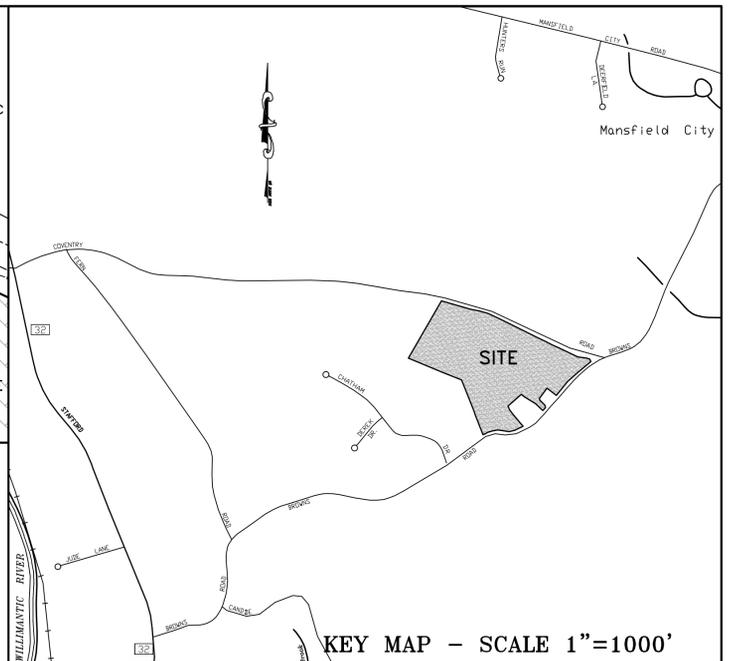
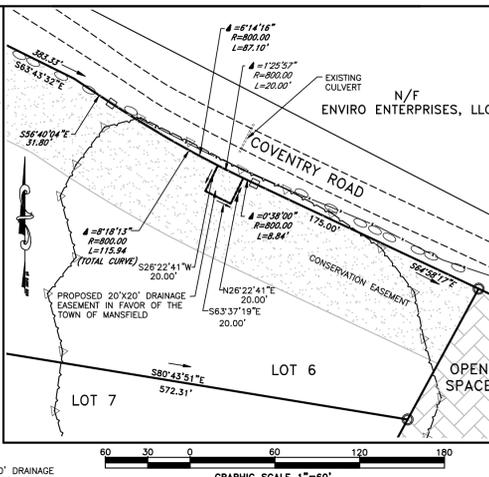


CORNER DETAIL 1"=20'

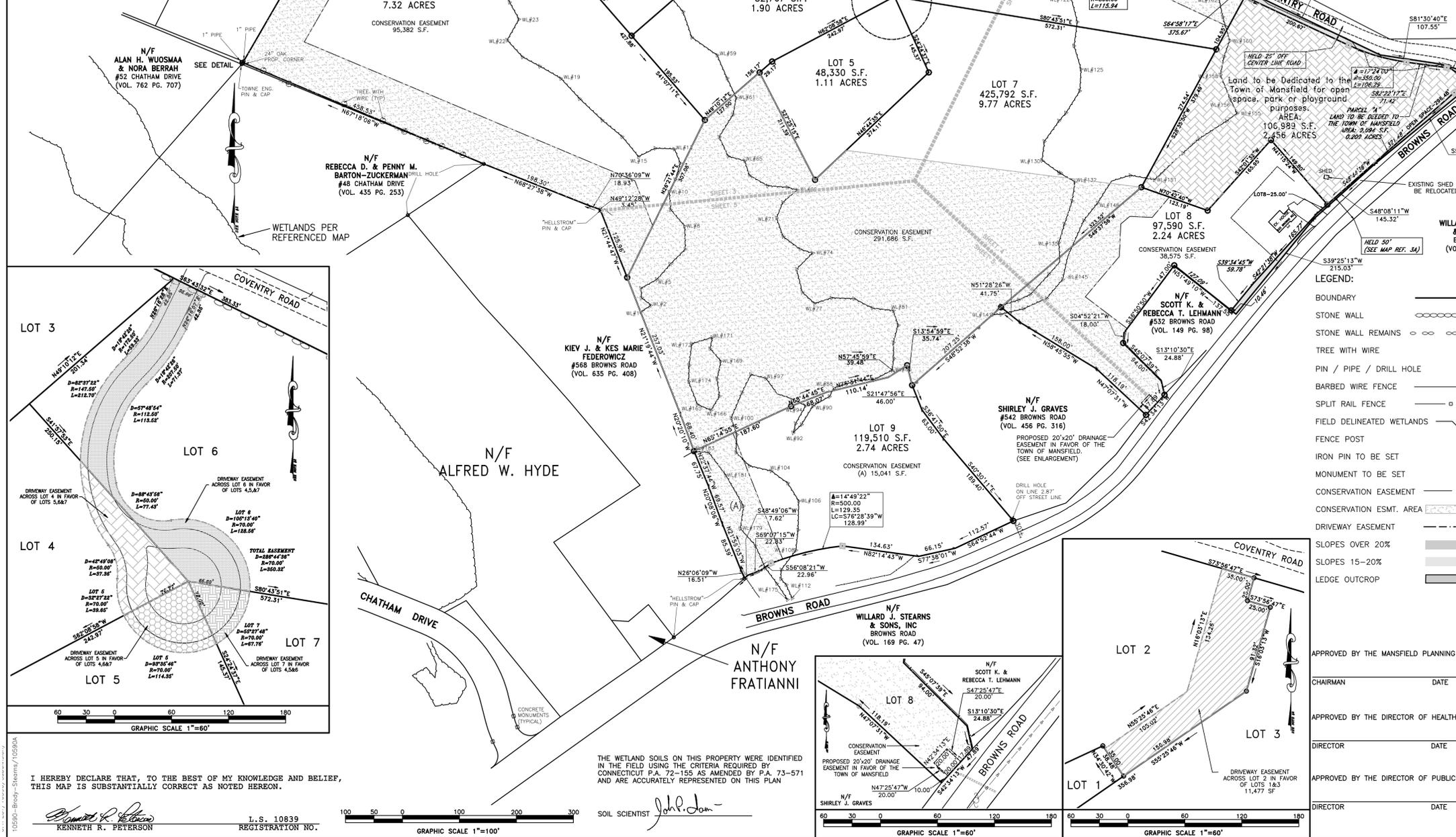
BUILDABLE AREA:

LOT #1	44,000+S.F.
LOT #2	40,000+S.F.
LOT #3	40,800+S.F.
LOT #4	43,000+S.F.
LOT #5	40,100+S.F.
LOT #6	56,000+S.F.
LOT #7	43,000+S.F.
LOT #8	42,800+S.F.
LOT #9	40,000+S.F.

OPEN SPACE COMPUTATIONS:
 PARCEL AREA: 36.647 ACRES
 AREA OF WETLANDS: 9.397 ACRES
 AREA OF LEDGE OUTCROPS & SLOPES OVER 20%: 0.90 ACRES
 UPLAND AREA: 26.35 ACRES
 UPLAND PERCENTAGE: 71.9%
 UP TO 40% (14.659 ACRES)
 UPLAND OPEN SPACE AREA REQUIRED: 10.54 ACRES
 PROP. OPEN SPACE CONSISTS OF LAND DEDICATED TO TOWN OF MANSFIELD & CONSERVATION ESMTS.: 2.456 ACRES (6.70%)
 DEDICATED OPEN SPACE: 13.049 ACRES (35.61%)
 CONSERVATION EASEMENT (CE): 15.505 ACRES (42.31%)
 TOTAL PROVIDED: 1.881 ACRES
 UPLAND PROVIDED IN OPEN SPACE: 8.868 ACRES
 UPLAND PROVIDED IN CONSERVATION EASEMENTS THEREFORE: 10.54 AC. PROVIDED > 10.54 AC. REQUIRED
 ZONE: RAR-90



KEY MAP - SCALE 1"=1000'



NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A SUBDIVISION PLAN, AND IS A FIRST SURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED LOT LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON NAD 83/87 (CONNECTICUT STATE PLANE COORDINATES) BASED ON COORDINATES FROM MAP REFERENCE 3A.
3. MAP REFERENCES:
 - A. "PROPERTY SURVEY CERTAIN PROPERTY OF WILLARD J. STEARNS & SONS, INC IDENTIFIED AS FARM 1, FARM 2 AND FARM 3 BROWNS RD., STEARNS RD., MANSFIELD CITY RD., PLEASANT VALLEY RD. MANSFIELD, CONNECTICUT DATED 9-11-2014 SCALE: 1"=200' BY: F.A. HESKETH & ASSOCIATES, INC
 - B. "BOUNDARY SURVEY FOR SUBDIVISION ENTITLED CHATHAM HILL BROWNS ROAD MANSFIELD, CONNECTICUT OWNER & SUBDIVIDER MICHAEL DILAJ TRUSTEE SCALE: 1"=100' DATED 1-1-98 REV. 6-15-98 BY: DATUM ENG.
 - C. "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR KIEV FEDEROWICZ PROPOSED HOUSE ADDITION & PROPOSED BARN/STUDIO 568 BROWNS ROAD MANSFIELD CONNECTICUT SCALE: 1"=30' DATED 4-9-13 REV. THROUGH 1-28-15 BY: ROB HELLSTROM LAND SURVEYING LLC
 - D. "CORRECTIONAL MAP LAND OF DANIEL B AND ANN L. COSTELLO AND PATRICIA E. AND JAMES V. LETA SITUATED ON THE SOUTHERLY LINE OF COVENTRY ROAD IN THE TOWN OF MANSFIELD, THE COUNTY OF TOLLAND AND THE STATE OF CONNECTICUT" SCALE 1"=40' DATED 8-14-65 BY: JOHN R. GRIFFIN
 - E. "PROPERTY OF RUSSELL W. & PHYLLIS MARTIN COVENTRY ROAD, BROWNS ROAD MANSFIELD CONNECTICUT SCALE: 1"=100' DATED 2-7-88 BY: KARHU & PRONOVOST ASSOCIATES, INC.
 - F. "SUBDIVISION PLAN SMITH FARMS PREPARED FOR: REJA ACQUISITION CORP. COVENTRY ROAD MANSFIELD, CONNECTICUT" SCALE: 1"=100' DATED: FEB. 2003 REV. THROUGH 4-20-04 BY: MESSIER & ASSOCIATES, INC.
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
5. WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY SOIL SCIENTIST JOHN IANNI.
6. SITE AND ADJUTING PARCELS ARE IN RAR-90 ZONE.
7. PARCEL IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, PER FIRM FLOOD INSURANCE RATE MAP TOWN OF MANSFIELD, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 20 COMMUNITY-PANEL NUMBER 090129 0015C EFFECTIVE DATE: JANUARY 2, 1981.
8. PARCEL IS NOT LOCATED WITHIN AN AQUIFER AREA BASED ON "SURFACES AND GROUNDWATER RESOURCES" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
9. PARCEL IS NOT LOCATED WITHIN AN ARCHAEOLOGICAL AREA BASED ON "ARCHAEOLOGICAL ASSESSMENT" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
10. PARCEL IS NOT LOCATED IN AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT NATURAL COMMUNITIES BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION NATURAL DIVERSITY DATA BASE AREA MAP FOR MANSFIELD, CT DATED DECEMBER 2014.
11. SPEED LIMIT ON BROWNS ROAD (COLLECTOR RD) IS 30 MPH AND 25 MPH ALONG COVENTRY ROAD (NEIGHBORHOOD ROAD).
12. THE PROPOSED TREELINES ARE CONCEPTUAL AND MAY BE MODIFIED BY THE DEVELOPER. CLEARING LIMITS ARE NOT SHOWN FOR THE FOOTING DRAIN DISCHARGES.

LEGEND:

- BOUNDARY
- STONE WALL
- STONE WALL REMAINS
- TREE WITH WIRE
- PIN / PIPE / DRILL HOLE
- BARBED WIRE FENCE
- SPLIT RAIL FENCE
- FIELD DELINEATED WETLANDS
- FENCE POST
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- CONSERVATION EASEMENT
- CONSERVATION ESMT. AREA
- DRIVEWAY EASEMENT
- SLOPES OVER 20%
- SLOPES 15-20%
- LEDGE OUTCROP

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION
 CHAIRMAN _____ DATE _____

APPROVED BY THE DIRECTOR OF HEALTH
 DIRECTOR _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS
 DIRECTOR _____ DATE _____

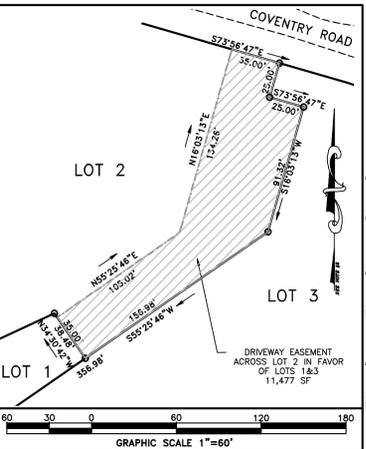
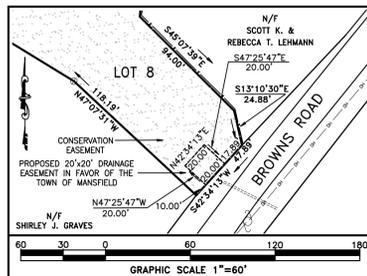
BOUNDARY PLAN			
MOUNTAIN VIEW ACRES			
#522 BROWNS ROAD			
& COVENTRY ROAD			
MANSFIELD, CONNECTICUT			
GARDNER & PETERSON ASSOCIATES, LLC			
178 HARTFORD TURNPIKE			
TOLLAND, CONNECTICUT			
PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.
B.D.C.	1"=100' OR AS SHOWN	12-15-2015	2 OF 7
			MAP NO.
			105905

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Peterson
 KENNETH R. PETERSON
 REGISTRATION NO. 1. S. 10839

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST *John Ianni*



THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST *John Jan*

N/F JAMES PEGG GALEY & MARGARITA HAIKOUS-GALEY #85 COVENTRY ROAD (VOL. 659 PG. 106)

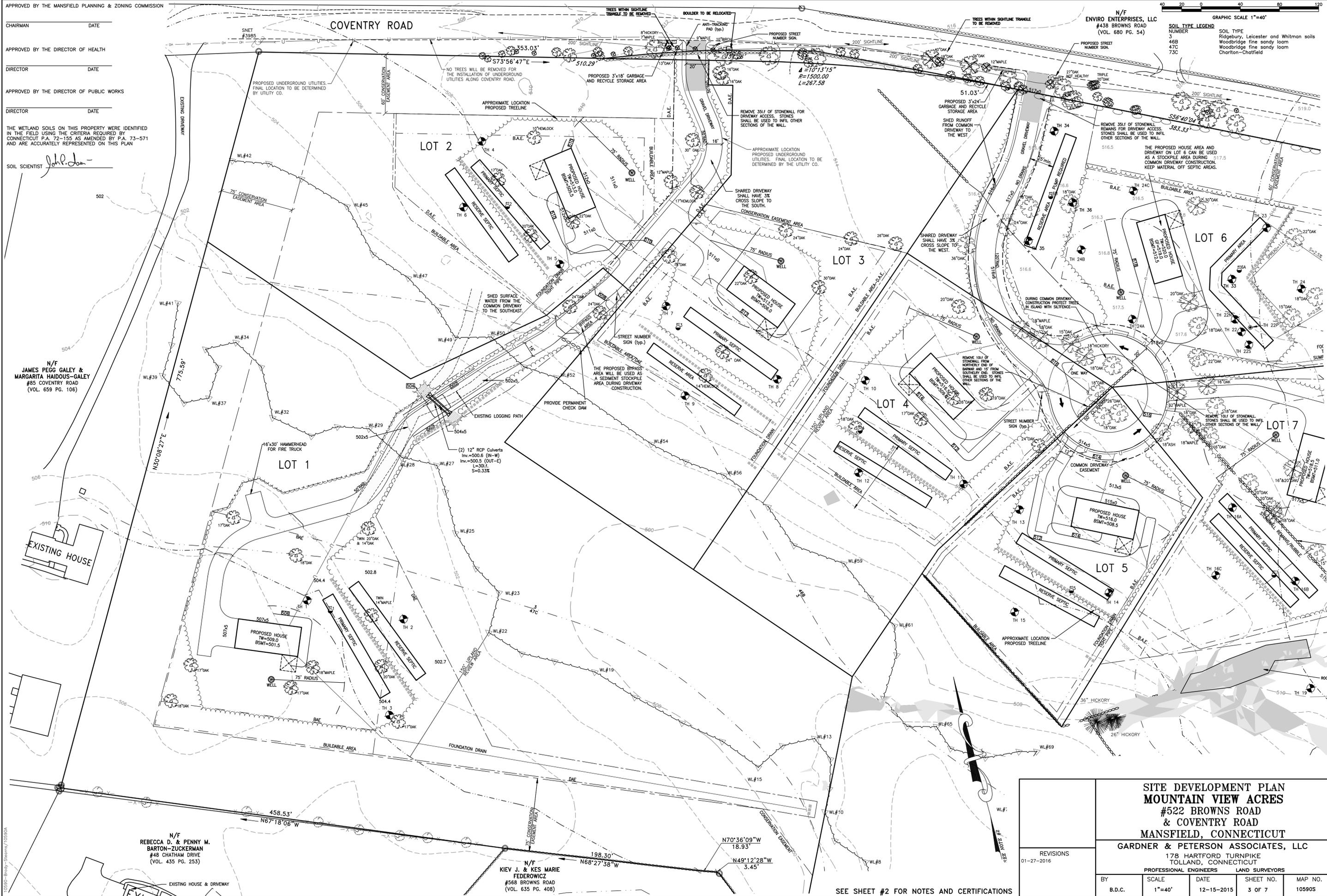
N/F REBECCA D. & PENNY M. BARTON-ZUCKERMAN #48 CHATHAM DRIVE (VOL. 435 PG. 253)

N/F KIEV J. & KES MARIE FEDEROWICZ #568 BROWNS ROAD (VOL. 635 PG. 408)

N/F ENVIRO ENTERPRISES, LLC #438 BROWNS ROAD (VOL. 680 PG. 54)

SOIL TYPE LEGEND
NUMBER
46B
47C
73C
SOIL TYPE
Ridgebury, Leicester and Whitman soils
Woodbridge fine sandy loam
Woodbridge fine sandy loam
Charlton-Chatfield

GRAPHIC SCALE 1"=40'



SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

<p>SITE DEVELOPMENT PLAN MOUNTAIN VIEW ACRES #522 BROWNS ROAD & COVENTRY ROAD MANSFIELD, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT</p>				
<p>REVISIONS 01-27-2016</p>	<p>SCALE 1"=40'</p>	<p>DATE 12-15-2015</p>	<p>SHEET NO. 3 OF 7</p>	<p>MAP NO. 105905</p>
<p>BY B.D.C.</p>				



N/F
 ENVIRO ENTERPRISES, LLC
 #438 BROWNS ROAD
 (VOL. 680 PG. 54)

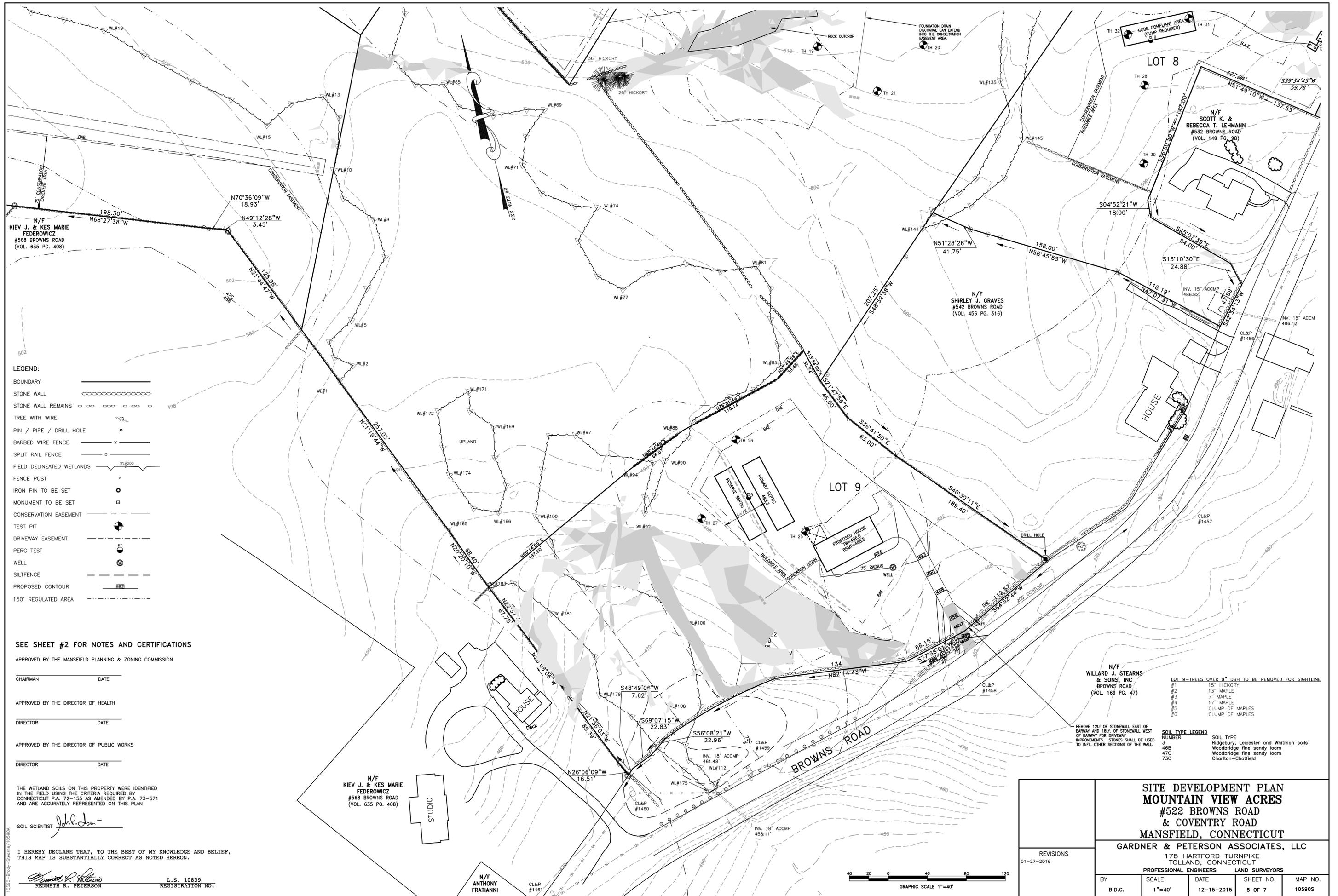
Land to be dedicated to the
 Town of Mansfield for open
 space, park or playground
 purposes

N/F
 WILLARD J. STEARNS
 & SONS, INC
 BROWNS ROAD
 (VOL. 169 PG. 47)

N/F
 SCOTT K. &
 REBECCA T. LEHMANN
 #532 BROWNS ROAD
 (VOL. 149 PG. 98)

N/F
 SHIRLEY J. GRAVES
 #542 BROWNS ROAD
 (VOL. 456 PG. 316)

02500-Browns-Stearns/02500A



- LEGEND:**
- BOUNDARY ————
 - STONE WALL ————
 - STONE WALL REMAINS ————
 - TREE WITH WIRE ————
 - PIN / PIPE / DRILL HOLE ●
 - BARBED WIRE FENCE ————
 - SPLIT RAIL FENCE ————
 - FIELD DELINEATED WETLANDS ————
 - FENCE POST ○
 - IRON PIN TO BE SET ○
 - MONUMENT TO BE SET □
 - CONSERVATION EASEMENT ————
 - TEST PIT ⊕
 - DRIVEWAY EASEMENT ————
 - PERC TEST ⊕
 - WELL ⊕
 - SILTFENCE ————
 - PROPOSED CONTOUR ————
 - 150' REGULATED AREA ————

SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST *John J. Jan*

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Peterson
KENNETH R. PETERSON L.S. 10839
REGISTRATION NO.

- LOT 9 - TREES OVER 8" DBH TO BE REMOVED FOR SIGHTLINE
- #1 15" HICKORY
 - #2 13" MAPLE
 - #3 7" MAPLE
 - #4 17" MAPLE
 - #5 CLUMP OF MAPLES
 - #6 CLUMP OF MAPLES

- SOIL TYPE LEGEND**
- | NUMBER | SOIL TYPE |
|--------|--|
| 3 | Ridgebury, Leicester and Whitman soils |
| 46B | Woodbridge fine sandy loam |
| 47C | Woodbridge fine sandy loam |
| 75C | Chariton-Chotfield |

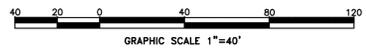
REMOVE 12L OF STONEWALL EAST OF BARWAY AND 18L OF STONEWALL WEST OF BARWAY FOR DRIVEWAY IMPROVEMENTS. STONES SHALL BE USED TO INFILL OTHER SECTIONS OF THE WALL.

**SITE DEVELOPMENT PLAN
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT**

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS 01-27-2016		SCALE 1"=40'	DATE 12-15-2015	SHEET NO. 5 OF 7	MAP NO. 105905
BY B.D.C.					



0500-Browns-Stearns/105905A

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

MLSS = HF X FF X PF SAMPLE

HYDRAULIC FACTOR (HF)

TO DEPTH	HYDRAULIC GRADIENT (% OF SLOPE)									
	<1	1.1-2	2.1-3	3.1-4	4.1-6	6.1-8	8.1-10	10.1-15	>15	
<17.9	SEE	NOTE	#1							
18-22	72	62	54	48	42	34	30	28	26	
22-26	66	56	48	42	34	30	28	26	24	
26-30	56	49	42	34	30	28	26	24	20	
30-36	48	42	34	30	28	26	24	20	18	
36-42	42	36	30	28	26	24	20	18	16	
42-48	36	32	28	26	24	20	18	16	14	
48-60	30	28	24	22	20	18	16	14	10	
>60	MLSS NEED NOT BE CONSIDERED									

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW / 300 SO: 3 BEDROOMS = 450 / 300 = 1.5

4 BEDROOMS = 600 / 300 = 2.0

PERCOLATION FACTOR (PF) LESS THAN 5 MIN/IN = 1.0

5.1 - 10	= 1.2
10.1 - 20	= 1.5
20.1 - 30	= 2.0
30.1 - 45	= 3.0
45.1 - 60	= 5.0

MLSS CALCULATIONS

LOT 1
Avg. Depth to restrictive layer: 22.3"
Hydraulic Gradient: 2.1-3%
HF= 48
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 48 x 2.0 x 1.2 = 116

LOT 2
Avg. Depth to restrictive layer: 25.6"
Hydraulic Gradient: 2.1-3%
HF= 48
4 Bedrooms, FF= 2.0
Perc Rate 1-5 min/in.
PF= 1.0
MLSS= 48 x 2.0 x 1.0 = 96

LOT 3
Avg. Depth to restrictive layer: 25.3"
Hydraulic Gradient: 3.1-4%
HF= 42
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 42 x 2.0 x 1.2 = 101

LOT 4
Avg. Depth to restrictive layer: 25"
Hydraulic Gradient: 4.1-6%
HF= 34
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 34 x 2.0 x 1.2 = 82

LOT 5
Avg. Depth to restrictive layer: 22.3"
Hydraulic Gradient: 4.1-6%
HF= 34
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 34 x 2.0 x 1.2 = 82

LOT 6
Avg. Depth to restrictive layer: 26.16"
(TH's 22,22N,22S,23,24,33)
Hydraulic Gradient: 2.1-3%
HF= 60
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 60 x 2.0 x 1.2 = 101

LOT 7
Avg. Depth to restrictive layer: 26"
Hydraulic Gradient: 1.1-2%
HF= 56
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 56 x 2.0 x 1.2 = 135

LOT 8-Existing House
Avg. Depth to restrictive layer: 26"
Hydraulic Gradient: 6.1-8%
HF= 50
3 Bedrooms, FF= 1.5
Perc Rate 1-5 min/in.
PF= 1.0
MLSS= 30 x 1.5 x 1.0 = 45

LOT 9
Avg. Depth to restrictive layer: 25.3"
Hydraulic Gradient: 6.1-8%
HF= 30
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 30 x 2.0 x 1.2 = 72

Soil Testing Results

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: September 3, 2015

TH 1
0-8" Topsoil
8-30" Orange Brown Fine Sandy Loom
30-80" Compact Glacial Till
Mottling @ 27"
Roots to 30"
No groundwater
No ledge

TH 2
0-5" Topsoil
5-18" Orange Brown Fine Sandy Loom
18-78" Compact Glacial Till
Mottling @ 18"
Roots to 18"
No groundwater
No ledge

TH 3
0-5" Topsoil
4-22" Orange Brown Fine Sandy Loom
22-80" Compact Glacial Till
Mottling @ 22"
Roots to 22"
No groundwater
No ledge

TH 4
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 5
0-4" Topsoil
4-24" Orange Brown Fine Sandy Loom
24-81" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 6
0-3" Topsoil
3-27" Orange Brown Fine Sandy Loom
27-78" Compact Glacial Till
Mottling @ 27"
Roots to 27"
No groundwater
No ledge

TH 7
0-7" Topsoil
7-30" Orange Brown Fine Sandy Loom
30-81" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 8
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 9
0-5" Topsoil
5-20" Orange Brown Fine Sandy Loom
20-77" Compact Glacial Till
Mottling @ 20"
Roots to 20"
No groundwater
No ledge

TH 10
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-85" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 11
0-4" Topsoil
4-20" Orange Brown Fine Sandy Loom
20-72" Compact Glacial Till
Mottling @ 20"
Roots to 20"
No groundwater
No ledge

TH 12
0-5" Topsoil
5-29" Orange Brown Fine Sandy Loom
29-77" Compact Glacial Till
Mottling @ 29"
Roots to 29"
No groundwater
No ledge

TH 13
0-5" Topsoil
5-19" Orange Brown Fine Sandy Loom
19-70" Compact Glacial Till
Mottling @ 19"
Roots to 19"
No groundwater
No ledge

Soil Testing Results

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: September 3, 2015

TH 14
0-4" Topsoil
4-25" Orange Brown Fine Sandy Loom
25-80" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 15
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-78" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 16
0-5" Topsoil
5-40" Orange Brown Fine Sandy Loom
40-65" Compact Glacial Till
Mottling @ 40"
Roots to 40"
No groundwater
No ledge

TH 16A
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 16B
0-4" Topsoil
4-24" Orange Brown Fine Sandy Loom
24-81" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 16C
0-5" Topsoil
5-31" Orange Brown Fine Sandy Loom
31-84" Compact Glacial Till
Mottling @ 31"
Roots to 31"
No groundwater
No ledge

TH 17-not dug

TH 18
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-90" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 19
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-50" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 19
0-5" Topsoil
5-20" Orange Brown Fine Sandy Loom
20-77" Compact Glacial Till
Mottling @ 20"
Roots to 20"
No groundwater
No ledge

TH 20
0-5" Topsoil
5-30" Orange Brown Fine Sandy Loom
30-90" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 21
0-5" Topsoil
5-31" Orange Brown Fine Sandy Loom
31-84" Compact Glacial Till
Mottling @ 31"
Roots to 31"
No groundwater
No ledge

TH 22
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-43" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 23
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-84" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

Soil Testing Results

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: September 3, 2015

TH 22N
0-7" Topsoil
7-30" Orange Brown Fine Sandy Loom
30-93" Compact Glacial Till
Mottling @ 36"
Roots to 29"
Restrictive @ 30"
No groundwater
No ledge

TH 22A
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-78" Compact Glacial Till
Mottling @ 24"
Roots to 25"
No groundwater
No ledge

TH 24B
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-89" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 24C
0-6" Topsoil
6-21" Orange Brown Fine Sandy Loom
21-76" Compact Glacial Till
Mottling @ 21"
Roots to 24"
No groundwater
No ledge

TH 25
0-7" Topsoil
7-25" Orange Brown Fine Sandy Loom
25-90" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 26
0-7" Topsoil
7-26" Orange Brown Fine Sandy Loom
26-91" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 27
0-5" Topsoil
5-30" Orange Brown Fine Sandy Loom
30-81" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 28
Ledge @ 24"
TH 29-not dug

TH 30
0-5" Topsoil
5-30" Orange Brown Fine Sandy Loom
30-84" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 31
0-7" Topsoil
7-26" Orange Brown Fine Sandy Loom
26-50" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

Soil Testing Results

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: October 1, 2015

TH 22N
0-7" Topsoil
7-30" Orange Brown Fine Sandy Loom
30-93" Compact Glacial Till
Mottling @ 36"
Roots to 29"
Restrictive @ 30"
No groundwater
No ledge

TH 22A
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-78" Compact Glacial Till
Mottling @ 24"
Roots to 25"
No groundwater
No ledge

TH 24B
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-89" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 24C
0-6" Topsoil
6-21" Orange Brown Fine Sandy Loom
21-76" Compact Glacial Till
Mottling @ 21"
Roots to 24"
No groundwater
No ledge

TH 25
0-7" Topsoil
7-25" Orange Brown Fine Sandy Loom
25-90" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 26
0-7" Topsoil
7-26" Orange Brown Fine Sandy Loom
26-91" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 27
0-5" Topsoil
5-30" Orange Brown Fine Sandy Loom
30-81" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 28
Ledge @ 24"
TH 29-not dug

TH 30
0-5" Topsoil
5-30" Orange Brown Fine Sandy Loom
30-84" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 31
0-7" Topsoil
7-26" Orange Brown Fine Sandy Loom
26-50" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

Percolation Tests

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: September 30, 2015

Perc #1
Presoaked 9/21/15 at 2:47
Presoaked 9/22/15 at 12:40
Depth=20"
Mark Down 0"

TIME	DEPTH
1:21	8"
1:31	11 1/2"
1:41	14 1/2"
1:51	15 3/4"
2:01	16 3/4"
2:11	17 3/4"
2:16	18 1/2"
2:21	Dry
Rate:	10 min/in

Perc #2
Presoaked 9/21/15 at 2:33
Presoaked 9/22/15 at 10:49
Depth=20"
Mark Down 0"

TIME	DEPTH
1:18	8"
1:27	13"
1:37	16 1/2"
1:47	19 1/2"
Dry	
Rate:	1-5 min/in

Perc #3
Presoaked 9/21/15 at 3:07
Presoaked 9/22/15 at 10:46
Depth=20"
Mark Down 0"

TIME	DEPTH
1:15	8"
1:25	11 1/2"
1:35	13 1/2"
1:45	15 1/2"
1:55	16 3/4"
2:05	18"
Dry	
Rate:	5.1-10 min/in

Perc #4
Presoaked 9/21/15 at 3:30
Presoaked 9/22/15 at 10:43
Depth=18"
Mark Down 2"

TIME	DEPTH
11:55	3 1/2"
12:05	6"
12:15	9 1/2"
12:25	12 1/2"
12:35	10"
12:45	11"
12:55	12"
1:05	13"
Rate:	10 min/in

Perc #5
Presoaked 9/21/15 at 3:45
Presoaked 9/22/15 at 10:40
Depth=18"
Mark Down 1 1/2"

TIME	DEPTH
11:40	4 1/2"
11:50	8 1/2"
12:00	10 1/2"
12:10	13"
12:20	14"
Rate:	5.1-10 min/in

Perc #6A
Presoaked 10/01/15 at 8:48
Depth=18"
Mark Down 0"

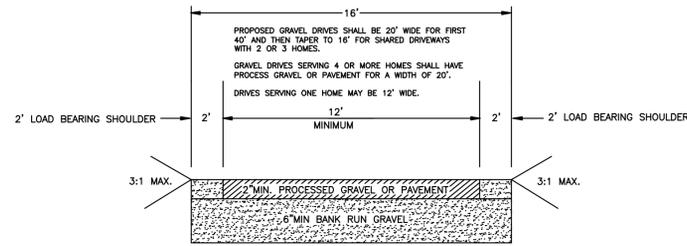
TIME	DEPTH
10:50	6"
11:00	9 1/2"
11:10	11 1/2"
11:20	13 1/2"
11:30	14 1/2"
11:40	15 3/4"
11:50	DRY
Rate:	5.1-10 min/in

Perc #6B
Presoaked 10/01/15 at 8:30
Depth=17"
Mark Down 0"

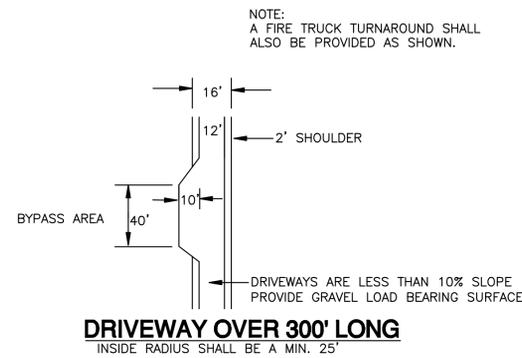
TIME	DEPTH
10:53	5"
11:03	10"
11:13	13"
11:18	13 3/4"
11:23	14 3/4"
11:28	15 3/4"
11:33	16 1/2"
11:38	DRY
Rate:	5.1-10 min/in

GENERAL EROSION AND SEDIMENT CONTROL NOTES

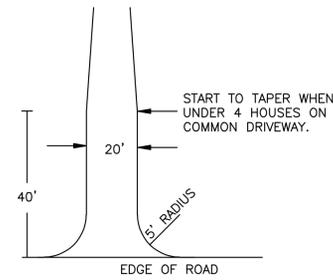
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SURFACE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUDDY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTRIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE EXCEPT WHERE EITHER A CULTRIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 P



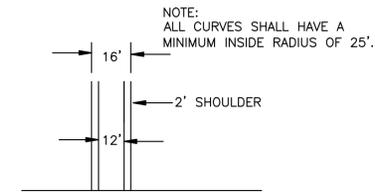
TYPICAL SHARED DRIVEWAY SECTION



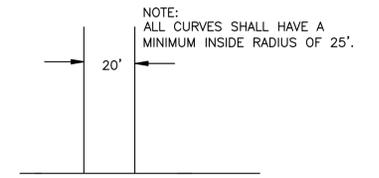
DRIVEWAY OVER 300' LONG



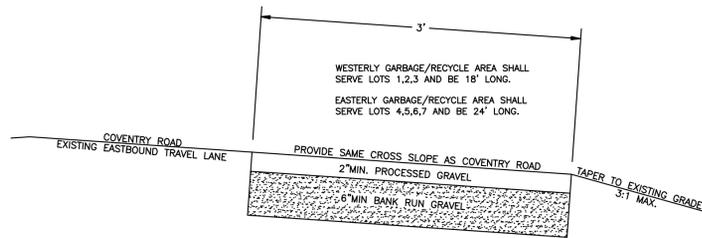
SHARED DRIVEWAY INTERSECTS COVENTRY ROAD



SHARED DRIVEWAY DETAIL WHEN SERVING 2 or 3 HOUSES

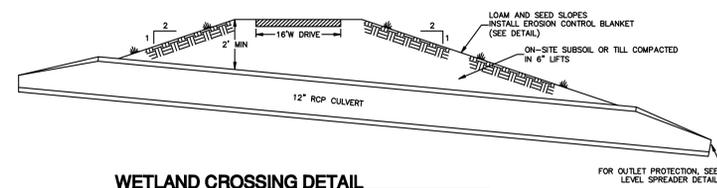


SHARED DRIVEWAY DETAIL WHEN SERVING 4 or MORE HOUSES

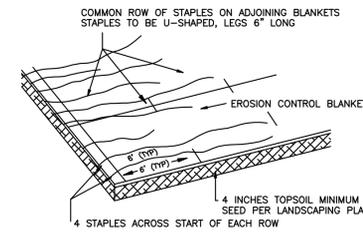


TYPICAL GARBAGE/RECYCLE AREA SECTION

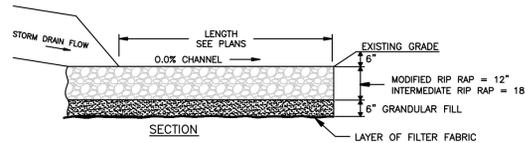
N.T.S.



WETLAND CROSSING DETAIL

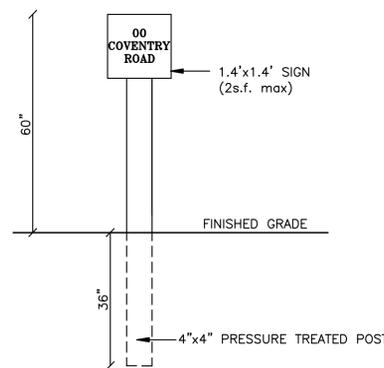
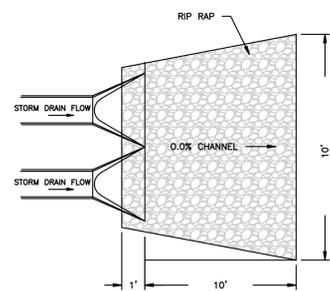


EROSION CONTROL BLANKET



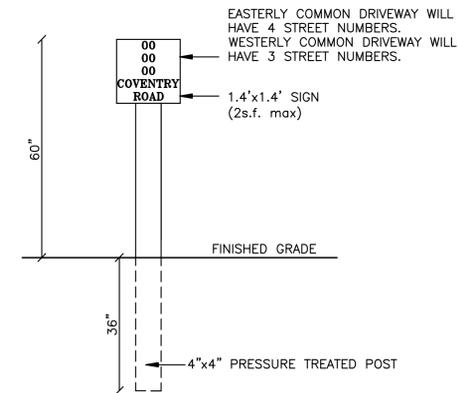
NOTES:
1. WHERE POSSIBLE LEVEL SPREADER TO BE CONSTRUCTED ON UNDISTURBED SOIL.
2. SHAPE THE ENTRANCE TO THE SPREADER IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0.0% CHANNEL.
3. LIP TO BE CONSTRUCTED LEVEL AT 0.0% GRADE TO INSURE UNIFORM SPREADING OF STORM WATER RUNOFF.

LEVEL SPREADER DETAIL



STREET NUMBER SIGN AT INTERSECTION OF COMMON & SINGLE FAMILY DRIVEWAY

N.T.S.



STREET NUMBER SIGN AT COVENTRY ROAD

N.T.S.

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

CONSTRUCTION DETAILS				
MOUNTAIN VIEW ACRES				
#522 BROWNS ROAD				
& COVENTRY ROAD				
MANSFIELD, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
PROFESSIONAL ENGINEERS		LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	N.T.S.	12-15-2015	7 OF 7	105905

REVISIONS
01-27-2016