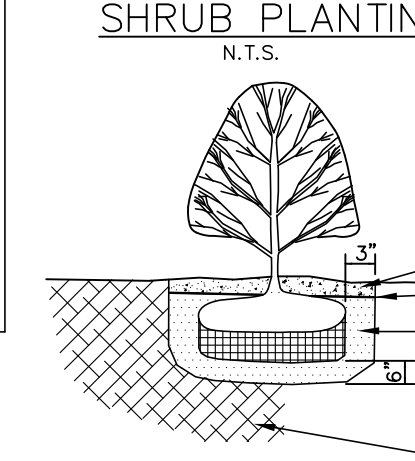


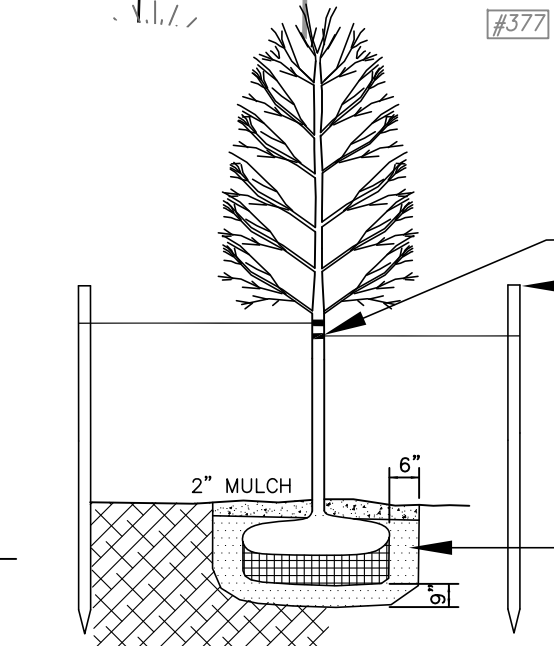
NOTES:

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WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.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.

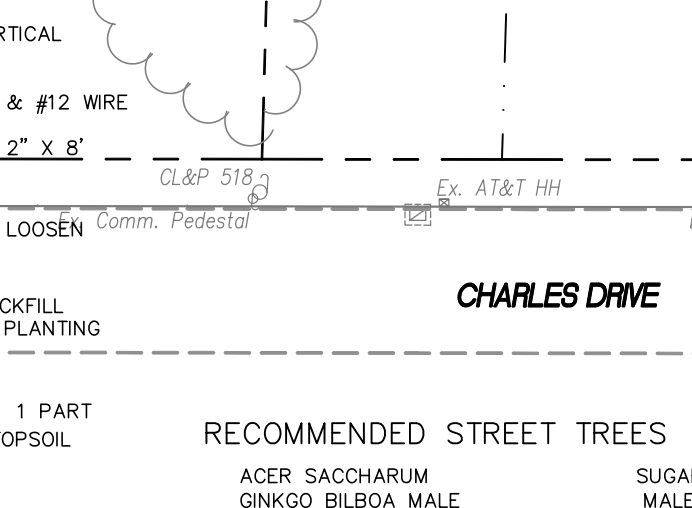
DENSITY CALCULATIONS			
AGE RESTRICTED PLANNED RESIDENTIAL DEVELOPMENT: Maximum Number of Dwelling Units (43.48 a)			
Total Net Area = Gross Land - 50% (Slopes >25% + Inland Wetlands + Floodplain) = (18.942+5.128) - 50% (0.06+3.58+0.00) = 22.25 Ac			
Maximum Number of Dwelling Units = Total Net Area - 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)	68	68 GARAGE SPACES 12 VISITOR SPACES	
COVERAGE:			
PROPOSED BUILDING COVERAGE	51,838	7.8	
PROPOSED IMPERVIOUS COVERAGE	173,928	16.6	
* SITE AREA = 1,048,530 SF			



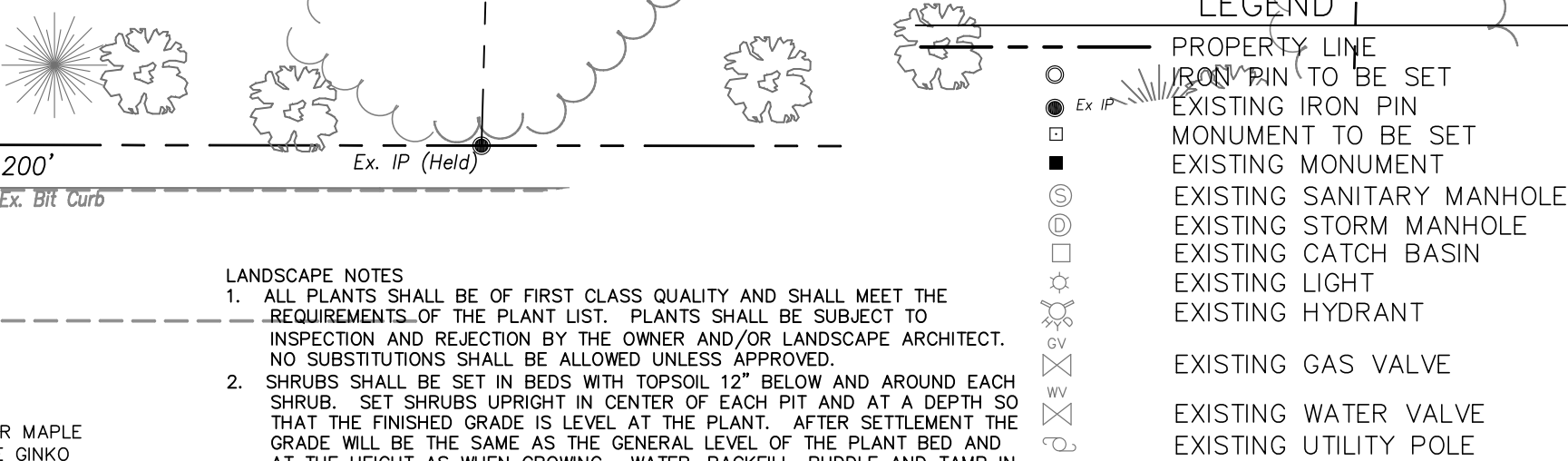
PLANTING LIST	QUAN.	NAME	SIZE
34	Az	WHITE GUMBO AZALEA <i>Arctostaphylos</i>	12"-15"
34	Rh	RHODOCODENDRON GRANDIFLORUM <i>Rhododendron catawbiense</i>	15"-18"
34	Ki	MOUNTAIN LAUREL <i>Kalmia latifolia</i>	3'-4'



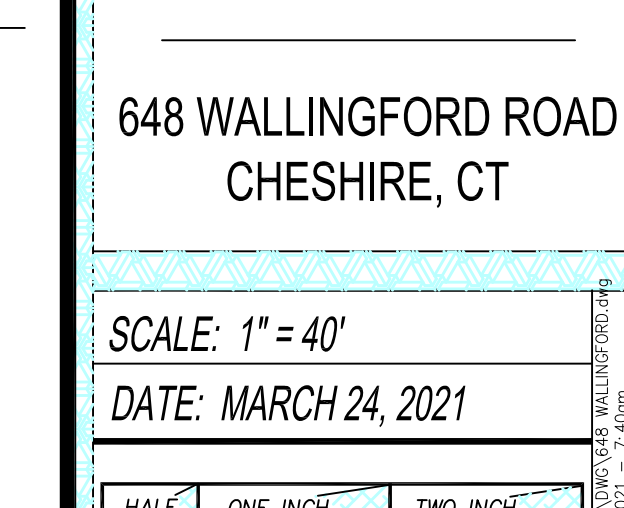
DECIDUOUS TREE PLANTING	QUAN.	NAME	SIZE
34	Az	WHITE GUMBO AZALEA <i>Arctostaphylos</i>	12"-15"
34	Rh	RHODOCODENDRON GRANDIFLORUM <i>Rhododendron catawbiense</i>	15"-18"
34	Ki	MOUNTAIN LAUREL <i>Kalmia latifolia</i>	3'-4'



RECOMMENDED STREET TREES	QUAN.	NAME	SIZE
34	Az	WHITE GUMBO AZALEA <i>Arctostaphylos</i>	12"-15"
34	Rh	RHODOCODENDRON GRANDIFLORUM <i>Rhododendron catawbiense</i>	15"-18"
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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:	5/14/21 SAN. SEWER CROSSING
PROJECT:	220021-LOWLEY CHESHIRE
DB: AQ	SR: ---
DR: AQ	
SEAL:	

kratzert, jones & associates, inc.
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SITE PLANNERS • BUILDING ENGINEERS
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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