

### SOIL MAP

Scale 1"=500'

SOIL TYPE LEGEND	
	3 Ridgebury, Leicester, and Whitman soils, extremely stony
	34A Merrimac sandy loam, 0 to 5 percent slopes
	52C Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony
	62C Canton and Charlton soils, 3 to 15 percent slopes, extremely stony
	306 Udorthents—Urban land complex

Source: NATURAL RESOURCES CONSERVATION SERVICE, Map of Lower 20, 1:250,000 Scale, State of Connecticut, Spring Area Data, March 22, 1997

# UNISTAR PROPERTIES, LLC SUBDIVISION

STAFFORD ROAD & BROWNS ROAD  
MANSFIELD, CONNECTICUT

OWNER & SUBDIVIDER:  
UNISTAR PROPERTIES, LLC  
7316 WISCONSIN AVENUE  
BETHESDA, MARYLAND  
20814-2937

JUNE 30, 2008

(REVISED AUGUST 15, 2008)

(REVISED OCTOBER 9, 2008)



### ZONING MAP

Scale 1"=1000'

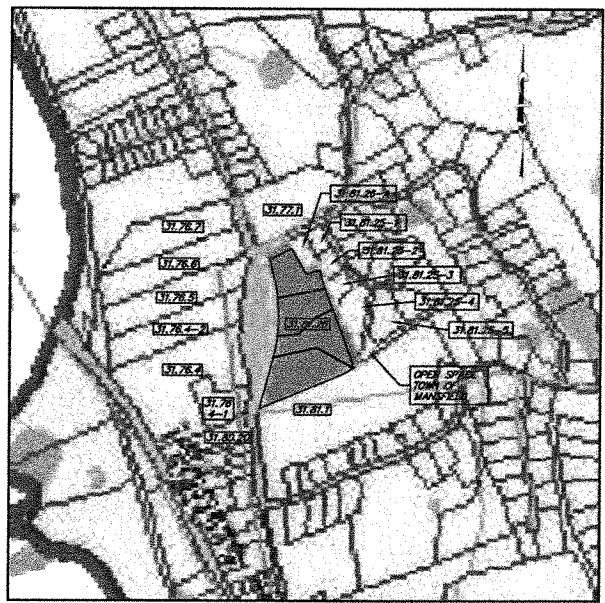
MAP KEY:

- RURAL AGRICULTURAL RESIDENCE 90 ZONE (RAR-90)
- PLANNED BUSINESS 5 ZONE (PB-5)
- FLOOD HAZARD ZONE (FH)

Received - April 2, 2009 at 5:40 P.M.  
Christina Hawthorn, Mansfield Aest. Town Clerk

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY	
<i>Rudolf Armitage</i>	4/2/09
CHAIRMAN	DATE
APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION	
<i>Rudolf Armitage</i>	4/2/09
CHAIRMAN	DATE
APPROVED BY THE DIRECTOR OF HEALTH	
<i>[Signature]</i>	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS	
<i>[Signature]</i>	DATE
DIRECTOR	DATE

MAP.BLOCK.LOT	PROPERTY OWNER
31.81.26	UNISTAR PROPERTIES, LLC 7316 WISCONSIN AVE. BETHESDA, MD 20814
31.81.26-A	UNISTAR PROPERTIES, LLC 7316 WISCONSIN AVE. BETHESDA, MD 20814
31.81.25-1	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.81.25-2	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.81.25-3	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.81.25-4	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.81.25-OP1	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.81.25-5	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.81.1	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.80.20	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.76.4	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.73.4-1	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.76.4-2	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.76.5	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.76.6	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.76.7	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250
31.77.1	WILLIAM A. & MARGARET A. WATSON 1000 W. MAIN ST. MANSFIELD, CT 06250



### ADJOINERS MAP

Scale 1"=800'

### SHEET INDEX

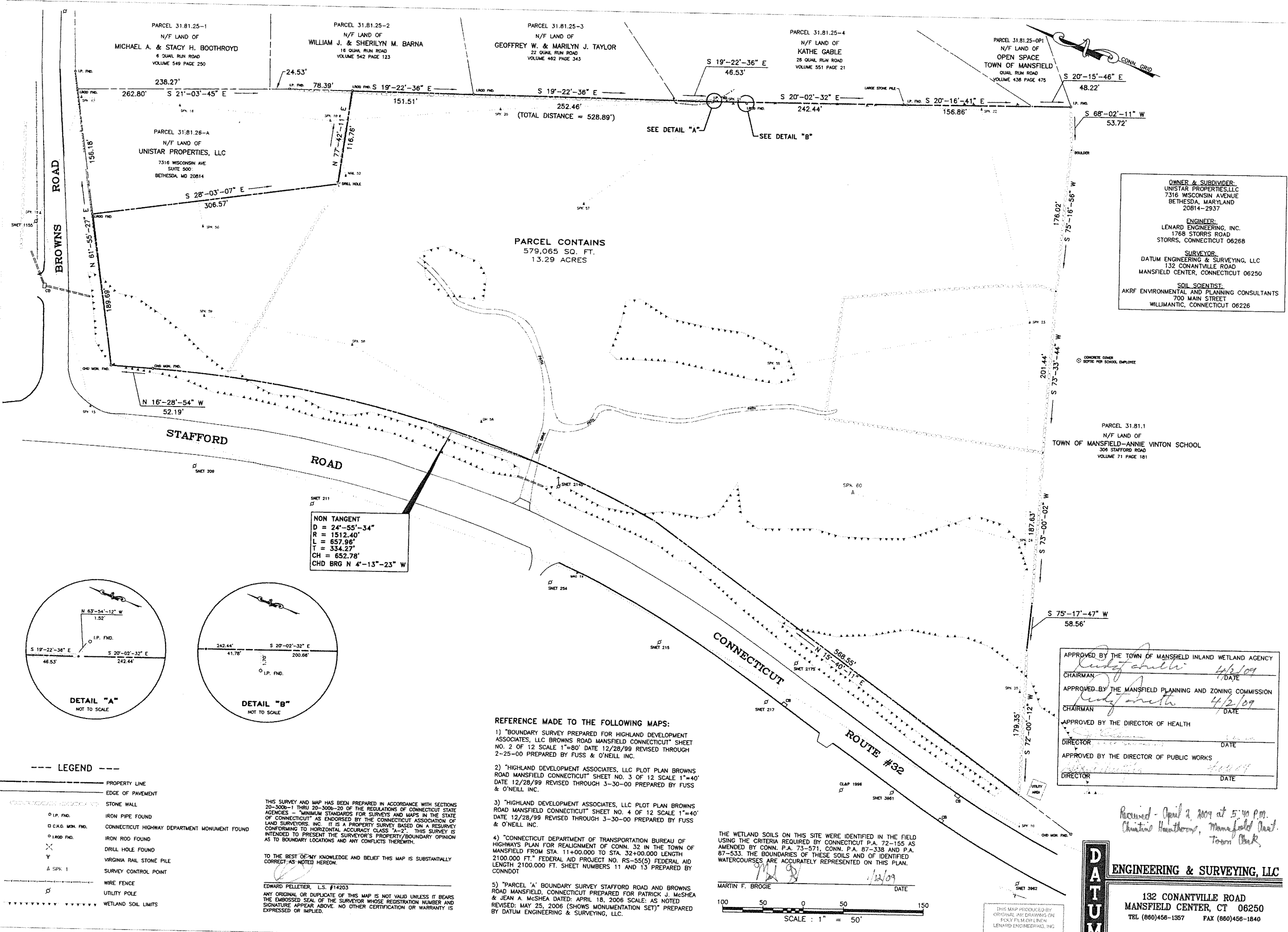
COVER SHEET	SHEET 1 OF 8
BOUNDARY SURVEY	SHEET 2 OF 8
TOPOGRAPHIC SURVEY	SHEET 3 OF 8
SUBDIVISION PLAN	SHEET 4 OF 8
AREA ANALYSIS PLAN	SHEET 5 OF 8
SITE DEVELOPMENT PLAN	SHEET 6 OF 8
SOIL TEST DATA	SHEET 7 OF 8
NOTES & DETAILS	SHEET 8 OF 8

ENGINEER:  
LENARD ENGINEERING, INC.  
1768 STORRS ROAD  
STORRS, CONNECTICUT 06268

SURVEYOR:  
DATUM ENGINEERING & SURVEYING, LLC  
132 CONANTVILLE ROAD  
MANSFIELD CENTER, CONNECTICUT 06250

SOIL SCIENTIST  
AKRF ENVIRONMENTAL AND PLANNING CONSULTANTS  
700 MAIN STREET  
WILLIMANTIC, CONNECTICUT 06226

THIS MAP PRODUCED BY:  
CHRISTINA HAWTHORN, CDP  
POLY FILED ON 4/2/09  
LENARD ENGINEERING, INC.  
1768 STORRS ROAD, P.O. BOX 580  
STORRS, CT 06268-0580



PARCEL 31.81.25-1 N/F LAND OF MICHAEL A. & STACY H. BOOTHROYD 6 QUAIL RUN ROAD VOLUME 549 PAGE 250

PARCEL 31.81.25-2 N/F LAND OF WILLIAM J. & SHERILYN M. BARNA 18 QUAIL RUN ROAD VOLUME 542 PAGE 123

PARCEL 31.81.25-3 N/F LAND OF GEOFFREY W. & MARILYN J. TAYLOR 22 QUAIL RUN ROAD VOLUME 482 PAGE 343

PARCEL 31.81.25-4 N/F LAND OF KATHE GABLE 28 QUAIL RUN ROAD VOLUME 551 PAGE 21

PARCEL 31.81.25-0P1 N/F LAND OF OPEN SPACE TOWN OF MANSFIELD QUAIL RUN ROAD VOLUME 438 PAGE 475

PARCEL 31.81.26-A N/F LAND OF UNISTAR PROPERTIES, LLC 7316 WISCONSIN AVE SUITE 500 BETHESDA, MD 20814

PARCEL 31.81.1 N/F LAND OF TOWN OF MANSFIELD-ANNIE VINTON SCHOOL 306 STAFFORD ROAD VOLUME 71 PAGE 181

PARCEL CONTAINS  
579,065 SQ. FT.  
13.29 ACRES

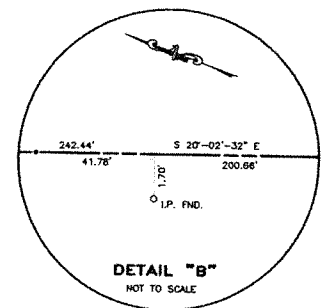
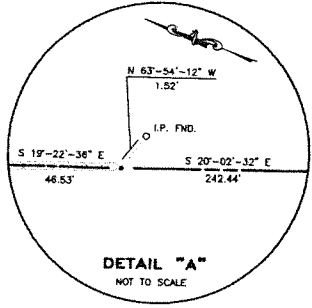
OWNER & SUBDIVIDER:  
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7316 WISCONSIN AVENUE  
BETHESDA, MARYLAND  
20814-2937

ENGINEER:  
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700 MAIN STREET  
WILLMANTIC, CONNECTICUT 06226

NON TANGENT  
D = 24'-55"-34"  
R = 1512.40'  
L = 657.96'  
T = 334.27'  
CH = 652.78'  
CHD BRG N 4°-13'-23" W



- REFERENCE MADE TO THE FOLLOWING MAPS:
- "BOUNDARY SURVEY PREPARED FOR HIGHLAND DEVELOPMENT ASSOCIATES, LLC BROWNS ROAD MANSFIELD CONNECTICUT" SHEET NO. 2 OF 12 SCALE 1"=80' DATE 12/28/99 REVISED THROUGH 2-25-00 PREPARED BY FUSS & O'NEILL INC.
  - "HIGHLAND DEVELOPMENT ASSOCIATES, LLC PLOT PLAN BROWNS ROAD MANSFIELD CONNECTICUT" SHEET NO. 3 OF 12 SCALE 1"=40' DATE 12/28/99 REVISED THROUGH 3-30-00 PREPARED BY FUSS & O'NEILL INC.
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  - "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS PLAN FOR REALIGNMENT OF CONN. 32 IN THE TOWN OF MANSFIELD FROM STA. 11+00.00 TO STA. 32+00.00 LENGTH 2100.00 FT." FEDERAL AID PROJECT NO. RS-55(5) FEDERAL AID LENGTH 2100.00 FT. SHEET NUMBERS 11 AND 13 PREPARED BY CONDOT
  - "PARCEL 'A' BOUNDARY SURVEY STAFFORD ROAD AND BROWNS ROAD MANSFIELD, CONNECTICUT PREPARED FOR PATRICK J. MCSHEA & JEAN A. MCSHEA DATED: APRIL 18, 2006 SCALE: AS NOTED REVISED: MAY 25, 2006 (SHOWS MONUMENTATION SET)" PREPARED BY DATUM ENGINEERING & SURVEYING, LLC.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2". THIS SURVEY IS INTENDED TO PRESENT THE SURVEYOR'S PROPERTY/BOUNDARY OPINION AS TO BOUNDARY LOCATIONS AND ANY CONFLICTS THEREWITH.

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

EDWARD PELLETIER, L.S. #14203

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY  
*[Signature]* 4/2/09  
CHAIRMAN DATE

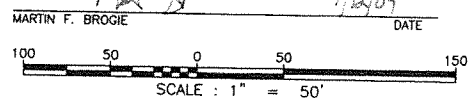
APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION  
*[Signature]* 4/2/09  
CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH  
*[Signature]* DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS  
*[Signature]* 4/2/09  
DIRECTOR DATE

Received - April 2, 2009 at 5:40 P.M.  
Christina Hawthorn, Mansfield Dept. Town Clerk

**DATUM**  
ENGINEERING & SURVEYING, LLC  
132 CONANTVILLE ROAD  
MANSFIELD CENTER, CT 06250  
TEL (860)456-1357 FAX (860)456-1840



THIS MAP PRODUCED BY ORIGINAL MAP DRAWING ON 50% GRADE SHEET BY LENARD ENGINEERING, INC. 1788 STORRS ROAD, P.O. BOX 580 STORRS, CT 06268

Designed By: E.P.  
Drawn By: S.M.  
Checked By: E.P.  
CAD File: Boundaryplan

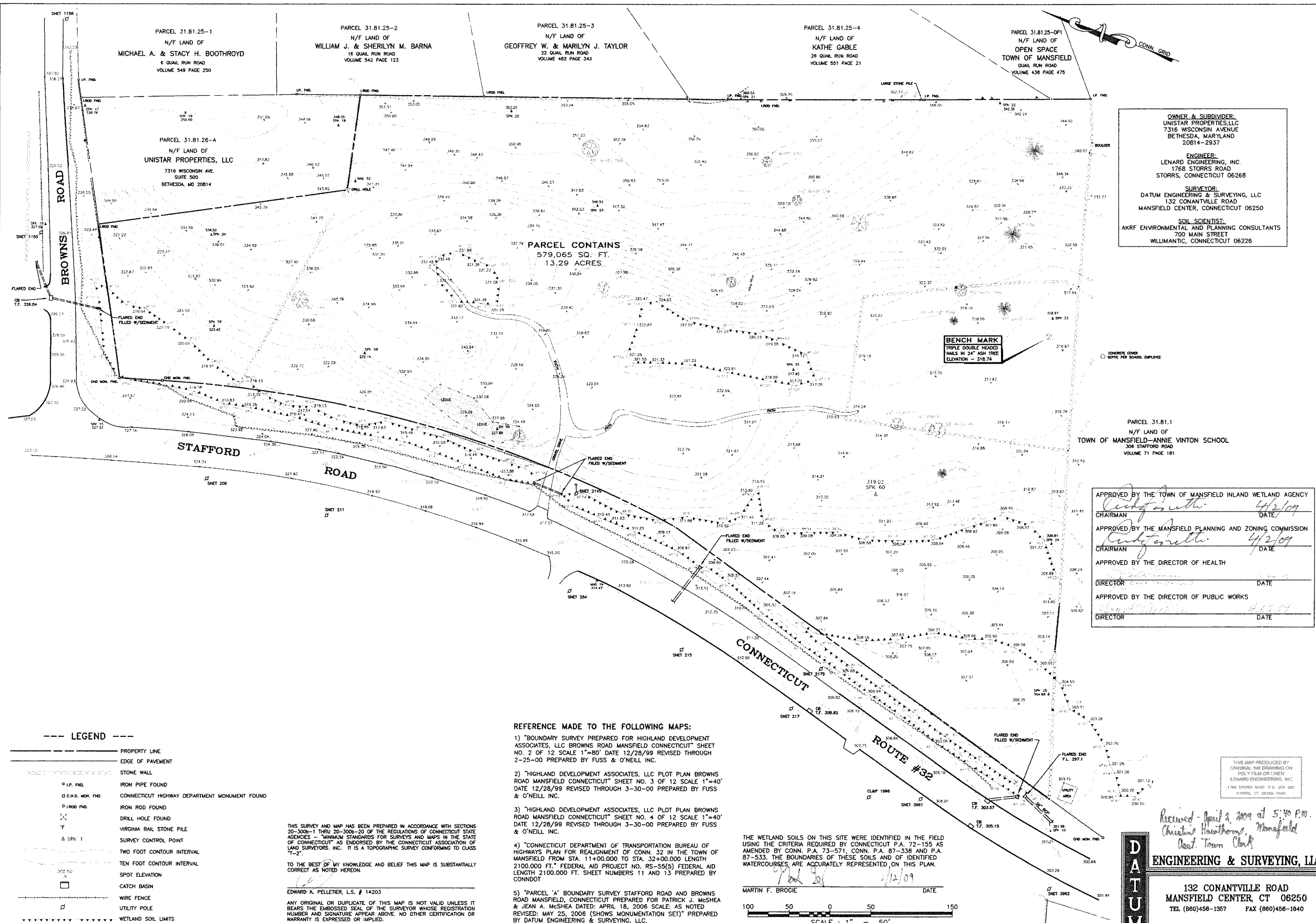
Drawing date: SEPT. 24, 2007  
Drawing Scale: 1"=50'

Rev.	Date	Revision

BOUNDARY SURVEY  
PREPARED FOR  
UNISTAR PROPERTIES, LLC SUBDIVISION  
STAFFORD ROAD & BROWNS ROAD  
MANSFIELD, CONNECTICUT

Lenard Engineering, Inc.  
CIVIL, ENVIRONMENTAL AND HYDROLOGICAL CONSULTANTS  
140 WILLOW STREET  
STORRS, CT 06268  
(860) 373-6669  
(860) 429-5400

Drawing #  
2 OF 8



**OWNER & SUBDIVIDER:**  
 UNISTAR PROPERTIES, LLC  
 7316 WISCONSIN AVENUE  
 BETHESDA, MARYLAND  
 20814-2937

**ENGINEER:**  
 LENARD ENGINEERING, INC.  
 1768 STORRS ROAD  
 STORRS, CONNECTICUT 06268

**SURVEYOR:**  
 DATUM ENGINEERING & SURVEYING, LLC  
 132 CONANTVILLE ROAD  
 MANSFIELD CENTER, CONNECTICUT 06250

**SOIL SCIENTIST:**  
 AKRF ENVIRONMENTAL AND PLANNING CONSULTANTS  
 700 MAIN STREET  
 WILLIMANTIC, CONNECTICUT 06226

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY  
*Christina Hawthorn* 4/2/09  
 CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION  
*Christina Hawthorn* 4/2/09  
 CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH  
 \_\_\_\_\_ DATE

DIRECTOR

APPROVED BY THE DIRECTOR OF PUBLIC WORKS  
 \_\_\_\_\_ DATE

DIRECTOR

- LEGEND**
- PROPERTY LINE
  - EDGE OF PAVEMENT
  - STONE WALL
  - I.P. FND. IRON PIPE FOUND
  - C.H.D. MON. FND. CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND
  - I.R.O.D. FND. IRON ROD FOUND
  - × DRILL HOLE FOUND
  - Y VIRGINIA RAIL STONE PILE
  - △ SPK. I SURVEY CONTROL POINT
  - TWO FOOT CONTOUR INTERVAL
  - TEN FOOT CONTOUR INTERVAL
  - SPOT ELEVATION
  - CATCH BASIN
  - WIRE FENCE
  - UTILITY POLE
  - WETLAND SOIL LIMITS

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-309-1 THRU 20-309-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO CLASS "2".

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

EDWARD A. PELLETER, L.S. # 14203

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

- REFERENCE MADE TO THE FOLLOWING MAPS:
- "BOUNDARY SURVEY PREPARED FOR HIGHLAND DEVELOPMENT ASSOCIATES, LLC BROWNS ROAD MANSFIELD CONNECTICUT" SHEET NO. 2 OF 12 SCALE 1"=80' DATE 12/28/99 REVISED THROUGH 2-25-00 PREPARED BY FUSS & O'NEILL INC.
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THE WETLAND SOILS ON THIS SITE WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY CONN. P.A. 73-571, CONN. P.A. 87-338 AND P.A. 87-533. THE BOUNDARIES OF THESE SOILS AND OF IDENTIFIED WATERCOURSES ARE ACCURATELY REPRESENTED ON THIS PLAN.

MARTIN F. BROGIE DATE 4/2/09

SCALE: 1" = 50'

Designed By: E.P.  
 Drawn By: S.M.  
 Checked By: E.P.  
 CAD File: Topoplan

Drawing Scale: 1"=50'

Drawing date: SEPT. 24, 2007

Rev.	Date	Revision

**TOPOGRAPHIC SURVEY**  
 PREPARED FOR  
**UNISTAR PROPERTIES, LLC SUBDIVISION**  
**STAFFORD ROAD & BROWNS ROAD**  
**MANSFIELD, CONNECTICUT**

**Lenard Engineering, Inc.**  
 CIVIL, ENVIRONMENTAL AND HYDROGEOLOGICAL CONSULTANTS  
 140 WILLOW STREET  
 STORRS, CT 06268  
 (860) 379-6669  
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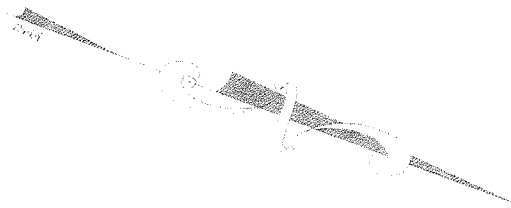
**DATUM ENGINEERING & SURVEYING, LLC**  
 132 CONANTVILLE ROAD  
 MANSFIELD CENTER, CT 06250  
 TEL (860)456-1357 FAX (860)456-1840

Drawing #:  
**3 OF 8**

Job #: 07-355.2



GRAPHIC SCALE



LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - EX. GROUND CONTOUR
- ▲-▲- WETLAND LIMIT LINE
- ▲-▲- WETLAND BUFFER LINE
- STONEWALL
- ▨ SLOPE 15% OR GREATER
- ▩ LEDGE OUTCROP
- ▧ WETLAND AREA
- ▨ EASEMENT
- ▨ LOT AREA EXCEPTION\*
- BUILDING AREA ENVELOPE
- DAE DEVELOPMENT AREA ENVELOPE

DATA TABLE				
LOT #	TOTAL AREA	LOT AREA EXCEPTION*	DEVELOPMENT AREA ENVELOPE	BUILDING AREA ENVELOPE
1	120,548 SF	53,566 SF	66,798 SF	38,079 SF
2	122,364 SF	44,173 SF	64,586 SF	31,679 SF
3	158,902 SF	43,471 SF	91,021 SF	29,480 SF

\* PER ARTICLE VIII, Section B.6.a OF MANSFIELD ZONING REGULATIONS

**OWNER & SUBDIVIDER:**  
 UNISTAR PROPERTIES, LLC  
 7316 WISCONSIN AVENUE  
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 20814-2937

**ENGINEER:**  
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 1788 STORRS ROAD  
 STORRS, CONNECTICUT 06268

**SURVEYOR:**  
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 132 CONANTVILLE ROAD  
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**SOIL SCIENTIST:**  
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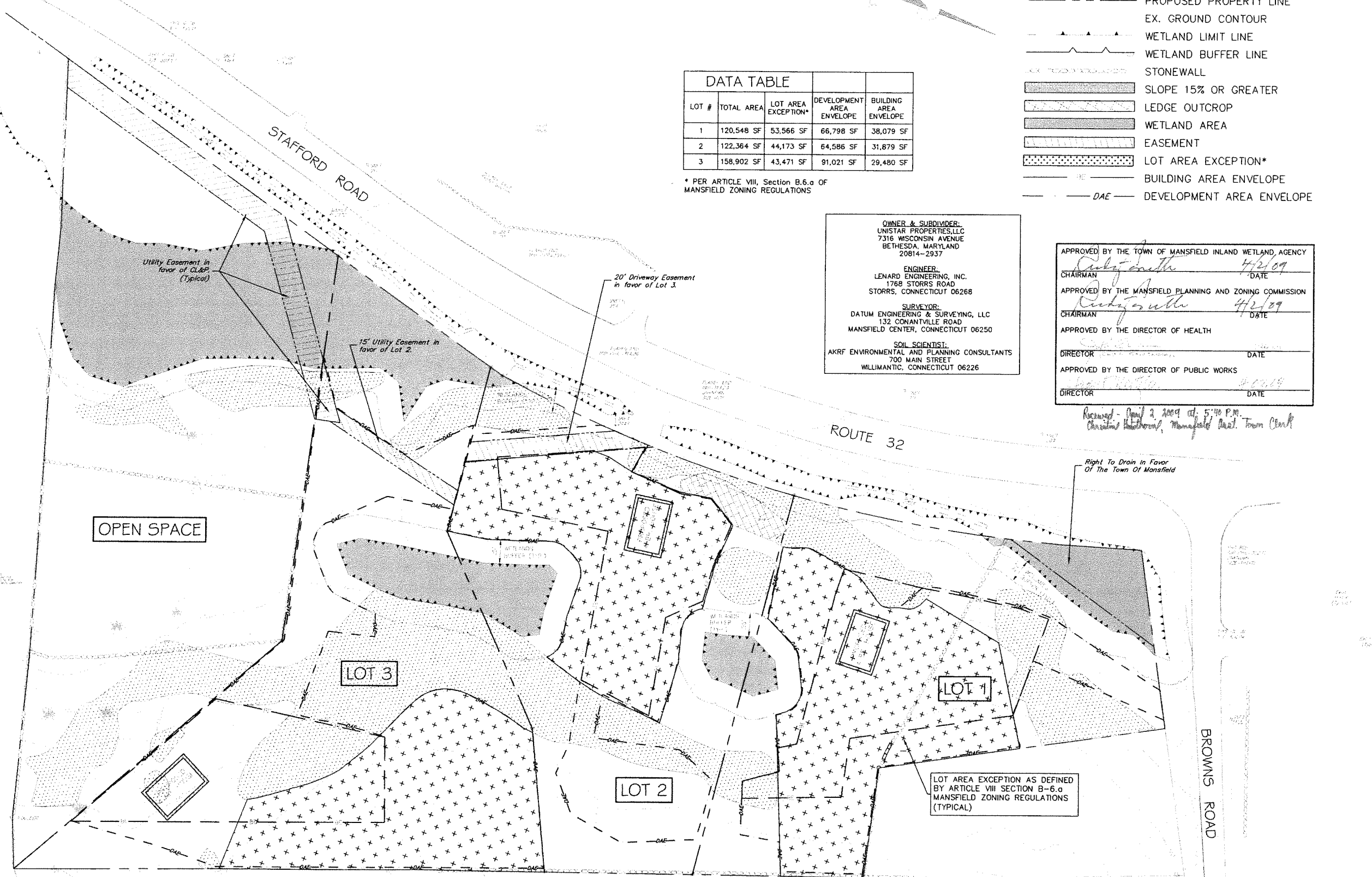
APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY  
 CHAIRMAN *Christy Smith* 4/2/09  
 DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION  
 CHAIRMAN *Christy Smith* 4/2/09  
 DATE

APPROVED BY THE DIRECTOR OF HEALTH  
 DIRECTOR *[Signature]* DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS  
 DIRECTOR *[Signature]* 4/2/09  
 DATE

*Received - April 2, 2009 at 5:40 P.M.  
 Christine Hathorn, Mansfield Dept. Town Clerk*



OPEN SPACE

LOT 3

LOT 2

LOT 1

LOT AREA EXCEPTION AS DEFINED BY ARTICLE VIII SECTION B-6.a MANSFIELD ZONING REGULATIONS (TYPICAL)

Designed By: PM	Drawn By: KLD	Checked By: PM	CAD File: Option4
Drawing Scale: 1" = 50'			
Drawing date: June 30, 2008			
Revision			
Rev. Date			
AREA ANALYSIS PLAN PREPARED FOR UNISTAR PROPERTIES, LLC SUBDIVISION STAFFORD ROAD MANSFIELD, CONNECTICUT			
Lenard Engineering, Inc. CIVIL, ENVIRONMENTAL AND HYDROLOGICAL CONSULTANTS 1788 STORRS ROAD STORRS, CT 06268 (860) 429-5400 (860) 379-6665			
THIS MAP PRODUCED BY ORIGINAL MAP DRAWING OFF POLY PEAR CORP/LENARD ENGINEERING, INC. 1788 STORRS ROAD, P.O. BOX 580 STORRS, CT 06268-0580			
Drawing #: 5 OF 8			

### NOTES

- 1.) A waiver of Underground Utilities requirement in Section 11.1.c.1 of the Subdivision Regulations is approved by the Mansfield Planning & Zoning Commission to establish overhead wire utilities to serve Lots 2 and 3.
- 2.) Building Area Envelopes (BE), as shown, are to serve as setback lines in accordance with the Zoning and Subdivision Regulations.
- 3.) Topography permitting, buildings in this plan are oriented in the east-west direction with their long axis in an effort to address solar access and energy efficient design provisions of Section 4.6.o of the Subdivision Regulations.
- 4.) A portion of this parcel is indicated in the Natural Diversity Database of the CT. DEP as delineated on the Town of Mansfield Agricultural/Forest/Natural Diversity Resources map. This designates general areas of concern with regards to State and Federally listed endangered, threatened and special concern species and significant natural communities.
- 5.) If any tree removal is required within the utility easement for the proposed overhead wire utilities, tree stumps shall not be removed within the wetland area to minimize ground disturbance. Stumps can be removed outside of the wetland area in conformance with the DEP regulations for stump disposal.
- 6.) Pursuant to Subdivision Regulation provisions, particularly Sections 7.5 and 7.6, the Mansfield Planning & Zoning Commission specifically approved a setback waiver for Lot 3 and the depicted building envelopes for all lots. Unless revisions are specifically authorized by the Commission, the depicted building envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations.

### LEGEND

- EXISTING PROPERTY LINE
- - - EX. GROUND CONTOUR
- - - PROPOSED GROUND CONTOUR
- - - WETLAND LIMIT LINE
- - - WETLAND BUFFER LINE
- - - DIRT ROAD
- - - STONEWALL
- - - LEDGE OUTCROP
- - - PROPOSED LOT LINE
- - - PERCOLATION TEST
- - - DEEP TEST PIT
- - - MONUMENT FOUND
- - - IRON PIN FOUND
- - - IRON PIN TO BE SET
- - - PAVED DRIVEWAY APRON
- - - EX. STORM DRAINAGE PIPE
- - - PROPOSED STORM DRAINAGE PIPE
- - - UNDERGROUND ELECTRIC/UTILITY LINE
- - - OVERHEAD ELECTRIC/UTILITY LINE
- - - PROPOSED UTILITY POLE
- - - UTILITY OR DRIVEWAY EASEMENT LINE
- - - GEOTEXTILE SILT FENCE

APPROXIMATE CUT/FILL VOLUMES PER LOT		
LOT #	HOUSE & DRIVE	SEPTIC
1	450 CY CUT	112 CY FILL
2	450 CY CUT	165 CY FILL
3	380 CY CUT	145 CY FILL

APPROVED BY THE TOWN OF MANSFIELD INLAND WETLAND AGENCY  
*Cathy Grillo* 4/2/09  
 CHAIRMAN DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION  
*Cathy Grillo* 4/2/09  
 CHAIRMAN DATE

APPROVED BY THE DIRECTOR OF HEALTH  
 \_\_\_\_\_ DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS  
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 700 MAIN STREET  
 WILLIMANTIC, CONNECTICUT 06226

Received: April 2, 2009 at 5:40 P.M.  
 Christine Hawthorn, Mansfield Aest. Town Clerk

Designed By: PM  
 Drawn By: KLD  
 Checked By: PM  
 CAD File: Options4

Drawing Scale: 1" = 50'

Drawing date: June 30, 2008

Rev. Date

**SITE DEVELOPMENT PLAN**  
 PREPARED FOR  
**UNISTAR PROPERTIES, LLC SUBDIVISION**  
**STAFFORD ROAD & BROWNS ROAD**  
**MANSFIELD, CONNECTICUT**

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Drawing #: 6 OF 8  
 Job #: 07-355.2

