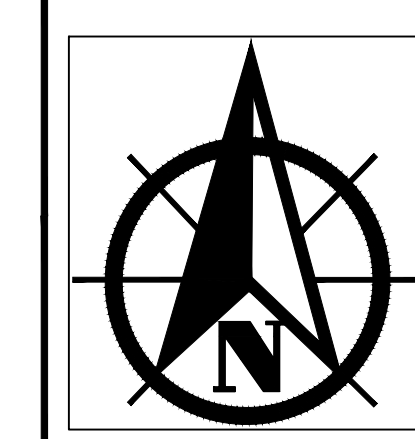
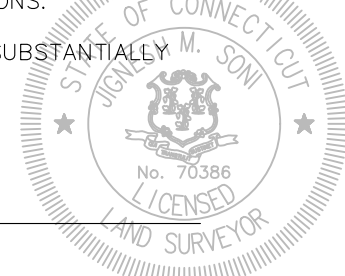
Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

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  
EMAIL: JSONI2@YAHOO.COM

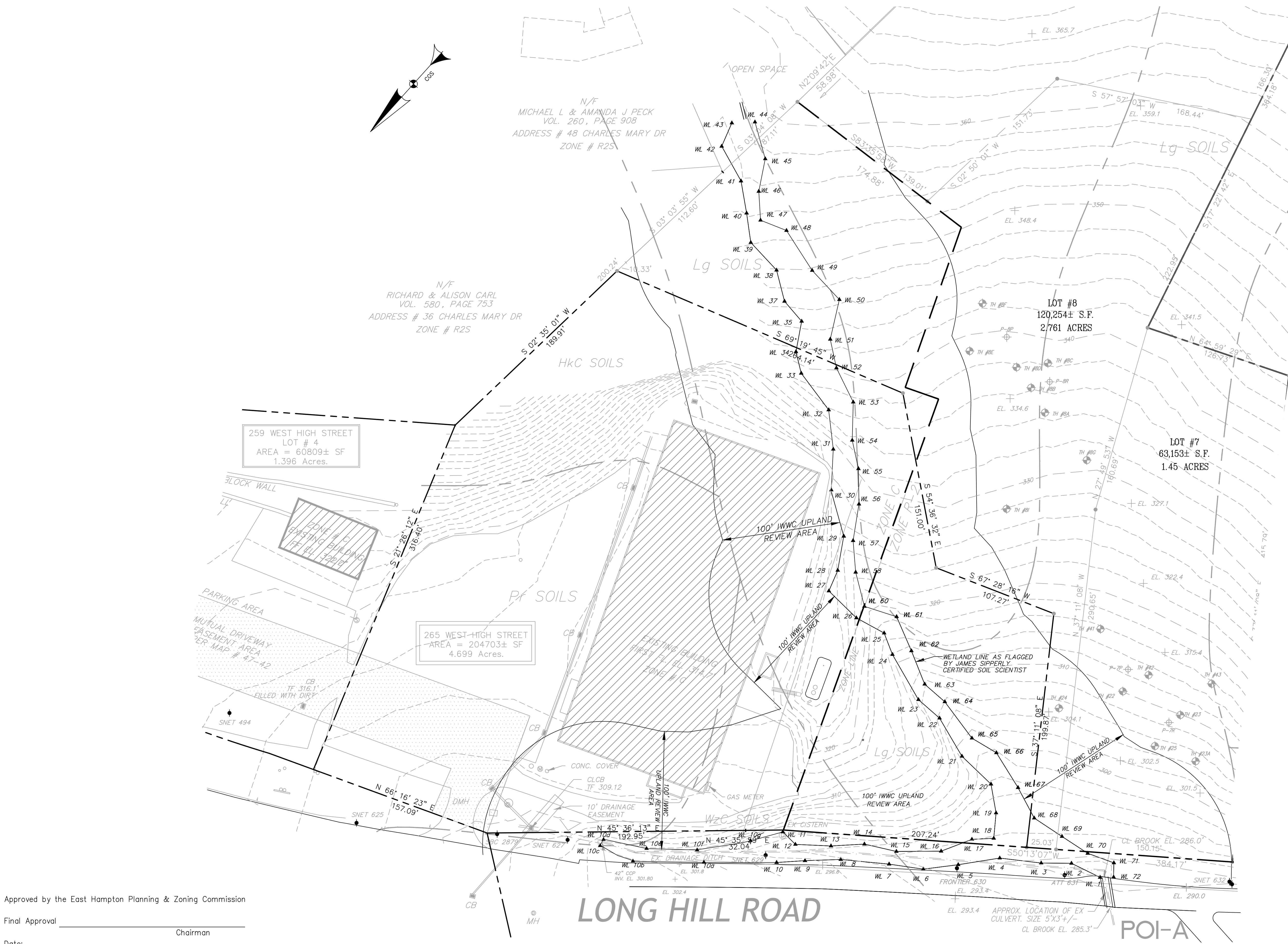
**BOUNDARY AND TOPOGRAPHIC SURVEY**

**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

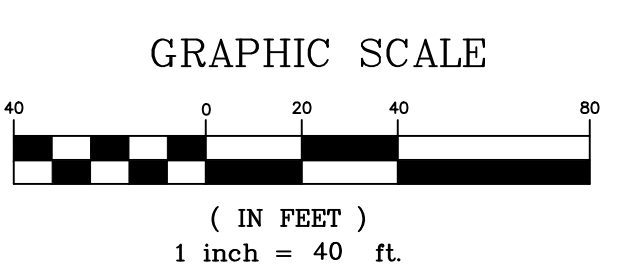


**LONG HILL ROAD**

**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



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

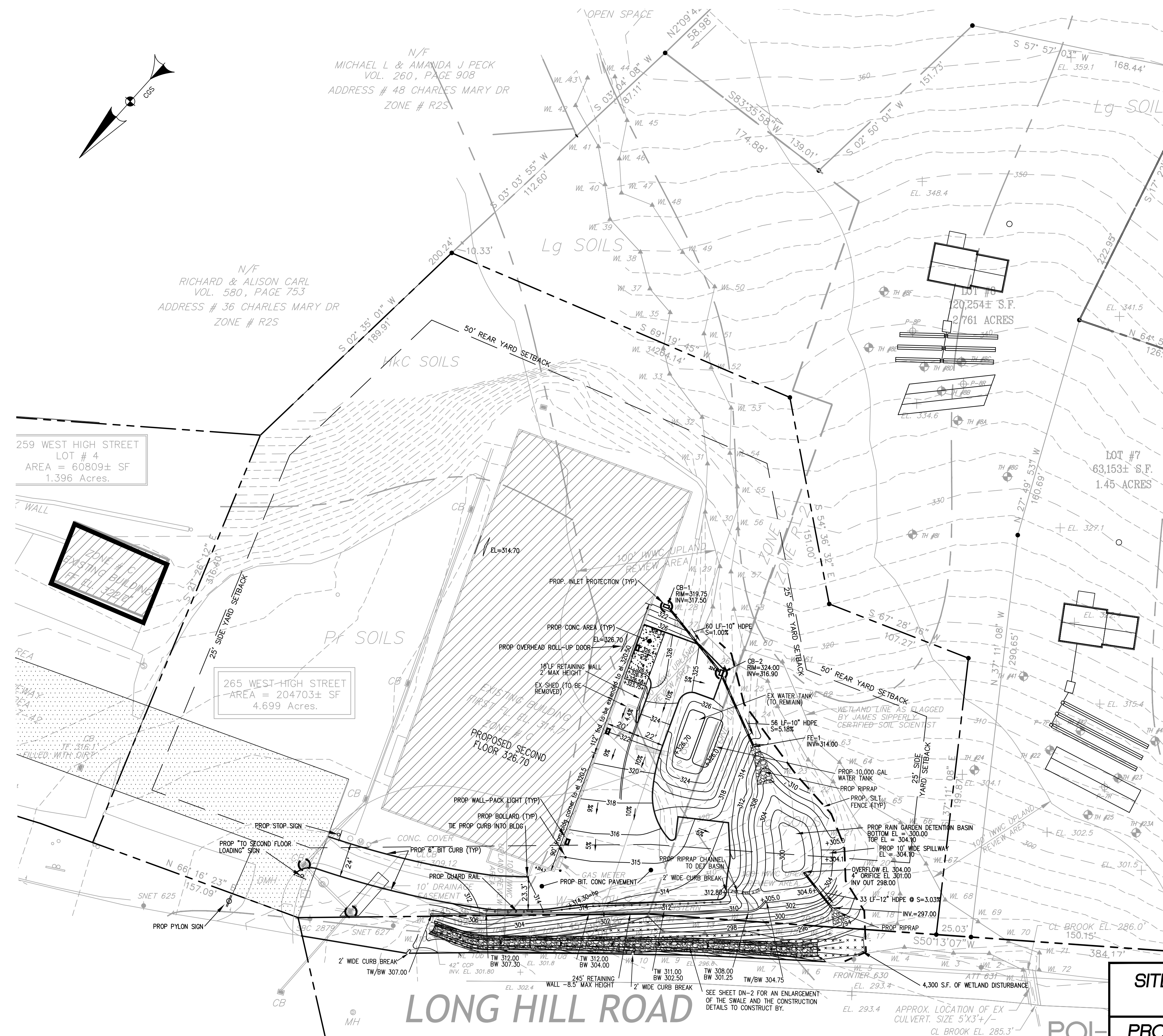
Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

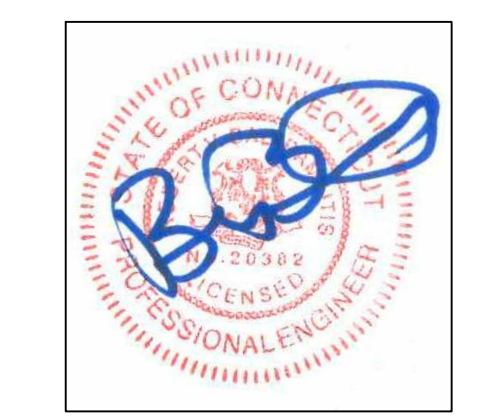
**GRADING AND UTILITY NOTES:**

1. 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 09007001410, EFFECTIVE DATE AUGUST 28, 2008.
2. THE MAINTENANCE OF THE RAIN GARDEN WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. EROSION AND CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.



**LEGEND**

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

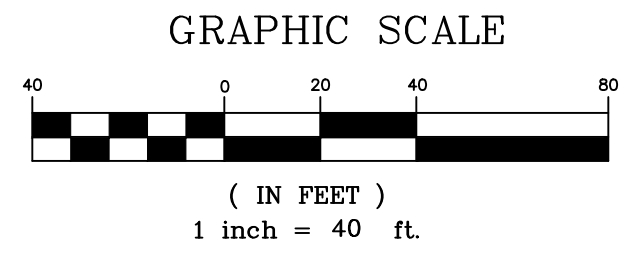


**SITE, GRADING, UTILITY AND EROSION CONTROL PLAN**  
**PROPOSED GLOBAL SELF STORAGE**  
**PROPERTY OF GLOBAL SELF STORAGE, LLC**  
**265 WEST HIGH STREET**  
**EAST HAMPTON, CONNECTICUT**

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

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

#	DATE	DESCRIPTION
2	10/17/21	INSTALL STONE LINED SWALE & BASIN OUTLET PIPE
1	10/03/21	REMOVE WETLANDS FILLING & REDUCE BUFFER WORK
REVISIONS		



Approved by the East Hampton Planning & Zoning Commission

Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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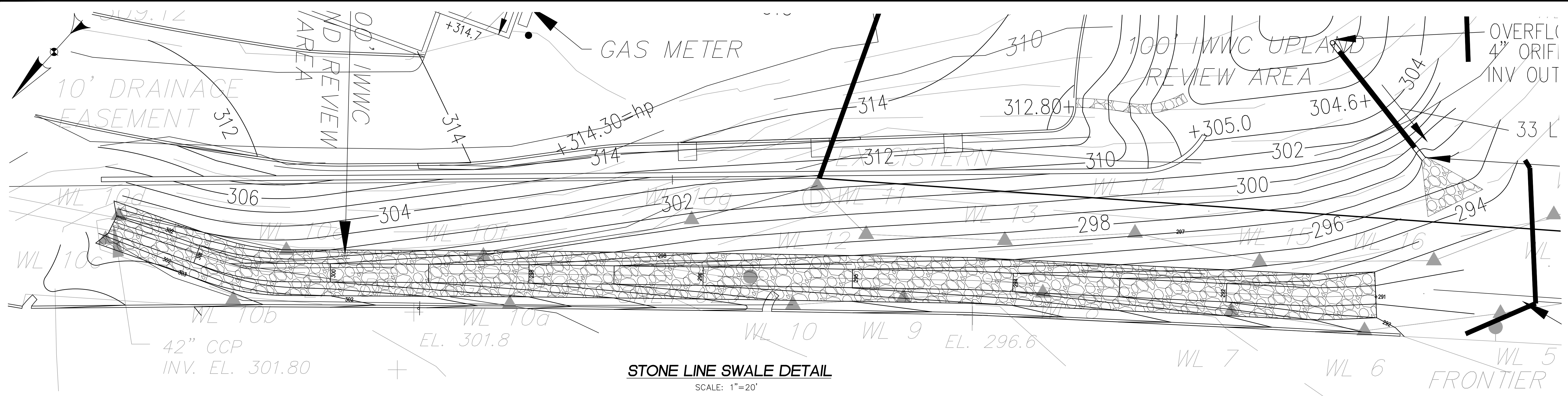
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Approved by the East Hampton Inland Wetlands & Watercourse Agency

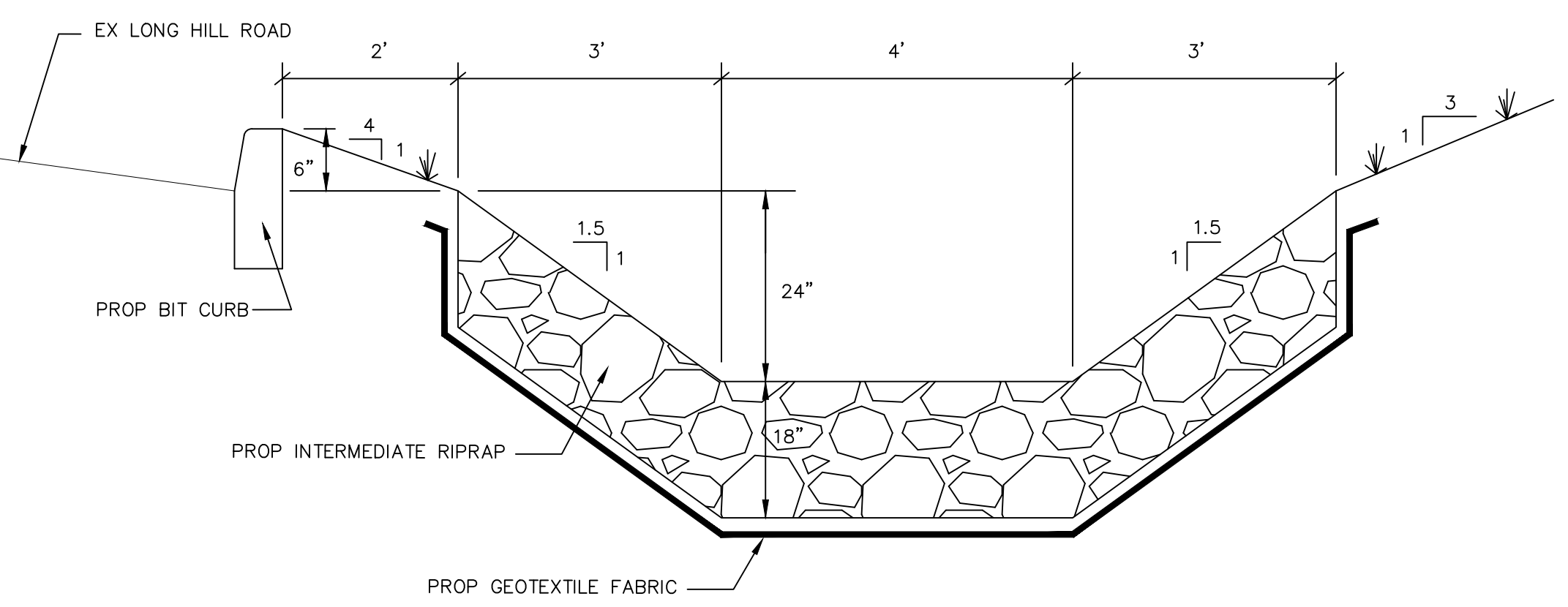
Final Approval \_\_\_\_\_ Chairman

Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_



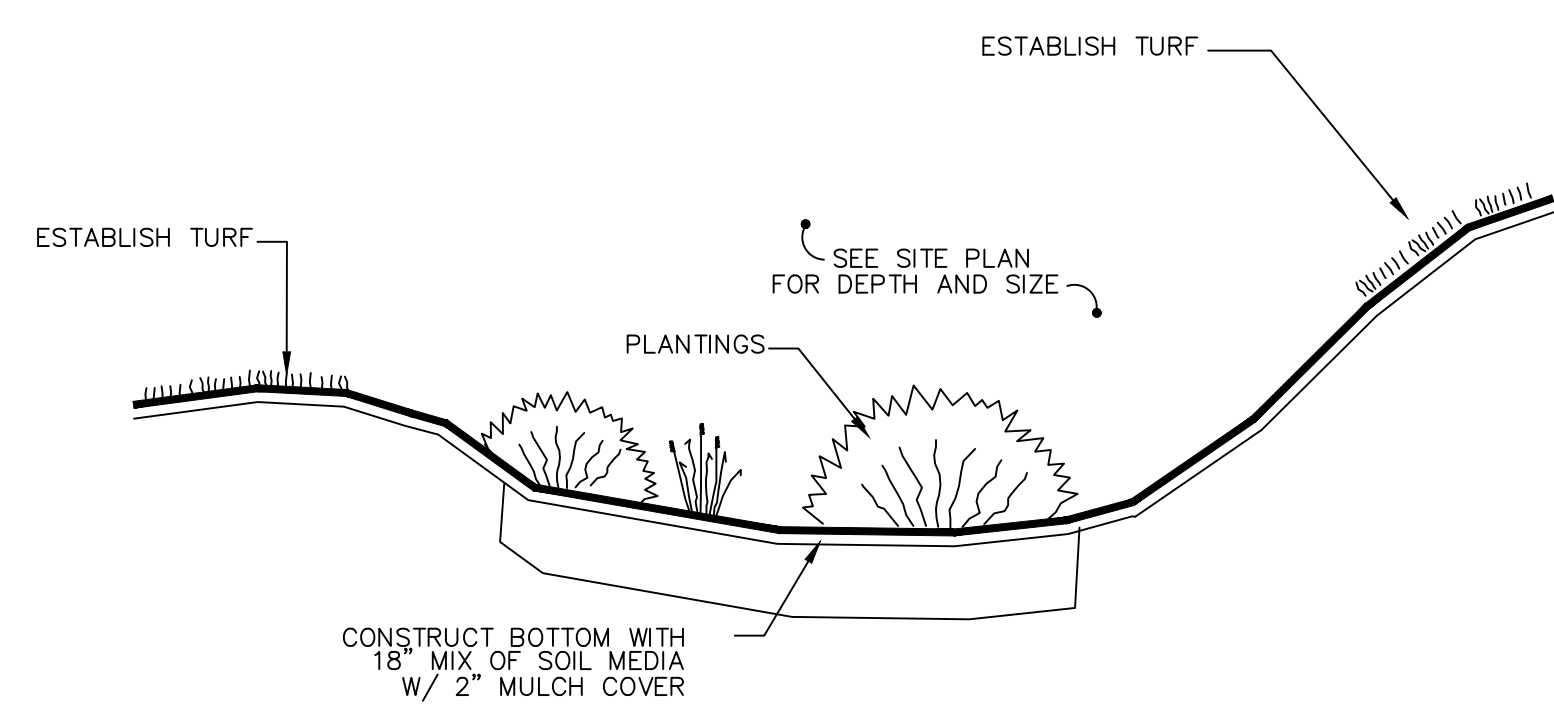
**STONE LINE SWALE DETAIL**  
SCALE: 1"=20'



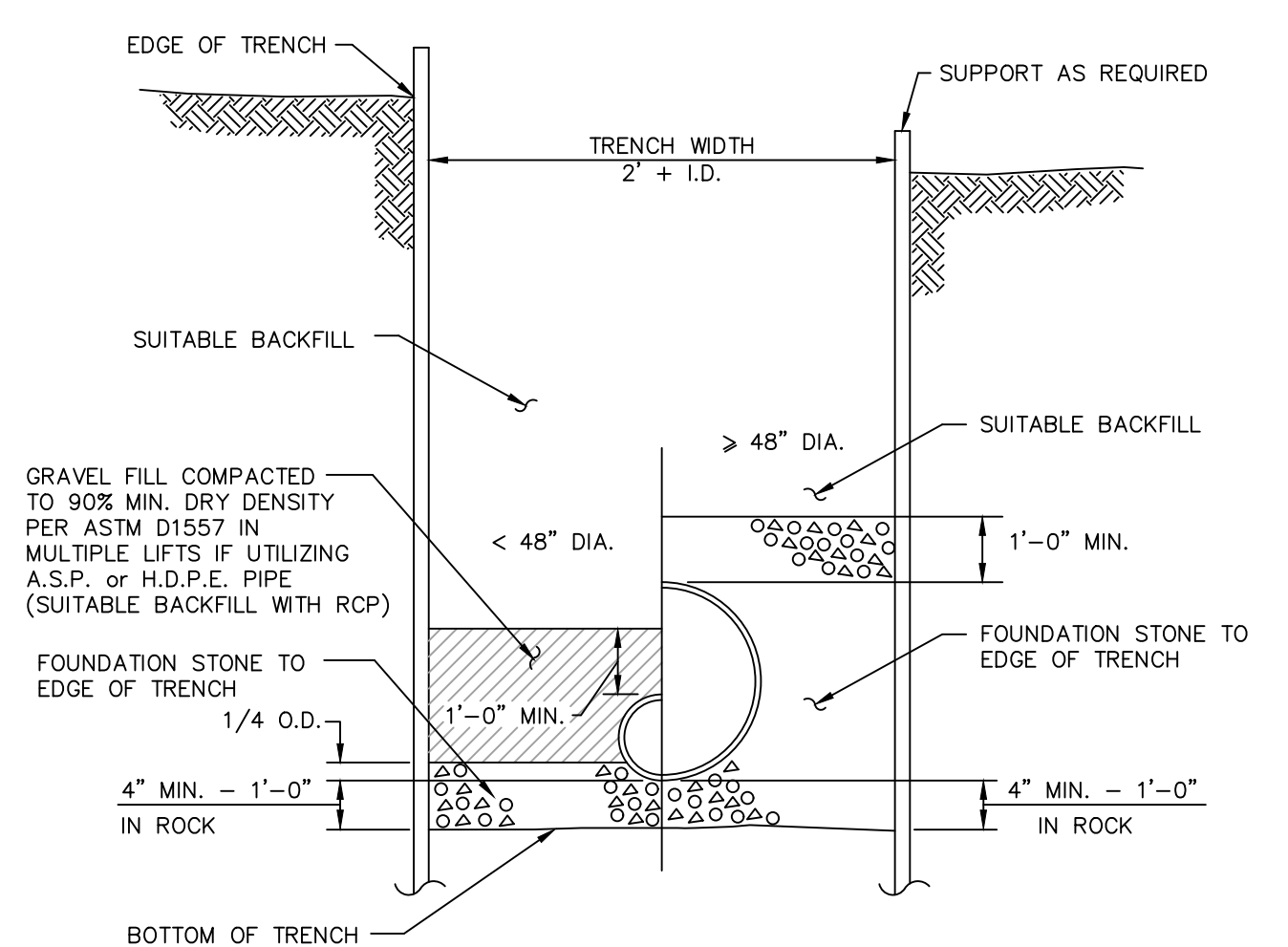
**STONE LINED SWALE SECTION**  
N.T.S.

**Rain Garden Notes:**

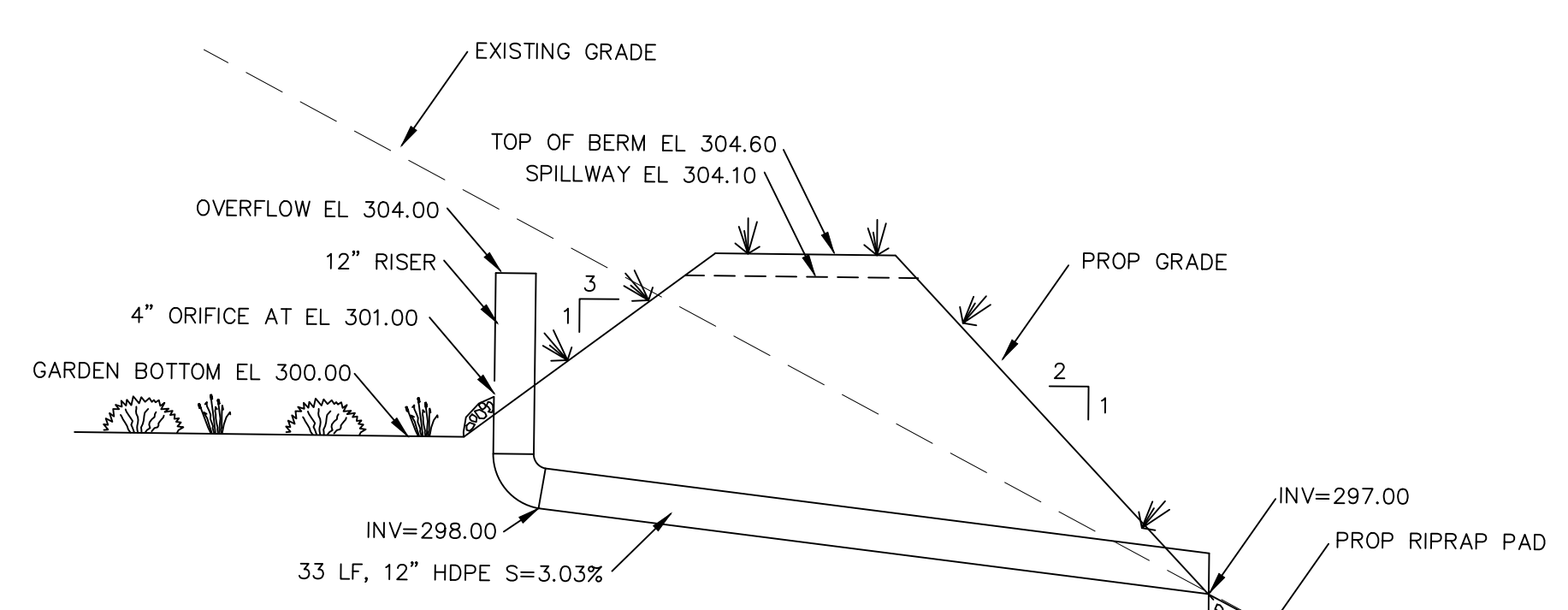
1. THE RAIN GARDEN MEDIA SHALL BE LOCATED ABOVE THE ZONE OF SEASONAL SOIL SATURATION.
2. PLANTING MEDIUM SHALL HAVE A LOAMY SAND TO SANDY LOAM TEXTURE WITH 20-30% WELL-DECAYED, CLEAN LEAF COMPOST. IF IN-SITU TEXTURE IS NOT CORRECT, USE A HOMOGENEOUS MIX OF 50% CONSTRUCTION SAND, 20-30% TOPSOIL, AND 20-30% 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.



**RAINGARDEN/ BIORETENTION AREA**  
N.T.S.



**TYPICAL STORM SEWER TRENCH SECTION**  
N.T.S.



**DETENTION OUTLET SECTION**  
N.T.S.

**Rain Garden Plant Schedule**

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
<b>*HERBACEOUS PERENNIALS:</b>			
CAREX SCOPARIA	BROOMSEDGE	2" PLUG	AT LEAST 6 PLANTS PER 25 S.F. IF SEED MIX IS NOT USED
EUPATORIUM 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	
<b>SHRUBS:</b>			
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.

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval \_\_\_\_\_ Chairman  
Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Approved by the East Hampton Planning & Zoning Commission

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#	DATE	DESCRIPTION

**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  
Wallington, Connecticut 06492  
(203) 915-8301

DATE:	SCALE:	SHT #:
10/17/2021	AS SHOWN	DN-2

