



Town of North Stonington
Planning and Zoning Commission

Application for Staff Approval

Application Number: 21017 Receipt Date: 2/25/21 Fee: \$ 110 # 1248

ZP	AG	LND DIST	ACC	CU/CUSR	SFR	FR SPLIT	LLA
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Applicant: Name: Kyle B. Wilkinson
 Mailing Address: 55 Stillman Road
North Stonington, Connecticut 06359

Contact Info: Phone: 860-882-9319 E-mail: kyle@wilkinsonlawfirmllc.com

Owner of Record: Name: Kyle B. Wilkinson
 Mailing Address: 55 Stillman Road
North Stonington, Connecticut 06359

Phone: 860-810-6337 E-mail: kyle@wilkinsonlawfirmllc.com

Property Location: 0 Providence New London Turnpike

Assessor Parcel Information: Map: 117 Lot: 3029 Deed Vol/Pg: 222/535

Zoning District of Property: R60 **Restrictive Overlay Area:** (See Chapter 7)
R40 - R60 - R80 - C - HC - I - ED-RC N/A - VPO - WSPO - SUO

Specific Use as Listed under Zoning District in Regulations: Farmstand / AG
Detail of Use Requested: Farmstand 10 x 20 Agricultural Use

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

February 24, 2021
 Date *Kyle B. Wilkinson*
 Signature (Property Owner of Record)

For Office Use Only:
 Disposition and action taken by the Inland Wetlands Commission or Insignificant and Rights of Use Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years form date of issuance as long as work has commenced)

Signature of IWC Chairman or WEO: _____ Date: _____

The above stated proposal is hereby certified to () comply () not comply with the Town of North Stonington Zoning Regulations. (Zoning Permit is Valid for 1 year from issuance See Sect. 1201(F))

Signature of PZC Chairman or ZEO: _____ Date: _____

Town of North Stonington

Geographic Information System (GIS)



Date Printed: 2/24/2021



R60 Farmstand front setback 40' (from CTDOT ROW) side setback 20'

MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of North Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet



Exhibit A

Legal Description

All that certain piece or parcel of land situated on the north-westerly side of Connecticut Route 184, the Providence New London Turnpike, so-called, consisting of a cedar swamp in the Town of North Stonington, County of New London and State of Connecticut, more particularly bounded and described as follows:

Northerly and easterly by land formerly of Charles Vincent and presently by lands of Louise Farnum and lands of Pearl A. Farnum et al, in part by each; southerly by Connecticut Route 184, the Providence New London Turnpike, so-called, and westerly by land formerly of Joseph Larkin, and presently land of George A. Maggs, and land of Pearl A. Farnum et al, in part by each.

Being known as the Turnpike Cedar Swamp and described as Fifth Parcel, Tract VII in the quit claim survivorship deed of B. Ripley Park, Jr. a/k/a Burrows Ripley Park, Jr., a/k/a Burrows R. Park, Jr. to B. Ripley Park and Theresa S. Park dated May 23, 1963 and recorded May 24, 1963 in Volume 31, Page 365 of the Land Records of the Town of North Stonington.

The interest of B. Ripley Park vesting in Theresa S. Park by virtue of a survivorship tax certificate dated May 19, 1978 and recorded May 19, 1978 in Volume 52, Page 690 of the Land Records of the Town of North Stonington.

Said premises are subject to the following:

(A) The provisions of all ordinances, municipal regulations and public laws, including the Planning and Zoning Regulations, the Inland Wetland Regulations of the Town of North Stonington, including if applicable any flood hazard designation of the State of Connecticut and the United States of America.

(B) Real property taxes assessed in respect thereto by the Town of North Stonington on the list of October 1, 1980 and unpaid at the time of delivery of the deed which the Buyers, by acceptance of the deed, assume and agree to pay.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
WILKINSON WAYNE M & PAMELA B		Rolling		Paved		Description	Code	Appraised Value	Assessed Value
55 STILLMAN RD						VAC RS LN	5-1	7,600	5,320
NORTH STONINGTON, CT 06359		SUPPLEMENTAL DATA Other ID: 255/20/ New Acreage 6.31 ACC GIS03 5.73 A Other ID 6130 122 Esmt Row Census Tract 7071 GIS ID: 3029 Cnsv Restr Open Space Callback Survey Old Prcl ID 117/2741/58/3029 ASSOC PID#							
Additional Owners:									
						Total:		7,600	5,320

6102
NORTH STONINGTON, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
WILKINSON WAYNE M & PAMELA B		56/ 332	06/26/1981			0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	5-1	5,320	2015	5-1	5,320	2014	5-1	5,390
								Total:		5,320	Total:		5,320	Total:		5,390

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Comm. Int.
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0400/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	7,600
Special Land Value	0
Total Appraised Parcel Value	7,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	7,600

NOTES							

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									09/11/2015			MM	51	Exterior Field Review
									07/07/2011			SBS	94	
									02/23/2000			AH	00	Measured & Listed
									07/06/1990	X		DC	10	Measu/LtrSnt Letter Se
									12/15/1989			TD	00	Measured & Listed

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc			
1	1320	UNBUILDABLE VACA	R60		540		60,000 SF	1.22	1.0000	4	1.0000	0.05	0400	0.88	WET/TOPO/SWAMP			1.07		3,200
1	1320	UNBUILDABLE VACA	R60				4.35 AC	5,000.00	1.0000	0	1.0000	0.20		0.00	WET/TOPO/SWAMP			1.00		4,400
Total Card Land Units:							5.73 AC	Parcel Total Land Area: 5.73 AC							Total Land Value:				7,600	



Town of North Stonington, CT

Property Listing Report

Map Block Lot

117-3029

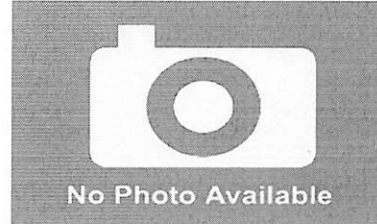
Account

W4945200

Property Information

Property Location	PROV N L TPKE
Owner	WILKINSON KYLE B
Co-Owner	
Mailing Address	55 STILLMAN RD NORTH STONINGTON CT 06359
Land Use	1320 UNBUILDABLE VACANT
Land Class	R
Zoning Code	R60
Census Tract	7071
Sub Lot	
Neighborhood	0400
Acreage	5.73
Utilities	
Lot Setting/Desc	Rural Wetland
Survey Map	
Additional Info	

Photo



Sketch

Primary Construction Details

Year Built	
Stories	
Building Style	
Building Use	
Building Condition	
Floors	
Total Rooms	

Bedrooms	
Full Bathrooms	
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	
Roof Cover	

Exterior Walls	
Interior Walls	
Heating Type	
Heating Fuel	
AC Type	
Gross Bldg Area	
Total Living Area	



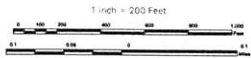
Map Number: 117

THIS MAP IS PREPARED FOR THE INTEREST OF REAL PROPERTY OWNERS AND OTHERS WHO ARE INTERESTED IN THE TOWN OF NORTH STONINGTON, CONNECTICUT. THE TOWN ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE ACCURATE AND CORRECT. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED ON THIS MAP.

Town of North Stonington Connecticut
 Planimetric Data and Property Maps 2019



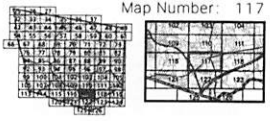
PROFESSIONAL SEAL
 TOWN ENGINEER
 NORTH STONINGTON, CONNECTICUT
 11/19/2019



- Property Line
- Property Line Along Water
- Parcel in Dispute
- Town Line
- State Line
- ROW / Easement
- Surveyed Wetland
- Parcel Hook and Sub Lot

- Building / Street No.
- Exempt Property
- Record Di (eas) on
- Surveyed Acreage
- Computed Acreage
- Wall / Fence

- Deciduous Tree
- Evergreen Tree
- Vegetation
- Water
- Swamps
- Roads, Driveways, Trails, Flat Areas and Structures



Map Produced: November 2019



10X20 E-Z Frame Standard Structure Assembly Instructions

This kit includes:

- (12) 90 Degree Brackets
- (33) 120 Degree Brackets
- (38) I or 30 Degree Brackets
- (54) T Brackets

To complete your structure project you will need to purchase:

(81) 2X2 lumber - commonly known as a 2X2 – actual dimensions vary slightly from store to store. When purchasing your lumber it is a good idea to take one of your brackets along to verify that the lumber you are purchasing will fit your bracket correctly. You do not want the lumber to fit too loosely or too snugly. 2X2 lumber can come in pine, cedar, redwood or treated lumber. Treated lumber, redwood or cedar is best if planning to place your structure directly on the ground. Typically when buying 2X2 lumber, it is best to buy it in a bundle that is still strapped instead of loose lumber and let it sit for a couple of days to finish drying out before you cut the straps because pine lumber tends to twist if it has not finished drying yet. If buying unbundled boards just be sure to glance down the end of each board to make sure it is straight and does not have any bows in it before buying it.

(600) 1 ¼" wood screws

(6) Hinges (Be sure to buy a size hinge that will support the weight of your door)

(2) Door Latch

- Materials needed to cover your structure depending on use. This can be plastic, tarps, glass. Chicken wire, siding or metal. Or use your imagination!

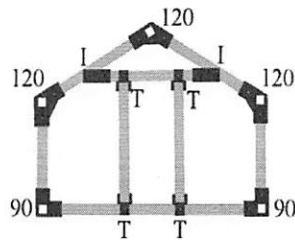
Tools needed to complete structure:

- Table saw or skill saw
- Screw Gun, Drill with Phillips bit or a Phillips screwdriver (please keep in mind there are a lot of screws needed to fasten brackets so an electric screw driver of some sort would make the project much easier)
- Level
- Measuring tape

Assembly Instructions:

Step 1: Please make sure to read all the assembly instructions before starting your project.

Step 2: Identify all your brackets so you know which bracket goes where. The diagram below shows which bracket is used for which area of your project.



Please note: When assembling make sure brackets are facing the directions shown in this diagram.

Step 3: Measure and cut your lumber. Cut your lumber using a skill or table saw. All cuts are straight cuts – no angle cuts. If you are not a saw person – many local and main chain lumberyards will cut your lumber for you for free or a minimal charge. Cut your lumber as follows:

Note: As you measure and cut your lumber (done easily with a chop saw), please make sure you label each piece with the corresponding letter on your lumber cut list as this makes it easier to tell apart and assemble later. Wait to cut boards H, E and G until structure is complete to adjust door as needed.

Out of an 8' piece of lumber cut:

A = (22 ea) at 5' - 5 9/16"

B = (11 ea) at 7' - 0"

C = (22 ea) at 5' - 10"

D = (4 ea) at 4' - 10"

H = (4 ea) at 6' - 1 3/4"

K = (6 ea) at 6' - 1 1/4"

M = (10 ea) at 7' - 0"

N = (5 ea) at 6' - 0"

Out of remaining lumber cut:

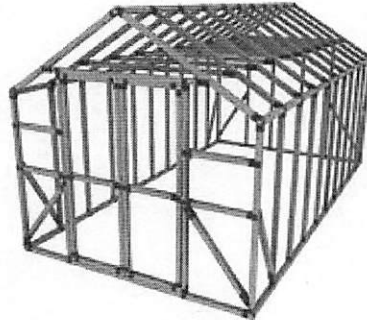
E = (4 ea) at 2' - 2 1/2"

G = (6 ea) at 2' - 1 1/4"

L = (8 ea) at 2' - 7 1/2"

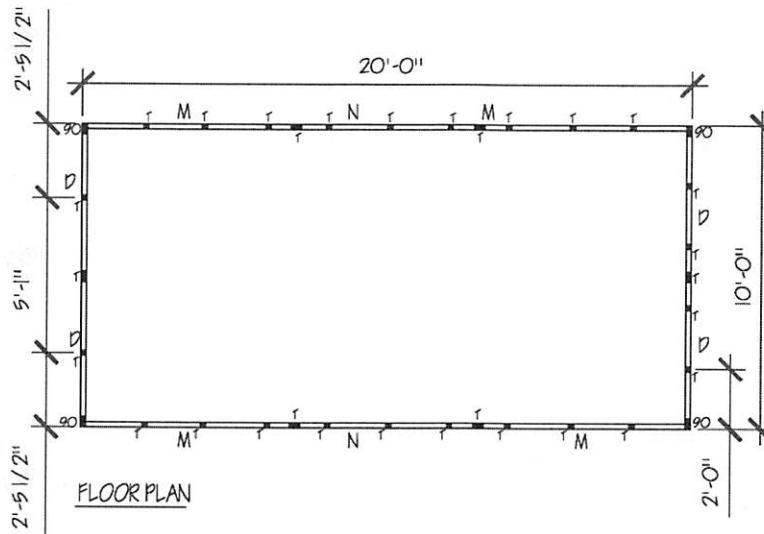
Assemble your structure:

Below is a diagram of an assembled structure. Your structure should look like this once assembled.



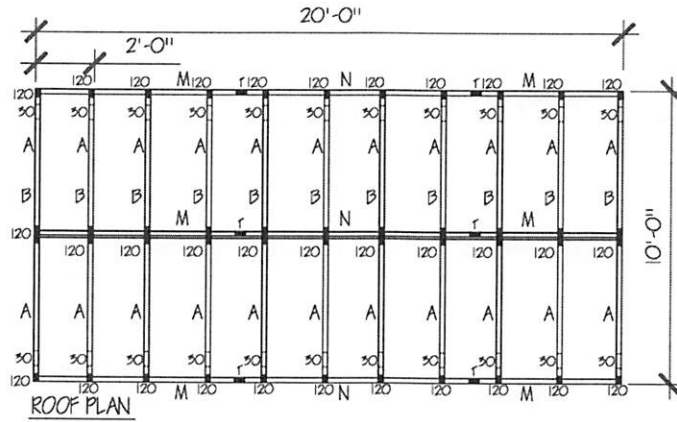
Note: When assembling your structure make sure you put a screw in each hole in each bracket to make sure your structure is rigid and solid when completed.

Step 4: Lay out your base first using your 90 degree brackets. Make sure (VERY IMPORTANT) that you face the brackets the way they are shown in the diagrams above. Failure to do this may make some measurements off later in assembly and the structure not go together properly. Layout your brackets and lumber for your base per the floor plan diagram below. Only put a single screw in piece of lumber on the door side of the building as you may have to adjust the studs to make sure the door fits correctly depending on the size hinges you will be using.

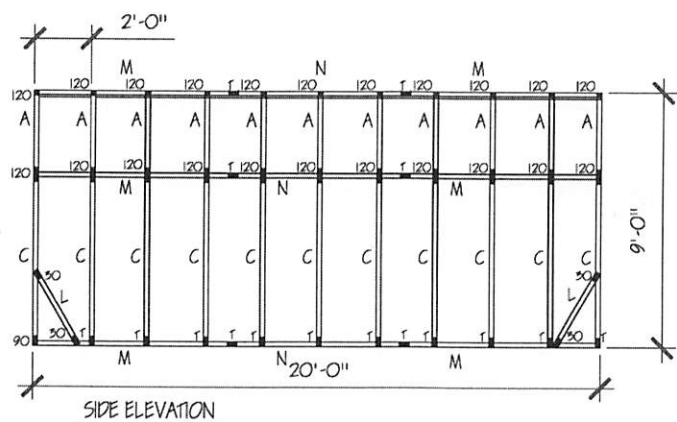


Step 5: Next assemble your roof trusses. It is typically easier to assemble them on the ground and then put them in to place on the stud walls. Make sure you use a level for the bottom of the truss (letter B) so they are level or

measure down from the ridge bracket down each truss board. Failure to do this may push the truss out and cause it not to fit. Layout your roof as shown in the roof plan diagram below.



Step 6: Next you can either add each of the stud wall pieces or assemble them all together on the ground and fit them in the base at once. Make sure you measure and evenly space all the brackets top and bottom. Next add your angled corner bracing to make your structure solid and rigid so you can add your trusses. Add your trusses to the top of each stud. When adding your trusses make sure the 120 degree ridge brackets are all facing the same direction so you will be able to add your ridge board. Add your ridge and top side wall boards by sliding them through the brackets and screwing them in to place. Make sure to measure again so all the boards are space evenly. Please see side elevation diagram below.



Step 7: Add boards K to rear elevation as shown in rear elevation diagram below by sliding T brackets in to place first then adding studs, measuring do they are equally spaced and finally screwing them in to place.

amount of material needed for the front and rear of the structure measure the base for your width and then measure from the base to the top of the ridge for your height.

Math hint: Measure the length and width of each section and then multiple those together to determine the sqft needed per section to cover that. Add each section of like materials together to determine the total amount of sqft you will need of that material.

Step 10: Stand back and admire your work!

Thanks for ordering E-Z Frames!

If you have any questions regarding your structure, please feel free to visit us at our website: www.ezframeup.com.



E-Z Frame Structures & Shelters LLC

E-Z Frame Structures & Shelters LLC and E-Z Frameup.com are not responsible for any harm or damages to the structure or person as a result of misuse of the product or alteration of the design or design by someone other than E-Z Frameup.com or E-Z Frame Structures & Shelters LLC. If you are unsure of the proper use of our brackets or structure kits, please contact us.

To be sided with pine shiplap boards



received
3/3/21

Ian T. Cole
Professional Registered Soil Scientist / Professional Wetland Scientist
PO BOX 619
Middletown, CT 06457
itcole@gmail.com
860-514-5642

April 3, 2021

Mr. Klye Wilkinson
55 Stillman Road
North Stonington

RE: Wetland Delineation prepared for IWWC Application #21-017, 10 X 20 Farm Stand for Agricultural Use, Tax Map #117, Lot #3029, New London Turnpike (aka. Rte. 184) North Stonington.

Dear Mr. Wilkinson:

At your request, I completed a wetland survey of the above referenced 5.73 +/- acre parcel. The purpose of this survey is to document all on-site jurisdictional wetlands and watercourses.

Wetland Delineation Methodology

A soil survey / wetland delineation was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of North Stonington or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

Wetland Delineation

An on-site soil survey was completed on April 3, 2021 to examine the upper 20" of the soil profiles for the presence of hydric soil conditions and delineate any wetland and/or watercourse boundaries located on the property. The wetlands on the subject property are classified as an Atlantic White Cedar Swamp. The wetlands are very well-defined following a distinct break in slope where

Figure 1: Wetland Sketch Plan



Wetland conditions quickly give rise to well-drained soils and upland vegetation. This wetland formed in trapped organic material that occupies the low-lying land within this textbook example of a kettle hole landform. Sequentially numbered wetland flags, 1 to 16 represent the wetland limits as flagged in the field. Figure-1 illustrates the approximate flag locations. The provided figures are for planning purposes and the wetland delineation I completed is subject to nuanced refinements based on the surveyed field location of the 2021 wetland flagging.

The buildable upland on the property occurs on the shoulder of the west bound lane of New London Turnpike (Photo 3). The uplands have been cleared after receiving heavy tree damage and blowdown from a severe storm in the summer of 2021. Nearly the entirety of the available buildable uplands is within the 100-foot upland review area (URA).

PCW 10/21/21



Photo 1: Wetland Boundary at Toe-of-Slope



Photo 2: View of Property Facing West

Wetland Delineations

Wetland Evaluations

Soil Evaluations

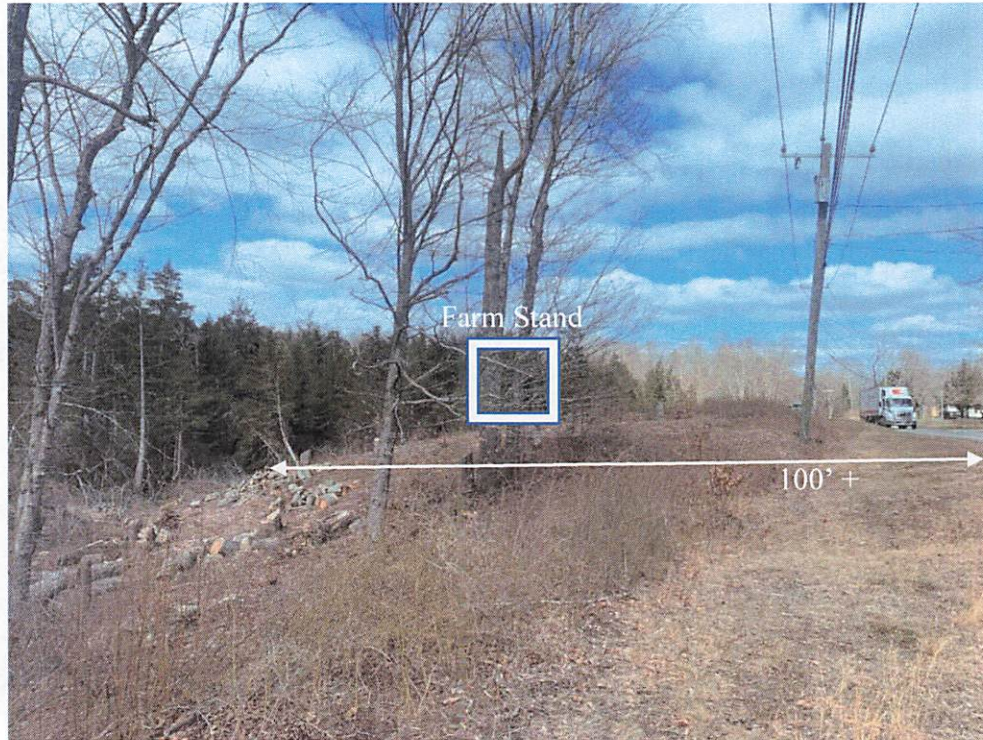


Photo 3: View of Property Looking East

Soil Survey

The soils identified on the site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil survey (Figure 2). The wetland soils are mapped and classified as belonging to the Catden and Freetown (17 & 18) mucks soil series. These deep organic soils are common of large, isolated kettle hole landforms. The upland soil series belong to excessively well drained Hinkley sands and gravels. Hinkley (38) soils pose a low erosion risk as stormwater runoff in these soils is minimal due to the extremely sandy soils ability to quickly infiltrate.

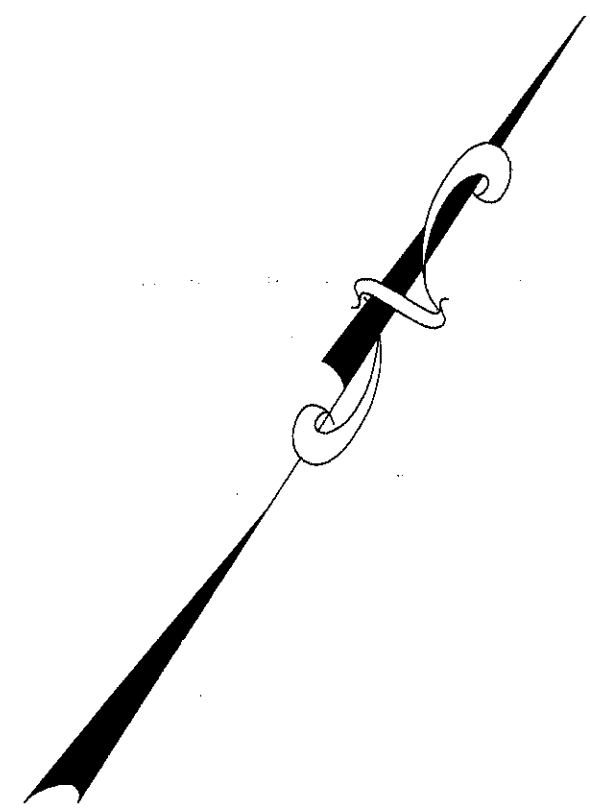


Figure 2: Site Soil Survey

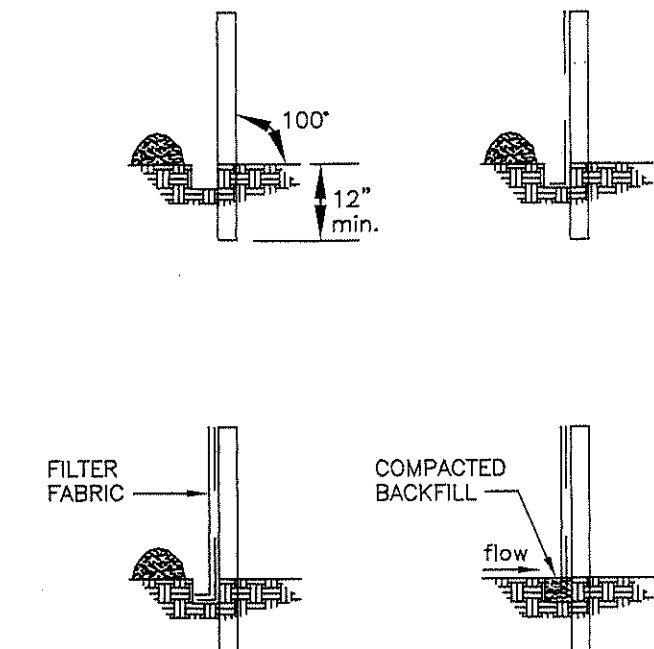
If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642

Sincerely,

Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006



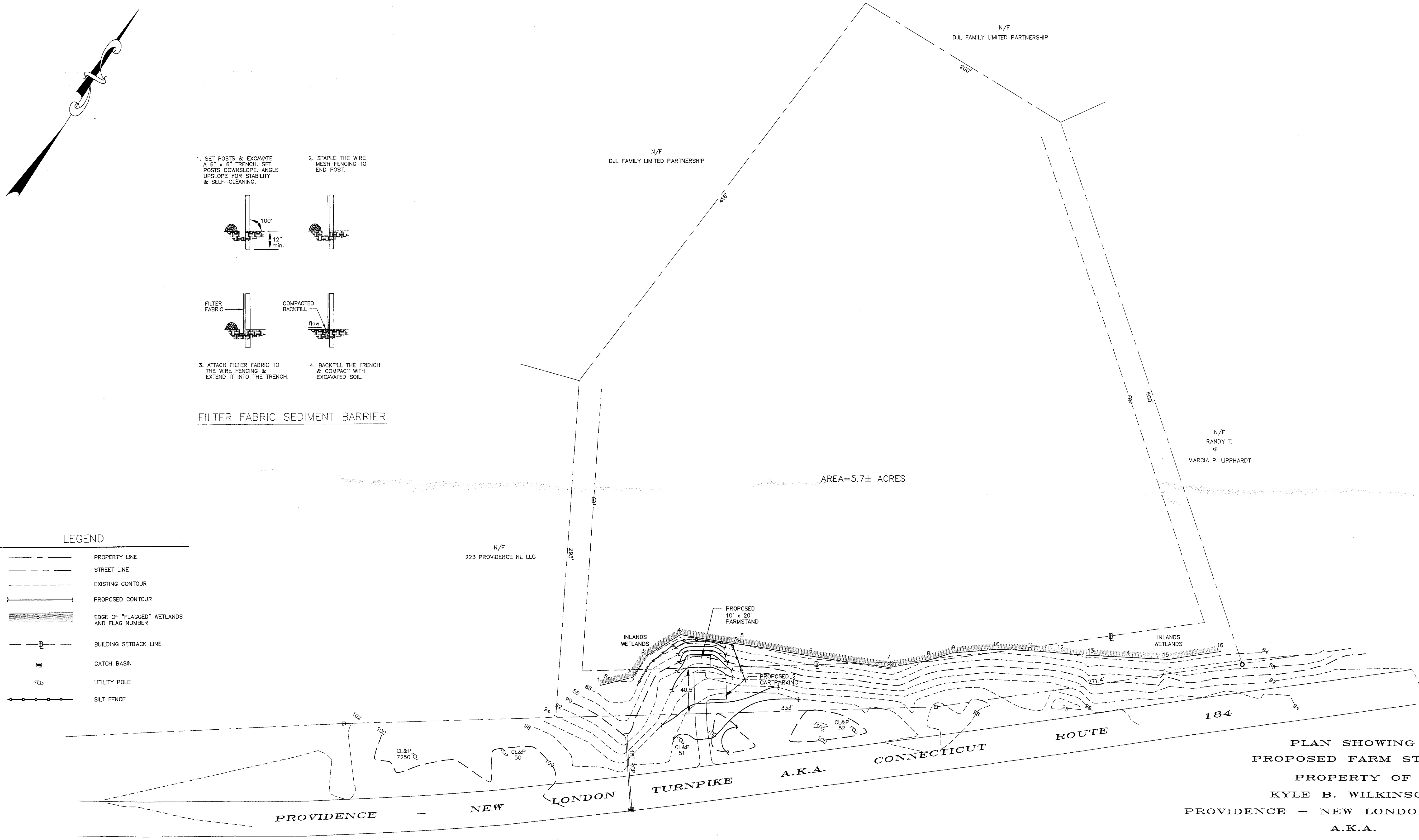
1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWNSLOPE ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.
2. STAPLE THE WIRE MESH FENCING TO END POST.
3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.
4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.



FILTER FABRIC SEDIMENT BARRIER

LEGEND

	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EDGE OF "FLAGGED" WETLANDS AND FLAG NUMBER
	BUILDING SETBACK LINE
	CATCH BASIN
	UTILITY POLE
	SILT FENCE



AREA=5.7± ACRES

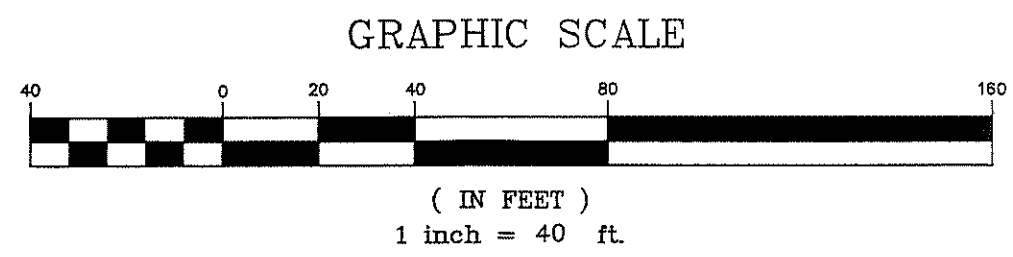
PLAN SHOWING
 PROPOSED FARM STAND
 PROPERTY OF
 KYLE B. WILKINSON
 PROVIDENCE - NEW LONDON TURNPIKE
 A.K.A.
 CONNECTICUT ROUTE 184
 NORTH STONINGTON, CONNECTICUT
 SCALE: 1"=40'
 MAY 2021

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
 THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

 IAN COLE
 SOIL SCIENTIST

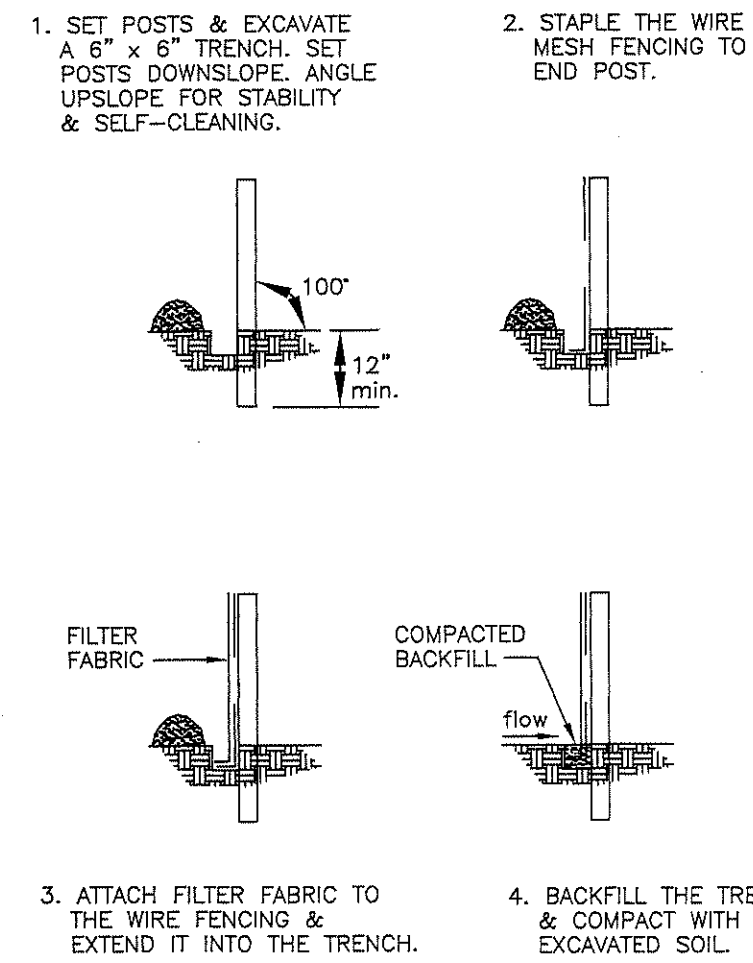
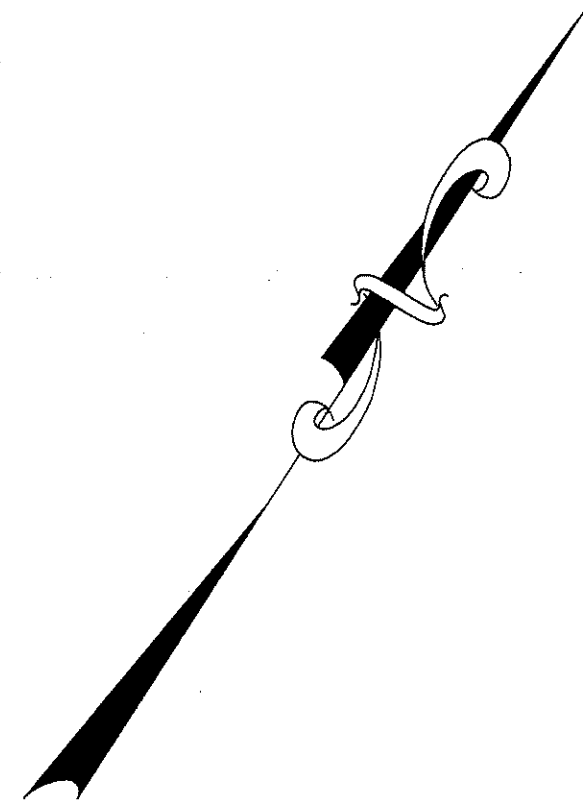
DIETER & GARDNER
 LAND SURVEYORS • PLANNERS
 1641 CONNECTICUT ROUTE 12
 P.O. BOX 335
 GALES FERRY, CT. 06335
 (860) 464-7455
 EMAIL: DIETER.GARDNER@SNET.NET



THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

© THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
 JOB# 21-019.DWG FBK#314

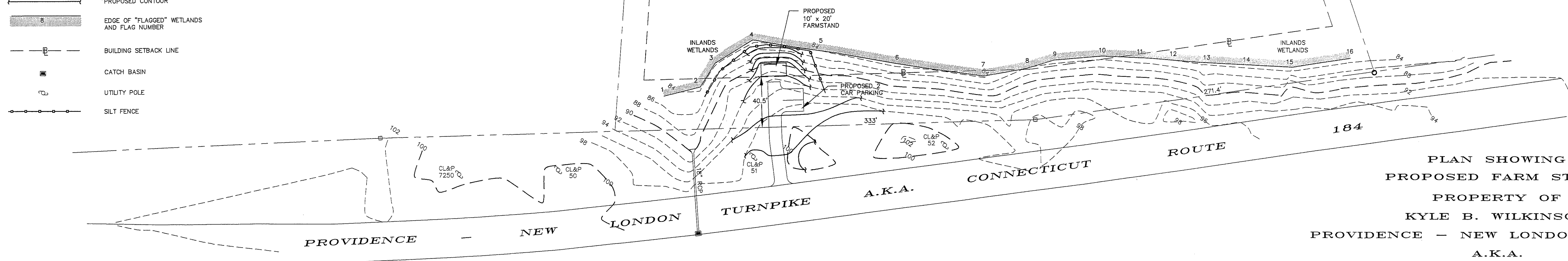
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENACTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D", TOPOGRAPHIC ACCURACY TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN.
 TITLE: LAND SURVEYOR CT No. 14208
 DATE: MAY 4, 2021



FILTER FABRIC SEDIMENT BARRIER

LEGEND

	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EDGE OF "FLAGGED" WETLANDS AND FLAG NUMBER
	BUILDING SETBACK LINE
	CATCH BASIN
	UTILITY POLE
	SILT FENCE

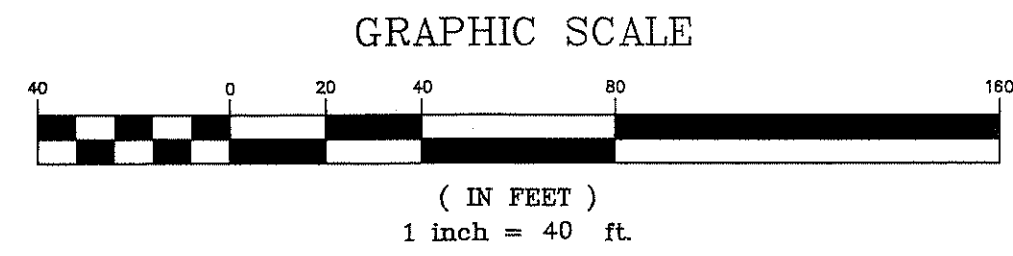


PLAN SHOWING
 PROPOSED FARM STAND
 PROPERTY OF
 KYLE B. WILKINSON
 PROVIDENCE - NEW LONDON TURNPIKE
 A.K.A.
 CONNECTICUT ROUTE 184
 NORTH STONINGTON, CONNECTICUT
 SCALE: 1"=40'
 MAY 2021

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Jan Cole
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 GALES FERRY, CT. 06335
 (860) 464-7455
 EMAIL: DIETER.GARDNER@SNET.NET

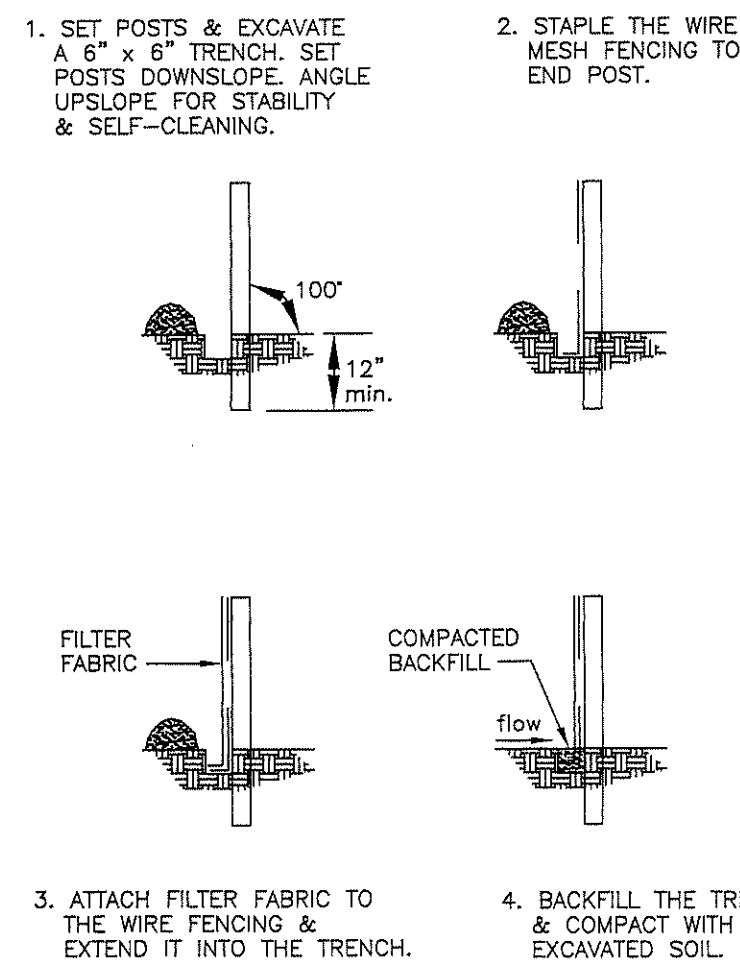
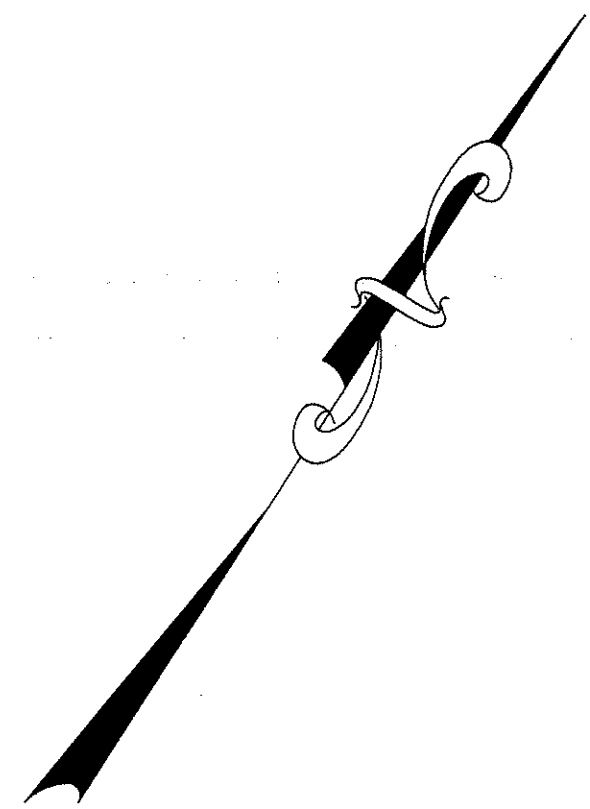


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 TITLE: LAND SURVEYOR CT No. 14208
 DATE: MAY 4, 2021

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 JOB# 21-019.DWG FBK#314

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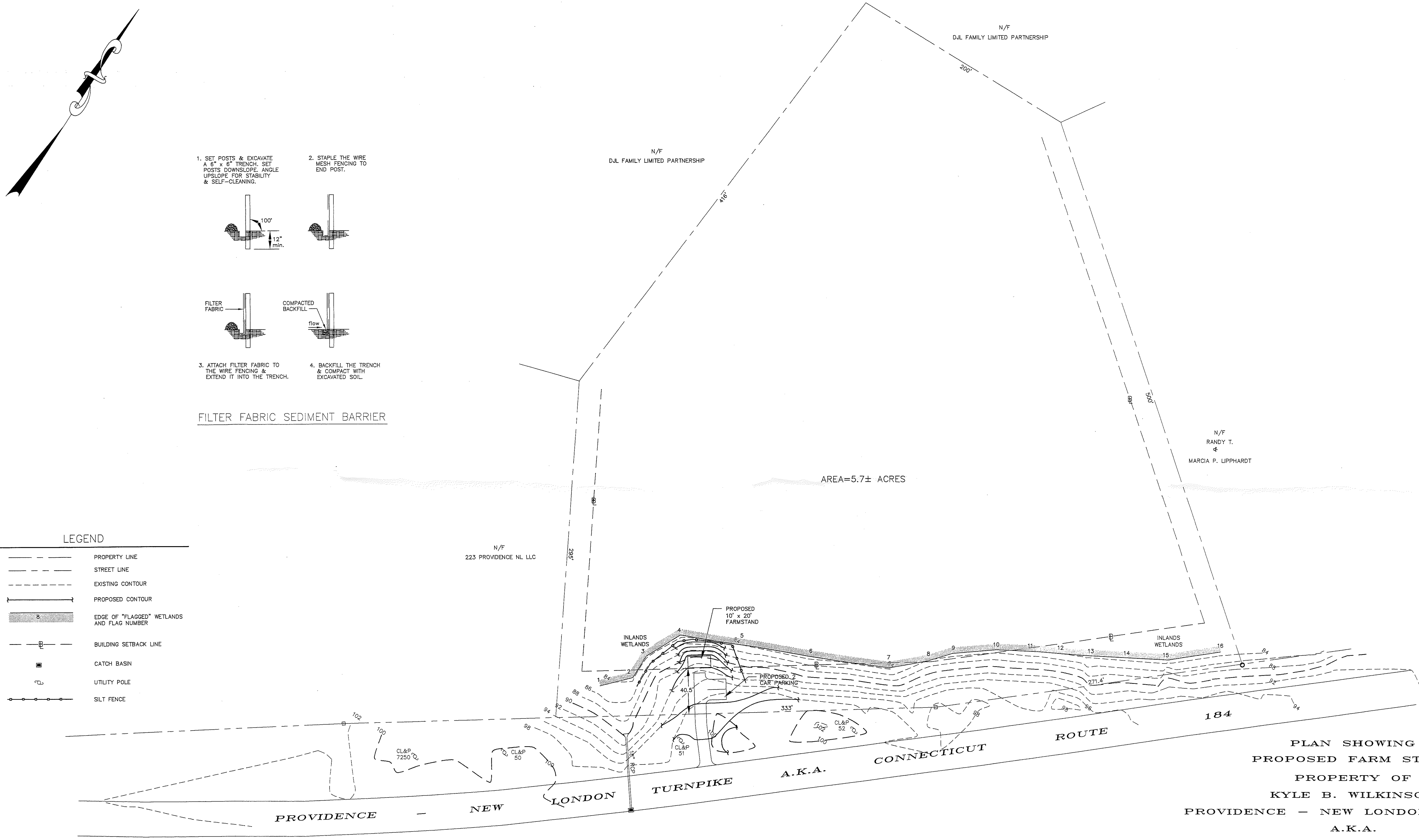
Received
 3/3/21



FILTER FABRIC SEDIMENT BARRIER

LEGEND

	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EDGE OF "FLAGGED" WETLANDS AND FLAG NUMBER
	BUILDING SETBACK LINE
	CATCH BASIN
	UTILITY POLE
	SILT FENCE



AREA=5.7± ACRES

N/F
RANDY T.
MARCIA P. LIPPHARDT

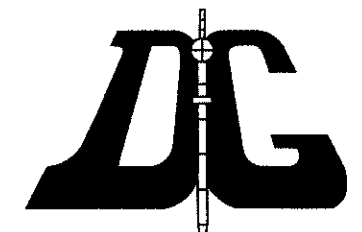
N/F
223 PROVIDENCE NL LLC

PLAN SHOWING
PROPOSED FARM STAND
PROPERTY OF
KYLE B. WILKINSON
PROVIDENCE - NEW LONDON TURNPIKE
A.K.A.
CONNECTICUT ROUTE 184
NORTH STONINGTON, CONNECTICUT
SCALE: 1"=40'
MAY 2021

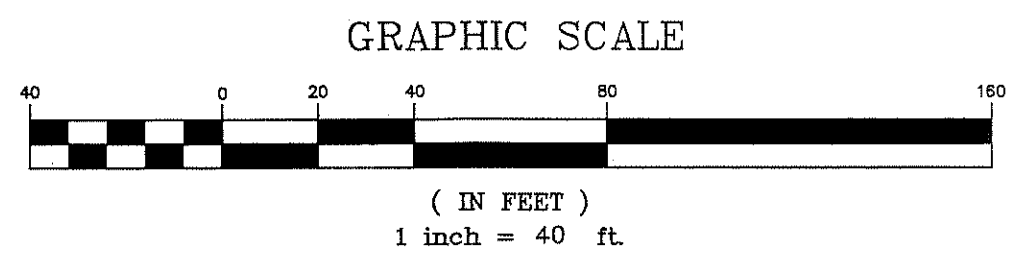
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

Jan Cole
IAN COLE
SOIL SCIENTIST



DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@SNET.NET



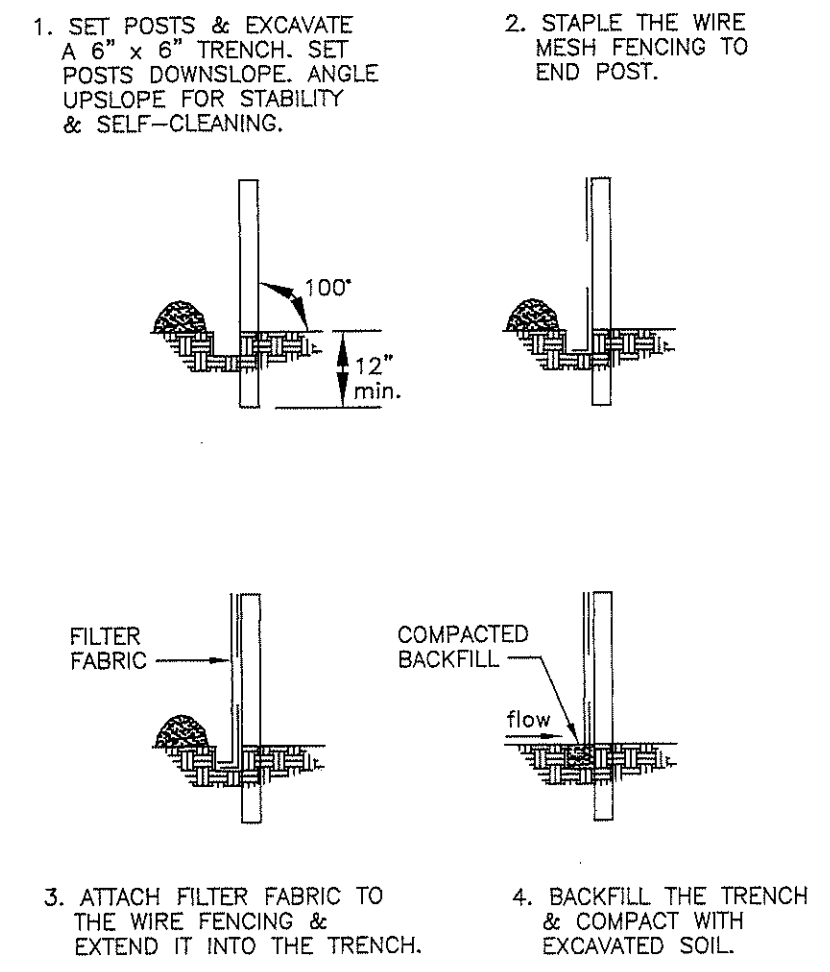
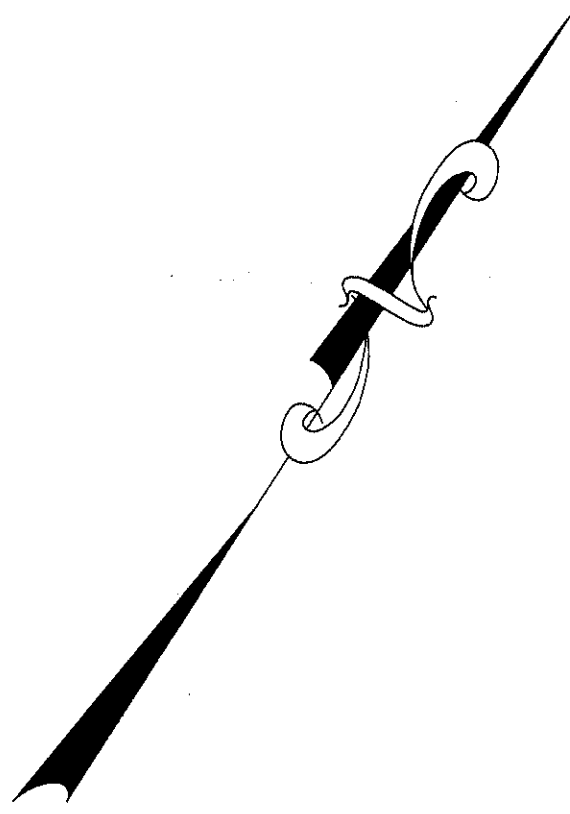
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DATE: MAY 4, 2021

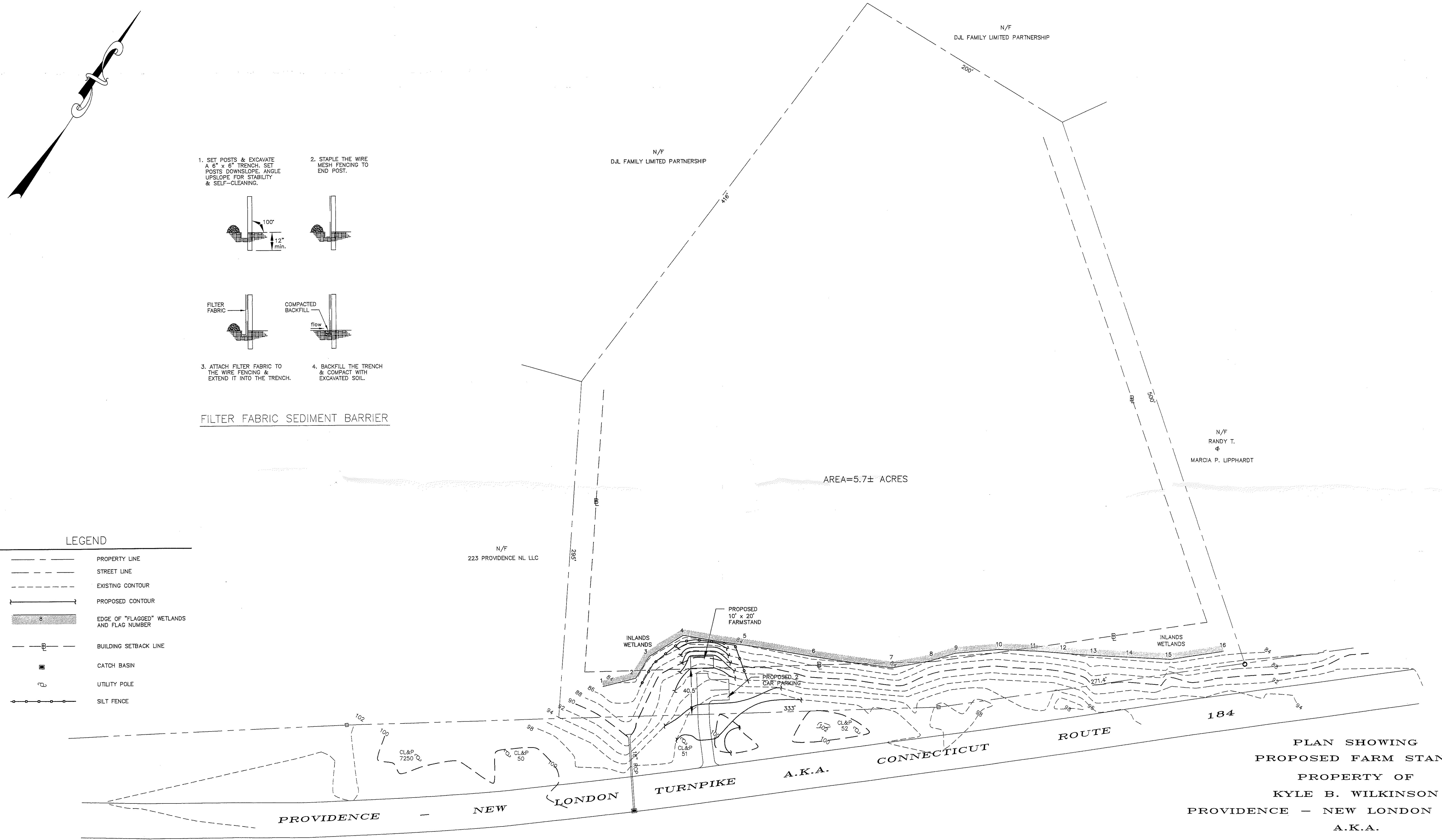
receive
3/15/21



FILTER FABRIC SEDIMENT BARRIER

LEGEND

	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EDGE OF "FLAGGED" WETLANDS AND FLAG NUMBER
	BUILDING SETBACK LINE
	CATCH BASIN
	UTILITY POLE
	SILT FENCE



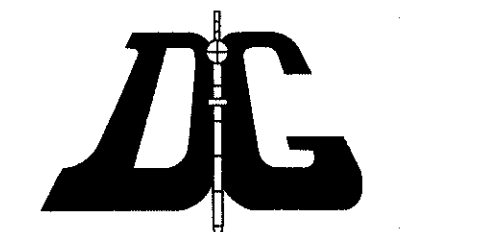
AREA=5.7± ACRES

PLAN SHOWING
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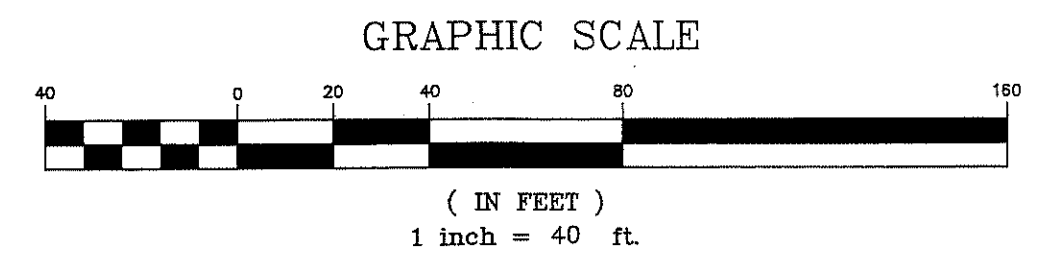
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