

OWNER/APPLICANT
1961 BOSTON POST ROAD, LLC &
VISTA VOCATIONAL & LIFE SKILLS CENTER, INC.

TOPOGRAPHY BASED ON A FIELD SURVEY CONDUCTED
BY DAVID STEIN L.S. NGVD 1929 DATUM

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

NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE
OF THIS PLAN UNLESS IT BEARS THE IMPRESSION AND/OR RED INK TYPE SEAL AND
ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS
HEREON.

ALL PROPOSED UTILITIES WILL BE UNDERGROUND. LOCATIONS WILL BE
DETERMINED BY THE GOVERNING UTILITY COMPANY.

PRIOR TO CONSTRUCTION OF PROPOSED ACTIVITIES, THE CONTRACTOR IS TO
CONTACT ALL LOCAL UTILITIES TO VERIFY UNDERGROUND UTILITY LOCATIONS.

ALL PROPOSED EXTERIOR LIGHTING TO BE ARRANGED IN SUCH A MANNER THAT
LIGHTING WILL NOT SHINE INTO ADJACENT PROPERTIES. SEE PLANS

ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF WESTBROOK SITE PLAN
STANDARDS AND CONN DOT FORM 816

PROPOSED BUILDING DRAINS ARE TO BE TIED INTO STORM DRAINAGE SYSTEM.

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND
NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED
BY THE RESPECTIVE UTILITY OR GOVERNMENTAL AGENCIES, FROM PAROL
TESTIMONY AND FROM OTHER RESOURCES. 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 DOANE
COLLINS ENGINEERING ASSOCIATES, LLC. 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.

CONTRACTOR TO FIELD STAKE PROPERTY LINES IN AREAS OF CONSTRUCTION.

ALL MATERIALS FOR PAVING, PIPING, DRAINAGE, BACKFILL, STONE, ETC., SHALL
CONFORM TO CONNDOT FORM 816 SPECIFICATIONS.

SOLAR ACCESS WAS CONSIDERED IN THE LAYOUT OF THIS SUBDIVISION IN
ACCORDANCE WITH PA 81-334. SOILS INFORMATION:

THIS PROPERTY IS COMPOSED OF THE FOLLOWING SOIL TYPES.
MAP UNIT
238C-Hinckley-Urban land complex

A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CONTRACTOR, WETLAND
ENFORCEMENT OFFICER AND TOWN ENGINEER PRIOR TO CONSTRUCTION

EXISTING PAVEMENT SHALL BE SAW CUT WHERE NEW PAVEMENT ABUTS. ANY
EXISTING PAVEMENT THAT IS DAMAGED SHALL BE REPLACED BY THE DEVELOPER.

CLEARING LIMITS TO BE FIELD STAKED, IDENTIFIED WITH SILT FENCING OR OTHER
APPROPRIATE FENCING TO AVOID OVER CLEARING

THE ERROR OF CLOSURE DOES NOT EXCEED 1 IN 5000.

STORMWATER BASIN AND DRAINAGE SYSTEM
MAINTENANCE REQUIREMENTS
THE STORMWATER DRAINAGE SYSTEM INCLUDES THE FOLLOWING, CATCH
BASINS IN THE PROPOSED ROADWAYS, THE PIPING AND OUTLETS, THE
STORMWATER BASIN AND OUTLET STRUCTURE. THE STORMWATER BASIN
HAS BEEN DESIGNED TO LIMIT THE EXPORT OF SEDIMENT, NUTRIENTS AND
POLLUTANTS FROM THE SITE. IN ORDER TO FUNCTION EFFECTIVELY, IT MUST
BE PERIODICALLY INSPECTED AND CLEANED.

DURING CONSTRUCTION, WHILE SOILS ARE DISTURBED AND EXPOSED,
THE ABOVE LISTED COMPONENTS OF THE STORMWATER DRAINAGE
SYSTEM WILL BE INSPECTED WEEKLY AND AFTER EACH STORM EVENT.
CATCH BASINS WILL BE CLEANED WHEN THE SUMPS ARE HALF FULL.
STORMWATER BASIN OUTLET WILL BE CLEANED AFTER EACH STORM
EVENT.

AFTER ALL SOILS ARE FULLY STABILIZED, INSPECTION,
MAINTENANCE AND CLEANING OF THE STRUCTURES WILL BE
CONDUCTED IN ACCORDANCE WITH THE FOLLOWING
MAINTENANCE SCHEDULE.

CATCH BASINS WILL BE CLEANED AS NEEDED, BUT IN NO EVENT LESS
THAN ANNUALLY, BETWEEN APRIL 1 AND MAY 1. MATERIAL REMOVED
WILL BE DISPOSED OF IN AN APPROPRIATE MANNER. DRAINAGE SWALES
WILL BE KEPT CLEAR AS NEEDED. THE STORMWATER BASIN WILL BE
CLEANED OUT AS NECESSARY, BUT IN NO EVENT LESS THAN
BIANNUALLY. MATERIAL REMOVED WILL BE DISPOSED OF IN AN
APPROPRIATE MANNER. THE STORMWATER BASIN OUTLET STRUCTURE
WILL BE INSPECTED MONTHLY TO ENSURE THAT THE PIPE IS FREE OF
DEBRIS AND FUNCTIONING PROPERLY. THE OUTLET BASIN (LEVEL
SPREADER) WILL BE INSPECTED MONTHLY AND CLEANED AS NEEDED.

I. GENERAL:

- IT IS ANTICIPATED THAT CONSTRUCTION WILL OCCUR IN THE WINTER OF
2015 WITH PERMANENT SEEDING ACCOMPLISHED BETWEEN AUG. 15TH AND OCT. 15TH OF 2016
- IT IS ANTICIPATED THAT THE SITE WILL BE STABILIZED BY OCT. 15, 2016.
- THE CONTRACTOR, TO BE DETERMINED, WILL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED TO MINIMIZE EROSION AND SEDIMENTATION IN
ACCORDANCE WITH "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
- IF DURING CONSTRUCTION, THE ENFORCEMENT OFFICER OR ENGINEER DEMS ADDITIONAL EROSION CONTROL
NECESSARY, IT SHALL BE ADDED. THE CONTRACTOR SHALL MAKE ADDITIONAL SUPPLIES READILY AVAILABLE.
- ONLY THE AREAS WHICH ARE ACTIVELY BEING DEVELOPED SHOULD BE EXPOSED. ALL OTHER AREAS SHOULD
BE HEAVILY MULCHED, HAVE NATURAL VEGETATION PRESERVED OR HAVE A GOOD COVER OF TEMPORARY OR
PERMANENT VEGETATION ESTABLISHED.
- DISTURBED AREAS SHALL BE STABILIZED AS QUICKLY AS POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL
PERMANENT STABILIZATION IS ACCOMPLISHED.
- INSPECTION SHOULD BE MADE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES A MINIMUM OF
ONCE A WEEK AND AFTER EACH RAINFALL EVENT.

II. CONSTRUCTION SEQUENCE:

- THE SEQUENCE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL, SITE IMPROVEMENTS, GRADING AND
SITE STABILIZATION SHALL BE AS FOLLOWS:
 - NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) PRIOR TO CONSTRUCTION.
 - STAKE CLEARING LIMITS AND REVIEW WITH TOWN ENFORCEMENT OFFICER TOWN ENGINEER, PROJECT ENGINEER AND
CONTRACTOR AT PRE-CONSTRUCTION CONFERENCE.
 - CONSTRUCT TEMPORARY CONSTRUCTION PAD AT THE DRIVEWAY ENTRANCE UNTIL THE PROPOSED ENTRANCE IS
ESTABLISHED.
 - CLEAR TREES AND BRUSH FROM AREA TO BE GRADED.
 - INSTALL SILT FENCE BARRIER WHERE SHOWN ON THE DRAWINGS AND AS INDICATED IN THE DETAIL. BACK SILT
FENCE BARRIER, WITH HAY BALES WHERE SHOWN ON THE DRAWINGS AND AS INDICATED IN THE DETAIL.
 - FIELD STAKE BUILDING AND AREAS TO BE PAVED.
 - REMOVE ALL STUMPS, TOPSOIL AND DELETERIOUS MATERIALS FROM THE AREA TO BE DEVELOPED.
 - STOCKPILE TOPSOIL FOR REUSE. TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE
IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.
 - SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2 TO 1.
 - SURROUND STOCKPILE WITH SILT FENCE.
 - TEMPORARY SEEDING OF STOCKPILE SHALL BE COMPLETED WITHIN 15 DAYS OF ITS FORMATION IN
ACCORDANCE WITH THE MEASURES OUTLINED IN ITEM V.
 - GRADE SITE TO THE LINES AND ELEVATIONS SHOWN ON THE "SITE PLAN" (SHEET 1 OF 6) AND "DETAILS"
(SHEETS 2 OF 6-6 OF 6).
 - HAVE LAND SURVEYOR STAKE AND OFF-SET THE FOUNDATION.
 - CONTRACTOR SHALL EXCAVATE AND POUR FOOTING.
 - LAND SURVEYOR SHALL THEN PIN THE FOOTING TO PRECISELY SET THE BUILDING CORNERS.
 - CONTRACTOR SHALL SET FORMS AND POUR WALLS.
 - LAND SURVEYOR SHALL LOCATE FOUNDATION AND PROVIDE "AS-BUILT" DRAWING TO THE TOWN,
TO ACQUIRE THE NEXT PART OF THE BUILDING PERMIT.
 - AFTER APPROVAL OF "AS-BUILT" DRAWING BY THE TOWN AND PROJECT ENGINEER, CONTRACTOR MAY
CONTINUE WITH CONSTRUCTION OF THE BUILDING.
 - LAND SURVEYOR SHALL STAKE SANITARY SYSTEM AND STORMWATER RECHARGE SYSTEM.
 - CONTRACTOR SHALL CONTACT PROJECT ENGINEER AND SANITARIAN, THEN INSTALL SANITARY SYSTEM TO THE LINES
AND GRADES SHOWN ON THE "SITE PLAN" (SHEET 1 OF 6) AND IN ACCORDANCE WITH THE CONSTRUCTION
SEQUENCE AND DETAILS SHOWN ON "DETAILS".
 - INSTALL STORMWATER RECHARGE SYSTEM TO THE LINES AND GRADES SHOWN ON THE "SITE PLAN"
AND IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE AND DETAILS SHOWN ON "SOIL SEDIMENTATION
AND EROSION CONTROL NOTES & DETAILS."
 - INSTALL 8" BANK RUN GRAVEL COURSE FOR ACCESS AND PARKING AREAS.
 - INSTALL SIDEWALKS AROUND BUILDING.
 - PLACE PAVEMENT FOR DRIVES AND PARKING AREAS.
 - REPLACE TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS AS DESCRIBED IN THIS NARRATIVE AND IN "2002
CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
 - MAINTAIN SILT FENCE AND/OR HAY BALE EROSION CONTROL UNTIL ALL DISTURBED AREAS ARE STABILIZED.

III. SEEDING DATES:

- TO ESTABLISH PERMANENT VEGETATION, SEEDING SHOULD BE PERFORMED BETWEEN APRIL 1 THROUGH JUNE
15 AND AUG 15 THROUGH OCTOBER 15. SHOULD GRADING BE COMPLETE DURING ANOTHER PERIOD,
TEMPORARY SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH ITEM V THIS SHEET.
- TEMPORARY OR PERMANENT SEEDING SHOULD BE PERFORMED WITHIN 7 DAYS AFTER ESTABLISHING FINAL
GRADES.
- WHEN GRADING WORK WITHIN A DISTURBED AREA IS TO BE SUSPENDED FOR A PERIOD OF MORE THAN 1 YEAR,
PERMANENT SEEDING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION IV THIS SHEET AND "2002
CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
- SHOULD WORK BE SUSPENDED ON A GRADING OPERATION AND SUCH SUSPENSION IS EXPECTED TO LAST FOR 1
TO 12 MONTHS, TEMPORARY SEEDING SHALL BE PROVIDED IN ACCORDANCE WITH ITEM V THIS SHEET AND
"2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"

IV. PERMANENT SEEDING:

- PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 5-3-5 OF THE "2002
CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
- SITE PREPARATION:

- GRADE IN ACCORDANCE WITH LAND GRADING MEASURES AS SET FORTH IN CHAPTER 5-2-5 OF THE
"2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
 - FOR AREAS TO BE MOWED REMOVE ALL SURFACE STONES 2 INCHES OR LARGER.
 - ON AREAS WHERE WOOD CHIPS OR BARK MULCH WAS PREVIOUSLY APPLIED, EITHER REMOVE THE
MULCH OR INCORPORATE IT INTO THE SOIL WITH A NITROGEN FERTILIZER ADDED. (12 LBS NITROGEN PER
TON OF WOOD CHIPS OR BARK MULCH)
- C. SEEDBED PREPARATION:
- APPLY TOPSOIL, IF NECESSARY, IN ACCORDANCE WITH CHAPTER 5-2-2 OF THE "2002 CONNECTICUT
GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
 - APPLY FERTILIZER AND GROUND LIMESTONE ACCORDING TO SOIL TESTS CONDUCTED BY THE UNIVERSITY
OF CONNECTICUT SOIL TESTING LABORATORY OR OTHER RELIABLE SOURCES.
 - WHERE SOIL TESTING IS NOT FEASIBLE, APPLY FERTILIZER AT THE RATE OF 300 POUNDS PER ACRE OR 7.5
POUNDS PER 1,000 SQUARE FEET USING 10-10-10 (NITROGEN - PHOSPHORIC ACID - POTASH) OR
EQUIVALENT AND LIMESTONE A 4 TONS PER ACRE OR 200 POUNDS PER 1,000 SQUARE FEET.
 - APPLY LIME AT THE RATE OF 2 TONS PER ACRE.
 - APPLY SEED MIXTURE AS FOLLOWS:

10 PERCENT PERENNIAL RYE GRASS
45 PERCENT KENTUCKY BLUE GRASS
45 PERCENT CREEPING RED FESCUE

RATE OF APPLICATIONS: 5 POUNDS PER 1000 SF

SEED TO A DEPTH OF FROM .25 TO .5 INCHES

- INSPECT SEEDED AREA AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A
RAINFALL AMOUNT FIRST GROWING SEASON.
- MAINTAIN SEEDED AREA AS SET FORTH IN CHAPTER 5-2-5 AND IN ACCORDANCE WITH THE "2002
CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
- IF PERMANENT SEEDING AND STABILIZATION DOES NOT OCCUR PRIOR TO OCT 15, TEMPORARY
VEGETATIVE COVER SHALL BE PROVIDED ON ALL DISTURBED AREAS IN ACCORDANCE WITH CHAPTER
5-3-2- OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AND AS
OUTLINED IN ITEM V.

V. TEMPORARY VEGETATIVE COVER:

- Temporary seeding shall be performed in accordance with Chapter
5-3-2 of the "2002 Connecticut Guidelines for Soil Erosion
and Sediment Control".
- Site Preparation:

- Install necessary erosion control measures in accordance with approved plan.
- Grade in accordance with Land Grading Measures as set forth in Chapter 5-2-5 of the
"2002 Connecticut Guidelines for Soil Erosion and Sediment Control".

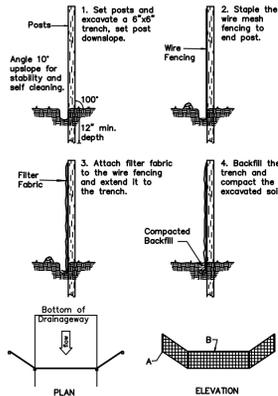
C. Seed Preparation:

- Loosen the soil to a depth of 3-4 inches with a slightly roughened surface.
- Apply fertilizer and ground limestone according to soil tests conducted by the University
of Connecticut Soil Testing Laboratory or other reliable sources.
- Where soil testing is not feasible, apply fertilizer at the rate of 300 pounds per acre or 7.5
pounds per 1,000 square feet using 10-10-10 (nitrogen - phosphoric acid - potash) or
equivalent and limestone at 4 tones per acre or 200 pounds per 1,000 square feet.
- Apply lime at the rate of 2 tons per acre.
- Apply seed at a minimum rate for the selected seed identified in Figure below. Increase
seeding rate by 10 percent when hydroseeding.

SPECIES (4)	SEEDING RATES (POUNDS)		OPTIMUM SEEDING DATE (1)		OPTIMUM SEED DEPTH (2)
	PER ACRE	PER 1,000 SF			(INCHES)
Annual ryegrass	40	1.0	3/1 - 6/15	8/1 - 10/15	0.5
Perennial ryegrass	40	1.0	3/15 - 7/1	8/1 - 10/15	0.5
Winter rye	120	3.0	4/15 - 7/1	8/15 - 10/15	1.0
Oats	86	2.0	3/1 - 6/15	8/1 - 9/15	1.0
Winter wheat	120	3.0	4/15 - 7/1	8/1 - 10/15	1.0
Millet	20	0.5	5/15 - 7/15	5/15 - 8/1	1.0
Sudangrass	30	0.7	5/15 - 8/15		1.0
Buckwheat	15	0.4	4/1 - 9/15		1.0
Weeping lovegrass	5	0.2	6/1 - 7/1		0.25
DOT All Purpose Mix (3)	150	3.4	3/15 - 6/17	8/15 - 10/15	.5

- 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.
- Seed at twice the indicated depth for sandy soils.
- See Permanent Seeding Figure p5-3 of the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control".
- Listed species may be used in combination to obtain a broader time spectrum. If used in combinations, reduce each
species planting rate by 20 percent of that listed.

- Temporary seedings made during optimum seeding dates shall be mulched according to the
"Mulch for Seed" measures as set forth in Chapter 5-4-5 of the "2002 Connecticut
Guidelines for Soil Erosion and Sediment Control".
 - Hay, Straw, Cellulose Fiber, Tackifiers and Nettings are all acceptable types of
mulches.
- Inspect seeded area at least once a week and within 24 hours of the end of a storm with a
rainfall amount of .5 inches or greater for seed and mulch movement and rill erosion.
- Continue inspections until the grasses are firmly established.



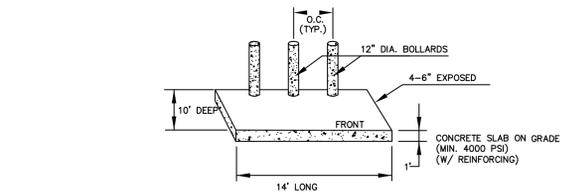
SILT FENCE
NOT TO SCALE
Points "A" should be higher than point "B"
Source: U.S. Department of Agriculture, Soil Conservation Service, Storm, Connecticut.

RETENTION BASIN FLOOR MIX - LOW MAINTENANCE

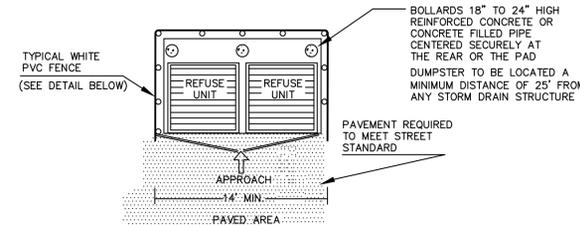
ERNMX # ERNMX-126
SEEDING RATE: 20-40 LB PER ACRE, OR 1 LB PER 1,000 SQ FT
MIX TYPE: STORM WATER MANAGEMENT FACILITY SITES
SPECIES LIST

- 25% REDTOP PANICGRASS, PA ECOTYPE (PANICUM RIGIDULUM (P. STIPTATUM), PA ECOTYPE)
- 16% VIRGINIA WILDRYE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE)
- 16% ALKALIGRASS, 'FULTS' (PUCCINELLIA DISTANS, 'FULTS')
- 15% FOWL BLUEGRASS (POA PALUSTRIS)
- 10% CREEPING BENTGRASS (AGROSTIS STOLONIFERA)
- 10% TICKLEGRASS (ROUGH BENTGRASS), PA ECOTYPE (AGROSTIS SCABRA, PA ECOTYPE)
- 5% SOFT RUSH (JUNCUS EFFUSUS)
- 2% AUTUMN BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE)
- 1% PATH RUSH, PA ECOTYPE (JUNCUS TENUIS, PA ECOTYPE)

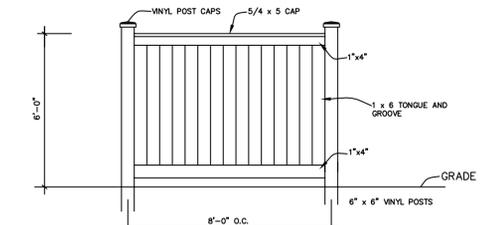
TOTAL: 100%
USE ERNST CONSERVATION SEEDS
COMPANY RETENTION BASIN FLOOR MIX OR EQUAL



DUMPSTER PAD DETAIL
NOT TO SCALE



DUMPSTER ACCESS CONFIGURATION
(PLAN VIEW)
NOT TO SCALE



VERTICAL VINYL FENCE
NOT TO SCALE

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



EROSION & SEDIMENTATION CONTROL DETAILS & NOTES
MAP 180 LOT 113 & MAP 180 LOT 174

DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CT. 06409 (860)787-0138

SITE PLAN
SETTLERS LANDING
MULTI-FAMILY HOUSING FACILITY
PREPARED FOR
1961 BOSTON POST ROAD, LLC & VISTA VOCATIONAL & LIFE SKILLS CENTER, INC.
CHAPMAN BEACH ROAD, WESTBROOK, CT.

APPROVED BY THE TOWN OF WESTBROOK ZONING COMMISSION

ZONING CHAIRMAN _____ DATE _____

SCALE: AS SHOWN DATE: 02/22/14 SHEET NO.: 4 OF 6 IDENT. NO.: BOC-4 OF 7