AGENDA
Inland Wetland Agency
Special Meeting
Monday, July 20, 2009
Council Chambers, Audrey Beck Building

Call to Order: 7:30 PM

Public Hearing Continuation:
W1424 - Whispering Glen Condominiums - Meadowbrook Lane

Adjournment:

THIS IS A SPECIAL MEETING. NO OTHER BUSINESS WILL BE CONDUCTED.

OWNER:
LAKEWAY FARMS, L.P.
2 BIRCH STREET
LEDYARD, CT. 06339

DEVELOPER:
WHISPERING GLEN, L.L.C.
P.O. BOX 370218
WEST HARTFORD, CT. 06137-0218

SURVEYOR:
DIETER & GARDNER
1641 ROUTE 12
GALES FERRY, CT. 06335

ENGINEER:
DEVELOPMENT SOLUTIONS, L.L.C.
33 EAST TOWN STREET
NORWICH, CT. 06360

SOIL SCIENTIST:
JOSEPH R. THEROAX
426 SHETUCKET TURNPIKE
VOLUNTOWN, CT. 06384
JOSEPH R. THEROUX
SOIL SCIENTIST

TRAFFIC ENGINEER
TRAFFIC ENGINEERING SOLUTIONS, P.C.
193 LEXINGTON ROAD
GLASTONBURY, CT. 06033
Bruce A. Hilton, P.E.

LANDSCAPE ARCHITECT:
BRIAN KENT ASSOCIATES
LANDSCAPE ARCHITECTURE
2 STANTON LANE
MYSTIC, CT. 06355

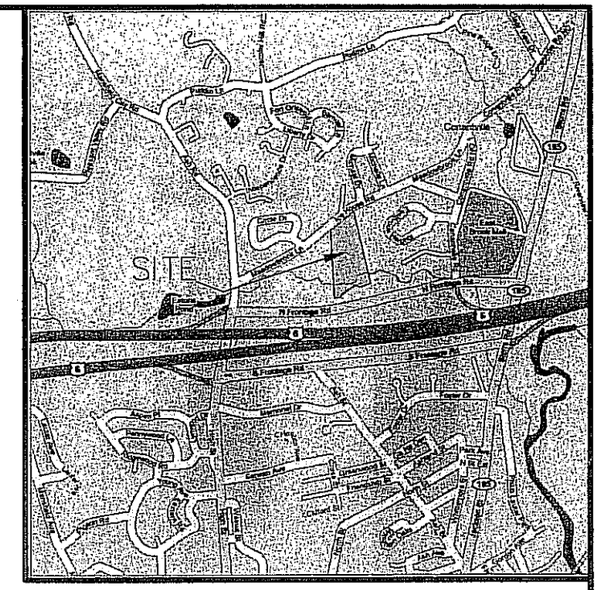
WETLANDS EVALUATION:
CONNECTICUT ECOSYSTEMS, LLC
36 WESTLAND AVENUE
WEST HARTFORD, CT. 06107
Edward M. Pawlak
Registered Soil Scientist
Certified Professional Wetland Scientist

APPLICATION PACKAGE FOR:
1. INLAND WETLANDS AGENCY
2. ZONE CHANGE (R-20 TO DMR)
SPECIAL PERMIT
SITE DEVELOPMENT

SCHEDULE OF DIMENSIONAL REQUIREMENTS (R-20) DMR ZONE

	REQUIRED	PROVIDED
MINIMUM LOT AREA	5 ACRES	10.12 ACRES
MINIMUM LOT FRONTAGE	300 FEET	402.57 FEET
MAXIMUM HEIGHT	40 FEET	38 FEET
MAXIMUM BUILDING COVERAGE	25%	15%
*UNIT DENSITY (5000 S.F/UNIT)	54	35
SEE ART. X.A.4.D REGARDING SPECIAL DIMENSIONAL EXCEPTIONS BY THE COMMISSION		
AFFORDABLE HOUSING UNITS (20%)	7	7
UNITS IN 2-FAMILY DWELLINGS (20%)	7	4
UNITS > 2,400 SF LIVABLE AREA	7	13
ACCESSIBLE HOUSING UNITS	4	4.

*UNIT DENSITY CALCULATION (ART.X.A.5.B.)
TOTAL SITE AREA= 10.11 ACRES (440,827 SF)
AREA OF SLOPES > 15%= 1.15 ACRES (50,400 SF)
AREA OF WETLANDS= 2.71 ACRES (118,200 SF)
6.25 ACRES (272,250 SF)
5,000 SF/UNIT= 54.45 UNITS



LOCATION MAP
ZONING DISTRICT: R-20

GRAPHIC SCALE
(IN FEET)
1 inch = 1000 ft.

WHISPERING GLEN

32 UNIT CONDOMINIUM DEVELOPMENT

73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

WHISPERING GLEN, L.L.C.

(DEVELOPER / APPLICANT)
P.O. BOX 370218
WEST HARTFORD, CT. 06137-0218
OCTOBER 15, 2008

REVISED: MAY 6, 2009
REVISED: JUNE 30, 2009

GENERAL NOTES
1. MAP REFERENCES
A) "SUBDIVISION PLAN EAST BROOK HEIGHTS MANSFIELD, CONNECTICUT OWNER & SUBDIVIDER: JOSEPH MIKALIAK ET AL 27 MIKALIAK ROAD WILLINGTON, CONNECTICUT GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS & LAND SURVEYORS SCALE AS SHOWN DATE: NOV. 30 1983 SHEET NO. 1 OF 1"
B) "SUBDIVISION PLAN EAST BROOK CONDOMINIUM MANSFIELD, CONNECTICUT APPLICANT: EAST BROOK HEIGHTS ASSOCIATES GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS & LAND SURVEYORS SCALE: 1"=40' DATE: 1/23/86 SHEET NO. 1 OF 1"
C) "CONDOMINIUM PLAN LEDGEBROOK NORTH MANSFIELD, CONNECTICUT GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS & LAND SURVEYORS SCALE: 1"=40' DATE: 12/10/91 SHEET NO. 1 OF 1 REVISIONS 8/8/96 UNIT NO. 3 8/28/96 RENUMBER PARKING SPACES UNIT NO. 2"
2. ELEVATIONS SHOWN HEREON ARE TIED TO THE CONNECTICUT PLANE COORDINATE SYSTEM OF 1983.
3. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND ON PUBLIC SEWER.
4. CALL BEFORE YOU DIG 1-800-922-4455 WILL BE CONTACTED PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPLICABLE TOWN OF MANSFIELD ROAD AND DRAINAGE CONSTRUCTION STANDARDS AND ANSI STANDARDS.
6. ALL NEW UTILITIES, INCLUDING CATV AND TELEPHONE TO BE INSTALLED UNDERGROUND.
7. THIS PARCEL OF LAND IS LOCATED IN THE SAWMILL DRAINAGE BASIN.
8. SOILS ON SITE ARE CANTON AND CHARLTON FINE SANDY LOAMS AT 3 TO 8% SLOPE (CbD). THERE ARE ... WETLANDS ON OR ADJACENT TO THIS SITE
9. THE PREDOMINANT ON SITE VEGETATION IS GRASS FIELDS AND DECIDUOUS WOODS.

SHEET INDEX

1) LOCATION MAP AND GENERAL NOTES
2) A-2 BOUNDARY SURVEY AND NATURAL FEATURES
3) SITE PLAN
4) GRADING & DRAINAGE PLAN
5) UTILITIES PLAN
5A) SEWER LINE STREAM CROSSING
6) EROSION & SEDIMENTATION PLAN
7) LANDSCAPE PLAN
8) LANDSCAPE DETAILS
9) SITE DETAILS
10) UTILITY DETAILS

APPROVED BY THE MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN OR SECRETARY — DATE

APPROVED BY THE MANSFIELD PLANNING COMMISSION

CHAIRMAN OR SECRETARY — DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR — DATE

APPROVED BY THE WATER POLLUTION CONTROL AUTHORITY

DIRECTOR — DATE

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JOB# 06-1123H1

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A Technical Services Company
33 East Town St., Norwich, Connecticut
Phone: (860) 204-0248 - Fax: (860) 204-0252

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2. "SUBDIVISION PLAN EAST BROOK HEIGHTS CONDOMINIUM MANSFIELD, CONNECTICUT APPLICANT: EAST BROOK HEIGHTS ASSOCIATES GARDNER & PETERSON ASSOCIATES 576 OLD POST ROAD TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS SCALE 1"=40' DATE 1/23/86 SHEET NO. 1 OF 1 ".
3. "CONDOMINIUM PLAN LEDGEBROOK NORTH MANSFIELD CONNECTICUT GARDNER & ASSOCIATES 178 HARTFORD TURNPIKE TOLLAND CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS SCALE 1"=40' DATE 12/10/91 SHEET NO 1 OF 1 REVISIONS 8-8-95 UNIT NO. 2 8-28-96 RENUMBER PARKING SPACES UNIT NO. 2".
4. FIRM FLOOD INSURANCE RATE MAP TOWN OF MANSFIELD, CONNECTICUT TOLLAND COUNTY PANEL 20 OF 20 COMMUNITY-PANEL NUMBER 090128 0020 C EFFECTIVE DATE JANUARY 2, 1981

APPROVED BY THE MANSFIELD PLANNING COMMISSION.

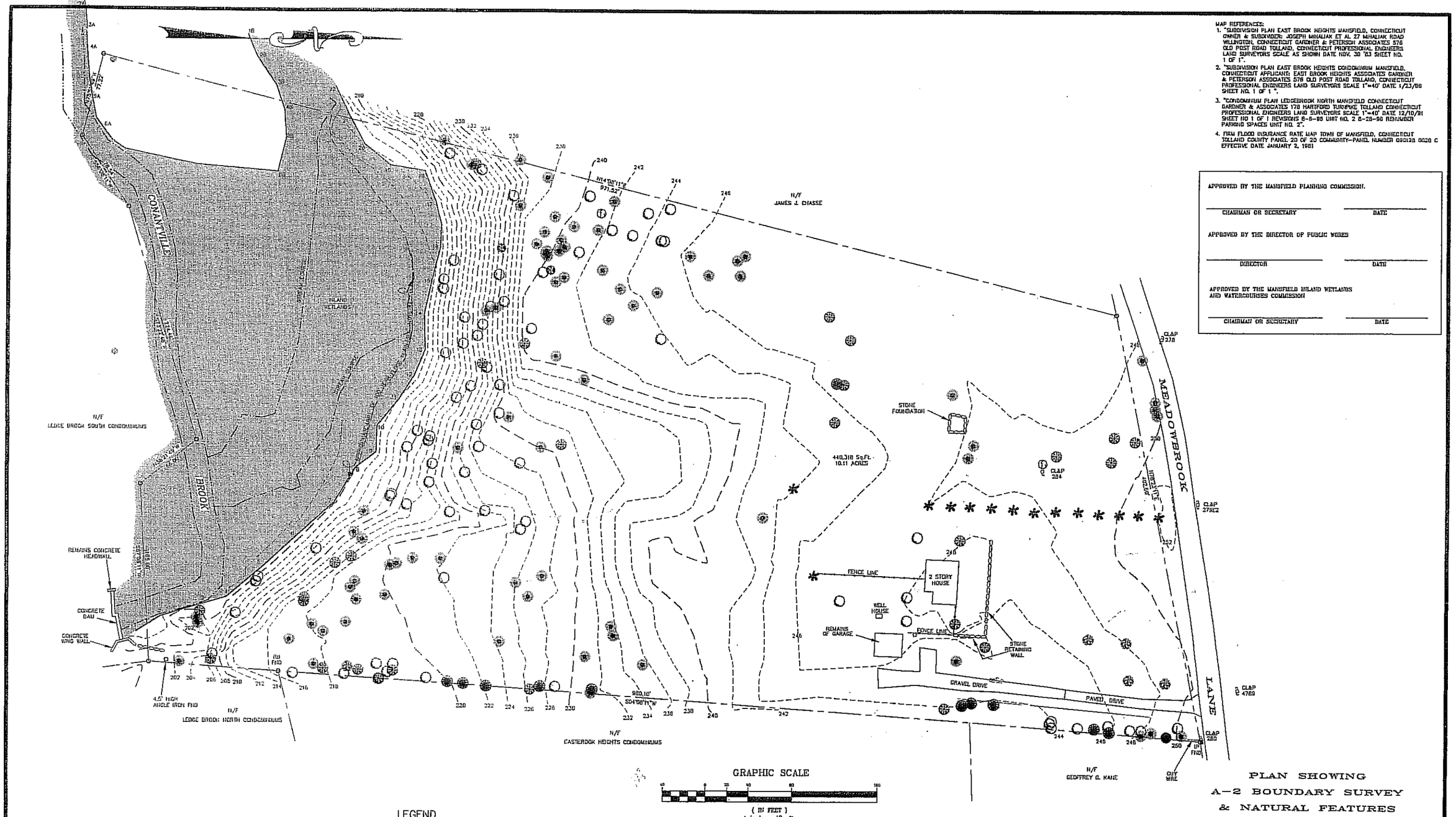
CHAIRMAN OR SECRETARY _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

APPROVED BY THE MANSFIELD INLAND WETLANDS AND WATERCOURSES COMMISSION

CHAIRMAN OR SECRETARY _____ DATE _____



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

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JOB# 06-113sh2

LEGEND

	STONE WALL		MAPLE TREE
	PROPERTY LINE		CHERRY TREE
	STREET LINE		OAK TREE
	EXISTING CONTOUR		APPLE TREE
	UTILITY POLE		ASH TREE
IP FND	IRON PIPE FOUND		HICKORY TREE
RB FND	REBAR FOUND		HEMLOCK TREE
	INLAND WETLANDS & FLAG NUMBER		
	PINE/CEDAR TREE		
	SEWER MANHOLE		

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NOTE:
ANY SIGNIFICANT TREES (12" DIAMETER AND LARGER) IN THE BUFFERS AND/OR SETBACKS ARE TO BE SAVED.

PLAN SHOWING A-2 BOUNDARY SURVEY & NATURAL FEATURES WHISPERING WOODS 73 MEADOWBROOK LANE MANSFIELD, CONNECTICUT

SCALE: 1"=40'

OCTOBER 2008

REVISED: MAY 5, 2009
REVISED: JUNE 30, 2009

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D".
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14205

DATE: OCTOBER 15, 2008

APPROVED BY THE MANSFIELD PLANNING COMMISSION.

CHAIRMAN OR SECRETARY _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

APPROVED BY THE MANSFIELD INLAND WETLANDS AND WATERCOURSES COMMISSION

CHAIRMAN OR SECRETARY _____ DATE _____

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

NOTE: SIGN TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

STOP SIGN ①

NOT TO SCALE

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

5'-0" TO GRADE

HANDICAP PARKING SIGN ②

NOT TO SCALE

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

5'-0" TO GRADE

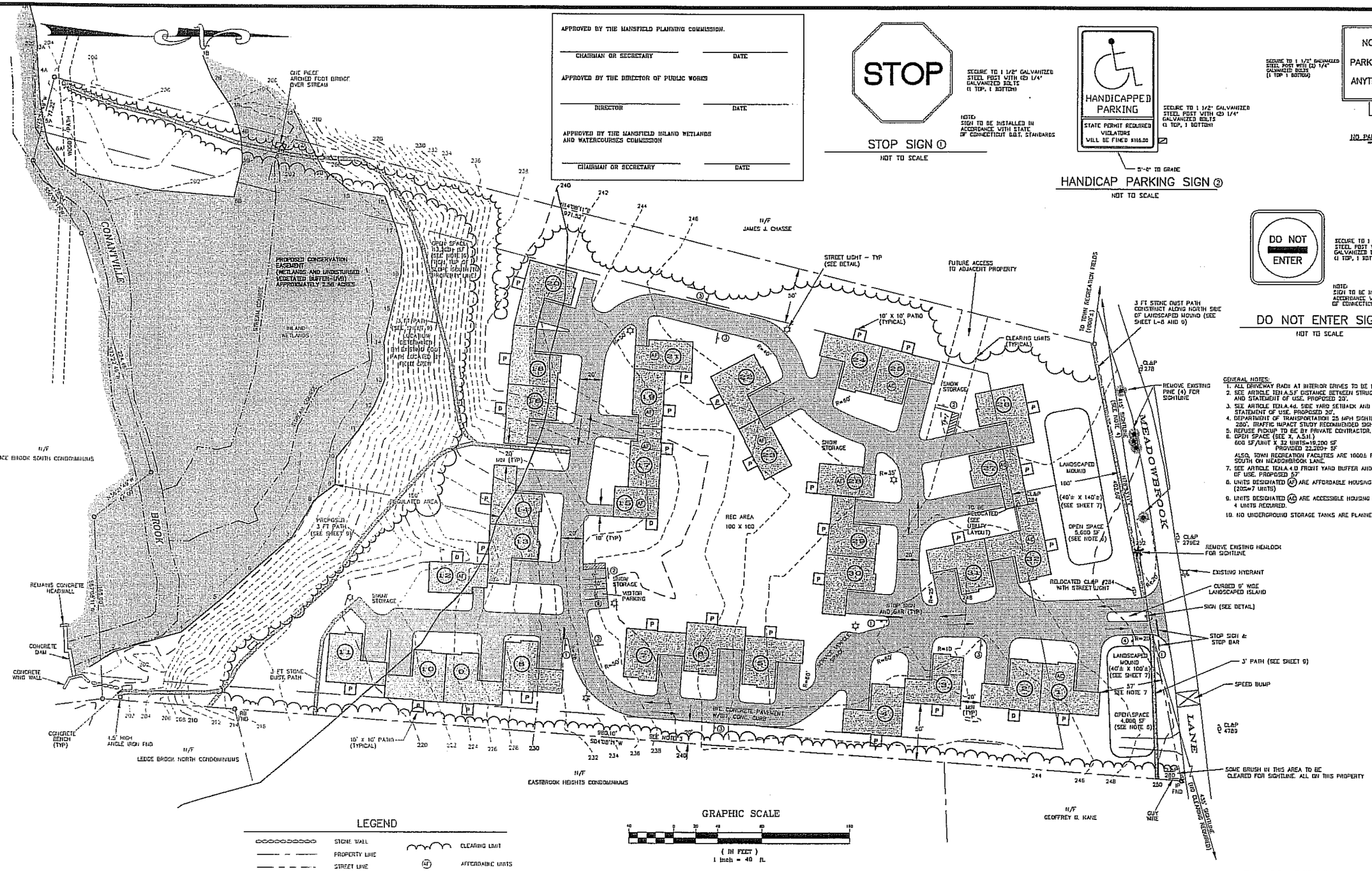
NO PARKING SIGN ③

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

NOTE: SIGN TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

DO NOT ENTER SIGN ④

NOT TO SCALE



GENERAL NOTES:

1. ALL DRIVEWAY RADII AT INTERIOR DRIVES TO BE 10'.
2. SEE ARTICLE 10.1.A.5.F DISTANCE BETWEEN STRUCTURES AND STATEMENT OF USE. PROPOSED 20'.
3. SEE ARTICLE 10.1.A.4.d. SIDE YARD SETBACK AND STATEMENT OF USE. PROPOSED 30'.
4. DEPARTMENT OF TRANSPORTATION 25 MPH SIGHTLINE IS 280'. TRAFFIC IMPACT STUDY RECOMMENDED SIGHTLINES OF 412'
5. REFUSE PICKUP TO BE BY PRIVATE CONTRACTOR.
6. OPEN SPACE (SEE X, A.5.H.)
   600 SF/UNIT X 32 UNITS=19,200 SF
   PROVIDED 22,200+ SF

   ALSO, TOWN RECREATION FACILITIES ARE 1000± FT TO THE SOUTH ON MEADOWBROOK LANE.
7. SEE ARTICLE 10.1.A.4.D FRONT YARD BUFFER AND STATEMENT OF USE. PROPOSED 57'
8. UNITS DESIGNATED (AF) ARE AFFORDABLE HOUSING UNITS (20%=7 UNITS)
9. UNITS DESIGNATED (AC) ARE ACCESSIBLE HOUSING UNITS. 4 UNITS REQUIRED.
10. NO UNDERGROUND STORAGE TANKS ARE PLANNED.

LEGEND

	STONE WALL		CLEARING LIMIT
	PROPERTY LINE	(AF)	AFFORDABLE UNITS
	STREET LINE	(AC)	ACCESSIBLE UNITS
	EXISTING CONTOUR		STREET LIGHT
	UTILITY POLE		
IP FND	IRON PIPE FOUND		
RB FND	REBAR FOUND		
	INLAND WETLANDS & FLAG NUMBER		
	SEWER MANHOLE		
P	10' X 10' PATIO		
D	10' X 10' DECK		

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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JOB# 06-113m3

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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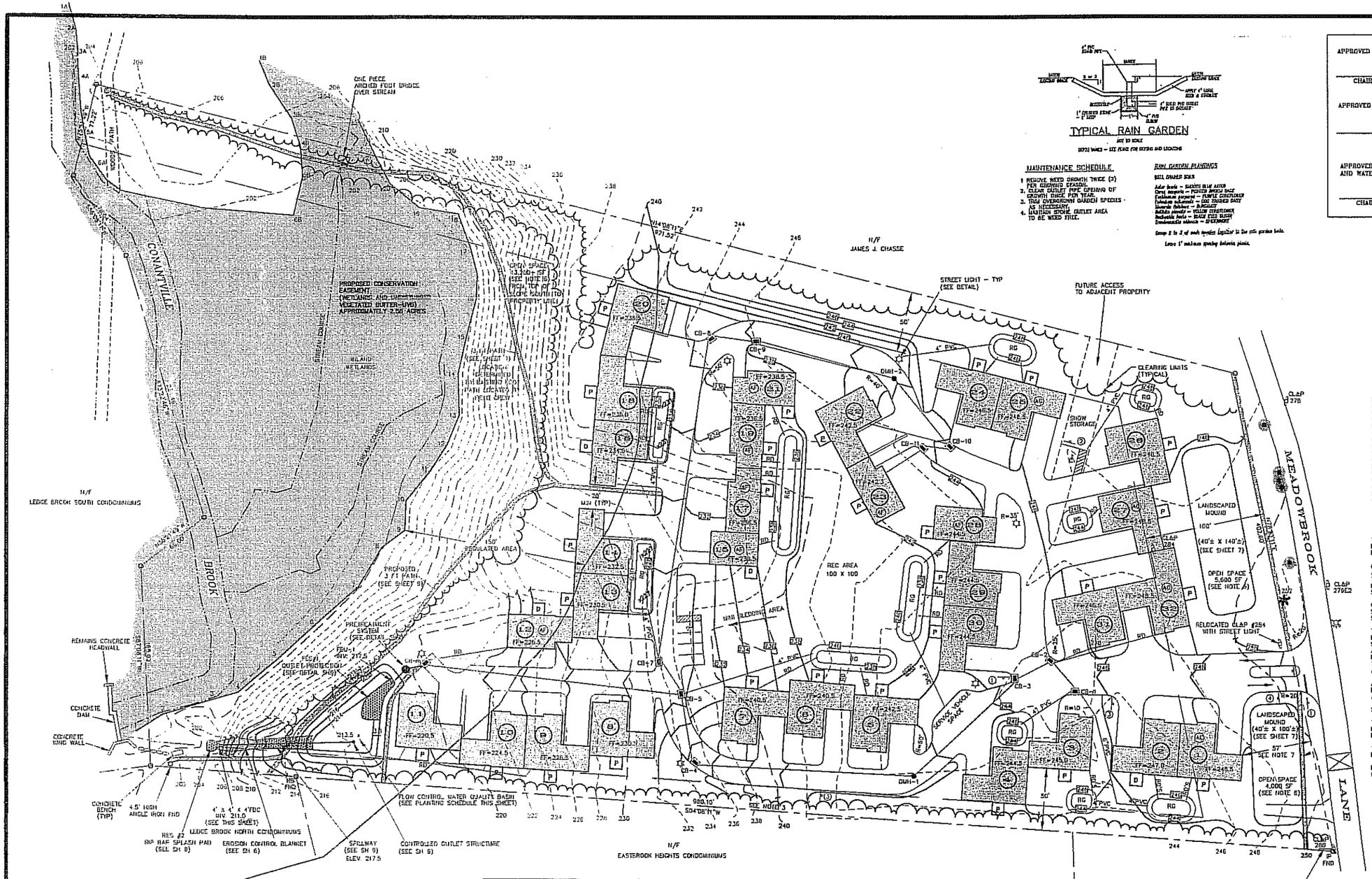
PLAN SHOWING SITE LAYOUT WHISPERING GLEN 73 MEADOWBROOK LANE MANSFIELD, CONNECTICUT

SCALE: 1"=40'

OCTOBER 2008

REVISED: MAY 5, 2009
REVISED: JUNE 30, 2009



TYPICAL RAIN GARDEN

NOT TO SCALE

NOTES: VARIES – SEE PLANS FOR SIZING AND LOCATING

MAINTENANCE SCHEDULE

1. REMOVE WEED GROWTH TWICE (2) PER GROWING SEASON.
2. CLEAR OUTLET PIPE OPENING OF GROWTH ONCE PER YEAR.
3. TRIM OVERGROWN GARDEN SPECIES AS NECESSARY.
4. MAINTAIN STONE OUTLET AREA TO BE WEED FREE.

RAIN GARDEN PLANTINGS

SOIL COMPOST MIX

Aster novae – SMOOTH BLUE ASTER
Carex comosa – PORCUPINE SEDGE SEDGE
Eupatorium purpureum – PURPLE SWEETMAIDEN
Helenium autumnale – COMMON SNEEZEWEED DAISY
Lobelia siphilitica – BIG BLUE LOBELIA
Rudbeckia hirta – BLACK EYED SUSAN
Symphotrichum novae-angliae – SH EYEBRIGHT

Group 3 to 5 of each species together in the rain garden beds.

Leave 1' maximum spacing between plants.

APPROVED BY THE MANSFIELD PLANNING COMMISSION.

CHAIRMAN OR SECRETARY _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

APPROVED BY THE MANSFIELD INLAND WETLANDS AND WATERCOURSES COMMISSION

CHAIRMAN OR SECRETARY _____ DATE _____

STORMWATER SYSTEM STRUCTURE SCHEDULE

STRUCTURE	TOP OF FRAME	INVERT IN	INVERT OUT
CB-1	245.3	----	241.8
CB-2	245.2	241.7	241.55
CB-3	244.5	241.0	241.0
DMH-1	241.7	238.2	238.2
CB-4	235.0	231.5	231.5
CB-5	230.0	226.5	226.5
CB-6	220.0	218.5	218.5
CB-7	229.0	225.5	225.5
CB-8	236.5	233.5	233.5
CB-9	236.0	234.5	234.5
DMH-2	241.8	238.3	238.5
CB-10	244.2	240.0	240.0
CB-11	243.8	240.3	240.3
PRETREATMENT STRUCTURE	220.0	218.0	218.0
FEU-1	----	----	217.5
FLOW CONTROL BASIN	218.0	217.5	217.0
CONTROLLED OUTLET	218.0	217.0	217.0
SPILLWAY	----	----	217.5
FDC	----	211.0	209.0

STORMWATER SYSTEM PIPE SCHEDULE

RUN	SIZE/TYPE	LENGTH	SLOPE
CB-1 TO CB-2	12"HDPE	25'	0.01
CB-2 TO CB-3	12"HDPE	15'	0.038
CB-3 TO DMH-1	12"HDPE	120'	0.023
DMH-1 TO CB-4	12"HDPE	175'	0.018
CB-4 TO CB-5	12"HDPE	55'	0.09
CB-5 TO CB-6	12"HDPE	210'	0.04
CB-7 TO CB-5	12"HDPE	30'	0.03
CB-8 TO CB-7	12"HDPE	280'	0.03
CB-9 TO CB-8	12"HDPE	35'	0.03
DMH-2 TO CB-9	12"HDPE	105'	0.036
CB-10 TO DMH-2	12"HDPE	95'	0.02
CB-11 TO CB-10	12"HDPE	15'	0.02
CB-6 TO PRETREATMENT STRUCTURE	12"HDPE	5'	0.10
PRETREATMENT STRUCTURE TO FEU-1	12"HDPE	15'	0.03
CONTROLLED OUTLET TO FDC	8" PVC	90'	0.067

BEST MANAGEMENT PRACTICES

THE FOLOLOWING BEST MANAGEMENT PRACTICES (BMPS) WILL BE THE RESPONSIBILITY OF THE OWNER AND WILL BE IMPLEMENTED TO PROTECT THE ENVIRONMENTALSURROUNDINGS OF THE SITE.

CATCH BASINS AT THE SITE WILL BE EQUIPPED WITH HOODED OUTLET (CB-8) AND DEEP SUMPS TO TRAP DEBRIS AND SEDIMENT AND TO SEPERATE OIL. THE CATCH BASINS AND WATER QUALITY STRUCTURES WILL BE INSPECTED AT LEAST TWICE PER YEAR AND CLEANED AS NEEDED TO REMOVE TRAPPED SEDIMENT AND UTTER.

ONCE CONSTRUCTED, THE FLOW CONTROL BASIN WILL BE INSPECTED AFTER SEVERAL STORM EVENTS TO CONFIRM DRAINAGE SYSTEM FUNCTIONS, BANK STABILITY AND VEGETATION GROWTH.

THE FLOW CONTROL BASIN WILL BE INSPECTED AT LEAST ONCE PER YEAR TO ENSURE THAT THEY ARE OPERATION AS DESIGNED. THE CONTROLLED OUTLET STRUCTURE WILL BE INSPECTED FOR EVIDENCE OF CLOGGING OR TOO RAPID AN OUTLET RELEASE. POTENTIAL PROBLEM AREAS THAT WILL ALSO BE INSPECTED INCLUDE SUBSIDENCE, EROSION, SEDIMENT ACCUMULATION AROUND THE OUTLET, ADEQUACY OF THE INLET/OUTLET EROSION CONTROL MEASURES, AND EROSION WITHIN THE BASIN AND BANKS.

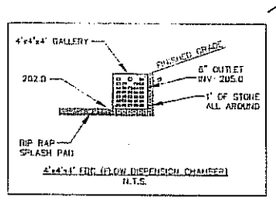
AT LEAST TWICE DURING THE GROWING SEASON, THE BERM AND OUTSIDE EMBANKMENTS OF THE FLOW CONTROL BASIN WILL BE MOWED, AND ACCUMULATED TRASH AND DEBRIS WILL BE REMOVED.

SEDIMENT WILL BE REMOVED FROM THE FLOW CONTROL BASIN AS NECESSARY.

THE PRETREATMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANFACTURES RECOMMENDATIONS, BUT BUT CLEANED AT A MINIMUM, ONCE PER YEAR.

THE PAVED AREAS WILL BE SWEPT AT APPROPRIATE INTERVALS TO REMOVE DEBRIS AND ROAD SAND APPLIED DURING THE WINTER MONTHS.

DDCHG PRACTICES AND MATERIAL STORAGE WILL EMPHASIZE A MINIMUM USE OF SALT AND STORMWATER RUNOFF TO SENSITIVE RECEPTORS.



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JOB# 00-113SH4

LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
	UTILITY POLE
IP FND	IRON PIPE FOUND
RB FND	REBAR FOUND
	INLAND WETLANDS & FLAG NUMBER
	CATCH BASIN
RD	ROOF DRAIN
25' / 2.5' / RG / 20'	RAIN GARDEN

Basin Plantings

Zone	SIZE	Scientific Name	Common Name	QUANTITY
Wet Meadow (0-6")	#1	*Carex lurida*	Sedge	20
	#1	*Carex stricta*	Tussock sedge	20
	#1	*Juncus canadensis*	Canada rush	20
	#1	*Juncus effusus*	Soft rush	20
	#1	*Scirpus atrovirens*	Dark green bulrush	20
	#1	*Scirpus cyperinus*	Woolgrass	20
Deep Marsh (6-18")	#3	*Peltandra virginica*	Arrow arum	70
	#3	*Pontederia cordata*	Pickerelweed	70
	#3	*Sagittaria latifolia*	Arrowhead	70
	#3	*Sparganium americanum*	Burreed	70

Plants available from New England Wetland Plants (413) 256-1752.
ALL PLANTINGS ARE 3FT ON CENTER

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SITE CUT/FILL ANALYSIS

CUT = 7,350 CY
FILL = 1500 CY (MOSTLY TOPSOIL FROM CUT MATERIAL)

NET 5,850± CY TOO OFF SITE

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PLAN SHOWING GRADING AND DRAINAGE WHISPERING GLEN

73 MEADOWBROOK LANE

MANSFIELD, CONNECTICUT

SCALE: 1"=40'

OCTOBER 2008

REVISED: MAY 5, 2009
REVISED: JUNE 30, 2009

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

UTILITY NOTES:

1. CONTACT CLAP PRIOR TO THE START OF ANY UNDERGROUND UTILITY WORK (1-800-286-5000).
2. CONTACT TOWN OF WINDHAM WATER DEPARTMENT PRIOR TO THE START OF ANY WATER SYSTEM WORK (465-3085).
3. CONTACT TOWN OF WINDHAM SEWER DEPARTMENT PRIOR TO THE START OF ANY SEWER SYSTEM WORK (465-3078).

SANITARY SEWER SYSTEM STRUCTURE SCHEDULE

STRUCTURE	TOP OF FRAME	INVERT IN	INVERT OUT
SMH-1	247.0	----	240.5
SMH-2	244.5	238.1	237.9
SMH-3	241.7	235.3	235.1
SMH-4	235.7	229.3	229.1
SMH-5	229.0	222.6	222.4
SMH-6	221.0	216.2	216.1
SMH-6A	228.0	217.5	217.3
SMH-7	232.5	216.1	215.9
SMH-8	208.5	200.0	197.8
EXISTING SMH	206.8	196.4	196.4
SMH-9	237.8	231.4	231.2
SMH-10	246.2	239.1	238.9
SMH-11	244.5	----	239.0

SANITARY SEWER SYSTEM PIPE SCHEDULE

RUN	SIZE/TYPE	LENGTH	SLOPE
SMH-1 TO SMH-2	8" PVC	95	0.02
SMH-2 TO SMH-3	8" PVC	130	0.02
SMH-3 TO SMH-4	8" PVC	165	0.03
SMH-4 TO SMH-5	8" PVC	80	0.08
SMH-5 TO SMH-6	8" PVC	160	0.02
SMH-6 TO SMH-6A	8" PVC	130	0.005
SMH-6A TO SMH-7	8" PVC	265	0.005
SMH-7 TO SMH-8	8" PVC	120	0.125
SMH-8 TO EX. SMH	8" PVC	280	0.005
SMH-9 TO SMH-5	8" PVC	265	0.03
SMH-10 TO SMH-2	8" PVC	145	0.07
SMH-11 TO SMH-10	8" PVC	95	0.01

UTILITY NOTES

1. WATER LINES ARE TO BE A MINIMUM 4.5 FT BELOW GRADE TO TOP OF PIPE.

2. WATER AND SEWER LINES ARE TO BE SEPERATED BY 10 FT HORIZONTALLY OR 18 INCHES VERTICALLY.

3. SEWER LINES ARE TO BE ENCASED IN CONCRETE 10 FT EITHER SIDE OF CROSSING OVER SEWER LINES.

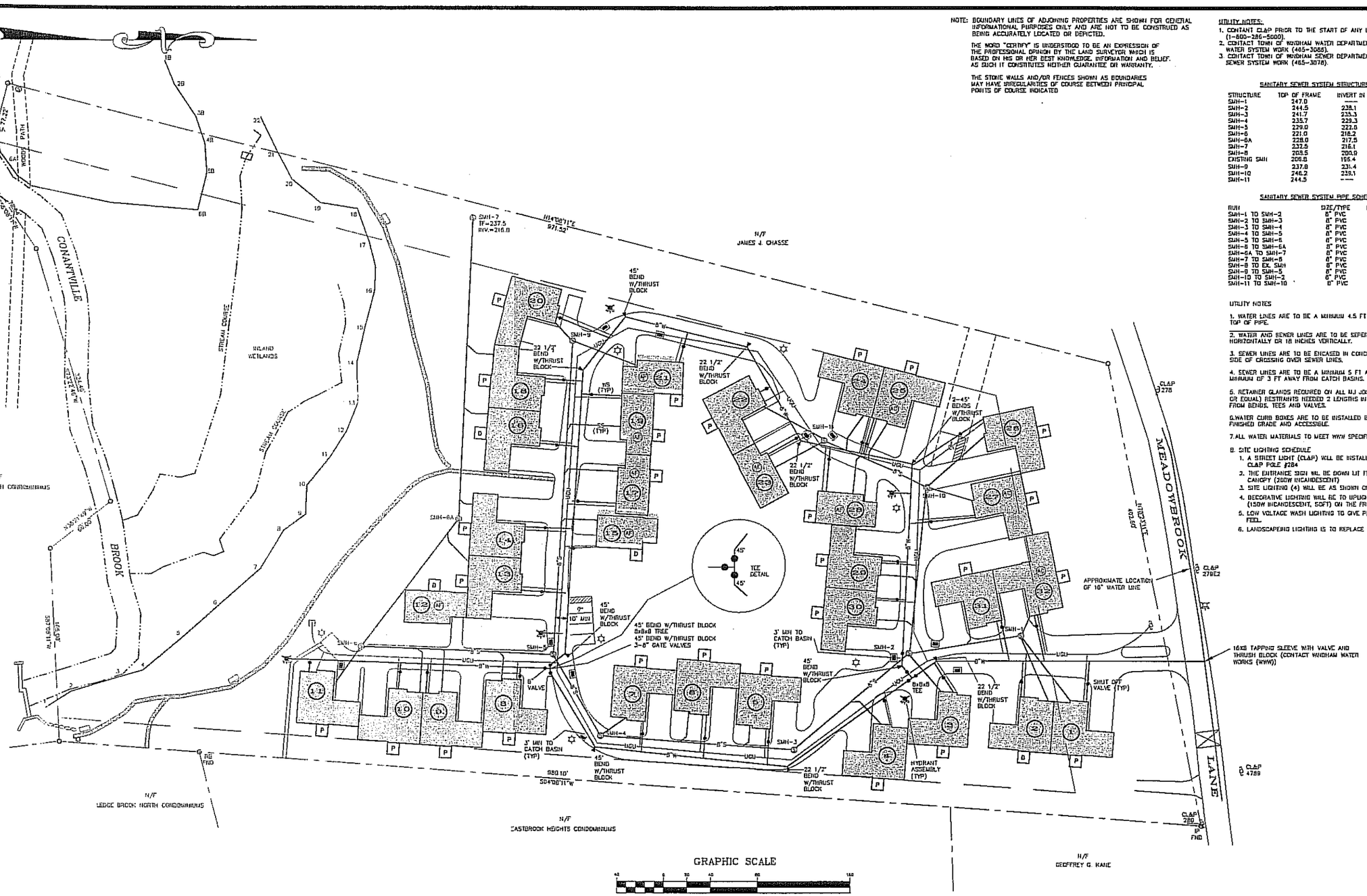
4. SEWER LINES ARE TO BE A MINIMUM 5 FT AND WATERLINES A MINIMUM OF 3 FT AWAY FROM CATCH BASINS.

5. RETAINER GLANDS REQUIRED ON ALL MJ JOINTS (I.E. MEGA LUGS OR EQUAL) RESTRAINTS NEEDED 2 LENGTHS IN EACH DIRECTION FROM BENDS, TEES AND VALVES.

6.WATER CURB BOXES ARE TO BE INSTALLED BEHIND CURB AT FINISHED GRADE AND ACCESSIBLE.

7.ALL WATER MATERIALS TO MEET WWW SPECIFICATIONS.

8. SITE LIGHTING SCHEDULE
   1. A STREET LIGHT (CLAP) WILL BE INSTALLED ON RELOCATED CLAP POLE #284
   2. THE ENTRANCE SIGN WIL BE DOWN LIT FROM UNDER THE CANOPY (200W INCANDESCENT)
   3. SITE LIGHTING (4) WILL BE AS SHOWN ON SHEET 9
   4. DECORATIVE LIGHTING WILL BE TO UPLIGHT FIXTURES (150W INCANDESCENT, SOFT) ON THE FRONT OF EACH UNIT.
   5. LOW VOLTAGE WASH LIGHTING TO GIVE PROJECT UNDERSTATED RESORT FEEL.
   6. LANDSCAPEING LIGHTING IS TO REPLACE UPLIGHT FRONTS OF UNITS.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

—S—	8" SEWER MAIN
—SS—	6" SEWER MAIN
(S) SMH	SANITARY MANHOLE
—W—	8" WATER LINE
—WS—	1" WATER SERVICE
	HYDRANT
—UGU—	UNDERGROUND UTILITIES
	TRANSFORMER
	SITE LIGHTING

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JOB# 06-113sh5

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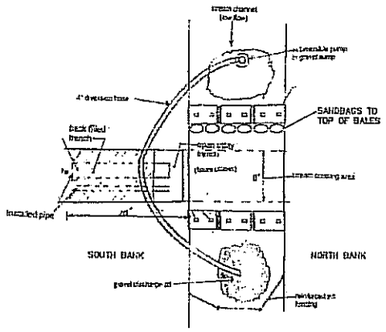
PLAN SHOWING UTILITY LAYOUT WHISPERING GLEN 73 MEADOWBROOK LANE MANSFIELD, CONNECTICUT

SCALE: 1"=40'

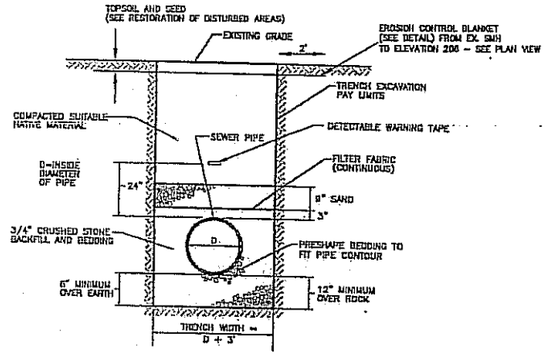
OCTOBER 2008

REVISED: MAY 4, 2009
REVISED: JUNE 30, 2009

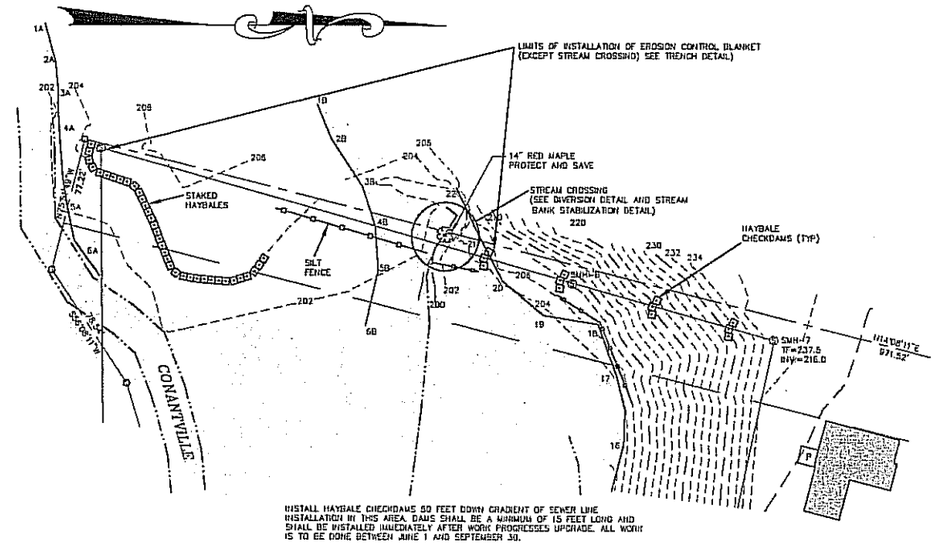


STREAM DIVERSION
N.T.S.

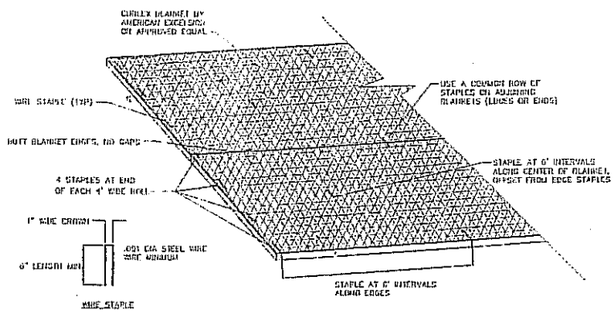
RESTORATION OF DISTURBED AREAS
DURING UTILITY INSTALLATION, THE SOILS IN THE EXCAVATED TRENCH SHALL SEGREGATED INTO A, B, & C HORIZONS AND STOCKPILED. WHEN THE TRENCH IS BACKFILLED, THE SOILS SHALL BE LAYED BACK DOWN IN THE REVERSE ORDER. THAT IS, THE C HORIZON IS PLACED IN THE BOTTOM OF THE TRENCH, THEN THE B HORIZON AND FINALLY THE A HORIZON. THE SOIL SCIENTIST SHALL SUPERVISE THIS WORK IN CONJUNCTION WITH THE TOWNS WETLANDS OFFICER. THE TRENCH AREA AND ANY OTHER DISTURBED AREAS NEAR THE WETLANDS SHALL BE SEEDED WITH A COMBINATION "WET MIX" AND "CONSERVATION MIX". THE AREA WILL THEN BE MULCHED. SHRUBS FROM THE BASH PLANTINGS TABLE ON SHEET 4 UNDER "WET MEADOW" SHALL BE PLANTED IN THE DISTURBED AREA.



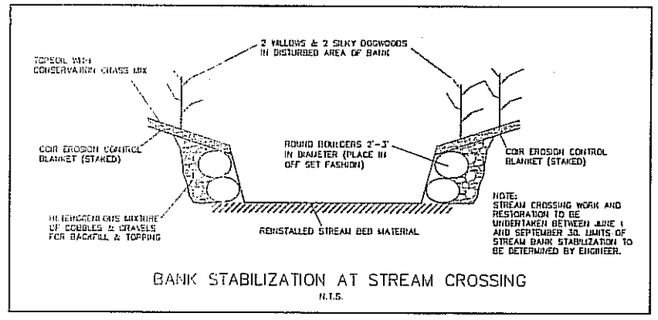
SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



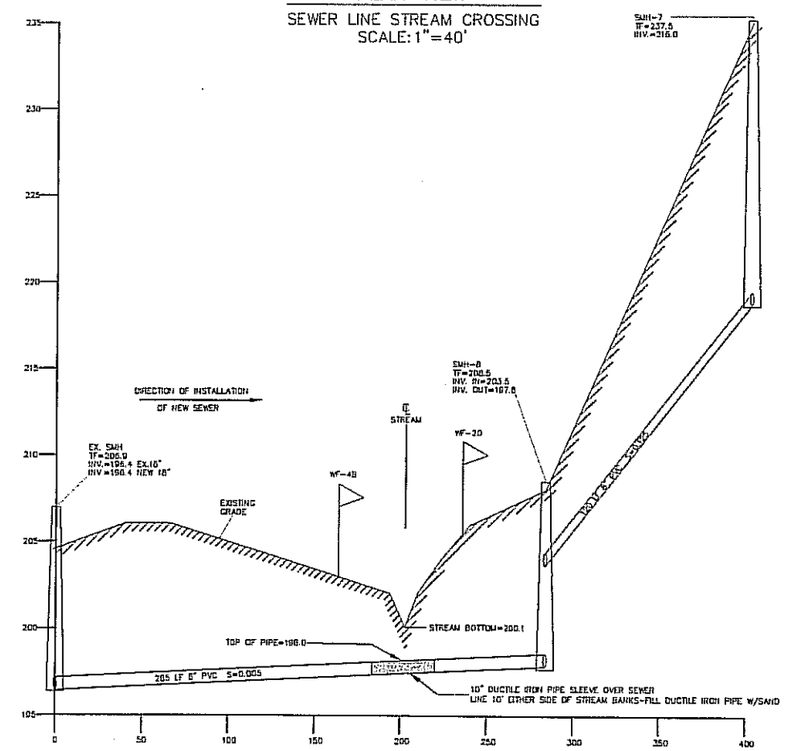
PLAN VIEW
SEWER LINE STREAM CROSSING
SCALE: 1"=40'



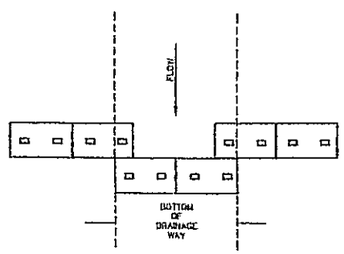
EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE



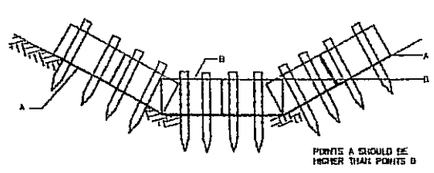
BANK STABILIZATION AT STREAM CROSSING
N.T.S.



PROFILE
SCALE: HORIZ. 1"=40'
VERT. 1"=4'

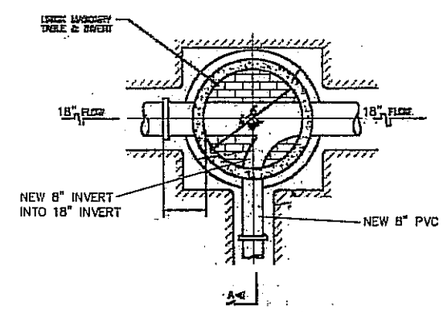


PLAN



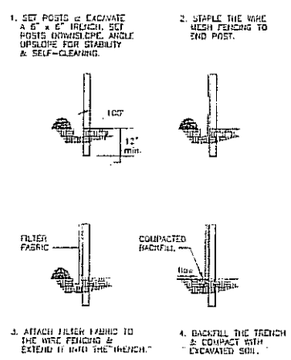
ELEVATION

HAYBALE CHECK DAM
NOT TO SCALE



PLAN – INVERT TABLE

CONNECTION TO EXISTING SEWER MANHOLE
NOT TO SCALE



FILTER FABRIC SEDIMENT BARRIER

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PLAN SHOWING
SEWER LINE STREAM CROSSING
WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT
SCALE: 1"=40'
OCTOBER 2008
REVISED: APRL 20, 2009
REVISED: MAY 5, 2009

I. GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

(SEE II. & III. FOR SPECIFIED CONSTRUCTION MEASURE)

THIS CONSTRUCTION PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS; MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE EROSION, BUT IT MUST BE UNDERSTOOD THAT ONLY "REASONABLE" EROSION CONTROL CAN BE EXPECTED. THUS, EVEN WITH THE BEST PLAN, SOME EROSION MUST BE ANTICIPATED. SEDIMENTATION CONTROLS ARE THE SECONDARY LINE OF DEFENSE ON THE CONSTRUCTION SITE.

DURING THE COURSE OF SITE CONSTRUCTION DAILY INSPECTIONS OF ALL EROSION AND SEDIMENTATION MEASURES WILL OCCUR AND REPORTS FILED WITH THE TOWN'S ZONING AGENT, BI-WEEKLY DURING ROADWAY CONSTRUCTION.

WATER GENERATED SEDIMENT IS A SERIOUS PROBLEM WHEN NATURAL VEGETATION IS REMOVED OR ALTERED. FOR THIS REASON, A RECOMMENDATION FOR MINIMAL SITE DISTURBANCE TO EXISTING VEGETATION AND SOIL IS PROPOSED. MINIMAL SOIL EXPOSURE NOT ONLY ENTAILS DEMARCATING SITE DISTURBANCE LIMITS, BUT ALSO INVOLVES THE STAGING OF GRADING AND SUBSEQUENT REVEGETATION OF DISTURBED AREAS, SO THAT THE LEAST AMOUNT OF SOIL SURFACE IS EXPOSED AT ANY ONE TIME.

RUNOFF SHALL BE CONTROLLED BY THE INTERCEPTION, DIVERSION AND SAFE DISPOSAL OF PRECIPITATION. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE. THE BINDING OF SOIL PARTICLES TO MAKE THEM LESS SUSCEPTIBLE TO REMOVAL BY RAIN SPLASH OR RUNOFF BY THE USE OF NATURAL AND PHYSICAL "BINDERS" (MULCHES AND FABRICS) MAY BE REQUIRED AS DIRECTED BY ENGINEER.

TO PREVENT SEDIMENT FROM LEAVING THE SITE, TURBID SURFACE RUNOFF SHALL BE DIVERTED THROUGH "LEVEL SPREADER" DEVICES. TEMPORARY LEVEL SPREADER DEVICES SHALL BE CREATED BY PLACING ENGINEERING FABRIC DOWN GRADIENT OF SOIL DISTURBING ACTIVITIES. THUS FLOW WILL BE DISPERSED OVER A WIDE AREA AND FILTERED BY THE FABRIC. THE FENCE SHALL FOLLOW THE EXISTING CONTOURS WITH THE ENDS OF THE FENCE TURNED UPHILL TO PREVENT END CUTTING. FILTER FABRIC USED AS SILT FENCE AND NOT PLACED ON CONTOUR SHOULD HAVE "WINGS" AT INTERVALS OF NO GREATER THAN 100 FEET TO INTERRUPT FLOWS PARALLEL TO THE FENCE. TECHNIQUES SUCH AS "WINGED" FABRIC SILT FENCE CHECK DAMS, HAY BALES INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS, FABRIC SILT FENCE/ LEVEL SPREADERS AND SEDIMENTATION PONDS MAY BE USED.

DUST CONTROL, IF DETERMINED TO BE REQUIRED DURING THE DAILY INSPECTIONS, SHALL BE ACHIEVED BY THE APPLICATION OF ANIONIC OR CATIONIC ASPHALT EMULSIONS, LATEX EMULSION OR RESIN IN WATER. FOR APPLICATION RATES AND DILUTION REQUIREMENTS, REFER TO MANUFACTURER'S GUIDELINES. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, BUT WATER SHALL NOT BE EXCLUSIVELY

IN AN EFFORT TO REDUCE THE POTENTIAL FOR TRACKING MUD OFF THE SITE, COARSE STONE "TRACKING PADS" AND IMMEDIATE CONSTRUCTION OF GRAVEL SUBBASE FOR ROADWAYS WILL MINIMIZE ANY OFF-SITE TRACKING. ACCUMULATED DIRT TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED BY SHOVEL AND BROOM AT THE END OF EACH WORK DAY.

BEFORE AND AFTER EACH STORM EVENT AND ONCE EVERY DAY, ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED BY THE ENGINEER OR ENVIRONMENTAL SUPERVISOR. ANY CORRECTIVE MEASURES TO MITIGATE ENVIRONMENTAL CONCERNS WILL BE ORDERED AT THAT TIME. THERE WILL BE 150FT. OF SILT FENCE WITH THE REQUIRED POSTS ON HAND FOR EMERGENCY SITUATIONS.

EXCAVATIONS WHICH MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM. BOTH THE INLET AND OUTLET OF THE PUMPS SHOULD BE FILTERED AND PROTECTED FROM SURGE ACTION. DEBRIS AND OTHER WASTE RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION SHALL NOT BE DISCARDED ON SITE.
THE BI-WEEKLY EROSION AND SEDIMENT MONITORING REPORTS SHALL BE SUBMITTED TO THE ZONING AGENT DURING THE TIME THE ROADWAYS ARE BEING CONSTRUCTED
IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND OTHER REGULATIONS, THE MORE STRINGENT SHALL APPLY.

II. CONSTRUCTION SEQUENCE AND DETAILED EROSION CONTROL MEASURES

1. A REGISTERED LAND SURVEYOR SHALL FIELD STAKE THE CENTER LINE OF THE ROADWAY.

2. UPON COMPLETION OF THE FIELD STAKING, EXISTING TREES WHICH ARE TO BE SAVED ARE TO BE FLAGGED AND PROTECTED. ALL REMAINING VEGETATION INCLUDING OVERHANGING LIMBS FROM TREES TO BE SAVED SHALL BE CHIPPED AND SUCH CHIPS STORED IN NON-GRADED AREAS ALONG THE RIGHT OF WAY FOR FUTURE USE AS MULCH. CORD WOOD AND/OR TIMBER FROM THE CLEARED AREAS SHALL BE REMOVED FROM THE SITE. EROSION AND SEDIMENT MEASURES SHALL BE INSTALLED AS APPROPRIATE PRIOR TO ANY SITE DISTURBANCE.
3. THE STORM DRAINAGE SYSTEM FROM CB-1 THRU CB-6 SHALL BE INSTALLED INCLUDING THE PRETREATMENT SYSTEM AND FLOW CONTROL BASIN.
4. STUMPING SHALL COMMENCE ALONG BOTH PROPOSED ROADS WITHIN AREA STAKED BY THE SURVEYOR AND CLEARED IN TASK 2 ABOVE. LOAM SHALL BE STRIPPED FROM THE CLEARED AREA, STOCKPILED JUST OUTSIDE THE ROAD GRADING LIMITS AT INTERVALS NOT EXCEEDING 300 FEET, AND RINGED WITH HAY BALES ON THE DOWN GRADIENT SIDE OF THE STOCKPILE. UPON STRIPPING THE LOAM ALONG THE FIRST 100' OF ROADWAY, THE ANTI-TRACKING PAD SHALL BE INSTALLED BEFORE PROCEEDING WITH STRIPPING THE BALANCE OF THE ROADWAY. THIS ANTI-TRACKING PAD SHALL BE MAINTAINED AND REPLACED AS NECESSARY WHEN NO LONGER EFFECTIVE IN PREVENTING TRACKING OF MATERIALS OFF SITE. STUMPS SHALL BURIED OUTSIDE RIGHT OF WAY.
5. THE ROAD SHALL BE BROUGHT TO ROUGH GRADE AND SILT FENCE CHECK DAMS SHALL BE PLACE IN THE GUTTERS OF THE CROWNED ROADWAYS AT 100' INTERVALS (MAXIMUM), AS SHOWN UPON THE PLAN, OR MORE FREQUENTLY AS REQUIRED AND DIRECTED BY THE ENGINEER.
6. ROAD SHOULDERS BEYOND THE STREET PROPERTY LINE, IN BOTH CUT AD FILL AREAS, SHALL BE FINE GRADED AND STABILIZED PRIOR TO PROCEEDING WITH THE INSTALLATION OF UNDERGROUND UTILITIES. STABILIZATION SHALL BE IN ACCORDANCE WITH "III GENERAL NOTES".
7. THE STORM DRAINAGE SYSTEM CONSTRUCTION SHALL PROCEED UPGRADIENT FROM CB #8. AFTER INSTALLATION OF ALL CATCH BASINS, SEVERAL BLOCKS ON THE UPGRADIENT SIDE OF ALL CATCH BASINS ALONG THE NEW ROADWAYS SHALL BE LEFT OUT AT THE SUBBASE LEVEL TO ALLOW STORM WATER RUNOFF TO ENTER THESE STRUCTURES. A SEDIMENT POOL SHALL BE EXCAVATED JUST BEFORE THESE INLETS, AND HAY BALE CHECK DAMS SHALL BE INSTALLED TO PREVENT SEDIMENT FROM ENTERING THESE STRUCTURES.
8. INSTALLATION OF THE WATER MAIN FROM MEADOWBROOK LANE INTO THE PROJECT SHALL BE INSTALLED NEXT. UPON PRESSURE TESTING OF THE WATER MAINS, INDIVIDUAL LOT SERVICES SHALL BE INSTALLED. IMMEDIATELY FOLLOWING INSTALLATION OF THE WATER SERVICES. THE ROADBED SHALL BE BROUGHT TO SUBBASE GRADE WITH A DEFINED CROWN. SILT FENCE CHECK DAMS WHICH WERE REMOVED FROM THE GUTTERS TO ALLOW FOR THE REPLACEMENT OF THE SUBBASE SHALL BE REINSTALLED AS DIRECTED UNDER TASK 4.
9. UNDERGROUND, TELEPHONE ELECTRIC, ETC. SHALL BE INSTALLED, IMMEDIATELY FOLLOWED BY THE PLACEMENT OF THE PROCESS GRAVEL BASE, BITUMINOUS PAVEMENT, AND BITUMINOUS CONCRETE LIP CURBING. THE SHOULDERS OF ALL ROADWAYS BETWEEN THE BACK OF CURB AND THE STREET LINE SHALL BE FINE GRADE, LOAM AND SEEDED AS SPECIFIED UNDER "III . GENERAL NOTES".

III. HOUSE SITE DEVELOPMENT

IN ADDITION TO THE RECOMMENDATIONS FOR THE INDIVIDUAL PHASES OF THE DEVELOPMENT, THE FOLLOWING PROCEDURES SHALL APPLY TO INDIVIDUAL LOTS BEING DEVELOPED.
1. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. MAXIMUM DISTURBANCE LIMITS OF 25-35 BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE AND RELATED APPURTENANCES IS RECOMMENDED.
2. TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHALL BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE SHALL BE ADEQUATELY RINGED ON THE DOWN GRADIENT SIDE WITH SEDIMENT CONTROL MATERIALS (i.e., HAY BALES AND/OR FABRIC FENCE).
3. ANY ADDITIONAL STOCKPILING OF LUMBER AND BUILDING MATERIALS SHALL ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHALL BE DIRECTED TO ESTABLISHED PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHALL BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH THE APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREA SHALL REMAIN UNDISTURBED IF SITE CONDITIONS PERMIT.
4. ONCE THE PROPOSED STRUCTURE IS ENCLOSED, ALL EFFORTS SHALL BE MADE TO COMPLETE ON SITE IMPROVEMENTS SUCH AS WELLS , FOOTING DRAINS, SEPTIC SYSTEMS, DRIVEWAYS, ETC. THEREAFTER, ALL RAW SOIL AREAS SURROUNDING THE HOME SITES SHALL BE FINE GRADED AND MULCHED.

IV. GENERAL NOTES

SEED BED PREPARATION

FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2 INCH DIAMETER. INSTALL NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 40 LBS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT THE RATE OF 300 LBS PER ACRE OR 7.5 LBS PER 1000 SQUARE FEET. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4 INCHES WITH A DISK, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

SEED APPLICATION

APPLY GRASS SEED MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10 PERCENT IF HYDROSEEDING. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 1 AND JUNE 1, OR BETWEEN AUGUST 15 AND OCTOBER 15. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SUCH TIME AS SEEDING CAN TAKE PLACE. THE TYPE OF SEED MIXTURE SHALL BE DETERMINED FROM FIGURES 6-2 AND 6-3 OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"

MULCHING

IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISH HARROW SET STRAIGHT TT. MULCH MITERIAL SHOULD BE "SET" INTO SOIL SURFACE APPROXIMATELY 2-3 INCHES.

DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF MR. PATRICK LAFAYETTE OF DEVELOPMENT SOLUTIONS, LLC. (TEL. NO. (860) 204-0248) TO INSURE THE IMPLEMENTATION OF THIS EROSION AND SEDIMENT CONTROL PLAN. A BIWEEKLY INSPECTION OF THE SITE SHALL BE PERFORMED TO INSURE COMPLIANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN. A BIWEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE ZONING ENFORCEMENT AGENT. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE SITE OF REQUIREMENTS AND OBJECTIVES OF THIS PLAN, NOTIFYING THE ZONING AGENT OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF AND WHEN TITLE OF LAND IS TRANSFERRED.

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JOB# 05-113sn6

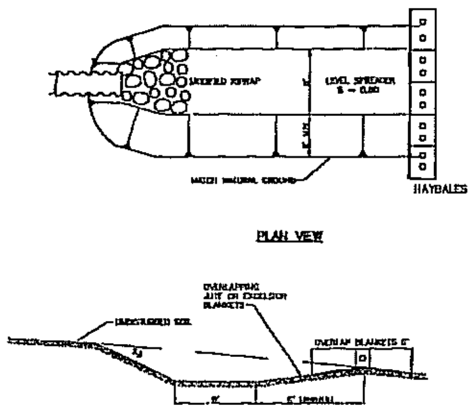
Phasing Plan

Phase I (11 units, 2.75 acres)
1. Clear, grub and rough grade roadway to Phase I limits and install Phase I E&S
2. Install storm drainage system, CB's 1-6, pretreatment structure, stormwater quality basin and discharge piping and structure
3. Install utilities
   a. Install the entire sewer line except for SMH 9
   b. Install underground utilities to the Phase I limits
   c. Install the water line to Phase I limits, ending at hydrants (2)
4. Install all landscaping across the front of the property with the stone dust path and rain gardens at designated completed units
5. Install wood chip path across rear of property
6. Stabilize disturbed areas

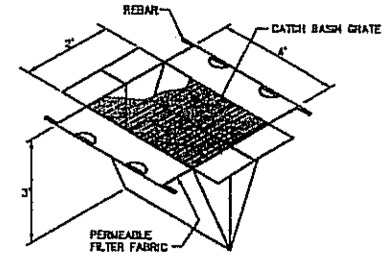
Phase II (11 units, 2.2 acres)
1. Clear, grub and rough grade roadway to Phase II limits and install Phase II E&S
2. Install storm drainage system, CB's 7-11 and DMH-2
3. Install utilities
   a. Install SMH 9 and connect into Phase I system
   b. Install underground utilities to Phase II limits
   c. Install the water line to Phase II limit ending at hydrants (2)
4. Install all supplementary landscaping within Phases I and II and rain gardens at designated completed units
5. Stabilize disturbed areas

Phase III (10 units, 1.5 acres)
1. Clear, grub and rough grade

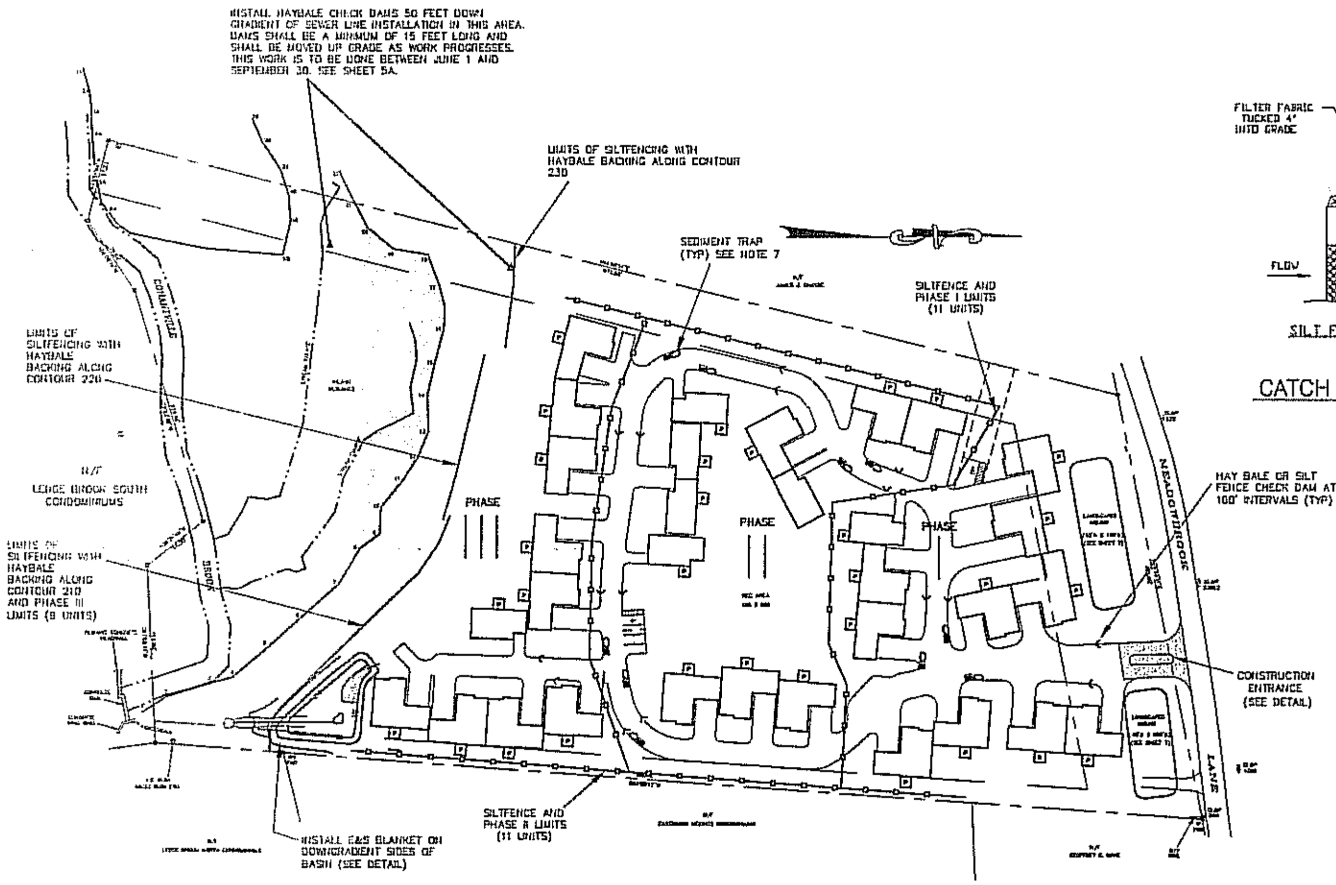
2. Install utilities
   a. Complete underground utility installation
   b. Complete the water system installation ending at hydrant (1)
4. Complete all supplementary landscaping and rain gardens
5. Stabilize disturbed areas

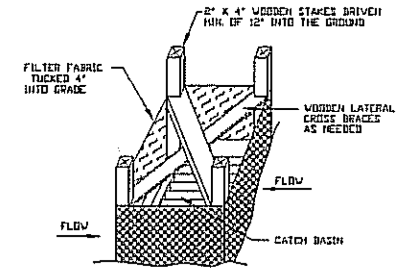


NOT TO SCALE



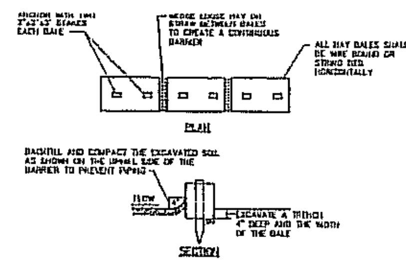
SILTATION BAG
NOT TO SCALE
USE "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. OR EQUIVALENT



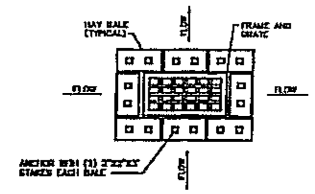


SILT FENCE INSTALLATION AT CATCH BASINS

CATCH BASIN BARRIERS
NOT TO SCALE

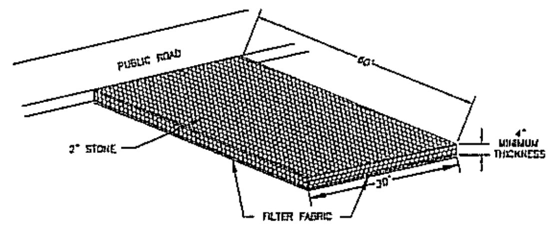


HAY BALE BARRIER
NOT TO SCALE



HAY BALE INSTALLATION AT FRAME AND GRATE
NOT TO SCALE

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.



CONSTRUCTION ENTRANCE
NOT TO SCALE

APPROVED BY THE MANSFIELD PLANNING COMMISSION.

CHAIRMAN OR SECRETARY DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

APPROVED BY THE MANSFIELD INLAND WETLANDS AND WATERCOURSES COMMISSION

CHAIRMAN OR SECRETARY DATE

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
FAX (860) 464-5028
EMAIL: DIETER.GARDNER@SNET.NET

Development Solutions, L.L.C.
A Technical Services Company
33 East Town St. Norwich, Connecticut
Phone (860) 204-0248 • Fax (860) 204-0652

PLAN SHOWING EROSION AND SEDIMENTATION CONTROL PLAN
WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT
SCALE: 1"=80'
OCTOBER 2008
REVISED: MAY 5, 2009
REVISED: JUNE 30, 2009

Whispering Glen

73 Meadowbrook Lane
Mansfield, CT

LANDSCAPE
KENT+ FROST
ARCHITECTURE
1 HIGH STREET
MYSTIC, CT 06355
860.572.0764
f860.572.7047

Master Plant List for Whisper Woods Revised 5.5.09

Abbrev	Quantity	Botanical Name	Common Name	Size	Notes
Trees					
ACFC	5	Acer x freemani 'Celebration'	Celebration Maple	2-1/2"	
ACPG	4	Acer palmatum 'Bloodgood'		5'-6'	
ACOG	5	Acer rubrum 'October Glory'	October Glory Swamp Maple	2-1/2"	
ACRS	3	Acer rubrum 'Red Sunset'		2-1/2"	
BETN	4	Betula nigra 'Heritage'	Heritage River Birch	2-1/2"	
CERJ	6	Cercidiphyllum japonicum		2-1/2"	
CERC	14	Cercis canadensis	Redbud	6'-7'	
CORF	1	Cornus florida 'Cloud 9'	White Flowering Dogwood	6'-7'	
CUPL	50	Cupressocyparis leylandii	Leyland Cypress	5/6'	
FRPC	1	Fagus sylvatica 'Riversii'	Copper Beach	2-1/2"	
FRXA	3	Fraxinus americana		6'-7'	
MGRG	4	Magnolia grandiflora 'Royal Star'	Star Magnolia	6'-7'	
PINI	66	Pinus nigra	Austrian Pine	6'-7'	
PINS	6	Pinus strobus	White Pine	6'-7'	
PSJP	4	Pseudocamellia japonica		6'-7'	
PYCH	8	Pyrus 'Chanticleer'	Chanticleer Pear	2-1/2"	
SYRI	1	Syringa reticulata	Creamy Ivory Tree Lilac	6'-7'	
VITC	1	Vitex agnus - castus	Chaste Tree	6'-7'	
ZCSG	4	Zelkova serrata 'Green Vase'	Zelkova	2-1/2"	

NOTE:
PLANTING QUANTITIES SHALL BE UPDATED FOR RECORD FILING

Shrubs

ABEL	9	Abelia mosanensis	Fragrant Abelia	#3	
AMAC	34	Amelanchier canadensis	Shadblow	#3	
ARMA	61	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	#3	
CALF	14	Calycanthus floridus	Sweetshrub	#3	
CLPM	152	Clethra alnifolia 'Hummingbird'	White Compact Summersweet	#3	
CORS	18	Cornus sericea 'Flaviramea'	Red Osier Dogwood	#3	
CORA	94	Cornus amomum	Dogwood	#3	
HYLC	67	Hydrangea serrata 'Compacta'		#3	
HYPL	16	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#3	
ILCC	140	Ilex glabra 'Compacta'	Compact Inkberry	#3	
ILGD	265	Ilex glabra 'Densa'	Densa Inkberry	#3	
ILHG	66	Ilex 'Henry's Garnet'	Henry's Garnet	#3	
ILLH	145	Ilex 'Little Henry'		#3	
JNCV	12	Juniperus chinensis 'Sargentii Viridis'	Juniper Sargent Juniper	#3	
JNPN	87	Juniperus procumbens 'Nana'	Dwarf Japanese Juniper	#3	
PIBB	3	Pieris 'Brouwer's Beauty'	Brouwer's Beauty Andromeda	#3	
PIAC	29	Pieris japonica 'Cavatine'	Dwarf Andromeda	#3	
RHCP	34	Rhododendron 'Purple Gem'		#3	
RHSS	41	Rhododendron 'Sir Robert Sloan'	Sir Robert Sloan Rhododendron	#3	
ROCS	30	Rosa 'Carefree Sunshine'	Carefree Sunshine Shrub Rose	#3	
ROPK	29	Rosa 'Pink Knockout'	Pink Knockout Shrub Rose	#3	
SPAW	58	Spiraea 'Anthony Waterer'		#3	
SPNS	42	Spiraea nipponica 'Snowmound'	Snowmound Spirea	#3	
SYMK	58	Syringa 'Miss Kim'	Miss Kim Lilac	#3	
THOC	20	Thuja occidentalis 'Hetz'	Hetz Green Arborvitae	#3	
VBPM	30	Viburnum plicatum 'Mariesii'	Mariesii Viburnum	#3	
VBTW	9	Viburnum lentago 'Wentworth'	Wentworth Viburnum	#3	

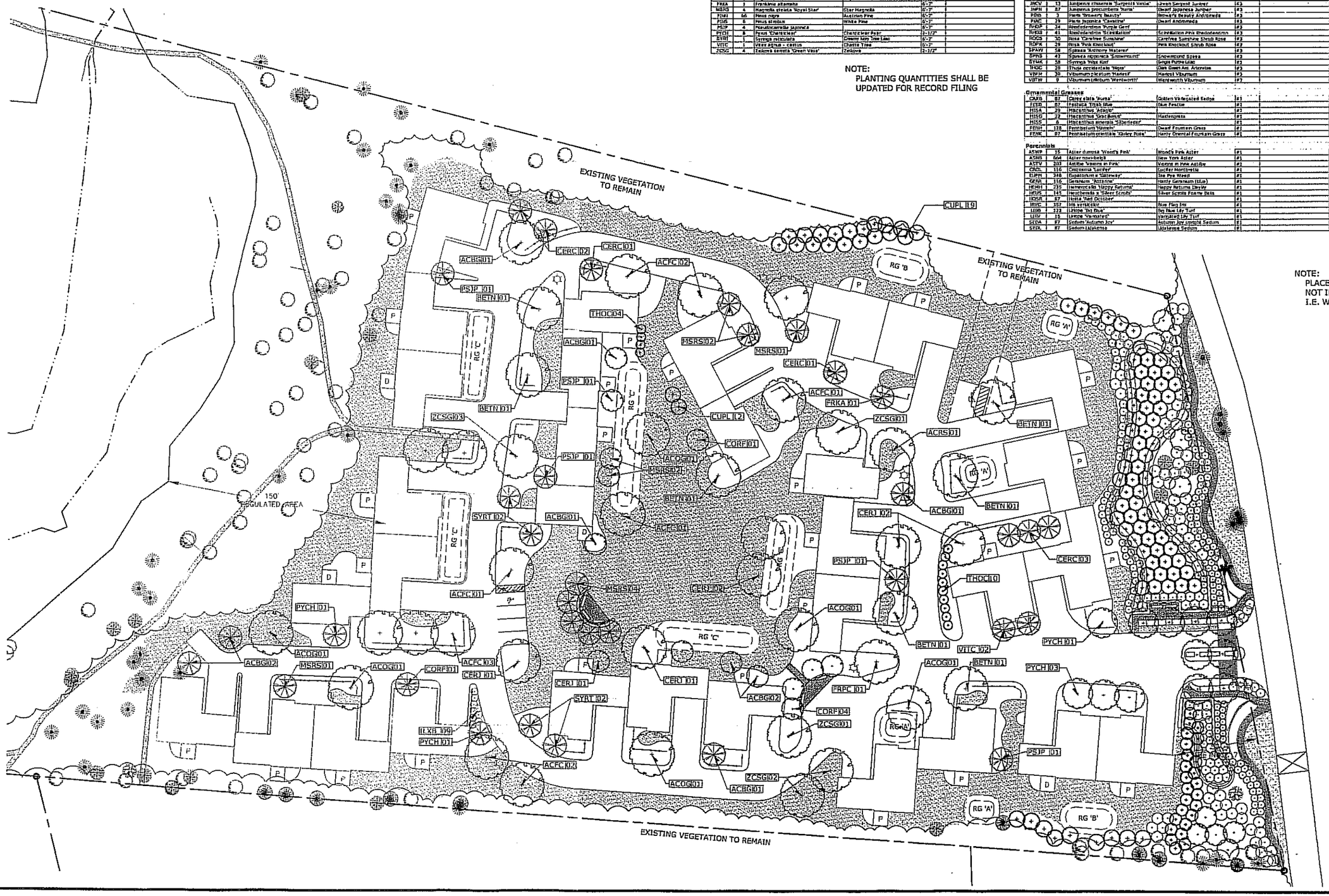
Ornamental Grasses

CAFG	87	Carex elata 'Aurea'	Golden Variegated Sedge	#1	
FEGI	87	Festuca 'Elijah Blue	Blue Fescue	#1	
HISA	29	Miscanthus 'Adagio'		#3	
HISG	22	Miscanthus 'Grac Beauty'	Hastengreeta	#1	
HISS	8	Miscanthus sinensis 'Silberfeder'		#1	
PEFH	118	Pennisetum 'Hameln'	Dwarf Fountain Grass	#1	
PENE	87	Pennisetum orientale 'Karley Rose'	Hardy Oriental Fountain Grass	#1	

Perennials

ASWP	15	Aster divaricatus 'Wood's Pink'	Wood's Pink Aster	#1
ASNB	664	Aster novae-belgii	New York Aster	#1
ASTV	203	Aster 'Vienna or Pink'	Vienna or Pink Aster	#1
CMCL	116	Coreopsis 'Lucifer'	Lucifer Montbretia	#1
EUPH	348	Eupatorium 'Gateway'	Joe Pye Weed	#1
GERA	116	Geranium 'Rozanne'	Hardy Geranium (blue)	#1
HEHH	235	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
HEHS	145	Heuchera x 'Silver Scrolls'	Silver Scrolls Foamy Bells	#1
HOSR	87	Hosta 'Red October'		#1
IRVC	357	Iris versicolor	Blue Flag Iris	#1
LIBB	373	Liriope 'Big Blue'	Big Blue Lily Turf	#1
LIVV	19	Liriope 'Variegated'	Variegated Lily Turf	#1
SEDA	87	Sedum 'Autumn Joy'	Autumn Joy Upright Sedum	#1
SEDL	87	Sedum lydiae	Lydiae Sedum	#1

NOTE:
PLACEMENT OF PLANTINGS SHALL NOT INHIBIT ACCESS TO UTILITIES, I.E. WATER HYDRANTS



EXISTING TREE LEGEND

- MAPLE TREE
- CHERRY TREE
- OAK TREE
- APPLE TREE
- ASH TREE
- HICKORY TREE
- HEMLOCK TREE

NOT ISSUED FOR CONSTRUCTION

Revisions	Date
1. Gathering Area	10.17.07
2. Staff Comments	5.5.09
3. New Configuration	7.17.09

NORTH

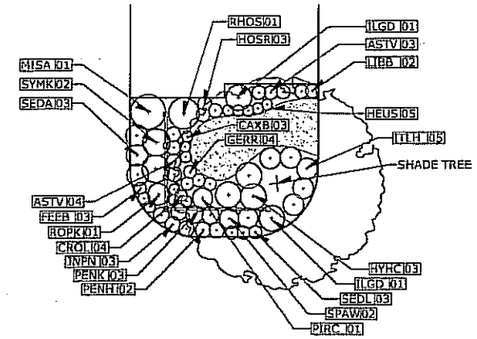
0 10 20 30 60

Drawing Title

Planting Plan

Scale	1" = 30'
Date	10 Sept. 2007
BKA Project No.	2007019
Drawing No.	

L-7

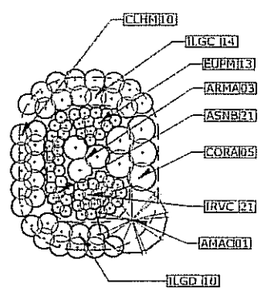


5 Representational Building Frontage
Scale: 1" = 10'

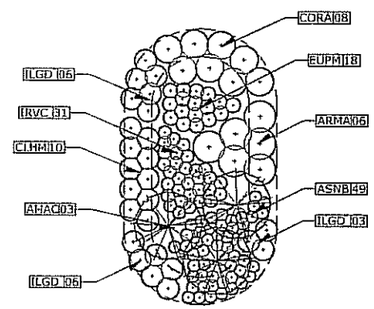
Whispering Glen
73 Meadowbrook Lane
Mansfield, CT

LANDSCAPE
KENT+ FROST
ARCHITECTURE
1 HIGH STREET
MYSTIC, CT 06355
860.572.0784
f860.572.7047

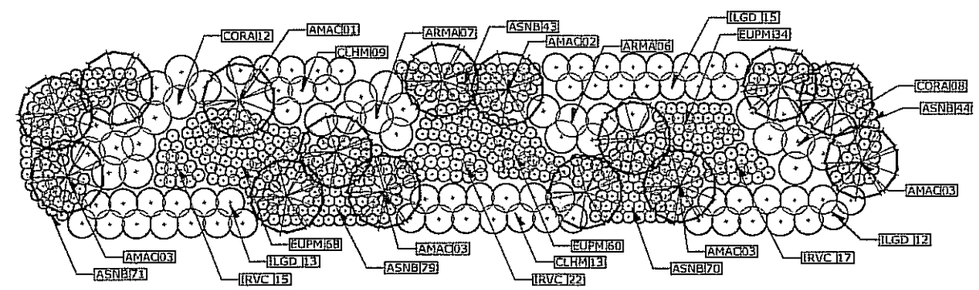
NOTE:
ALL FENCING SHALL BE WHITE VINYL, 4' HIGH, WITH VARIED STYLES (PICKET, SLAT, SOLID)



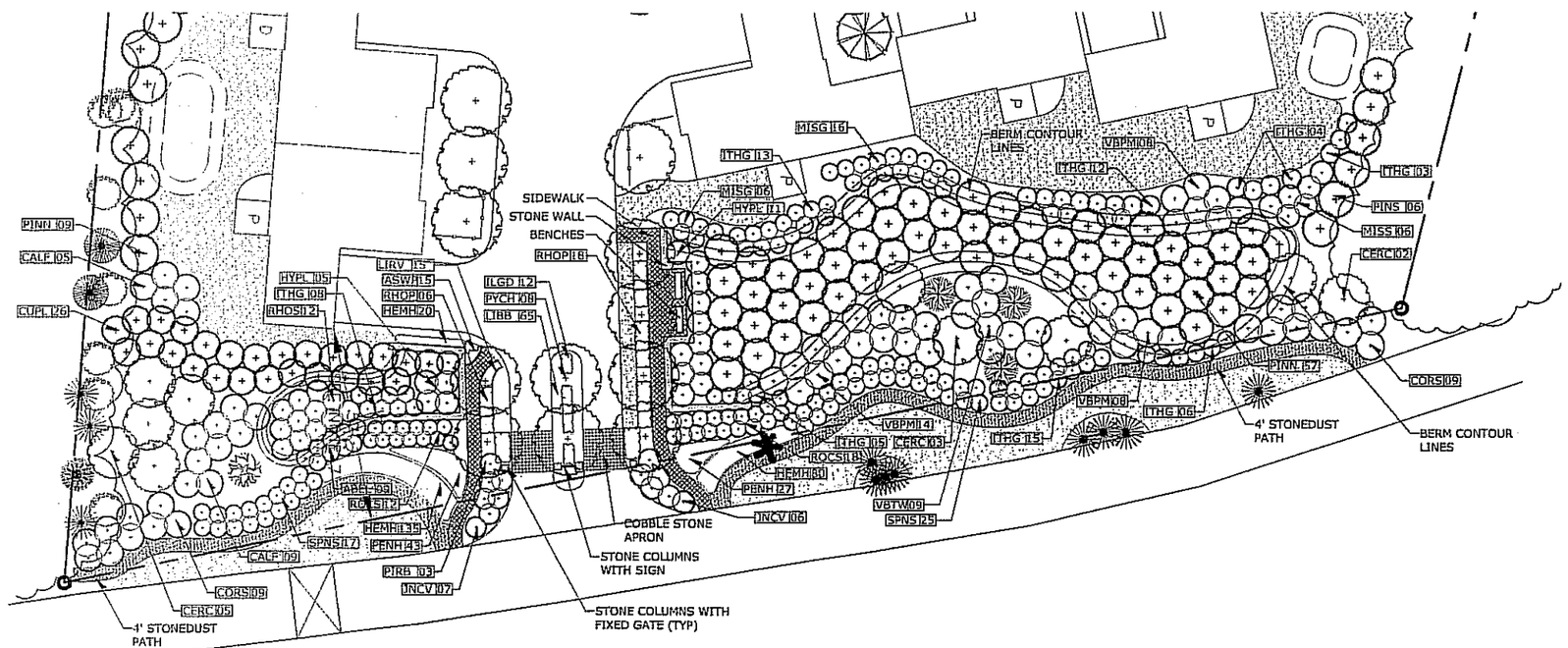
2 Typical Rain Garden 'A'
Scale: 1" = 10'



3 Typical Rain Garden 'B'
Scale: 1" = 10'



4 Typical Rain Garden 'C'
Scale: 1" = 10'



1 Entry Improvement and Planting Enlargement
Scale: 1" = 20'

STATE OF CONNECTICUT
KEVIN J. KENT
NORTH
LICENSED
LANDSCAPE ARCHITECT

NOT ISSUED FOR CONSTRUCTION

Revisions	Date
1. Gathering Area	10.17.07
2. Staff Comments	5.5.09
3. New Configuration	7.17.09

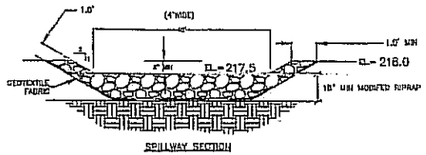
NORTH

0 10 20 30 60

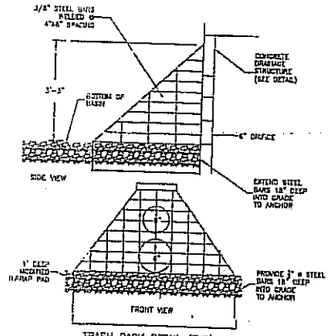
Drawing Title
Planting Enlargements

Scale	1" = 10'
Date	10 Sept. 2007
DKA Project No.	2007019
Drawing No.	

L-8

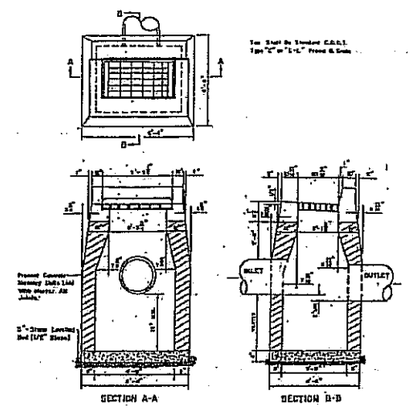


SPILLWAY SECTION



TRASH RACK DETAIL (TYP)
NOT TO SCALE

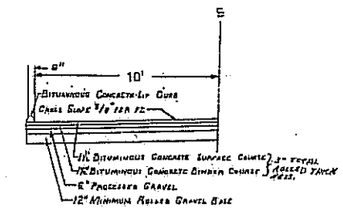
NOTES:
1.) BARS SHALL BE NON-GALVANIZED CORROSION-PROOF.
2.) ANCHOR RACK TO STRUCTURE TO PREVENT SHIFT OR MIGRATION.



TYPICAL CATCH BASIN DETAIL
N.T.S.

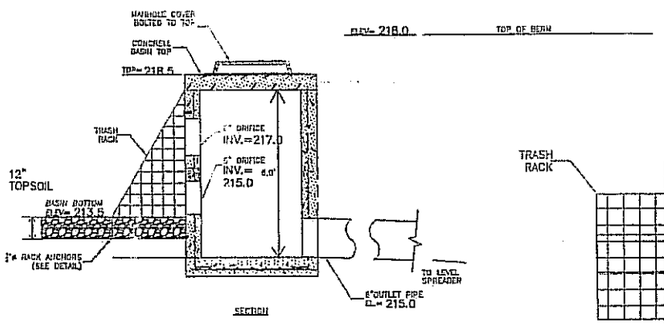
TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

WHERE REQUIRED
NOTE: NATURAL GRAVEL CRUSHED GRAVEL & TOPSOIL SHALL BE PLACED WHEN POSSIBLE.
FOR SEE CASES A & B SHOWN ABOVE

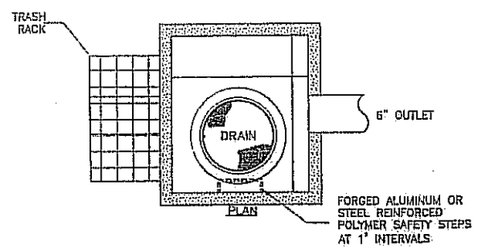


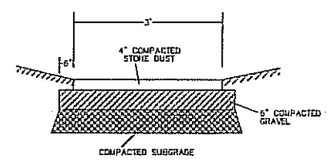
HALF SECTION
RESIDENTIAL STREET SECTION
DEAD END

TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS
JANUARY 1983



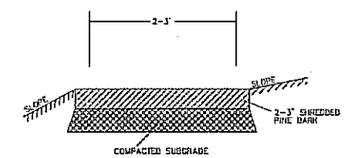
6.0' x 4' I.D. CONTROLLED OUTLET STRUCTURE
NOT TO SCALE





STONE DUST PATH

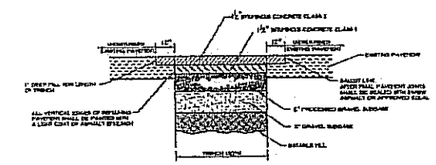
NOTE: NO TREES NEED OR ARE TO BE REMOVED



WOODS PATH

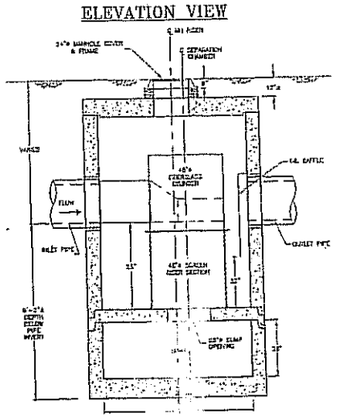
1. REMOVE (RAKE) FOREST LITTER FROM FIELD MARKED ESTABLISHED FOOT PATH
2. COMPACT FOOT PATH SOIL W/VIBRATORY COMPACTOR, WIDENING AS NEEDED TO THE UPSLOPE SIDE
3. PLACE 2-3" OF SHREDDED PINE BARK AND LIGHTLY COMPACT

NOTE: NO TREES NEED OR ARE TO BE REMOVED

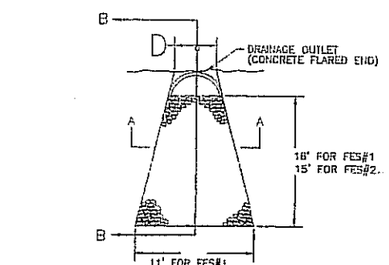


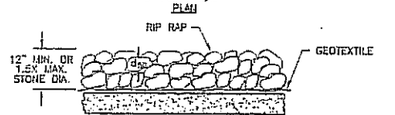
PERMANENT PAVEMENT REPAIR
NOT TO SCALE

ELEVATION VIEW

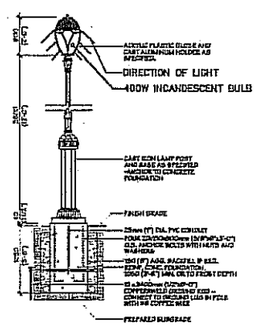


CDS MODEL PMSU40_40, 6.0 CFS TREATMENT CAPACITY
STORM WATER TREATMENT UNIT
(SHAFT-BASED CONFIGURATION)

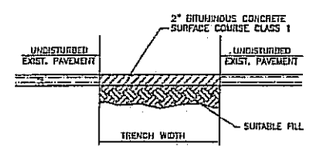




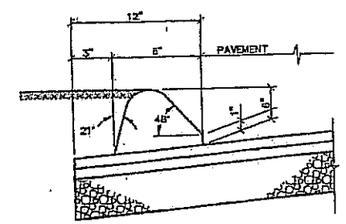
SECTION A-A
RIPRAP APRON



STREET LIGHT



TEMPORARY PAVEMENT REPAIR
NOT TO SCALE
NORMAL SECTION

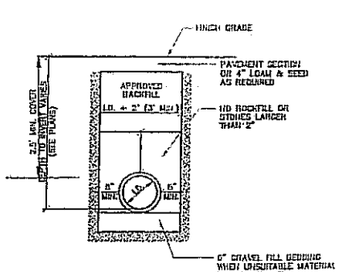


SECTION

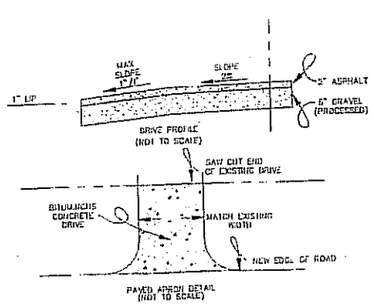
CURB NOTES:

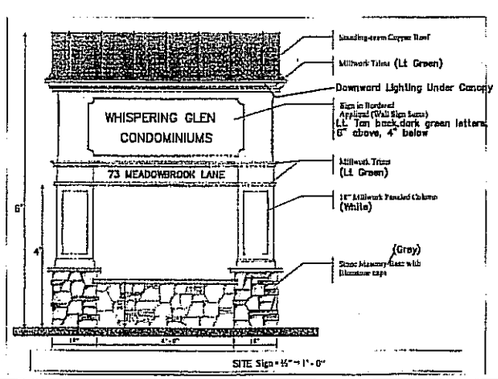
1. SURFACE ON WHICH CURBING IS PLACED SHALL BE CLEAN AND AN APPROVED TACK COAT SHALL BE APPLIED JUST PRIOR TO PLACING CURB.
2. CURBING MAY BE PLACED ON BITUMINOUS BASE COURSE IF APPROVED BY THE ENGINEER.

BITUMINOUS CONCRETE CURB



STORM DRAIN TRENCH





APPROVED BY THE MANSFIELD PLANNING COMMISSION.

CHAIRMAN OR SECRETARY _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

APPROVED BY THE MANSFIELD INLAND WETLANDS AND WATERCOURSES COMMISSION

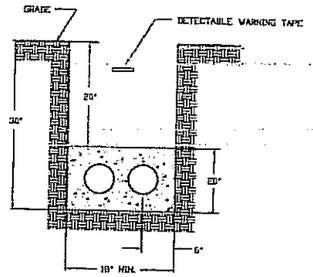
CHAIRMAN OR SECRETARY _____ DATE _____

DS Development Solutions, L.L.C.
A Technical Services Company
38 East Town St., Norwich, Connecticut
Phone: (860) 204-0248 - Fax: (860) 204-0652

PLAN SHOWING
SITE DETAILS
WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT
SCALES AS SHOWN
OCTOBER 2008

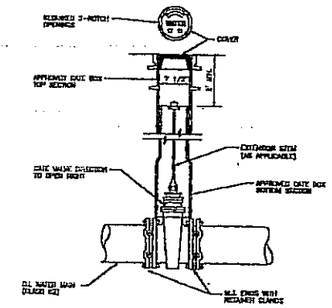
REVISED: MAY 5, 2009
REVISED: JUNE 30, 2009

JOB# 06-113SH10



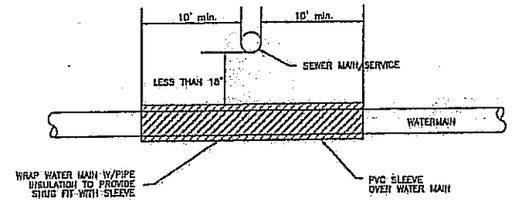
TYPICAL 2" CONDUIT DUCT BANK

NOT TO SCALE

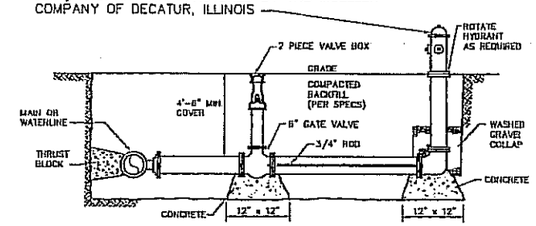


12" OR LESS VERTICAL GATE VALVE AND GATE BOX (OPEN LEFT)

NOT TO SCALE



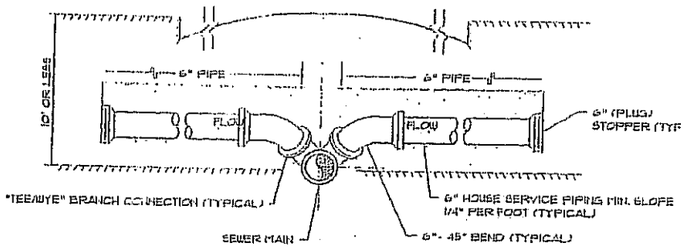
HYDRANTS SHALL BE SUPER CENTURION 250 (OPEN LEFT) HYDRANT MANUFACTURED BY THE MUELLER COMPANY OF DECATUR, ILLINOIS



SECTION

FIRE HYDRANT ASSEMBLY

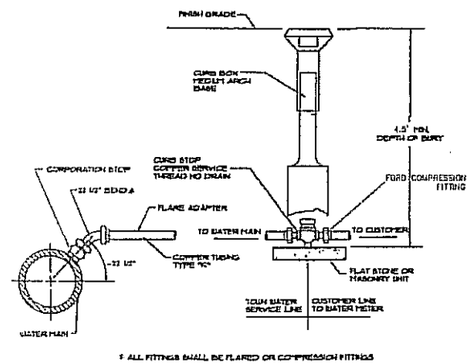
NOT TO SCALE



ELEVATION

GRAVITY SERVICE CONNECTION DETAIL

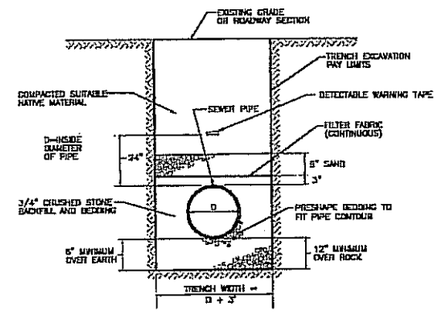
NOT TO SCALE



* ALL FITTINGS SHALL BE FLARED OR COMPRESSION FITTINGS

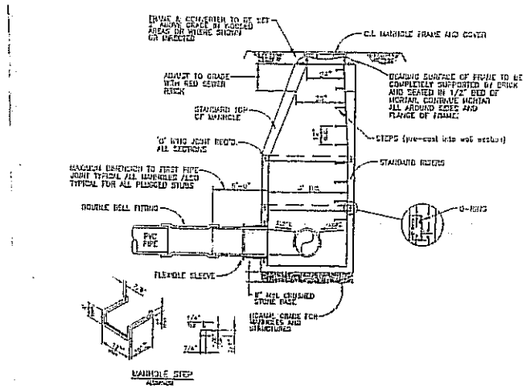
WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



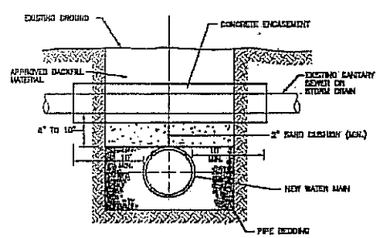
SANITARY SEWER TRENCH DETAIL

NOT TO SCALE



SANITARY SEWER MANHOLE

NOT TO SCALE

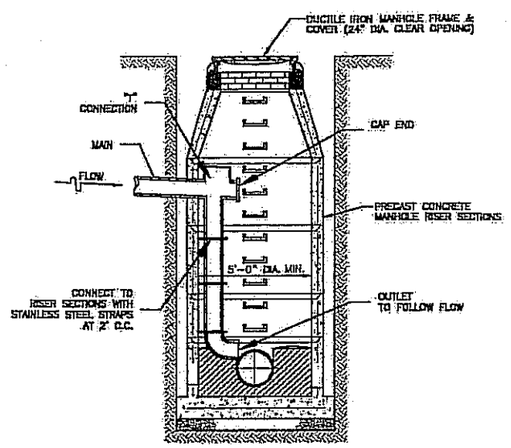


NOTES:

1. WHERE VERTICAL EXCAVATION BETWEEN THE WATER MAIN AND SANITARY SEWER OR STORM DRAINS IS 10" OR LESS A 8" CONCRETE ENCASEMENT IS REQUIRED FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE CROSSING.
2. A FULL LENGTH OF WATER MAIN SHALL BE CENTERED AT ALL SANITARY SEWER AND STORM DRAIN CROSSINGS.

CONCRETE ENCASEMENT DETAIL

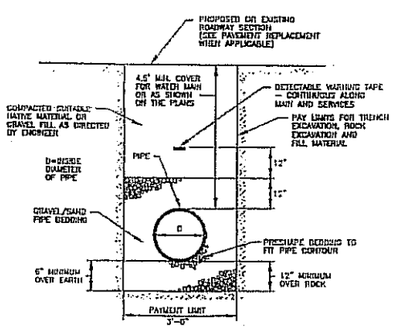
NOT TO SCALE



SECTION

DROP MANHOLE DETAIL

NOT TO SCALE



WATER MAIN AND SERVICE TRENCH DETAIL

NOT TO SCALE

APPROVED BY THE MANSFIELD PLANNING COMMISSION.

CHAIRMAN OR SECRETARY _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

APPROVED BY THE MANSFIELD INLAND WETLANDS AND WATERCOURSES COMMISSION

CHAIRMAN OR SECRETARY _____ DATE _____

PLAN SHOWING
UTILITIES DETAILS
WHISPERING GLEN
73 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT
SCALES AS SHOWN
OCTOBER 2008

REVISED: MAY 5, 2009
REVISED: JUNE 30, 2009

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