## SCHEDULE OF DIMENSIONAL REQUIREMENTS
## ZONE R-20 DMR

| | REQUIRED/ALLOWED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA: | 5 ACRES | 14.79 ACRES |
| MINIMUM LOT FRONTAGE: | 300' | 774.41' |
| MAXIMUM BUILDING HEIGHT: | 40' | 33' |
| MAXIMUM BUILDING COVERAGE: | 25% | 9.9% |
| *UNIT DENSITY: (5000 SF/UNIT) | 86 | 86 |

*SEE ART. X.4.A.4.D REQUIRING SPECIAL DIMENSIONAL EXCEPTIONS BY THE COMMISSION

AFFORDABLE HOUSING UNITS (20%) – ART. X SEC. 6.K
TWO BEDROOM UNITS – 1200 SQ.FT. LIVABLE AREA OR LESS

| | | |
|---|---|---|
| UNITS IN 2-FAMILY DWELLINGS | – | 0 |
| MULTI FAMILY DWELLINGS | 18 | 18 |
| ACCESSIBLE HOUSING UNITS | 4 MIN. | 4 |

NOTE: THE DEVELOPER WILL COORDINATE WITH THE MANSFIELD HOUSING AUTHORITY AND OTHER STATE AND REGIONAL AGENCIES THAT PROMOTE AFFORDABLE HOUSING OPPORTUNIES TO MARKET THE AFFORDABLE UNITS TO LOW AND MODERATE INCOME FAMILIES.

UNIT DENSITY CALCULATION (ART.X.A.5.B)*
TOTAL SITE AREA = 14.89 ACRES (648,302 SQ.FT.)
AREA OF SLOPES > 15% = 1.97 ACRES (85,085 SQ.FT.)
AREA OF WETLANDS = 2.89 ACRES (125,828 SQ.FT.)
641,302 – 85,085 – 125,828 = 430,389 SQ.FT.
430,389 SQ.FT./5000SF/UNIT = 86.07 UNITS

PARKING–MEADOWBROOK GARDENS–(ART X.A.5.B)
PARKING REQUIRED (36 UNITS x 2 SPACES/UNIT) = 72
REGULAR PARKING SPACES PROVIDED – 81
HANDICAP PARKING SPACES PROVIDED – 4
TOTAL PARKING SPACES PROVIDED – 85

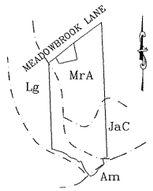
## SOIL MAP

SCALE : 1" = 400'

-- SOILS LEGEND --

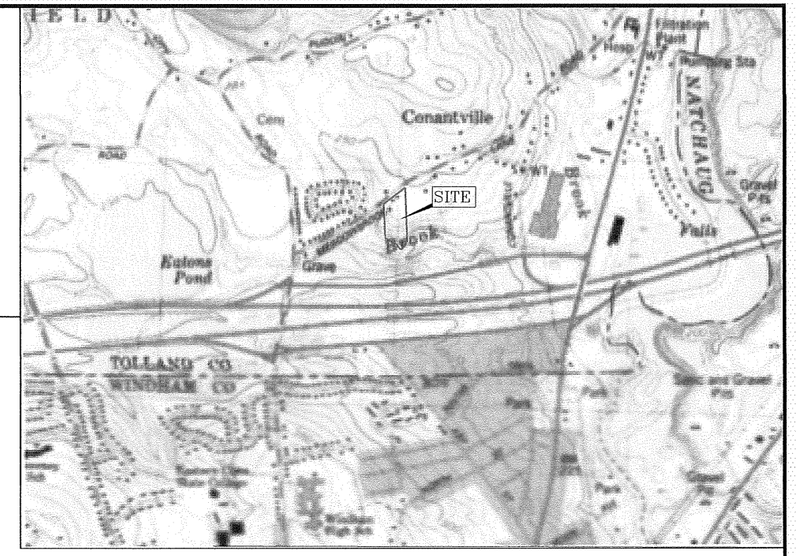
| SYMBOL | DESCRIPTION |
|---|---|
| Am | ALLUVIAL LAND |
| JaC | JAFFREY GRAVELLY SANDY LOAM AND LOAMY SAND, 3 TO 15 PERCENT SLOPES |
| Lg | LEICESTER-RIDGEBURY-WHITMAN VERY STONY COMPLEX |
| MrA | MERRIMAC FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES |

-- SOILS DATA AS PER : "SOIL SURVEY, TOLLAND COUNTY, CONNECTICUT, UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE"




NOTES:

1.) SUBJECT PROPERTY IS NOT LOCATED IN AN AQUIFER PROTECTION AREA AS DELINEATED ON MAP ENTITLED "AQUIFER PROTECTION AREAS MANSFIELD, CT. DECEMBER 28, 2015" PREPARED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION 79 ELM STREET HARTFORD, CT 06106-5127.




## LOCATION MAP

SCALE : 1" = 1000'

# MEADOWBROOK GARDENS

## 91–93 MEADOWBROOK LANE
## MANSFIELD CENTER, CONNECTICUT 06250

OWNER & APPLICANT
UNIGLOBE INVESTMENT, LLC
73 MEADOWBROOK LANE
MANSFIELD CENTER, CT 06250

JANUARY 8, 2016
REVISED: APRIL 11, 2016

INDEX TO SHEETS


| | |
|---|---|
| COVER SHEET | SHEET 1 OF 11 |
| BOUNDARY SURVEY | SHEET 2 OF 11 |
| EXISTING TOPOGRAPHIC SURVEY | SHEET 3 OF 11 |
| DEMOLITION PLAN | SHEET 4 OF 11 |
| SITE LAYOUT & GRADING PLAN | SHEET 5 OF 11 |
| EROSION, SEDIMENTATION & MAINTENANCE PLAN | SHEET 6 OF 11 |
| DETAIL SHEET | SHEET 7 OF 11 |
| DETAIL SHEET | SHEET 8 OF 11 |
| DETAIL SHEET | SHEET 9 OF 11 |
| LANDSCAPE-LIGHTING-SIGN PLAN | SHEET 10 OF 11 |
| LANDSCAPE-LIGHTING-SIGN DETAILS | SHEET 11 OF 11 |


APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

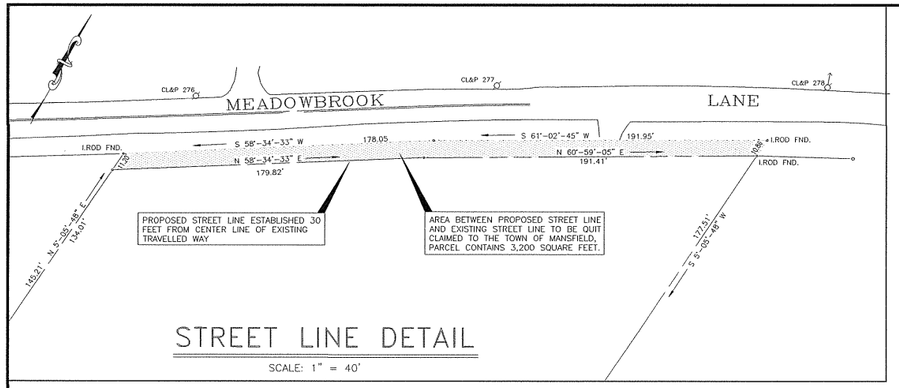
DIRECTOR DATE


DATUM ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CONNECTICUT 06250

GERALD HARDISTY, P.E.
203 BOSTON HILL ROAD
ANDOVER, CONNECTICUT 06232

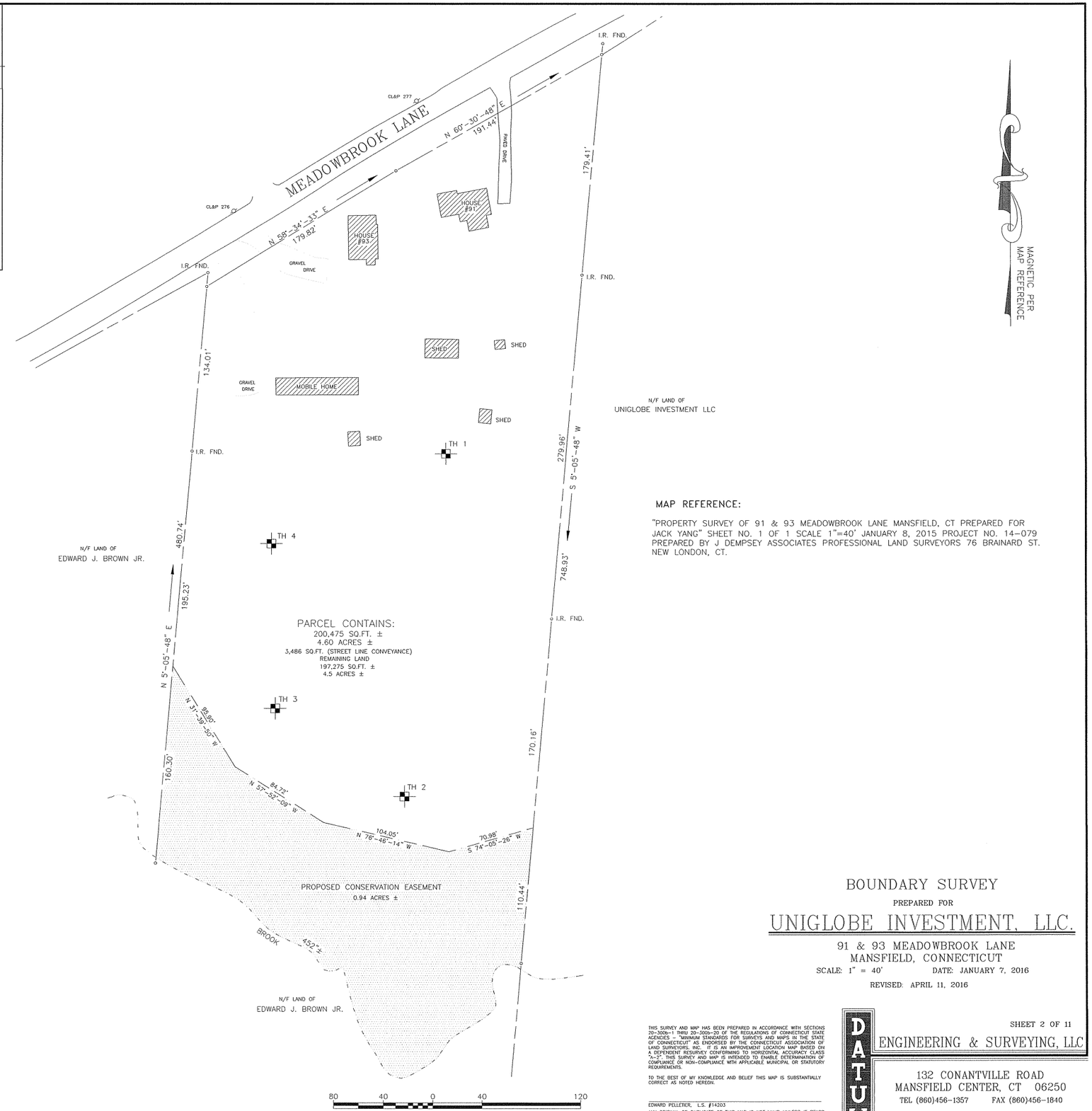
JOHN ALEXOPOULOS, ASLA
16 STORRS HEIGHTS ROAD
STORRS, CONNECTICUT 06268


JOB NO. 215049
SHEET 1 OF 11




## STREET LINE DETAIL

SCALE: 1" = 40'




## TEST HOLE DATA

OBSERVED BY GERRY HARDISTY, P.E. ON 12/30/15

TEST HOLE 1
- 0– 5" TOPSOIL
- 5–12" BROWN FINE SANDY LOAM
- 12–22" LT. BROWN FINE SAND W/3" BAND AT BOTTOM
- 22–36" YELLOW/BROWN MED SAND
- 36–57" REDDISH COARSE SAND & GRAVEL
- 57–77" YELLOW/BROWN MED/COARSE SAND
  VERY DISTINCT LAYERS

TEST HOLE 2
- 0–20" DARK BROWN FINE SANDY LOAM
- 20–44" TAN VERY FINE SILTY SAND
- 44–60" LAYERS OF FINE SAND & VERY FINE SAND
  STRIPPED ORANGE AND GRAY
- 60–84" COARSE AND VERY COARSE SAND & GRAVEL
- NOTE: LAYER OF VERY FINE SAND IN A SLOPE GETTING DEEPER TOWARDS THE EAST, BETTER MATERIAL ON THE WEST END.

TEST HOLE 3
- COARSE SAND AND GRAVEL TOP TO BOTTOM

TEST HOLE 4
- 0–24" TRACE TOPSOIL TO DARK BROWN FINE SANDY LOAM
- 24–46" REDDISH/BROWN FINE SAND TO SILT
- 46–60" VERY COARSE SAND & GRAVEL
- 60–72" CLEAN MED–COARSE SAND

## MAP REFERENCE:

"PROPERTY SURVEY OF 91 & 93 MEADOWBROOK LANE MANSFIELD, CT PREPARED FOR JACK YANG" SHEET NO. 1 OF 1 SCALE 1"=40' JANUARY 8, 2015 PROJECT NO. 14–079 PREPARED BY J DEMPSEY ASSOCIATES PROFESSIONAL LAND SURVEYORS 76 BRAINARD ST. NEW LONDON, CT.

## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| ABUTTER PROPERTY LINE | |
| EDGE PAVEMENT | |
| EDGE GRAVEL | |
| IRON ROD FOUND | I.R. FND. o |
| UTILITY POLE | CL&P 276 |
| TEST HOLE | |

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

# BOUNDARY SURVEY

PREPARED FOR

# UNIGLOBE INVESTMENT, LLC.

91 & 93 MEADOWBROOK LANE
MANSFIELD, CONNECTICUT

SCALE: 1" = 40' DATE: JANUARY 7, 2016

REVISED: APRIL 11, 2016

THIS SURVEY AND MAP HAS 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" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A–2". THIS SURVEY AND MAP IS INTENDED TO ENABLE DETERMINATION OF COMPLIANCE OR NON–COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

EDWARD PELLETIER, L.S. #14203

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

SHEET 2 OF 11

DATUM
ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456–1357 FAX (860)456–1840

CHECKED BY:_____ CORRECTIONS BY:_____

MAGNETIC PER MAP REFERENCE

SMH-6 T.F.-246.45

SMH-7 T.F.-243.06 INV.-236.8

SMH-8 T.F.-237.34 INV IN (N)-213.1 INV IN (E)-213.1 INV OUT-212.9

SMH-10 T.F. 234.04 INV. (IN) 212.36 INV. (OUT) 212.29

SMH-11

EXISTING BUILDING WHISPERING GLEN - PHASE I

EXISTING BUILDING WHISPERING GLEN - PHASE I

S 5°-05'-48" W

188.37'

279.96'

285'±

191.95'

MEADOWBROOK LANE

EXISTING HOUSE #91

EXISTING HOUSE #93

EXISTING TRAILER

SHED

SHED

SHED

SHED

452'±

BROOK

145.21

336'±

N 5°-05'-48" E

BROOK

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

--- LEGEND ---

PROPERTY LINE

EXISTING TREE LINE

NEW TREE LINE

2' CONTOUR INTERVAL

10' CONTOUR INTERVAL

EXISTING SPOT GRADE 242.91

WETLAND SOIL LIMITS

EXISTING WATER LINE

EXISTING SEWER LINE

WATER SHUTOFF VALVE

60 30 0 30 90

SCALE : 1" = 30'

MAP REFERENCES:

1.) "PROPERTY SURVEY OF 91 & 93 MEADOWBROOK LANE MANSFIELD, CT PREPARED FOR JACK YANG" SHEET NO. 1 OF 1 SCALE 1"=40' JANUARY 8, 2015 PROJECT NO. 14-079 PREPARED BY J DEMPSEY ASSOCIATES PROFESSIONAL LAND SURVEYORS 76 BRAINARD ST. NEW LONDON, CT.

2.) "PROPOSED WALKWAY - WHISPERING GLEN ALONG MEADOWBROOK LANE MANSFIELD CENTER, CT. PREPARED FOR UNIGLOBE INVESTMENTS, LLC SCALE: 1" = 20' DATE: SEPT. 21, 2015" PREPARED BY DATUM ENGINEERING AND SURVEYING, LLC.

THIS SURVEY AND MAP HAS 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" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO CLASS "T-3".

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

EDWARD A. PELLETIER, L.S. # 14203

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

# EXISTING TOPOGRAPHIC SURVEY

PREPARED FOR

## UNIGLOBE INVESTMENT, LLC

91 & 93 MEADOWBROOK LANE
MANSFIELD CENTER, CONNECTICUT

SCALE: 1" = 30' DATE: JANUARY 8, 2016
REVISED: APRIL 11, 2016

SHEET 3 OF 11

DATUM
ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

JOB NO. 215049

CHECKED BY:_____ CORRECTIONS BY:_____

EXISTING BUILDING

EXISTING BUILDING

WHISPERING GLEN – PHASE I

WETLAND LIMITS (TYP.)

SMH-10
T.F. 234.04
INV. (IN) 212.36
INV. (OUT) 212.29

8" PVC

EXISTING TREE LINE (TYP.)

AREA TO REMAIN UNDISTURBED (TYP.)

PROPOSED LIMITS OF CLEARING (TYPICAL)

EXISTING HOUSE #91 TO BE DEMOLISHED

EXISTING OUT BUILDINGS TO BE DEMOLISHED.

EXISTING HOUSE #93 TO BE DEMOLISHED

EXISTING TRAILER TO BE RELOCATED. (SEE NOTE)

EXISTING OUT-BUILDINGS TO BE DEMOLISHED.

150' REGULATED AREA

ZONE DMR

ZONE R-20

MEADOWBROOK LANE

Parcel ID: 38.98.8
CHUNG YINGKI AKA
CHUNG YING KI THOMAS
86 MEADOWBROOK LANE
MANSFIELD CENTER CT 06250

Parcel ID: 38.98.8-1
RARUS JOHNS
92 MEADOWBROOK LA
MANSFIELD CENTER CT 06250

Parcel ID: 38.98.7
HIGHAM JESSICA J O
96 MEADOWBROOK LA
MANSFIELD CENTER CT 06250

Parcel ID: 38.100.48
FREDERICK STEVEN E & JOANNE
69 CIRCLE DRIVE
MANSFIELD CENTER CT 06250

Parcel ID: 38.101.2
BROWN EDWARD J JR
147 MEADOWBROOK LA
MANSFIELD CENTER CT 06250

NOTES:

1.) ALL DEMOLITION MATERIAL WILL BE PLACED IN DUMPSTERS AND HAULED WAY BY WILLI-WASTE OR OTHER LICENSED COMPANY.

2.) EXISTING TRAILER WILL BE RELOCATED IN VACINITY OF HOUSE KNOWN AS 91 MEADOWBROOK LANE. TRAILER WILL SERVE AS A TEMPORARY CONSTRUCTION TRAILER UNTIL PROJECT IS COMPLETED. UPON REMOVAL OF TRAILER LOAM WILL BE SPREAD OVER DISTURBED AREAS, RAKED, SEEDED AND MULCHED.

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | PROPERTY LINE | |
| | TREE LINE | |
| | CLEARING LIMITS | CL CL |
| | STONEWALL | |
| WATER | WATER LINE | |
| | UTILITY POLE | |
| 493.79 | SPOT ELEVATION | |
| | CONTOUR | 500 |
| | LIMIT OF WETLANDS | |
| | STORM DRAINAGE PIPE | |
| | TREE TO BE REMOVED | 12" OAK(R) |

SCALE : 1" = 20'

ZONE: DMR

# DEMOLITION PLAN

PREPARED FOR

## UNIGLOBE INVESTMENTS, LLC

91 & 93 MEADOWBROOK LANE
MANSFIELD CENTER, CONNECTICUT

SCALE: 1" = 20' DATE: JANUARY 8, 2016

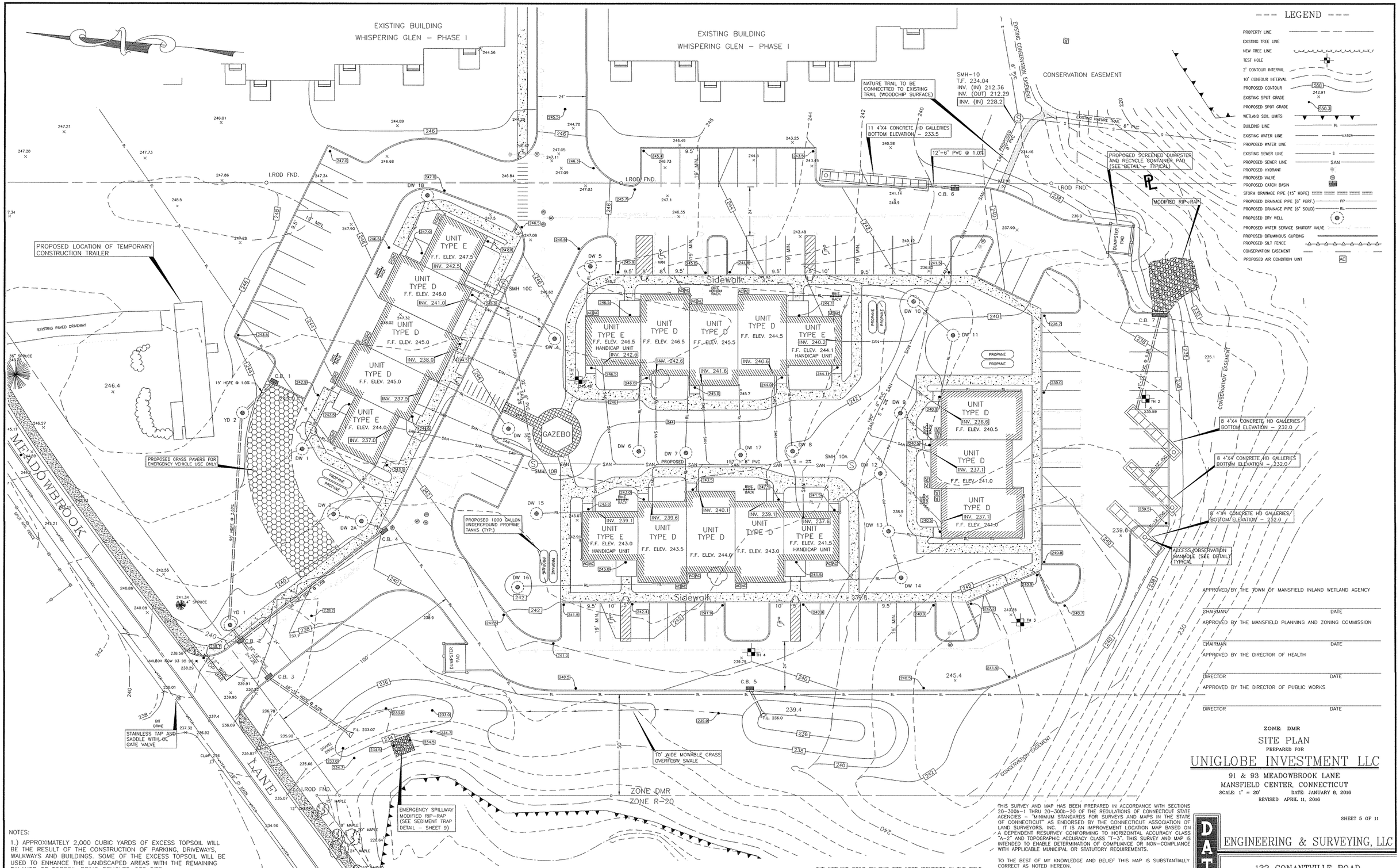
REVISED: APRIL 11, 2016

SHEET 4 OF 10

DATUM ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

JOB NO. 215049

CHECKED BY:_____ CORRECTIONS BY:_____




NOTES:

1.) APPROXIMATELY 2,000 CUBIC YARDS OF EXCESS TOPSOIL WILL BE THE RESULT OF THE CONSTRUCTION OF PARKING, DRIVEWAYS, WALKWAYS AND BUILDINGS. SOME OF THE EXCESS TOPSOIL WILL BE USED TO ENHANCE THE LANDSCAPED AREAS WITH THE REMAINING BALANCE OF TOPSOIL BEING REMOVED OFF SITE.

2.) AREAS TO BE UNDISTURBED ARE DEPICTED ON THE EROSION AND SEDIMENTATION PLAN (SEE SHEET 6).

3.) EXISTING TREE LINES AND PROPOSED TREE LINES ALONG WITH CLEARING LIMITS ARE DEPICTED ON THE DEMOLITION PLAN (SEE SHEET 4).

THE WETLAND SOILS ON THIS SITE WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY CONN. P.A. 73-571, CONN. P.A. 87-338 AND P.A. 87-533. THE BOUNDARIES OF THESE SOILS AND OF IDENTIFIED WATERCOURSES ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK DATE

THIS SURVEY AND MAP HAS 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" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND TOPOGRAPHIC ACCURACY CLASS "T-3". THIS SURVEY AND MAP IS INTENDED TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

EDWARD PELLETIER, L.S. #14203

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APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

ZONE: DMR

# SITE PLAN

PREPARED FOR

## UNIGLOBE INVESTMENT LLC

91 & 93 MEADOWBROOK LANE
MANSFIELD CENTER, CONNECTICUT

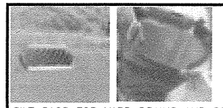
SCALE: 1" = 20' DATE: JANUARY 8, 2016
REVISED: APRIL 11, 2016

SHEET 5 OF 11

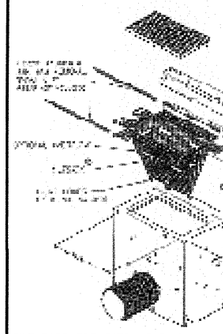
DATUM
ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

JOB NO. 215049

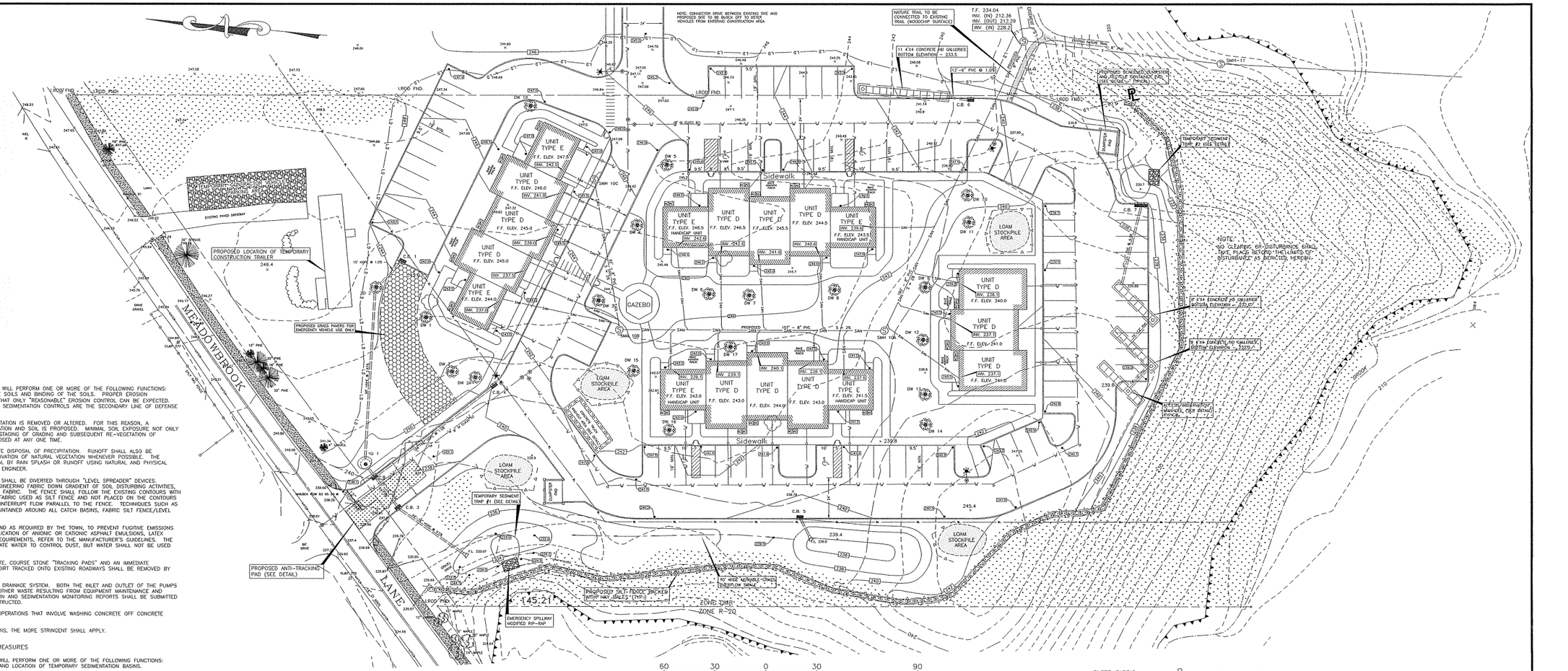
CHECKED BY:_____ CORRECTIONS BY:_____



SILT SACS FOR YARD DRAINS AND DRYWELLS
BMP SUPPLIES (WWW.BMPSUPPIES.COM) OR EQUAL



SILT SACS FOR CATCH BASINS
TERRAFIX GEOSYNTHETICS INC.
(WWW.TERRAFIXGEO.COM) OR EQUAL




SCALE : 1" = 30'

## I. GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

THIS CONSTRUCTION PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE EROSION, BUT IT MUST BE UNDERSTOOD THAT ONLY "REASONABLE" EROSION CONTROL CAN BE EXPECTED. THUS, EVEN WITH THE BEST PLAN, SOME EROSION MUST BE ANTICIPATED. SEDIMENTATION CONTROLS ARE THE SECONDARY LINE OF DEFENSE ON THE CONSTRUCTION SITE.

WATER GENERATED SEDIMENT IS A SERIOUS PROBLEM WHEN NATURAL VEGETATION IS REMOVED OR ALTERED. FOR THIS REASON, A RECOMMENDATION FOR MINIMAL SITE DISTURBANCE TO THE EXISTING VEGETATION AND SOIL IS PROPOSED. MINIMAL SOIL EXPOSURE NOT ONLY ENTAILS DEMARCATING SITE DISTURBANCE LIMITS, BUT ALSO INVOLVES THE STAGING OF GRADING AND SUBSEQUENT RE-VEGETATION OF DISTURBED AREAS, SO THAT THE LEAST AMOUNT OF SOIL SURFACE IS EXPOSED AT ANY ONE TIME.

RUNOFF SHALL BE CONTROLLED BY THE INTERCEPTION, DIVERSION AND SAFE DISPOSAL OF PRECIPITATION. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE. THE BINDING OF SOIL PARTICLES TO MAKE THEM LESS SUSCEPTIBLE TO REMOVAL BY RAIN SPLASH OR RUNOFF USING NATURAL AND PHYSICAL "BINDERS" (MULCH AND FABRICS) MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

TO PREVENT SEDIMENT FROM LEAVING THE SITE, TURBID 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, THUS FLOW WILL BE DISPERSED OVER A WIDE AREA AND FILTERED BY THE FABRIC. THE FENCE SHALL FOLLOW THE EXISTING CONTOURS WITH ENDS OF THE FENCE TURNED UPHILL TO PREVENT END CUTTING. FILTER FABRIC USED AS SILT FENCE AND NOT PLACED ON THE CONTOURS SHOULD HAVE "WINGS" AT INTERVALS OF NO GREATER THAN 100 FEET TO INTERRUPT FLOW 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 PONDS MAY BE USED.

DUST CONTROL, IT IS THE CONTRACTOR'S RESPONSIBILITY AS NECESSARY AND AS REQUIRED BY THE TOWN, TO PREVENT FUGITIVE EMISSIONS FROM LEAVING THE SITE. DUST CONTROL SHALL BE ACHIEVED BY THE APPLICATION OF ANIONIC OR CATIONIC ASPHALT EMULSIONS, LATEX EMULSION, OR RESIN IN WATER. FOR APPLICATION RATES AND DILUTION REQUIREMENTS, REFER TO THE MANUFACTURER'S GUIDELINES. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, BUT WATER SHALL NOT BE USED EXCLUSIVELY.

IN AN EFFORT TO REDUCE THE POTENTIAL FOR TRACKING MUD OFF THE SITE, COURSE STONE "TRACKING PADS" AND AN IMMEDIATE CONSTRUCTION OF A GRAVEL SUB-BASE FOR ROADWAYS ARE REQUIRED. DIRT TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED BY SHOVEL AND G-BROOM AT THE END OF EACH DAY.

EXCAVATION THAT MUST BE DE-WATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM. BOTH THE INLET AND OUTLET OF THE PUMPS SHOULD BE FILTERED AND PROTECTED FROM SURGE ACTION. DEBRIS AND OTHER WASTE RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION SHALL NOT BE DISCARDED ON SITE. THE BI-WEEKLY EROSION AND SEDIMENTATION MONITORING REPORTS SHALL BE SUBMITTED TO THE ZONING AGENT DURING THE TIME THE ROADWAYS ARE BEING CONSTRUCTED.

CONTRACTORS SHALL UTILIZE THE CONCRETE WASHOUT AREA DURING ANY OPERATIONS THAT INVOLVE WASHING CONCRETE OFF CONCRETE TRUCKS OR OTHER EQUIPMENT.

IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND OTHER REGULATIONS, THE MORE STRINGENT SHALL APPLY.

## II. CONSTRUCTION SEQUENCE AND DETAILD EROSION CONTROL MEASURES

THIS CONSTRUCTION PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS:
1. A REGISTERED LAND SURVEYOR SHALL FIELD STAKE LIMITS OF CLEARING AND LOCATION OF TEMPORARY SEDIMENTATION BASINS.

2. UPON COMPLETION OF THE FIELD STAKING, ALL VEGETATION, INCLUDING OVERHANGING TREE LIMBS SHALL BE CHIPPED AND SUCH CHIPS SHALL BE STORED IN NON-GRADED AREAS FOR FUTURE USE AS EROSION BERMS ALONG SILT FENCING AND MULCH. EROSION AND SEDIMENT MEASURES SHALL BE INSTALLED AS APPROPRIATE PRIOR TO ANY SITE DISTURBANCE.

3. TEMPORARY STORM WATER RETENTION BASINS SHALL BE CONSTRUCTED AND SITE RUNOFF DIRECTED TOWARD THE BASINS.

4. STUMPING CAN COMMENCE AND BE GROUND INTO CHIPS. CHIPS SHALL BE STOCK PILED IN NON-GRADED AREAS. ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO STRIPPING OF THE BALANCE OF THE SITE. THIS ANTI-TRACKING PADDING SHALL BE MAINTAINED AND REPLACED AS NECESSARY.

5. TEMPORARY SEDIMENTATION BASINS SHALL BE CONSTRUCTED AS DEPICTED, AND MAINTAINED UNTIL STORM DRAINAGE STRUCTURES ALONG WITH EROSION AND SEDIMENTATION CONTROLS, HAY BALES, CHECK DAMS, SILT SACKS AND LEVEL SPREADERS HAVE BEEN INSTALLED.

6. ROADWAYS AND PARKING AREAS SHALL BE ROUGH GRADED, DIRECTING STORM WATER RUNOFF TOWARD THE SEDIMENTATION BASINS. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED UNTIL COMPLETION OF THE PROJECT AND SITE DISTURBANCE IS STABILIZED.

7. INSTALLATION OF THE SEWER SYSTEM FROM THE EXISTING MANHOLE ON PHASE 1 AND THEN THE WATER MAIN FROM MEADOWBROOK LANE TO THE EXISTING CONNECTION PROVIDED FOR IN PHASE 1. INDIVIDUAL WATER SERVICES SHALL BE INSTALLED AS BUILDINGS ARE CONSTRUCTED.

8. UNDERGROUND TELEPHONE, CABLE AND ELECTRIC SHALL BE INSTALLED, FOLLOWED BY THE PLACEMENT OF THE PROCESS GRAVEL BASE, BITUMINOUS PAVEMENT AND BITUMINOUS CONCRETE LIP CURBING. THE SHOULDERS OF ROADWAYS AND PARKING AREAS SHALL BE FINE GRADED, LOAMED AND SEEDED, AS SPECIFIED.

9. PERMANENT STORM WATER RECHARGE BASINS SHALL BE COMPLETED AND STABILIZED IMMEDIATELY, ALONG WITH THE RIP-RAP OVERFLOW AREA SOUTH OF CATCH BASIN 7. ALL SILT SACKS SHALL BE MAINTAINED AND CHECKED AFTER EVERY STORM EVENT UNTIL THE SITE HAS BEEN COMPLETELY STABILIZED.

BEFORE AND AFTER EACH STORM EVENT AND ONCE EVERY DAY, ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED BY THE ENGINEER OR ENVIRONMENTAL SUPERVISOR. ANY CORRECTIVE MEASURES TO MITIGATE ENVIRONMENTAL CONCERNS WILL BE ORDERED AT THAT TIME. THERE WILL BE 150 FEET OF SILT FENCE WITH THE REQUIRED POSTS ON HAND FOR EMERGENCY SITUATIONS.

## III. BUILDING SITE DEVELOPMENT

1. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED BUILDING. THE MAXIMUM DISTURBANCE LIMITS OF 24-30 FEET BEYOND THE PHYSICAL DIMENSIONS OF THE BUILDING AND RELATED APPURTENANCES IS RECOMMENDED.

2. TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHALL BE STOCKPILED WITH THE AREA OF DISTURBANCE IF NOT USED FOR THE ON SITE RE-GRADING. EACH STOCKPILE SHALL BE ADEQUATELY RINGED ON THE DOWN GRADIENT SIDE WITH SEDIMENT CONTROL MATERIALS MENTIONED PREVIOUSLY.

3. ANY ADDITIONAL STOCKPILING OF LUMBER AND OTHER BUILDING MATERIALS SHALL ALSO BE CONFINED TO THE AREA OF DISTURBANCE. VEHICULAR MOVEMENT SHALL BE DIRECTED TO ESTABLISHED PARKING AREAS.

4. ONCE THE PROPOSED BUILDING IS ENCLOSED, ALL EFFORTS SHALL BE MADE TO COMPLETE ON SITE IMPROVEMENTS, SUCH AS WATER SERVICE, SEWER LATERALS, ROOF LEADER DRAINS, ETC.. THEREAFTER, AREA AROUND THE BUILDING SHALL BE FINE GRADED AND MULCHED.

## IV. SEEDING AND PLANTING:

1. SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2 INCHES IN DIAMETER FROM LAWN AREAS. APPLY LIMESTONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 90 LBS. PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 SQUARE FEET. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4 INCHES WITH A WHISK, SPRING-TOOTH HARROW OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

2. SEED APPLICATION: APPLY GRASS SEED MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEED. INCREASE SEED MIXTURE BY 10% IF HYDROSEEDING. LIGHTLY DRAG OR TOLL THE SEEDED SURFACE TO COVER SEED. SEED SHALL CONSIST OF A MIXTURE OF KENTUCKY BLUEGRASS (0.45LBS/1000 SF), CREEPING RED FESCUE (0.45 LBS/1000 SF), AND PERENNIAL RYE GRASS (0.10 LBS/1000 SF). SEEDING OF PERMANENT GRASS SEED SHALL BE DONE BETWEEN APRIL 15 AND JUNE 15, OR SEPTEMBER 1 THROUGH OCTOBER 15. IN THE EVENT THAT SEEDING CANNOT BE COMPLETED DURING THE ABOVE DATES, A TEMPORARY GRASS SEED CONSISTING OF 1.0 LBS/1000 SF OF ANNUAL RYE GRASS SHALL BE APPLIED. MOISTURE CONDITIONS SHALL BE SUPPLEMENTED FOR TEMPORARY SEEDING BETWEEN JUNE 16 AND AUGUST 31.

3. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE WHERE SLOPES EXCEED 10 PERCENT. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH DISK MACHINE OR DISH HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE SET INTO SOIL SURFACE APPROXIMATELY EVERY 2-3 INCHES.

## V. PLAN IMPLEMENTATION

PRIOR TO THE START OF CONSTRUCTION, THERE SHALL BE A PRE-CONSTRUCTION MEETING WITH THE TOWN ZONING AGENT, THE TOWN WETLANDS AGENT, THE SITE CONTRACTOR AND THE CONTRACTOR'S PROFESSIONAL SOIL EROSION AND SEDIMENT CONTROL SPECIALIST TO DISCUSS THE PLAN, INSPECTION PROCEDURES AND REPORT REQUIREMENTS.

REGULAR INSPECTION OF THE SITE SHALL BE PERFORMED TO ENSURE COMPLIANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN, AND A SEDIMENT AND EROSION MONITORING REPORT MAY BE REQUIRED BY THE TOWN OF MANSFIELD ZONING AGENT AND INLAND WETLAND AGENT AS DEEMED NECESSARY.
DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF ROBERT MAGI (TEL. NO. (203) 692-5222) TO ENSURE THE IMPLEMENTATION OF THIS SEDIMENT & EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE SITE OF THE OBJECTIVES OF THE PLAN, NOTIFYING THE WETLAND AGENT OR HIS DESIGNATE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF AND WHEN SUCH TRANSFER IS APPROPRIATE. ANY MATERIAL REMOVED FROM SITE AND DEPOSITED IN MANSFIELD MUST BE IN FULL COMPLIANCE WITH APPLICABLE ZONING AND INLAND WETLAND REQUIREMENTS.

## VI. STORM WATER MANAGEMENT PLAN

ONCE CONSTRUCTION IS COMPLETE AND LAWNS AND DISTURBED AREAS FULLY STABILIZED, SOIL EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCE AND HAY BALES MAY/SHALL BE REMOVED AT WHICH TIME THIS STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED.

CATCH BASINS AND LAWN DRAINS SHALL BE FITTED WITH "SILT SACS" OR EQUIVALENT GEOSYNTHETIC FILTER FABRICS TO PREVENT SILTATION OR CLOGGING OF CATCH BASIN SUMPS AND DRYWELLS. SUCH FILTERS SHALL BE INSPECTED REGULARLY (SUCH AS AT TIMES OF LAWN MOWING) AND EMPTIED AND OR REPLACED AS NECESSARY. INFILTRATION BASINS SHALL BE MAINTAINED AS LAWNS, MOWED REGULARLY AND KEPT FREE OF TREES, BRUSH OR BRAMBLES.

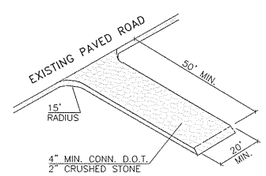
BOTH FILTER FABRIC SYSTEMS AND INFILTRATION AREAS BEAR CLOSE MONITORING ESPECIALLY IMMEDIATELY AFTER IMPLEMENTATION. MAINTENANCE AND INSPECTION INTERVALS SHOULD BE ADJUSTED AS NECESSARY BASED ON INSPECTION RESULTS, AND A LOG OF INSPECTION DATES AND RESULTS SHOULD BE MAINTAINED.

## VII. SPECIAL RECOMMENDED PROTECTION FOR WOOD TURTLES

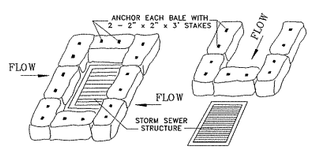
CONSTRUCTION ACTIVITIES BETWEEN APRIL 1ST TO SEPTEMBER 30TH SHOULD FOLLOW THE RECOMMENDED STRATEGIES TO PROTECT THE TURTLES:

- SILT FENCING SHOULD BE INSTALLED AROUND THE WORK AREA PRIOR TO CONSTRUCTION AND AVOID EROSION CONTROL PRODUCTS THAT ARE EMBEDDED WITH PLASTIC NETTING.
- WHERE POSSIBLE AVOID INSTALLING SEDIMENTATION AND EROSION CONTROL MATERIALS FROM LATE AUGUST THROUNG SEPTEMBER AND FROM MARCH THROUGH MID-MAY.
- AFTER SILT FENCING IS INSTALLED AND PRIOR TO CONSTRUCTION, A SWEEP OF THE WORK AREA SHOULD BE CONDUCTED TO LOOK FOR TURTLES. ANY TURTLES THAT ARE DISCOVERED SHOULD BE MOVED, UNHARMED, TO AN AREA IMMEDIATELY OUTSIDE OF THE FENCED AREA AND POSITION IN THE SAME DIRECTION THAT IS WAS WALKING.
- NO VEHICLES OR CONSTRUCTION EQUIPMENT SHOULD BE PARKED IN ANY TURTLE HABITAT.
- WORK CONDUCTED DURING EARLY MORNING AND EVENING HOURS SHOULD OCCUR WITH SPECIAL CARE NO TO HARM BASKING OR FORDING TURTLES.
- ALL SILT FENCING SHOULD BE REMOVED AFTER WORK IS COMPLETED ANS SOILS ARE STABLIZED SO THAT REPTILE AND AMPHIBIAN MOVEMENT BETWEEN UPLANDS AND WETLANDS IS NOT RESTRICTED.
- STOCKPILES OF SOIL SHOULD BE CORDONED OFF WITH SILT FENCING SO TURTLES DO NOT ATTEMPT TO TRY AND NEST IN THEM.

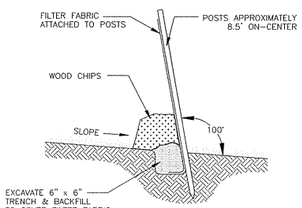
EDWARD PELLETIER, L.S. #14033
ANTICIPATED START DATE: JUNE 2016 COMPLETION DATE: JANUARY 2017




ANTI-TRACKING PAD DETAIL
NOT TO SCALE




HAY BALE INSTALLATION AT CATCH BASIN
NO SCALE




SILT FENCE DETAIL
NOT TO SCALE

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

--- LEGEND ---

- PROPERTY LINE
- EXISTING TREE LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- PROPOSED CONTOUR — 550
- EXISTING SPOT GRADE — 242.91
- PROPOSED SPOT GRADE — 550.3
- WETLAND SOIL LIMITS
- BUILDING LINE
- PROPOSED CATCH BASIN
- STORM DRAINAGE PIPE (15" HDPE)
- PROPOSED DRY WELL
- PROPOSED BITUMINOUS CURBING
- PROPOSED SILT FENCE
- LINMITS OF DISTURBANCE — LD
- PROPOSED HAY BALES
- AREA TO BE UNDISTURBED

# EROSION, SEDIMENTATION & MAINTENANCE PLAN

PREPARED FOR

## UNIGLOBE INVESTMENT LLC

91 & 93 MEADOWBROOK LANE
MANSFIELD CENTER, CONNECTICUT

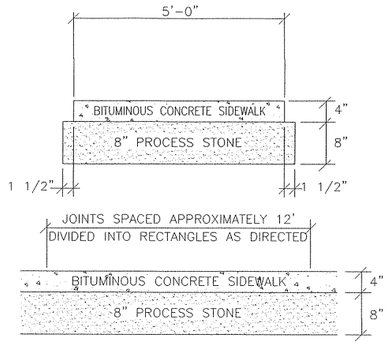
SCALE: 1" = 30' DATE: JANUARY 8, 2016

REVISED: APRIL 11, 2016

SHEET 6 OF 11

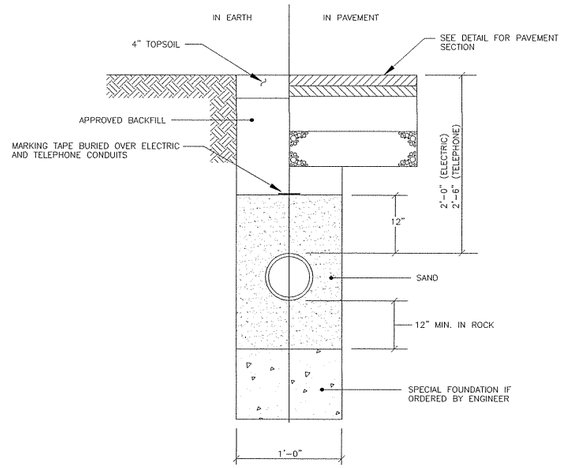

DATUM ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840
JOB NO. 215049


CHECKED BY:_____ CORRECTIONS BY:_____




## 5' BITUMINOUS CONCRETE SIDEWALK

NO SCALE




## ELECTRICAL & TELEPHONE PVC CONDUIT TRENCH DETAIL

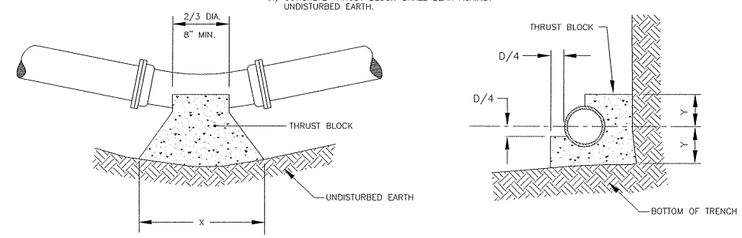
NOT TO SCALE

NOTE:

1.) ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS

2.) DIMENSIONS SHOWN ARE MINIMUM AND ARE BASED UPON SOIL PRESSURE OF 3000 PSF AND STATIC WATER PRESSURE OF 180 PSI.

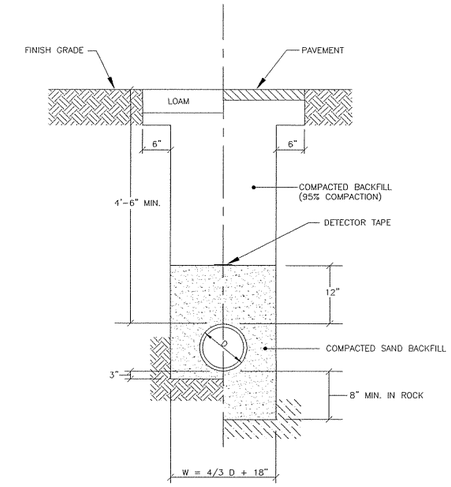
3.) CONCRETE THRUST BLOCK SHALL BEAR AGAINST UNDISTURBED EARTH.




| | 45° BEND | | | | | 22 1/2° BEND | | | | | 11 1/4° BEND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DIA. | 6" | 8" | 12" | 16" | 24" | 6" | 8" | 12" | 16" | 24" | 6" | 8" | 12" | 16" | 24" |
| X | 12" | 18" | 24" | 36" | 42" | 12" | 16" | 18" | 24" | 42" | 12" | 12" | 14" | 18" | 42" |
| Y | 12" | 12" | 12" | 16" | 28" | 12" | 12" | 12" | 14" | 28" | 12" | 12" | 12" | 14" | 28" |

## THRUST BLOCK DETAIL

NOT TO SCALE



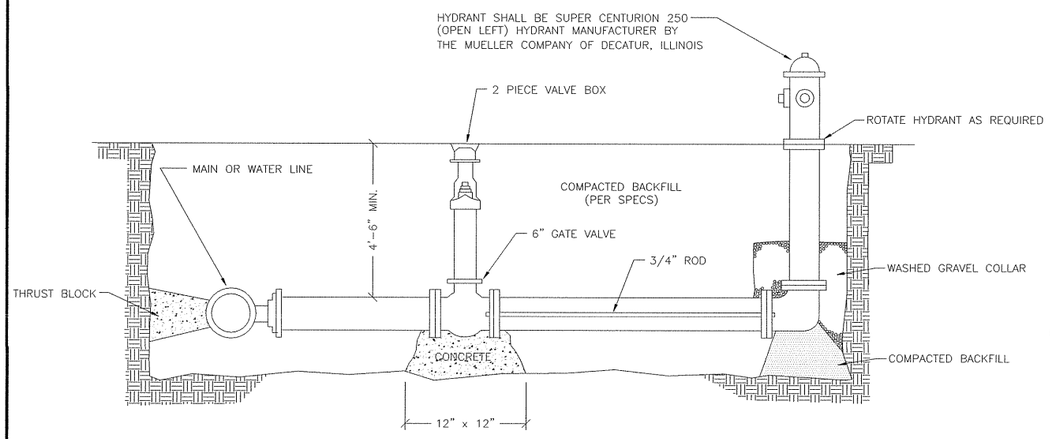

## TYPICAL WATER MAIN TRENCH DETAIL

NOT TO SCALE

1. ALL WATER LINE MATERIALS SHALL BE PER WWW SPECS

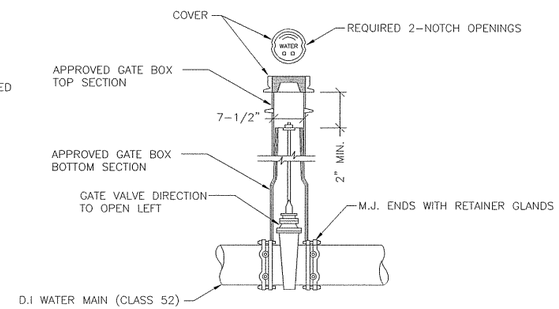
2. WATER MAIN TO MAINTAIN A MINIMUM 10 FEET FROM STORM DRAINAGE RECHARGE STRUCTURES UNLESS APPROVED BY WWW.

3. ALL BUILDING WATER LINE SERVICES TO BE 1" COPPER



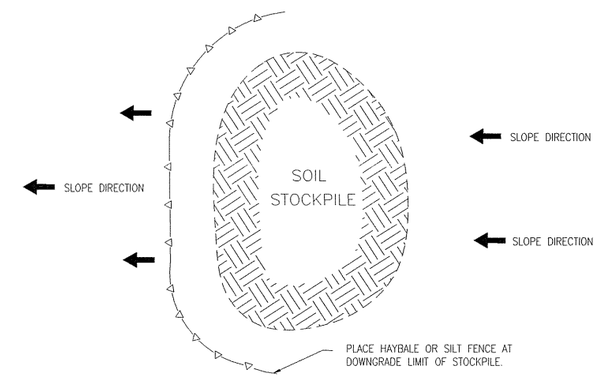

## FIRE HYDRANT ASSEMBLY

NO SCALE



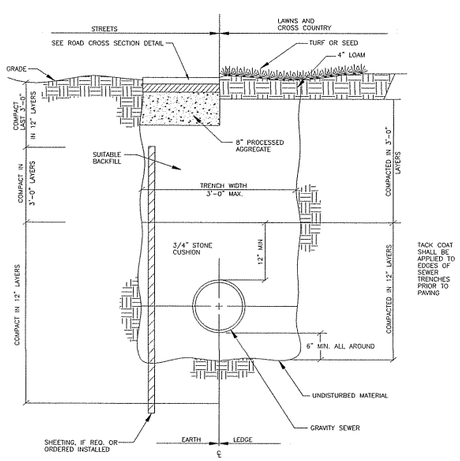

## 12" OR LESS VERTICAL GATE VALVE AND GATE BOX (OPEN LEFT)

NO SCALE



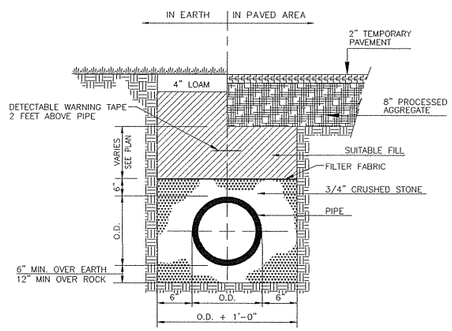

## STOCKPILE EROSION PROTECTION DETAIL

NOT TO SCALE




## TYPICAL GRAVITY SEWER TRENCH SECTION DETAIL

NOT TO SCALE




## STORM SEWER TRENCH SECTION

NO SCALE

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

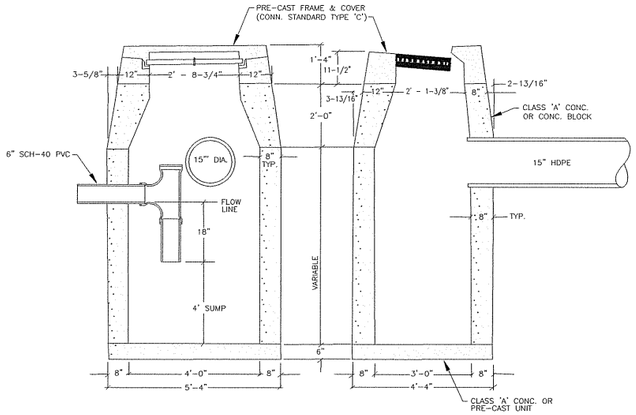
DETAIL SHEET
PREPARED FOR
UNIGLOBE INVESTMENT LLC
91 & 93 MEADOWBROOK LANE
MANSFIELD CENTER, CONNECTICUT
SCALE: AS NOTED DATE: JANUARY 8, 2016
REVISED: APRIL 11, 2016

SHEET 7 OF 11

DATUM
ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

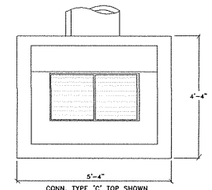
JOB NO. 215049

CHECKED BY:_____ CORRECTIONS BY:_____



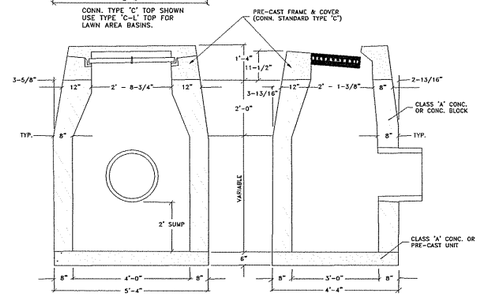

## CONN. STATE STANDARD CATCH BASIN

NO SCALE



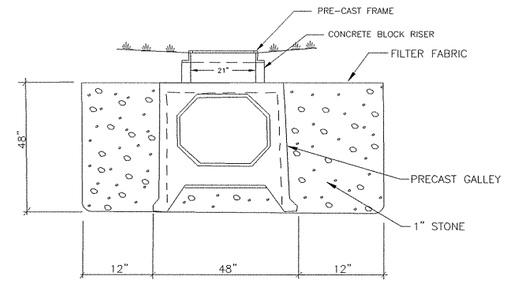

CATCH BASIN SCHEDULE

| NUMBER | TOP FRAME | INVERT |
|---|---|---|
| CB 1 | 242.7 | 239.0 |
| CB 2 | 237.3 | 233.5 |
| CB 3 | 237.3 | 233.3 |
| CB 4 | 240.0 | 234.14 |
| CB 5 | 239.5 | 236.2 |
| CB 6 | 240.5 | 237.5 |
| CB 7 | 237.5 | 235.5 |



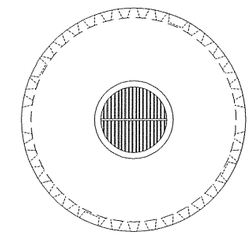

## CONN. STATE STANDARD CATCH BASIN

NO SCALE



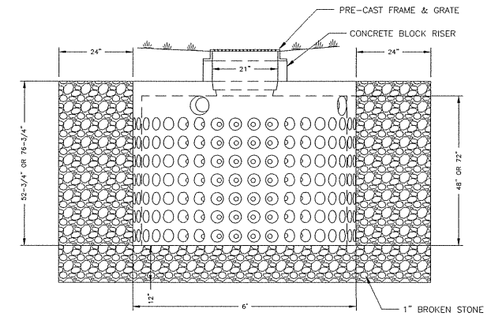

## GALLERY CROSS SECTION

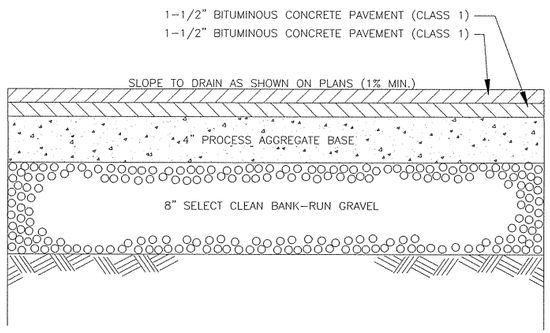
NO SCALE



DRY WELL/YARD DRAIN SCHEDULE

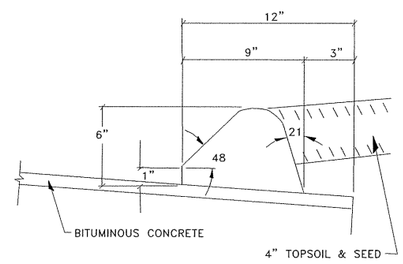
| NUMBER | SIZE | TOP FRAME | BOTTOM ELEV. | INVERT |
|---|---|---|---|---|
| DW 1 | 6'Dx4'H | 242.8 | 237.6 | – |
| DW 2 | 6'Dx4'H | 241.5 | 235.8 | 241.34 |
| DW 2A | 6'Dx4'H | 241.0 | 235.8 | 241.34 |
| DW 3 | 6'Dx6'H | 242.8 | 235.4 | – |
| DW 4 | 6'Dx4'H | 242.1 | 236.9 | – |
| DW 5 | 6'Dx4'H | 246.0 | 240.8 | – |
| DW 6 | 6'Dx4'H | 242.5 | 237.3 | – |
| DW 7 | 6'Dx4'H | 242.5 | 237.3 | – |
| DW 8 | 6'Dx4'H | 241.8 | 236.6 | – |
| DW 9 | 6'Dx6'H | 239.5 | 230.1 | 235.64 |
| DW 10 | 6'Dx6'H | 241.5 | 231.6 | 237.14 |
| DW 11 | 6'Dx6'H | 239.5 | 231.6 | 237.14 |
| DW 12 | 6'Dx6'H | 240.0 | 231.1 | 236.64 |
| DW 13 | 6'Dx6'H | 240.0 | 230.1 | 236.64 |
| DW 14 | 6'Dx6'H | 240.5 | 230.1 | 235.64 |
| DW 15 | 6'Dx4'H | 243.0 | 237.8 | – |
| DW 16 | 6'Dx4'H | 241.8 | 236.4 | – |
| DW 17 | 6'Dx4'H | 242.5 | 237.3 | – |
| DW 18 | 6'Dx4'H | 247.3 | 242.1 | – |
| YD 1 | 6'Dx6'H | 237.8 | 230.4 | 236.20 |
| YD 2 | 6'Dx6'H | 242.5 | 235.1 | 238.86 |



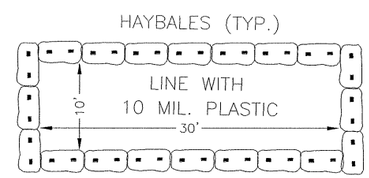

## PAVEMENT DETAIL

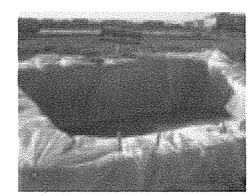
NOT TO SCALE




## CURB DETAIL

NO SCALE



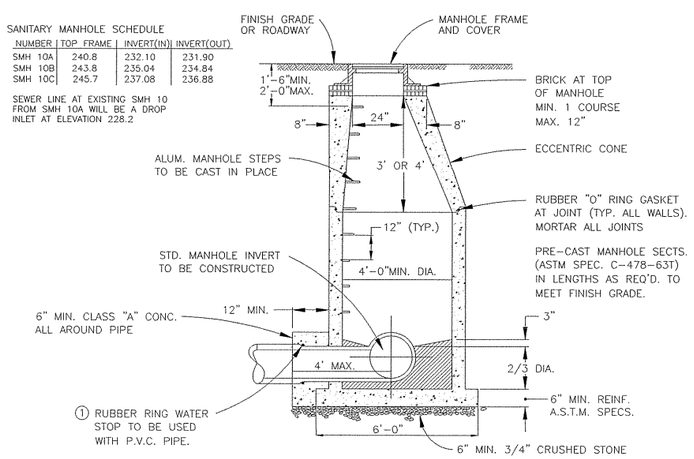
## CONCRETE TRUCK WASHOUT DETAIL

NO SCALE

SANITARY MANHOLE SCHEDULE

| NUMBER | TOP FRAME | INVERT(IN) | INVERT(OUT) |
|---|---|---|---|
| SMH 10A | 240.8 | 232.10 | 231.90 |
| SMH 10B | 243.8 | 235.04 | 234.84 |
| SMH 10C | 245.7 | 237.08 | 236.88 |

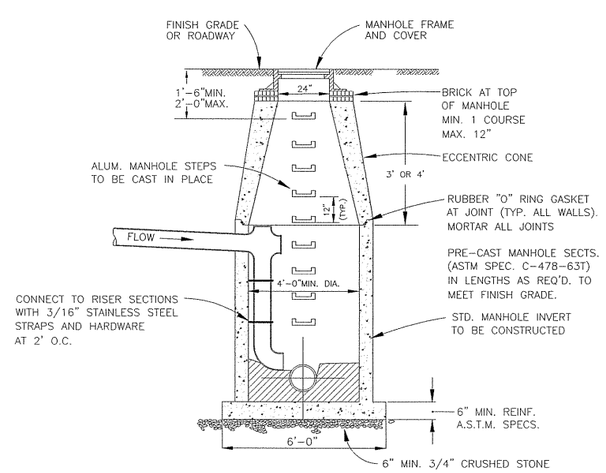
SEWER LINE AT EXISTING SMH 10 FROM SMH 10A WILL BE A DROP INLET AT ELEVATION 228.2




## PRECAST MANHOLE DETAIL

NOT TO SCALE

1. MANHOLE SHALL BE WATERTIGHT. IN LIEU OF PARGING, TWO COATS OF BITUMINOUS WATERPROOFING MAY BE BRUSHED ON OR SPRAYED ON. INERTOL, TREMCO OR APPROVED EQUAL MAY BE USED TO OBTAIN DESIRED RESULTS. DO NOT BACKFILL UNTIL LAST COAT IS DRY.




## PRECAST DROP MANHOLE DETAIL

NOT TO SCALE

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

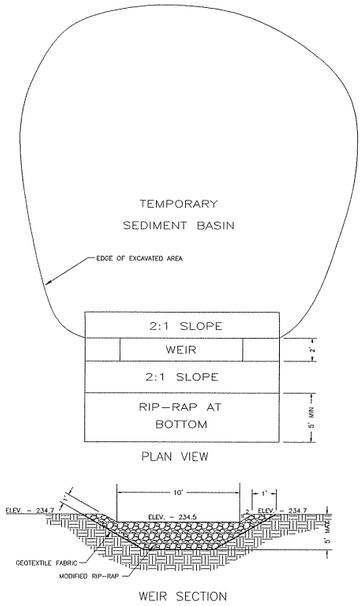
DETAIL SHEET
PREPARED FOR
UNIGLOBE INVESTMENT LLC
91 & 93 MEADOWBROOK LANE
MANSFIELD CENTER, CONNECTICUT
SCALE: AS NOTED DATE: JANUARY 8, 2016
REVISED: APRIL 11, 2016

SHEET 8 OF 11

DATUM ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

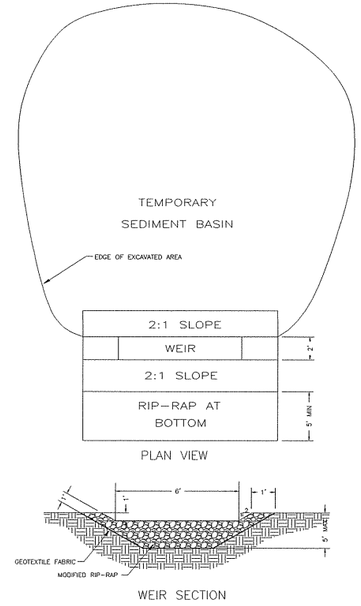
JOB NO. 215049

CHECKED BY:_____ CORRECTIONS BY:_____



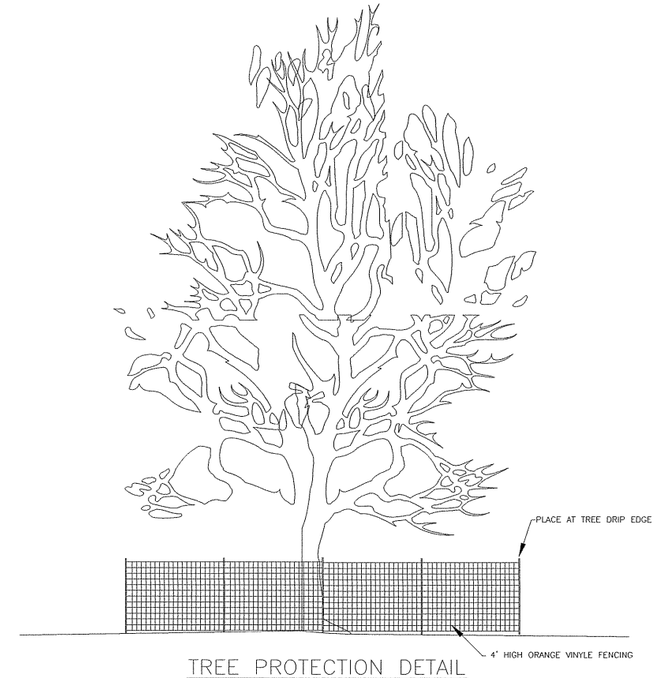

## TEMPORARY SEDIMENT TRAP #1 DETAIL

NOT TO SCALE




## TEMPORARY SEDIMENT TRAP #2 DETAIL

NOT TO SCALE




## TREE PROTECTION DETAIL

NOT TO SCALE

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

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DIRECTOR DATE

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SCALE: AS NOTED DATE: JANUARY 8, 2016
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SHEET 9 OF 11

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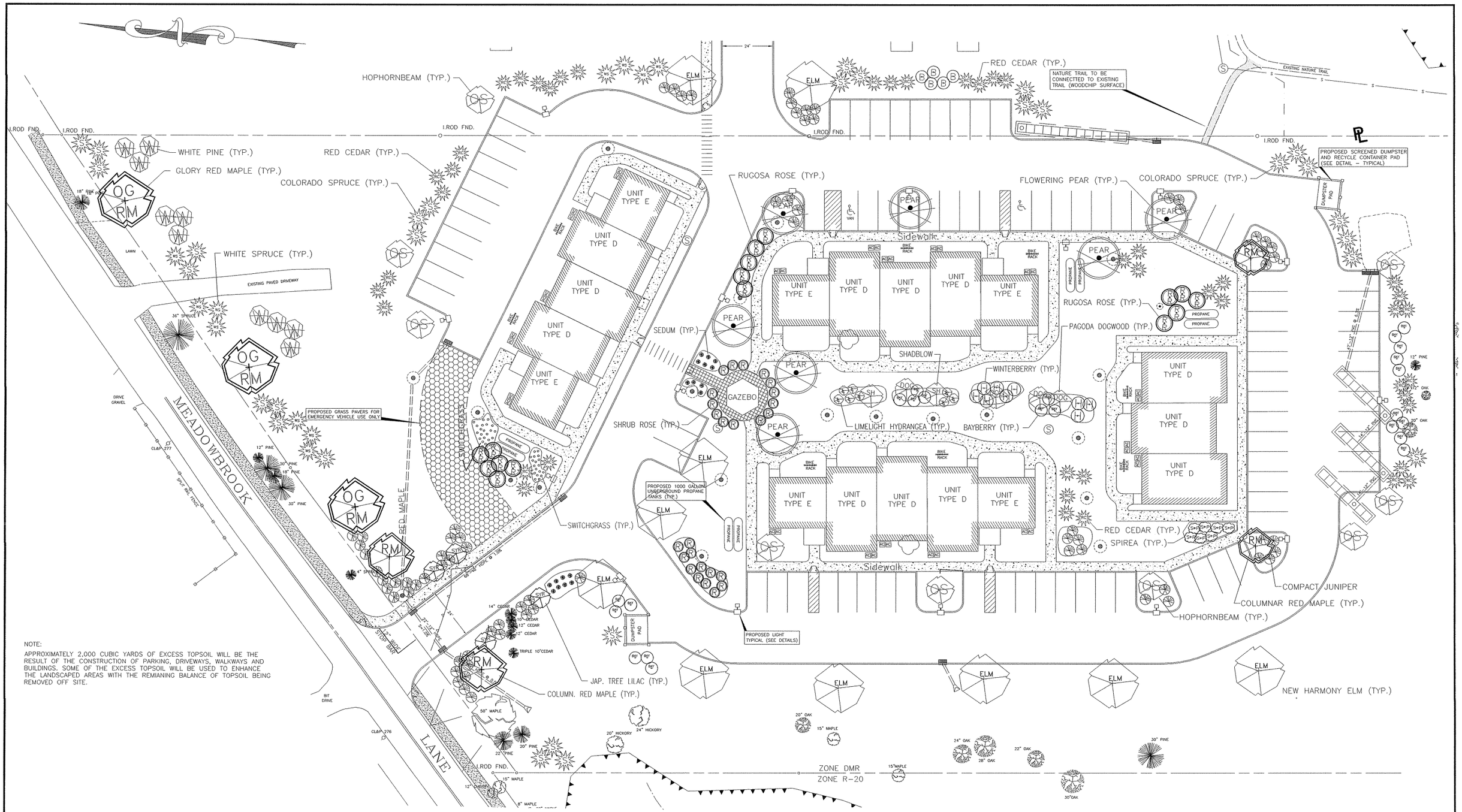


NOTE:

APPROXIMATELY 2,000 CUBIC YARDS OF EXCESS TOPSOIL WILL BE THE RESULT OF THE CONSTRUCTION OF PARKING, DRIVEWAYS, WALKWAYS AND BUILDINGS. SOME OF THE EXCESS TOPSOIL WILL BE USED TO ENHANCE THE LANDSCAPED AREAS WITH THE REMIANING BALANCE OF TOPSOIL BEING REMOVED OFF SITE.

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR DATE

40 20 0 20 60

SCALE : 1" = 20'

LANDSCAPE ARCHITECT

J. ALEXOPOULOS, LAND. ARCH.
CT LIC. NO. 550

# LANDSCAPE–LIGHTING–SIGN PLAN

PREPARED FOR

## ARTISAN DEVELOPMENT, LLC

91 & 93 MEADOWBROOK LANE
MANSFIELD CENTER, CONNECTICUT

SCALE: 1" = 20' DATE: OCTOBER 12, 2015

REVISED: APRIL 11, 2016

SHEET 10 OF 11

DATUM ENGINEERING & SURVEYING, LLC

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TEL (860)456-1357 FAX (860)456-1840
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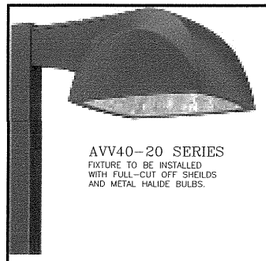
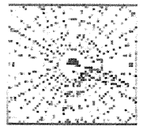


AVV40-20 SERIES
FIXTURE TO BE INSTALLED WITH FULL-CUT OFF SHEILDS AND METAL HALIDE BULBS.



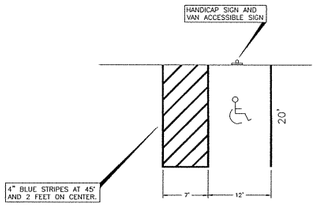
LIGHTING SCIENCES INC. CERTIFIED TEST REPORT NO. LSI 23057 CANDLEPOWER DISTRIBUTION CURVE OF 400W PSMH AERODOME LIGHT.

ISOFOOTCANDLE PLOT OF 400W PSMH AEROODME LIGHT AT 25' MOUNTING HEIGHT (PLAN VIEW)

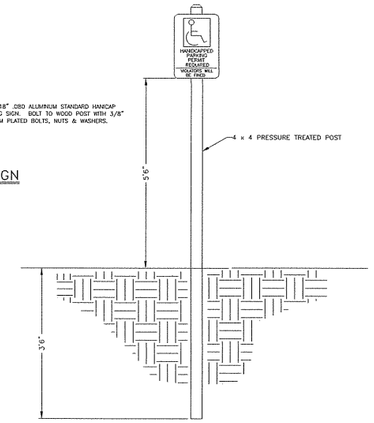
SITE LIGHTING
NOT TO SCALE

12" x 18" .080 ALUMINUM STANDARD HANDICAP PARKING SIGN. BOLT TO WOOD POST WITH 3/8" CADMIUM PLATED BOLTS, NUTS & WASHERS.

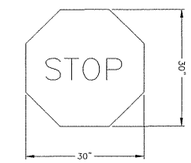
ACCESSIBLE PARKING SIGN
NOT TO SCALE



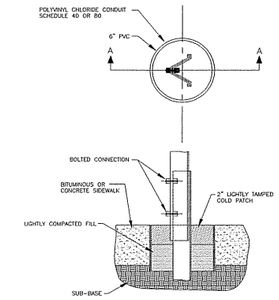

VAN ACCESSIBLE HANDICAP PARKING SPACE DETAIL



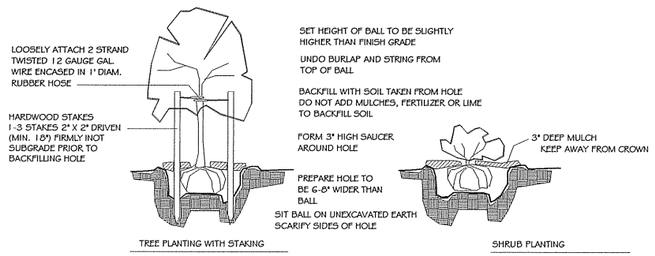

ACCESSIBLE PARKING SIGN
NOT TO SCALE



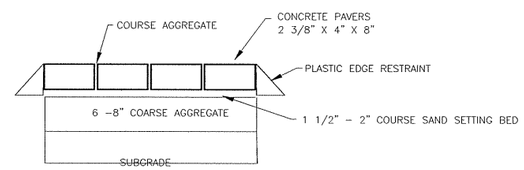

STOP SIGN DETAIL
NOT TO SCALE



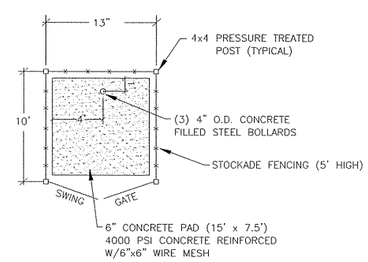

SIGN POST DETAIL
NO SCALE




PLANTING DETAILS - NOT TO SCALE




BRICK WALKWAY DETAIL
NOT TO SCALE




TRASH ENCLOSURE DETAIL
NOT TO SCALE

MEADOWBROOK GARDENS
LANDSCAPE MANAGEMENT

**TREES AND SHRUBS, LAWNS**

ALL SHRUB MASSES TO BE IN BEDS WITH NO GREATER THAN 3" DEPTH OF PINE BARK MULCH.

A DEPTH OF 3" OF THIS MULCH SHOULD BE MAINTAINED IN SUBSEQUENT YEARS. NO MULCH SHOULD BE PILED AGAINST THE TRUNKS OF TREES OR THE BASE OF ANY SHRUB.

PRUNING SHOULD ONLY BE DONE TO REMOVE ANY DEAD OR DAMAGED BRANCHES ON BOTH TREES AND SHRUBS. PLANTS ARE NOT TO BE SHAPED.

IN THE YEAR FOLLOWING INITIAL PLANTING AND IN THE SPRING, ALL PLANTS TO BE SIDE DRESSED WITH ORGANIC BASED FERTILIZERS.

PESTICIDES SHOULD ONLY BE USED WHEN A PROBLEM IS SEVERE. REGULAR INSPECTION SHOULD BE DONE TO BE ABLE TO TREAT A PROBLEM AT ITS EARLIEST STAGES. INTEGRATED PEST MANAGEMENT BEST PRACTICES SHOULD BE USED.

LAWNS ARE TO BE FERTILIZED USING LOW MAINTENANCE FREQUENCY, TIME OF YEAR AND RATE. FERTILIZING SHOULD ONLY BE DONE ACCORDING TO ANNUAL SOIL TESTING AND RECOMMENDATIONS ARE TO BE FOLLOWED. ONLY ORGANIC BASED FERTILIZERS ARE TO BE USED. LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RESULTS.

MOWING HEIGHT TO BE 2 ½".

LAWN MIXTURE TO BE A LOW MAINTENANCE MIX SUITABLE FOR DROUGHTY, WELL DRAINED SOILS.

# PLANTING SCHEDULE

| Symbol Code | Name/ Scientific Name | Size | Quantity |
|---|---|---|---|
| RM | ACER RUBRUM 'COLUMNARE'/ COLUMNAR RED MAPLE | 2 1/2" - 3" CAL. | 4 |
| OG RM | ACER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE | 2 1/2" - 3" CAL. | 3 |
| SH | AMELANCHIER CANADENSIS/ SHADBLOW | 6 - 7' | 2 |
| DOG | CORNUS ALTERNIFOLIA/ PAGODA DOGWOOD | 2 1/2" - 3" CAL. | 4 |
| DS | OSTRYA VIRGINICA/ HOPHORNBEAM | 2 1/2" - 3" CAL. | 8 |
| PEAR | PYRUS CALLERYANA 'CHANTICLEER'/ FLOWERING PEAR | 2 1/2" - 3" CAL. | 6 |
| SYR | SYRINGA RETICULATA/ JAPANESE TREE LILAC | 2 1/2" - 3" CAL. | 4 |
| EM | ULMUS AMERICANA 'NEW HARMONY'/ NEW HARMONY ELM | 2 1/2" - 3" CAL. | 10 |
| RC | JUNIPERUS VIRGINIANA/ RED CEDAR | 6 - 7' | 38 |
| WS | PICEA GLAUCA/ WHITE SPRUCE | 6 - 7' | 9 |
| S | PICEA PUNGENS/ COLORADO SPRUCE | 6 - 7' | 28 |
| WP | PINUS STROBUS/ WHITE PINE | 6 - 7' | 9 |
| | | | |
| L | HYDRANGEA PANICULATA 'LIMELIGHT'/LIMELIGHT HYDRANGEA | 18 - 21" | 8 |
| H | ILEX VERTICILLATA/ WINTERBERRY | 18 - 21" | 9 |
| | JUNIPERUS CHIN. PFITZ. COMPACTUM/ COMPACT PFITZER JUNIPER | 18 - 21" | 75 |
| B | MYRICA PENNSYLVANICUM/ BAYBERRY | 18 - 21" | 26 |
| R | ROSA 'KNOCKOUT'/ KNOCKOUT SHRUB ROSE | 18 - 21" | 25 |
| RR | ROSA RUGOSA/ RUGOSA ROSE | 18 - 21" | 16 |
| S+P | SPIRAEA BUMALDA 'ANTHONY WATERER'/ SPIREA | 18 - 21" | 7 |
| | SEDUM 'BRILLIANT'/ SEDUM | 1 GAL. | 18 |
| | PANICUM VIRGATUM 'RUBY RIBBONS'/ SWITCHGRASS | PLUGS | 40 |

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN _____ DATE

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CHAIRMAN _____ DATE

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DIRECTOR _____ DATE

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DIRECTOR _____ DATE

LANDSCAPE ARCHITECT
J. ALEXOPOULOS, LAND. ARCH.
CT LIC. NO. 550

LANDSCAPE-LIGHTING-SIGN DETAILS
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