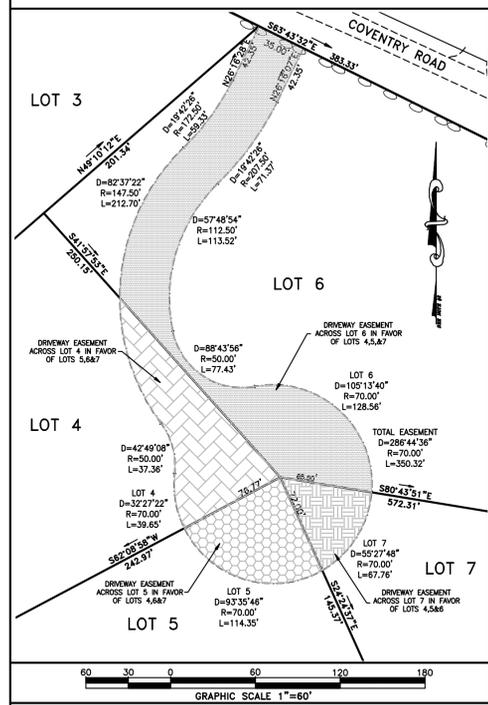
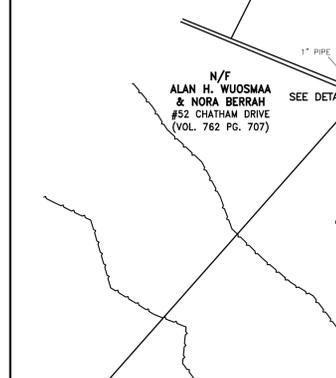


CORNER DETAIL 1"=20'

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.



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

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

BUILDING SETBACK REDUCTIONS:

LOT #1	N/A
LOT #2	5' to easterly S.Y.
LOT #3	20' to easterly S.Y., 15' to westerly S.Y.
LOT #4	10' to east & west S.Y., 40' to F.Y.
LOT #5	10' to east & west S.Y., 48' min to F.Y.
LOT #6	N/A
LOT #7	25' to north S.Y., 10' to west S.Y.
LOT #8	N/A
LOT #9	N/A

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%

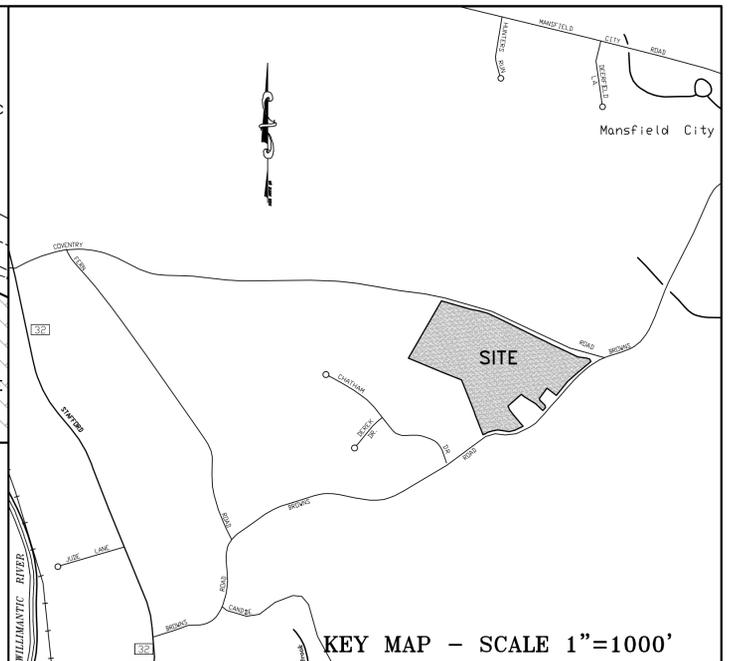
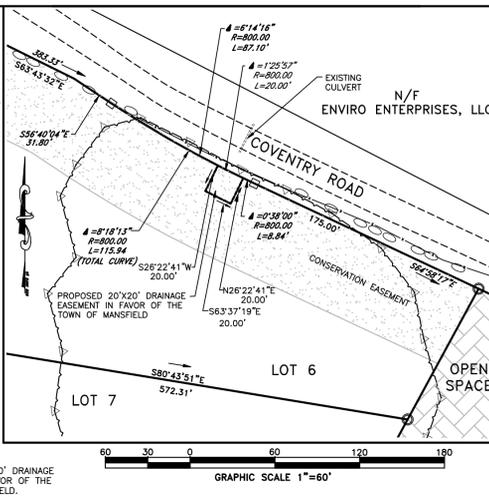
OPEN SPACE REQUIRED FOR CLUSTER DEVELOPMENTS
UPLAND OPEN SPACE AREA REQUIRED: 10.54 ACRES

UP TO 40% (14.659 ACRES)
10.54 ACRES

PROP. OPEN SPACE CONSISTS OF LAND DEDICATED TO TOWN OF MANSFIELD & CONSERVATION ESMTS:
DEDICATED OPEN SPACE: 2.456 ACRES (6.70%)
CONSERVATION EASEMENT (CE): 13.049 ACRES (35.61%)
TOTAL PROVIDED: 15.505 ACRES (42.31%)
UPLAND PROVIDED IN OPEN SPACE: 1.881 ACRES
UPLAND PROVIDED IN CONSERVATION EASEMENTS: 8.868 ACRES
THEREFORE: 10.749 AC. PROVIDED > 10.54 AC. REQUIRED
RAR-90

LOT FRONTAGE:

LOT #1	0 L.F.—waiver required
LOT #2	460.16 L.F.
LOT #3	317.71 L.F.
LOT #4	0 L.F.—waiver required
LOT #5	0 L.F.—waiver required
LOT #6	706.07 L.F.
LOT #7	0 L.F.—waiver required
LOT #8	250.55 L.F.
LOT #9	496.11 L.F.



- NOTES:**
- 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.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON NAD 83/78 (CONNECTICUT STATE PLANE COORDINATES) BASED ON COORDINATES FROM MAP REFERENCE 3A.
 - 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: 1-98 REV. 6-15-98 BY: DAVUM 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. COSELLLO AND PATRICIA S. AND JAMES V. LEITA 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.
 - 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, 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.
 - WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY SOIL SCIENTIST JOHN IANNI.
 - SITE AND ABUTTING PARCELS ARE IN RAR-90 ZONE.
 - 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 090128 015C EFFECTIVE DATE: JANUARY 2, 1981.
 - PARCEL IS NOT LOCATED WITHIN AN AQUIFER AREA BASED ON "SURFACES AND GROUNDWATER RESOURCES" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
 - PARCEL IS NOT LOCATED WITHIN AN ARCHAEOLOGICAL AREA BASED ON "ARCHAEOLOGICAL ASSESSMENT" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
 - 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 JUNE 2016.
 - SPEED LIMIT ON BROWNS ROAD (COLLECTOR RD) IS 30 MPH AND 25 MPH ALONG COVENTRY ROAD (NEIGHBORHOOD ROAD).
 - THE PROPOSED TREELINES ARE CONCEPTUAL AND MAY BE MODIFIED BY THE DEVELOPER THROUGH CLEARING IS NOT ALLOWED OUTSIDE THE DEVELOPMENT AREA ENVELOPES. CLEARING LIMITS FOR FOOTING DRAIN DISCHARGES ARE NOT SHOWN AND SHALL BE KEPT TO A MINIMUM.
 - FOOTING DRAINS SHALL BE PROVIDED WITH A MINIMUM 0.5% SLOPE FROM THE FOUNDATION TO DAYLIGHT. LOT 6 WILL REQUIRE A SUMP PUMP.
 - THERE ARE NO PUBLIC DRINKING WATER WELLS WITHIN 500' OF THE SITE.
 - THERE ARE NO IMPROVEMENTS WITHIN 150' OF THE SITE ON THE NORTH SIDE OF COVENTRY ROAD OR ON THE EAST SIDE OF BROWNS ROAD. IMPROVEMENTS ON THE WEST SIDE OF BROWNS ROAD AND THE NORTH SIDE OF CHATHAM DRIVE ARE BASED ON AVAILABLE MAPPING.
 - THE PROPOSED HOUSE LOCATIONS ARE BASED UPON THE SUBDIVISION/CLUSTER LAYOUT. THE MAJORITY OF THE HOMES HAVE THE LONG AXIS OF THE HOUSE FACING SOUTH OR WEST. THE BUILDER IS ALSO ENCOURAGED TO PROVIDE ENERGY EFFICIENT MEASURES IN EACH HOME.
 - REDUCTION AND WAIVERS OF LOT FRONTAGE ARE REQUESTED. ADDITIONAL LOTS MAY NOT BE CREATED DUE TO THESE REDUCTIONS/WAIVERS.
 - STONEWALLS SHALL NOT BE REMOVED OR ALTERED UNLESS SPECIFIED ON THESE PLANS.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

LEGEND:

BOUNDARY	—
STONE WALL	—
STONE WALL REMAINS	—
TREE WITH WIRE	—
PIN / PIPE / DRILL HOLE	o
BARBED WIRE FENCE	x
SPLIT RAIL FENCE	o
FIELD DELINEATED WETLANDS	WL#200
FENCE POST	o
IRON PIN TO BE SET	o
MONUMENT TO BE SET	o
CONSERVATION EASEMENT	—
CONSERVATION ESMT. AREA	—
DRIVEWAY EASEMENT	—
SLOPES OVER 20%	—
SLOPES 15-20%	—
LEDGE OUTCROP	—

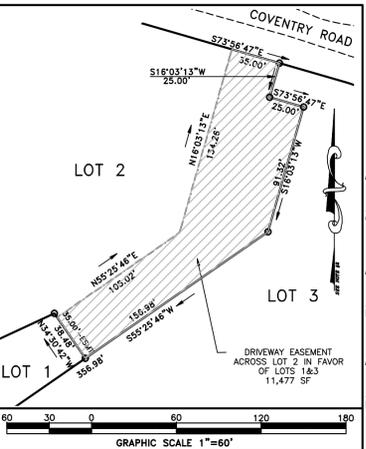
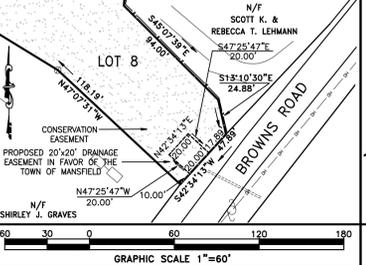
APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

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

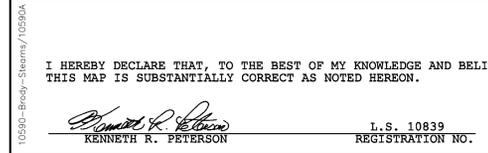
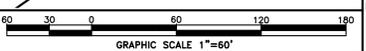
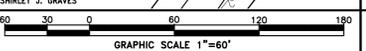
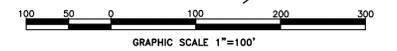
BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	1"=100' OR AS SHOWN	12-15-2015	2 OF 7	105905

REVISIONS
01-27-2016
10-13-2016 STAFF COMMENTS



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

John P. Ianni
JOHN P. IANNI
SOIL SCIENTIST



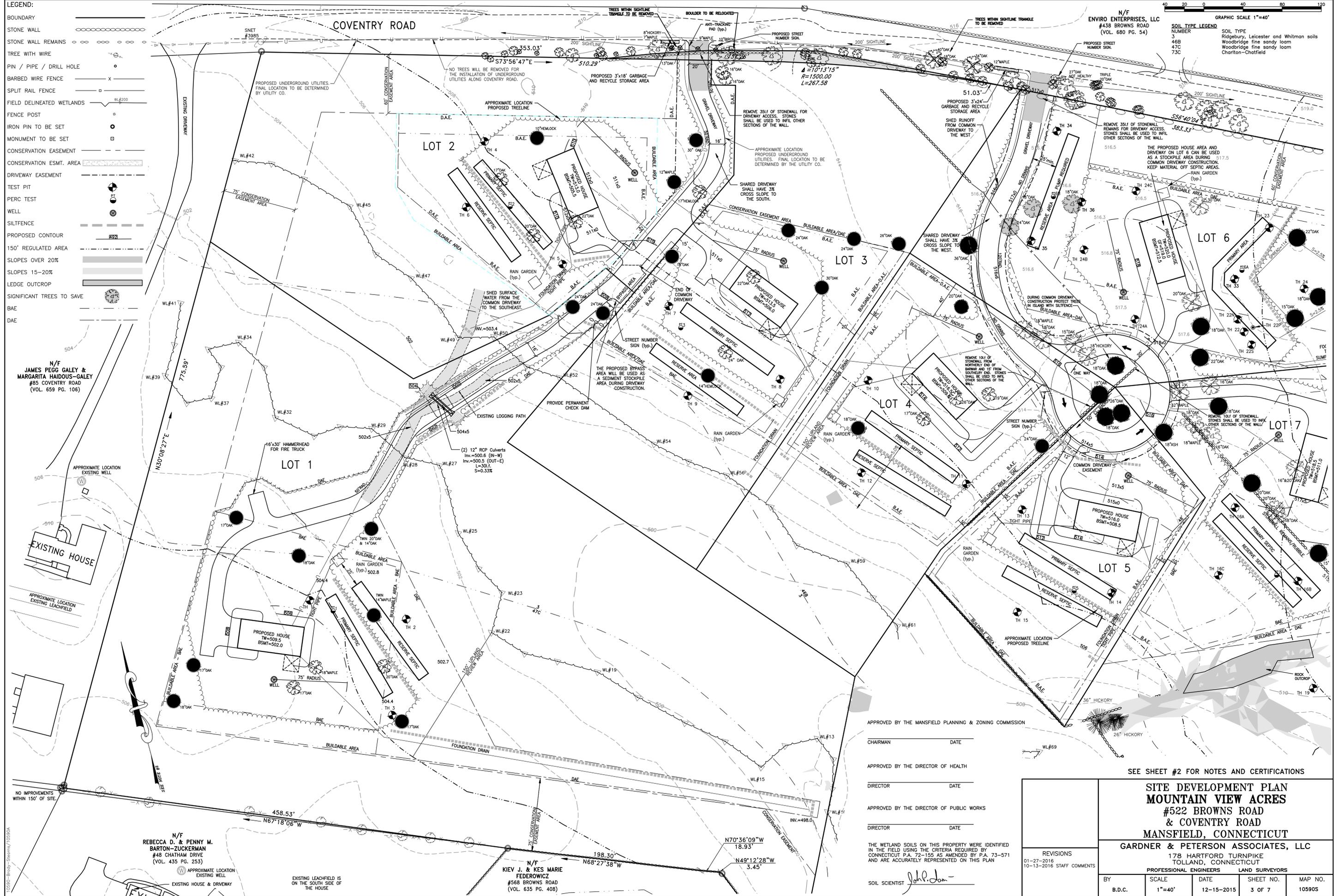
- LEGEND:**
- BOUNDARY ———
 - STONE WALL ———
 - STONE WALL REMAINS - - - - -
 - TREE WITH WIRE ○
 - PIN / PIPE / DRILL HOLE ●
 - BARBED WIRE FENCE — X —
 - SPLIT RAIL FENCE — □ —
 - FIELD DELINEATED WETLANDS WL#200
 - FENCE POST ○
 - IRON PIN TO BE SET ○
 - MONUMENT TO BE SET □
 - CONSERVATION EASEMENT - - - - -
 - CONSERVATION ESMT. AREA [Pattern]
 - DRIVEWAY EASEMENT - - - - -
 - TEST PIT [Symbol]
 - PERC TEST [Symbol]
 - WELL [Symbol]
 - SILTFENCE [Symbol]
 - PROPOSED CONTOUR [Line]
 - 150' REGULATED AREA [Pattern]
 - SLOPES OVER 20% [Pattern]
 - SLOPES 15-20% [Pattern]
 - LEDGE OUTCROP [Pattern]
 - SIGNIFICANT TREES TO SAVE [Symbol]
 - BAE [Symbol]
 - DAE [Symbol]

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

GRAPHIC SCALE 1"=40'

SOIL TYPE LEGEND
 NUMBER
 46B
 47C
 73C

SOIL TYPE
 Ridgebury, Leicester and Whitman soils
 Woodbridge fine sandy loam
 Woodbridge fine sandy loam
 Charlton-Chatfield



N/F JAMES PEGG GALEY & MARGARITA HAIDOUS-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)

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*

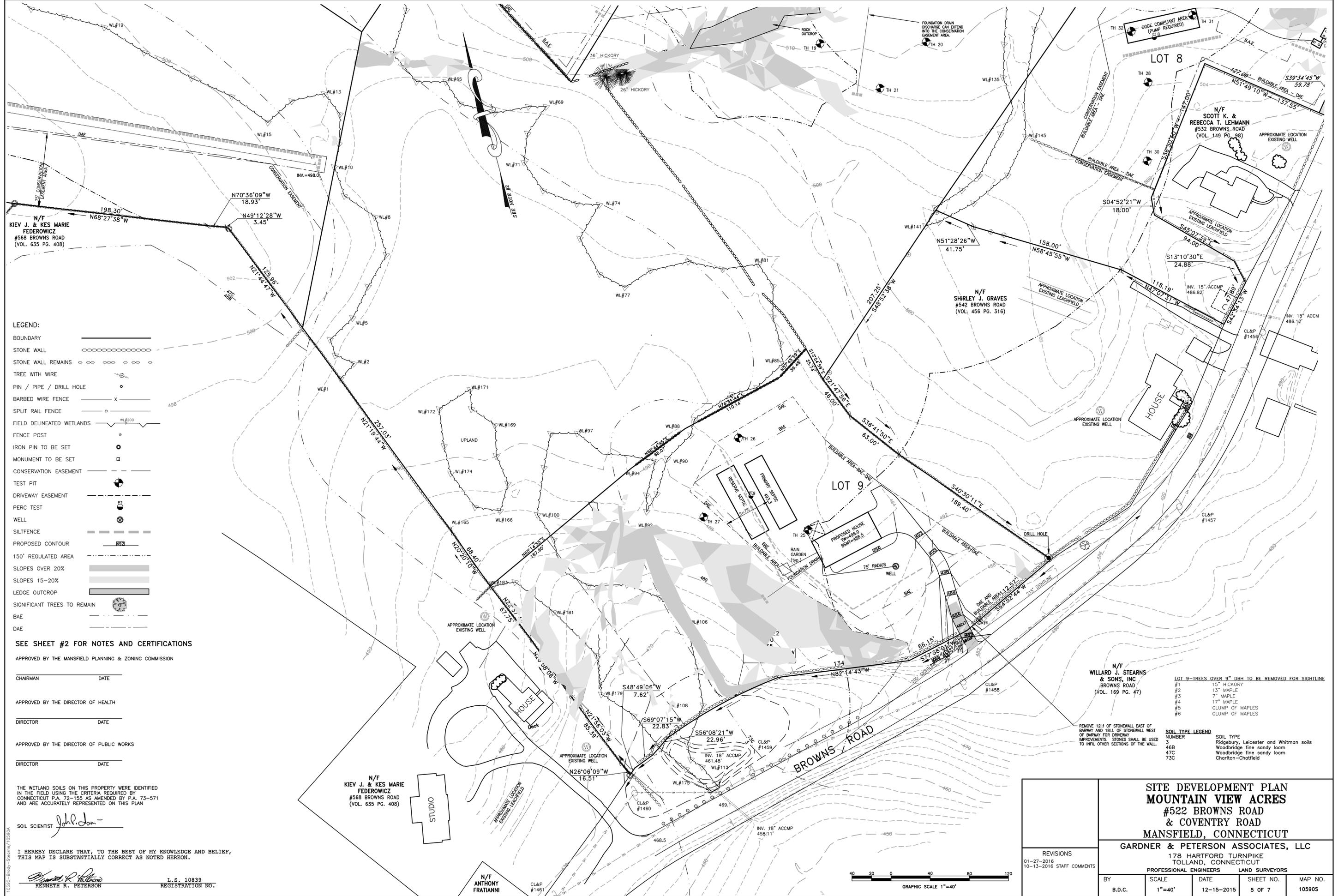
SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

SITE DEVELOPMENT PLAN
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT
GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT

REVISIONS
 01-27-2016
 10-13-2016 STAFF COMMENTS

BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	1"=40'	12-15-2015	3 OF 7	105905

0500-Browns-Stewart/050504



- LEGEND:**
- BOUNDARY ————
 - STONE WALL ————
 - STONE WALL REMAINS - - - - -
 - TREE WITH WIRE
 - PIN / PIPE / DRILL HOLE
 - BARBED WIRE FENCE — x —
 - SPLIT RAIL FENCE — o —
 - 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 ————
 - SLOPES OVER 20%
 - SLOPES 15-20%
 - LEDGE OUTCROP
 - SIGNIFICANT TREES TO REMAIN
 - BAE
 - DAE

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 Jan*

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

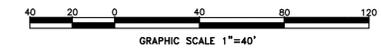
Kenneth R. Peterson
KENNETH R. PETERSON L.S. 10839
REGISTRATION NO.

- 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-Chatfield |

REMOVE 12L OF STONEMALL EAST OF BARWAY AND 18L OF STONEMALL 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	SCALE	DATE	SHEET NO.	MAP NO.
01-27-2016 10-13-2016 STAFF COMMENTS	1"=40'	12-15-2015	5 OF 7	105905
BY				
B.D.C.				



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 RES D P R I C I V E L A Y E R	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	
22.1-26	66	56	48	42	34	30	28	26	24	
26.1-30	56	49	42	34	30	28	26	24	20	
30.1-36	48	42	34	30	28	26	24	20	18	
36.1-42	42	36	30	28	26	24	20	18	16	
42.1-48	36	32	28	26	24	20	18	16	14	
48.1-60	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: 5.1-4%
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= 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 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

CONSTRUCTION NARRATIVE

Common driveway improvements will be provided by subdivider as required. Construction, E&S questions shall be forwarded to designer. Construction can be performed at any time as there will be no wetland disturbance. Standard hours of operation shall be followed (M-F, 7am-5pm) and the construction sequence shall follow the schedule on this plan.

Single family house construction will follow guidelines on individual permit plans and a responsible person shall be noted on the individual plans. Wetland crossing shall be constructed during a dry period.

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
0-6" Topsoil
6-26" 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
4-24" Orange Brown Fine Sandy Loom
24-80" 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 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
26-80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
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
5-40" Orange Brown Fine Sandy Loom
40-65" Compact Glacial Till
Mottling @ 40"
Roots to 40"
No groundwater
No ledge

TH 24C
0-6" Topsoil
6-21" Orange Brown Fine Sandy Loom-Silty
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
26-81" 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 33
0-5" Topsoil
5-25" Gray Fine Sand, Rocky
25-37" Tan Medium Sand, slightly firm, rocky
Ledge @ 37"
No Seepage or Mottling
Roots to 28"

TH 22P
A hole was dug by hand (as discussed with Jeffrey Palomhus, Chief Sanitarian) to a depth of 50" to demonstrate there is no ledge down grade of TH 22 within 48" of the ground surface. Photos were forwarded to his attention.

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

TH 24C
0-6" Topsoil
6-21" Orange Brown Fine Sandy Loom-Silty
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
26-81" 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 33
0-5" Topsoil
5-25" Gray Fine Sand, Rocky
25-37" Tan Medium Sand, slightly firm, rocky
Ledge @ 37"
No Seepage or Mottling
Roots to 28"

TH 22P
A hole was dug by hand (as discussed with Jeffrey Palomhus, Chief Sanitarian) to a depth of 50" to demonstrate there is no ledge down grade of TH 22 within 48" of the ground surface. Photos were forwarded to his attention.

Percolation Tests

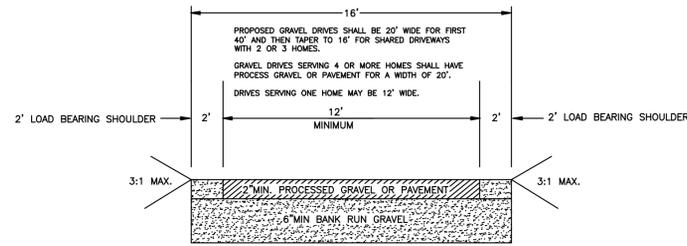
Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
Heavy Rain on September 30, 2015

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

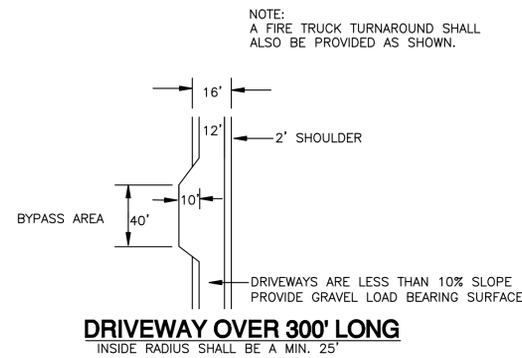
Perc #2
Presoaked 9/21/15 at 2:33
Presoaked 9/22/15 at 10:49
Depth=20"
Mark Down 0"
TIME DEPTH
1:18 8"
1:27 13"
1:37 16 1/2"
1:47 19 1/2"
Dry
Rate: 1-5 min/in

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

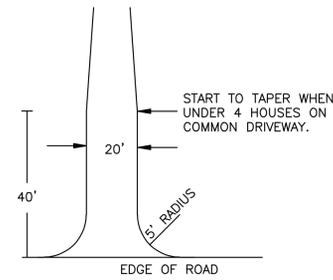
Perc #4
Presoaked 9/21/15 at 3:30
Presoaked 9/22/15 at 10:43
Depth=18"
Mark Down 2"
TIME DEPTH
1:15 3 1/2"
1:20 6"
1:25 9 1/2"
1:30 12"
1:35 15"
1:40 18"
1:45 21"
1:50 24"
1:55 27"
2:00 30"
2:05 33"
2:10 36"
2:15 39"
2:20 42"
2:25 45"
2:30 48"
2:35 51"
2:40 54"
2:45 57"
2:50 60"
2:55 63"
3:00 66"
3:05 69"
3:10 72"
3:15 75"
3:20 78"
3:25 81"
3:30 84"
3:35 87"
3:40 90"
3:45 93"
3:50 96"
3:55 99"
4:00 102"
4:05 105"
4:10 108"
4:15 111"
4:20 114"
4:25 117"
4:30 120"
4:35 123"
4:40 126"
4:45 129"
4:50 132"
4:55 135"
5:00 138"
5:05 141"
5:10 144"
5:15 147"
5:20 150"
5:25 153"
5:30 156"
5:35 159"
5:40 162"
5:45 165"
5:50 168"
5:55 171"
6:00 174"
6:05 177"
6:10 180"
6:15 183"
6:20 186"
6:25 189"
6:30 192"
6:35 195"
6:40 198"
6:45 201"
6:50 204"
6:55 207"
7:00 210"
7:05 213"
7:10 216"
7:15 219"
7:20 222"
7:25 225"
7:30 228"
7:35 231"
7:40 234"
7:45 237"
7:50 240"
7:55 243"
8:00 246"
8:05 249"
8:10 252"
8:15 255"
8:20 258"
8:25 261"
8:30 264"
8:35 267"
8:40 270"
8:45 273"
8:50 276"
8:55 279"
9:00 282"
9:05 285"
9:10 288"
9:15 291"
9:20 294"
9:25 297"
9:30 300"
9:35 303"
9:40 306"
9:45 309"
9:50 312"
9:55 315"
10:00 318"
10:05 321"
10:10 324"
10:15 327"
10:20 330"
10:25 333"
10:30 336"
10:35 339"
10:40 342"
10:45 345"
10:50 348"
10:55 351"
11:00 354"
11:05 357"
11:10 360"
11:15 363"
11:20 366"
11:25 369"
11:30 372"
11:35 375"
11:40 378"
11:45 381"
11:50 384"
11:55 387"
12:00 390"
12:05 393"
12:10 396"
12:15 399"
12:20 402"
12:25 405"
12:30 408"
12:35 411"
12:40 414"
12:45 417"
12:50 420"
12:55 423"
13:00 426"
13:05 429"
13:10 432"
13:15 435"
13:20 438"
13:25 441"
13:30 444"
13:35 447"
13:40 450"
13:45 453"
13:50 456"
13:55 459"
14:00 462"
14:05 465"
14:10 468"
14:15 471"
14:20 474"
14:25 477"
14:30 480"
14:35 483"
14:40 486"
14:45 489"
14:50 492"
14:55 495"
15:00 498"
15:05 501"
15:10 504"
15:15 507"
15:20 510"
15:25 513"
15:30 516"
15:35 519"
15:40 522"
15:45 525"
15:50 528"
15:55 531"
16:00 534"
16:05 537"
16:10 540"
16:15 543"
16:20 546"
16:25 549"
16:30 552"
16:35 555"
16:40 558"
16:45 561"
16:50 564"
16:55 567"
17:00 570"
17:05 573"
17:10 576"
17:15 579"
17:20 582"
17:25 585"
17:30 588"
17:35 591"
17:40 594"
17:45 597"
17:50 600"
17:55 603"
18:00 606"
18:05 609"
18:10 612"
18:15 615"
18:20 618"
18:25 621"
18:30 624"
18:35 627"
18:40 630"
18:45 633"
18:50 636"
18:55 639"
19:00 642"
19:05 645"
19:10 648"
19:15 651"
19:20 654"
19:25 657"
19:30 660"
19:35 663"
19:40 666"
19:45 669"
19:50 672"
19:55 675"
20:00 678"
20:05 681"
20:10 684"
20:15 687"
20:20 690"
20:25 693"
20:30 696"
20:35 699"
20:40 702"
20:45 705"
20:50 708"
20:55 711"
21:00 714"
21:05 717"
21:10 720"
21:15 723"
21:20 726"
21:25 729"
21:30 732"
21:35 735"
21:40 738"
21:45 741"
21:50 744"
21:55 747"
22:00 750"
22:05 753"
22:10 756"
22:15 759



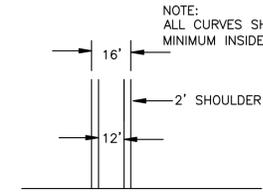
TYPICAL SHARED DRIVEWAY SECTION



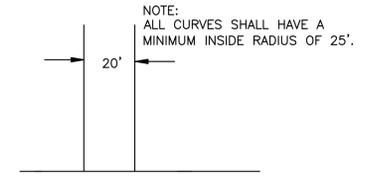
DRIVEWAY OVER 300' LONG



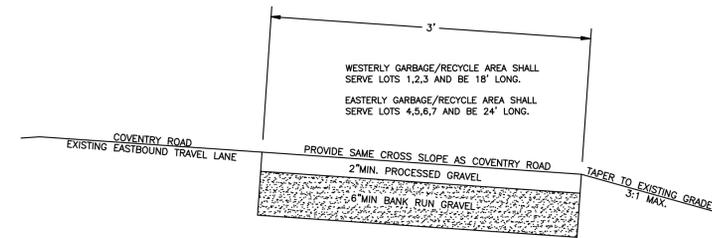
SHARED DRIVEWAY INTERSECTS COVENTRY ROAD



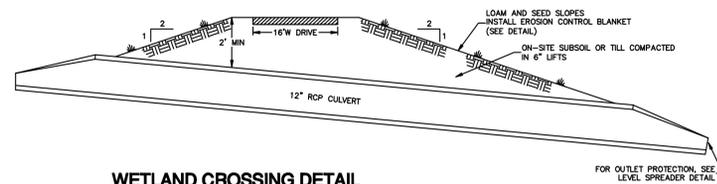
SHARED DRIVEWAY DETAIL WHEN SERVING 2 or 3 HOUSES



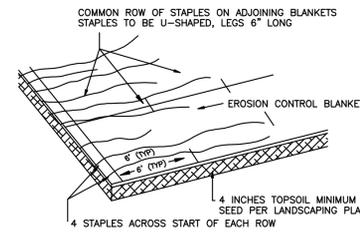
SHARED DRIVEWAY DETAIL WHEN SERVING 4 or MORE HOUSES



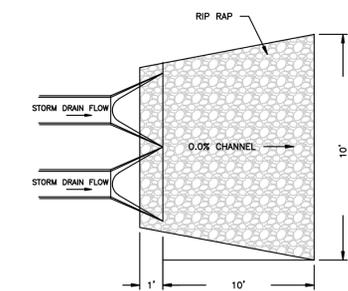
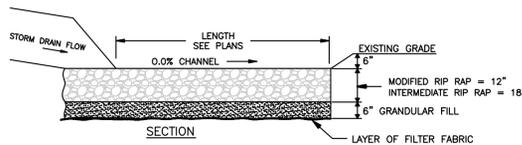
TYPICAL GARBAGE/RECYCLE AREA SECTION



WETLAND CROSSING DETAIL

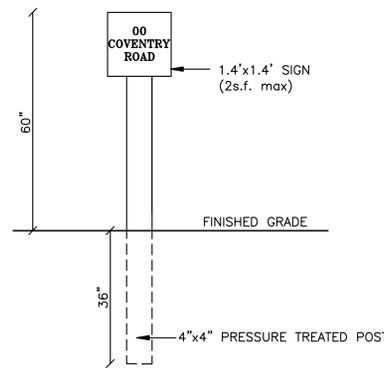


EROSION CONTROL BLANKET

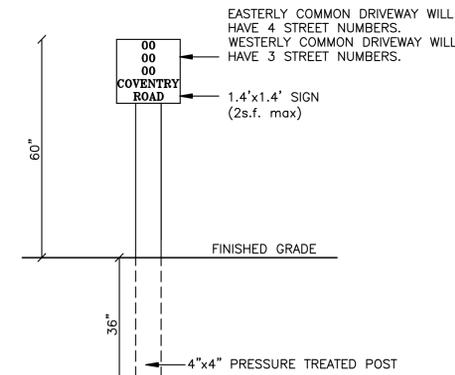


NOTES:
 1. WHERE POSSIBLE LEVEL SPREADER TO BE CONSTRUCTED ON UNDISTURBED SOIL.
 2. SHAPE THE ENTRANCE TO THE SPREADER IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0.0% CHANNEL.
 3. LIP TO BE CONSTRUCTED LEVEL AT 0.0% GRADE TO INSURE UNIFORM SPREADING OF STORM WATER RUNOFF.

LEVEL SPREADER DETAIL

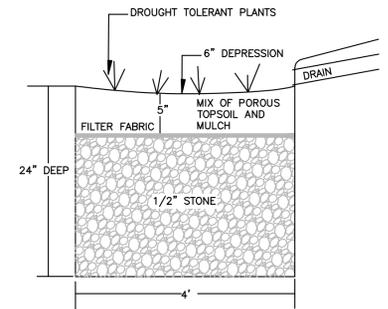


STREET NUMBER SIGN AT INTERSECTION OF COMMON & SINGLE FAMILY DRIVEWAY



STREET NUMBER SIGN AT COVENTRY ROAD

- LOW IMPACT DEVELOPMENT:**
- EACH NEW HOME SHALL HAVE A LOW IMPACT DEVELOPMENT (LID) COMPONENT INCORPORATED INTO THE PERMIT PLAN DESIGN TO COLLECT AND DISCHARGE THE RUNOFF FROM THE PROPOSED ROOF OF EACH NEW HOUSE.
 - A RAIN GARDEN HAS BEEN SELECTED FOR EACH PROPOSED HOUSE BUT THIS CAN BE MODIFIED TO USE AN ALTERNATIVE MEASURE AT THE TIME THE PERMIT PLAN IS PREPARED. SIZING SHALL BE BASED ON THE LID COMPONENT PROPOSED.



- RAIN GARDEN NOTES:**
- THE VICINITY OF THE RAIN GARDEN SHALL BE PROTECTED FROM COMPACTION DURING CONSTRUCTION.
 - ONCE INSTALLED, RAIN GARDEN SHALL BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
 - TO PROTECT THE FUNCTION OF THE RAIN GARDEN, THE SURFACE LAYER SHALL BE KEPT FREE OF SEDIMENTATION AND DEBRIS. SEMI-ANNUAL MAINTENANCE SHALL BE REQUIRED BY THE PROPERTY OWNER TO ENSURE THE INFILTRATIVE CAPACITY OF THE SURFACE LAYER.

RAIN GARDEN

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
 10-13-2016 STAFF COMMENTS