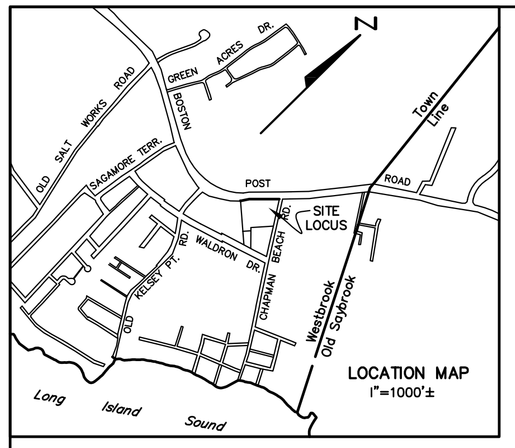
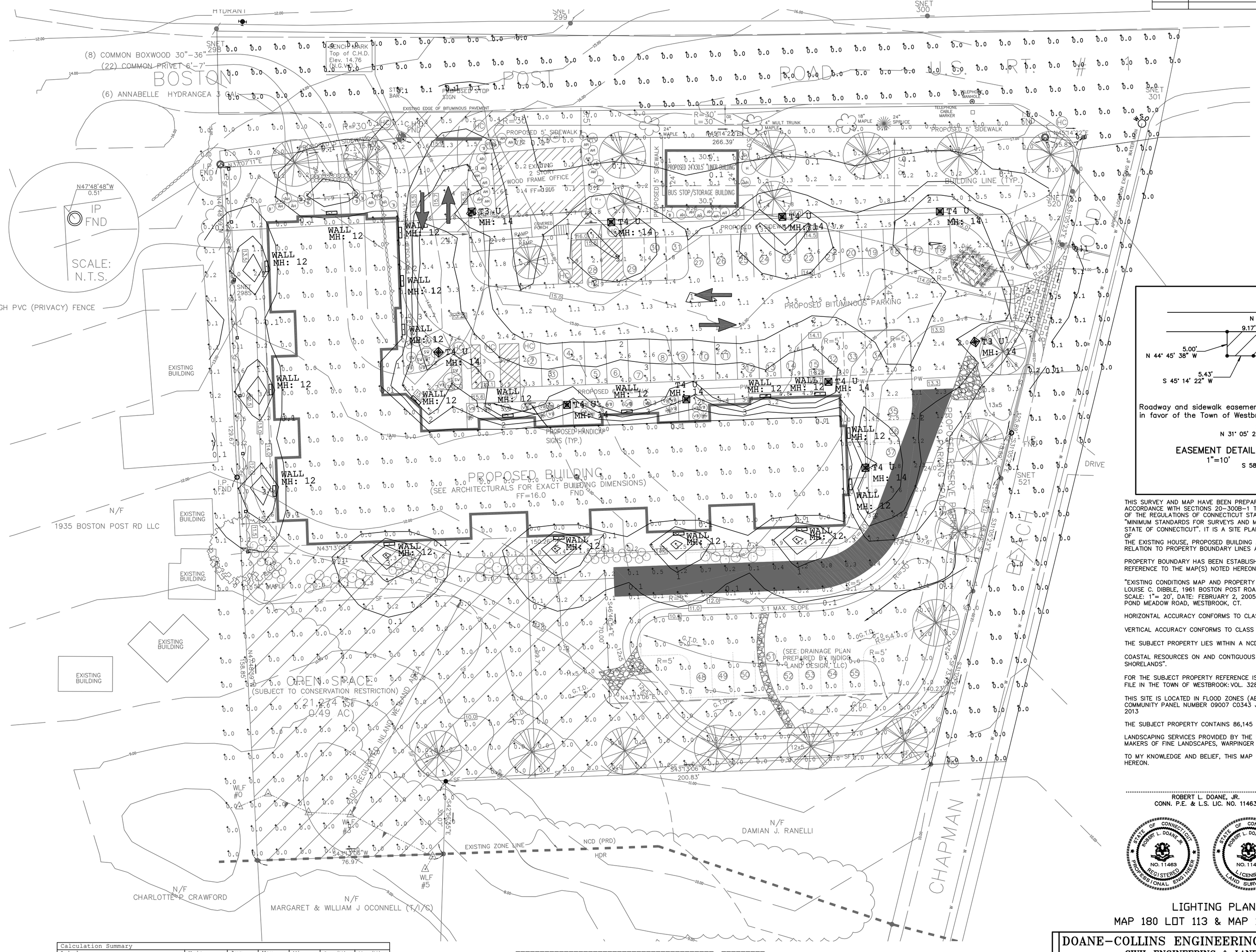
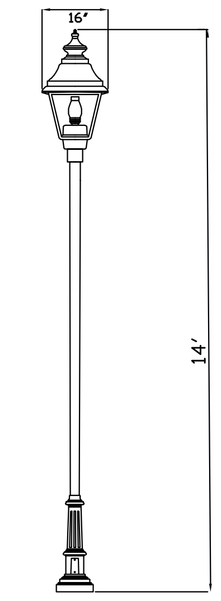
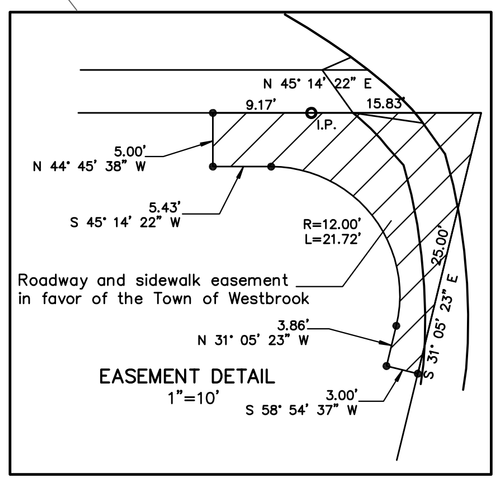
DATE	REVISION	CK.
05/23/14	PROPOSED PROJECT TITLE REVISED	
06/23/14	PROPOSED LIGHTING REVISED	







LAWN LIGHT
NOT TO SCALE



EASEMENT DETAIL
1"=10'

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

STATE OF CONNECTICUT ROBERT L. DOANE, JR. NO. 11463 REGISTERED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT L. DOANE, JR. NO. 11463 LICENSED LAND SURVEYOR

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
- WALL MH: 12 PROPOSED WALL HUNG LIGHT MEASURED HEIGHT – 12'
- EXIST EXISTING
- CONC. CONCRETE
- MH MANHOLE
- PROP PROPOSED
- (F.E.S.) FLARED END SECTION
- C.H.D. CONN. HWY. DEPT. MONUMENT
- FND FOUND
- PROPOSED LAWN LIGHTS
- —— 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
- WLF #3 ① PROPOSED PARKING
- WETLAND LINE PER FIELD INVESTIGATION
- WETLAND FLAG NUMBER

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Boston Post Road (Spill)	Fc	0.00	0.1	0.0	N.A.	N.A.
Chapman Beach Road (Spill)	Fc	0.03	0.5	0.0	N.A.	N.A.
Site Planar	Fc	0.69	6.0	0.0	N.A.	N.A.
Parking & Drive	Fc	2.20	4.2	0.6	3.67	7.00
Reserve Parking Lot	Fc	0.54	3.8	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Lumens	LLF
	18	WALL	Lumark XTOR2A	1432	0.900
	2	T3 U	Streetworks UTLDB03LEDEUT3A	5858	0.900
	8	T4 U	Streetworks UTLDB03LEDEUT4S	5955	0.900

Zoning Chairman — Date

Reviewed an approved by the Westbrook Sanitarian — Date

Reviewed and approved by the Westbrook Inland Wetlands and Watercourses Commission / Agent — Date

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LIGHTING 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'	05/16/14	1 OF 1	

F:\C.D. WORKS\BOSTON\BOSTON.DWG

P:\DRAWINGS\BOCCAROSA\BOCCAROSSA-1961 BOSTON POST ROAD\2-BOCCAROSSA-LIGHTING PLAN-06-23-14.dwg, 6/24/2014 9:34:13 AM