Hesketh

6 Creamery Brook • East Granby, CT 06026

F.A. Hesketh & Associates, Inc.

FILE

LETTER OF TRANSMITTAL

TO: MANSFIELD PLANNING DEPT

DATE: 11/30/2015

OFFICE JOB FILE NO: 04161

PROJECT NAME: HUNTING LODGE ROAD

ATTN:

PROJECT LOCATION:

WE ARE SENDING YOU HEREWITH:

NO OF COPIES	ITEM TITLE	MADE BY	ORIGINALS	PAPER PRINTS	MYLAR COPY	OTHER	REMARKS
15	CURRENT & PROPOSED ZONING MAPS / PS-1			X			FULL SIZE
2	SURVEY MAP PS-1			X			FULL SIZE
15	" " "			X			11X17
15							
15	WETLAND REPORT			X			DATED 11/25/15
1	COMPLETED APPLICATION		X				
1	CHECK $500		X				

COMMENTS:

FOR WETLAND BOUNDARY AMENDMENT APPLICATION

SENT BY:

MAIL
SPECIAL DELIVERY
FEDEX
~~MESSENGER~~
~~OTHER~~ Mail - OFF

C.C: PONDE PLACE LLC

F. A. Hesketh & Associates, Inc.
By:

IF ENCLOSURES LISTED ABOVE ARE NOT RECEIVED KINDLY NOTIFY AT ONCE

Revised November 2015

File #___
Fee Paid___
Date Submitted___

Mansfield Inland Wetlands Agency

Application to Change or Amend the Inland Wetlands and Watercourses Map, Mansfield, Connecticut

Pursuant to Section 15(a) of the Mansfield Inland Wetlands and Watercourses Regulations, all petitions to amend the Inland Wetlands and Watercourses Regulations shall be subject to a public hearing and payment of the fee ($500). Any person who submits a petition to amend the Mansfield Inland Wetlands and Watercourses Map, shall bear the burden of proof for all requested map amendments. The Fee Schedule established in Article V, Chapter 122, Section 122-12 of the Mansfield Code of Ordinances, authorizes the Agency to hire independent consultants at the expense of the applicant when the Agency deems it necessary to do so.

1. **Applicant's Name** POND PLACE LLC
   Address 30 ONSET CROSSING SUITE 600 SIMSBURY, CT 06070
   Phone Number 860-217-1700 **email** tony@thekeystonecompanies.com

2. **Applicant's interest in the property:** (Owner) Lessee Optionee Other

3. **Property Owner(s') Name** SAME AS APPLICANT
   Address ___
   Phone Number ___ **email** ___

4. **Location of Property (include street address) and Tax Parcel Id (Map, Block, Lot):**
   HUNTING LODGE ROAD PARCEL ID 15.21.3

5. **Reason for the requested action:**
   AMEND TOWN OFFICIAL WETLANDS & WATERCOURSES MAP

The following must be submitted as part of this petition:

- The wetlands and watercourses from the Official Map
- The proposed amendment
- Documentation by a certified soils scientist of the distribution and types of wetland soils and watercourses on subject property. (Please include the Soil Scientist's Certification)
- A Map certified by a Connecticut Licensed Land Surveyor and the Soil Scientist indicating the watercourses and flag locations set by the soil scientist defining the boundaries of wetland soil types
- Map(s) indicating any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries.

Department of Planning and Development • 4 South Eagleville Road • Storrs-Mansfield, CT • 06268-2599
Telephone (Office): 860.429.3330 • Telephone (Wetlands Agent): 860.429.3015 ext. 6204 • Fax: 860.429.6863
Email: planzonedept@mansfieldct.org

In addition, please provide the following information:

- Total Area of Wetlands on property from Official Map: 15.29 Ac / 666,232 S.F. (Ac/SF)
- Total Length of Watercourse from Official Map: 0 (LF)
- Total Area of Wetlands as Flagged by Soil Scientist: 6.68 Ac / 291,172 S.F. (Ac/SF)
- Total Area of ~~Wetlands~~ OPEN WATER BODY as Flagged by Soil Scientist: 0 (Ac/SF)
- Total Length of Watercourse as determined by Survey: 1,439 L.F. (LF)
- Total Area of Open Water as determined by Survey: 0 (Ac/SF)
- Wetland Net Change (exclude wetland to open water): -861 Ac / -375,160 S.F. (Ac/SF)
- Watercourse Length Net Change: ADD 1,439 L.F. (LF)
- Open Water Area Net Change: 0 (Ac/SF)
- Total Land Area of the Property: 45.93 Ac / 2,000,645 S.F. (Ac/SF)

Certification

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Signature 11-30-15 Date

Authorization to Enter Property

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.

Signature 11-30-15 Date

Property Details

Number of records found: 1

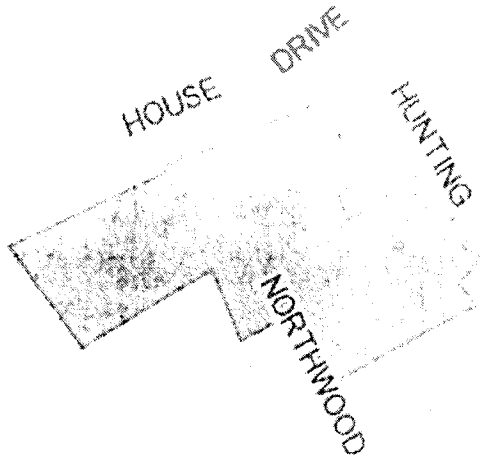
One record is displayed for each address found at the selected property. Multiple addresses may occur in the case of condominiums.

HUNTING LODGE RD
ID: 15 21 3

View Property Record Card

PARCEL ID: 15 21 3
LOCATION: HUNTING LODGE RD
LAST SALE DATE: 2013-07-15
CO-OWNER:
MAILING ADDRESS LINE 2:
MAILING ADDRESS CITY: SIMSBURY
MAILING ADDRESS ZIP: 06070
ROOF STRUCTURE:
HEAT TYPE:
BUILDING STYLE:
LANDUSE DESCRIPTION: Res. Vacant Land
NEIGHBORHOOD:
LAND ASSESSMENT: 76800
EXTRA FEATURES ASSESSMENT: 0
BOOK / PAGE: 782/405
APPROX. MATE YEAR BUILT: 1900
NUMBER OF ROOMS:
NUMBER FULL BATHS:
BUILDING AREA EFFECTIVE: 0

ACCOUNT NUMBER: 15 21 3
LAND AREA: 46.9
OWNER: PONDE PLACE LLC
MAILING ADDRESS LINE 1: 30 DORSET CROSSING DR STE 500
MAILING ADDRESS LINE 3:
MAILING ADDRESS STATE: CT
MAILING ADDRESS COUNTRY:
ROOF COVERING:
HEAT FUEL:
LANDUSE CODE: 500
ZONING: RAR80
BUILDING ASSESSMENT: 0
OTHER BUILDING ASSESSMENT: 0
TOTAL ASSESSMENT: 76800
LAST SALE VALUE: 0
NUMBER OF STORIES:
NUMBER OF BEDROOMS:
NUMBER OF HALF BATHS:
BUILDING AREA GROSS: 0



wner: PONDE PLACE LLC
o-Owner:
ddress: 30 DORSET CROSSING DR STE 600
IMSBURY CT 06070

ssessment: Total: 78800
uilding: 0 Land: 78800 Yard: 0

ales History

rantor	Book / Page	Sale Date	Sale Price
ASPORTAS ABRAHAM EST ET AL	300/ 192	1990-08-22	
EFERENCE	370/ 413	1996-03-06	
EYSTONE COMPANIES LLC THE	563/ 91	2004-12-01	300000
	720/ 296	2012-01-30	
ONDE PLACE LLC	753/ 405	2013-07-15	

MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

and Information
and Area: 45.9 AC Zoning: RAR90
and Use: 500 - Res. Vacant Land
eighborhood:

Building Information
Style:
Year Built: 1900
Rooms: Bedrooms:
Baths: Half Baths:
Living Area:
Gross Area:

Stories:
Heat Fuel:
Heat Type:
AC Type:
Roof Structure:
Roof Covering:

Extra Features

Description	Area / Units	Assessment

Sub Areas

Description	Living Area	Gross Area

1016

THE KEYSTONE COMPANIES LLC
OPERATING ACCOUNT
30 DORSET XING STE 600
SIMSBURY, CT 06070-1473

UNITED BANK
51-7031-2111

11/30/2015

PAY TO THE ORDER OF Town of Mansfield $ **500.00

Five Hundred and 00/100********** DOLLARS

Town of Mansfield

MEMO wetlands application - Ponde Place

AUTHORIZED SIGNATURE

⑈001016⑈ ⑆211170318⑆ 40000404837⑈

THE KEYSTONE COMPANIES LLC 1016
Town of Mansfield 11/30/2015
500.00

Cash - United checkin wetlands application - Ponde Place 500.00

THE KEYSTONE COMPANIES LLC 1016
Town of Mansfield 11/30/2015
500.00

Cash - United checkin wetlands application - Ponde Place 500.00

DELUXE CORP 1+800-328-0301 www.deluxeforms.com

26 BOD603 STXRA1 11/12/2015 18:22

OFFICE

REMA ECOLOGICAL SERVICES, LLC
164 East Center Street, Suite 8
Manchester, CT 06040
860.649.REMA (7362)

REPORT DATE: November 25, 2015

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

PROJECT NAME & SITE LOCATION:
+/- 45.93 acres
Hunting Lodge Road
Mansfield, CT

REMA Job No.: 15-1860-MNS18
Field Investigation Date(s): 10/1, 10/9, 10/10/2015
Field Investigation Method(s):
- ☒ Spade and Auger
- ☐ Backhoe Test Pits
- ☐ Other:

REPORT PREPARED FOR:
EdR
999 South Shady Grove Road
Suite 600
Memphis, TN 38120

Field Conditions:
Weather: Mostly sunny to cloudy, 50s to 70s
Soil Moisture: low-moderate
Snow Depth: none
Frost Depth: none

Purpose of Investigation:
- ☒ Wetland Delineation/Flagging in Field
- ☐ Wetland Mapping on Sketch Plan or Topographic Plan
- ☐ High Intensity Soil Mapping by Soil Scientist
- ☒ Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)
- ☐ Other:

Base Map Source: CT Soil Survey web (USDA-NRCS) Figure A (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-40 (open line), RES-B-1 to RES-B-28 (open line), RES-C-1 to RES-C-51 tied to RES-2C-1 to RES-2C-28 tied to RES-3C-1 to 3C-50, RES-1C-1 to RES-1C-13, and RES-4C-1 to RES-4C-36 (all open lines)

General Site Description/Comments: The "study area" or "site" is a roughly 49.93-acre, residentially-zoned parcel, westerly of Hunting Lodge Road, and northerly, easterly, and westerly of the northern terminus of Northwood Road, in Mansfield, CT. The site is predominately wooded and undisturbed, except for historic disturbances associated with filling just northerly of the terminus of Northwood Road, and with a crossing over the site's eastern wetland corridor and stream to connect Hunting Lodge Road with Northwood Road. The soils within the study area are both disturbed and undisturbed in nature, and are derived from glacial till (i.e. unstratified sand, silt & rock), both with and without a hardpan, and with rocky/sandy fill in the areas noted. The disturbed upland soils are identified as the Udorthents (306) soil mapping unit. The undisturbed upland soils are the well drained Paxton and Montauk (85), Canton and Charlton (60), and Charlton and Chatfield (73) soil series complexes, and the moderately well drained Woodbridge (46) soil series, while the undisturbed wetland soils belong to the poorly and very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. The site's regulated wetland areas include a seasonally saturated to seasonally flooded eastern forested corridor associated with an intermittent stream, tributary to Eagleville Brook, and western forested wetlands, including a hillside seep and vernal pool habitat, that drain westerly to Cedar Swamp Brook. All of the forested wetlands are red-maple dominated swamps, with typical understory species (e.g. spicebush, highbush blueberry). However, the eastern forested wetland understory is dominated by Japanese barberry, and invasive shrub.

DATE: 11/25/2015

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 45.93 acres
Hunting Lodge Road, Mansfield, CT

SOIL MAP UNITS

Upland Soils

Montauk loam (85). This series consists of very deep, well drained soils formed in till derived primarily from granitic materials. These soils are on upland till plains and moraines. Slope ranges from 0 to 35 percent. Saturated hydraulic conductivity is moderately high or high in the solum and low to moderately high in the substratum. Mean annual temperature is about 49 degrees F, and mean annual precipitation is about 45 inches. Thickness of the solum and depth to the firm till substratum typically ranges from 20 to 38 inches but the range currently includes 18 to 38. Rock fragments range from 3 to 35 percent in the solum and 5 to 50 percent in the C horizon. The soil ranges from extremely acid to moderately acid throughout.

Paxton fine sandy loam (85). This series consists of deep, well drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to very steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils have a dark brown fine sandy loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is dark yellowish brown and olive brown fine sandy loam. The substratum from 26 to 60 inches is olive, very firm and brittle gravelly fine sandy loam.

Udorthents (306). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. Udorthents or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Woodbridge fine sandy loam (46). This series consists of deep, moderately well drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils typically have a very dark grayish brown fine sandy loam surface layer 7 inches thick. The subsoil from 7 to 30 inches is dark yellowish brown and light olive brown fine sandy loam, mottled below 18 inches. The substratum from 30 to 60 inches is light olive brown, very firm and brittle gravelly fine sandy loam.

Charlton very stony fine sandy loam (73). This series consists of very deep, well drained coarse-loamy soils formed in friable, glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown fine sandy loam and sandy loam. The substratum from 26 to 60 inches or more is grayish brown gravelly fine sandy loam.

Chatfield loam (73). This series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 20 to 40 inches. Permeability is moderate or moderately rapid. In tilled areas, these soils have a surface layer that is very dark to dark grayish brown loam up to 8 inches thick. The subsoil from 8 to 26 inches is brown, flaggy silt loam.

Canton stony fine sandy loam (61). This series consists of deep, well drained soils formed in a coarse-loamy mantle underlain by sandy glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of very dark grayish brown fine sandy loam 2 inches thick. The subsoil from 2 to 23 inches is yellowish brown fine sandy loam, gravelly fine sandy loam and gravelly sandy loam. The substratum from 23 to 60 inches is pale brown gravelly loamy sand.

DATE: 11/25/2015

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT *(CONTINUED)*

PROJECT NAME & SITE LOCATION: +/- 45.93 acres
Hunting Lodge Road, Mansfield, CT

SOIL MAP UNITS

Wetland Soils

Ridgebury fine sandy loam (3). This soil series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

Leicester fine sandy loam (3). This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

Whitman fine sandy loam (3). This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

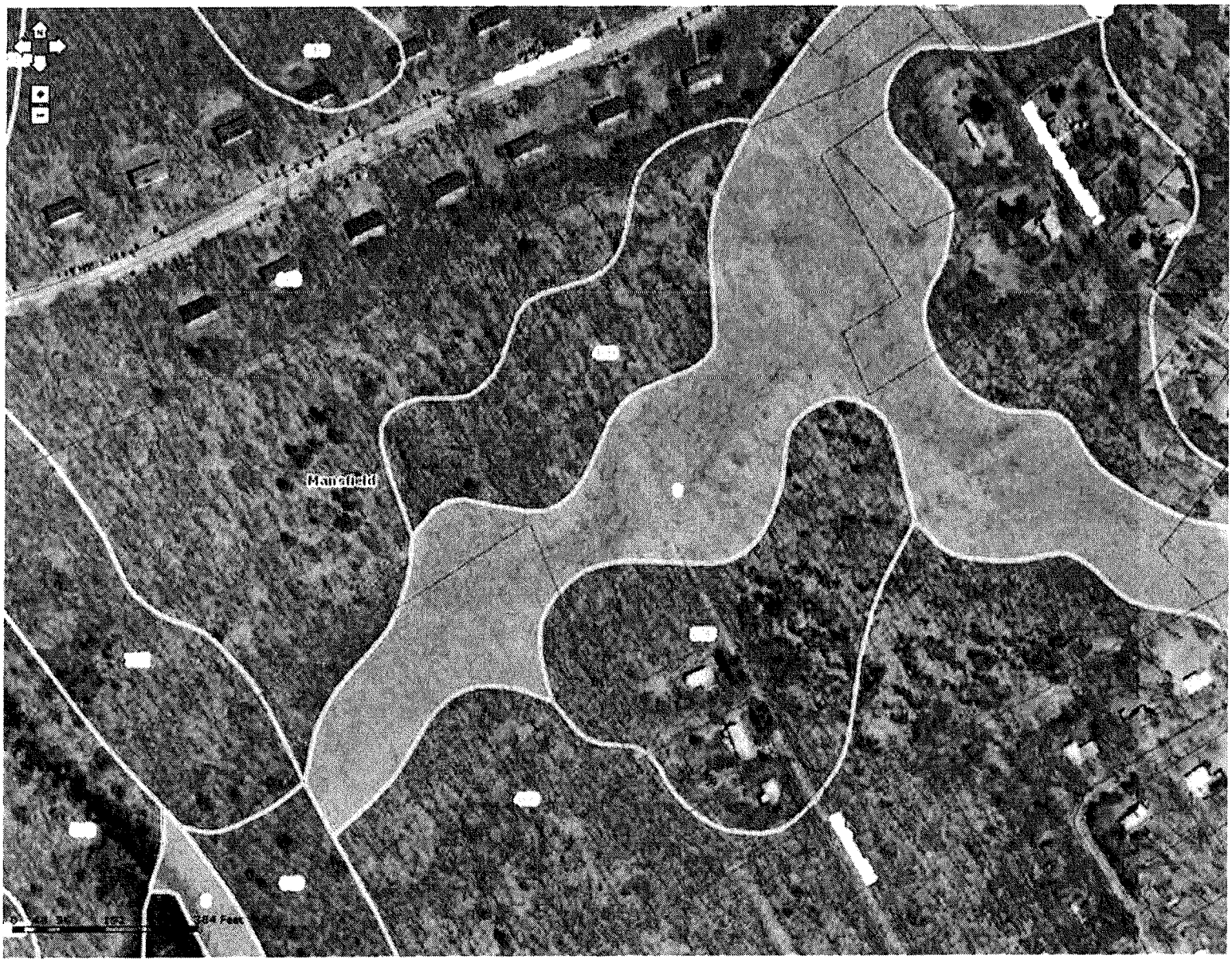
Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

George T. Logan

George T. Logan, MS, PWS, CSE
Registered Soil Scientist, Professional Wetland Scientist
Field Investigator/Senior Reviewer


Mansfield
384 Feet

Soil Map—State of Connecticut
(Proposed Storrs Lodges, Hunting Lodge Road, Mansfield, CT)

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 14, Sep 22, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 28, 2011—May 12, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	46.6	14.4%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	2.2	0.7%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	62.2	19.2%
51B	Sutton fine sandy loam, 2 to 8 percent slopes, very stony	17.9	5.5%
60B	Canton and Charlton soils, 3 to 8 percent slopes	18.0	5.6%
60C	Canton and Charlton soils, 8 to 15 percent slopes	4.1	1.3%
61B	Canton and Charlton soils, 3 to 8 percent slopes, very stony	58.0	17.9%
61C	Canton and Charlton soils, 8 to 15 percent slopes, very stony	25.2	7.8%
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony	7.3	2.2%
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony	28.2	8.7%
73C	Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky	24.0	7.4%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	10.5	3.2%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	5.3	1.7%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	0.9	0.3%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	9.2	2.9%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	0.1	0.0%
302	Dumps	2.1	0.7%
W	Water	1.8	0.5%
Totals for Area of Interest		**323.5**	**100.0%**

MANSFIELD INLAND WETLAND AGENCY

ABUTTER NOTIFICATION FORM
to be sent by Certified Mail
http://www.usps.com/send/waystosendmail/extraservices/certifiedmailservice.htm

Pursuant to Mansfield's Inland Wetland Agency notification requirements, abutting property owners are hereby notified of a wetland application pending before the Inland Wetland Agency. The complete file for this application is available for review in the Planning Office. Questions regarding the application or application review process may be addressed by calling the Planning Office at (860) 429-3330 or emailing at www. PlanZoneDept@mansfieldct.org

I. Public Hearing/Meeting Dates:

December 7, 2015
Date/Time of Next Scheduled Meeting

At the above listed scheduled meeting date the Wetland application will be received by the Agency. No presentation by the applicant will be given at this meeting. Public comment (written or verbal) is encouraged to be presented at the next regularly scheduled meeting. For more details (date and time) of the next meeting, please contact the Planning Office at (860)429-3330.

II. Location of Proposal: Hunting Lodge Road

III. Applicant: Ponde Place LLC

IV. Owner: Ponde Place LLC

V. Proposed Use: Wetland Map Amendment Application
(Statement of Use/Statement of Justification to be attached)

VI. Map: (Attach 8 1/2x11" or 11x17" map depicting proposal)

*Notices are to be sent within 7 (seven) days of the receipt of the application by the office staff. To verify that Notice requirements have been met, applicants are required to submit Certified Mailing receipts and one copy of information mailed to property owners to the Planning Office. Failure to meet Notice requirements or to submit return receipts to the Planning Office promptly may necessitate application processing delays.

Parcel ID: 8.23.15
UCONN/CELERON SQ ASSOC LLC
C/O FLAGSHIP MGT SERVICES INC
55 ERIEVIEW PLAZA
CLEVELAND OH 44114-1816

Parcel ID: 8.23.16-2
UCONN/CELERON SQ ASSOC LLC
C/O FLAGSHIP MGT SERVICES INC
55 ERIEVIEW PLAZA
CLEVELAND OH 44114

Parcel ID: 15.21.UC1036
UNIVERSITY OF CONNECTICUT
NORTHWOOD APTS BLDG #1036
U BOX 3036 FACILITIES MGMT
STORRS CT 06269

Parcel ID: 15.23.1
GIANOPOULOS GEORGE A
2930 SAGEBRUSH DR
FORT COLLINS CO 80525

Parcel ID: 15.23.2
TAVAR THOMAS A
23 OLD FARM HILL RD
NEWTOWN CT 06470

Parcel ID: 15.23.3
COLES MARTY L
4 MIDDLE BUTCHER RD
ELLINGTON CT 06029

Parcel ID: 15.23.4
GAGEONEA RADU & MARIA E
253 HUNTING LODGE RD
STORRS MANSFIELD CT 06268

Parcel ID: 14.21.2
UNIVERSITY OF CONNECTICUT
NORTHWOOD APARTMENTS
STORRS CT 06269

Parcel ID: 15.21.1
BEHESHTI MORTEZA
61 BIRCHWOOD HGHTS
STORRS CT 06268

Parcel ID: 15.21.2
UNITED SOCIAL & MENTAL HEALTH
RESOURCES INC
PO BOX 839
DAYVILLE CT 06241

Parcel ID: 15.21.3
PONDE PLACE LLC
30 DORSET CROSSING DR STE 600
SIMSBURY CT 06070

Parcel ID: 15.21.4
COOPER ROBERT L
135 HUNTING LODGE RD
STORRS CT 06268

Parcel ID: 15.21.6
HIRSCH WALTER A
132 HUNTING LODGE RD
STORRS CT 06268

Parcel ID: 15.21.23
MENDOZA, MARTIN &
MENDOZA, VERONICA BARCELONA DE
38 MEADOWOOD RD
MANSFIELD CT 06268

Parcel ID: 15.21.25
COWLES RICHARD S &
COWLES ELIZABETH A
60 MEADOWOOD ROAD
STORRS CT 06268

Parcel ID: 15.21.27
MILLER ELIZABETH L EST OF
MILLER JOHN K EXECUTOR
3 WOODLEDGE DR
EAST GRANBY CT 06026

Parcel ID: 15.21.36
HILDITCH MARCUS M
55 NORTHWOOD RD
STORRS CT 06268

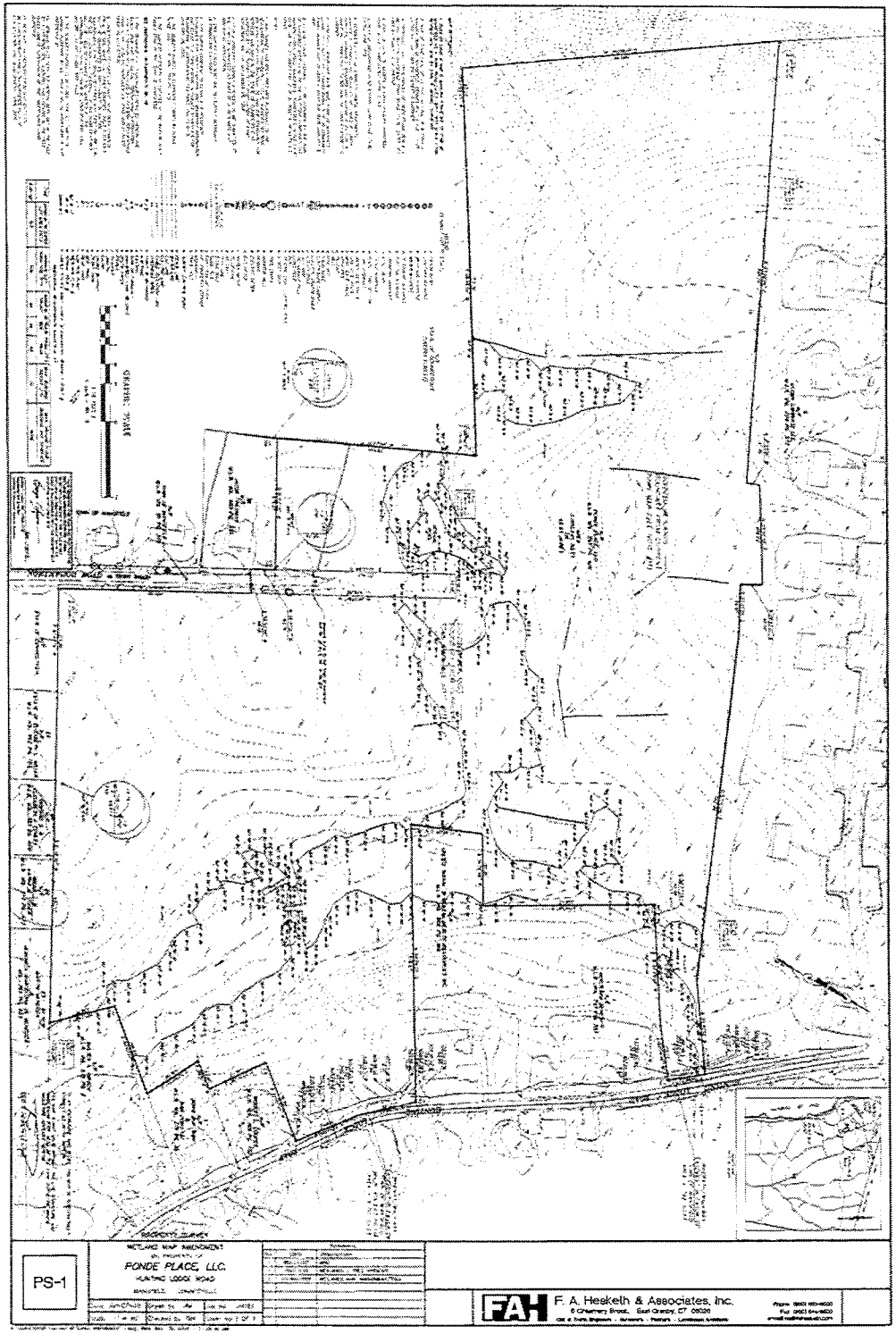
Parcel ID: 15.21.37
SIMS BEVERLY P
61 NORTHWOOD RD
STORRS CT 06268

Parcel ID: 15.21.38
FRIEDMAN JACOB
65 NORTHWOOD ROAD
STORRS CT 06268

Parcel ID: 8.21.5
UCONN CARRIAGE LLC
300 SOUTH OLD WOODWARD
BIRMINGHAM MI 48009

Parcel ID: 15.21.5
SHIN DONG GUK &
SHIN DONG-JU
37 MAXFELIX DR
STORRS CT 06268

Parcel ID: 15.21.24
USHER BRIAN J & KATHY M
44 MEADOWOOD RD
STORRS CT 06268


PS-1
PONDE PLACE, LLC.
F. A. Hesketh & Associates, Inc.

Minutes
Mansfield Inland Wetlands Agency
Regular Meeting
Monday, December 7, 2015
Council Chambers, Audrey P. Beck Municipal Building

Members present:	C. Ausburger, B. Chandy, J. Goodwin, R. Hall, G. Lewis (arrived at 7:02 p.m.), K. Rawn, B. Ryan, V. Ward, S. Westa
Members absent:	
Alternates present:	P. Aho, K. Holt
Staff present:	L. Painter, Director of Planning and Development; J. Kaufman, Wetlands Agent

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho to act in the absence of members.

Review of Minutes:

A. 11-2-15 Regular Meeting: Hall MOVED and Ausberger seconded to approve the 11-2-15 minutes. MOTION PASSED UNANIMOUSLY. Ryan disqualified herself.
B. 11-16-15 Special Meeting: Chandy MOVED and Ryan seconded to approve the 11-16-15 Special Meeting minutes. MOTION PASSED UNANIMOUSLY.

Communications:

The Conservation Committee meeting minutes and Kaufman's monthly business memo were noted.

Public Hearing:

A. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision:** Lewis arrived at 7:02 p.m.; Aho no longer seated. Ryan MOVED and Ward seconded to extend the public hearing on the 3-lot subdivision application of Christopher and Lindsey Niarhakos (File W1557), 101 East Road, Williams Heights subdivision, until January 4, 2016. MOTION PASSED UNANIMOUSLY.

Old Business:

A. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision:** Item tabled. Public hearing continued.

New Business:

A. **W1559 – Storrs Lodges, LLC, Application to Amend Inland Wetlands and Watercourse Map:** Westa MOVED and Hall seconded to:

- Receive the application to change or amend the Inland Wetlands and Watercourses Map, Mansfield, CT, submitted by Storrs Lodges, LLC (IWA File #1559) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield on property located on the west side of Hunting Lodge Road (parcel ID 15.21.3) as shown on a map dated 2/5/2005 and revised through 11/30/2015 and as described in application submissions;
- Refer said application to staff and the Conservation Commission for review and comments;
- Schedule a Public Hearing for February 1, 2016; and
- Engage the services of Pietras Environmental Group, LLC., to provide independent technical peer review on the application.

Pursuant to Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, all fees incurred for this review will be the responsibility of the applicant. A deposit in the amount of $1,300.00 shall be provided by the applicant prior to issuance of a notice to proceed. Any unspent funds shall be returned to the applicant.

B. **W1560 – M. Slowik, 895 Mansfield City Road, Lot Split for Single Family Dwelling:** Kaufman clarified that the property is not located in the public water supply. Chandy MOVED and Ryan seconded to receive the application submitted by M. Slowik (IWA File #1560) under the Wetlands and Watercourses Regulations of the Town of Mansfield for single family dwelling on property located at 895 Mansfield City Road as shown on a map dated 10/23/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

C. **J-5 Jurisdictional Ruling Dunham Pond Road: Kaufman corrected the motion to state** that the subject land is owned by the Town of Mansfield. Lewis MOVED and Chandy seconded to approve a Jurisdictional Ruling finding that the removal of a root mass caused by an uprooted tree and repair of the stream channel on land owned by the Town of Mansfield (IWA File # J-5) as shown on a map dated 12/1/2015 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4.0 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

A Field Trip to 895 Mansfield City Road was scheduled for 3:00 p.m. 12-16-2015. Inasmuch as the Storrs Lodges, LLC application, on Hunting Lodge Road is a map amendment request, and not a specific application for a project, no field trip is scheduled at this time.

Other Communications:

Chair called the Agency's attention to the CACIWC communications, stating they provided a good summary of Agency approval parameters and suggested the members review the material.

Adjournment:
Chairman Goodwin declared the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

04161

MEETING NOTICE AND AGENDA

MANSFIELD INLAND WETLANDS AGENCY

Monday, January 4, 2016 ▪ 6:30 PM

Audrey P. Beck Municipal Building ▪ 4 South Eagleville Road ▪ Council Chambers

1. **Call to Order**

2. **Roll Call**

3. **Review of Minutes**
   a. 12/07/2015
   b. 12/16/2015 – Special Meeting Field Trip

4. **Communications**
   a. Conservation Commission Minutes
   b. Monthly Business Memorandum

5. **Public Hearing**
   a. **W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision**
      Item tabled until 1/19/16.

6. **Old Business**
   a. **W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision**
      Item tabled until 1/19/16.
   b. **W1559 – Storrs Lodges, LLC, Hunting Lodge Road (Parcel ID 15.21.3), Application to Amend Inland Wetlands and Watercourses Map**
      Item tabled until 2/1/16
   c. **W1560 – M. Slowik, 895 Mansfield City Road, Lot Split for Single Family Dwelling**
      Memo from Inland Wetland Agent

7. **New Business**

8. **Reports from Officers and Committees**

9. **Other Communications and Bills**
   a. Society of Soil Scientists of Southern New England
   b. 2015 Legislation and Regulation Advisory, DEEP
   c. Connecticut Wildlife, November/December Issue

10. **Adjournment**

Charles Ausburger ▪ Binu Chandy ▪ JoAnn Goodwin ▪ Roswell Hall III ▪ Gregory Lewis ▪ Kenneth Rawn ▪ Bonnie Ryan
Vera Stearns Ward ▪ Susan Westa ▪ Paul Aho (A) ▪ Katherine Holt (A)

PIETRAS ENVIRONMENTAL GROUP, LLC

WETLANDS INVESTIGATION REPORT

January 9, 2016

Town of Mansfield, ATTN: Jennifer Kaufman, Inland Wetlands Agent
10 South Eagleville Road
Storrs-Mansfield, CT 06268

Re: Storrs Lodges, LLC, (formerly known as Ponde Place, LLC), Hunting Lodge Road, Mansfield, CT
PEG Job # 2015-189

Dear Ms. Kaufman:

In accordance with your request, I conducted a site inspection to the subject property on December 16, 2015. The purpose of the investigation was to verify the proposed wetland boundaries that were previously established by Rema Ecological Services, LLC (RES) in October 2015. An on-site investigation and wetland delineation report, dated November 25, 2015, was prepared by Mr. George T. Logan, RES Soil Scientist and Wetland Scientist. According to the report RES staff conducted site inspections to the subject property on 10/1, 10/9 & 10/10/2015. The wetland boundaries were delineated with consecutively numbered, pink and blue survey tapes. The wetland boundaries were located by survey and plotted onto a property survey map prepared by F.A. Hesketh & Associates, Inc. The survey map is entitled, "Wetland Map Amendment on Property of Ponde Place, LLC., Hunting Lodge Road, Mansfield, CT," (revision date of 11-30-2015).

During the December 16, 2015 inspection I found all of the wetland boundary flags that had been previously established by RES. On 12/16/2015 I dug test holes with a spade and auger for soils identification. Site conditions on 12/16/2015 included: partly sunny and seasonably warm with temperatures in the 50's. The entire property was inspected.

Based on my 12/16/2015 investigation I am in agreement with the wetland boundaries that were previously delineated by RES with the exception of three small areas (refer to Figure 1). I determined that additional poorly drained Ridgebury wetlands are present (1) to the east of wetland flags C-25 thru C-27, (2) to the east of wetland flags C-43 thru C-48 and (3) to the west of C1-10 thru C1-13. In addition, I observed two areas with transitional soils containing a mix of non-wetland Woodbridge and wetland Ridgebury soils. These two transitional areas are labeled with a "T' in Figure 1.

A joint site investigation was conducted on January 4, 2016. Those in attendance at the inspection were Jennifer Kaufman, Tony Giorgio, George Logan and Thomas Pietras. The three areas identified to contain additional wetlands on 12/16/2015 were investigated. Test holes were dug with spade and auger. It was jointly agreed by both Mr. Logan and Mr. Pietras that poorly drained Ridgebury wetlands are present within the three areas. On 1/4/2016 the wetland boundaries were revised in the three areas in order to include the additional wetland soils (refer to Figure 2).

15 Briarwood Lane
Wallingford, CT 06492
203-314-6636

EMAILTom@pietrasenvironmentalgroup.com
WEB SITE pietrasenvironmentalgroup.com

The two areas containing a mix of non-wetland and wetland soils (labeled with a "T' in Figure 1) were also investigated on 1/4/2016. The soils in the two transitional areas were identified as moderately well drained Woodbridge fine sandy loam. A few test holes contained poorly drained soil profiles. However, the poorly drained soil profiles are a very small component of the Woodbridge soil mapping unit and are treated as inclusions. No additional wetlands were identified in the two transitional areas. The ground water table in the two transitional areas of Woodbridge soils was noted to be exceptionally high (within 6 to 12 inches of the soil surface). Even though the transitional areas of Woodbridge soils do not qualify as wetlands, the high water table in this area should be noted. The revised wetland boundary line flags per the 1/4/2016 joint site investigation were located by survey and plotted onto the property survey map entitled, "Ponde Place, LLC., Hunting Lodge Road, Mansfield, CT," as prepared by F.A. Hesketh & Associates, Inc.(revision date of 1-08-16). I have review the revised property survey map (1-08-16) and determined that the wetlands boundary lines shown on the map are substantially correct.

In conclusion, I inspected the property on December 16, 2015. The wetland boundary lines previously established by RES were determined to be substantially correct with the exception of three small areas. I determined that additional wetlands are present in these three areas (refer to Figure 1). On 1/4/2016 a joint site investigation was held. Mr. George Logan and Mr. Thomas Pietras inspected the soils in the three areas identified to contain additional wetlands on 12/16/2015. The wetlands boundaries were revised in the three areas to include the additional wetlands (refer to Figure 2). The survey map prepared by F.A. Hesketh & Associates, Inc. (revision date of 1-08-16) portrays all of the wetlands on the property, including the revised wetland boundary lines per the 1-4-2016 joint site investigation, and this map was determined to be substantially correct.

Respectfully submitted,

Thomas W Pietras

Thomas W. Pietras, Professional Wetland and Soil Scientist

cc: George Logan

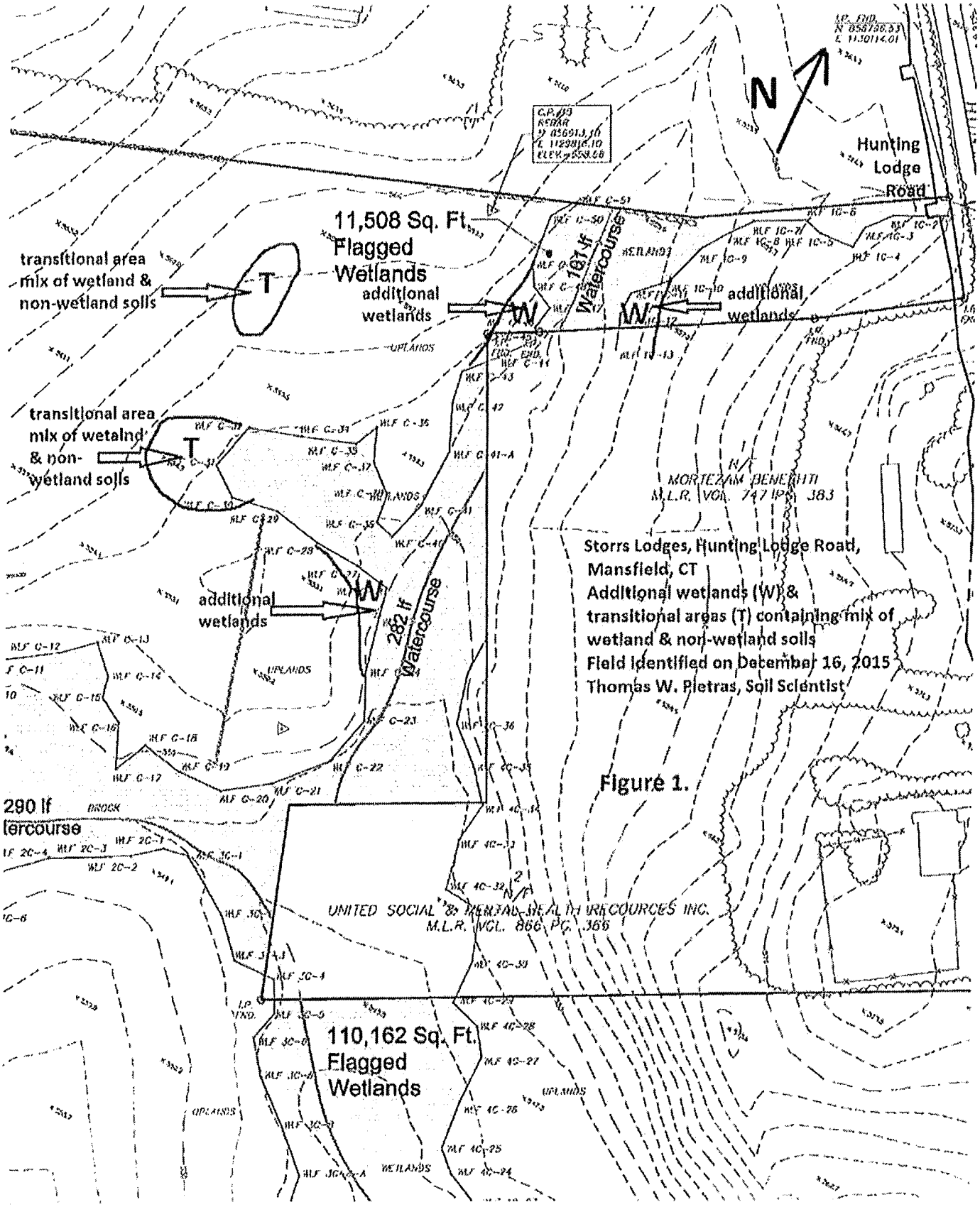

N
Hunting Lodge Road
11,508 Sq. Ft. Flagged Wetlands
transitional area mix of wetland & non-wetland soils
T
additional wetlands
W
181 lf Watercourse
W
additional wetlands
transitional area mix of wetalnd & non-wetland soils
T
additional wetlands
W
282 lf Watercourse
290 lf
tercourse
110,162 Sq. Ft. Flagged Wetlands
UPLANDS
WETLANDS
MORTEZAM BENEDETTI
M.L.R. VOL. 747 PG. 383
UNITED SOCIAL & RENEAL REAL ESTATE RESOURCES INC.
M.L.R. VOL. 866 PG. 366
Storrs Lodges, Hunting Lodge Road, Mansfield, CT
Additional wetlands (W) & transitional areas (T) containing mix of wetland & non-wetland soils
Field identified on December 16, 2015
Thomas W. Pietras, Soil Scientist

Figure 1.

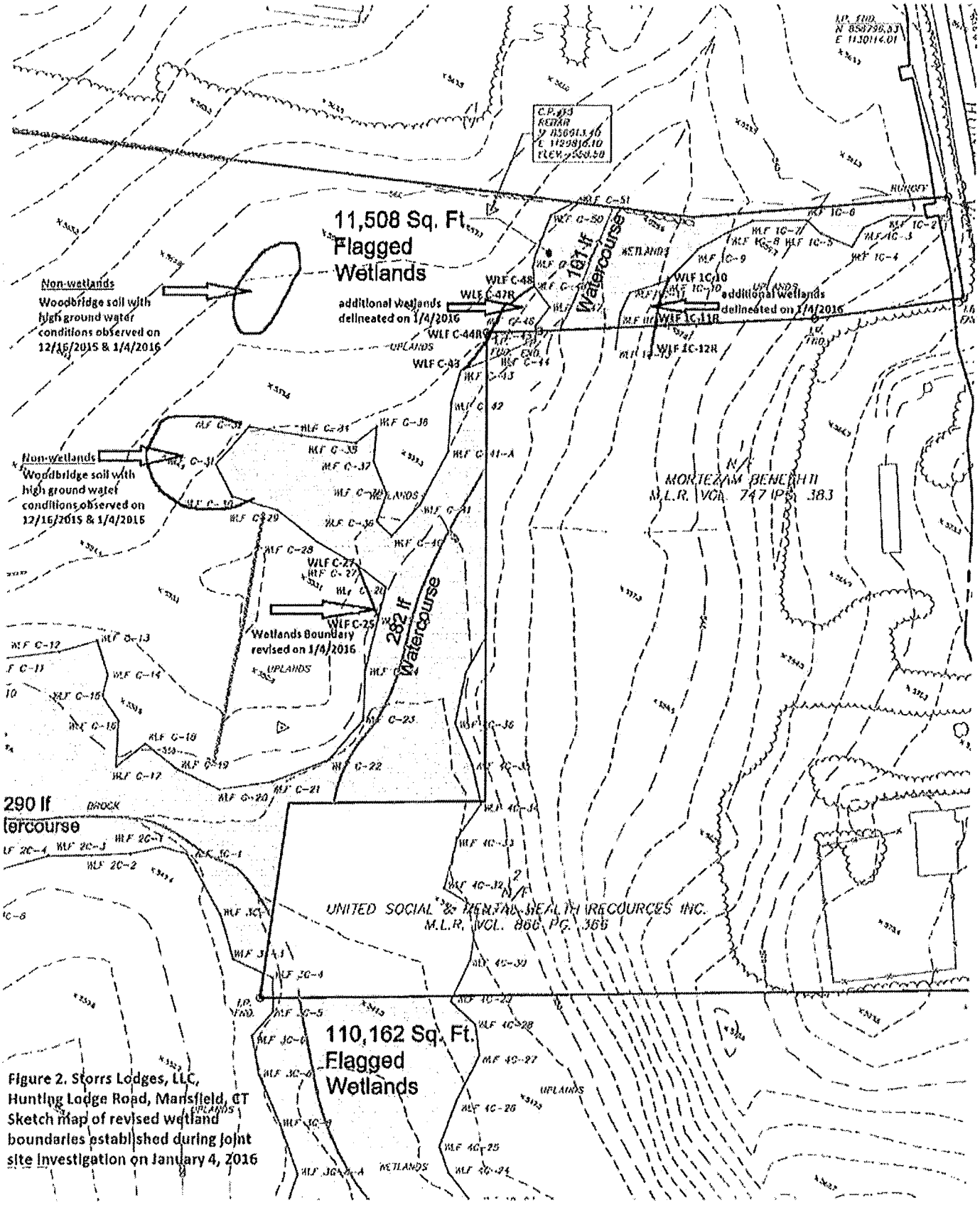
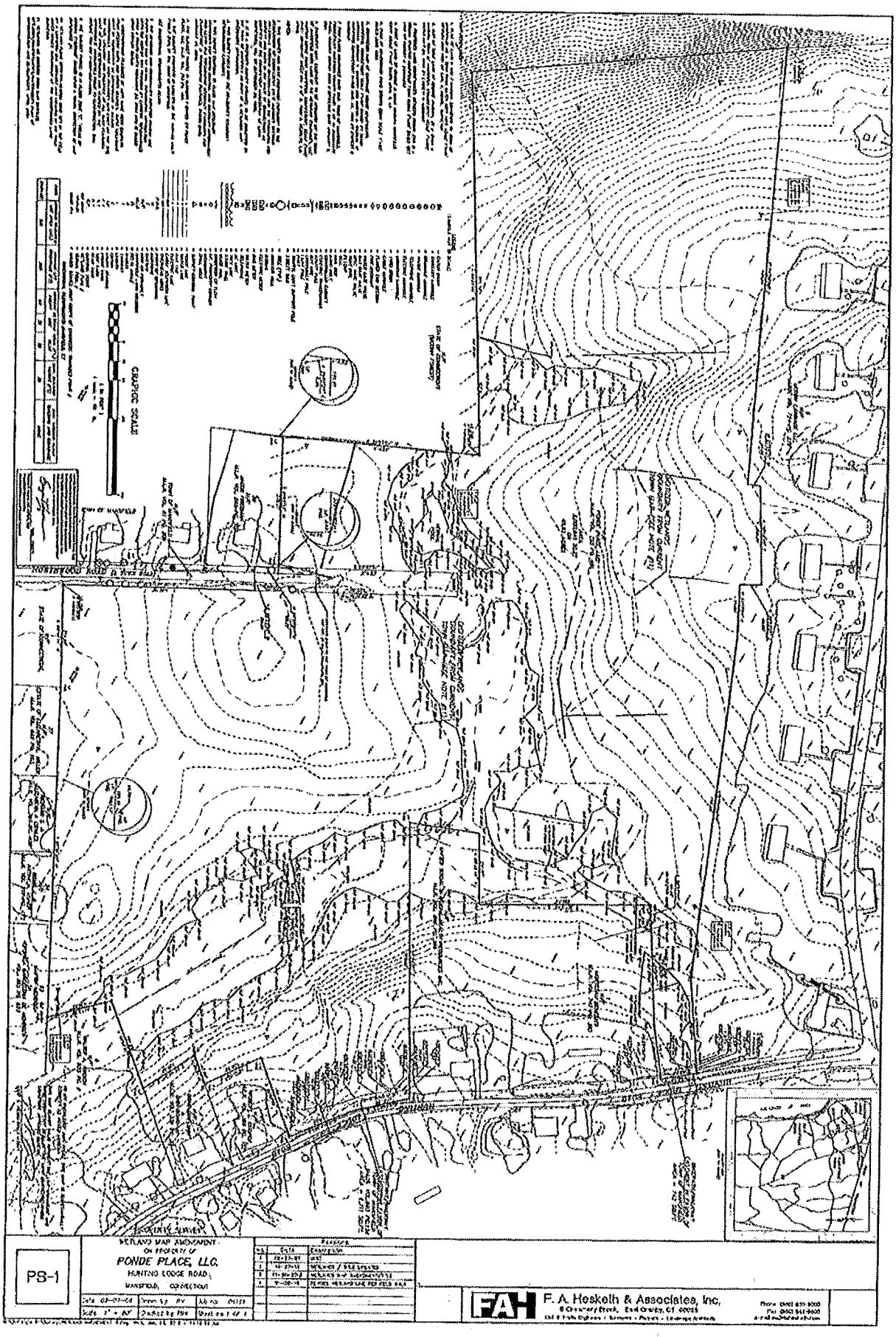


Figure 2. Storrs Lodges, LLC, Hunting Lodge Road, Mansfield, CT
Sketch map of revised wetland boundaries established during joint site investigation on January 4, 2016


GRAPHIC SCALE
PS-1
WETLAND MAP AMENDMENT
ON PROPERTY OF
PONDE PLACE, LLC.
HUNTING LODGE ROAD
MANSFIELD, CONNECTICUT
F. A. Hesketh & Associates, Inc.

04161

FILE

AGENDA
Regular Meeting
Mansfield Conservation Commission
Wednesday, January 20, 2016
Audrey P. Beck Building
Conference Room B
7:30 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Opportunity for Public Comment**
4. **Minutes**
   - December 16, 2015 Regular Meeting
5. **New Business**
   a. Enabling Legislation to Create a Local Conservation Fund "Project Green Space"
   b. Other
6. **Continuing Business**
   - W1559 – Storrs Lodges, LLC, west side of Hunting Lodge Road, Application to Amend Inland Wetlands and Watercourses Map
   - Monitoring Procedures for Town-Owned Easements
   - Mansfield Tomorrow | Our Plan ▸ Our Future
   - Town of Coventry/ Mansfield Control of Fanwort in Eagleville Lake
   - UConn Agronomy Farm Irrigation Project
   - Status of UConn's Hazardous Waste Transfer Station
   - Other
7. **Communications**
   - Minutes
     - Open Space: 12/15/15
     - PZC: 1/4/15
     - IWA: 1/4/15
8. **Other**
9. **Future Agendas**
10. **Adjournment**

MEETING NOTICE AND AGENDA

MANSFIELD INLAND WETLANDS AGENCY

Monday, February 1, 2016 ▪ 6:30 PM

Audrey P. Beck Municipal Building ▪ 4 South Eagleville Road ▪ Council Chambers

1. **Call to Order**

2. **Roll Call**

3. **Review of Minutes**
   a. 1-04-16– Meeting Minutes

4. **Communications**
   a. Conservation Commission Minutes
   b. Monthly Business Memorandum

5. **Public Hearing**
   a. **W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision**
      Memo from Wetlands Agent
   b. **W1559 – Storrs Lodges, LLC, Application to Amend Inland Wetlands and Watercourses Map**
      Memo from Wetlands Agent

6. **Old Business**
   a. **W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision**
   b. **W1559 – Storrs Lodges, LLC, Application to Amend Inland Wetlands and Watercourses Map**

7. **New Business**
   a. **W1561– H. Raphaelson, Dog Lane, 2 lot subdivision**
      Memo from Wetlands Agent

8. **Reports from Officers and Committees**

9. **Other Communications and Bills**
   a. DEEP- 2015 Aquatic Plant Control at Swam and Mirror Lake
   b. DEEP- Grants to Municipalities for the control of Aquatic Invasive Species

10. **Adjournment**

Charles Ausburger ▪ Binu Chandy ▪ JoAnn Goodwin ▪ Roswell Hall III ▪ Gregory Lewis ▪ Kenneth Rawn ▪ Bonnie Ryan
Vera Stearns Ward ▪ Susan Westa ▪ Paul Aho (A) ▪ Terry Berthelot (A) ▪ Katherine Holt (A)

Minutes
Mansfield Inland Wetlands Agency
Regular Meeting
Monday, February 1, 2016
Council Chambers, Audrey P. Beck Municipal Building

Members present:	J. Goodwin, C. Ausburger, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa
Members absent:	B. Chandy
Alternates present:	P. Aho, T. Berthelot, K. Holt (6:33 p.m.)
Staff present:	J. Kaufman, Wetlands Agent
	L. Painter, Director of Planning and Development;

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed alternate Aho to act in Chandy's absence.

Approval of Minutes:

a. **1/04/2016 Regular Meeting**:
Rawn MOVED and Ryan seconded to approve the 1/4/2016 minutes as corrected. MOTION PASSED UNANIMOUSLY.

Communications:

The Conservation Commission meeting minutes and Kaufman's monthly business memo were noted.

Public Hearing:

a. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision**
Goodwin opened the continued Public Hearing at 6:35 p.m. Members present were Goodwin, Ausburger, Hall, Lewis, Rawn, Ryan, Ward, Westa, and alternates Aho, Berthelot and Holt. Aho was appointed to act. Kaufman noted an email request from the applicant to withdraw his application. Noting no further comments or questions, Hall MOVED, Ryan seconded, to close the Public Hearing at 6:36 p.m. MOTION PASSED UNANIMOUSLY.

Westa MOVED, Hall seconded to accept the applicant's January 15, 2016, request to withdraw the application. MOTION PASSED UNANIMOUSLY.

b. **W1559 – Storrs Lodges, LLC, Application to Amend Inland Wetlands and Watercourses Map**
Goodwin opened the Public Hearing at 6:37 p.m. Members present were Goodwin, Ausburger, Hall, Lewis, Rawn, Ryan, Ward, Westa, and alternates Aho, Berthelot and Holt. Aho was appointed to act. Wetlands Agent Kaufman read the Legal Notice into the record as it appeared in The Chronicle on 1/19/16 and 1/27/16 and noted 1/20/16 comments from the Conservation Commission, a 1/27/16 memo from Kaufman and a 1/9/16 Wetlands Investigation Report from Thomas W. Pietras, Professional Wetland and Soil Scientist, Pietras Environmental Group, LLC.

P. Anthony Giorgio, Ph.D., Managing Director of The Keystone Companies, LLC, introduced his team and reviewed the request for an amendment to the Inland Wetlands and Watercourses Map of the Town of Mansfield.

David Ziaks, President, F.A. Hesketh and Associates, Inc., explained why the applicant's wetlands flagging differed from the Town Wetlands Map.

George T. Logan, Registered Soil Scientist, Professional Wetland Scientist, REMA Ecological Services, LLC, recited his qualifications and then reviewed his methodology and conclusions. He explained the characteristics of the soils on the site as presented in his 11-25-15 Delineation Report. In response to a question about how or if weather conditions and/or the season when the sampling is done affects results, he explained that soils do not change composition from season to season or in various weather conditions unless there is a severe drought. He further reported that there were minor flag adjustments that slightly expanded the area of wetlands made after consultation with Mr. Pietras. He contrasted the current wetlands boundary as depicted on the Town's Wetland Map with the flagging that he conducted, showing the difference.

Thomas W. Pietras, Professional Wetland and Soil Scientist, Pietras Environmental Group, LLC., is the independent expert contracted by the Mansfield Inland Wetlands Agent to review and critique the applicant's report. He reviewed his credentials and presented his findings. He stated that he was in substantial agreement with the applicant's work except for three small areas where he was of the opinion wetland soils existed but were not depicted on the applicant's map. After consultation with the applicant, however, the applicant agreed to include those areas. With these revisions he stated that he was satisfied that the wetlands were properly depicted and mapped.

Brian Usher, 44 Meadowood Road, stated that he has lived at his property since 1985 and is very concerned about the possibility of construction on the subject site behind his property. He reports that his property and that of his neighbors are already extremely wet. The Chairman informed Mr. Usher that this is an issue that should be raised when/if any future application is brought before the IWA and PZC regarding developing the property because if not, the information he presented this evening will not be part of the public record of any future application.

Rawn MOVED, Ryan seconded, to close the Public Hearing at 7:29 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision**
Item withdrawn.

b. **W1559 – Storrs Lodges, LLC, Hunting Lodge Road (Parcel ID 15.21.3), Application to Amend Inland Wetlands and Watercourses Map**
Ryan MOVED, Ward seconded, to amend the Inland Wetlands and Water Courses Map, Mansfield, CT pursuant to section 15.0 of the Mansfield Inland Wetlands and Watercourses Regulations to reflect the wetland delineation on a parcel located on the west side of Hunting Lodge Road (assessor's parcel id 15.21.3) conducted by REMA Ecological Services and reviewed by Pietras Environmental Group and depicted on a map dated 2/8/2007 revised through 1/8/2016 (File # W1559). MOTION PASSED UNANIMOUSLY.

New Business:

a. **W1561– H. Raphaelson, Dog Lane, 2 lot subdivision**
Ryan MOVED, Rawn seconded, to receive the application submitted by H. Raphaelson (IWA File #1561) under the Wetlands and Watercourses Regulations of the Town of Mansfield for 2-lot subdivision-Raphaelson Estates on property located on the east side of Dog Lane (assessor's parcel id 16.41.23) as shown on a map dated 1/12/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to schedule a public hearing for 3/7/16. MOTION PASSED UNANIMOUSLY. A field trip is scheduled for February 10, 2016, at 3 p.m.

Reports from Officers and Committees:
None.

Other Communications:
Noted.

Adjournment:
Chairman Goodwin declared the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

MAP REFERENCES:

1. PLAN OF LAND G AND E MAGURA CONVEYED TO TOWN OF MANSFIELD AS A TOWN ROAD DATED SEPT 1955 SCALE 1"=40' REVISED NOV 1956 BY EARL R. MOORE, SURVEYOR
2. MAP OF SOME LAND OF GEORGE MAGURA, JR & EMMA J. MAGURA TOWN OF MANSFIELD, CONNECTICUT SCALE 1"=100' DATED MAY 24, 1969 BY EVERETT O GARDNER
3. PROPOSED LAND CONVEYANCES BETWEEN FRANK ZENI & J. WILLIAM TRANTUM MANSFIELD CONN SCALE 1"=50' DATED OCT 1969 BY ROBERT J. SCHNEIDER
4. PART OF LAND OF GEORGE & EMMA MAGURA MANSFIELD CONN SCALE 1"=40' DATED APRIL 7, 63
5. PLAN OF MEADOWOOD ROAD STORRS CONN SCALE 1"=80' DATED JUNE 1955
6. CORRECTED MAP OF CARRIAGE HOUSE APARTMENTS MANSFIELD, CONNECTICUT SCALE 1"=40' OWNED BY SIMON KONOVER, NORMAN S. SHAPIRO AND MARVIN M. PATRON, W. HARTFORD CONNECTICUT DATED AUG. 12, 1968 BY EVERETT O GARDNER
7. FIRM FLOOD INSURANCE RATE MAP, TOWN OF MANSFIELD, CONNECTICUT HARTFORD COUNTY PANEL 5 OF 20 COMMUNITY PANEL NUMBER 090128 0005 C EFFECTIVE DATE JANUARY 2, 1981.
8. EASEMENT MAP, EASEMENT TO BE ACQUIRED BY THE TOWN OF MANSFIELD OVER LAND OF THE KEYSTONE COMPANIES, LLC. HUNTING LODGE ROAD, MANSFIELD, CONNECTICUT, SCALE 1"=40' DATE: 08-23-07 SHEET NO. 2 OF 2, TODD S. HESKETH, L.S. 17945.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. IT IS A PROPERTY SURVEY INTENDED TO BE SUBMITTED TO THE TOWN OF MANSFIELD AS PART OF A WETLANDS MAP AMENDMENT APPLICATION.
3. THIS SURVEY FALLS INTO THE RE-SURVEY BOUNDARY DETERMINATION CATEGORY.
4. THIS SURVEY CONFORM TO CLASS A-2 ACCURACY STANDARDS FOR PHOTO CONTROL AND BOUNDARY INFORMATION AND CLASS T-3 TOPOGRAPHIC ACCURACY STANDARDS FOR PLANIMETRIC & TOPOGRAPHIC FEATURES. PHOTO DATE: JANUARY 28, 2005.
5. THE SUBJECT PARCEL IS CURRENTLY OWNED BY PONDE PLACE, LLC. M.L.R. VOL. 753 PG. 405.
6. THE SUBJECT PROPERTY IN LOCATED IN THE RAR-90 MULTI FAMILY ZONE IN THE TOWN OF MANSFIELD.

SEE DIMENSIONAL REQUIREMENTS BELOW.

7. THE BEARINGS AND COORDINATES DEPICTED HEREON ARE BASED UPON NAD 83 DATUM. TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY EASTERN TOPOGRAPHICS FROM A PHOTO DATED NOVEMBER 23, 2003 AND IS BASED UPON NGVD29 DATUM.
8. UNDERGROUND FEATURES (IF ANY) HAVE BEEN COMPILED FROM RECORD MAPS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
9. THE SUBJECT PARCEL IS IN FLOOD ZONE 'C', "AREAS OF MINIMAL FLOODING" BASED UPON A VISUAL INSPECTION OF MAP REFERENCE #7.
10. WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY A CERTIFIED SOIL SCIENTIST AND LOCATED IN THE FIELD UNDER DIRECT SUPERVISION OF THE UNDERSIGNED LAND SURVEYOR.
11. WETLANDS AS DIGITIZED FROM MAP ENTITLED, WETLANDS/WATERCOURSES/WATERBODIES PLAN OF CONSERVATION AND DEVELOPMENT, APRIL 2008

LEGEND
(SYMBOLS NOT TO SCALE)

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- YARD DRAIN
- CABLE MANHOLE
- FLARED END SECTION
- FIRE HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- MISC. GATE VALVE
- VENT PIPE
- FILLCAP
- WELL
- MAIL BOX
- HAND HOLE
- CONTROLLER CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- CROSSWALK POLE
- LIGHT POLE
- POST
- TRAFFIC LIGHT SUPPORT POLE
- STREET SIGN
- TREE (TYP.)
- MONITOR WELL
- BORING
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE
- AC UNIT
- TREE LINE
- STONE WALL
- GUIDE RAIL
- DIRECTION OF FLOW
- I.P. PROPERTY CORNER
- MONUMENT
- DRILL HOLE
- SURVEY CONTROL POINT
- FENCE LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TELEVISION LINE
- OVERHEAD WIRES
- POINT OF BEGINNING
- NORTHING
- EASTING
- NOW OR FORMERLY
- MANSFIELD LAND RECORDS
- DELTA ANGLE
- RADIUS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT
- WETLAND FLAG #
- VERNAL POOL #
- UNITED STATES ARMY CORPS OF ENGINEERS TRANSECT POINT #

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

DIMENSIONAL REQUIREMENTS MANSFIELD, CT

ZONE	MINIMUM REQUIRED LOT AREA (AC.)	MINIMUM LOT FRONTAGE (FT)	MINIMUM SETBACK FROM (FT.) FRONT	SIDE	REAR	MAX. BUILDING HEIGHT (FT)	MAX. GROUND FLOOR BUILDING AND COVERAGE
RAR-90	5.0	200	60	35	50	35	NONE

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

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

TODD S. HESKETH LS 17945

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No.	Date	Description
1	06-27-07	MISC.
2	10-27-15	WETLANDS / TITLE UPDATED
3	11-30-2015	WETLANDS MAP AMENDMENT/TITLE
4	01-08-16	REVISED WETLAND LINE PER FIELD WALK

WETLAND MAP AMENDMENT
ON PROPERTY OF
PONDE PLACE, LLC.
HUNTING LODGE ROAD
MANSFIELD, CONNECTICUT

PROPERTY SURVEY

Date: 02-07-05 | Drawn by: RM | Job no: 04161
Scale: 1" = 80' | Checked by: TSH | Sheet no: 1 OF 1

PS-1

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