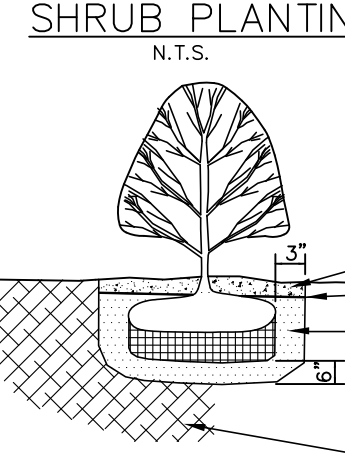
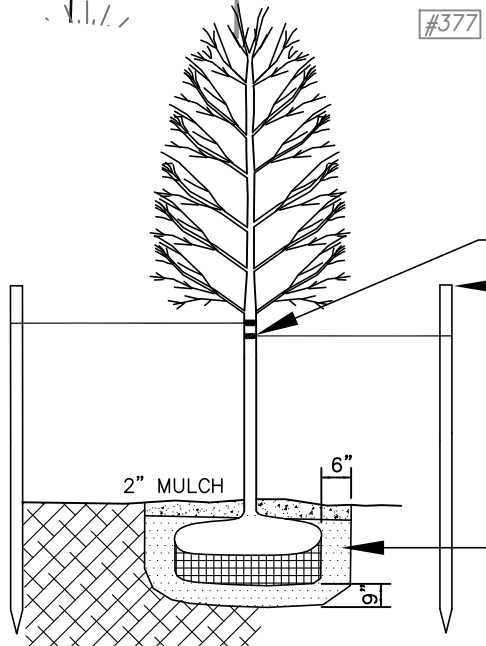


- NOTES:**
1. PARCEL OWNER: EARL J. JR. & LAUREN A. KURTZ
 2. AREA: ± 18.94 AC TOTAL
 3. ADDRESS: #648 WALLINGFORD ROAD
 4. CURRENT ZONE: R-40
 5. SITE TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLAND WETLAND PERMIT.
 9. ALL ROOF LEADERS TO CONNECT TO UNDERGROUND STORAGE OR DOWNSPOUTS
 10. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF DEEMED NECESSARY BY THE CHESHIRE POLICE DEPARTMENT.
 11. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICE MUST BE APPROVED BY THE CHESHIRE POLICE DEPARTMENT.
 12. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT (203) 271-6670 AND (203) 271-6650, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 13. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 14. PURPOSE IS FOR SINGLE FAMILY DEVELOPMENT.
 15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 16. PRESERVE AS MANY TREES AS POSSIBLE.
 17. DRIVEWAY GRADES NOT TO EXCEED 15%.
 18. TOWN STAFF REQUESTS EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 19. STREET TREE REQUIRED: SEE LANDSCAPE CHART PER TOWN OF CHESHIRE REGULATIONS.
 20. PAVED APRONS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 21. ALL BUILDINGS AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
 22. ANY DAMAGE TO CURBING OR WALKS TO BE REBUILT TO TOWN SPECIFICATIONS.

DENSITY CALCULATIONS			
AGE RESTRICTED PLANNED RESIDENTIAL DEVELOPMENT: Maximum Number of Dwelling Units (43.48 a)			
Total Net Area = Gross Land - 50% (Slopes >25% + Inland Wetlands + Floodplain) = (18.942+5.128) - 50% (0.06+3.58+0.00) = 22.25 Ac			
Maximum Number of Dwelling Units = Total Net Area - 10% for roads divided by 43,560 sf multiplied by two (2) = ((22.25 - 2.225) / 43,560) * 2 = 40 units			
PROPOSED 34 UNITS (17 3BR + 17 2BR) FOR 85 TOTAL BEDROOMS			
Required Common Land = 40% of net property area = 40%*22.25 Ac = 8.90 Ac PROPOSED 14.8 Ac			
AGE RESTRICTED PLANNED RESIDENTIAL DEVELOPMENT SETBACKS			
REQUIREMENTS			
DWELLING TO STREETLINE	100'		
OTHER PROPERTY LINES	25'		
DISTANCE BETWEEN DWELLINGS	15'		
* DISTANCE TO INCREASE TO 20' IF FACING WALLS CONTAIN A WINDOW.			
PARKING REQUIREMENTS:			
2 SPACES PER DWELLING UNIT (33.1:1)	REQUIRED	PROVIDED	
	68	68 GARAGE SPACES 12 VISITOR SPACES	
COVERAGE:			
PROPOSED BUILDING COVERAGE	SF	%	
	81,838	7.8	
PROPOSED IMPERVIOUS COVERAGE			
	173,928	16.6	
* SITE AREA = 1,048,530 SF			



PLANTING LIST	QUAN.	NAME	SIZE
34	Az	WHITE GUMPO AZALEA <i>Arctostaphylos</i>	12"-15"
34	Rh	RHOODODENDRON GRANDIFLORUM <i>Rhododendron catesbaei</i>	15"-18"
34	Ki	MOUNTAIN LAUREL <i>Kalmia latifolia</i>	3'-4'



DECIDUOUS TREE PLANTING

RECOMMENDED STREET TREES

- ACER SACCHARUM
QUERCUS BILBOA MALE
GLEDETIA TRI. INERMIS THORNLESS
LIQUIDAMBAR STRYACIFLUA
QUERCUS ALBA
PLATANUS ACERIFOLIA
PRUNUS SEROTINA
QUERCUS BOREALIS
QUERCUS FALCATUS
TILIA CORDATA
TILIA TOMENTOSA
- SUGAR MAPLE
MALE QINQ
HONEYLOCUST
SWEETGUM
TULIP TREE
LONDON PLANE
BLACK CHERRY
RED OAK
PIN OAK
LITTLE LEAF LINDEN
SILVER LINDEN

- LANDSCAPE NOTES**
1. ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
 2. SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT AFTER SETTLEMENT OF THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, PUDDLE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
 3. INSTALL SHREDDED BARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
 4. BARE AND DISTURBED AREAS SHALL BE SEEDED, IF NOT NOTED FOR TURF. PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.
 5. ALL PLANTINGS INCLUDING SEED MIXES SHALL BE NATIVE.
 6. ALL NEW WATER QUALITY BASINS SHALL INCORPORATE NON-INVASIVE NATIVE PLANTINGS.

LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR

Disclaimers:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	06-30-21 REDUCED URA IMPACT
REVISION-2:	6/7/21 STAFF COMMENTS
REVISION-1:	5/14/21 SAN. SEWER CROSSING
PROJECT:	220021-LOWLEY CHESHIRE
DB: AQ	SR: ---
DR: AQ	

SEAL:

Andrew J. Quirk
CT P.E. #22558

kratzert, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

SITE LAYOUT AND LANDSCAPING MAP

for

WHISPERING OAKS

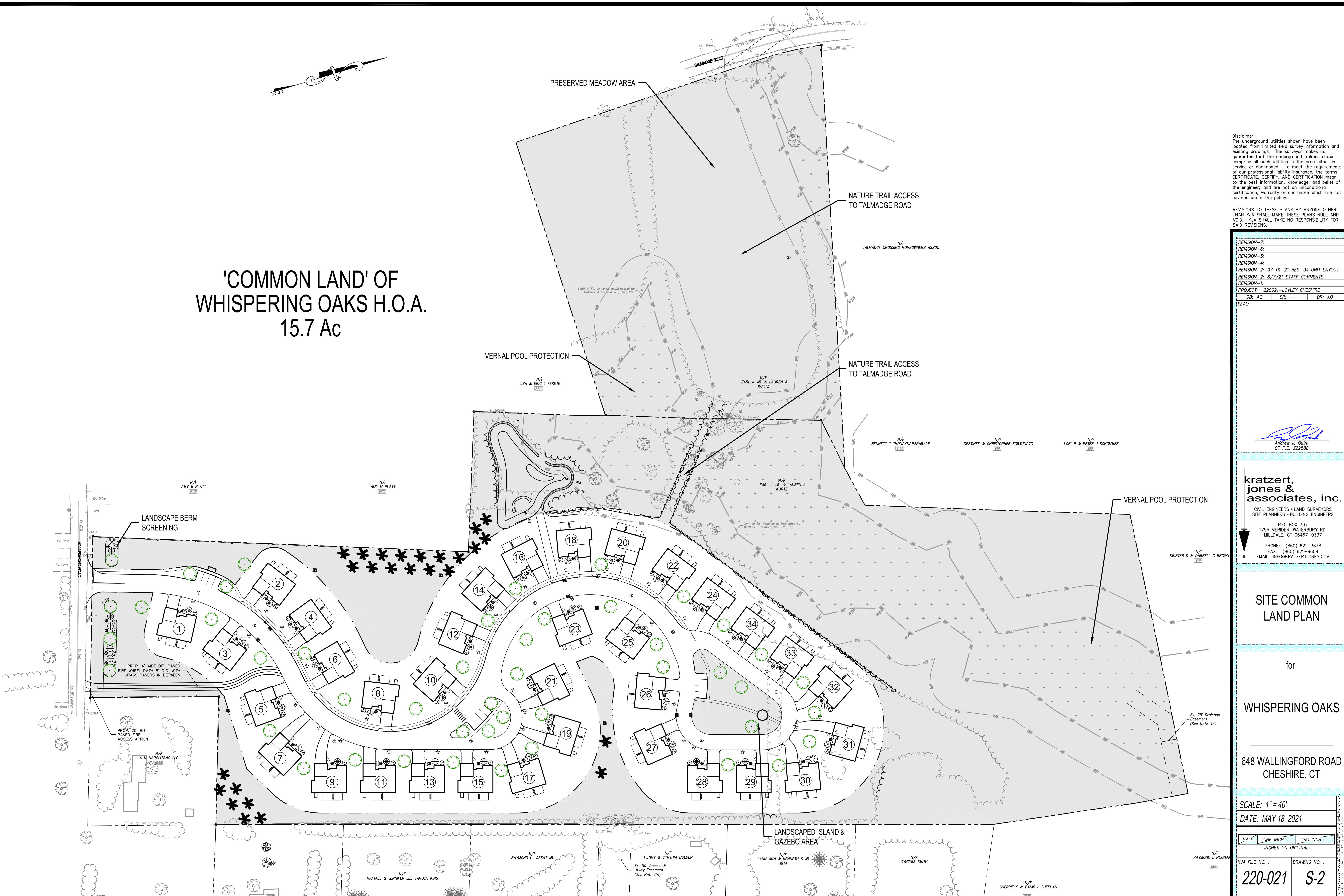
648 WALLINGFORD ROAD
CHESHIRE, CT

SCALE: 1" = 40'
DATE: MARCH 24, 2021

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO.:
220-021

DRAWING NO.:
S-1



'COMMON LAND' OF
WHISPERING OAKS H.O.A.
15.7 Ac

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3: 07-01-21 RED. 34 UNIT LAYOUT
REVISION-2: 6/7/21 STAFF COMMENTS
REVISION-1:
PROJECT: 220021-LOWLEY CHESHIRE
DB: AQ SR: --- DR: AQ
SEAL:

Andrew J. Quirk
CT P.E. #22568

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

SITE COMMON
LAND PLAN

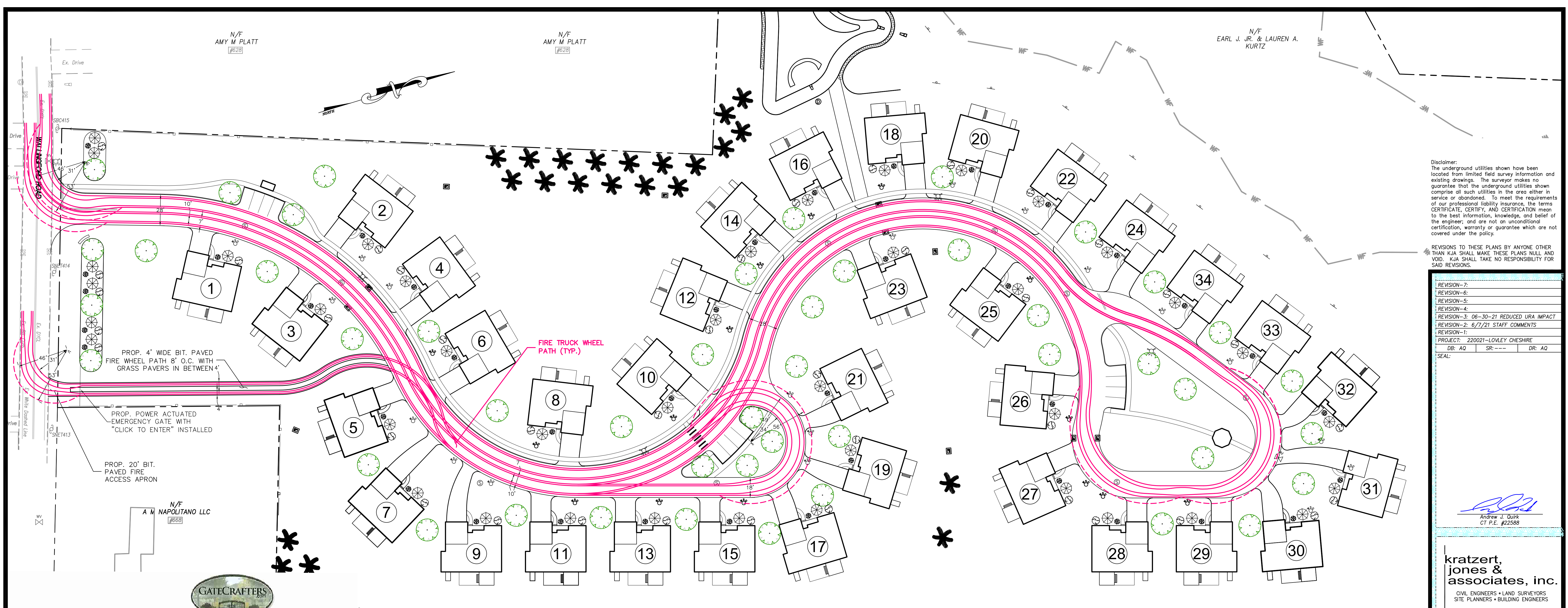
for
WHISPERING OAKS

648 WALLINGFORD ROAD
CHESHIRE, CT

SCALE: 1" = 40'
DATE: MAY 18, 2021

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO.: 220-021
DRAWING NO.: S-2



Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3: 06-30-21 REDUCED URA IMPACT
REVISION-2: 6/7/21 STAFF COMMENTS
REVISION-1:
PROJECT: 220021-LOVLEY CHESHIRE
DB: AQ SR: --- DR: AQ
SEAL:

Andrew J. Quirk
CT P.E. #22568

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

The Estate Swing 14 Foot Long, Dual Driveway Gate Made in USA

Quantity: 1

[Add to Cart](#)
[Instant Price Match](#)
[Calculate Shipping](#)
[Email me a Quote](#)

[Play Video](#)

Product Details

- Specifications
- Standard Features & Additional Options
- Detailed Images
- Further Images

Specifications

- Length: 14 feet long
- Gate Length + Hinge: 14 feet, 7 inches long
- Gate Length + Hinge + Estate Swing 3" Mounting posts: 15 feet, 0.50 inches long
- Height: 5 feet on sides, 6 feet at the apex

From the innovative brand **Estate Swing** known for its dependable gate automation comes the new eye catching and affordable **Estate Swing** Driveway Gate Collection. With an elegant sweeping arc and clean lines this dual 14 foot long gate is functional both in its appearance and in regard to automation. The design incorporates classic artistry, sturdy wrought aluminum alloy and a smooth powder coated finish. Unlike other driveway gates where automation is a secondary thought, **Estate Swing** recognized the need for operator placement from the start, therefore customer automation preferences were considered beforehand which ultimately prevents awkward looking and structurally unsound fat bars from being added later on. See "gate construction" below for more details on how other gate companies fail to create much needed automation support.

By using 8061-T6 wrought aluminum 1/2 inch pickets and a full 2 inch square frame members we create a tough and durable gate that is stronger lighter and is almost twice as resistant to denting or bending than steel, which in turn, is safer for people and objects as well as extends the operator life since it puts less strain on the gears. As gate automation professionals, **Estate Swing** sought to anticipate the needs of consumers and incorporate those details when designing this dynamic driveway gate. It's easy to drill, easy to lift, easy to automate which keeps both the DIY installation effort and cost down significantly.

One other unique factor about our **Estate Swing** Driveway Gate Collection is that they are made in the U.S. by skilled welders which follow the American Welding Society's Standards. Keeping the manufacturing local allows for efficient quality review and substantially quicker shipping time compared to overseas outsourcing.

With all of these features and benefits another company would charge a much higher price, but because GateCrafters.com has a special relationship with Estate Swing, we've decided to pass the savings on to you! From our loyal GateCrafters customers we've heard the request for affordable security. Never before has such a well designed driveway gate been so accessible and so affordably priced.

Pierce Turning Performance Analysis 1/15/03

Parameters:

Inside Cramp Angle:	33.00 °
Axle Track:	83.11 in.
Wheel Offset:	5.25 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	22.00 in.
Front Overhang:	151.60 in.
Wheelbase:	252.00 in.

Calculated Turning Radii:

Inside Turn:	31 ft. 2 in.
Curb to Curb:	45 ft. 8 in.
Wall to Wall:	52 ft. 7 in.

Comments:

Aerial Application

PROJECTED LANCE II PERFORMANCE

Specifications:

UNIT SIZE - 50 CM X 50 CM X 2.5 CM
(20" X 20" X 1")
AVAILABLE IN 9 STANDARD ROLL SIZES

UNIT WEIGHT - 510 GRAMS (18 OZ.)
OR 2.0 KG (4.5 POUNDS)
STRENGTH - 402 KG/CM (5720 PSI)
COLOR - BLACK (STANDARD)
RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

PLAN

GRASSPAVE2 SQUARES

ADJACENT GRASSPAVE2 SQUARES

SEE ENLARGEMENT BELOW

RINGS FILLED WITH CONCRETE SAND (CLEAN, SHARP SAND)

1/4" ABOVE TOP OF RING

COMPACTED SANDY GRAVEL ROAD BASE

95% MODIFIED PROCTOR DENSITY

6 INCHES TO 12 INCHES (DEPTH OF BASE COURSE TO BE DETERMINED BY ON-SITE ENGINEER)

COMPACTED SUBGRADE

SECTION

TOP OF GRASS ROOT MASS 6 MM (1/4") ABOVE TOP OF RING

GRASSPAVE2 ATTACH WITH SNAP-FIT FASTENERS

ROOT MASS TO FILL GRASSPAVE2

COMPACTED SANDY GRAVEL BASE COURSE

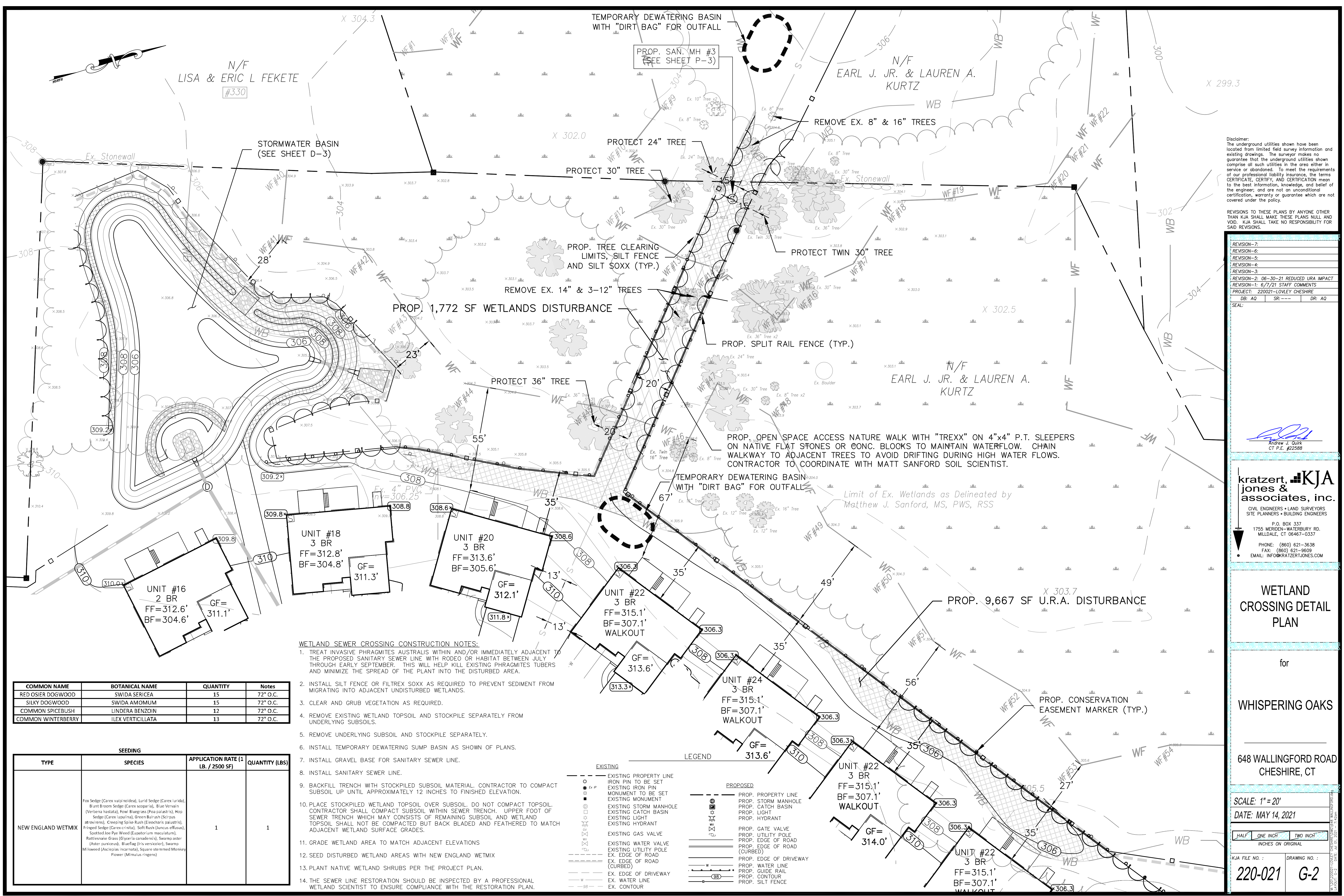
ENLARGEMENT

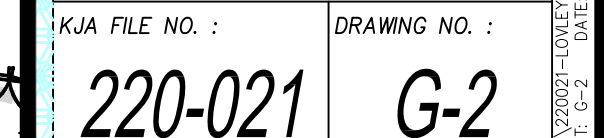
LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR

GRASS PAVERS BETWEEN WHEEL PATHS

GRASSPAVE 2 SYSTEM TO MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL





SEEDING			
TYPE	SPECIES	APPLICATION RATE (1 LB. / 2500 SF)	QUANTITY (LBS)
NEW ENGLAND WETMIX	Fox Sedge (<i>Carex vulpinoidea</i>), Lurid Sedge (<i>Carex lurida</i>), Blunt Broom Sedge (<i>Carex scoparia</i>), Blue Vervain (<i>Verbena hastata</i>), Fowl Bluegrass (<i>Poa palustris</i>), Hop Sedge (<i>Carex lupulina</i>), Green Bulrush (<i>Scirpus atrovirens</i>), Creeping Spine Rush (<i>Eriocaulon palustre</i>), Fringed Sedge (<i>Carex crinita</i>), Soft Rush (<i>Juncus effusus</i>), Spotted Joe Pye Weed (<i>Eupatorium maculatum</i>), Rattlesnake Grass (<i>Glyceria canadensis</i>), Swamp aster (<i>Aster puniceus</i>), Blueflag (<i>Iris versicolor</i>), Swamp Milweed (<i>Asclepias incarnata</i>), Square-stemmed Monkey Flower (<i>Mimulus ringens</i>)	1	1