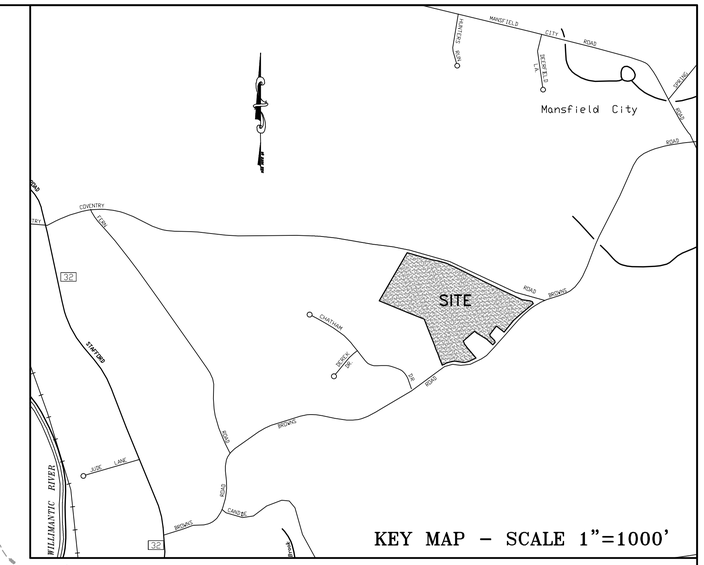

NOTES:

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 TOPOGRAPHIC SURVEY, AND IS A FIRST SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-3, TARGETS BY GARDNER & PETERSON ASSOC., AERIAL SURVEY BY POTOMAC AERIAL SURVEYS, INC..

2. BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON NAD 83 (CONNECTICUT STATE PLANE COORDINATES) BASED ON COORDINATES FROM MAP REFERENCE 3A, ELEVATIONS ARE BASED ON NAVD 88 DATUM BASED ON GPS ELEVATIONS BY DESIGN PROFESSIONALS.

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' DATED1-1-98 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.

LEGEND:

- UTILITY POLE
- OVERHEAD UTILITY LINES
- GUARD RAIL POST
- STONE WALL
- STONE WALL REMAINS
- TREE WITH WIRE
- PIN / PIPE / DRILL HOLE
- BARBED WIRE FENCE
- SPLIT RAIL FENCE
- FIELD DELINEATED WETLANDS (WL#200)
- 150' UPLAND REVIEW AREA
- FENCE POST
- SIGN
- PROPOSED OPEN SPACE
- PROPOPSED CONSERVATION EASEMENT
- LEDGE OUTCROPS
- SLOPES OVER 20%
- SLOPES 15-20%

YIELD PLAN:

PARCEL AREA:	36.647 ACRES
AREA OF WETLANDS:	9.397 ACRES
AREA OF LEDGE OUTCROPS & SLOPES OVER 20%:	0.90 ACRES
NET AREA:	26.35 ACRES
NET PERCENTAGE:	71.9%
OPEN SPACE REQUIRED:	15% (5.497 ACRES)
NET AREA REQUIRED:	3.95 ACRES

PROPOSED OPEN SPACE CONSISTS OF LAND DEDICATED TO TOWN OF MANSFIELD AND CONSERVATION ESMTS.

DEDICATED OPEN SPACE:	2.37 ACRES
AREA OF WETLANDS:	0.50 ACRES
AREA OF LEDGE OUTCROPS & SLOPES OVER 20%:	0.40 ACRES
NET AREA:	1.47 ACRES
CONSERVATION EASEMENT:	1.03 ACRES (LOTS 1-6-ALL UPLAND)
CONSERVATION EASEMENT:	4.43 ACRES (REAR OF LOT 7)
	1.88 ACRES (UPLAND ON REAR OF LOT 7)
TOTAL:	7.83 ACRES-21.3%
NET AREA PROVIDED:	1.47 AC. + 1.03 AC. + 1.88 AC.=4.38AC. > 3.95 AC.

ALL LOTS HAVE A MINUMUM 200' OF FRONTAGE.
ZONE: RAR-90

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

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

KENNETH R. PETERSON — L.S. 10839 REGISTRATION NO.

CONCEPTUAL YIELD PLAN

PREPARED FOR
WILLARD J. STEARNS & SONS, INC.
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT

REVISIONS
12-15-2015

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=100'	05-22-2015	1 OF 1	10590Y

10590-Brody-Stearns/10590A