

- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
    - This survey conforms to a Class "A-2" horizontal accuracy.
    - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
    - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
    - Survey Type: Improvement Location Survey.
    - Boundary Determination Category: Resurvey.
  - Zone = Industrial.
  - Owner of record: Christopher Fallon  
459 Sawmill Hill Rd  
Sterling, CT 06377
  - Parcel is shown as Lot #70 on Assessors Map #217.
  - Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
  - North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
  - Wetlands shown were delineated in the field by Joseph Theroux Certified Soil Scientist, on 1/9/2024.
  - A closing line is a random line used for technical purposes. It is not to be construed as a boundary line. The closing line from A to B is N 22°17'58" E, 286.86'.

- MAP REFERENCE:**
- "Town of Killingly - Map showing land, easement & Rights of Access acquired from Alphonse J. Fraser by the State of Connecticut - Reloc. U.S. Route #6 - Scale: 1" = 40' - Date October 1950 - Revised to: March, 1954 - Prepared by The State of Connecticut." On file in the Killingly Land Records as Map # 389-G.

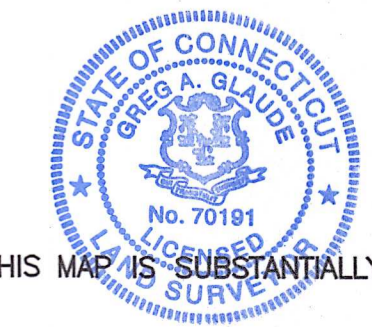
| DATE | DESCRIPTION |
|------|-------------|
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IMPROVEMENT LOCATION SURVEY  
SHOWING PROPOSED ADDITIONS  
PREPARED FOR  
**CHRISTOPHER FALLON**  
23 WAUREGAN ROAD (ROUTE 12)  
KILLINGLY, CONNECTICUT

**Killingly Engineering Associates**  
Civil Engineering & Surveying  
114 Westcott Road  
P.O. Box 421  
Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

|                      |               |
|----------------------|---------------|
| DATE: 12/14/2023     | DRAWN: AMR    |
| SCALE: 1" = 20'      | DESIGN: ---   |
| SHEET: 1 OF 1        | CHK BY: GG    |
| DWG. No: CLIENT FILE | JOB No: 20026 |

**RECEIVED**  
JAN 23 2024  
PLANNING & ZONING DEPT.  
TOWN OF KILLINGLY



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,  
*Greg A. Glaude* 1-24-2024  
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

**TABLE OF ZONING REQUIREMENTS**

| ZONE = INDUSTRIAL  | REQUIRED | PROVIDED    |
|--------------------|----------|-------------|
|                    | Lot Area | 50,000 S.F. |
| Front Yard Setback | 50'      | 48'*        |
| Side Yard Setback  | 25'      | 8'*         |
| Rear Yard Setback  | 30'      | 96'         |
| Building Height    | 50' Max. | 26'         |
| Lot Coverage       | 70% Max. | 7%          |

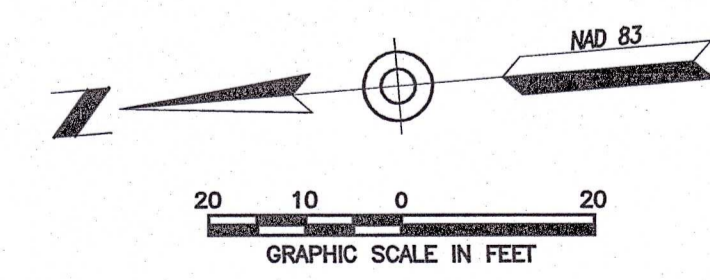
\* Variance required  
\*\* Existing condition—predates zoning

ANY CHANGES TO THESE PLANS WITHIN 200' OF WETLANDS OR WATERCOURSES MUST BE RESUBMITTED TO THE KILLINGLY INLAND WETLANDS AND WATERCOURSES COMMISSION FOR ITS APPROVAL.

THE APPLICANT WILL CONTACT THE KILLINGLY INLAND WETLANDS AND WATERCOURSES COMMISSION'S AGENT AFTER ALL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED, PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON THE PROPERTY.

APPROVED BY THE TOWN OF KILLINGLY INLAND WETLANDS COMMISSION

|          |      |
|----------|------|
| CHAIRMAN | DATE |
|          |      |



- LEGEND**
- IRON PIN FOUND
  - CHD MON. CHD MONUMENT FOUND
  - - - EXISTING CONTOURS
  - BUILDING SETBACK LINE
  - ..... 100 YEAR FLOOD LIMIT

K:\20026\Drawings\2024 - PROPOSED ADDITION\20026 ADDITION.dwg Jan 22, 2024 - 3:55 PM