

Published on May 25, 2021

NOTICE TO TOWN CLERK OF PROPOSED AMENDMENTS TO ZONING REGULATIONS AND/OR ZONING MAP

Pursuant to Section 8-3, C.G.S., the Planning and Zoning Commission is required to file proposed amendments to the Zoning Regulations and Zoning Map with the Town Clerk at least 10 days prior to the public hearing on such amendments. In accordance with this requirement, a copy of the following proposal to amend the Mansfield Zoning Map is attached.

- **File Number P-1371:** Zoning Map Amendment Application of KRCL LLC and E& I Associates, LLC (Applicants/Owners) and Haven Communities (Applicant) to revise the boundary between the Flood Hazard Zone and PB-3 zone on three parcels located at 1717, 1733, and 1753 Storrs Road (Assessor's Parcel IDs 8.15.10, 8.15.9, and 8.15.8, respectively). The public hearing on the proposed amendment is scheduled for Monday, June 21, 2021 at 6:30 P.M.

For more information on the proposed amendment and public hearing, please email planzonedept@mansfieldct.org.

Paul Aho, Chair

Binu Chandy, Secretary

Pursuant to Governor Lamont's Executive Order 71, enacted March 21, 2020, all public notices, including but not limited to public hearing notices, notices of decision, and notices of proposed changes to adopted regulations and maps for the following entities will now be posted on the Town Website in the Legal Notices section (<http://www.mansfieldct.gov/1713/Legal-Notices>). Until the public health emergency is over, the on-line posting of these notices shall replace publication of such notices in The Chronicle newspaper and posting of such notices in the Town Clerk's office.

Application to Amend the Zoning Map

04/30/2021 10:11 AM (EDT)



Your place to grow

Application to Amend the Zoning Map

- Before starting this application, please be sure you have the required information and documents ready.
- Make sure that required documents are saved in pdf form and appropriately named. For example: "Statement of Justification," "Legal Description," "Map of Subject Property," etc.
- In addition to completion of this form (including uploading of pdf copies of required documents) and payment of the application fee, original signed and sealed copies of all submissions must be provided.
- Please date all documents, including revision dates.
- Please contact the Department of Planning and Development at planzonedept@mansfieldct.gov or 860.429.3330 with any questions.

General Information

Who is completing this application form?

Agent for Applicant

Is the applicant the owner of the property to be rezoned?

Yes

Is there more than one property owner of the parcels to be rezoned?

Yes

Applicant Information

Applicant Status Pursuant to Article 13, Section A of the Zoning Regulations (Check all that apply):

- Property Owner in Mansfield
- Mansfield Resident

Property Owner Information

Please provide name and contact information for each owner of property included in the application.

i. **Name**

KRCL, LLC

Mailing Address

117 Stonemill Road

City/Town

Storrs

State

CT

Zip Code

06268

Telephone

203.836.2806

Email

gmucilli@goodwin.com

Address and Tax Parcel Identification Numbers of Subject Property(ies):

1717 Storrs Road; Parcel 8.15.10
1753 Storrs Road; Parcel 8.15.8

ii. **Name**

E&I Associates, LLC

Mailing Address

117 Stonemill Road

City/Town

Storrs

State

CT

Zip Code

06268

Telephone

203.836.2806

Email

gmucilli@goodwin.com

Address and Tax Parcel Identification Numbers of Subject Property(ies):

1733 Storrs Road; Parcel 8.15.9

Agent Information

Please provide the following information for the Agent completing the form on behalf of the applicant:

Agent Contact Information

i. **Name**

John Knuff

Company/Business Name:

Hurwitz, Sagarin, Slossberg & Knuff, LLC

Street Address

147 Broad Street

City/Town

Milford

State

CT

Zip Code

06460

Telephone

203.258.7506

Email

jknuuff@hssklaw.com

What is this agent's role on the project team?

Attorney

Proposed Map Amendment(s)

The undersigned applicant hereby petitions the Mansfield Planning and Zoning Commission to change the zone classification of the herein-after described property:

Address/Location of Subject Property: 1717 Storrs Road; Parcel 8.15.10. 1753 Storrs Road; Parcel 8.15.8. 1733 Storrs Road; Parcel 8.15.9

Tax Assessor Parcel Identification Number(s): 8.15.10. 8.15.8. 8.15.9

Area of Property to Be Rezoned (Acres): 2.634

Total Property Size (Acres): 23.194 acres

Acres of Adjacent Land under Same Ownership/Control of Applicant (if any): 0 acres

From Existing Zoning Classification(s)- Select All That Apply:

- Flood Hazard (FH)

To Proposed Zoning Classification(s)- Select All That Apply:

- Planned Business 3 (PB-3)

Please provide a brief narrative description of the proposed amendment: Proposed re-zoning of portions of the subject parcels that are currently zoned FH to PB-3 based upon an anticipated amendment of the FEMA flood zone line. See attached FEMA Letter Of Map Amendment exhibit.

Please upload a map of the property to be rezoned that has been prepared by a CT Licensed Surveyor pursuant to Article 13, Section B.4 of the Mansfield Zoning Regulations. The map must include areas within 500 feet of the proposed rezoning; existing and proposed zone boundaries; existing streets; rights-of-way; easements; watercourses; wetlands; flood hazard areas; property lines; and names and addresses of any neighboring property owners, including those across any street.

File(s) attached:

 Zone Map Amendment plan 4.29.21.pdf

Statement of Justification

Provide a Statement of Justification that:

1. Addresses the approval considerations of Article 13, Section C of the Mansfield Zoning Regulations;
2. Substantiates the proposal's compatibility with Mansfield's Plan of Development;
3. Identifies the reasons for the proposed amendment (including any circumstances or changed conditions that justify the proposal and how the amendment would clarify or improve the Zoning Regulations); and
4. Describes the effect the change would have on the health, safety, welfare and property values of Mansfield residents.

Please upload a dated Statement of Justification

File(s) attached:

 ZONE MAP AMENDMENT Statement.pdf

Reports or Other Information Supporting the Proposed Amendment(s)

Upload other documents in support of the proposed amendments

File(s) attached:

 03-190231-00 - LOMA R4 SS_4-27-2021 (004).pdf

Application Fee

A non-refundable application fee in the amount of **\$560** is required pursuant to [Section 122-2 of the Mansfield Code of Ordinances](#). The fee includes a \$60 land use fee required by the State of Connecticut.

Payment of Application Fee

As Town Hall is currently closed to slow the spread of the COVID-19 virus, payment of application fees is limited to the following options. Please be advised that your application will not be complete until full payment of the application fee is received.

- **Check.** A check payable to the Town of Mansfield can be left in the drop box at the eastern entrance to Town Hall in an envelope addressed to the Department of Planning and Development or mailed to: Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268-2599
- **Credit Card.** Credit card payments are accepted over the telephone at 860.429.3330 during regular business hours.

Agent Certification Statement

In completing and submitting this application, I certify that:

- I have been authorized by the Applicant identified in this application to act on their behalf.
- I understand that the subject application will not be considered complete until the Applicant completes and submits the [Applicant Certification Statement](#).
- I understand that the subject application will not be considered completed until the Property Owner of record completes and submits the [Property Owner Certification Statement](#).

Signature

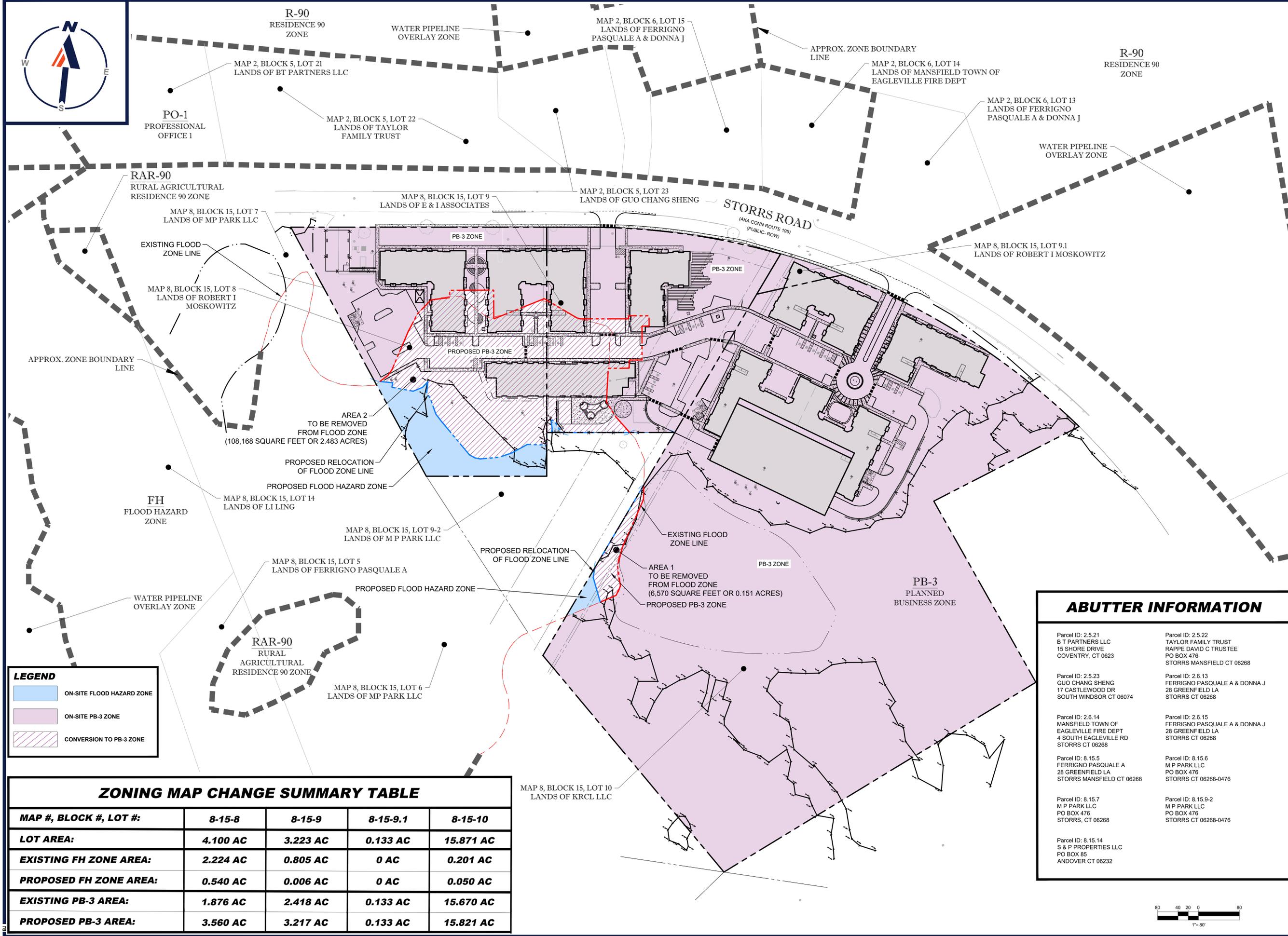
A handwritten signature in black ink, appearing to be 'J. Knuff', written in a cursive style.

Date

04/30/2021

Please provide an email address to which a copy of this completed form should be sent:

jknuuff@hssklaw.com



LEGEND

	ON-SITE FLOOD HAZARD ZONE
	ON-SITE PB-3 ZONE
	CONVERSION TO PB-3 ZONE

ZONING MAP CHANGE SUMMARY TABLE

MAP #, BLOCK #, LOT #:	8-15-8	8-15-9	8-15-9.1	8-15-10
LOT AREA:	4.100 AC	3.223 AC	0.133 AC	15.871 AC
EXISTING FH ZONE AREA:	2.224 AC	0.805 AC	0 AC	0.201 AC
PROPOSED FH ZONE AREA:	0.540 AC	0.006 AC	0 AC	0.050 AC
EXISTING PB-3 AREA:	1.876 AC	2.418 AC	0.133 AC	15.670 AC
PROPOSED PB-3 AREA:	3.560 AC	3.217 AC	0.133 AC	15.821 AC

ABUTTER INFORMATION

Parcel ID: 2.5.21 B T PARTNERS LLC 15 SHORE DRIVE COVENTRY, CT 0623	Parcel ID: 2.5.22 TAYLOR FAMILY TRUST RAPPE DAVID C TRUSTEE PO BOX 476 STORRS MANSFIELD CT 06268
Parcel ID: 2.5.23 GUO CHANG SHENG 17 CASTLEWOOD DR SOUTH WINDSOR CT 06074	Parcel ID: 2.6.13 FERRIGNO PASQUALE A & DONNA J 28 GREENFIELD LA STORRS CT 06268
Parcel ID: 2.6.14 MANSFIELD TOWN OF EAGLEVILLE FIRE DEPT 4 SOUTH EAGLEVILLE RD STORRS CT 06268	Parcel ID: 2.6.15 FERRIGNO PASQUALE A & DONNA J 28 GREENFIELD LA STORRS CT 06268
Parcel ID: 8.15.5 FERRIGNO PASQUALE A 28 GREENFIELD LA STORRS MANSFIELD CT 06268	Parcel ID: 8.15.6 M P PARK LLC PO BOX 476 STORRS CT 06268-0476
Parcel ID: 8.15.7 M P PARK LLC PO BOX 476 STORRS, CT 06268	Parcel ID: 8.15.9.2 M P PARK LLC PO BOX 476 STORRS CT 06268-0476
Parcel ID: 8.15.14 S & P PROPERTIES LLC PO BOX 85 ANDOVER CT 06232	



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/25/20	LANDTECH COMMENTS	MLT
2	10/09/20	LANDTECH COMMENTS	JGB
3	11/04/20	LANDTECH COMMENTS	BTJ
4	12/29/20	LANDTECH COMMENTS	MLT
5	04/30/2021	PLANNING & ZONING SUBMISSION	JGB

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR PERMIT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CT191021
DRAWN BY: MLT
CHECKED BY: JGB
DATE: 07/17/20
CAD ID: CT191021-CVL-5_FH EXHIBIT

PROJECT:
HAVEN CAMPUS COMMUNITIES
APPLICANTS:
HAVEN CAMPUS COMMUNITIES

OWNERS:
KRCL LLC
1717, 1733, 1753 STORRS ROAD
HARTFORD COUNTY
MANSFIELD, CT
MAP 8, & BLOCK 15, LOT 8, 9, 9.1, 10

BOHLER
65 LASALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900
Fax: (508) 480-9080
www.BohlerEngineering.com

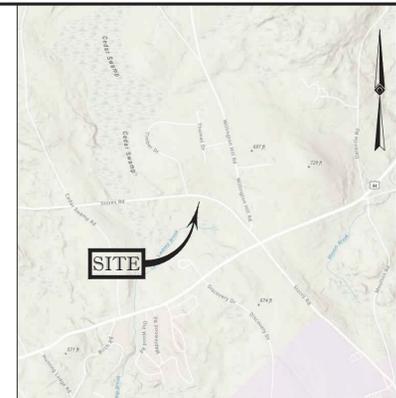
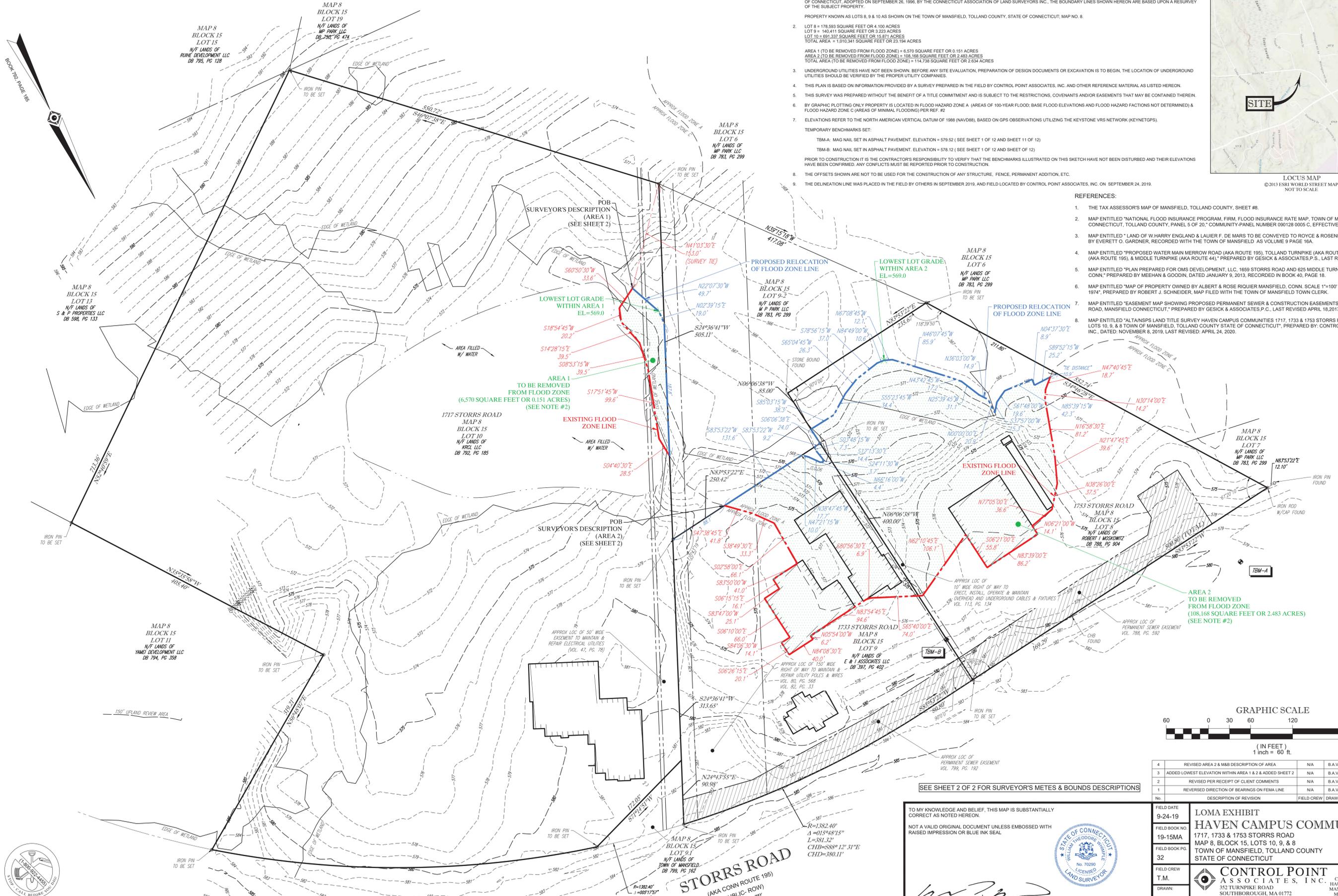
J.G. BORD
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE NO. 30414

SHEET TITLE:
FLOOD HAZARD ZONE AMENDMENT

SHEET NUMBER:
FH-01

REVISION 5 - 04/30/2021

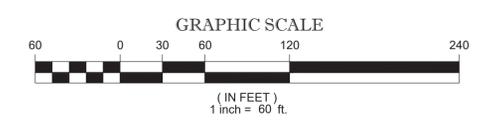
P:\B\CT191021\DRAWINGS\EXHIBITS\2021\04-27 - FH ZONING MAP AMENDMENT\CT191021-CVL-5_FH EXHIBIT.dwg - LAYOUT: FH-01



NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 AND T-2 SURVEY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-308B, EFFECTIVE DATE: JUNE 01, 1996. THIS SURVEY IS ALSO PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED ON SEPTEMBER 26, 1996, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A RESURVEY OF THE SUBJECT PROPERTY.
- PROPERTY KNOWN AS LOTS 8, 9 & 10 AS SHOWN ON THE TOWN OF MANSFIELD, TOLLAND COUNTY, STATE OF CONNECTICUT; MAP NO. 8.
 LOT 8 = 178,593 SQUARE FEET OR 4.100 ACRES
 LOT 9 = 140,411 SQUARE FEET OR 3.223 ACRES
 LOT 10 = 891,337 SQUARE FEET OR 20.471 ACRES
 TOTAL AREA = 1,010,341 SQUARE FEET OR 23.194 ACRES
 AREA 1 (TO BE REMOVED FROM FLOOD ZONE) = 6,570 SQUARE FEET OR 0.151 ACRES
 AREA 2 (TO BE REMOVED FROM FLOOD ZONE) = 108,168 SQUARE FEET OR 2.483 ACRES
 TOTAL AREA (TO BE REMOVED FROM FLOOD ZONE) = 114,738 SQUARE FEET OR 2.634 ACRES
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE A (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACICTIONS NOT DETERMINED) & FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCHMARKS SET:
 TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 579.52 (SEE SHEET 1 OF 12 AND SHEET 11 OF 12)
 TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 578.12 (SEE SHEET 1 OF 12 AND SHEET 11 OF 12)
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE DELINEATION LINE WAS PLACED IN THE FIELD BY OTHERS IN SEPTEMBER 2019, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON SEPTEMBER 24, 2019.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF MANSFIELD, TOLLAND COUNTY, SHEET 88.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF MANSFIELD, CONNECTICUT, TOLLAND COUNTY, PANEL 5 OF 20," COMMUNITY-PANEL NUMBER 090128 0005 C, EFFECTIVE DATE: JANUARY 2, 1981.
 - MAP ENTITLED "LAND OF W HARRY ENGLAND & LAJIER F. DE MARS TO BE CONVEYED TO ROYCE & ROSENKRANS, INC.," PREPARED BY EVERETT O. GARDNER, RECORDED WITH THE TOWN OF MANSFIELD AS VOLUME 9 PAGE 16A.
 - MAP ENTITLED "PROPOSED WATER MAIN MERROW ROAD (AKA ROUTE 195), TOLLAND TURNPIKE (AKA ROUTE 195), STORRS ROAD (AKA ROUTE 195), & MIDDLE TURNPIKE (AKA ROUTE 44)," PREPARED BY GESICK & ASSOCIATES, P.S., LAST REVISED 11-14-17.
 - MAP ENTITLED "PLAN PREPARED FOR OMS DEVELOPMENT, LLC, 1659 STORRS ROAD AND 625 MIDDLE TURNPIKE, MANSFIELD, CONN.," PREPARED BY MEEHAN & GOODIN, DATED JANUARY 9, 2013, RECORDED IN BOOK 40, PAGE 18.
 - MAP ENTITLED "MAP OF PROPERTY OWNED BY ALBERT & ROSE RIQUEUR MANSFIELD, CONN. SCALE 1"=100' SEPT. 1973 REV. JAN. 1974," PREPARED BY ROBERT J. SCHNEIDER, MAP FILED WITH THE TOWN OF MANSFIELD TOWN CLERK.
 - MAP ENTITLED "EASEMENT MAP SHOWING PROPOSED PERMANENT SEWER & CONSTRUCTION EASEMENTS ACROSS 1717 STORRS ROAD, MANSFIELD CONNECTICUT," PREPARED BY GESICK & ASSOCIATES P.C., LAST REVISED APRIL 18, 2017.
 - MAP ENTITLED "ALTAIRNSPS LAND TITLE SURVEY HAVEN CAMPUS COMMUNITIES 1717, 1733 & 1753 STORRS ROAD MAP 8, BLOCK 15, LOTS 10, 9, & 8 TOWN OF MANSFIELD, TOLLAND COUNTY STATE OF CONNECTICUT," PREPARED BY: CONTROL POINT ASSOCIATES, INC., DATED: NOVEMBER 8, 2019, LAST REVISED: APRIL 24, 2020.



No.	DESCRIPTION OF BEARINGS ON FEMA LINE	N/A	B.A.V.	W.T.W.	DATE
4	REVISED AREA 2 & M&B DESCRIPTION OF AREA	N/A	B.A.V. <td>W.T.W. <td>4-27-2021</td> </td>	W.T.W. <td>4-27-2021</td>	4-27-2021
3	ADDED LOWEST ELEVATION WITHIN AREA 1 & 2 & ADDED SHEET 2	N/A	B.A.V. <td>W.T.W. <td>2-1-2021</td> </td>	W.T.W. <td>2-1-2021</td>	2-1-2021
2	REVISED PER RECEIPT OF CLIENT COMMENTS	N/A	B.A.V. <td>W.T.W. <td>11-5-2020</td> </td>	W.T.W. <td>11-5-2020</td>	11-5-2020
1	REVERSED DIRECTION OF BEARINGS ON FEMA LINE	N/A	B.A.V. <td>W.T.W. <td>11-4-2020</td> </td>	W.T.W. <td>11-4-2020</td>	11-4-2020

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL



WILLIAM T. WHIMPLE
 CONNECTICUT PROFESSIONAL LAND SURVEYOR #70290

4-27-2021
 DATE

FIELD DATE	9-24-19	FIELD BOOK NO.	19-15MA	FIELD BOOK PG.	32	FIELD CREW	T.M.	DRAWN	B.A.V.	APPROVED	G.L.H.	DATE	11-3-2020	SCALE	1" = 60'	FILE NO.	03-190231-00	DWG. NO.	1 OF 2
LOMA EXHIBIT HAVEN CAMPUS COMMUNITIES																			
1717, 1733 & 1753 STORRS ROAD MAP 8, BLOCK 15, LOTS 10, 9, & 8 TOWN OF MANSFIELD, TOLLAND COUNTY STATE OF CONNECTICUT										 CONTROL POINT ASSOCIATES, INC. ALBANY, NY 518-217-5010 CHALFONT, PA 215-762-8600 HAUPPAUGE, NY 631-880-2645 MANHATTAN, NY 646-780-0411 SOUTH BOKROUGHLI, MA 01772 508.948.3000 - 508.948.3003 FAX WARREN, NJ 908-668-0099									

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR CONTROL POINT ASSOCIATES, INC. THE PURPOSE OF THIS MAP IS TO SHOW THE BOUNDARIES OF THE PROPERTY AND NOT TO BE USED FOR ANY OTHER PURPOSE. THE STATE OF CONNECTICUT REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

ZONE MAP AMENDMENT APPLICATION

HAVEN COMMUNITIES, LLC
HAVEN AT FOUR CORNERS

STATEMENT OF JUSTIFICATION

APRIL 30, 2021

The Applicants, Haven Communities, LLC, KRCL, LLC, and E&I Associates, LLC submit this Statement of Justification in support of their application to amend the Mansfield Zone Map with regard to the parcels located at 1717, 1753, and 1733 Storrs Road, Mansfield. The Application proposes to change the zone of portions of the three parcels from Flood Hazard (FH) to Planned Business (PB-3) zone. The total acreage of the area the Application seeks to rezone is 2.634 acres. The total acreage of the three identified parcels, together with a fourth parcel which is zoned entirely PB-3 is 23.194 acres (collectively, the “Property”).

This Application is a companion to that application of even date submitted by Haven Communities for a Special Permit for a mixed-use development on the Property. The Statement of Use and Development Impact Statement for the Special Permit Application (“Impact Statement”) is incorporated herein by reference.

The basis for the requested change in the line between the FH zone and the PB-3 zone could not be more straightforward: to match the actual flood zone line. A Letter of Map Amendment (“LOMA”) has been submitted to FEMA and it is anticipated that an approval of the FEMA Flood Map will be forthcoming in the near future. The exhibit to the LOMA depicting the requested change has been provided in support of this Application.

By amending the Zone Map as requested, the Property may be utilized in a fashion as envisioned by the Mansfield Plan of Conservation and Development and the Mansfield Zoning Regulations. See the Impact Statement for additional information.



Federal Emergency Management Agency

Washington, D.C. 20472

May 11, 2021

MR. GERRY HOLDRIGHT
03-CONTROL POINT SOUTHBOROUGH
352 TURNPIKE ROAD, SUITE 320
SOUTHBOROUGH, MA 01772

CASE NO.: 21-01-0817A
COMMUNITY: TOWN OF MANSFIELD, TOLLAND
COUNTY, CONNECTICUT
COMMUNITY NO.: 090128

DEAR MR. HOLDRIGHT:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF MANSFIELD, TOLLAND COUNTY, CONNECTICUT	Portions of parcels of land, as described in the Deeds in Book 792, Pages 185 and 186; Book 788, Pages 904 and 905; And Volume 397, Pages 402, 403, and 404; All in the Office of the Town Clerk, Town of Mansfield, Connecticut The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 090128	
AFFECTED MAP PANEL	NUMBER: 0901280005C DATE: 1/2/1981	
FLOODING SOURCE: CEDAR SWAMP BROOK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.829308, -72.272769 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	Storrs Road	Portion of Property (Area 1)	C	--	--	569.8 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	ZONE A
DETERMINATION TABLE (CONTINUED)	STATE LOCAL CONSIDERATIONS
PORTIONS REMAIN IN THE SFHA	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Area 1:

COMMENCING AT AN IRON PIN (TO BE SET) AT THE SOUTHWESTERLY CORNER OF LOT 10, BLOCK 15, MAP 8 AT A CORNER IN COMMON WITH LOT 9-2, BLOCK 15, MAP 8 (N/F LANDS OF M P PARK LLC), RUNNING THENCE; THROUGH SAID LOT 10 NORTH 41 DEGREES – 03 MINUTES – 30 SECONDS EAST, A DISTANCE OF 153.0 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING, THENCE CONTINUING THROUGH LOT 10 THE FOLLOWING 9 SEGMENTS; 1. NORTH 22 DEGREES – 07 MINUTES – 30 SECONDS WEST A DISTANCE OF 49.7' TO A POINT, THENCE; 2. NORTH 02 DEGREES – 39 MINUTES – 15 SECONDS EAST A DISTANCE OF 19.0' TO A POINT ON THE DIVIDING LINE OF LOT 10, BLOCK 15, MAP 8 AND LOT 9-2, BLOCK 15, MAP 8, THENCE; 3. ALONG SAID DIVIDING LINE NORTH 24 DEGREES – 36 MINUTES – 41 SECONDS EAST A DISTANCE OF 187.8' TO A POINT, THENCE; 4. SOUTH 04 DEGREES – 40 MINUTES – 30 SECONDS EAST A DISTANCE OF 28.5' TO A POINT, THENCE; 5. SOUTH 17 DEGREES – 51 MINUTES – 45 SECONDS WEST A DISTANCE OF 99.6' TO A POINT, THENCE; 6. SOUTH 08 DEGREES – 53 MINUTES – 15 SECONDS WEST A DISTANCE OF 39.5' TO A POINT, THENCE; 7. SOUTH 14 DEGREES – 28 MINUTES – 15 SECONDS EAST A DISTANCE OF 39.5' TO A POINT, THENCE; 8. SOUTH 18 DEGREES – 54 MINUTES – 45 SECONDS WEST A DISTANCE OF 20.2' TO A POINT, THENCE; 9. SOUTH 60 DEGREES – 50 MINUTES – 30 SECONDS WEST A DISTANCE OF 33.6' TO A POINT, WHICH IS THE POINT OF BEGINNING

Area 2:

BEGINNING AT AN IRON PIN (TO BE SET) AT THE SOUTHEASTERLY CORNER OF LOT 9, BLOCK 15, MAP 8 AT A CORNER IN COMMON WITH LOT 9-2, BLOCK 15, MAP 8 (N/F LANDS OF MP PARK LLC) AND ALONG LINE OF LOT 10, BLOCK 15, MAP 8 (N/F LANDS OF KRCL LLC), THENCE RUNNING SOUTH 83 DEGREES – 53 MINUTES – 22 SECONDS WEST, A DISTANCE OF 219.7 FEET TO A POINT, THENCE CONTINUING THROUGH LOTS 9 AND LOT 8 THE FOLLOWING 24 SEGMENTS: 1. NORTH 47 DEGREES – 21 MINUTES – 15 SECONDS WEST A DISTANCE OF 10.0' TO A POINT, THENCE; 2. NORTH 38 DEGREES – 47 MINUTES – 45 SECONDS WEST A DISTANCE OF 17.7' TO A POINT, THENCE; 3. NORTH 66 DEGREES – 16 MINUTES – 00 SECONDS WEST A DISTANCE OF 4.4' TO A POINT, THENCE; 4. SOUTH 24 DEGREES – 11 MINUTES – 30 SECONDS WEST A DISTANCE OF 3.7' TO A POINT, THENCE; 5. SOUTH 12 DEGREES – 13 MINUTES – 30 SECONDS EAST A DISTANCE OF 14.4' TO A POINT, THENCE; 6. SOUTH 03 DEGREES – 48 MINUTES – 15 SECONDS WEST A DISTANCE OF 7.3' TO A POINT, THENCE; 7. SOUTH 83 DEGREES – 53 MINUTES – 22 SECONDS WEST A DISTANCE OF 9.2' TO A POINT, THENCE; 8. SOUTH 06 DEGREES – 06 MINUTES – 38 SECONDS EAST A DISTANCE OF 24.0' TO A POINT, THENCE; 9. SOUTH 85 DEGREES – 03 MINUTES – 15 SECONDS WEST A DISTANCE OF 38.3' TO A POINT, THENCE; 10. SOUTH 55 DEGREES – 23 MINUTES – 45 SECONDS WEST A DISTANCE OF 34.4' TO A POINT, THENCE; 11. SOUTH 65 DEGREES – 04 MINUTES – 45 SECONDS WEST A DISTANCE OF 26.3' TO A POINT, THENCE; 12. SOUTH 78 DEGREES – 56 MINUTES – 15 SECONDS WEST A DISTANCE OF 37.0' TO A POINT, THENCE; 13. NORTH 84 DEGREES – 49 MINUTES – 00 SECONDS WEST A DISTANCE OF 10.6' TO A POINT, THENCE; 14. NORTH 67 DEGREES – 08 MINUTES – 45 SECONDS WEST A DISTANCE OF 12.1' TO A POINT, THENCE; 15. NORTH 46 DEGREES – 07 MINUTES – 45 SECONDS WEST A DISTANCE OF 85.9' TO A POINT, THENCE; 16. NORTH 43 DEGREES – 42 MINUTES – 45 SECONDS WEST A DISTANCE OF 17.2' TO A POINT, THENCE; 17. NORTH 25 DEGREES – 39 MINUTES – 45 SECONDS WEST A DISTANCE OF 31.1' TO A POINT, THENCE; 18. NORTH 36 DEGREES – 03 MINUTES – 00 SECONDS WEST A DISTANCE OF 14.9' TO A POINT, THENCE; 19. NORTH 00 DEGREES – 00 MINUTES – 00 SECONDS EAST A DISTANCE OF 20.9' TO A POINT, THENCE; 20. SOUTH 37 DEGREES – 57 MINUTES – 00 SECONDS WEST A DISTANCE OF 15.3' TO A POINT, THENCE; 21. SOUTH 61 DEGREES – 48 MINUTES –

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

00 SECONDS WEST A DISTANCE OF 19.6' TO A POINT, THENCE; 22.NORTH 85 DEGREES – 39 MINUTES – 15 SECONDS WEST A DISTANCE OF 42.3' TO A POINT, THENCE; 23.NORTH 04 DEGREES – 37 MINUTES – 30 SECONDS EAST A DISTANCE OF 8.9' TO A POINT, THENCE; 24.SOUTH 89 DEGREES – 50 MINUTES – 30 SECONDS WEST A DISTANCE OF 36.1' TO A POINT ON THE DIVIDING LINE WITH LOT 6, BLOCK 15, MAP 8 (N/F LANDS OF MP PARK LLC) AND SAID LOT 8, THENCE; 25.RUNNING ALONG SAID DIVIDING LINE OF SAID LOT 6 & LOT 7, BLOCK 15, MAP 8 (N/F LANDS OF MP PARK LLC) NORTH 34 DEGREES – 46 MINUTES – 28 SECONDS WEST A DISTANCE OF 341.0' TO A POINT ALONG THE SOUTHERLY LINE OF STORRS ROAD, THENCE WITH SAID SOUTHERLY LINE THE FOLLOWING 2 SEGMENTS; 26.NORTH 83 DEGREES – 53 MINUTES – 22 SECONDS EAST A DISTANCE OF 581.6' TO A POINT, THENCE; 27.WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 381.32 FEET, WITH A RADIUS OF 1382.40 FEET, A CENTRAL ANGLE OF 15 DEGREES – 48 MINUTES – 15 SECONDS, WITH A CHORD BEARING OF NORTH 88 DEGREES – 12 MINUTES – 31 SECONDS WEST, WITH A CHORD LENGTH OF 380.11 FEET, TO AN IRON PIN (TO BE SET) THENCE; 28.ALONG THE DIVIDING LINE OF LOT 9.1, BLOCK 15, MAP 8 (N/F LANDS OF TOWN OF MANSFIELD) AND SAID LOT 9 SOUTH 24 DEGREES – 43 MINUTES – 55 SECONDS WEST A DISTANCE OF 90.98' TO A POINT AT CORNER IN COMMON WITH LOT 10, BLOCK 15, MAP 8 (N/F LANDS OF KRCL LLC), THENCE; 29.ALONG THE DIVIDING LINE WITH SAID LOT 10 AND SAID LOT 9 SOUTH 24 DEGREES – 36 MINUTES – 41 SECONDS WEST A DISTANCE OF 313.65' TO AN IRON PIN (TO BE SET) AT THE POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	1717, 1733, 1753 Storrs Road	Portion of Property (Area 2)	C	--	--	569.8 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 2 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

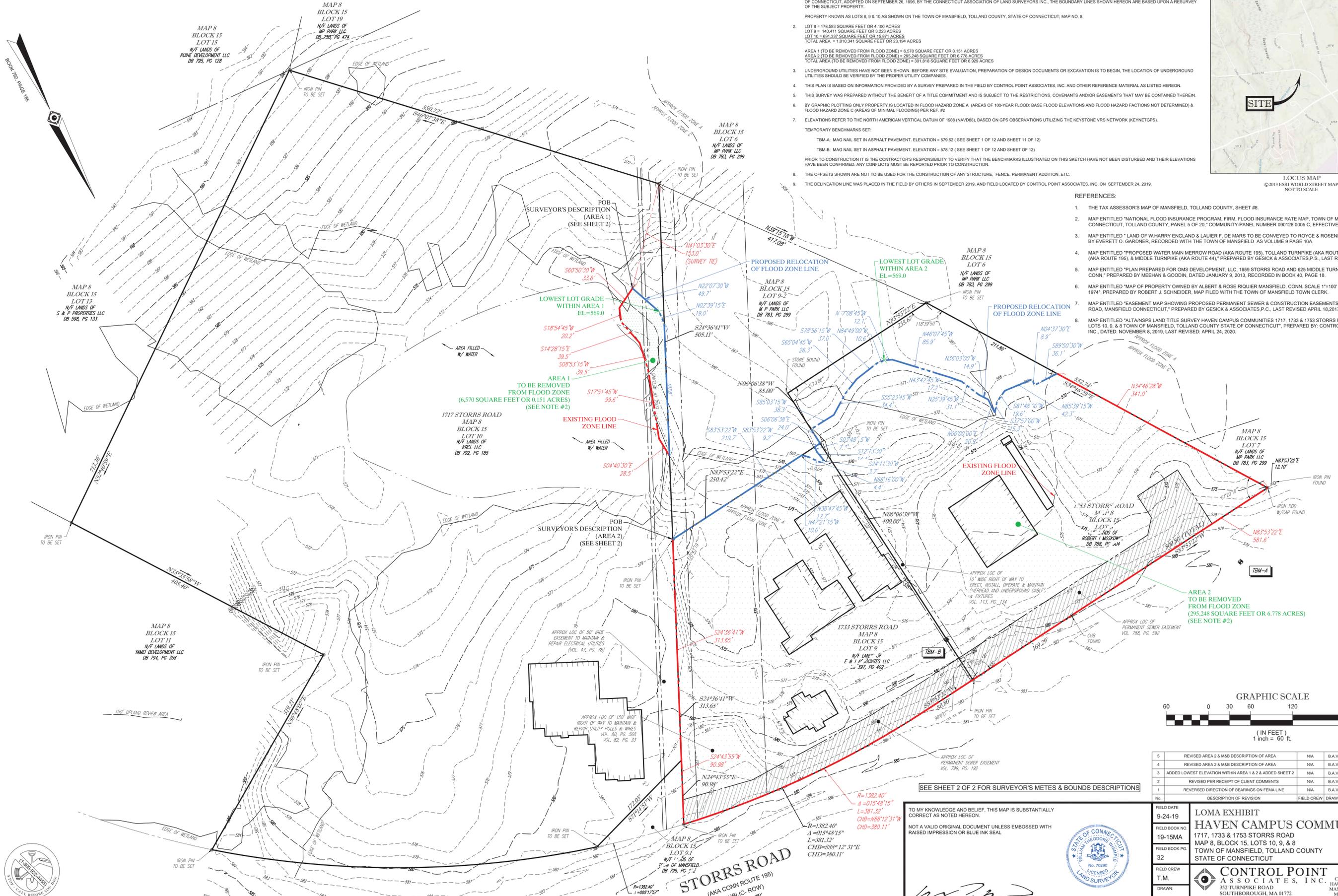
STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



BOOK 782, PAGE 105

MAP 8
BLOCK 15
LOT 15
N/F LANDS OF
RUMI DEVELOPMENT LLC
DB 795, PG 128

MAP 8
BLOCK 15
LOT 19
N/F LANDS OF
M P PARK LLC
DB 786, PG 434

MAP 8
BLOCK 15
LOT 6
N/F LANDS OF
M P PARK LLC
DB 783, PG 299

MAP 8
BLOCK 15
LOT 13
N/F LANDS OF
S & P PROPERTIES LLC
DB 598, PG 133

MAP 8
BLOCK 15
LOT 11
N/F LANDS OF
YAMEI DEVELOPMENT LLC
DB 794, PG 358

MAP 8
BLOCK 15
LOT 9
N/F LANDS OF
M P PARK LLC
DB 789, PG 172



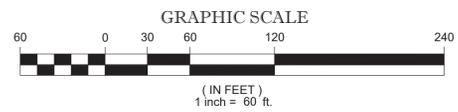
LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 AND T-2 SURVEY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-308B, EFFECTIVE DATE, JUNE 21, 1996. THIS SURVEY IS ALSO PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED ON SEPTEMBER 26, 1996, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A RESURVEY OF THE SUBJECT PROPERTY.
- PROPERTY KNOWN AS LOTS 8, 9 & 10 AS SHOWN ON THE TOWN OF MANSFIELD, TOLLAND COUNTY, STATE OF CONNECTICUT; MAP NO. 8.
- LOT 8 = 178,593 SQUARE FEET OR 4.100 ACRES
LOT 9 = 140,411 SQUARE FEET OR 3.223 ACRES
LOT 10 = 891,337 SQUARE FEET OR 20.471 ACRES
TOTAL AREA = 1,010,341 SQUARE FEET OR 23.194 ACRES
- AREA 1 (TO BE REMOVED FROM FLOOD ZONE) = 6,570 SQUARE FEET OR 0.151 ACRES
AREA 2 (TO BE REMOVED FROM FLOOD ZONE) = 295,248 SQUARE FEET OR 6.778 ACRES
TOTAL AREA (TO BE REMOVED FROM FLOOD ZONE) = 301,818 SQUARE FEET OR 6.929 ACRES
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE A (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACICTIONS NOT DETERMINED) & FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCHMARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 579.52 (SEE SHEET 1 OF 12 AND SHEET 11 OF 12)
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 578.12 (SEE SHEET 1 OF 12 AND SHEET OF 12)
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE DELINEATION LINE WAS PLACED IN THE FIELD BY OTHERS IN SEPTEMBER 2019, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON SEPTEMBER 24, 2019.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF MANSFIELD, TOLLAND COUNTY, SHEET 88.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF MANSFIELD, CONNECTICUT, TOLLAND COUNTY, PANEL 5 OF 20," COMMUNITY-PANEL NUMBER 090128 0005 C, EFFECTIVE DATE, JANUARY 2, 1981.
- MAP ENTITLED "LAND OF W HARRY ENGLAND & LAJIER F. DE MARS TO BE CONVEYED TO ROYCE & ROSENKRANS, INC.," PREPARED BY EVERETT O. GARDNER, RECORDED WITH THE TOWN OF MANSFIELD, AS VOLUME 9 PAGE 16A.
- MAP ENTITLED "PROPOSED WATER MAIN MERRROW ROAD (AKA ROUTE 195), TOLLAND TURNPIKE (AKA ROUTE 195), STORRS ROAD (AKA ROUTE 195), & MIDDLE TURNPIKE (AKA ROUTE 44)," PREPARED BY GESICK & ASSOCIATES, P.S., LAST REVISED 11-14-17.
- MAP ENTITLED "PLAN PREPARED FOR OMS DEVELOPMENT, LLC, 1659 STORRS ROAD AND 625 MIDDLE TURNPIKE, MANSFIELD, CONN.," PREPARED BY MEEHAN & GOODIN, DATED JANUARY 9, 2013, RECORDED IN BOOK 40, PAGE 18.
- MAP ENTITLED "MAP OF PROPERTY OWNED BY ALBERT & ROSE RIQUEUR MANSFIELD, CONN. SCALE 1"=100' SEPT. 1973 REV. JAN. 1974," PREPARED BY ROBERT J. SCHNEIDER, MAP FILED WITH THE TOWN OF MANSFIELD TOWN CLERK.
- MAP ENTITLED "EASEMENT MAP SHOWING PROPOSED PERMANENT SEWER & CONSTRUCTION EASEMENTS ACROSS 1717 STORRS ROAD, MANSFIELD CONNECTICUT," PREPARED BY GESICK & ASSOCIATES P.C., LAST REVISED APRIL 18, 2017.
- MAP ENTITLED "ALTAINSPS LAND TITLE SURVEY HAVEN CAMPUS COMMUNITIES 1717, 1733 & 1753 STORRS ROAD MAP 8, BLOCK 15, LOTS 10, 9, & 8 TOWN OF MANSFIELD, TOLLAND COUNTY STATE OF CONNECTICUT," PREPARED BY: CONTROL POINT ASSOCIATES, INC., DATED: NOVEMBER 8, 2019, LAST REVISED: APRIL 24, 2020.



No.	DESCRIPTION OF REVISIONS	FIELD CREW	DRAWN	APPROVED	DATE
5	REVISED AREA 2 & M&B DESCRIPTION OF AREA	N/A	B.A.V.	W.T.W.	5-5-2021
4	REVISED AREA 2 & M&B DESCRIPTION OF AREA	N/A	B.A.V.	W.T.W.	4-27-2021
3	ADDED LOWEST ELEVATION WITHIN AREA 1 & 2 & ADDED SHEET 2	N/A	B.A.V.	W.T.W.	2-1-2021
2	REVISED PER RECEIPT OF CLIENT COMMENTS	N/A	B.A.V.	W.T.W.	11-5-2020
1	REVERSED DIRECTION OF BEARINGS ON FEMA LINE	N/A	B.A.V.	W.T.W.	11-4-2020

SEE SHEET 2 OF 2 FOR SURVEYOR'S METES & BOUNDS DESCRIPTIONS

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

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL



WILLIAM T. WHIMPLE
CONNECTICUT PROFESSIONAL LAND SURVEYOR #70290

FIELD DATE: 9-24-19
FIELD BOOK NO: 19-15MA
FIELD BOOK PG: 32

FIELD CREW: T.M.
DRAWN: G.L.H.
B.A.V.

APPROVED: W.T.W. DATE: 11-3-2020 SCALE: 1" = 60' FILE NO: 03-190231-00 DWS NO: 1 OF 2

LOMA EXHIBIT
HAVEN CAMPUS COMMUNITIES
1717, 1733 & 1753 STORRS ROAD
MAP 8, BLOCK 15, LOTS 10, 9, & 8
TOWN OF MANSFIELD, TOLLAND COUNTY
STATE OF CONNECTICUT

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-8600
HAUPPAUGE, NY 631-880-2645
MANHATTAN, NY 646-780-0411
SOUTH BOKROUUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
WARREN, NJ 908-668-0999

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR REVISIONS OF THIS PROJECT ARE THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

THE STATE OF CONNECTICUT REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE



LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

**SURVEYOR'S
METES AND BOUNDS DESCRIPTION**
LOMA EXHIBIT (AREA 1)
LOTS 8, 9 & 10, BLOCK 15, MAP 8
TOWN OF MANSFIELD, TOLLAND COUNTY, CONNECTICUT

COMMENCING AT AN IRON PIN (TO BE SET) AT THE SOUTHWESTERLY CORNER OF LOT 10, BLOCK 15, MAP 8 AT A CORNER IN COMMON WITH LOT 9-2, BLOCK 15, MAP 8 (N/F LANDS OF M P PARK LLC), RUNNING THENCE;

THROUGH SAID LOT 10 NORTH 41 DEGREES - 03 MINUTES - 30 SECONDS EAST, A DISTANCE OF 153.0 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING, THENCE CONTINUING THROUGH LOT 10 THE FOLLOWING 9 SEGMENTS;

1. NORTH 22 DEGREES - 07 MINUTES - 30 SECONDS WEST A DISTANCE OF 49.7' TO A POINT, THENCE;
2. NORTH 02 DEGREES - 39 MINUTES - 15 SECONDS EAST A DISTANCE OF 19.0' TO A POINT ON THE DIVIDING LINE OF LOT 10, BLOCK 15, MAP 8 AND LOT 9-2, BLOCK 15, MAP 8, THENCE;
3. ALONG SAID DIVIDING LINE NORTH 24 DEGREES - 38 MINUTES - 41 SECONDS EAST A DISTANCE OF 187.8' TO A POINT, THENCE;
4. SOUTH 04 DEGREES - 40 MINUTES - 30 SECONDS EAST A DISTANCE OF 28.5' TO A POINT, THENCE;
5. SOUTH 17 DEGREES - 51 MINUTES - 45 SECONDS WEST A DISTANCE OF 99.6' TO A POINT, THENCE;
6. SOUTH 08 DEGREES - 53 MINUTES - 15 SECONDS WEST A DISTANCE OF 39.5' TO A POINT, THENCE;
7. SOUTH 14 DEGREES - 28 MINUTES - 15 SECONDS EAST A DISTANCE OF 39.5' TO A POINT, THENCE;
8. SOUTH 18 DEGREES - 54 MINUTES - 45 SECONDS WEST A DISTANCE OF 20.2' TO A POINT, THENCE;
9. SOUTH 60 DEGREES - 50 MINUTES - 30 SECONDS WEST A DISTANCE OF 33.6' TO A POINT, WHICH IS THE POINT OF BEGINNING.

CONTAINING 6,570 SQUARE FEET OR 0.151 ACRES

**SURVEYOR'S
METES AND BOUNDS DESCRIPTION**
LOMA EXHIBIT (AREA 2)
LOTS 9, 9 & 10, BLOCK 15, MAP 8
TOWN OF MANSFIELD, TOLLAND COUNTY, CONNECTICUT

BEGINNING AT AN IRON PIN (TO BE SET) AT THE SOUTHEASTERLY CORNER OF LOT 9, BLOCK 15, MAP 8 AT A CORNER IN COMMON WITH LOT 9-2, BLOCK 15, MAP 8 (N/F LANDS OF MP PARK LLC) AND ALONG LINE OF LOT 10, BLOCK 15, MAP 8 (N/F LANDS OF KRCL LLC), THENCE RUNNING SOUTH 83 DEGREES - 53 MINUTES - 22 SECONDS WEST, A DISTANCE OF 219.7 FEET TO A POINT, THENCE CONTINUING THROUGH LOTS 9 AND LOT 8 THE FOLLOWING 24 SEGMENTS:

1. NORTH 47 DEGREES - 21 MINUTES - 15 SECONDS WEST A DISTANCE OF 10.0' TO A POINT, THENCE;
2. NORTH 38 DEGREES - 47 MINUTES - 45 SECONDS WEST A DISTANCE OF 17.7' TO A POINT, THENCE;
3. NORTH 66 DEGREES - 16 MINUTES - 00 SECONDS WEST A DISTANCE OF 4.4' TO A POINT, THENCE;
4. SOUTH 24 DEGREES - 11 MINUTES - 30 SECONDS WEST A DISTANCE OF 3.7' TO A POINT, THENCE;
5. SOUTH 12 DEGREES - 13 MINUTES - 30 SECONDS EAST A DISTANCE OF 14.4' TO A POINT, THENCE;
6. SOUTH 03 DEGREES - 48 MINUTES - 15 SECONDS WEST A DISTANCE OF 7.3' TO A POINT, THENCE;
7. SOUTH 83 DEGREES - 53 MINUTES - 22 SECONDS WEST A DISTANCE OF 9.2' TO A POINT, THENCE;
8. SOUTH 06 DEGREES - 06 MINUTES - 38 SECONDS EAST A DISTANCE OF 24.0' TO A POINT, THENCE;
9. SOUTH 85 DEGREES - 03 MINUTES - 15 SECONDS WEST A DISTANCE OF 38.3' TO A POINT, THENCE;
10. SOUTH 55 DEGREES - 23 MINUTES - 45 SECONDS WEST A DISTANCE OF 34.4' TO A POINT, THENCE;
11. SOUTH 65 DEGREES - 04 MINUTES - 45 SECONDS WEST A DISTANCE OF 26.3' TO A POINT, THENCE;
12. SOUTH 78 DEGREES - 56 MINUTES - 15 SECONDS WEST A DISTANCE OF 37.0' TO A POINT, THENCE;
13. NORTH 84 DEGREES - 49 MINUTES - 00 SECONDS WEST A DISTANCE OF 10.6' TO A POINT, THENCE;
14. NORTH 67 DEGREES - 08 MINUTES - 45 SECONDS WEST A DISTANCE OF 12.1' TO A POINT, THENCE;
15. NORTH 46 DEGREES - 07 MINUTES - 45 SECONDS WEST A DISTANCE OF 85.9' TO A POINT, THENCE;
16. NORTH 43 DEGREES - 42 MINUTES - 45 SECONDS WEST A DISTANCE OF 17.2' TO A POINT, THENCE;
17. NORTH 25 DEGREES - 39 MINUTES - 45 SECONDS WEST A DISTANCE OF 31.1' TO A POINT, THENCE;
18. NORTH 36 DEGREES - 03 MINUTES - 00 SECONDS WEST A DISTANCE OF 14.9' TO A POINT, THENCE;
19. NORTH 00 DEGREES - 00 MINUTES - 00 SECONDS EAST A DISTANCE OF 20.9' TO A POINT, THENCE;
20. SOUTH 37 DEGREES - 57 MINUTES - 00 SECONDS WEST A DISTANCE OF 15.3' TO A POINT, THENCE;
21. SOUTH 61 DEGREES - 48 MINUTES - 00 SECONDS WEST A DISTANCE OF 19.6' TO A POINT, THENCE;
22. NORTH 85 DEGREES - 39 MINUTES - 15 SECONDS WEST A DISTANCE OF 42.3' TO A POINT, THENCE;
23. NORTH 04 DEGREES - 37 MINUTES - 30 SECONDS EAST A DISTANCE OF 8.9' TO A POINT, THENCE;
24. SOUTH 89 DEGREES - 50 MINUTES - 30 SECONDS WEST A DISTANCE OF 36.1' TO A POINT ON THE DIVIDING LINE WITH LOT 6, BLOCK 15, MAP 8 (N/F LANDS OF MP PARK LLC) AND SAID LOT 8, THENCE;
25. RUNNING ALONG SAID DIVIDING LINE OF SAID LOT 6 & LOT 7, BLOCK 15, MAP 8 (N/F LANDS OF MP PARK LLC) NORTH 34 DEGREES - 46 MINUTES - 28 SECONDS WEST A DISTANCE OF 341.0' TO A POINT ALONG THE SOUTHERLY LINE OF STORRS ROAD, THENCE WITH SAID SOUTHERLY LINE THE FOLLOWING 2 SEGMENTS:
26. NORTH 83 DEGREES - 53 MINUTES - 22 SECONDS EAST A DISTANCE OF 581.6' TO A POINT, THENCE;
27. WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 381.32 FEET, WITH A RADIUS OF 1382.40 FEET, A CENTRAL ANGLE OF 15 DEGREES - 48 MINUTES - 15 SECONDS, WITH A CHORD BEARING OF NORTH 88 DEGREES - 12 MINUTES - 31 SECONDS WEST, WITH A CHORD LENGTH OF 380.11 FEET, TO AN IRON PIN (TO BE SET) THENCE;
28. ALONG THE DIVIDING LINE OF LOT 9-1, BLOCK 15, MAP 8 (N/F LANDS OF TOWN OF MANSFIELD) AND SAID LOT 9 SOUTH 24 DEGREES - 43 MINUTES - 55 SECONDS WEST A DISTANCE OF 90.98' TO A POINT AT CORNER IN COMMON WITH LOT 10, BLOCK 15, MAP 8 (N/F LANDS OF KRCL LLC), THENCE;
29. ALONG THE DIVIDING LINE WITH SAID LOT 10 AND SAID LOT 9 SOUTH 24 DEGREES - 36 MINUTES - 41 SECONDS WEST A DISTANCE OF 313.65' TO AN IRON PIN (TO BE SET) AT THE POINT OF BEGINNING.

CONTAINING 295,248 SQUARE FEET OR 6.778 ACRES

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No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
5	REVISED AREA 2 & M&B DESCRIPTION OF AREA	N/A	B.A.V.	W.T.W.	5-5-2021
4	REVISED AREA 2 & M&B DESCRIPTION OF AREA	N/A	B.A.V.	W.T.W.	4-27-2021
3	ADDED LOWEST ELEVATION WITHIN AREA 1 & 2 & ADDED SHEET 2	N/A	B.A.V.	W.T.W.	2-1-2021
2	REVISED PER RECEIPT OF CLIENT COMMENTS	N/A	B.A.V.	W.T.W.	11-5-2020
1	REVERSED DIRECTION OF BEARINGS ON FEMALINE	N/A	B.A.V.	W.T.W.	11-4-2020

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL.



William T. Whimple
WILLIAM T. WHIMPLE
CONNECTICUT PROFESSIONAL LAND SURVEYOR #70290

5-5-2021
DATE

FIELD DATE	9-24-19	LOMA EXHIBIT			
FIELD BOOK NO.	19-15MA	HAVEN CAMPUS COMMUNITIES			
FIELD BOOK PG.	32	1717, 1733 & 1753 STORRS ROAD			
FIELD CREW	T.M.	MAP 8, BLOCK 15, LOTS 10, 9, & 8			
DRAWN	B.A.V.	TOWN OF MANSFIELD, TOLLAND COUNTY			
REVIEWED	G.L.H.	STATE OF CONNECTICUT			
APPROVED:	W.T.W.	DATE	11-3-2020	SCALE	N/A
FILE NO.	03-190231-00	DWG. NO.	2	OF	2

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BOKROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-880-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2999
WARREN, NJ 908-668-0999

**SURVEYOR'S
METES AND BOUNDS DESCRIPTION**
LOMA EXHIBIT (AREA 2)
LOTS 9, 9 & 10, BLOCK 15, MAP 8
TOWN OF MANSFIELD, TOLLAND COUNTY, CONNECTICUT

COMMENCING AT AN IRON PIN (TO BE SET) AT THE SOUTHEASTERLY CORNER OF LOT 9, BLOCK 15, MAP 8 AT A CORNER IN COMMON WITH LOT 9-2, BLOCK 15, MAP 8 (N/F LANDS OF M P PARK LLC) AND ALONG LINE OF LOT 10, BLOCK 15, MAP 8 (N/F LANDS OF KRCL LLC), RUNNING THENCE;

ALONG THE DIVIDING LINE WITH SAID LOT 9-2, AND LOT 9, BLOCK 15, MAP 8, SOUTH 83 DEGREES - 53 MINUTES - 22 SECONDS WEST, A DISTANCE OF 88.1 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING, THENCE;

CONTINUING ALONG SAID DIVIDING LINE SOUTH 83 DEGREES - 53 MINUTES - 22 SECONDS WEST, A DISTANCE OF 131.6 FEET TO A POINT, THENCE CONTINUING THROUGH LOTS 9 AND LOT 8 THE FOLLOWING 40 SEGMENTS;

1. NORTH 47 DEGREES - 21 MINUTES - 15 SECONDS WEST A DISTANCE OF 10.0' TO A POINT, THENCE;
2. NORTH 38 DEGREES - 47 MINUTES - 45 SECONDS WEST A DISTANCE OF 17.7' TO A POINT, THENCE;
3. NORTH 66 DEGREES - 16 MINUTES - 00 SECONDS WEST A DISTANCE OF 4.4' TO A POINT, THENCE;
4. SOUTH 24 DEGREES - 11 MINUTES - 30 SECONDS WEST A DISTANCE OF 3.7' TO A POINT, THENCE;
5. SOUTH 12 DEGREES - 13 MINUTES - 30 SECONDS EAST A DISTANCE OF 14.4' TO A POINT, THENCE;
6. SOUTH 03 DEGREES - 48 MINUTES - 15 SECONDS WEST A DISTANCE OF 7.3' TO A POINT, THENCE;
7. SOUTH 83 DEGREES - 53 MINUTES - 22 SECONDS WEST A DISTANCE OF 9.2' TO A POINT, THENCE;
8. SOUTH 06 DEGREES - 06 MINUTES - 38 SECONDS EAST A DISTANCE OF 24.0' TO A POINT, THENCE;
9. SOUTH 85 DEGREES - 03 MINUTES - 15 SECONDS WEST A DISTANCE OF 38.3' TO A POINT, THENCE;
10. SOUTH 55 DEGREES - 23 MINUTES - 45 SECONDS WEST A DISTANCE OF 34.4' TO A POINT, THENCE;
11. SOUTH 65 DEGREES - 04 MINUTES - 45 SECONDS WEST A DISTANCE OF 26.3' TO A POINT, THENCE;
12. SOUTH 78 DEGREES - 56 MINUTES - 15 SECONDS WEST A DISTANCE OF 37.0' TO A POINT, THENCE;
13. NORTH 84 DEGREES - 49 MINUTES - 00 SECONDS WEST A DISTANCE OF 10.6' TO A POINT, THENCE;
14. NORTH 67 DEGREES - 08 MINUTES - 45 SECONDS WEST A DISTANCE OF 12.1' TO A POINT, THENCE;
15. NORTH 46 DEGREES - 07 MINUTES - 45 SECONDS WEST A DISTANCE OF 85.9' TO A POINT, THENCE;
16. NORTH 43 DEGREES - 42 MINUTES - 45 SECONDS WEST A DISTANCE OF 17.2' TO A POINT, THENCE;
17. NORTH 25 DEGREES - 39 MINUTES - 45 SECONDS WEST A DISTANCE OF 31.1' TO A POINT, THENCE;
18. NORTH 36 DEGREES - 03 MINUTES - 00 SECONDS WEST A DISTANCE OF 14.9' TO A POINT, THENCE;
19. NORTH 00 DEGREES - 00 MINUTES - 00 SECONDS EAST A DISTANCE OF 20.9' TO A POINT, THENCE;
20. SOUTH 37 DEGREES - 57 MINUTES - 00 SECONDS WEST A DISTANCE OF 15.3' TO A POINT, THENCE;
21. SOUTH 61 DEGREES - 48 MINUTES - 00 SECONDS WEST A DISTANCE OF 19.6' TO A POINT, THENCE;
22. NORTH 85 DEGREES - 39 MINUTES - 15 SECONDS WEST A DISTANCE OF 42.3' TO A POINT, THENCE;
23. NORTH 04 DEGREES - 37 MINUTES - 30 SECONDS EAST A DISTANCE OF 8.9' TO A POINT, THENCE;
24. SOUTH 89 DEGREES - 52 MINUTES - 15 SECONDS WEST A DISTANCE OF 25.2' TO A POINT, THENCE;
25. NORTH 47 DEGREES - 40 MINUTES - 45 SECONDS EAST A DISTANCE OF 18.7' TO A POINT, THENCE;
26. NORTH 30 DEGREES - 14 MINUTES - 00 SECONDS EAST A DISTANCE OF 14.2' TO A POINT, THENCE;
27. NORTH 16 DEGREES - 58 MINUTES - 30 SECONDS EAST A DISTANCE OF 81.2' TO A POINT, THENCE;
28. NORTH 21 DEGREES - 47 MINUTES - 45 SECONDS EAST A DISTANCE OF 39.6' TO A POINT, THENCE;
29. NORTH 38 DEGREES - 26 MINUTES - 00 SECONDS EAST A DISTANCE OF 37.5' TO A POINT, THENCE;
30. NORTH 77 DEGREES - 05 MINUTES - 00 SECONDS EAST A DISTANCE OF 36.6' TO A POINT, THENCE;
31. NORTH 06 DEGREES - 21 MINUTES - 00 SECONDS WEST A DISTANCE OF 14.1' TO A POINT, THENCE;
32. NORTH 83 DEGREES - 39 MINUTES - 00 SECONDS EAST A DISTANCE OF 86.2' TO A POINT, THENCE;
33. SOUTH 06 DEGREES - 21 MINUTES - 00 SECONDS EAST A DISTANCE OF 55.8' TO A POINT, THENCE;
34. NORTH 62 DEGREES - 10 MINUTES - 45 SECONDS EAST A DISTANCE OF 106.1' TO A POINT, THENCE;
35. SOUTH 65 DEGREES - 40 MINUTES - 00 SECONDS EAST A DISTANCE OF 74.0' TO A POINT, THENCE;
36. SOUTH 80 DEGREES - 56 MINUTES - 30 SECONDS EAST A DISTANCE OF 6.9' TO A POINT, THENCE;
37. NORTH 83 DEGREES - 54 MINUTES - 45 SECONDS EAST A DISTANCE OF 94.6' TO A POINT, THENCE;
38. NORTH 05 DEGREES - 54 MINUTES - 00 SECONDS WEST A DISTANCE OF 6.2' TO A POINT, THENCE;
39. NORTH 84 DEGREES - 08 MINUTES - 30 SECONDS EAST A DISTANCE OF 40.0' TO A POINT, THENCE;
40. SOUTH 06 DEGREES - 26 MINUTES - 15 SECONDS EAST A DISTANCE OF 20.1' TO A POINT, THENCE;
41. SOUTH 84 DEGREES - 06 MINUTES - 30 SECONDS WEST A DISTANCE OF 14.1' TO A POINT, THENCE;
42. SOUTH 06 DEGREES - 10 MINUTES - 00 SECONDS EAST A DISTANCE OF 66.0' TO A POINT, THENCE;
43. SOUTH 83 DEGREES - 47 MINUTES - 00 SECONDS WEST A DISTANCE OF 25.1' TO A POINT, THENCE;
44. SOUTH 06 DEGREES - 15 MINUTES - 15 SECONDS EAST A DISTANCE OF 16.1' TO A POINT, THENCE;
45. SOUTH 83 DEGREES - 50 MINUTES - 00 SECONDS WEST A DISTANCE OF 41.0' TO A POINT, THENCE;
46. SOUTH 02 DEGREES - 58 MINUTES - 00 SECONDS EAST A DISTANCE OF 66.1' TO A POINT, THENCE;
47. SOUTH 38 DEGREES - 49 MINUTES - 30 SECONDS EAST A DISTANCE OF 33.3' TO A POINT, THENCE;
48. SOUTH 47 DEGREES - 38 MINUTES - 45 SECONDS EAST A DISTANCE OF 41.8' TO A POINT, WHICH IS THE POINT OF BEGINNING.

CONTAINING 108,168 SQUARE FEET OR 2.483 ACRES

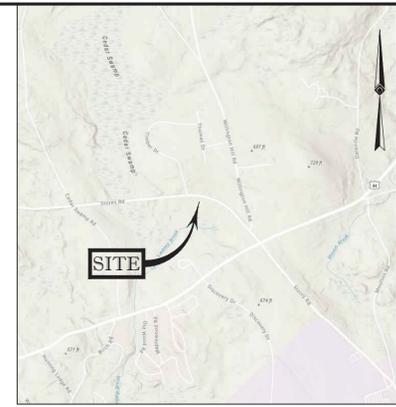
**SURVEYOR'S
METES AND BOUNDS DESCRIPTION**
LOMA EXHIBIT (AREA 1)
LOTS 8, 9 & 10, BLOCK 15, MAP 8
TOWN OF MANSFIELD, TOLLAND COUNTY, CONNECTICUT

COMMENCING AT AN IRON PIN (TO BE SET) AT THE SOUTHWESTERLY CORNER OF LOT 10, BLOCK 15, MAP 8 AT A CORNER IN COMMON WITH LOT 9-2, BLOCK 15, MAP 8 (N/F LANDS OF M P PARK LLC), RUNNING THENCE;

THROUGH SAID LOT 10 NORTH 41 DEGREES - 03 MINUTES - 30 SECONDS EAST, A DISTANCE OF 153.0 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING, THENCE CONTINUING THROUGH LOT 10 THE FOLLOWING 9 SEGMENTS;

1. NORTH 22 DEGREES - 07 MINUTES - 30 SECONDS WEST A DISTANCE OF 49.7' TO A POINT, THENCE;
2. NORTH 02 DEGREES - 39 MINUTES - 15 SECONDS EAST A DISTANCE OF 19.0' TO A POINT ON THE DIVIDING LINE OF LOT 10, BLOCK 15, MAP 8 AND LOT 9-2, BLOCK 15, MAP 8, THENCE;
3. ALONG SAID DIVIDING LINE NORTH 24 DEGREES - 38 MINUTES - 41 SECONDS EAST A DISTANCE OF 187.8' TO A POINT, THENCE;
4. SOUTH 04 DEGREES - 40 MINUTES - 30 SECONDS EAST A DISTANCE OF 28.5' TO A POINT, THENCE;
5. SOUTH 17 DEGREES - 51 MINUTES - 45 SECONDS WEST A DISTANCE OF 99.6' TO A POINT, THENCE;
6. SOUTH 08 DEGREES - 53 MINUTES - 15 SECONDS WEST A DISTANCE OF 39.5' TO A POINT, THENCE;
7. SOUTH 14 DEGREES - 28 MINUTES - 15 SECONDS EAST A DISTANCE OF 39.5' TO A POINT, THENCE;
8. SOUTH 18 DEGREES - 54 MINUTES - 45 SECONDS WEST A DISTANCE OF 20.2' TO A POINT, THENCE;
9. SOUTH 60 DEGREES - 50 MINUTES - 30 SECONDS WEST A DISTANCE OF 33.6' TO A POINT, WHICH IS THE POINT OF BEGINNING.

CONTAINING 6,570 SQUARE FEET OR 0.151 ACRES



LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
4	REVISED AREA 2 & M&B DESCRIPTION OF AREA	N/A	B.A.V.	W.T.W.	4-27-2021
3	ADDED LOWEST ELEVATION WITHIN AREA 1 & 2 & ADDED SHEET 2	N/A	B.A.V.	W.T.W.	2-1-2021
2	REVISED PER RECEIPT OF CLIENT COMMENTS	N/A	B.A.V.	W.T.W.	11-5-2020
1	REVERSED DIRECTION OF BEARINGS ON FEMA LINE	N/A	B.A.V.	W.T.W.	11-4-2020

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL.



WILLIAM T. WHIMPLE
CONNECTICUT PROFESSIONAL LAND SURVEYOR #70290

4-27-2021
DATE

FIELD DATE	9-24-19	LOMA EXHIBIT HAVEN CAMPUS COMMUNITIES			
FIELD BOOK NO.	19-15MA	1717, 1733 & 1753 STORRS ROAD			
FIELD BOOK PG.	32	MAP 8, BLOCK 15, LOTS 10, 9, & 8			
FIELD CREW	T.M.	TOWN OF MANSFIELD, TOLLAND COUNTY			
DRAWN	B.A.V.	STATE OF CONNECTICUT			
APPROVED	G.L.H.	DATE	11-3-2020	SCALE	N/A
FILE NO.	03-190231-00	DWG. NO.	2	OF	2

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

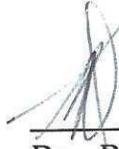
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-888-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-3999
WARREN, NJ 908-668-0999

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AUTHORIZATION

E & I Associates, LLC as owner of the property located at 1733 Storrs Road, Mansfield, CT (Tax Assessor Lots 8.15.9) does hereby grant to Hurwitz, Sagarin, Slossberg & Knuff, LLC, 147 N. Broad Street, Milford, Connecticut 06460, authorization, on its behalf, to file, execute, and submit any and all necessary land use applications to the Town of Mansfield, including but not limited to applications to the Mansfield Planning and Zoning Commission in connection with the properties located at 1733 Storrs Road, Mansfield, Connecticut (Tax Assessor Lot 8.15.9).

E & I Associates, LLC



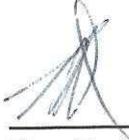
By: Robert I. Moskowitz, MD

Dated: April 26, 2021

AUTHORIZATION

KRCL, LLC, as owner of the property located at 1717 & 1753 Storrs Road, Mansfield, CT (Tax Assessor Lots 8.15.10, 8.15.9-1, and 8.15.8), does hereby grant to Hurwitz, Sagarin, Slossberg & Knuff, LLC, 147 N. Broad Street, Milford, Connecticut 06460, authorization, on its behalf, to file, execute, and submit any and all necessary land use applications to the Town of Mansfield, including but not limited to applications to the Mansfield Planning and Zoning Commission in connection with the properties located at 1717 & 1753 Storrs Road, Mansfield, Connecticut (Tax Assessor Lots 8.15.8, 8.15.9-1, 8.15.10).

KRCL, LLC



By: Robert I. Moskowitz, MD

Dated: April 26, 2021

Property Owner Certification Statement

04/30/2021 9:55 AM (EDT)



Your place to grow

Property Owner Authorization to Submit Application

Project Information

Project Name Haven at Four Corners

Address of Subject Property 1733 Storrs Rd.

Tax Parcel ID Number(s) of Subject Property: 8.15.9

Name of Authorized Applicant Haven Communities, LLC

Please identify the types of applications for which you are granting authorization. (Select all that apply):

- PZC-Zoning Map Amendment
- PZC-Special Permit

Property Owner Information

Property Owner Name E & I Associates, LLC

Property Owner Address 117 Stonemill Rd.
Storrs/Mansfield, CT 06268

Property Owner Telephone c/o Gregory P. Muccilli, Esq. - 203-836-2806

Property Owner Email gmuccilli@goodwin.com

Owner Certification Statement

In authorizing the submission of this application, I hereby certify the following:

- I am the property owner of record and have authorized the submission of the above-referenced applications.
- I consent to necessary and proper inspections of the subject property by members and agents of the respective Agency, Board, or Commission that is reviewing the application at reasonable times, both during the application review process and post-decision, should the application be approved. I further understand and consent to the presence of the public on the property as part of any publicly noticed field trip of the Agency/Board/Commission to the property.

Signature

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line and a vertical stroke.

Date

04/30/2021

Property Owner Certification Statement

04/30/2021 9:53 AM (EDT)



Your place to grow

Property Owner Authorization to Submit Application

Project Information

Project Name Haven at Four Corners

Address of Subject Property 1717, 1753 Storrs Rd. & vacant Storrs Rd. parcel

Tax Parcel ID Number(s) of Subject Property:
1717 Storrs Rd. - 8.15.10
1753 Storrs Rd. - 8.15.8
Vacant Storrs Rd. parcel - 8.15.9-2

Name of Authorized Applicant Haven Communities, LLC

Please identify the types of applications for which you are granting authorization. (Select all that apply):

- PZC-Special Permit
- PZC-Zoning Map Amendment

Property Owner Information

Property Owner Name KRCL LLC

Property Owner Address 117 Stonemill Rd.
Storrs/Mansfield, CT 06268

Property Owner Telephone c/o Gregory P. Muccilli, Esq. - 203-836-2806

Property Owner Email gmuccilli@goodwin.com

Owner Certification Statement

In authorizing the submission of this application, I hereby certify the following:

- I am the property owner of record and have authorized the submission of the above-referenced applications.
- I consent to necessary and proper inspections of the subject property by members and agents of the respective Agency, Board, or Commission that is reviewing the application at reasonable times, both during the application review process and post-decision, should the application be approved. I further understand and consent to the presence of the public on the property as part of any publicly noticed field trip of the Agency/Board/Commission to the property.

Signature

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line that ends in a small hook.

Date

04/30/2021

Property Owner Certification Statement

04/30/2021 10:09 AM (EDT)



Your place to grow

Property Owner Authorization to Submit Application

Project Information

Project Name Haven at Four Corners

Address of Subject Property 1717, 1753, and 1733 Storrs Road and vacant parcel (see below)

Tax Parcel ID Number(s) of Subject Property: 8.15.10; 8.15.8; 8.15.9-1; 8.15.9

Name of Authorized Applicant John W. Knuff

Please identify the types of applications for which you are granting authorization. (Select all that apply):

- PZC-Site Plan Review
- PZC-Special Permit
- PZC-Zoning Map Amendment

Property Owner Information

Property Owner Name KRCL, LLC and E&I Associates, LLC

Property Owner Address as to both:
117 Stonemill Road
Storrs, CT

Property Owner Telephone 203.836.2806

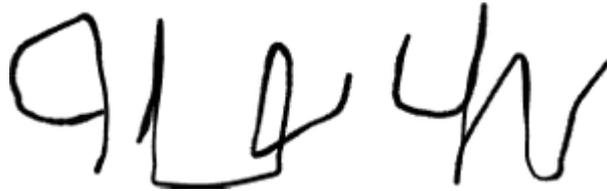
Property Owner Email gmucilli@goodwin.com

Owner Certification Statement

In authorizing the submission of this application, I hereby certify the following:

- I am the property owner of record and have authorized the submission of the above-referenced applications.
- I consent to necessary and proper inspections of the subject property by members and agents of the respective Agency, Board, or Commission that is reviewing the application at reasonable times, both during the application review process and post-decision, should the application be approved. I further understand and consent to the presence of the public on the property as part of any publicly noticed field trip of the Agency/Board/Commission to the property.

Signature

A handwritten signature in black ink, appearing to be 'G. L. W.' or similar, written in a cursive style.

Date

04/30/2021



Applicant Certification Statement for Special Permit and Zoning Map Amendment Applications

Project Information

Project Name	Haven at Four Corners
Name of Authorized Agent	John W. Knuff

Applicant Information

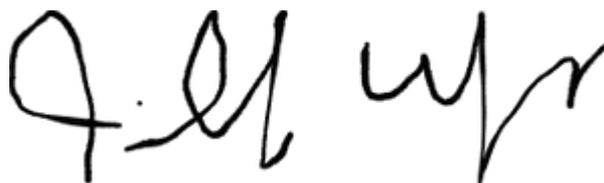
Applicant Name	KRCL, LLC; E&I Associates, LLC; Haven Communities, LLC
Applicant Address	As to first two applicants: 117 Stonemill Road, Storrs, CT As to Haven: 3500 Lenox Road NE, Suite 820 Atlanta, GA 30326
Applicant Telephone	203.258.7506
Applicant Email	jknuuff@hssklaw.com

Applicant Certification Statement

In authorizing the submission of this application, I hereby certify the following:

- The agent identified herein is authorized to act on my behalf regarding this application.
- I am familiar with the information contained in the application submissions and that such information is complete, true and correct to the best of my knowledge.
- I will provide the required neighborhood notification information to property owners within 500 feet by certified mail at least ten (10) days before the public hearing and will provide the required documentation of said notice to the Department of Planning and Development at least five (5) days prior to the opening of the public hearing.
- I will send the required notices (if applicable) to the Department of Public Health and applicable water company/water supply system within 7 days of Commission receipt of the application and provide documentation of said notice to the Department of Planning and Development prior to issuance of a decision.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.
- I understand that the subject application must comply with all applicable requirements of the Mansfield Zoning Regulations.
- I acknowledge that should the PZC determine that professional and/or technical assistance is needed for review of the application, the cost of such services shall be my responsibility pursuant to [Chapter 122, Article V of the Mansfield Code of Ordinances](#). Furthermore, I understand that the consultants retained shall be selected by and report directly to the Planning and Zoning Commission and that no application review shall commence until the required deposit for such services has been provided. I further acknowledge that failure to pay the estimated cost of the review within five (5) days of notice from the Town may be used as justification to deny the application as incomplete.
- I understand that the subject application will not be considered completed until the Property Owner of record completes and submits the [Property Owner Certification Statement](#).

Signature

A handwritten signature in black ink, appearing to read "J. M. W. R.", is written over a horizontal line.

Date

04/30/2021

AUTHORIZATION

HAVEN COMMUNITIES, LLC does hereby grant to Hurwitz, Sagarin, Slossberg & Knuff, LLC, 147 N. Broad Street, Milford, Connecticut 06460, authorization, on its behalf, to file, execute, and submit any and all necessary land use applications to the Town of Mansfield, including but not limited to applications to the Mansfield Planning and Zoning Commission in connection with the properties located at 1717, 1733, 1753 Storrs Road, Mansfield, Connecticut (Tax Assessor Lots 8.15.8, 8.15.9, 8.15.9-1, 8.15.10).

HAVEN COMMUNITIES, LLC



By: *Chase Bwell* - VP of Development

Dated: April 28, 2021