

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
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 OPPORTUNITIES 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

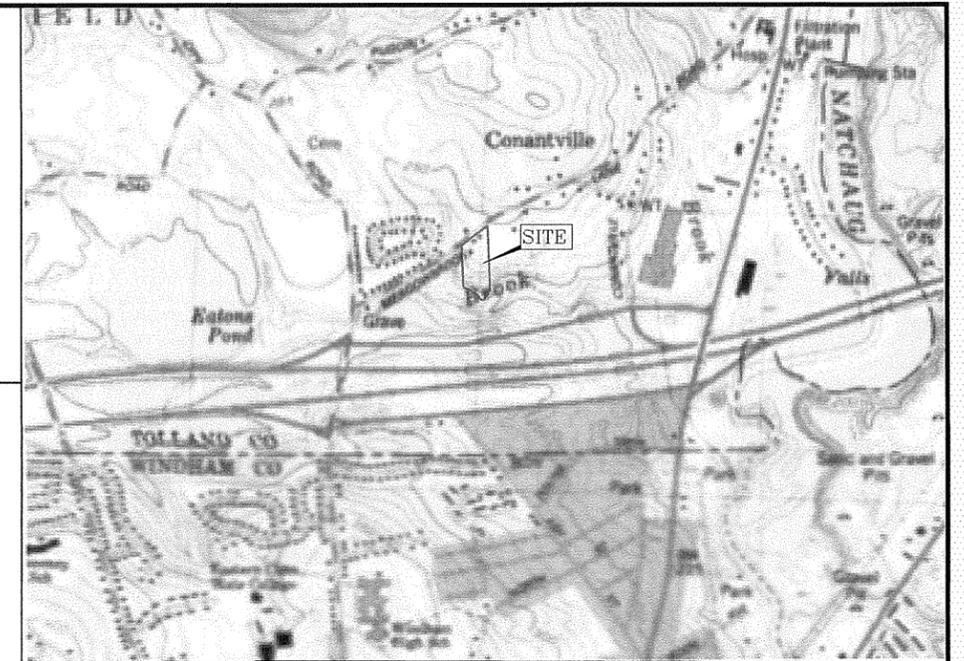
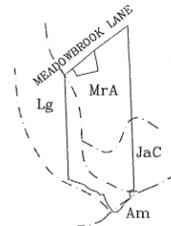
SOIL MAP

SCALE : 1" = 400'

--- SOILS LEGEND ---

SYMBOL DESCRIPTION
 Am ALLUVIAL LAND
 JcC JEFFREY GRAVELLY SANDY LOAM AND LOAMY SAND, 3 TO 15 PERCENT SLOPES
 Lg LEICESTER-RIDGEBURY-WHITMAN VERY STONY COMPLEX
 MfA 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"



LOCATION MAP

SCALE : 1" = 1000'

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.

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

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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

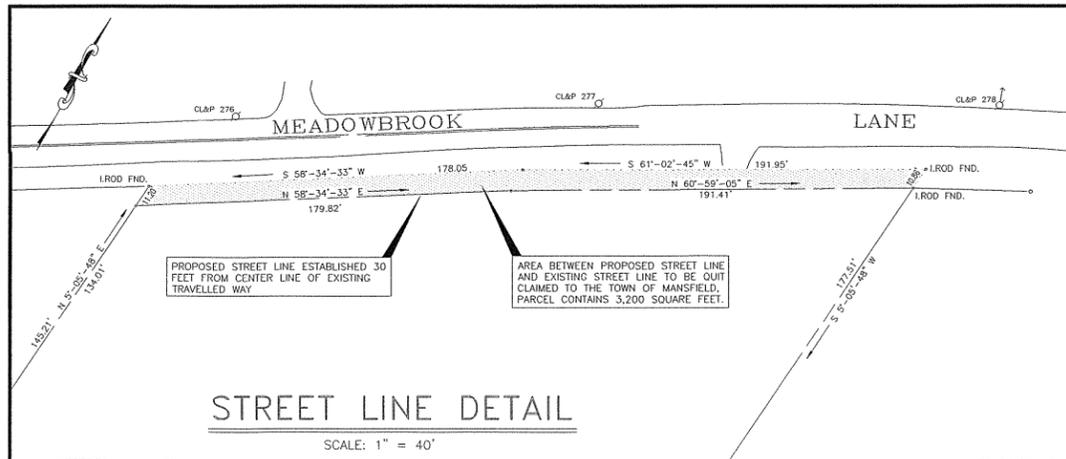
DIRECTOR _____ DATE _____

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



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

LEGEND

- PROPERTY LINE
- ARBITRARY PROPERTY LINE
- EDGE PAVEMENT
- EDGE GRAVEL
- IRON ROD FOUND
- UTILITY POLE
- TEST HOLE

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

CHAIRMAN _____ DATE _____

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

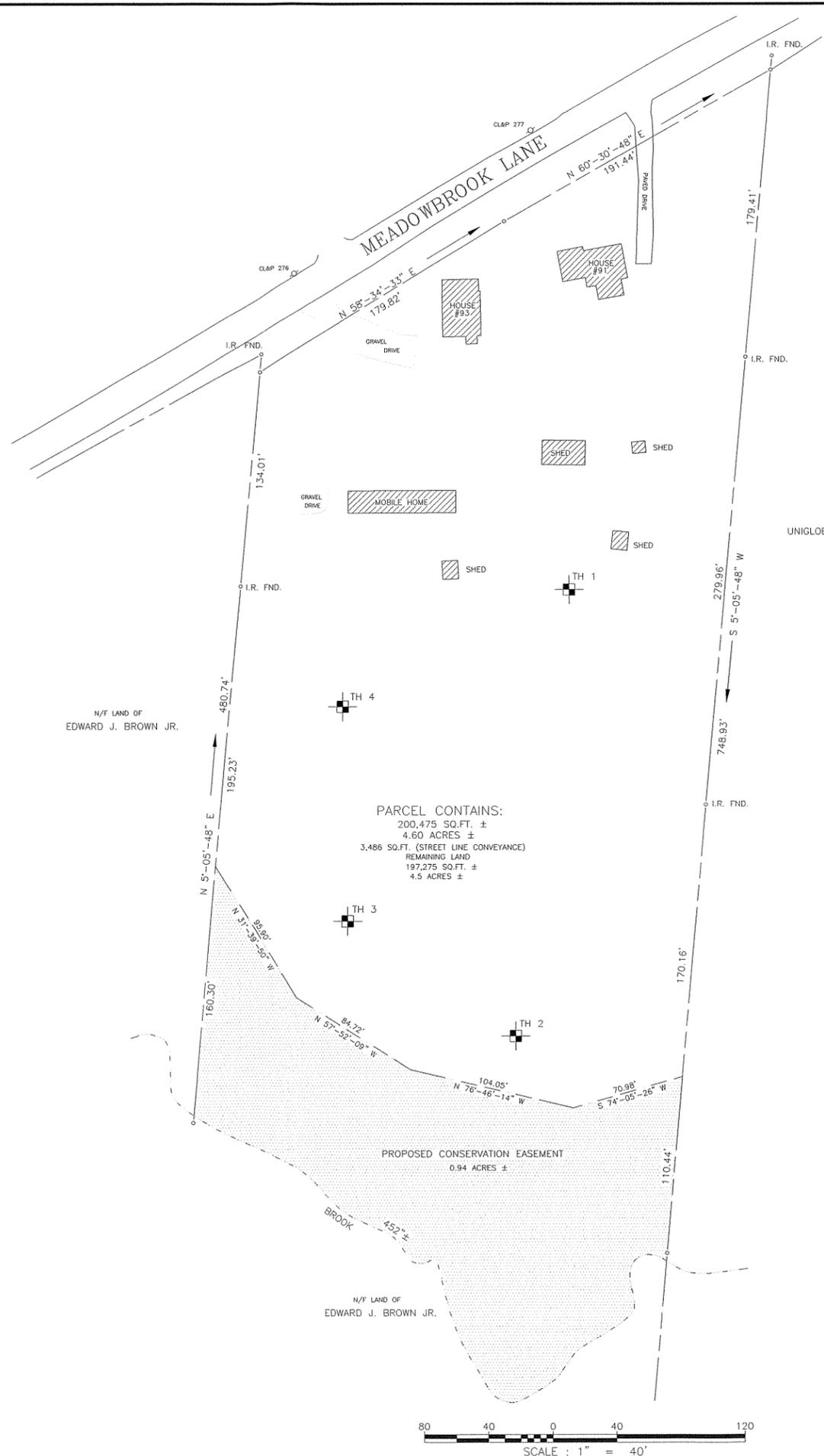
CHAIRMAN _____ DATE _____

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 IMPROVED LOCATION MAP BASED ON A DEFERRED 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 HEREOF.

EDWARD FELLEHER, L.S. #14203

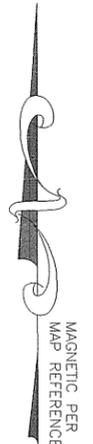
DATUM

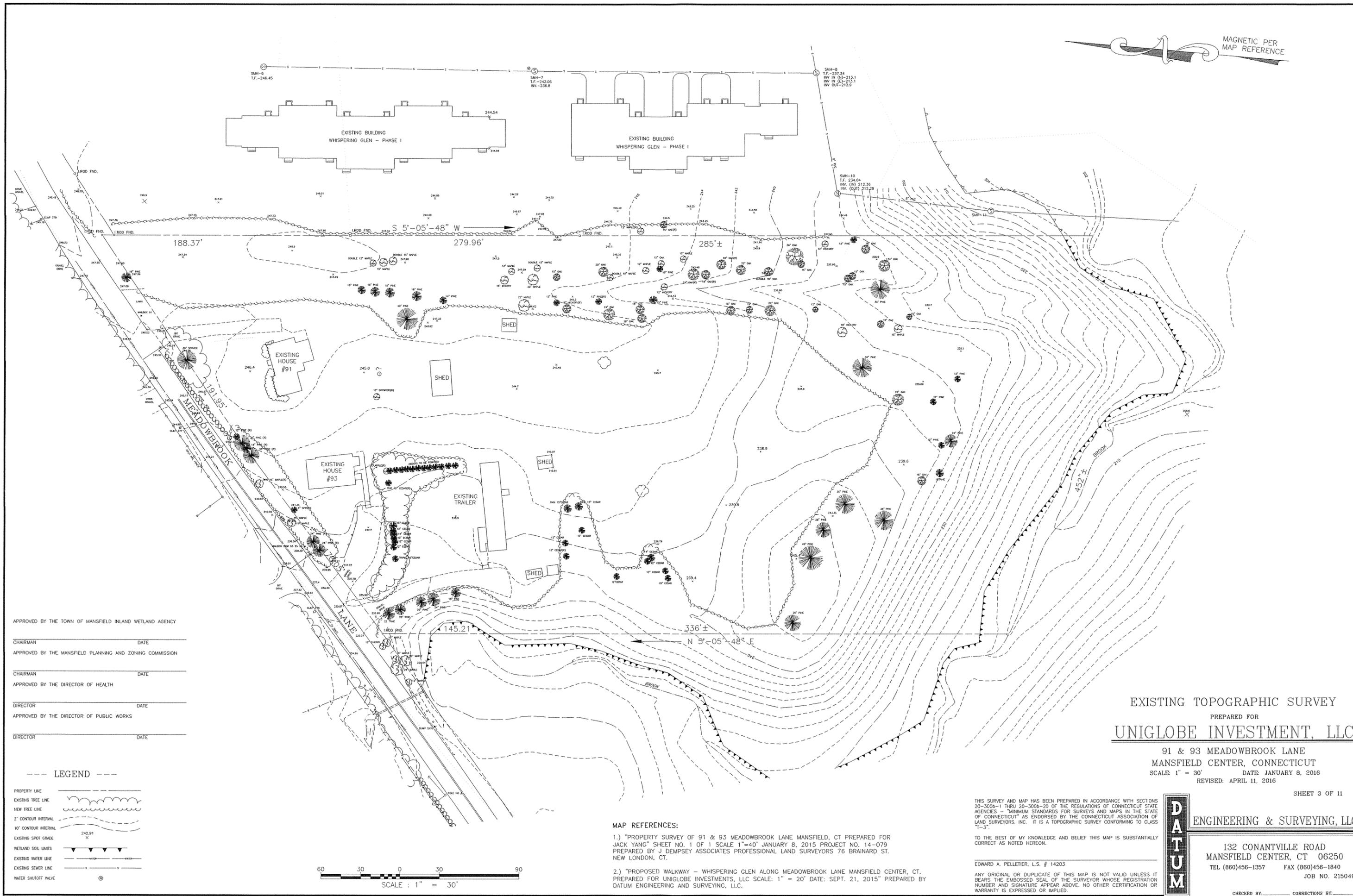
ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1640

SHEET 2 OF 11

CHECKED BY: _____ CORRECTIONS BY: _____





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 _____

WETLAND SOIL LIMITS _____

EXISTING WATER LINE _____

EXISTING SEWER LINE _____

WATER SHUTOFF VALVE _____



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.

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

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 "1-3".

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.

DATUM

ENGINEERING & SURVEYING, LLC

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

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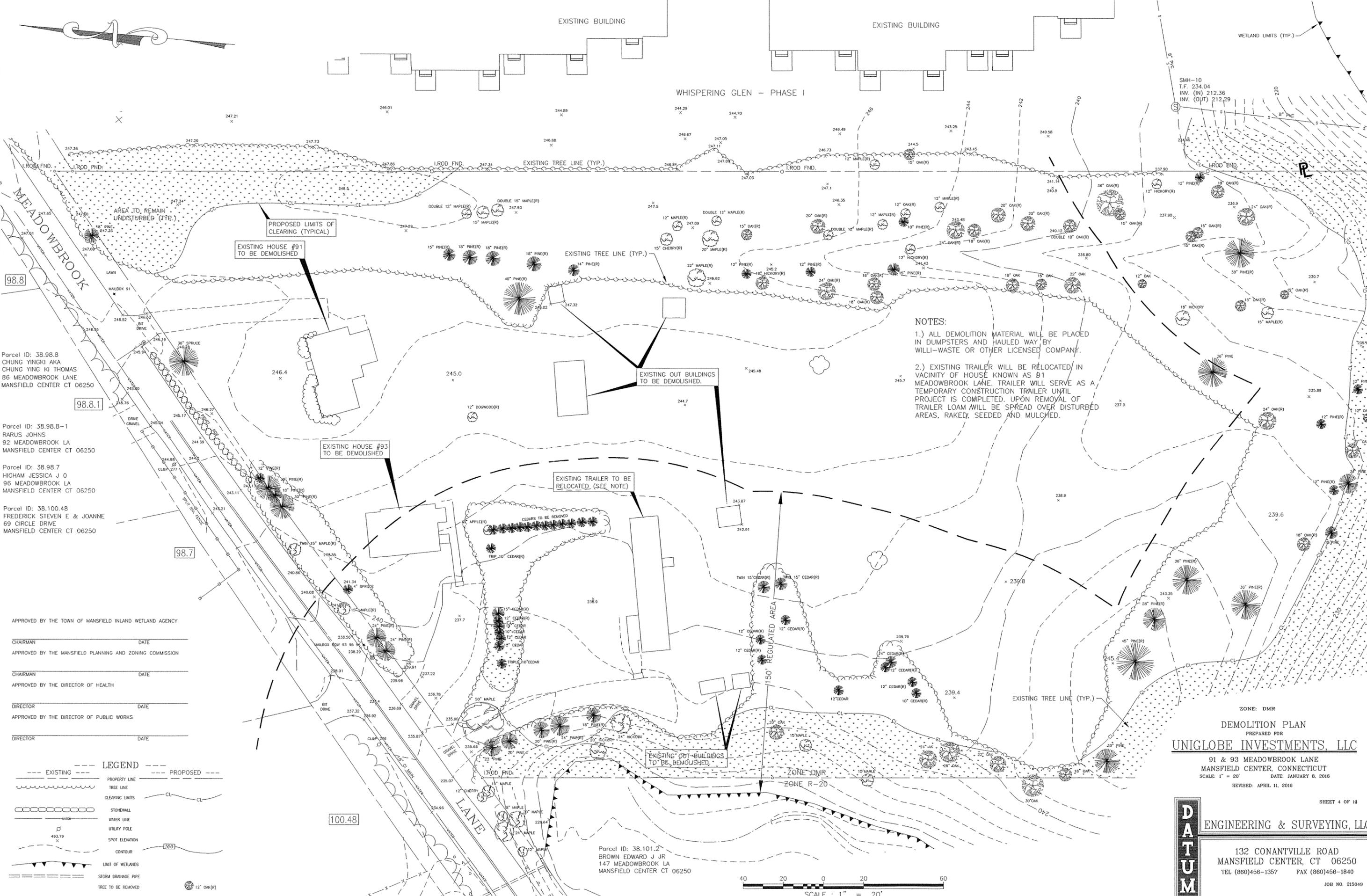
EXISTING BUILDING

EXISTING BUILDING

WHISPERING GLEN - PHASE I

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

WETLAND LIMITS (TYP.)



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

NOTES:
1.) ALL DEMOLITION MATERIAL WILL BE PLACED IN DUMPSTERS AND HAULAWAY BY WILLI-WASTE OR OTHER LICENSED COMPANY.
2.) EXISTING TRAILER WILL BE RELOCATED IN VICINITY OF HOUSE KNOWN AS B1 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	---	CL
---	TREE LINE	---	CL
---	CLEARING LIMITS	---	CL
---	STONEWALL	---	
---	WATER LINE	---	
---	UTILITY POLE	---	
---	SPOT ELEVATION	---	
---	CONTOUR	---	
---	LIMIT OF WETLANDS	---	
---	STORM DRAINAGE PIPE	---	
---	TREE TO BE REMOVED	---	

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

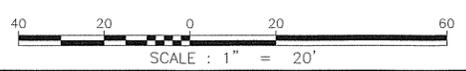
DATUM
ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

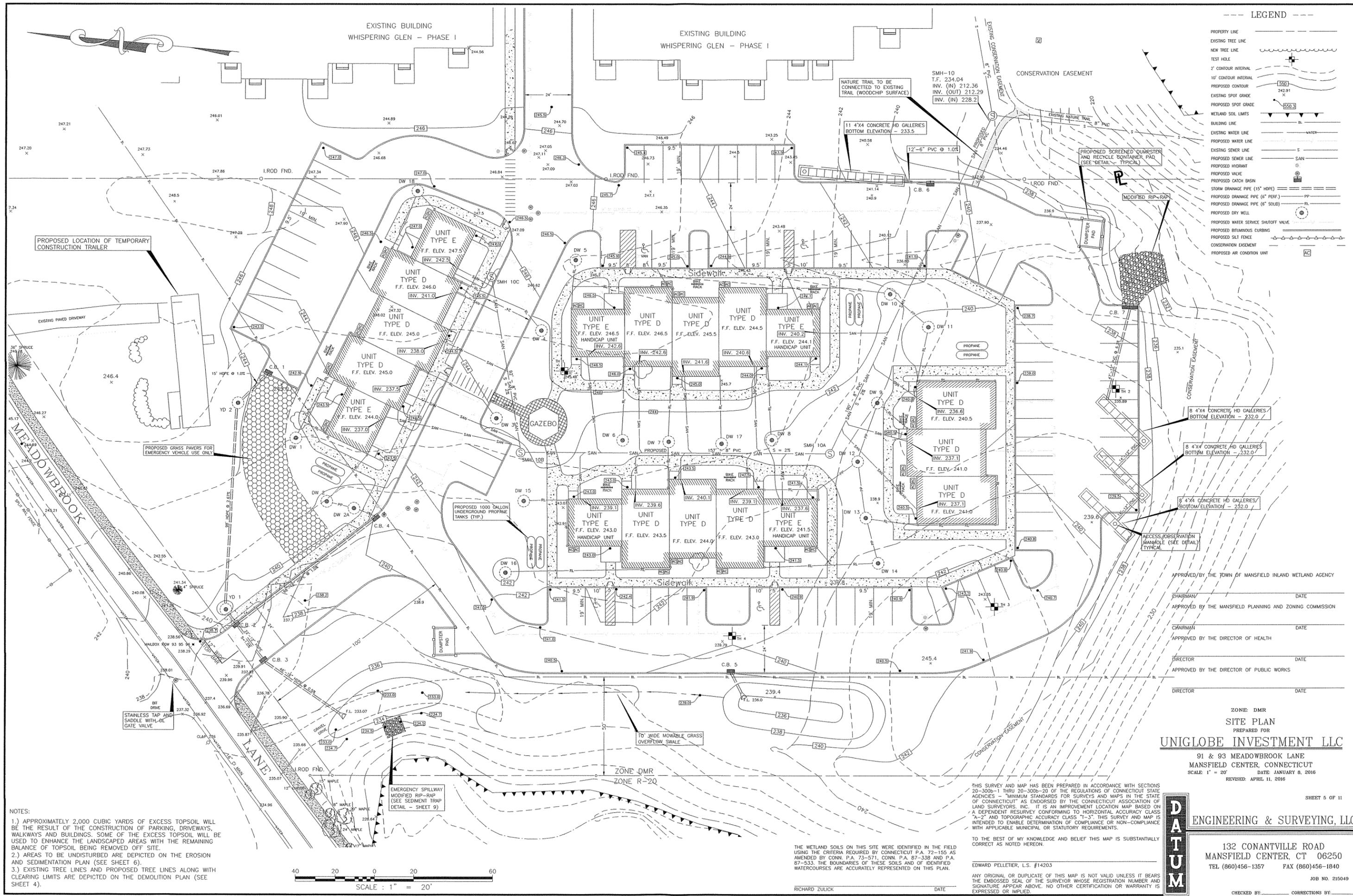
JOB NO. 215049

CHECKED BY: _____ CORRECTIONS BY: _____

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



SHEET 4 OF 14



--- LEGEND ---

PROPERTY LINE	---
EXISTING TREE LINE	~~~~~
NEW TREE LINE	~~~~~
TEST HOLE	+
2' CONTOUR INTERVAL	---
10' CONTOUR INTERVAL	---
PROPOSED CONTOUR	---
EXISTING SPOT GRADE	X
PROPOSED SPOT GRADE	X
WETLAND SOIL LIMITS	---
BUILDING LINE	---
EXISTING WATER LINE	---
PROPOSED WATER LINE	---
EXISTING SEWER LINE	---
PROPOSED SEWER LINE	---
PROPOSED VALVE	⊗
PROPOSED CATCH BASIN	⊗
STORM DRAINAGE PIPE (15" HOPE)	---
PROPOSED DRAINAGE PIPE (6" PERF.)	---
PROPOSED DRAINAGE PIPE (6" SOLID)	---
PROPOSED DRY WELL	⊗
PROPOSED WATER SERVICE SHUTOFF VALVE	⊗
PROPOSED BITUMINOUS CURBING	---
PROPOSED SILT FENCE	---
CONSERVATION EASEMENT	---
PROPOSED AIR CONDITION UNIT	⊗

PROPOSED LOCATION OF TEMPORARY CONSTRUCTION TRAILER

PROPOSED GRASS PAVERS FOR EMERGENCY VEHICLE USE ONLY

PROPOSED 1000 GALLON UNDERGROUND PROPANE TANKS (TYP.)

STAINLESS TAP AND SADDLE WITH-BL GATE VALVE

EMERGENCY SPILLWAY MODIFIED RIP-RAP (SEE SEDIMENT TRAP DETAIL - SHEET 9)

NATURE TRAIL TO BE CONNECTED TO EXISTING TRAIL (WOODCHIP SURFACE)

11 4'x4' CONCRETE HD GALLERIES BOTTOM ELEVATION - 233.5

PROPOSED SCREENED DUMPSTER AND RECYCLE CONTAINER PAD (SEE DETAIL - TYPICAL)

8 4'x4' CONCRETE HD GALLERIES BOTTOM ELEVATION - 232.0

8 4'x4' CONCRETE HD GALLERIES BOTTOM ELEVATION - 232.0

8 4'x4' CONCRETE HD GALLERIES BOTTOM ELEVATION - 232.0

ACCESS/OBSERVATION MANHOLE (SEE DETAIL TYPICAL)

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

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).

SCALE: 1" = 20'

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.

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 IMPROVED 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.

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EDWARD PELLETIER, L.S. #14203

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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: _____

RICHARD ZULICK

DATE

SHEET 5 OF 11

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

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

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 PROVIDED. MINIMAL SOIL EXPOSURE NOT ONLY EXHALS DEMARKATING 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. THIS 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 GRADE SURFACE 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-DIRECTIONAL 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 DETAILED 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 GROUNDED 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 RIGGED 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.

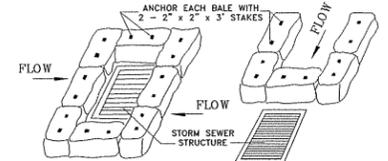
3. MULCHING IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE WHERE SLOPES EXCEED 10 PERCENT. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISH HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE SET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

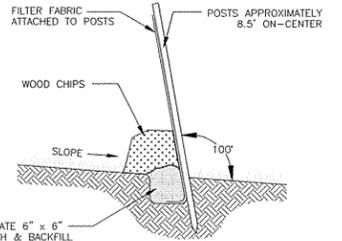
DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF ROBERT MAGI (TEL. NO. (203) 692-5222) TO ENSURE THE IMPLEMENTATION OF THIS SEDIMENT & EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE SITE OF THE OBJECTIVES OF THE PLAN, NOTIFYING THE WETLAND AGENT OR HIS DESIGNATEE 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.



HAY BALE INSTALLATION AT CATCH BASIN
NO SCALE



ANTI-TRACKING PAD DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

LEGEND

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

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

APPROVED BY THE DIRECTOR OF HEALTH

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

CHAIRMAN	DATE
CHAIRMAN	DATE
DIRECTOR	DATE
DIRECTOR	DATE

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

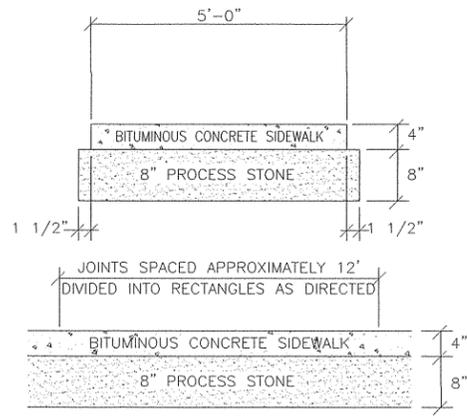
SHEET 6 OF 11

DATUM

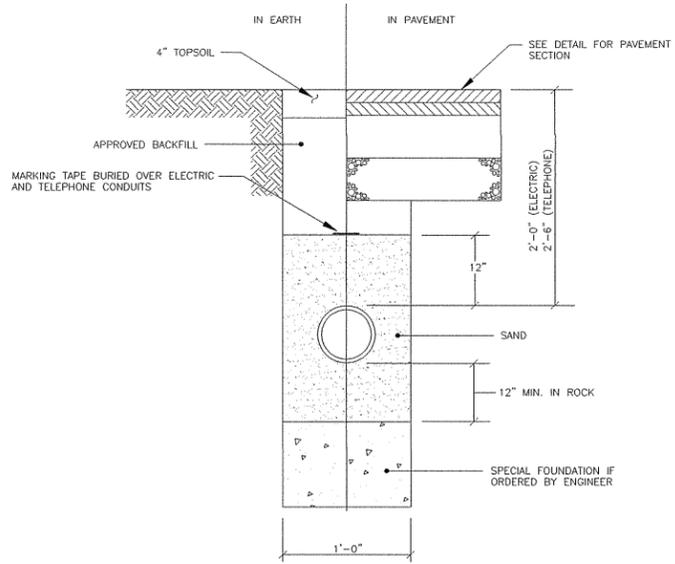
ENGINEERING & SURVEYING, LLC

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

CHECKED BY: _____ CORRECTIONS BY: _____

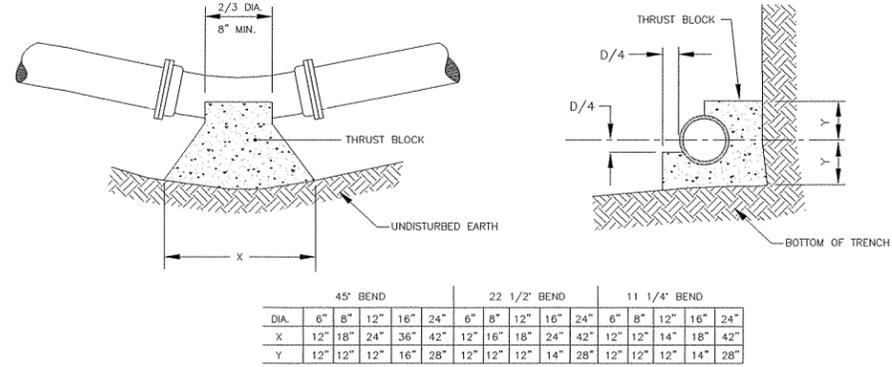


5' BITUMINOUS CONCRETE SIDEWALK
NO SCALE



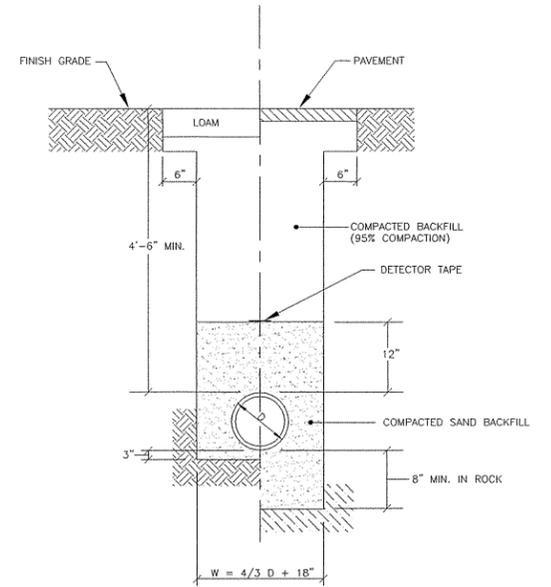
ELECTRICAL & TELEPHONE PVC CONDUIT TRENCH DETAIL
NOT TO SCALE

- 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.



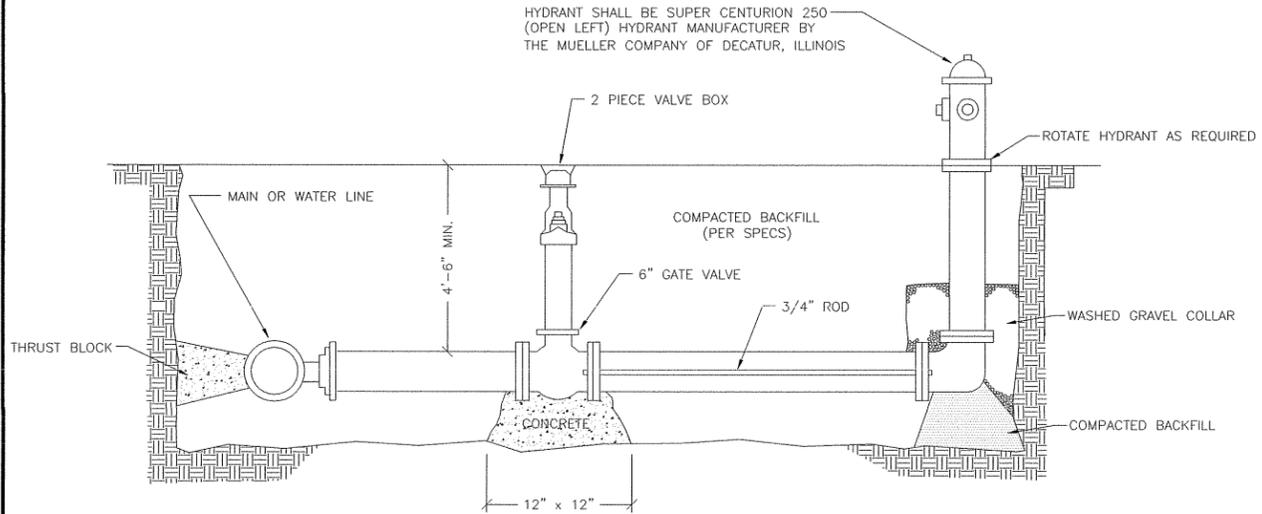
	45° BEND				22 1/2° BEND				11 1/4° BEND						
DIA.	6"	8"	12"	16"	24"	6"	8"	12"	16"	24"	6"	8"	12"	16"	24"
X	12"	18"	24"	36"	42"	12"	16"	18"	24"	42"	12"	12"	14"	18"	42"
Y	12"	12"	12"	16"	28"	12"	12"	12"	14"	28"	12"	12"	12"	14"	28"

THRUST BLOCK DETAIL
NOT TO SCALE

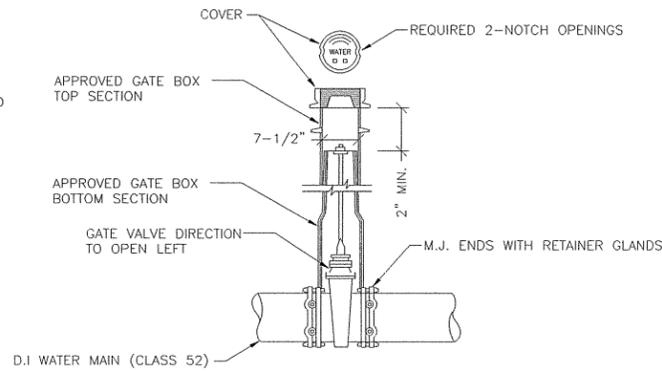


TYPICAL WATER MAIN TRENCH DETAIL
NOT TO SCALE

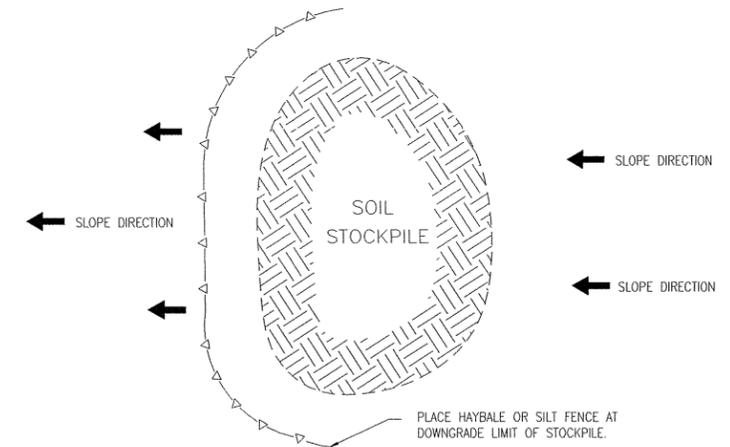
1. ALL WATER LINE MATERIALS SHALL BE PER WWW SPECS
2. WATER MAIN TO MAINTAIN A MINIMUM 10 FEET FROM STORM DRAINAGE RECHARGE STRUCTURES UNLESS APPROVED BY WWW.
3. ALL BUILDING WATER LINE SERVICES TO BE 1" COPPER



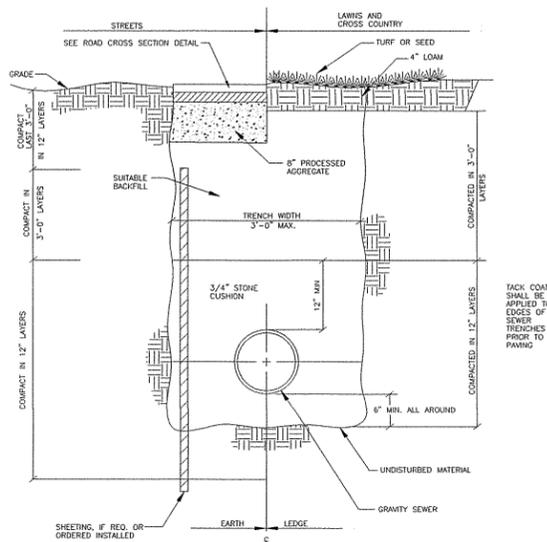
FIRE HYDRANT ASSEMBLY
NO SCALE



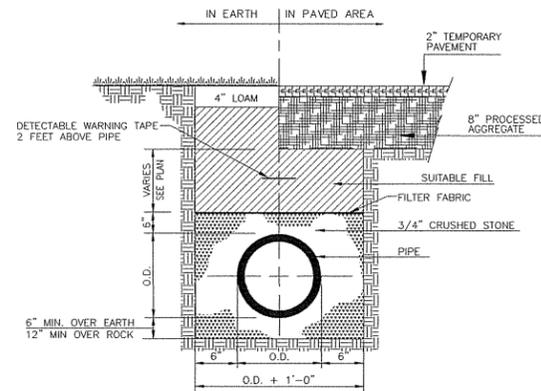
12" OR LESS VERTICAL GATE VALVE AND GATE BOX (OPEN LEFT)
NO SCALE



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

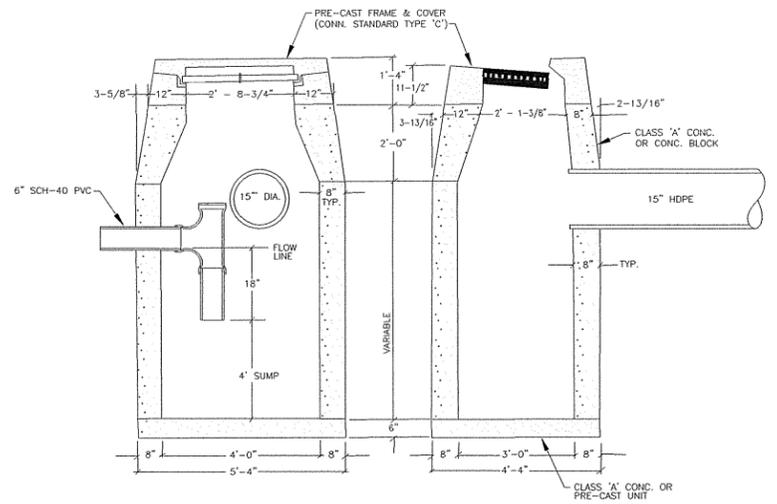
DIRECTOR _____ DATE _____

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

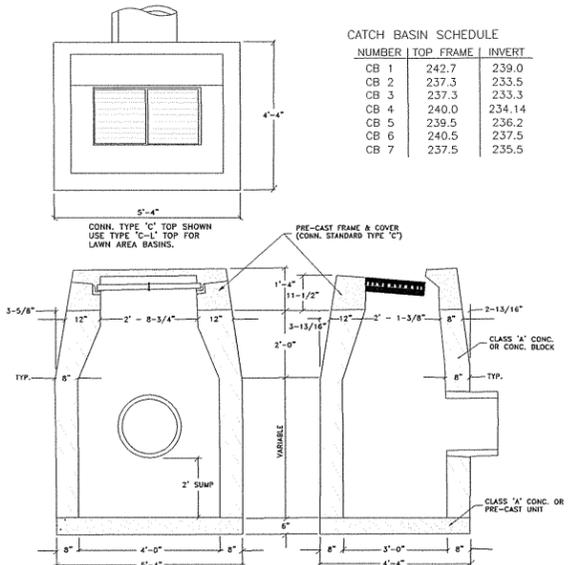
DATUM
ENGINEERING & SURVEYING, LLC
132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840
JOB NO. 215049

CHECKED BY: _____ CORRECTIONS BY: _____

SHEET 7 OF 11



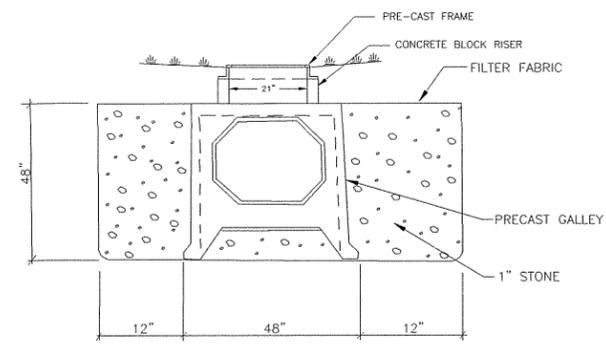
**CONN. STATE STANDARD
CATCH BASIN**
NO SCALE



**CONN. STATE STANDARD
CATCH BASIN**
NO SCALE

CATCH BASIN SCHEDULE

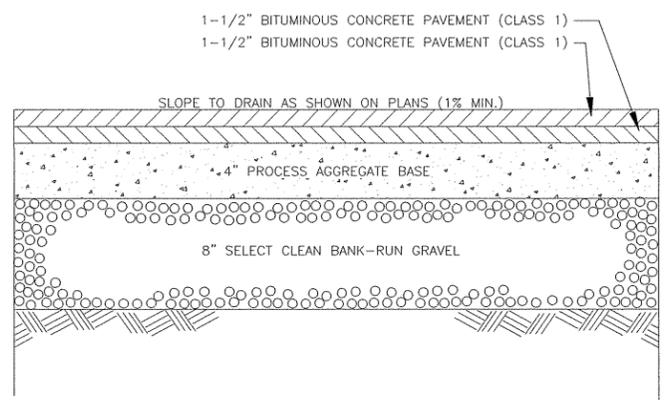
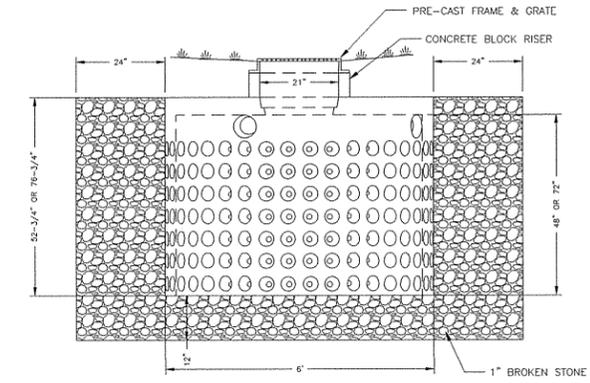
NUMBER	TOP FRAME	INVERT
CB 1	242.7	239.0
CB 2	237.3	233.5
CB 3	237.3	233.3
CB 4	240.0	234.14
CB 5	239.5	236.2
CB 6	240.5	237.5
CB 7	237.5	235.5



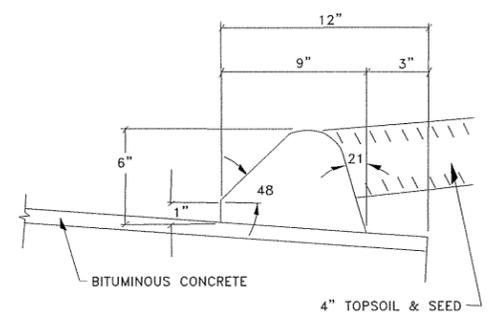
GALLERY CROSS SECTION
NO SCALE

DRY WELL/YARD DRAIN SCHEDULE

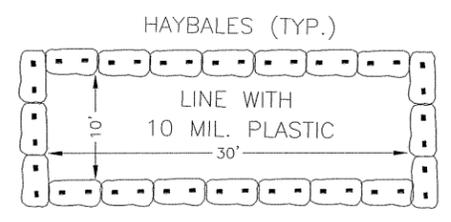
NUMBER	SIZE	TOP FRAME	BOTTOM ELEV.	INVERT
DW 1	6'Dx4'H	242.8	237.6	-
DW 2	6'Dx4'H	241.5	235.8	241.34
DW 2A	6'Dx4'H	241.0	235.8	241.34
DW 3	6'Dx6'H	242.8	235.4	-
DW 4	6'Dx4'H	242.1	236.9	-
DW 5	6'Dx4'H	246.0	240.8	-
DW 6	6'Dx4'H	242.5	237.3	-
DW 7	6'Dx4'H	242.5	237.3	-
DW 8	6'Dx4'H	241.8	236.6	-
DW 9	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	230.1	235.64
DW 13	6'Dx6'H	240.0	230.1	235.64
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



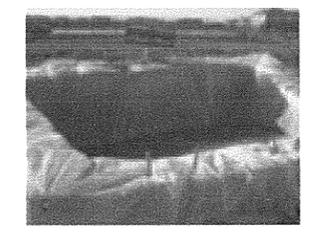
PAVEMENT DETAIL
NOT TO SCALE



CURB DETAIL
NO SCALE



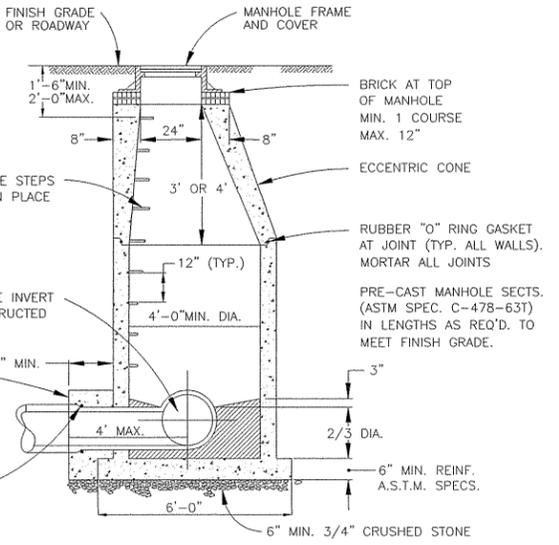
CONCRETE TRUCK WASHOUT DETAIL
NO SCALE



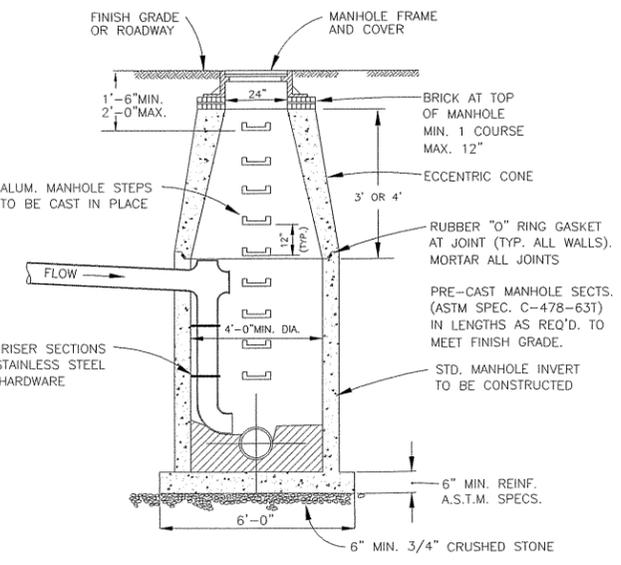
SANITARY MANHOLE SCHEDULE

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



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 _____

- MANHOLE SHALL BE WATERTIGHT. IN LIEU OF PARING, 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.
- CONSTRUCTION OF ALL SANITARY FACILITIES TO BE CONSTRUCTED TO THE MANSFIELD DEPARTMENT OF PUBLIC WORKS ENGINEERING STANDARDS AND SPECIFICATIONS.

DETAIL SHEET
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UNIGLOBE INVESTMENT LLC
91 & 93 MEADOWBROOK LANE
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REVISED: APRIL 11, 2016

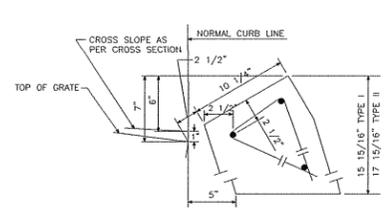
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ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

JOB NO. 215049
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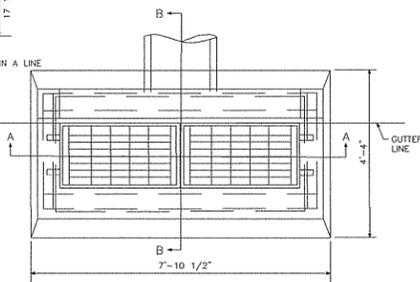
SHEET 8 OF 11



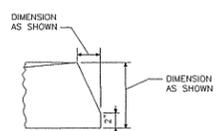
NOTES
 FOR DETAILS OF STEEL FRAME & GRATE SEE STANDARD SHEET NO. 507-K OR 507-L. TWO FRAMES & GRATES REQUIRED FOR EACH CATCH BASIN.
 WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS, INSIDE DIMENSIONS TO REMAIN THE SAME.
 ALL STEEL, EXCEPT REINFORCING BARS, SHALL BE GALVANIZED IN ACCORDANCE WITH M.06.03.
 ALL BARS SHALL HAVE 2" COVER.
 ALL STRAIGHT REINFORCING BARS WILL BE #4 BARS.
 ALL STIRRUPS WILL BE #3 BARS 9" C.C. TYP.

TO BE USED WHEN CURB INLET IS CONSTRUCTED IN A LINE OF GRANITE SLOPE CURBING 6" HIGH.

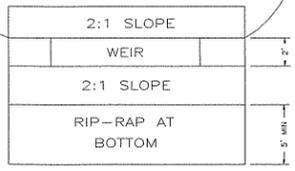
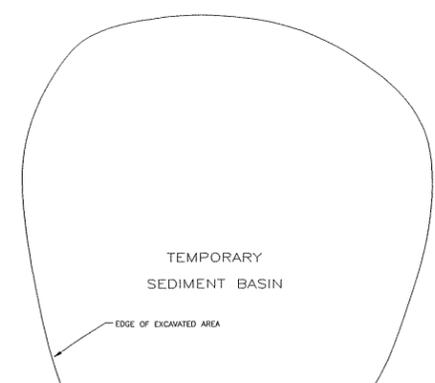
DETAIL OF CURB INLET GRANITE SLOPE CURB TYPE



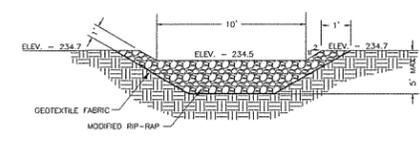
NOTE: WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.



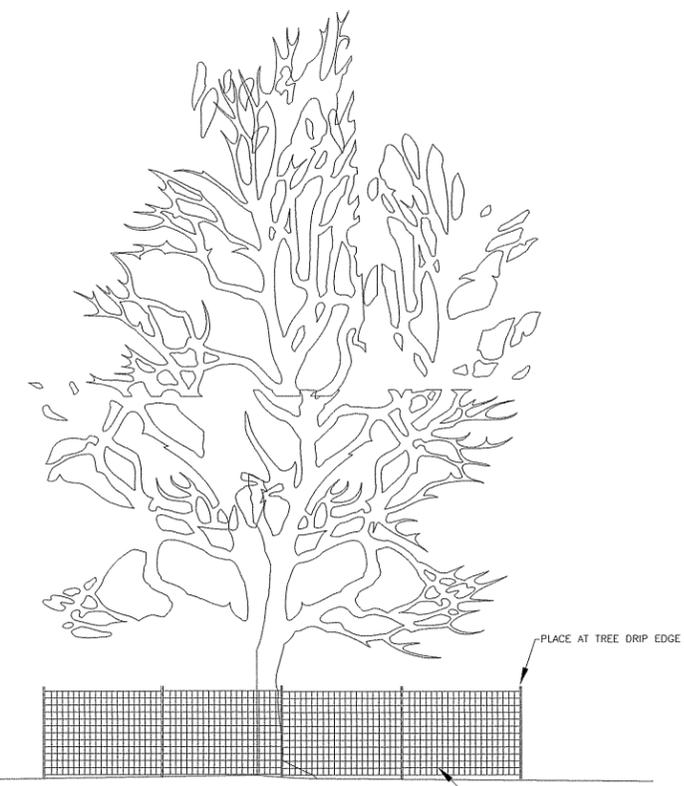
DETAIL "C" ALTERNATE CONSTRUCTION OF TYPE II TOP



PLAN VIEW



WEIR SECTION

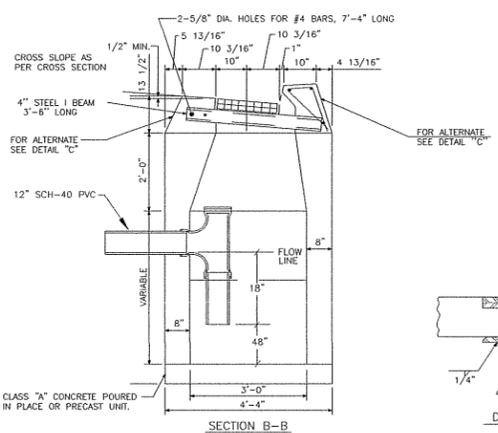


TREE PROTECTION DETAIL

NOT TO SCALE

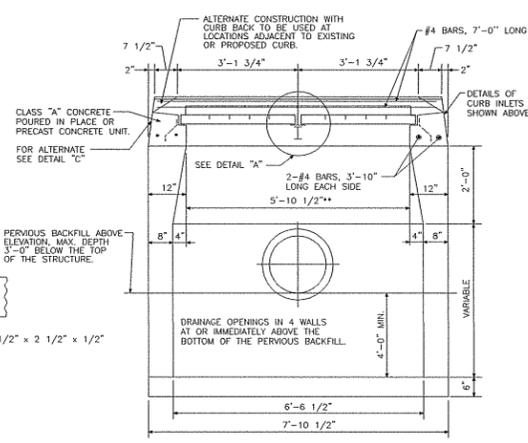
TEMPORARY SEDIMENT TRAP #1 DETAIL

NOT TO SCALE



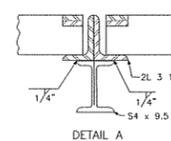
SECTION B-B

WHEN THIS DIMENSION EXCEEDS 10 FEET, CATCH BASIN WILL BE CLASSIFIED AS TYPE "C" CATCH BASIN DOUBLE GRATE TYPE II OVER 10 FT. DEEP.

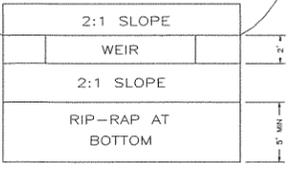
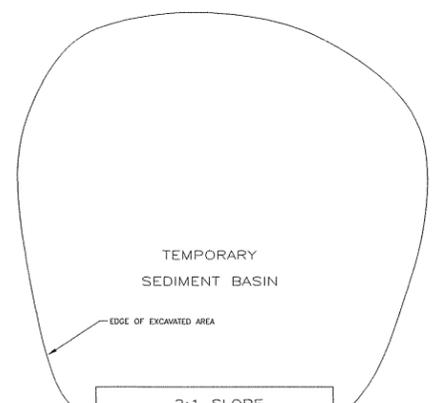


SECTION A-A

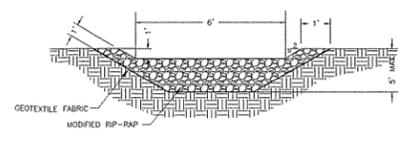
WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.



DETAIL A



PLAN VIEW



WEIR SECTION

TEMPORARY SEDIMENT TRAP #2 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
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 91 & 93 MEADOWBROOK LANE
 MANSFIELD CENTER, CONNECTICUT
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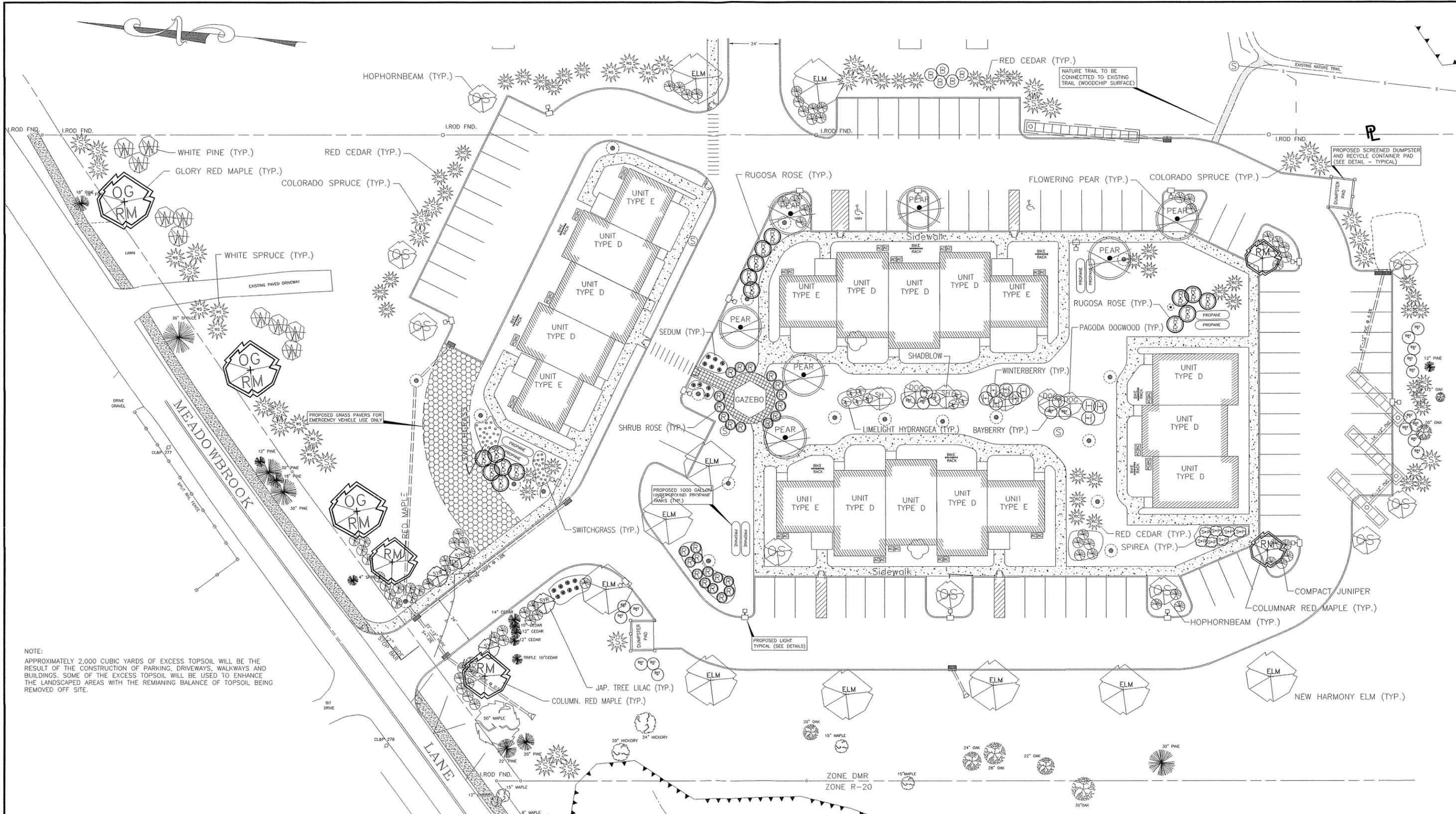
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 MANSFIELD CENTER, CT 06250
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SHEET 9 OF 11



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 REMAINING 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 _____



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

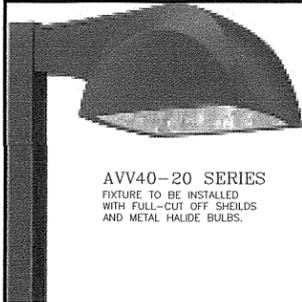
SHEET 10 OF 11



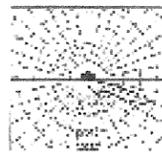
ENGINEERING & SURVEYING, LLC

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

CHECKED BY: _____ CORRECTIONS BY: _____



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

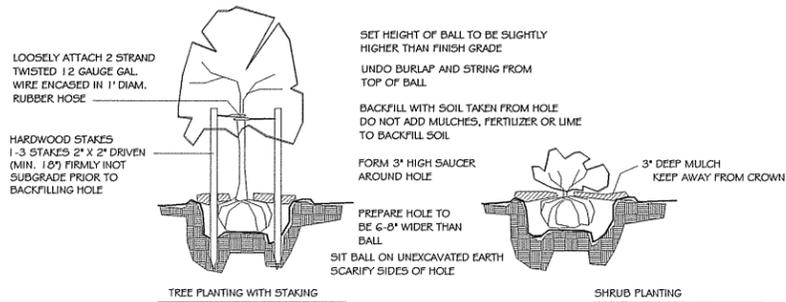


LIGHTING SCIENCES INC. CERTIFIED TEST
REPORT NO. LS1 23057 CANDLEPOWER
DISTRIBUTION CURVE OF 400W PSMA
AERODOME LIGHT

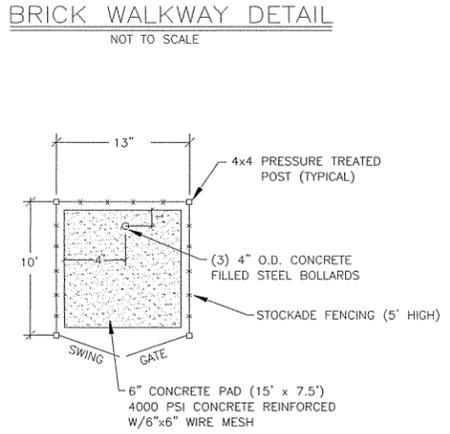
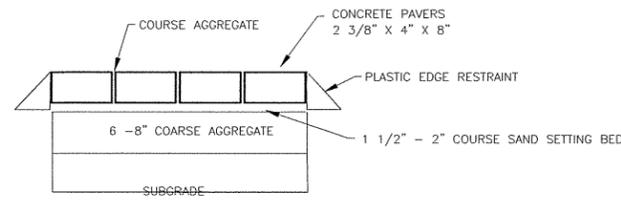
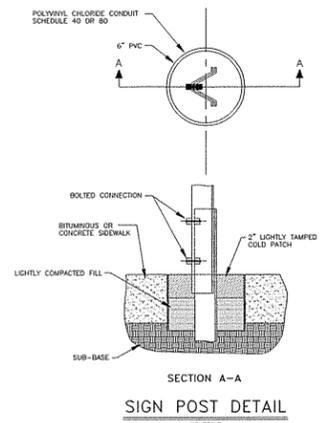
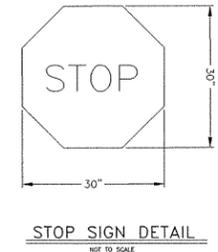
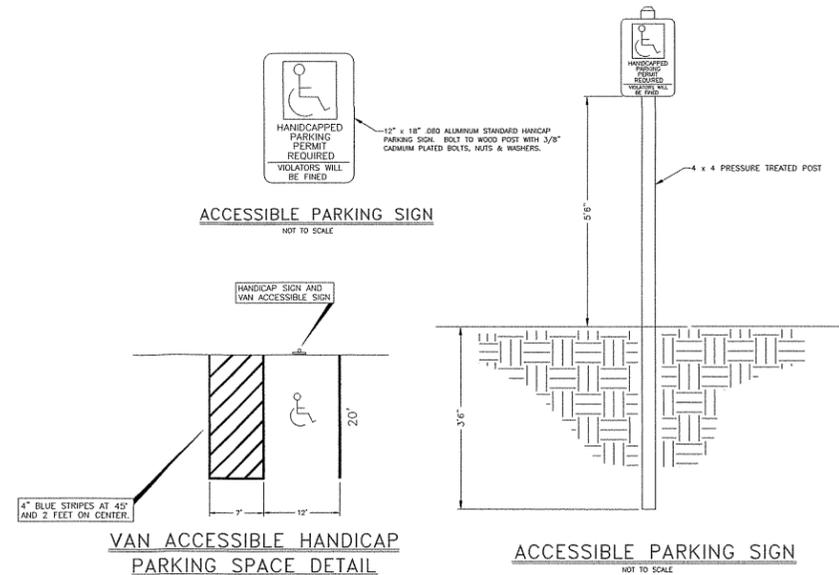
SITE LIGHTING
NOT TO SCALE



60000CANDELLA PLANT OF 400W PSMA
AERODOME LIGHT AT 20' MOUNTING HEIGHT
(PLAN VIEW)



PLANTING DETAILS - 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 1/2".

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

PLANTING SCHEDULE

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

LANDSCAPE-LIGHTING-SIGN DETAILS
PREPARED FOR
ARTISAN DEVELOPMENT, LLC

91 & 93 MEADOWBROOK LANE
MANSFIELD CENTER, CONNECTICUT
SCALE: AS NOTED DATE: JANUARY 8, 2016
REVISED: APRIL 11, 2016

SHEET 11 OF 11

DATUM
ENGINEERING & SURVEYING, LLC

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