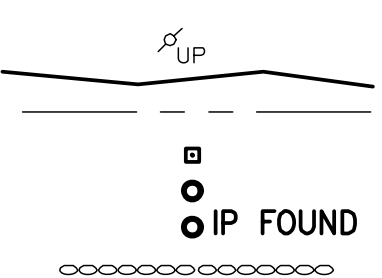


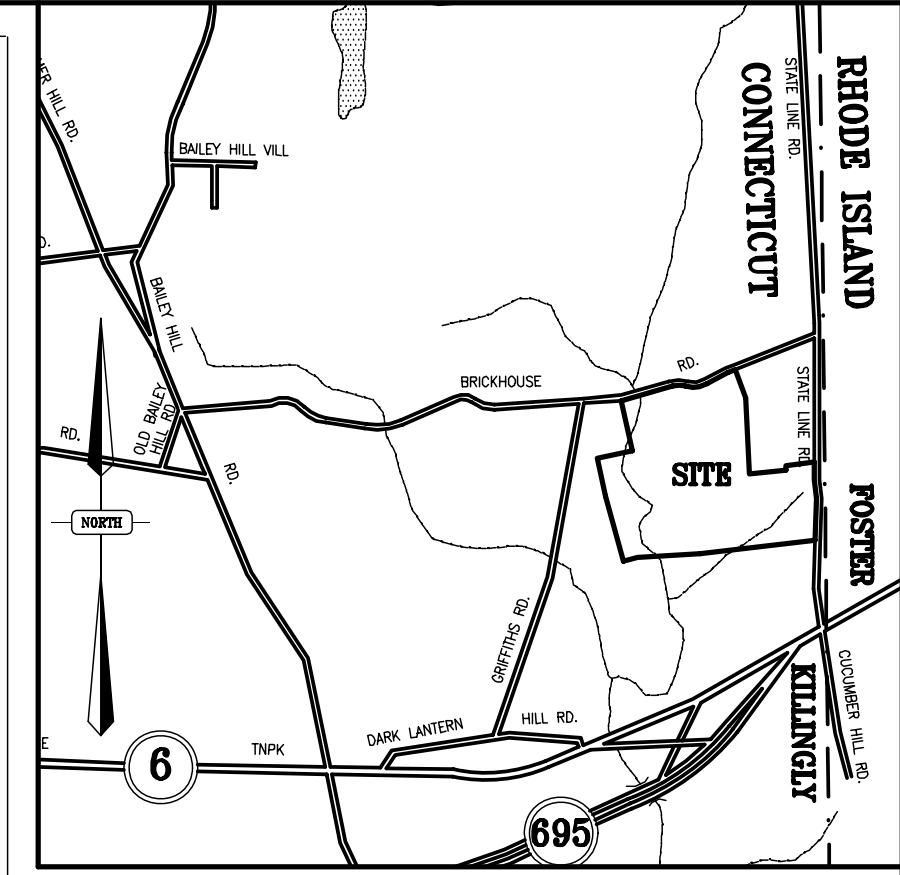
LEGEND

- EXIST. UTILITY POLE
- LIMIT OF INLAND WETLANDS
- BUILDING LINE
- MONUMENT TO BE SET
- IRON PIN TO BE SET
- IRON PIN FOUND
- EXIST. STONE WALL



ZONING DATA	
DISTRICT: "RURAL DEVELOPMENT"	
MINIMUM SETBACKS:	
FRONT	75 FEET
SIDE	25 FEET
REAR	30 FEET

LOT AREA TABLE				
LOT #	SQUARE FEET	ACRES	WETLAND AREA	AREA OF CONTIGUOUS UPLANDS
1	102,642 SF±	2.356 AC.±	36,588 SF±	45,796 SF±
2	120,773 SF±	2.773 AC.±	26,168 SF±	79,535 SF±
3	100,520 SF±	2.307 AC.±	N/A	100,520 SF±
4	230,803 SF±	5.299 AC.±	72,060 SF±	150,445 SF±
5	170,183 SF±	3.907 AC.±	417 SF±	169,766 SF±
6	593,199 SF±	13.618 AC.±	207,779 SF±	231,127 SF±
7	278,877 SF±	6.402 AC.±	118,592 SF±	160,285 SF±
8	602,272 SF±	13.826 AC.±	322,506 SF±	279,766 SF±
9	455,430 SF±	10.455 AC.±	259,823 SF±	195,607 SF±
TOTAL AREAS				
2,654,699 SF±		60.94 AC.±	1,043,933 SF±	
CONSERVATION EASEMENT = 36.41 ACRES±				



Locus Map
NOT TO SCALE

REFERENCE NOTES

- This Property Survey and map have been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" prepared and adopted by the Connecticut Association of Land Surveyors, Inc. It is a "Dependent Resurvey" of the subject property perimeter and conforms to Horizontal Accuracy "Class A-2", Topography from Town GIS and conforms to Vertical Accuracy "Class T-2", two-foot contour intervals provided.
- Subdivider/Applicant: Robert Loppi & Marco F. Loffredo
254 Cherry Hill Rd., Johnston, RI
- Reference is made to the following map:
"State Line Acres Killingly, Connecticut"
Scale: 1" = 100' May 15, 1978, On File In The Killingly Town Hall
- Designated Inland Wetland boundaries shown hereon were delineated in the field by William P. Green Ph.D., Soils Scientist, on 4-18-2003.
- Shown as Assessor's Map No 190-13, Lot 13
- Parcel Recorded In Volume 868, Page 141 Of The Killingly Land Records.
- Minor irregularities may exist between stonewalls and principal course shown.

SUBDIVISION NOTES

- LOT DEVELOPMENT SHOWN HEREON IS SCHEMATIC IN NATURE TO DEMONSTRATE LOT FEASIBILITY. INDIVIDUAL PLOT PLANS MAY BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- LOTS 1, 2, 3, 4, 5, 6, 7, 8 & 9 SUBJECT TO A PROPOSED CONSERVATION EASEMENT IN FAVOR OF THE TOWN OF KILLINGLY.
- LOT 2 SUBJECT TO AND TOGETHER WITH RIGHTS TO A 50' WIDE EASEMENT SHOWN AS 'ACCESS EASEMENT #1'.
- LOT 3 SUBJECT TO AND TOGETHER WITH RIGHTS TO A 50' WIDE EASEMENT SHOWN AS 'ACCESS EASEMENT #1'.
- LOT 4 TOGETHER WITH RIGHTS TO A 50' WIDE EASEMENT SHOWN AS 'ACCESS EASEMENT #1'.
- LOT 5 SUBJECT TO AND TOGETHER WITH RIGHTS TO A 50' WIDE EASEMENT SHOWN AS 'ACCESS EASEMENT #1'.
- LOT 5 SUBJECT TO A 17,600 SQ.FT.± EASEMENT IN FAVOR OF THE TOWN OF KILLINGLY WITH RIGHTS TO ACCESS AND MAINTAIN EXISTING CEMETERY.
- LOT 6 SUBJECT TO AND TOGETHER WITH RIGHTS TO A 50' WIDE EASEMENT SHOWN AS 'ACCESS EASEMENT #2'.
- LOT 7 TOGETHER WITH RIGHTS TO A 50' WIDE EASEMENT SHOWN AS 'ACCESS EASEMENT #2'.
- LOT 8 SUBJECT TO AND TOGETHER WITH RIGHTS TO A 50' WIDE EASEMENT SHOWN AS 'ACCESS EASEMENT #2'.
- LOT 9 SUBJECT TO AND TOGETHER WITH RIGHTS TO A 50' WIDE EASEMENT SHOWN AS 'ACCESS EASEMENT #2'.
- ALL DRIVEWAY SLOPES OVER 10% SHALL BE PAVED.
- NO SEPTIC FIELDS ARE PROPOSED WITHIN 100' OF THE LIMITS OF INLAND WETLANDS.

SUBDIVISION # _____ (OR SPECIAL PERMIT #)

DATE APPROVED: _____
 PLANNING AND ZONING Director of Planning and Development
 CHAIRMAN _____
 DATE: _____
 ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED WITHIN 5 YEARS
 DATE OF EXPIRATION: _____
 APPROVED BY VOTE OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION
 DATE APPROVED: _____
 CHAIRMAN _____
 DATE: _____

INDEX TO SHEETS	
SHEET #	DESCRIPTION
1	SUBDIVISION PLAN-100 SCALE
2	LOT DEVELOPMENT PLAN-100 SCALE
3	LOT DEVELOPMENT PLAN-40 SCALE
4	LOT DEVELOPMENT PLAN-40 SCALE
5	LOT DEVELOPMENT PLAN-40 SCALE
6	LOT DEVELOPMENT PLAN-40 SCALE
7	LOT DEVELOPMENT PLAN-40 SCALE
8	NOTES & DETAILS

APPROVAL NOTES:

- ANY CHANGES ON THESE PLANS WITHIN 200' OF WETLANDS OR WATERCOURSES MUST BE SUBMITTED TO THE KILLINGLY INLAND WETLANDS AND WATERCOURSES COMMISSION FOR ITS APPROVAL.
- ALL MAJOR CHANGES TO THE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION.

THE SUBDIVISION PLAN
(OR EAST COAST PLAT)

LEKENSU & INSUNU LAND SURVEYING
PROPERTY/BOUNDARY • SUBDIVISION • ALTA • FLOOD • GPS

100' 0 100' 200'
SCALE IN FEET

PLAN QUALITY MANAGEMENT	
1) DRAWN/IN REVIEW	2) PROJECT MANAGER
3) CLOSURE	4) PE/PLS
5) CAD/SP/CHK	6) FINAL
JC	CTC
PAP	FGG/CTC
PAP	PAP

SUBDIVISION PLAN			
Shippee Schoolhouse Road & Brickhouse Road Killingly, Connecticut			
PREPARED FOR:	f	SCALE	DATE
		1"=100'	05/25/03
ACAD FILE	1737.DWG	JOB NO.	1737

COPYRIGHT 2004
 by CO-OPERATIVE Land Surveyors, LLC
 This product style and format is protected by
 Copyright and all rights are reserved. The use
 of this style and format is strictly prohibited
 without the written consent and permission of
 CO-OPERATIVE Land Surveyors, LLC.

I HAVE REVIEWED THE LIMIT OF INLAND WETLANDS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THOSE DELINEATED IN THE FIELD.

WILLIAM P. GREEN PH.D. SOIL SCIENTIST

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

CHARLES T. CAMP, L.S. # 14650

NO.	DATE	DESCRIPTION	BY
5	4/15/04	REVISED PER TOWN REVIEW	PAP
4	12/15/03	MAP CHECK-FINAL REVISIONS	PAP
3	7/28/03	REVISED PER TOWN REVIEW	PAP
2	6/23/03	REVISE LOTS 5 - 9	JAC
1	6/3/03	NDDH COMMENT DATED 5/23/03	PAP

