



Sent via Email Only

April 21, 2021

Mr. W. Wayne Rand
Long Hill Estates, LLC
244 Middletown Ave.
East Hampton, CT 06424
wayne@randci.com

Re: Long Hill Estates Subdivision
Map 06/ Bock 12/ Lot 8
Planning and Zoning Application # PZC-21-009
IWWA Application # IW-21-008

Dear Mr. Rand,

I have conducted a Staff Review of the Plans entitles “Long Hill Estates Residential Subdivision 53 Long Hill Road” and have the following questions and comments:

1. The cover sheet on the plan includes a submission date of July 25, 2011. I can only assume this is a typographical error. Please correct.
2. We have received a partial plan set showing changes to the plan including one additional lot (new lot 8) and stormwater swales and basins. Please submit a full plan set with the correct revision date referencing all of the changes related to new drainage, the additional lot and further changes made.
3. We have received calculations for the new stormwater management areas, but have not received pre-development and post development runoff calculations. Please refer to Section VIII of the subdivision regulations and provide all information and calculations as required.
4. A stormwater summary was provided in the latest package of materials received by our office. There are question marks written into the description of SWM-2 and SWM-4. Please provide a final version which determines the actual design.
5. I am concerned about the design of SWM-2 and SWM-4. SWM-2 is an approximately 200 foot long swale ending at a near 90 degree turn into a pipe. SWM-4 is an approximately 350 foot long swale along a significant slope ending in a near 90 degree turn into a pipe. I have concerns about the potential velocity of the water running down the swales being able to enter the pipe without eroding the bottom of the swale resulting in water on Long Hill Road. Please advise how these swales will handle the volume and velocity of stormwater.
6. Please indicate the acreage of the proposed conservation area.
7. Please indicate who the holder of the conservation easement will be.
8. The plans submitted include a signature line for the soil scientist, but have not been signed. The revised plan set should be signed by all parties.
9. Please show sightlines from propose driveways on the plans.
10. An access easement must be shown over lot 6 in favor of lot 8.

11. Please provide a draft shared driveway agreement for review.
12. Please address all comments received from both the Public Works Department and the Police Department/ Traffic Authority.
13. When revised plans are received, we will be forwarding to the Town Engineer for review, the cost for which will be collected from you.

Other comments we receive from other regulatory agencies will be passed on to you to be addressed.

If you have any questions, please feel free to contact me.

Sincerely,



Jeremy DeCarli
Planning and Zoning Official