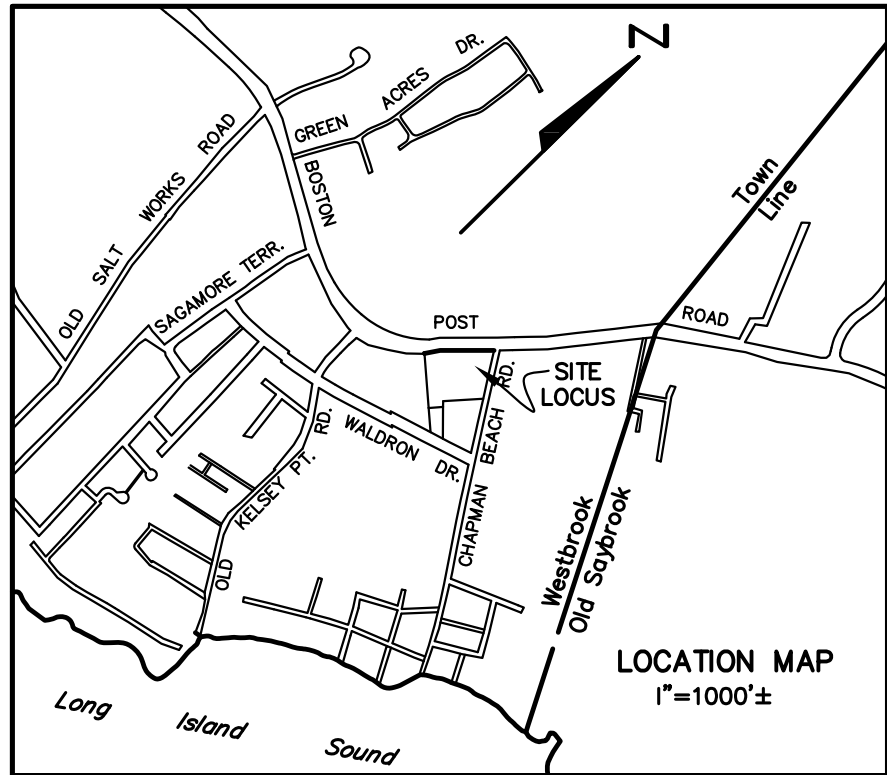




NOTE:
EXISTING EDGE OF BITUMINOUS PAVEMENT IS THE LIMIT OF WORK

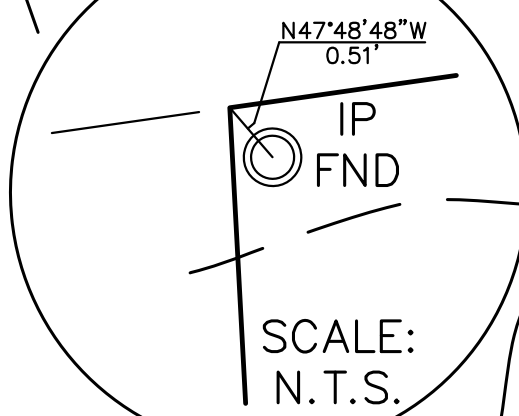
SCALE:
N.T.S.

Plant Name	Abbreviation	Quantity	Size	Notes
Sargentina Crabapple	SCA	18	2.5"-3" Cal	
Silver Leaf Linden	SL	20	3"-3.5" Cal	
Spirea Anthony Water	SP	13	3 gal	
Potentilla jackmanii	P	13	3 gal	
St John's Wort	SJW	48	3 gal	
Annabelle Hydrangea	AH	41	3 gal	
Variegated Boxwood	VB	13	24"	
Sky Pencil Holly	SPH	6	10'-12'	
Hydrangea p. 'Tardiva'	SP	2	5'-6' Standard	Hvy
Meservae Holly	MH	3	3 gal	
Common Boxwood	B	12	30"-36"	
Common Privet	CP	22	6'-7"	
Variegated Liriope	VL	1,100	Plugs	
Retention Basin Floor Mix per Seed Company Recommendations				
RHODODENDRON	R	7	3 Gal	

LEGEND

- IRON PIPE/ROD TO BE SET
- I.P. IRON PIPE/ROD
- CB#1 EXISTING CATCH BASIN
- IP FND EXISTING IRON PIN/ROD
- MON FND EXISTING MONUMENT
- HC HANDICAP RAMPS/ PARKING
- EXIST EXISTING
- CONC. CONCRETE
- MH MANHOLE
- PROP PROPOSED
- (F.E.S.) FLARED END SECTION
- C.H.D. CONN. HWY. DEPT. MONUMENT
- FND FOUND
- PROPOSED HYDRANT
- PROPOSED LAWN LIGHTS (T3 MH)
- X FENCING
- G-G-G EXISTING GAS SERVICE
- W-W-W EXISTING WATER SERVICE
- SF SILT FENCE
- FF FINISHED FLOOR
- PERCOLATION TEST
- TEST HOLE
- 100 --- EXISTING CONTOURS
- 100 --- PROPOSED CONTOURS
- T.H. TEST HOLE
- STOP PROPOSED STOP SIGN /STOP BAR
- ① PROPOSED PARKING
- WLF #3 WETLAND LINE PER FIELD INVESTIGATION
- WETLAND FLAG NUMBER

PROPOSED ADVANCED WARNING SIGN
(USE 41-4811 & 41-6112 SIGNAGE)
(SEE SHEET 6 OF 6 FOR DETAILS)
NOTE: PROPOSED CROSSWALK SIGN TO BE 305'
AWAY FROM FACE OF PROPOSED PAINTED CROSSWALK



PROPOSED 6' HIGH PVC (PRIVACY) FENCE

1935 BOSTON POST RD LLC
(NO DESIGN CONFLICTS)

(13) ST JOHN'S WORT
(13) ST JOHN'S WORT
(15) ANNABELLE HYDRANGEA

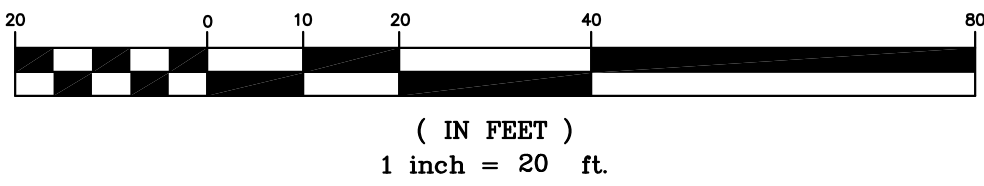
SECTION OF AREA TO BE ESTABLISHED AS A "MEADOW"

OPEN SPACE
(SUBJECT TO CONSERVATION RESTRICTION)
19,108 SF 0.44 AC
0.44 AC

MARGARET & WILLIAM J OCONNELL (T/I/C)
(NO DESIGN CONFLICTS)

NOTE:
PROPOSED SILT FENCE LOCATION IS LIMIT OF WORK

GRAPHIC SCALE



(20) SILVER LEAF LINDEN (TOTAL ON SITE)
(7) ANNABELLE HYDRANGEA 3 GAL
(4) ANNABELLE HYDRANGEA 3 GAL
(4) COMMON BOXWOOD 36"-42"
(9) ANNABELLE HYDRANGEA 3 GAL

PROPOSED PEDESTRIAN CROSSWALK SIGN(S)
(USE 41-4811 & 41-2608 SIGNAGE)
(SEE SHEET 6 OF 6 FOR DETAILS)

"BUS STOP SHELTER, SUBJECT TO
REVIEW AND APPROVAL BY CONN. DOT"

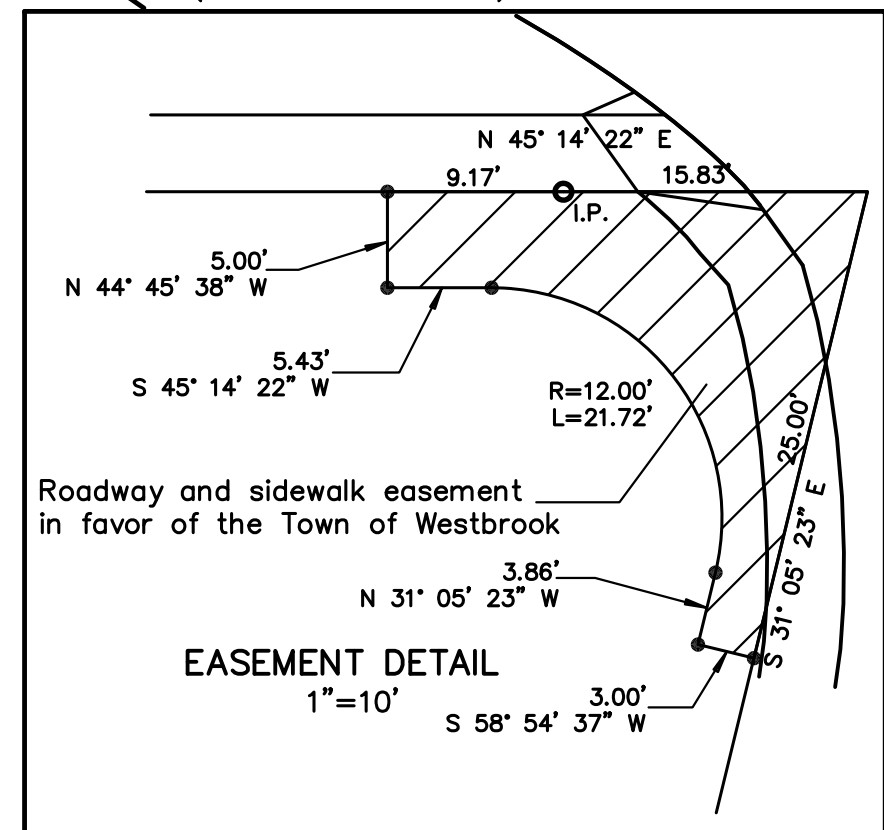
PROPOSED BUS STOP SHELTER
(8) ANNABELLE HYDRANGEA 3 GAL

EXISTING CURVE SIGN/
INTERSECTION SIGN
(TBR&R)

DATE	REVISION	CK
04/08/15	PROPOSED CROSSWALK & SIGNAGE REVISED	
04/24/15	PROPOSED SIGNAGE REVISED	
06/10/15	REVISE PER DRP COMMENTS	
07/30/15	SANITARIANS COMMENTS ADDRESSED	
08/10/15	PROPOSED TRANSFORMER & GENERATOR PAD LOCATIONS ADDED	
09/02/15	STATE HEALTH DEPARTMENT COMMENTS ADDRESSED	
09/23/15	CLIENT COMMENTS ADDRESSED	
09/24/15	CLIENT COMMENTS ADDRESSED	

PROPOSED SIDEWALK RAMP
(DOT TYPE 1A)
(SEE DETAIL SHEET)
PROPOSED SIDEWALK RAMP
(DOT TYPE 6A)
(USE DETECTABLE DETAIL 2)
(SEE DETAIL SHEET)

PROPOSED ADVANCED WARNING SIGN
(USE 41-4811 & 41-6112 SIGNAGE)
(SEE SHEET 6 OF 6 FOR DETAILS)
NOTE: PROPOSED CROSSWALK SIGN TO BE 305'
AWAY FROM FACE OF PROPOSED PAINTED CROSSWALK
PROPOSED 24" HIGH NATURAL FIELDSTONE WALL
(SUBJECT TO RELOCATION TO ACCOMMODATE EXISTING SIGN)
(1) RHODODENDRON 3 GAL
PROPOSED SPLIT-RAIL FENCE
PROPOSED FUTURE DUMPSTER LOCATION IF
RESERVE PARKING IS USED
PROPOSED EMERGENCY ACCESS
PROPOSED HORSE GATE
(3 RAILS HIGH ONLY)



NOTE:
EXISTING EDGE OF BITUMINOUS PAVEMENT IS THE LIMIT OF WORK

(SEE DRAINAGE PLAN PREPARED BY
INDIGO LAND DESIGN, LLC)
PROPOSED SPLIT-RAIL FENCE
(7) RHODODENDRON 3 GAL

THIS SURVEY AND MAP HAVE 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". IT IS A SITE PLAN INTENDED TO DEPICT THE LOCATION
OF THE EXISTING HOUSE, PROPOSED BUILDING AND SEPTIC SYSTEM LOCATION IN
RELATION TO PROPERTY BOUNDARY LINES AND BUILDING SETBACK LINES.

PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH
REFERENCE TO THE MAP(S) NOTED HEREON.

"EXISTING CONDITIONS MAP AND PROPERTY DIVISION MAP OF LAND OF
LOUISE C. DIBBLE, 1961 BOSTON POST ROAD, WESTBROOK, CONNECTICUT"
SCALE: 1"= 20', DATE: FEBRUARY 2, 2005, PREPARED BY STIEN SURVEY, 6 EAST
POND MEADOW ROAD, WESTBROOK, CT.

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

VERTICAL ACCURACY CONFORMS TO CLASS T-2 (NGVD 1929 DATUM)

THE SUBJECT PROPERTY LIES WITHIN A NCD (PRDD) ZONE

COASTAL RESOURCES ON AND CONTIGUOUS TO THE SITE ARE "DEVELOPED
SHORELANDS".

FOR THE SUBJECT PROPERTY REFERENCE IS MADE TO THE FOLLOWING DEED(S) ON
FILE IN THE TOWN OF WESTBROOK: VOL. 328 /PG 454, VOL. 319/PG 786

THIS SITE IS LOCATED IN FLOOD ZONES (AE ELEV 10') & (ZONE X) PER FIRM
COMMUNITY PANEL NUMBER 09007 C0343 J MAP EFFECTIVE DATE FEBRUARY 06,
2013

THE SUBJECT PROPERTY CONTAINS 86,145 SF 1.98 AC MORE OR LESS.

LANDSCAPING SERVICES PROVIDED BY THE MICHAEL BOICE COLLABORATION,
MAKERS OF FINE LANDSCAPES, WARPINGER FALLS, NEW YORK 12590

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

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



LANDSCAPE PLAN

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)767-0138

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.

SCALE:	DATE:	SHEET NO:	IDENT. NO:
1"=20'	02/22/14	1 OF 1	B0C-7 OF 7

APPROVED BY THE TOWN OF WESTBROOK ZONING COMMISSION

ZONING CHAIRMAN

DATE