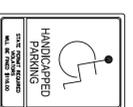




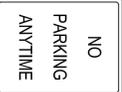




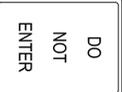
STOP SIGN ① 6 S.F.  
NOT TO SCALE



HANDICAPPED PARKING SIGN ② 1.5 S.F.  
NOT TO SCALE



NO PARKING SIGN ③ 1.5 S.F.  
NOT TO SCALE



DO NOT ENTER SIGN ④ 1.5 S.F.  
NOT TO SCALE

SCALE TO 1-1/2" GREEN BASED SIGNEL  
POST WITH (2) 1/4" GALVANIZED BOLTS  
(1 TOP, 1 BOTTOM)  
NOTE: SIGN TO BE INSTALLED IN  
CONCRETE MOUNT D.O.T. SIGNWOODS

SCALE TO 1-1/2" GREEN BASED SIGNEL  
POST WITH (2) 1/4" GALVANIZED BOLTS  
(1 TOP, 1 BOTTOM)

SCALE TO 1-1/2" GREEN BASED SIGNEL  
POST WITH (2) 1/4" GALVANIZED BOLTS  
(1 TOP, 1 BOTTOM)

SCALE TO 1-1/2" GREEN BASED SIGNEL  
POST WITH (2) 1/4" GALVANIZED BOLTS  
(1 TOP, 1 BOTTOM)

- NOTES:
1. ALL DRIVEWAY RAIN AT INTERIOR BRINES TO BE 10'.
  2. STATEMENT OF USE - PROPOSED 30' FROM 50'.
  3. SEE ARTICLE SIX.B.4.9 SIDE YARD SETBACK AND STATEMENT OF USE.
  4. PROPOSED 20' FROM 50'.
  5. TRAFFIC IMPACT STUDY RECOMMENDED SIGHTLINES IS 280'.
  6. OPEN SPACE (SECTION 6.5.b) 29,400.
  7. ALSO, TOWN RECREATION FACILITIES ARE 1000+ FT TO THE SOUTH ON MEADOWBROOK INLAND WETLANDS BUFFER AND STATEMENT OF USE.
  8. USE - PROPOSED 50' FROM 100'.
  9. (2)E-11 UNITS) A.C ARE AFFORDABLE HOUSING UNITS.
  10. NO UNDERGROUND STORAGE TANKS ARE PLANNED.
  11. 200 FT EAST AND WEST OF NEW ACCESS DRIVE OFF MEADOWBROOK LANE.

LEGEND

	PROPERTY LINE
	APPROXIMATE ABUTTERS LINE
	CONTOURS
	CLEARING LIMITS
	STONEWALL
	UTILITY POLE
	SEWER MANHOLE COVER
	EDGE OF PAVEMENT
	AFFORDABLE UNITS
	ACCESSIBLE UNITS
	STREET LIGHT
	10' x 10' PATIO

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION	DATE
SECRETARY OR CHAIRMAN	
APPROVED BY THE DIRECTOR OF PUBLIC WORKS	DATE
DIRECTOR	
APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY	DATE
SECRETARY OR CHAIRMAN	

40	0	40	80
GRAPHIC SCALE IN FEET			

DATE	REVISION

<b>SITE LAYOUT PLAN</b>	
WHISPERING GLEN 73 MEADOWBROOK LANE MANSFIELD, CONNECTICUT	
PREPARED FOR	DATE:
LAKEMAY FARMS, L.P. 2 BIRCH STREET LEDYARD, CT 06339	DECEMBER 2011
DRAWN BY:	SHEET NO.
	3 OF 11
SCALE:	DRAWING NO.
1" = 40'	
<b>Development Solutions, L.L.C.</b> A Technical Services Company 33 East Town St., Norwich, Connecticut Phone: (860)208-0288 Fax: (860)208-0652	





**SANITARY SEWER SYSTEM STRUCTURE SCHEDULE**

STRUCTURE	TOP OF FRAME	INVERT IN	INVERT OUT
SMH-1	245.8	238.3	236.1
SMH-2	245.8	234.5	231.7
SMH-3	242.0	234.5	232.4
SMH-4	242.0	232.2	229.2
SMH-5	242.0	222.2	222.4
SMH-6	242.0	222.2	218.0
SMH-6A	228.5	218.6	218.4
SMH-7	228.5	203.9	198.8
SMH-8	204.0	203.9	198.8
SMH-8A	204.0	203.9	198.8
SMH-9	227.0	227.2	231.0
SMH-10	227.0	227.2	231.0
SMH-11	243.8	243.8	239.0

**SANITARY SEWER SYSTEM PIPE SCHEDULE**

PIPE	SIZE/PIPE	LENGTH	SCOPE
SMH-1 TO SMH-2	8" PVC	170	0.01
SMH-2 TO SMH-3	8" PVC	160	0.01
SMH-3 TO SMH-4	8" PVC	140	0.035
SMH-4 TO SMH-5	8" PVC	90	0.07
SMH-5 TO SMH-6	8" PVC	150	0.03
SMH-6 TO SMH-6A	8" PVC	130	0.01
SMH-6A TO SMH-7	8" PVC	220	0.01
SMH-7 TO SMH-8	8" PVC	145	0.083
SMH-8 TO SMH-8A	8" PVC	145	0.005
SMH-8A TO SMH-9	8" PVC	145	0.005
SMH-9 TO SMH-10	8" PVC	145	0.005
SMH-10 TO SMH-11	8" PVC	125	0.006

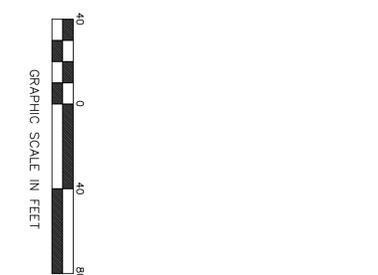
- UTILITY CONTACT NOTES:**
1. CONTACT CL&P PRIOR TO THE START OF ANY UNDERGROUND UTILITY WORK.
  2. CONTACT TOWN OF WINDHAM WATER DEPARTMENT PRIOR TO THE START OF ANY WATER SYSTEM WORK (465-3086).
  3. CONTACT TOWN OF WINDHAM SEWER DEPARTMENT PRIOR TO THE START OF ANY WATER SYSTEM WORK (465-3078).
- 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 SEPARATED BY 10 FT HORIZONTALLY OR 18 INCHES VERTICALLY.
  3. SEWER LINES ARE TO BE ENCASED IN CONCRETE 10 FT EITHER SIDE OF CROSSING OVER WATER LINES.
  4. SEWER LINES ARE TO BE A MINIMUM OF 5 FT AND WATER LINES A MINIMUM OF 3 FT AWAY FROM CATCH BASINS.
  5. RESTRAINER GLANDS REQUIRED ON ALL MJ JOINTS (I.E. MEGA LUGS OR EQUAL).
  6. RESTRAINTS NEEDED 2' LENGTHS IN EACH DIRECTION FROM BENDS, TEES AND VALVES.
  7. WATER CURB BOXES ARE TO BE INSTALLED BEHIND CURB AT FINISHED GRADE AND ACCESSIBLE.
  8. SITE LIGHTING SCHEDULE #264 STREET LIGHT (CL&P) WILL BE INSTALLED ON RELOCATED CL&P POLE (#264 - NON-RESPONSIVE).
  9. THE ENTRANCE SIGN WILL BE DOWN LIT FROM UNDER THE CANOPY (200W NON-RESPONSIVE).
  10. SITE LIGHTING (7) WILL BE AS SHOWN ON SHEET 9.
  11. DECORATIVE LIGHTING WILL BE TO ILLUMINATE EXTERIORS (150W NON-RESPONSIVE, SORT) ON THE FRONT OF EACH UNIT.
  12. F. LOW VOLTAGE WASH LIGHTING TO GIVE PROJECT UNDERSTATED RESORT FEEL.
  13. UTILITY DEPTHS ARE AS FOLLOWS:
    - WATER - TOP OF PIPE 4.5 FT DEEP
    - WATER - BOTTOM OF PIPE 5.5 FT DEEP
    - SEWER - BOTTOM OF PIPE (INVERT) AVERAGES 7+ FT DEEP
    - TOP OF PIPE 3+ FT DEEP
    - STORM - BOTTOM OF PIPE 4+ FT DEEP
    - TOP OF PIPE 3+ FT DEEP
  14. UNDERGROUND UTILITIES - 3 FT DEEP AVERAGE



**LEGEND**

---	PROPERTY LINE
---	APPROXIMATE ADJUTERS LINE
---	8" SEWER MAIN
---	6" SEWER SERVICE
---	8" WATER LINE / WATER VALVE
---	1" WATER SERVICE
---	SEWER MANHOLE COVER
---	UNDER GROUND UTILITIES
---	TRANSFORMER
---	STREET LIGHT
---	HYDRANT

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION	DATE
SECRETARY OR CHAIRMAN	
APPROVED BY THE DIRECTOR OF PUBLIC WORKS	
DIRECTOR	DATE
APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY	
SECRETARY OR CHAIRMAN	DATE



DATE	REVISION
9/25/12	WATER & SEWER DEPTS. COMMENTS

**UTILITY LAYOUT PLAN**

WHISPERING GLEN  
73 MEADOWBROOK LANE  
MANSFIELD, CONNECTICUT

PREPARED FOR  
LAKEWAY FARMS, L.P.  
2 BIRCH STREET  
LEDYARD, CT 06339

DATE: DECEMBER 2011  
DRAWN BY: -  
SCALE: 1" = 40'

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

SHEET NO. 5 of 11  
DRAWING NO. -



**I. GENERAL EROSION AND SEDIMENTATION CONTROL NOTES**  
(SEE II, & III FOR SPECIFIED CONSTRUCTION MEASURES)

THIS CONSTRUCTION PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF SHEETING OF THE SOILS AND BANKING OF THE SOILS. EROSION CONTROL CAN BE EXPECTED THUS, EVEN WITH THE BEST PLAN, SOME EROSION MUST BE ANTICIPATED. SEDIMENTATION CONTROL ARE THE SECONDARY LINE OF DEFENSE ON THE CONSTRUCTION SITE.

DURING THE COURSE OF THE 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.

A RECOMMENDATION FOR MINIMAL SITE DISTURBANCE TO EXISTING VEGETATION AND SOIL IS PROPOSED. MINIMAL SOIL EXPOSURE TO EXISTING VEGETATION AND SOILS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ANY DISTURBANCE OF EXISTING VEGETATION OR SOILS SHALL BE REVEGETATED OR RESTORED TO ORIGINAL CONDITION AS SOON AS POSSIBLE. THE BANKING OF SOIL PARTICLES TO MAKE THEM LESS SUSCEPTIBLE TO REMOVAL BY RAIN SPLASH OR RUNOFF BY THE USE OF NATURAL AND PHYSICAL BARRIERS (MULCHES AND PARASOLS) MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

TO PREVENT SEDIMENT FROM LEAVING THE SITE, TIERED 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 FROM WHICH SEDIMENT MAY BE EXPECTED TO OCCUR. THE FABRIC SHALL BE STAPLED TO THE GROUND AND 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 PANS MAY BE USED.

DUST CONTROL, IF DETERMINED TO BE REQUIRED DURING THE DAILY INSPECTIONS, SHALL BE ACHIEVED BY THE APPLICATION OF ANOXYC OR CALXIC ASPHALT EMULSION, LATEX EMULSION OR RESIN IN WATER FOR APPLICATION RATES AND DILUTION RATES AS SPECIFIED BY THE ENGINEER. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD ONTO EXISTING ROADWAYS SHOULD BE REMOVED BY SHOVEL AND BROOM AT THE END OF EACH WORK DAY.

IN AN EFFORT TO REMOVE THE POTENTIAL FOR TRACKING MUD OFF THE SITE, CONCRETE STONE "TRACKING PANS" AND IMMEDIATE WASHING STATIONS SHALL BE INSTALLED AT THE END OF EACH ROADWAY. TRACKING PANS SHALL BE INSTALLED AT THE END OF EACH ROADWAY AND AFTER EACH STORM EVENT AND ONCE EVERY DAY. ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED BY THE ENGINEER. ANY DEFICIENCIES WILL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE ENGINEER SHALL BE NOTIFIED OF ANY DEFICIENCIES WITHIN 24 HOURS OF THE TIME THE DEFICIENCIES ARE OBSERVED. THE ENGINEER SHALL BE NOTIFIED OF ANY DEFICIENCIES WITHIN 24 HOURS OF THE TIME THE DEFICIENCIES ARE OBSERVED. THE ENGINEER SHALL BE NOTIFIED OF ANY DEFICIENCIES WITHIN 24 HOURS OF THE TIME THE DEFICIENCIES ARE OBSERVED.

EXPLANATIONS WHICH MUST BE DEMONSTRATED WILL BE REPORTED INTO AN ACTIVE DRAWING SYSTEM BOTH THE RESULT AND OUTPUT OF THE CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DEFICIENCIES WITHIN 24 HOURS OF THE TIME THE DEFICIENCIES ARE OBSERVED. THE ENGINEER SHALL BE NOTIFIED OF ANY DEFICIENCIES WITHIN 24 HOURS OF THE TIME THE DEFICIENCIES ARE OBSERVED. THE ENGINEER SHALL BE NOTIFIED OF ANY DEFICIENCIES WITHIN 24 HOURS OF THE TIME THE DEFICIENCIES ARE OBSERVED.

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. EXISTING TREES TO BE REMOVED SHALL BE CUT AND STUMPED. EXISTING TREES TO BE REMOVED SHALL BE CUT AND STUMPED. EXISTING TREES TO BE REMOVED SHALL BE CUT AND STUMPED.
3. THE CLEARED AREAS SHALL BE REMOVED FROM THE SITE. EROSION AND SEDIMENT MEASURES SHALL BE INSTALLED AS APPROPRIATE FROM TO ANY SITE DISTURBANCE.
4. STAKING SHALL COMMENCE ALONG BOTH PROPOSED ROADS WITH AREA STAKED BY THE SURVEYOR AND CLEARED AREAS STAKED BY THE SURVEYOR. STAKING SHALL COMMENCE ALONG BOTH PROPOSED ROADS WITH AREA STAKED BY THE SURVEYOR AND CLEARED AREAS STAKED BY THE SURVEYOR.
5. THE ROAD SHALL BE BROUGHT TO ROUGH GRADE AND SILT CHECK DAMS SHALL BE PLACED IN THE CUTTERS OF THE CROWNED ROADWAYS AT 100' INTERVALS (MAXIMUM), AS SHOWN UPON THE PLAN OR MORE FREQUENTLY AS REQUIRED AND APPROVED BY THE ENGINEER.
6. THE SHOULDER BETWEEN THE STREET PROPERLY LINE, IN BOTH CUT AND FILL AREAS, SHALL BE FINE GRADED AND STABILIZED PRIOR TO PROCEEDING WITH THE INSTALLATION OF UNDERGROUND UTILITIES. STABILIZATION SHALL BE IN ACCORDANCE WITH THE GENERAL NOTES.
7. ACCORDING TO THE GENERAL NOTES, THE INSTALLATION OF UNDERGROUND UTILITY STABILIZATION SHALL BE IN ACCORDANCE WITH THE GENERAL NOTES.
8. THE BASKIN, SEVERAL BLOCKS ON THE UNDERGRADIENT 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 THE WATER SERVICES OF THE WATER MAIN FROM MEADOWBROOK LAKE INTO THE PROJECT SHALL BE INSTALLED NEXT UPON THE PRESSURE TESTING OF THE WATER MAINS. INDIVIDUAL LOT SERVICES SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF THE WATER SERVICES. THE ROADWAY SHALL BE BROUGHT TO SUBBASE GRADE WITH A DETERMINED GROUND SILT FENCE CHECK AS DIRECTED UNDER TASK 4 FROM THE CUTTERS TO ALLOW FOR THE REPLACEMENT OF THE SUBBASE. SHALL BE RENEWABLE 9. UNDERGROUND TELEPHONE ELECTRIC, ETC. SHALL BE INSTALLED IMMEDIATELY FOLLOWED BY THE PLACEMENT OF ALL ROADWAYS PROCESS GRAVEL BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CONCRETE TOP FINISHING AS SPECIFIED UNDER THE GENERAL NOTES.

**III. BUILDING SITE DEVELOPMENT**

IN ADDITION TO THE RECOMMENDATIONS FOR THE INDIVIDUAL PHASES OF THE DEVELOPMENT, THE FOLLOWING PROCEDURES SHALL APPLY TO ALL INDIVIDUAL BUILDINGS BEING DEVELOPED.

1. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. MAXIMUM DISTURBANCE LIMITS OF 25'-30' BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE AND RELATED APPEARANCES IS RECOMMENDED.
2. FOUNDATION EXCAVATION FROM THE FOUNDATION AREA SHALL BE STOPPED WITHIN THE AREA OF DISTURBANCE. EXCAVATION SHALL BE STOPPED WITHIN THE AREA OF DISTURBANCE.
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.
4. ONCE THE PROPOSED STRUCTURE IS ENCLOSED, SEEDING SHALL BE MADE TO COMPLETE ON SITE AND SURROUNDING AREAS. SEEDING SHALL BE MADE TO COMPLETE ON SITE AND SURROUNDING AREAS.
5. AREAS SURROUNDING THE HOME SITE SHALL BE FINE GRADED AND MULCHED.

**IV. GENERAL NOTES**

**MULCHING**  
IMMEDIATELY FOLLOWING SETTING, MULCH THE SEDED 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 DISK HARROW SET STRAIGHT 7/8". MULCH MATERIAL SHOULD BE "SET" INTO SOIL SURFACE APPROXIMATELY 2-3 INCHES.

**SEED APPLICATION**  
APPLY GRASS SEED MIXTURE BY HAND, CYCLOPE SEEDER OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10 PERCENT IF HYDROSEEDING LIGHTLY GRADE OR ROLL. THE SEEDING SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 1 AND SEPTEMBER 30. SEEDING SHOULD BE DONE BETWEEN APRIL 1 AND SEPTEMBER 30. SEEDING SHOULD BE DONE BETWEEN APRIL 1 AND SEPTEMBER 30.

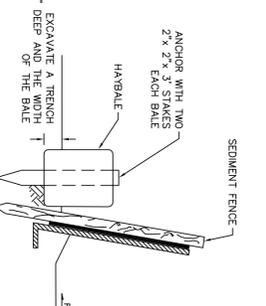
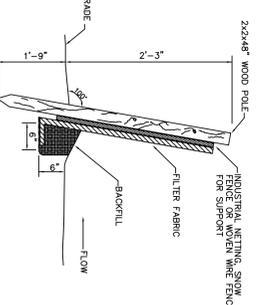
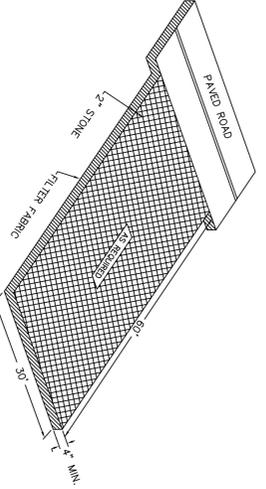
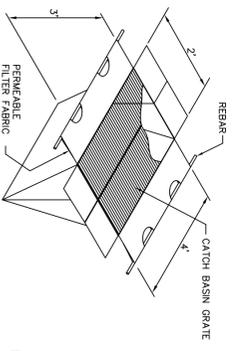
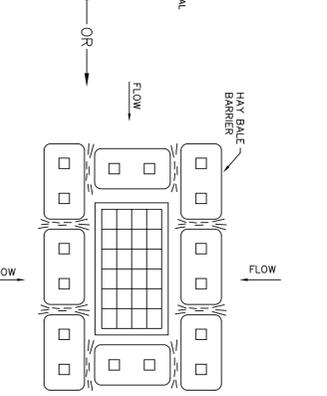
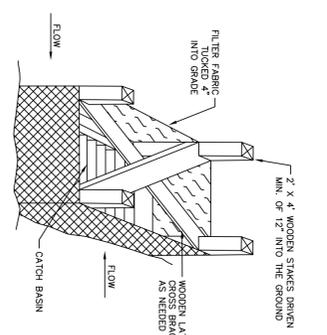
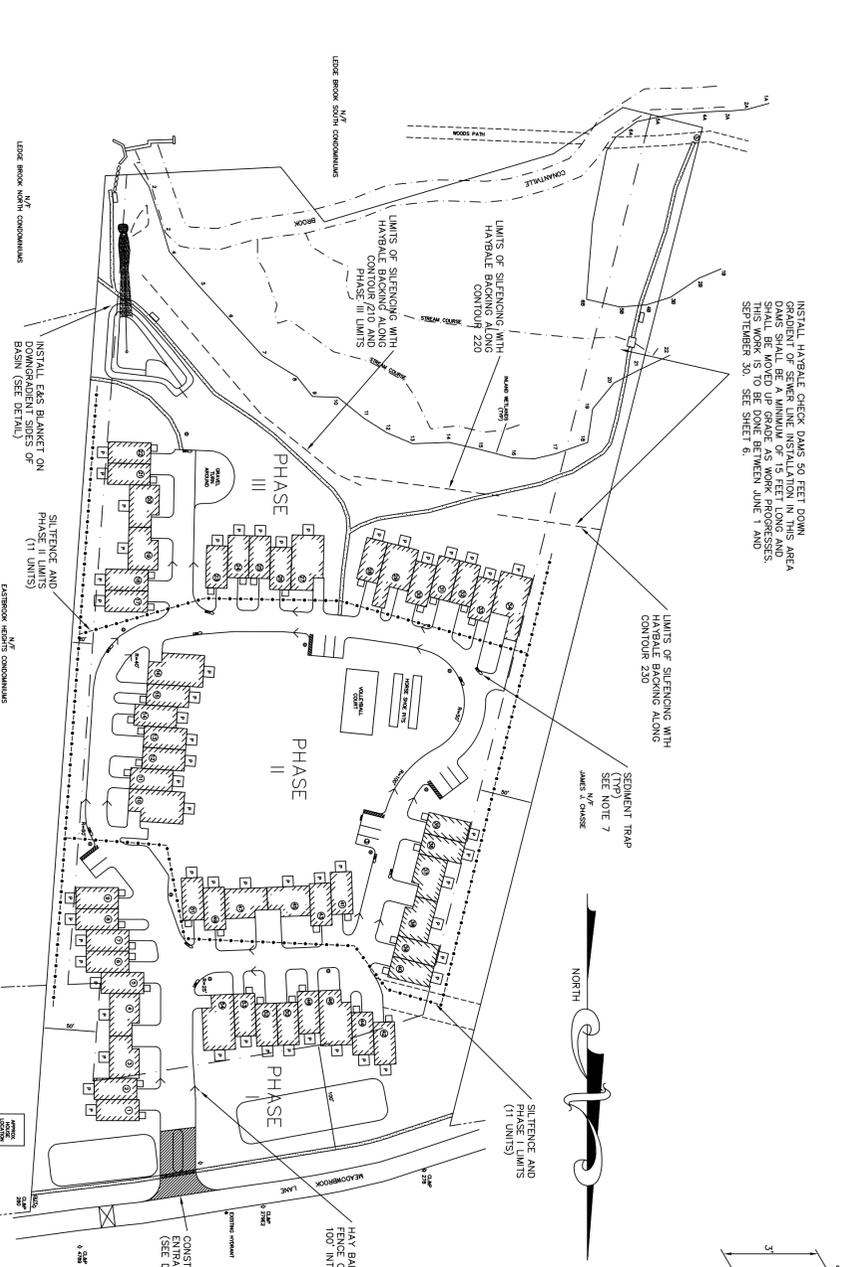
**SEED BED PREPARATION**  
FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2 INCH DIAMETER. INSTALL NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS, APPLY LIMESTONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 40 LBS PER 1000 SQ. FT. OF SOIL SURFACE. APPLY LIMESTONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 40 LBS PER 1000 SQ. FT. OF SOIL SURFACE. APPLY LIMESTONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 40 LBS PER 1000 SQ. FT. OF SOIL SURFACE.

**PHASING PLAN**

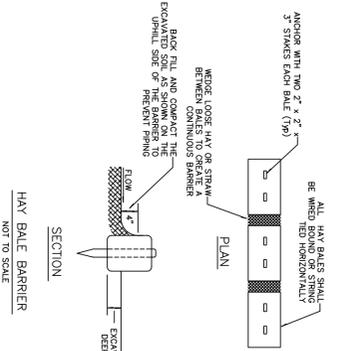
1. CLEAR GRUB AND ROUGH GRADE ROADWAY TO PHASE I LIMITS AND INSTALL PHASE I EAS.
  2. INSTALL STORM DRAINAGE SYSTEM, CBS 1-7. PRETREATMENT STRUCTURE, STORMWATER QUALITY BASIN AND DISCHARGE PIPING AND STRUCTURE.
  3. INSTALL UNDERGROUND UTILITIES TO PHASE I LIMITS.
  4. INSTALL UNDERGROUND UTILITIES TO PHASE I LIMITS.
  5. INSTALL UNDERGROUND UTILITIES TO PHASE I LIMITS.
  6. STABILIZE DISTURBED AREAS.
- PHASE II (19 UNITS, 2.5 ACRES)  
1. CLEAR GRUB AND ROUGH GRADE ROADWAY TO PHASE II LIMITS AND INSTALL PHASE II EAS.
  - A. INSTALL UNDERGROUND UTILITY SYSTEM.
  - B. COMPLETE UNDERGROUND UTILITY INSTALLATION.
  - C. COMPLETE UNDERGROUND UTILITY INSTALLATION.

PHASE III (18 UNITS, 1.5 ACRES)  
1. INSTALL UNDERGROUND UTILITY SYSTEM.
  - A. COMPLETE UNDERGROUND UTILITY INSTALLATION.
  - B. COMPLETE UNDERGROUND UTILITY INSTALLATION.
  - C. COMPLETE UNDERGROUND UTILITY INSTALLATION.

A SOIL SCIENTIST OR OTHER PROFESSIONAL DEEMED QUALIFIED BY THE PZC CHAIRMAN WITH STAFF ASSISTANCE, DURING PERIODS OF CONSTRUCTION, THE APPLICANT SHALL SUBMIT TO THE ZONING AGENT BI-WEEKLY EROSION AND SEDIMENT CONTROL MONITORING REPORTS UNTIL DISTURBED AREAS ARE STABILIZED.



APPROVED BY THE MAUSFIELD PLANNING & ZONING COMMISSION	DATE
SECRETARY OR CHAIRMAN	
APPROVED BY THE DIRECTOR OF PUBLIC WORKS	DATE
DIRECTOR	
APPROVED BY THE MAUSFIELD INLAND WETLANDS AGENCY	DATE
SECRETARY OR CHAIRMAN	



DATE	REVISION

**EROSION AND SEDIMENTATION CONTROL PLAN**

WHISPERING GLEN  
73 MEADOWBROOK LANE  
MAUSFIELD, CONNECTICUT

PREPARED FOR  
LAKEMAY FARMS, L.P.  
2 BIRCH STREET  
LEDYARD, CT 06339

DATE: DECEMBER 2011  
DRAWN BY: [Name]

SCALE: AS NOTED  
SHEET NO. 7 of 11  
DRAWING NO. [Number]

**Development Solutions, L.L.C.**  
A Technical Services Company  
33 East Town St., Norwich, Connecticut  
Phone: (860)204-0288 Fax: (860)204-0652



PLANT SCHEDULE TREE PLANTING

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ACE CE2	4	Acer incanum "Celebration" / Celebration Maple	B 4 B	2.5' Cal	
ACE BLO	5	Acer palmatum "Bloodgood" / Bloodgood Japanese Maple	B 4 B	2.5' Cal	5-6' H
ACE GLO	11	Acer rubrum "October Glory" TM / October Glory Maple	B 4 B	2.5' Cal	
ACE SUN	11	Acer rubrum "Red Sunset" / Red Sunset Maple	B 4 B	2.5' Cal	
BET HER	13	Betula nigra "Heritage" / Heritage River Birch	B 4 B	2.5' Cal	
CER JAP	2	Corodythium japonicum / Katsura Tree	B 4 B	2.5' Cal	
CER CAN	3	Cercos canadensis / Eastern Redbud	B 4 B		6-7' H
COR CLO	6	Cornus florida "Cloud Nine" / Cloud Nine Eastern Dogwood	B 4 B		6-7' H
FAG RIV	2	Fagus sylvatica "Rivers" / Rivers Purple Beech	B 4 B	2.5' Cal	
FRU CHA	12	Fyrus corymbosa "Chanticleer" / Chanticleer Pear	B 4 B	2.5' Cal	
STE PSE	2	Stewartia pseudocamelia / Japanese Stewartia	B 4 B	2' Cal	
SYR RET	16	Syringa reticulata / Japanese Tree Lilac	B 4 B		6-7' H
ZEL GRE	3	Zelkova serrata "Green Vase" / Sawleaf Zelkova	B 4 B	2.5' Cal	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
JUN VIR	9	Juniperus chinensis sargentii "Vindo" / Green Sargent Juniper	3 gal		

PLANT SCHEDULE RAIN GARDEN

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
AME MUL	39	Araliancher canadensis / Shadowbox Serviceberry Multibark	3 gal
ARO AUT	39	Aronia melanocarpa "Autumn Magic" / Autumn Magic Black Chokeberry	3 gal
CLE HUM	60	Clethra alnifolia "Hummingbird" / Summersweet	3 gal
COR AMO	18	Cornus amomum / Silky Dogwood	3 gal
ILE DEN	51	Ilex glabra "Dessa" / Highberry Holly	3 gal
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT
ZST NEW	264	Zoster nora-lindleyi New York Aster	1 gal
EUP GAT	267	Eupatorium maculatum "Gateway" / Gateway Joe-Pye Weed	1 gal
IRI VER	156	Iris versicolor / Blue Flag	1 gal

PLANT SCHEDULE PLANTING BEDS

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
HYD BEL	270	Hydrangea serrata "Bluebird" / Bluebird Serrate Hydrangea	3 gal
ILE DEN	140	Ilex glabra "Dessa" / Highberry Holly	3 gal
ITE LIT	350	Itea virginica "Little Henry" TM / Virginia Sweetpire	3 gal
JUN DWA	210	Juniperus procumbens "Nana" / Dwarf Japanese Juniper	3 gal
PIE CAV	70	Pieris japonica "Cavitate" / Lily of the Valley Bush	3 gal
RHO SCI	70	Rhododendron azalea "Scortchiton" / Azalea	3 gal
RDS PH	70	Rosa x "Pek Knockout" / Rose	3 gal
SPI AN2	140	Spiraea x bumalda "Anthony Waterer" / Anthony Waterer Spiraea	3 gal
SYR KM	140	Syringa pubescens "Miss Kim" / Miss Kim Korean Lilac	3 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT
CAR D02	210	Carex aurea / Golden Sedge	1 gal
FES ELI	210	Festuca cuneata "Elijah's Blue" / Elijah's Blue Fescue	1 gal
MIS SIN	70	Miscanthus sinensis "Adagio" / Adagio Eulalia Grass	1 gal
PEN AL0	140	Pennisetum alopecuroides "Handel" / Handel Dwarf Fountain Grass	1 gal
PEN KAR	210	Pennisetum orientale "Karle Rose" / Karle Rose Fountain Grass	1 gal
SES CAE	140	Seselia caerulea / Blue Moor Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT
AST V05	490	Astilbe chinensis "Vision in Pink" / Chinese Astilbe	1 gal
GER ROZ	260	Geranium x "Rosanne" TM / Hybrid Cranesbill	1 gal
HEU SH2	350	Heuchera x "Silver Scrolls" / Silver Scrolls Foamy Bells	1 gal
HOS OCT	210	Hosta x "Red October" / Red October Hosta	1 gal
IRI CEA	280	Iris sibirica "Caesar's Brother" / Caesar's Brother Siberian Iris	1 gal
SED LID	210	Sedum caudicola "Lidkense" / Purple Stonecrop	1 gal
SED AUS	210	Sedum x "Autumn Joy" / Autumn Joy Sedum	1 gal

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION.

CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY

CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

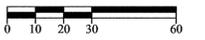
LEGEND:

- LAWN
- PLANTING BED
- RAIN GARDEN



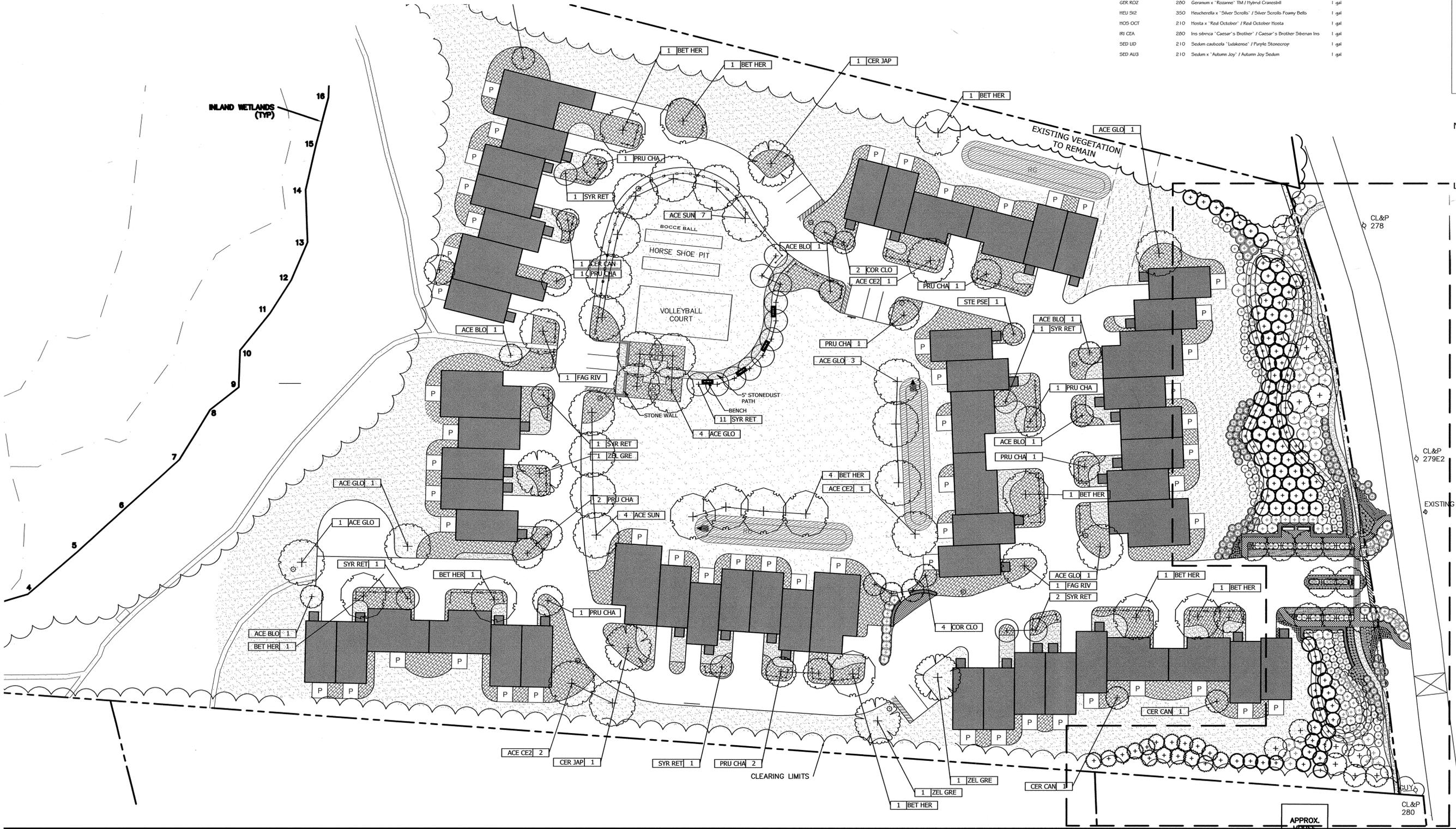
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Revisions	Date
1. Staff Comments	5.5.09
2. New Configuration	7.17.09
3. P & Z Revision	9.23.09 & 6.28.12



Planting Plan

Scale: 1" = 30'  
Date: 20 January 2012  
K+F Project No.: 2011013  
Drawing No.:



APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION.

CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY

CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

Planting Notes

1. NOTIFY LANDSCAPE ARCHITECT AT LEAST 24 HOURS PRIOR TO ANY ACTIVITY REQUIRING FIELD OBSERVATION.
2. PLANT LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED LANDSCAPE ARCHITECT. INDIVIDUAL STAKES SHALL BE PLACED FOR TREES AND SHRUBS. EDGE OF PLANTING BEDS SHALL BE PAINTED. NOTIFY LANDSCAPE ARCHITECT 24 HOURS PRIOR TO DESIRED APPROVAL.
3. PLANTS SHALL COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK". PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED. PLANTS SHALL BE FREE OF DEFECTS, DISEASES AND ALL FORMS OF INSECT INFESTATIONS.
4. ALL PLANTS SHALL BE PLANTED TO SAME DEPTH AS AT PLACE OF GROWTH, EXCEPT WHERE NOTED OTHERWISE.
5. ALL PLANTING AREAS SHALL RECEIVE 12" OF SPECIFIED SOIL MIXTURE: 10" SCREENED LOAM, 2" OF COMPOST. BLEND COMPOST INTO TOP 4" OF SOIL. PLANTING SOIL MIXTURE SHALL BE FREE OF SUBSOIL, LUMPS, STONES, PLANTS, ROOTS, AND OTHER FOREIGN MATTER.
6. ALL LAWN AREAS SHALL RECEIVE A MIN. OF 4" OF SCREENED LOAM.
7. ALL PLANTING AREAS SHALL BE MULCHED WITH WELL-ROTTED, FINELY SHREDED, DARK HEMLOCK BARK MULCH. TREES AND SHRUBS SHALL RECEIVE 3 INCHES, PERENNIAL AND GROUND COVER BEDS SHALL RECEIVE 2 INCHES. PROVIDE L.A. WITH SAMPLE FOR APPROVAL.
8. NO SUBSTITUTIONS OF PLANT SPECIES OR CULTIVARS ALLOWED BY CONTRACTOR. CONTRACTOR SHALL NOTIFY K+F OF AVAILABILITY ISSUES PRIOR TO FINALIZATION OF PLANT ORDER(S).
9. ALL BURLAP, TWINE, AND WIRE SHALL BE COMPLETELY REMOVED OR CUT AWAY AT TIME OF INSTALLATION.
10. PLANT WARRANTY SHALL BE FOR 2 GROWING SEASONS FROM THE TIME OF INSTALL.
11. IF NO IRRIGATION SYSTEM IS PLANNED, CONTRACTOR SHALL INFORM OWNER OF WATERING REQUIREMENTS.
12. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER IMPROVEMENTS SHALL BE HYDROSEED AS LAWN. HYDROSEED GRASS MIX SHALL BE DETERMINED BASED ON SEASON OF INSTALLATION.
13. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING OR BACKFILLING. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE AS WORK PROGRESSES.
15. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
16. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLOSE COORDINATION WITH OWNER, GENERAL CONTRACTOR, RELATED SUBCONTRACTORS, LANDSCAPE ARCHITECT, AND ALL SITE WORK RELATED ITEMS.
17. NO PLANTINGS SHALL BE PLACED WITHIN 5 FEET OF FIRE HYDRANTS.
18. NO PLANTS ON THE STATE OF CONNECTICUT'S INVASIVE SPECIES LIST SHALL BE USED.

2 Typical Rain Garden  
Scale: 1" = 10'

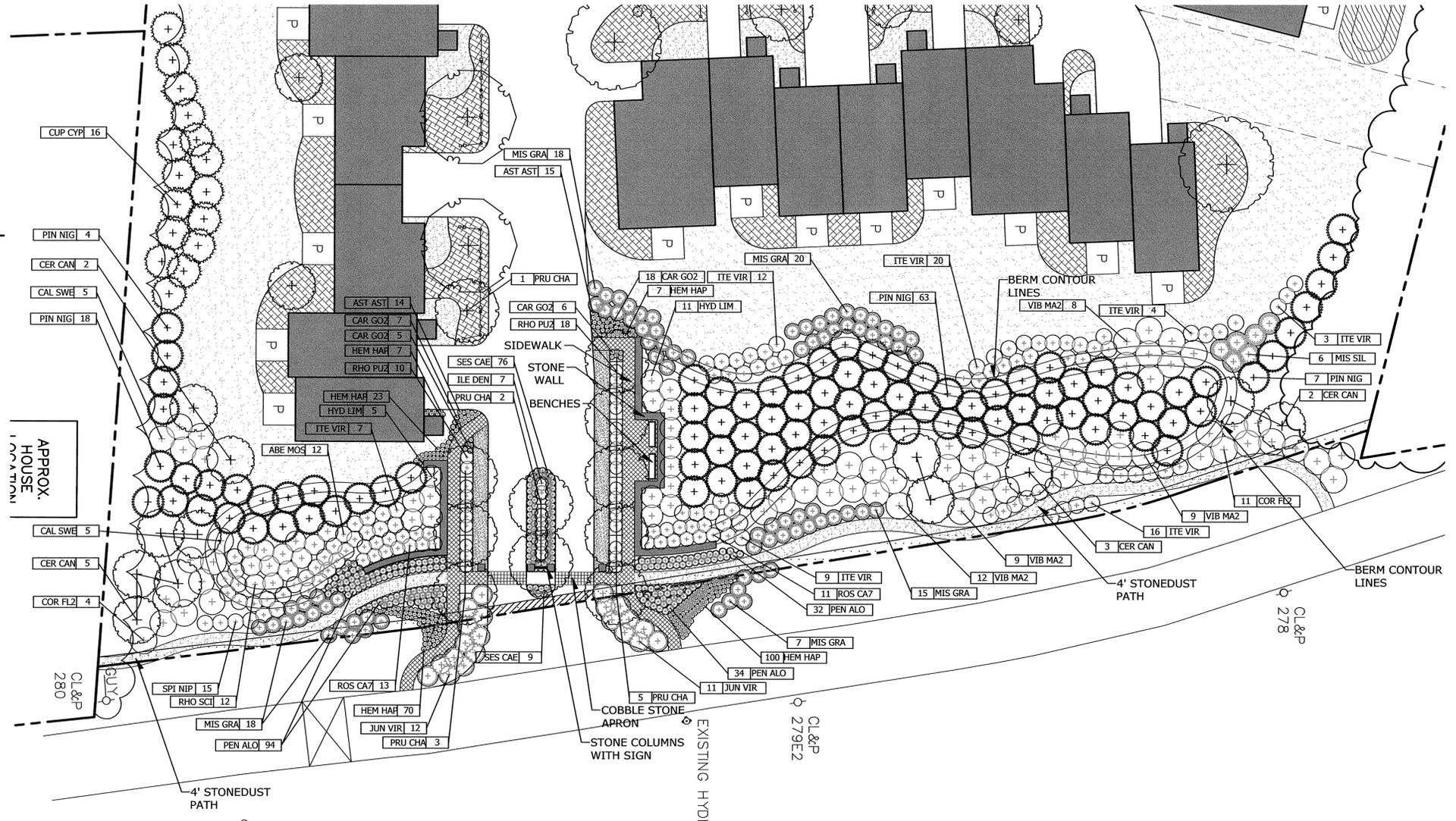
Sample Rain Garden= 1716 SF  
Total Site Rain Gardens= 5,148 SF

3 Representational Building Frontage  
Scale: 1" = 10'

Sample Planting Bed= 405 SF  
Total Site Planting Bed= 28,378 SF

PLANT SCHEDULE FRONT ENTRY

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
CER CAN	12	Cercis canadensis / Eastern Redbud	B # B		6-7" H
CUP CYP	96	Cupressocyparis leylandii / Leyland Cypress	B # B		5-6" H
PIN NIG	92	Pinus nigra / Austrian Black Pine	B # B		6-7" H
PRU CHA	11	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	B # B	2.5" Cal	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
ABE MOS	12	Abelia mosanensis 'Fragrant Abelia' / Fragrant Abelia	3 gal		
CAL SWE	10	Calycanthus flodus / Sweet Shrub	3 gal		
COR FL2	15	Cornus sencana 'Flaviramea' / Yellow Twig Dogwood	3 gal		
HYD LIM	16	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	3 gal		
ILE DEN	7	Ilex glabra 'Densa' / Inkberry Holly	3 gal		
ITE VIR	71	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 gal		
JUN VIR	23	Juniperus chinensis sargentii 'Vindis' / Green Sargent Juniper	3 gal		
RHO SCI	12	Rhododendron azalea 'Scintillation' / Azalea	3 gal		
RHO PU2	26	Rhododendron x 'Purple Gem' / Rhododendron	3 gal		
ROS CA7	24	Rosa shrub 'Carefree Sunshine' / Carefree Sunshine Shrub Rose	3 gal		
SPI NIP	15	Spiraea nipponica 'Snowmound' / Snowmound Spirea	3 gal		
VIB MA2	36	Viburnum plicatum 'Manesii' / Manes Doublefile Viburnum	3 gal		
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT		
CAR GO2	36	Carex aurea / Golden Sedge	1 gal		
MIS GRA	78	Miscanthus sinensis 'Gracillimus' / Maiden Grass	1 gal		
MIS SIL	6	Miscanthus sinensis 'Silberfeder' / Silver Feather Grass	1 gal		
PEN ALO	160	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal		
SES CAE	85	Seslena caerulea / Blue Moor Grass	1 gal		
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
AST AST	29	Aster dumosus 'Wood's Pink' / Wood's Aster	1 gal		
HEM HAP	207	Heemerallis x 'Happy Returns' / Happy Returns Daylily	1 gal		



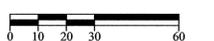
1 Entry Improvement and Planting Enlargement  
Scale: 1" = 20'

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



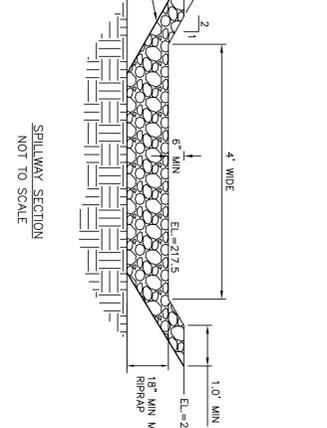
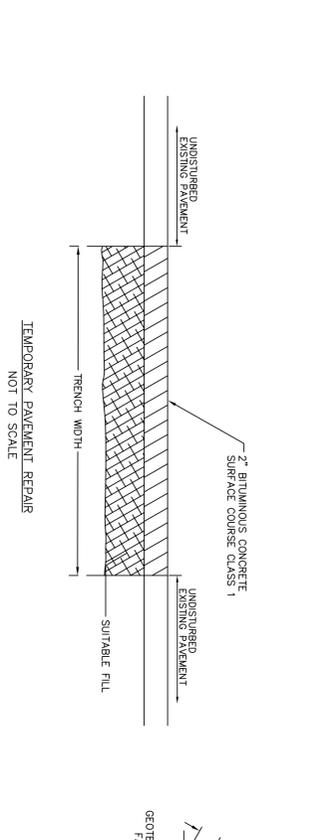
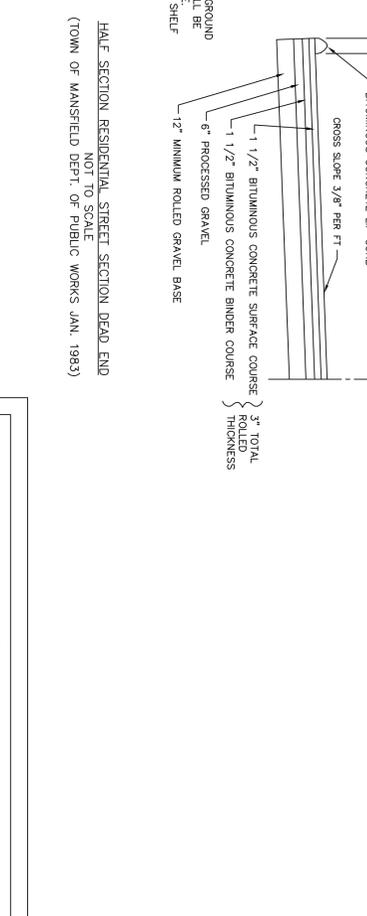
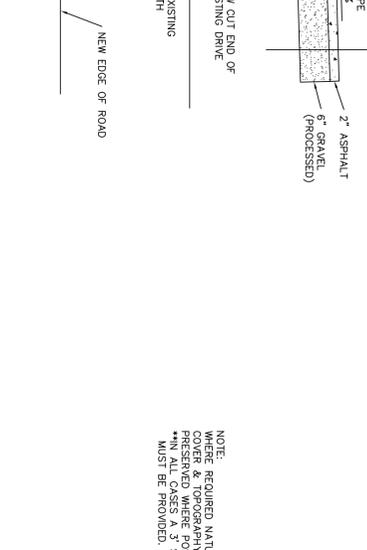
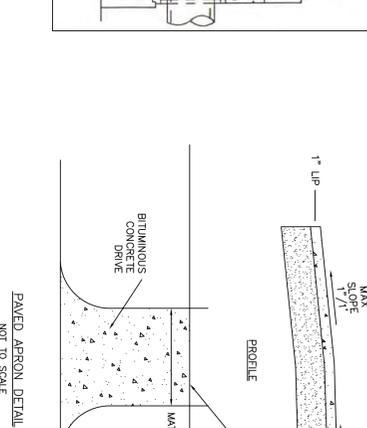
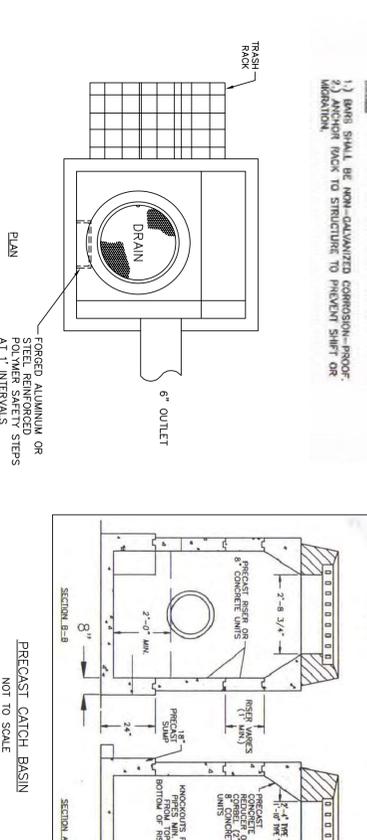
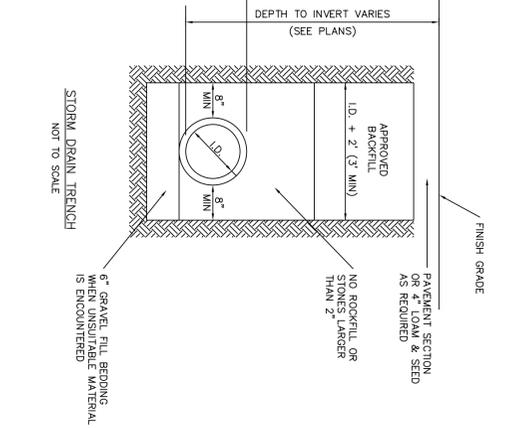
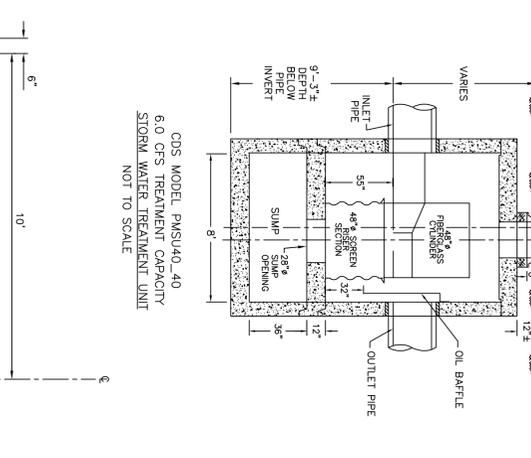
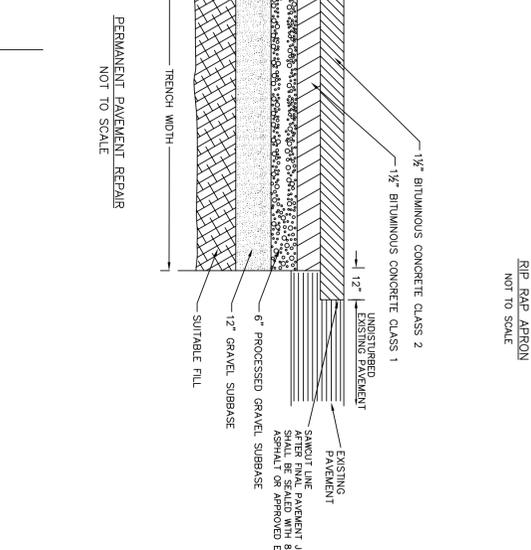
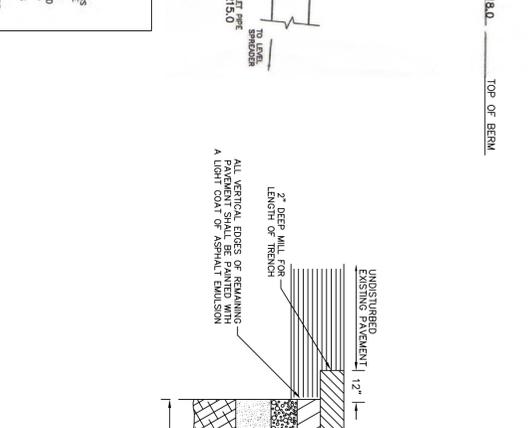
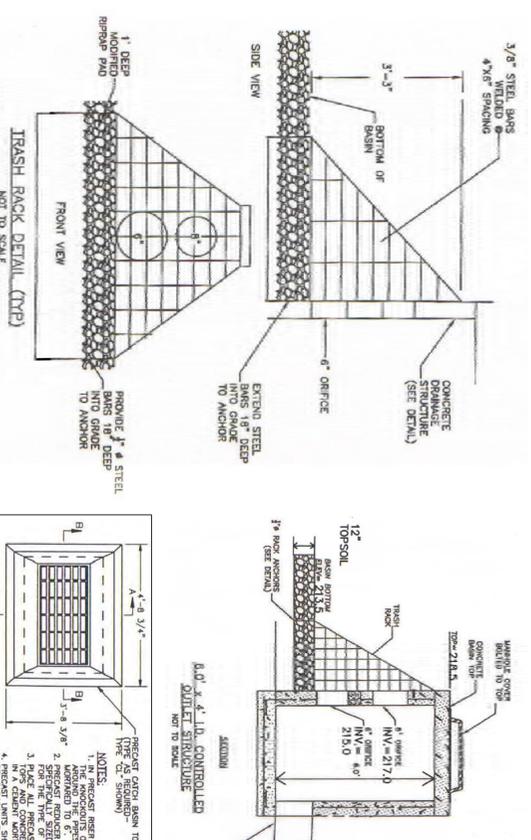
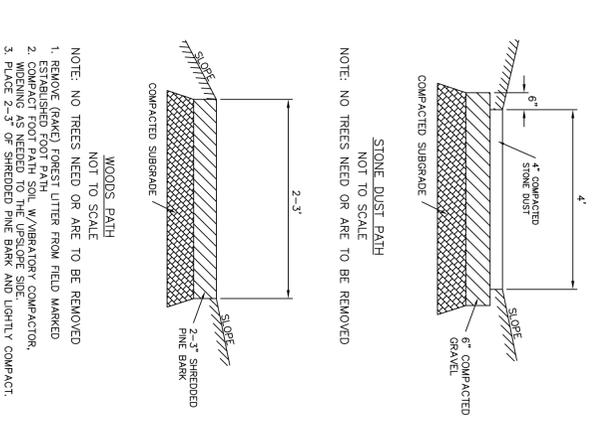
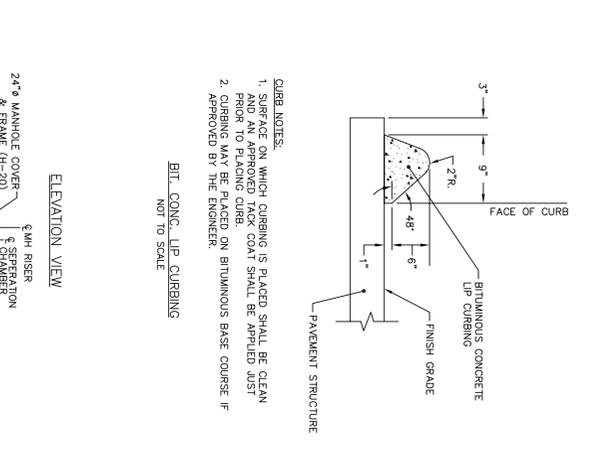
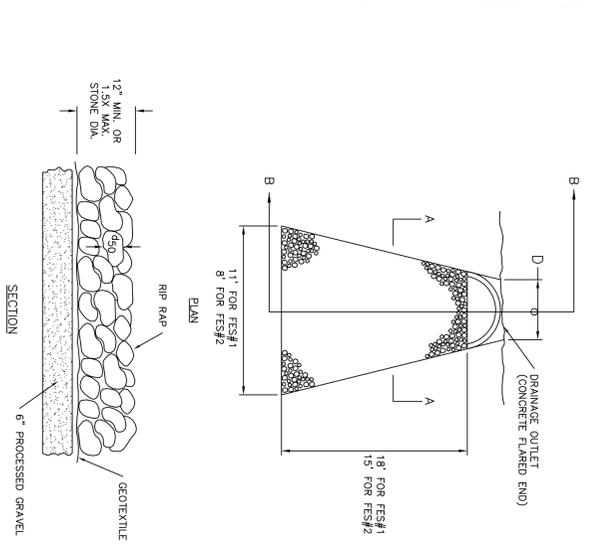
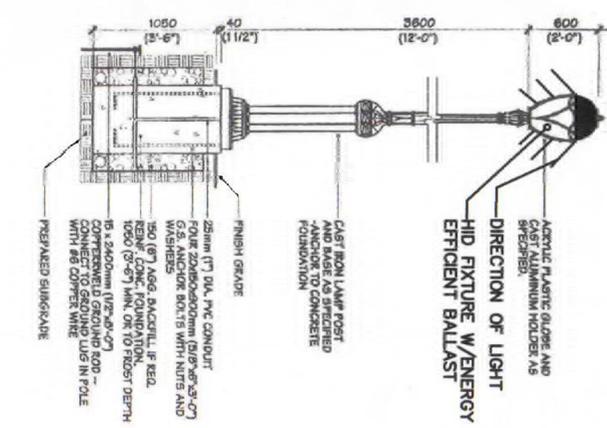
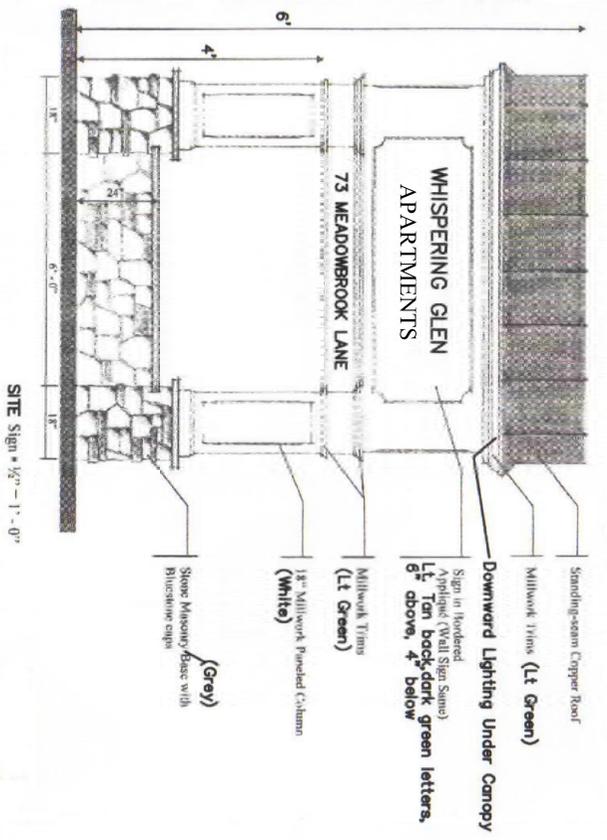
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Revisions	Date
1. Staff Comments	5.5.09
2. New Configuration	7.17.09
3. P & Z Revision	9.23.09 & 6.28.12



Planting Plan

Scale	1" = 30'
Date	20 January 2012
K+F Project No.	2011013
Drawing No.	



APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION	
SECRETARY OR CHAIRMAN	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS	
DIRECTOR	DATE
APPROVED BY THE MANSFIELD INLAND WETLANDS AGENCY	
SECRETARY OR CHAIRMAN	DATE

DATE		REVISION	

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

DATE:	DECEMBER 2011
DRAWN BY:	-
SCALE:	AS NOTED
SHEET NO.:	10 of 11
DRAWING NO.:	-

