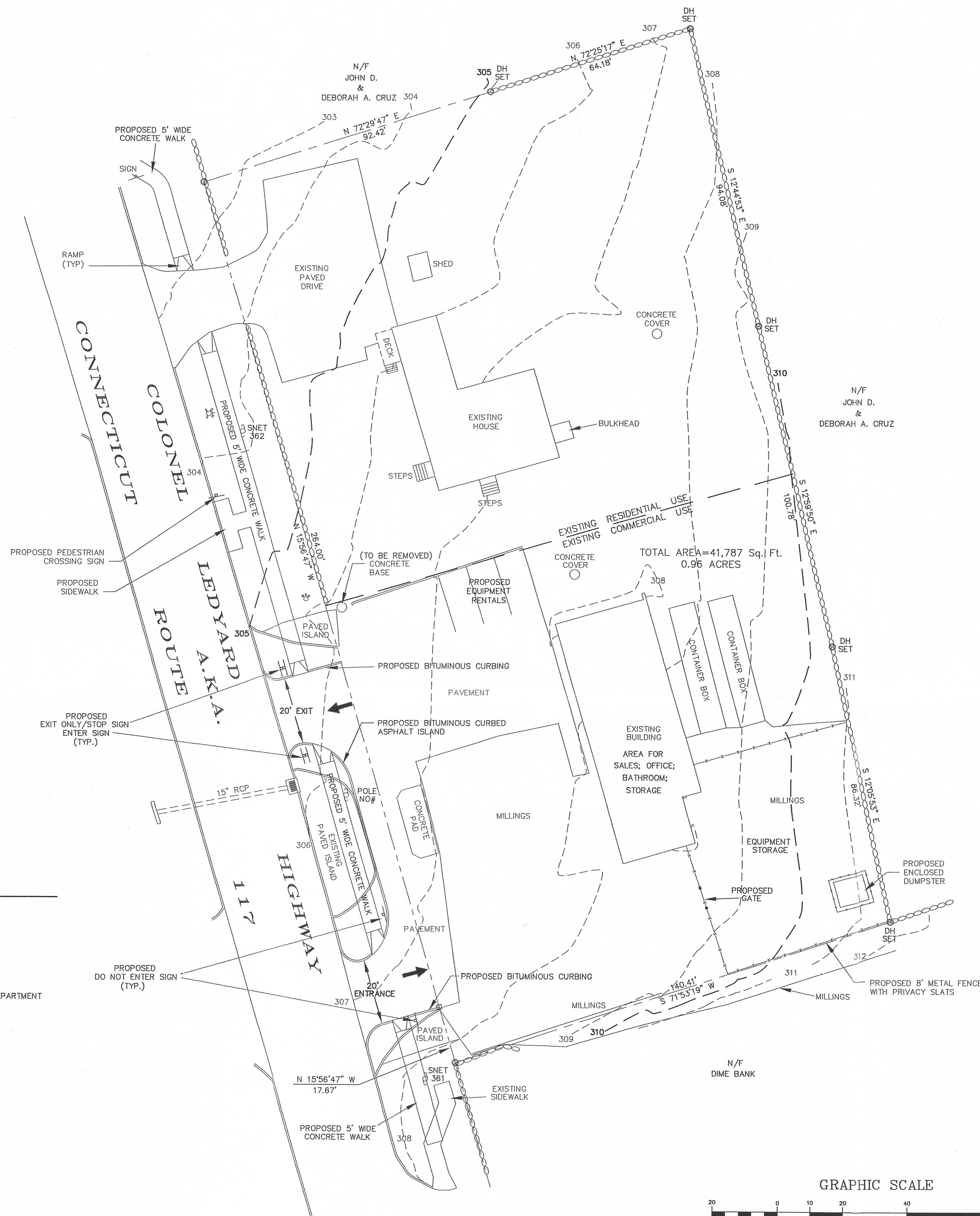




LEGEND

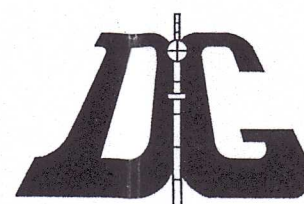
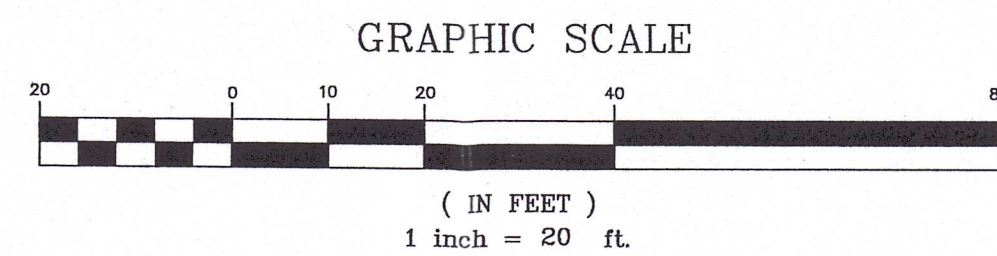
- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT NOT FOUND
- DRILL HOLE SET
- UTILITY POLE
- HYDRANT
- WATER GATE
- CURBING
- PROPOSED FENCE
- DIRECTION TRAFFIC FLOW
- CATCH BASIN

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.

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

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____
CHAIRMAN OR SECRETARY _____ DATE _____



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

DO NOT ENTER

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH @ 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

ENTER ONLY SIGN

NOT TO SCALE

ENTER ONLY

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH @ 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

ENTER ONLY SIGN

NOT TO SCALE

EXIT ONLY

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH @ 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

EXIT ONLY SIGN

NOT TO SCALE



STOP SIGN

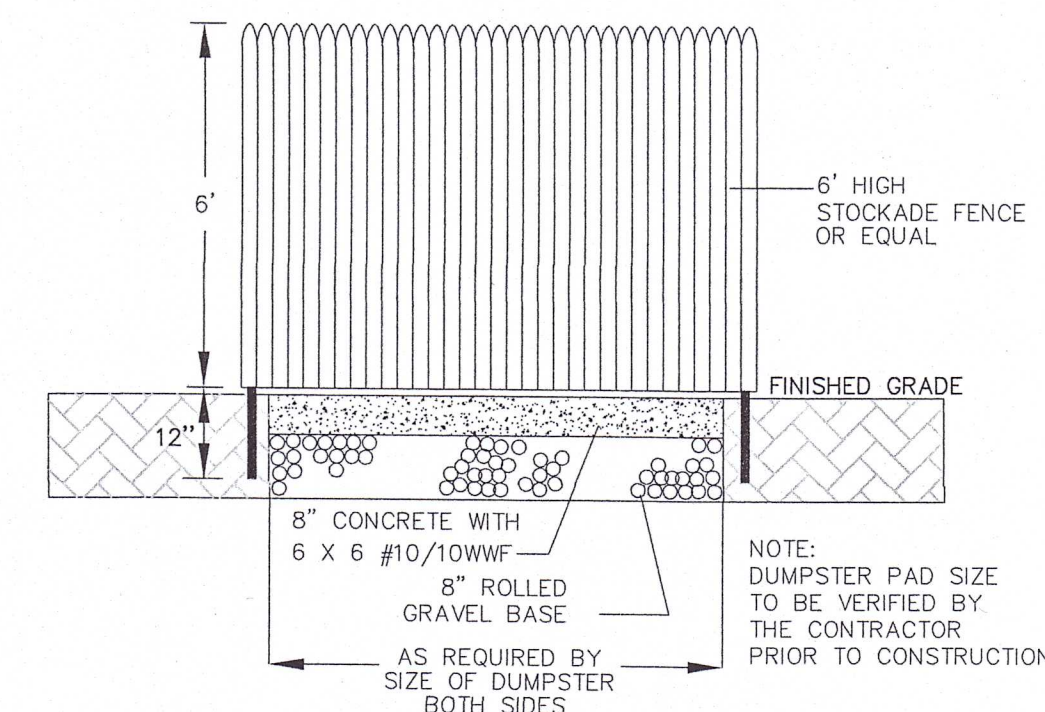
NOT TO SCALE

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH @ 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

NOTE: SIGN TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

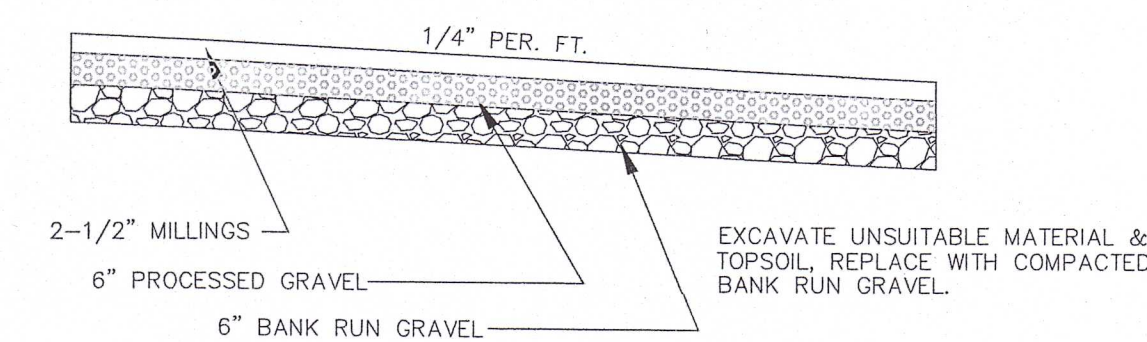
GENERAL NOTES:

- MAP REFERENCES:
 - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD COLONEL LEDYARD HIGHWAY FROM THE ALLYN PROPERTY WESTERLY AND NORTHERLY ABOUT 6,500 FEET SCALE 1"=40' DATE 4-30-42 NUMBER 71-11 SHEET NO. 3 OF 3 SECTION NO. 2
 - LEDYARD ASSESSORS MAP 67.
- SIGNAGE TO BE IN ACCORDANCE WITH ZONING REGULATIONS.
- ZONING DISTRICT - LCDD LEDYARD CENTER DESIGN DISTRICT.
- SITE IS WITHIN THE BILLING AVERY DIVERSION DAM WATERSHED/GROTON UTILITIES WATERSHED.
- SIDEWALK/REVISED ENTRANCES TAKEN FROM PLAN PREPARED FOR THE TOWN OF LEDYARD. CONSTRUCTION DATE FOR WORK TO BE PERFORMED BY THE TOWN IS NOT DETERMINED.
- REMOVE FREE STANDING SIGN.
- ONE WAY ENTRANCE (SOUTH) AND ONE WAY EXIT (NORTH).
- SIGN WILL BE PLACED ON BUILDING. SEPARATE APPLICATION WILL BE SUBMITTED.
- PROPOSED 5' WIDE CONCRETE WALK TO BE INSTALLED BY THE TOWN OF LEDYARD.
- IMPROVEMENTS WITHIN STATE RIGHT OF WAY WILL BE COMPLETED BY THE TOWN OF LEDYARD. AS SHOWN ON PLAN PREPARED SHOWING SIDEWALK IMPROVEMENTS FOR THE TOWN OF LEDYARD.
- PROPOSED USE: EQUIPMENT RENTAL AND REPAIR.
- PROPERTY IS TO BE CONNECTED TO PUBLIC WATER.



CONCRETE DUMPSTER PAD WITH STOCKADE FENCE

NOT TO SCALE



DRIVEWAY/PARKING AREA CROSS-SECTION

NOT TO SCALE

PLAN PREPARED FOR
RYAN'S RELIABLE SERVICES LLC
PROPERTY OF
DOMINICK CERAVOLO
750 COLONEL LEDYARD HIGHWAY
A.K.A.

CONNECTICUT ROUTE 117
LEDYARD, CONNECTICUT

SCALE: 1"=20'

JULY 2025
REVISED: AUGUST 25, 2025

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 4-2 AND TOPOGRAPHIC ACCURACY 1-2 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 1, 2025

FD#9