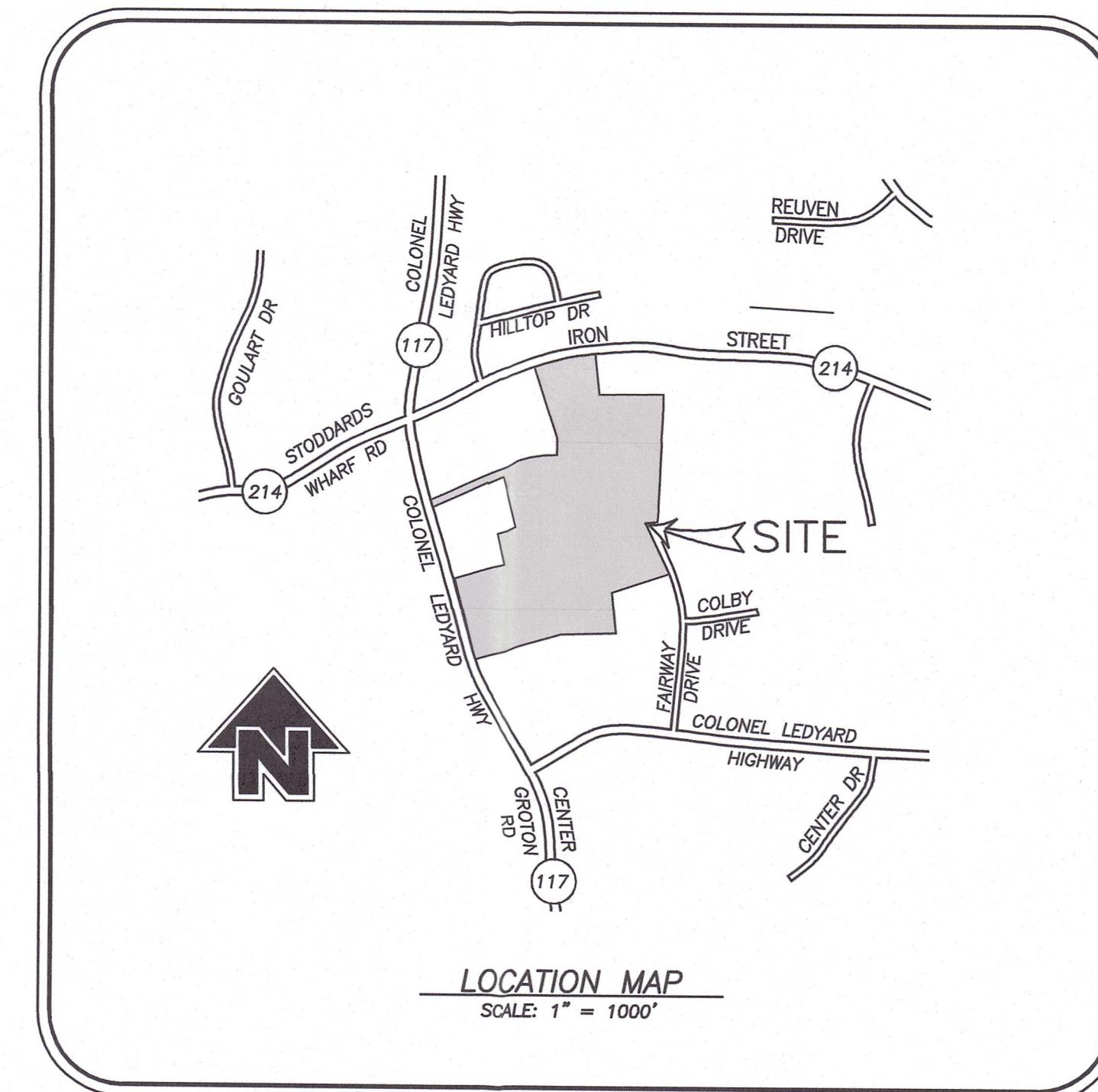


PROPOSED HOUSING DEVELOPMENT

740 COLONEL LEDYARD HIGHWAY (CT RT 117) & IRON STREET (CT RT 214)
LEDYARD, CONNECTICUT

PREPARED FOR:
ACRONOM MASONRY, INC

LEGEND	
○	IRON PIN FOUND
□ CHD	CHD MONUMENT POINT
□ PNT	SIGN
LP	LIGHT POLE
Ø	UTILITY POLE
WG	WATER GATE
GG	GAS GATE
HYD	FIRE HYDRANT
CB	CATCH BASIN
MH	MANHOLE
—100—	EXISTING CONTOURS
—#—	INLAND WETLANDS FLAG
~~~~~	STONE WALL

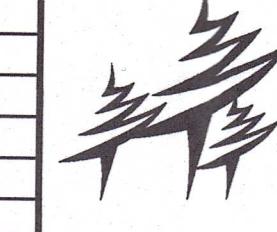


BEFORE YOU DIG  
CALL BEFORE YOU DIG  
AT LEAST TWO FULL BUSINESS DAYS  
BEFORE DIGGING OR DISTURBING EARTH  
DIAL 811 OR 1-800-922-4455

APPROVED BY THE TOWN OF LEDYARD PLANNING & ZONING COMMISSION	
CHAIRMAN	DATE
Expiration Date	DATE

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
3/10/2025	PER PLANNER REVIEW
3/11/2025	PER STAFF COMMENTS

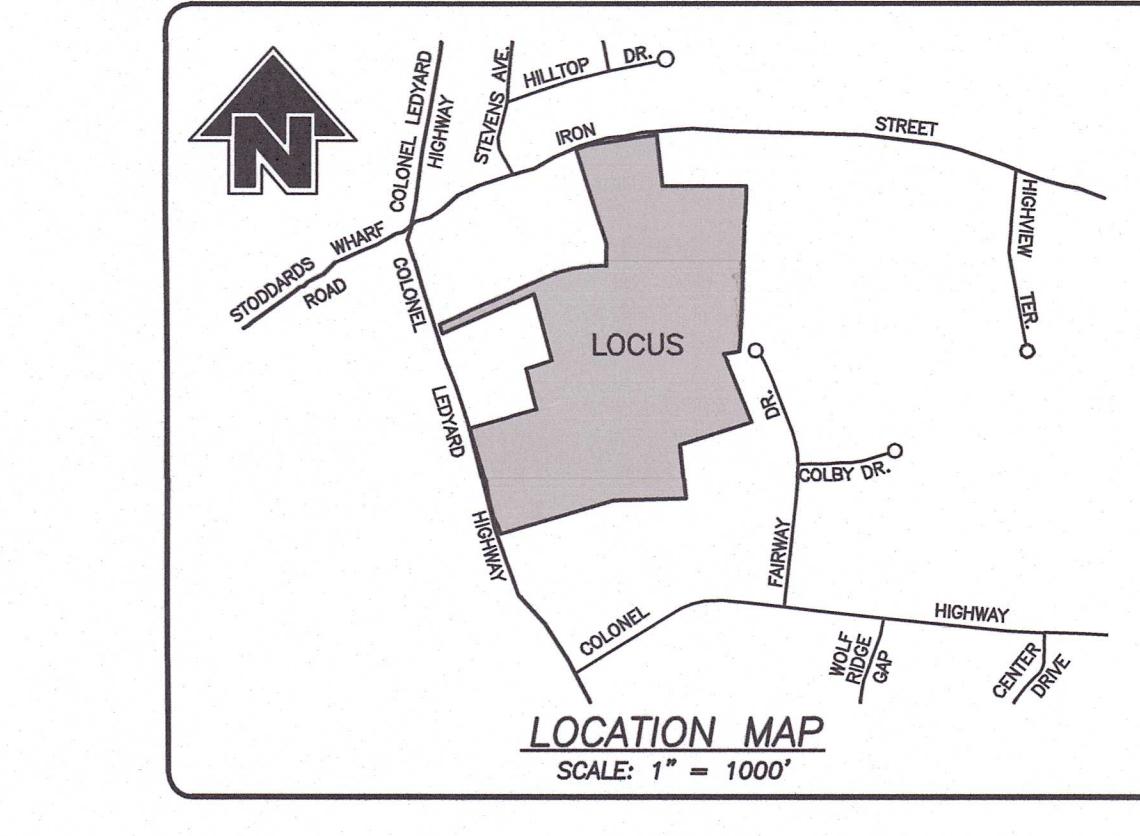
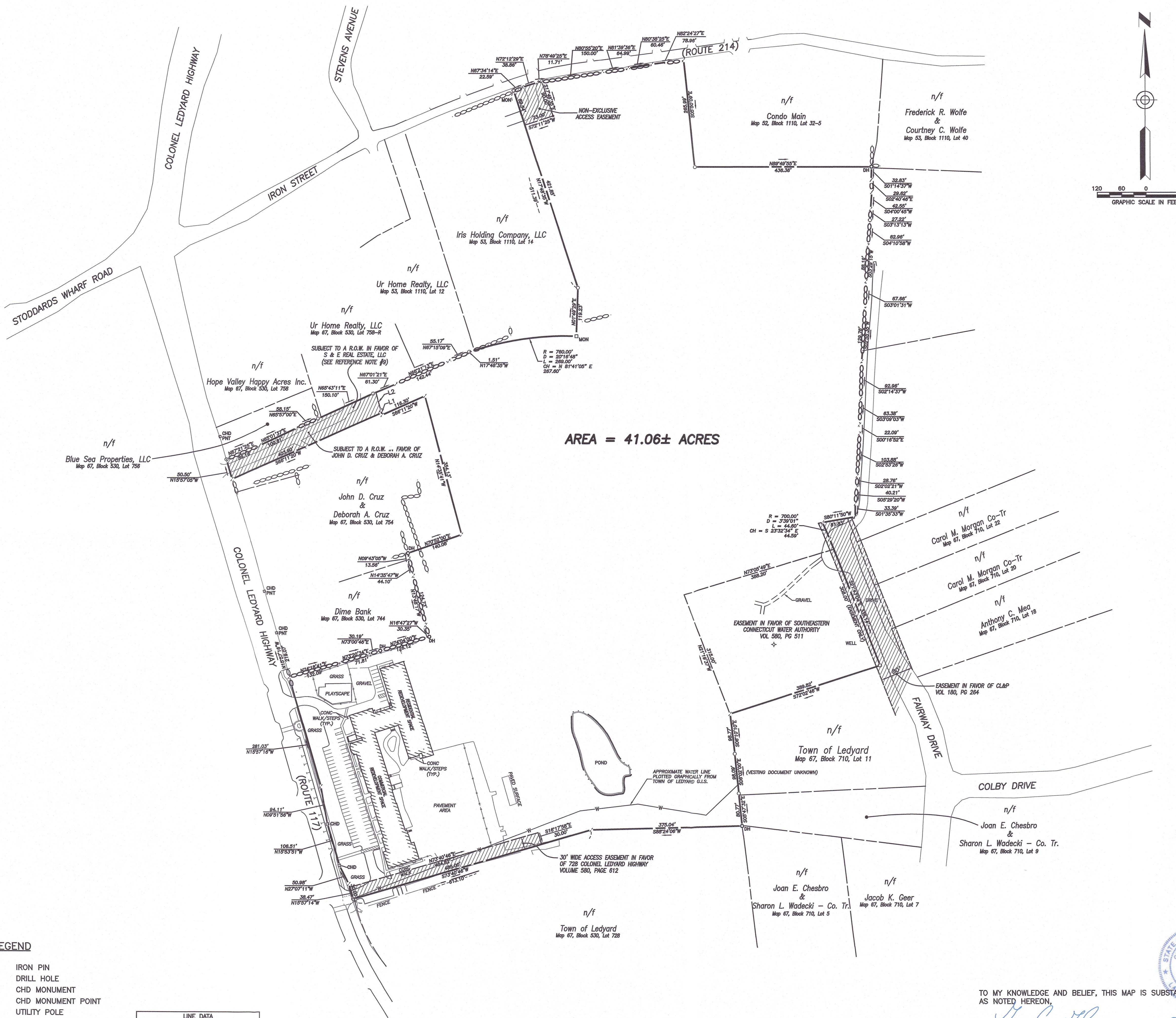
**Killingly Engineering Associates**  
Civil Engineering & Surveying  
  
114 Westcott Road  
P.O. Box 421  
Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

OCTOBER 15, 2024



*Normand Thibeault Jr.* 03/11/2025  
Normand Thibeault, Jr., P.E. No. 22834 DATE

RECEIVED  
MAR 12 2025  
Land Use Department  
FD# 17  
SHEET 1 OF 4  
JOB NO: 23038



## NOTES:

1. 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, 1998, Amended October 26, 2018;

- This survey conforms to a Class "D" horizontal accuracy.

- Survey Type: Compilation Plan.

"This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose."

- Boundary Determination Category:  
Along existing deed lines = Resurvey.  
Along proposed deed lines = Original Survey.

2. Zone = LCDD.

3. Owner of record: Ledyard Center, LLC.  
80 Industrial Park Access Road  
Middlefield, CT 06455  
See Volume 635, Page 667

4. Parcel is shown as Lot #740, Block 530 on Assessors Map #67.

5. 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.

6. Property is not in a Coastal Area Management Zone

7. Property is not located in a Flood Hazard Area per FEMA Flood Map #F09011C0359G, Dated 7/18/2011

8. The subject property is served by public water and on-site septic

## MAP REFERENCES:

1. "Property Survey - Property of - Ledyard Center, LLC - 740 Colonel Ledyard Highway - Ledyard, Connecticut - Scale: 1" = 60' - Date: September 2022 - Sheet 1 of 2 - Prepared by: DGT Associates".

2. "Property Survey - Property of - Ledyard Center, LLC - 26 Iron Street Ledyard, Connecticut - Scale: 1" = 60' - Date: September 2022 - Sheet 2 of 2 Prepared by: DGT Associates".

03/10/2025	PER PLANNER COMMENTS
02/07/2025	PER STAFF REVIEW
DATE	DESCRIPTION
	REVISIONS

## PROPERTY SURVEY

PREPARED FOR

LEDYARD CENTER, LLC

COLONEL LEDYARD HIGHWAY (RTE 117) & IRON STREET (RTE 214)  
LEDYARD, CONNECTICUT



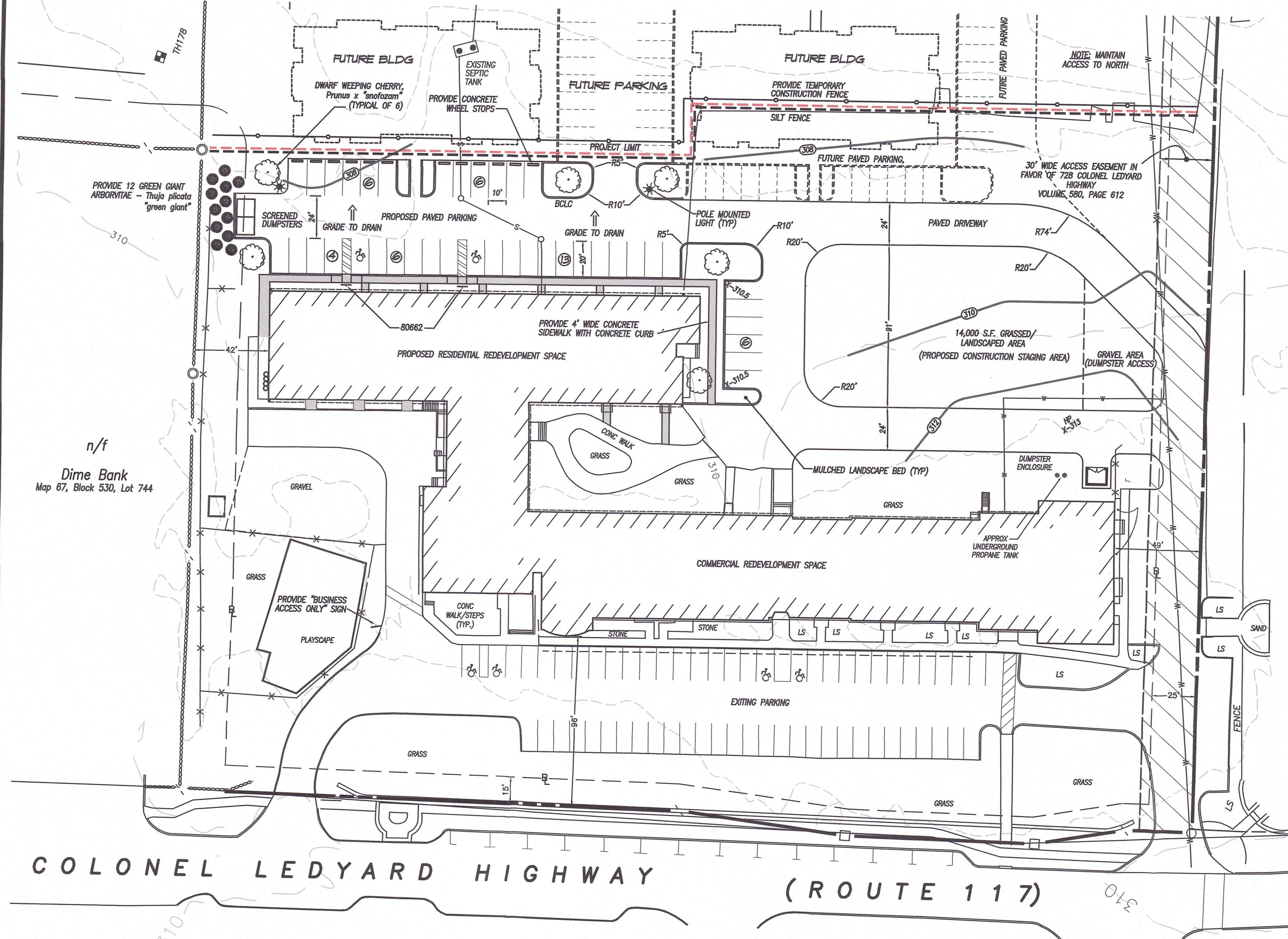
Killingly Engineering Associates  
Civil Engineering & Surveying

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Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,  
3/11/2025  
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.

DATE: 10/15/2024	DRAWN: RGS
SCALE: 1" = 120'	DESIGN: --
SHEET: 2 OF 4	CHK BY: GG
DWG. NO: CLIENT FILE	JOB NO: 23038





#### PARKING REQUIREMENTS - RESIDENTIAL USE

Proposed additional use - 12 Residential Apartments consisting 9 one-bedroom units and 3 two-bedroom units for a total of 15 bedrooms.

#### Parking requirements:

12 apartments x 2 spaces per apartments = 24 spaces required (41 provided)  
(See sheet 3 of 4 for existing parking requirements & computations)

#### CONSTRUCTION NOTES

1. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 819", and supplements thereto.
2. All site improvements shall be staked in the field by a licensed surveyor prior to any site disturbance.
3. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
4. All disturbed areas not scheduled for pavement, walks, etc. shall be permanently established as turf.
5. It is the responsibility of the contractor to verify the locations and elevations of all existing utilities prior to construction. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.

APPROVED BY THE TOWN OF LEDYARD  
PLANNING & ZONING COMMISSION

CHAIRMAN DATE

Expiration Date DATE

#### BITUMINOUS CONCRETE LIP CURBING DETAIL

NOT TO SCALE

11/17/24

11/17/24

11/17/24

#### CONCRETE DUMPSTER PAD WITH STOCKADE FENCE

NOT TO SCALE

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